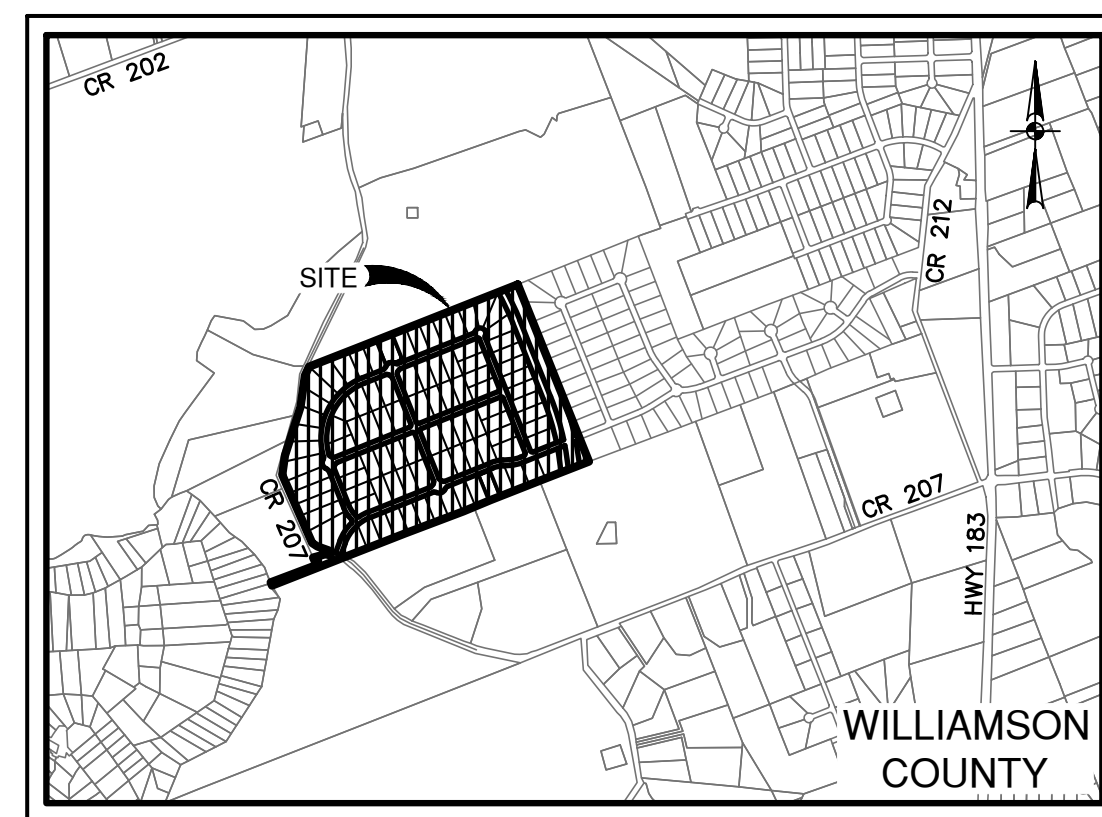


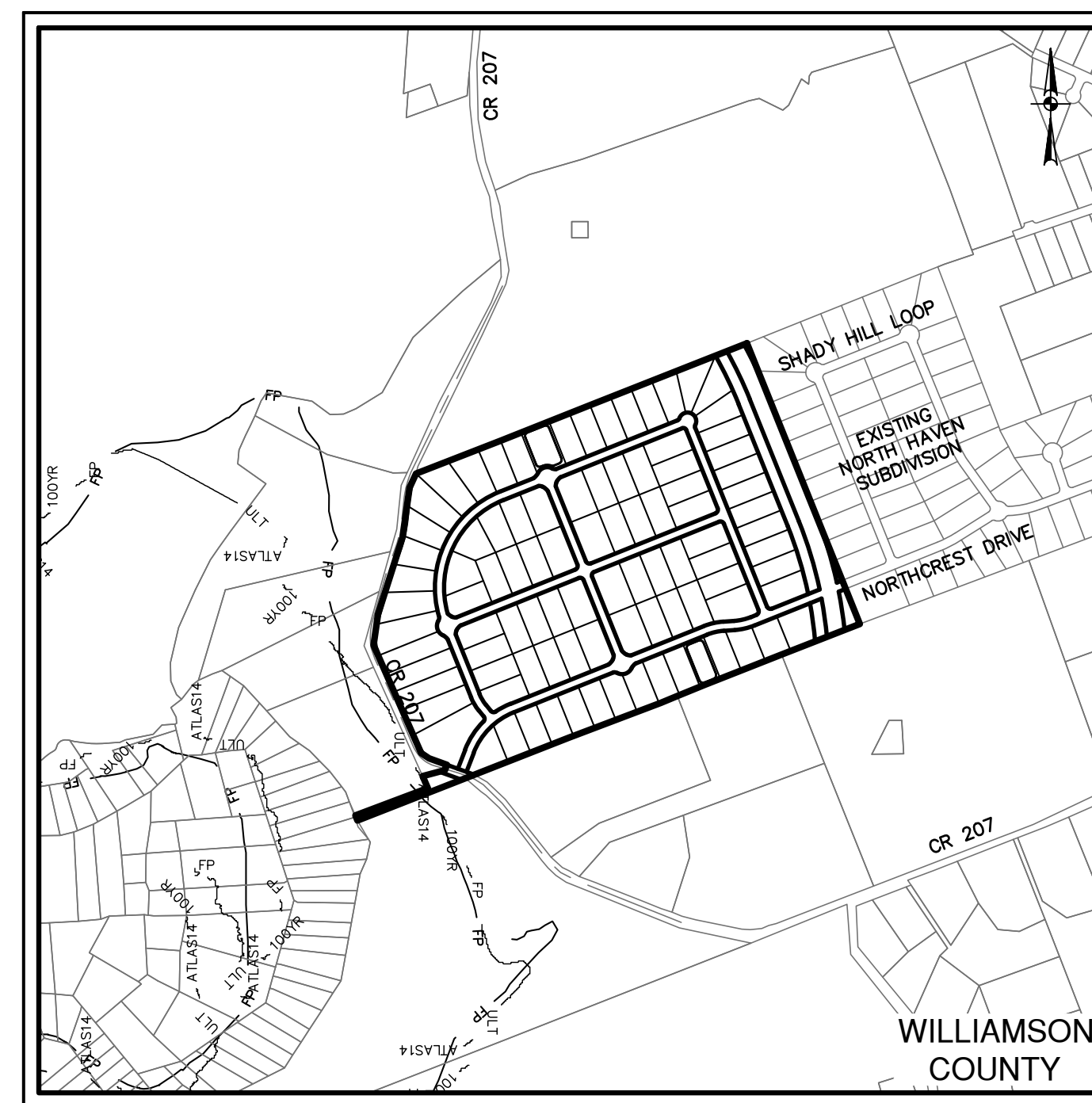
THE RESERVE AT NORTH HAVEN

PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS
SUBMITTAL DATE: AUGUST 31, 2022



VICINITY MAP
SCALE: 1" = 2000'



LOCATION MAP
SCALE: 1" = 1000'

CR 207
LIBERTY HILL, TX 78642

A 130.100 ACRE TRACT OF LAND, SITUATED IN THE JOHN F WEBBER SURVEY, ABSTRACT NO. 654, BEING OUT OF A CALLED 130.13 ACRE TRACT, CONVEYED TO LH 207, RECORDED IN DOCUMENT NO. 2021070985 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER:

LH 207, LP
12909 DESSAU RD
AUSTIN, TX 78754
(512) 801-0408

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG. 3, STE. 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEY:

PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG. 3, STE. 200
AUSTIN, TEXAS 78759
(512) 454-8711



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET INDEX

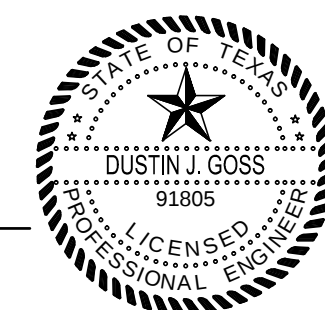
SHEET No.	SHEET DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAT OVERALL
03	PRELIMINARY PLAT (1 OF 2)
04	PRELIMINARY PLAT (2 OF 2)
05	OVERALL UTILITY PLAN
06	UTILITY PLAN (1 OF 2)
07	UTILITY PLAN (2 OF 2)
08	PRELIMINARY DETENTION SUMMARY

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, P.E. #91805, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT (THE RESERVE AT NORTH HAVEN PRELIMINARY PLAT) COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THE SUBJECT PROPERTY IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE. A PORTION IF THIS PROPERTY IS ENCROACHED BY AN EFFECTIVE ZONE FLOOD AREA, ZONE "A", AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0235E, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS FOR TRAVIS COUNTY, TEXAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL IN WILLIAMSON COUNTY, TEXAS, THIS 15TH DAY OF FEBRUARY, 2023.

PAPE-DAWSON ENGINEERS
DUSTIN GOSS, P.E. #91805
VICE PRESIDENT



SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT (THE RESERVE AT NORTH HAVEN PRELIMINARY PLAT) COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL IN WILLIAMSON COUNTY, TEXAS, THIS 15TH DAY OF FEBRUARY, 2023.

PAPE-DAWSON ENGINEERS
VALERIE ZURCHER, R.P.L.S. #6222
REGISTERED PROFESSIONAL LAND SURVEYOR



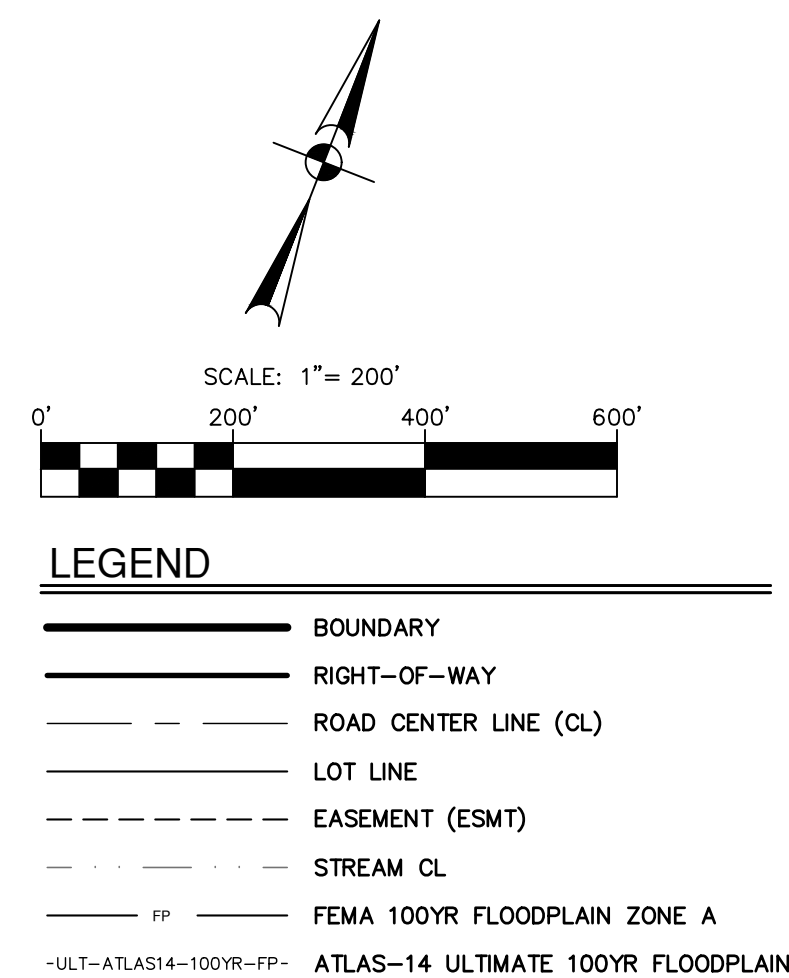


Diagram illustrating the plan view of a roundabout with dimensions and labels:

- SINGLE-ROUNDABOUT (TYP.)***
- SCALE: 1" = 80'**
- TRUCK APRON**
- 15.0'**
- R65.0'**
- R100.0'**
- 39.5'**
- R65.0'**
- R13.5' 6" CURB**
- 16.0'**
- 30.4'**
- R53.0'**
- 15.0'**
- R100.0'**
- R65.0'**
- NON-MOUNTABLE CENTRAL ISLAND 6" CURB**
- *FINAL DESIGN PER CONSULTING PLANS**

RURAL LOCAL STREET CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	017°44'06"	S77°00'16"W	123.66'	124.16'
C2	400.00'	017°44'06"	S77°00'16"W	123.66'	124.16'
C3	500.00'	017°21'07"	S59°26'09"W	150.85'	151.43'
C4	500.00'	02°46'22"	S35°52'25"W	256.90'	258.82'
C5	300.00'	017°21'07"	S30°33'51"E	90.51'	90.88'
C6	650.00'	09°00'00"	S23°06'43"W	919.24'	1021.02'

ROW RESERVATION LOT TABLE				
TYPE	LOT No.	BLOCK	SQFT	ACRE
ROW RESV	16	BLOCK A	20289	0.47
ROW RESV	35	BLOCK B	134740	3.09
ROW RESV	1	BLOCK I	18941	0.43
ROW RESV	1	BLOCK J	5976	0.14
ROW RESV	1	BLOCK K	2535	0.06

LOT TABLE					
PHASE, TYPE	LOT No.	BLOCK	SQFT	AC	
PH 1 SF	1	BLOCK F	45587	1.05	
PH 1 SF	2	BLOCK F	43560	1.00	
PH 1 SF	3	BLOCK F	43560	1.00	
PH 1 SF	4	BLOCK F	45659	1.05	
PH 1 SF	5	BLOCK F	43560	1.00	
PH 1 SF	6	BLOCK F	43560	1.00	
PH 1 SF	7	BLOCK F	43560	1.00	
PH 1 SF	8	BLOCK F	53219	1.22	
PH 1 SF	9	BLOCK F	52572	1.21	
PH 1 SF	10	BLOCK F	43560	1.00	
PH 1 SF	11	BLOCK F	43560	1.00	
PH 1 SF	12	BLOCK F	43560	1.00	

LOT TABLE					
PHASE, TYPE	LOT No.	BLOCK	SQFT	AC	
PH 1 SF	1	BLOCK D	58546	1.34	
PH 1 SF	2	BLOCK D	43560	1.00	
PH 1 SF	3	BLOCK D	43560	1.00	
PH 1 SF	4	BLOCK D	43560	1.00	
PH 1 SF	5	BLOCK D	46354	1.06	
PH 1 SF	6	BLOCK D	43560	1.00	
PH 1 SF	7	BLOCK D	43560	1.00	
PH 1 SF	8	BLOCK D	46306	1.06	
PH 1 SF	9	BLOCK D	43560	1.00	
PH 1 SF	10	BLOCK D	43560	1.00	
PH 1 SF	11	BLOCK D	43560	1.00	
PH 1 SF	12	BLOCK D	59193	1.36	

LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SQFT	AC
PH 1 OSL & DE	1	BLOCK G	34333	0.79

LOT TABLE			
PHASE, TYPE	LOT No.	BLOCK	SQFT
PH 1 SF	1	BLOCK B	105055
PH 1 SF	2	BLOCK B	69356
PH 1 SF	3	BLOCK B	58450
PH 1 SF	4	BLOCK B	59052
PH 1 SF	5	BLOCK B	58460
PH 1 SF	6	BLOCK B	71523
PH 1 SF	7	BLOCK B	60442
PH 1 SF	8	BLOCK B	47571
PH 1 SF	9	BLOCK B	42925
PH 1 SF	10	BLOCK B	46797

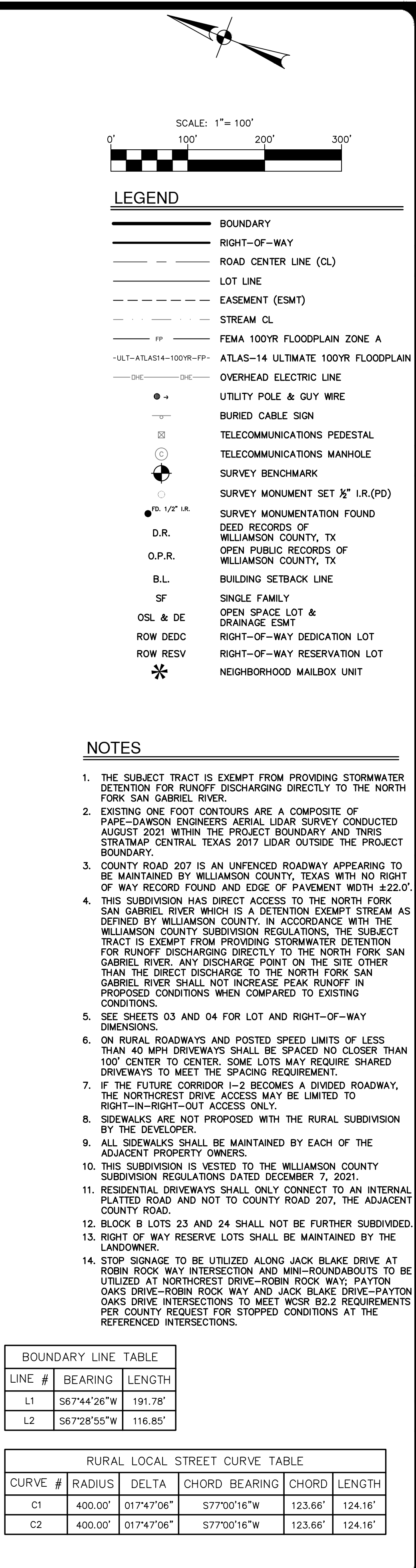
1. THE SUBJECT TRACT IS EXEMPT FROM PROVIDING STORMWATER DETENTION FOR RUNOFF DISCHARGING DIRECTLY TO THE NORTH FORK SAN GABRIEL RIVER.
2. EXISTING ONE FOOT CONTOURS ARE A COMPOSITE OF FIELD SURVEY ENGINEERING DATA AND A SURVEY CONDUCTED AUGUST 2021 WITHIN THE PROJECT BOUNDARY AND TNHS STRATMAP CENTER TEXAS 2017 LIDAR OUTSIDE THE PROJECT BOUNDARY.
3. CLOSER ROAD 207 SHALL BE MAINTAINED BY WILLIAMSON COUNTY, TEXAS WITH NO RIGHT OF WAY RECORD FOUND AND EDGE OF PAVEMENT WIDTH $\pm 22.0'$.
4. THIS SUBDIVISION HAS DIRECT ACCESS TO THE NORTH FORK SAN GABRIEL RIVER AND A DETENTION EXEMPT STREAM AS DEFINED BY WILLIAMSON COUNTY, IN ACCORDANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS. THE SUBJECT TRACT IS EXEMPT FROM PROVIDING STORMWATER DETENTION FOR RUNOFF DISCHARGING DIRECTLY TO THE NORTH FORK SAN GABRIEL RIVER, ANY DISCHARGE POINT ON THE OTHER BANK SHALL BE DIRECT DISCHARGE TO THE NORTH FORK SAN GABRIEL RIVER. SHALL NOT INCREASE PEAK RUNOFF IN PROPOSED CONDITIONS WHEN COMPARED TO EXISTING CONDITIONS.
5. SEE SHEETS C3 AND D4 FOR LOT AND RIGHT-OF-WAY DIMENSIONS.
6. ON RURAL ROADWAYS AND POSTED SPEED LIMITS OF LESS THAN 40 MPH DRIVEWAYS SHALL BE SPACED NO CLOSER THAN 100' CENTER TO CENTER. SOME LOTS MAY REQUIRE SHARED DRIVEWAYS TO MEET THE REQUIREMENTS.
7. IF THE FUTURE CORRIDOR 1-2 BECOMES A DIVIDED ROADWAY, THE NORTHEAST DRIVE ACCESS MAY BE LIMITED TO RIGHT-IN-RIGHT-OUT ACCESS ONLY.
8. SIDEWALKS ARE NOT PROPOSED WITH THE RURAL SIDEWALKS BY CITY OF WILLIAMSON COUNTY.
9. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
10. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2016.
11. RESIDENTIAL DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 207, THE ADJACENT COUNTY ROAD.
12. BLOCK B LOTS 23 AND 24 SHALL NOT BE FURTHER SUBDIVIDED.
13. RIGHT-OF-WAY RESERVE LOTS SHALL BE MAINTAINED BY THE LANDOWNER.
14. STOP SIGNAGE TO BE UTILIZED ALONG JACK BLAKE DRIVE AT ROBIN ROCK WAY INTERSECTION AND SINGLE-ROUNDABOUTS TO BE UTILIZED AT NORTHEAST DRIVE AT ROBIN ROCK WAY INTERSECTION, OAKS DRIVE-ROBIN ROCK WAY AND JACK BLAKE DRIVE-PAYTON OAKS DRIVE INTERSECTIONS TO MEET WCSR 92.2.
15. STOP SIGNAGE SHALL BE PROVIDED AT ALL STOPPED CONDITIONS AT THE REFERENCED INTERSECTIONS.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 0801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 *BPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

**RESERVE AT NORTH HAVEN
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT OVERALL**

CITY NO. _____
JOB NO. 51276-00
DATE FEBRUARY 2023
DESIGNER CR
CHECKED TK DRAWN CR
SHEET 02 OF 08

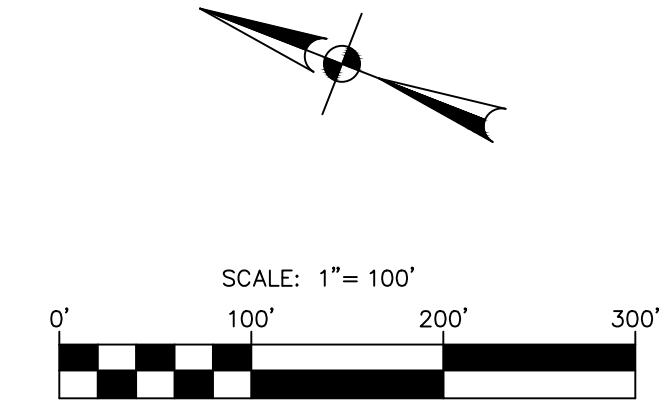
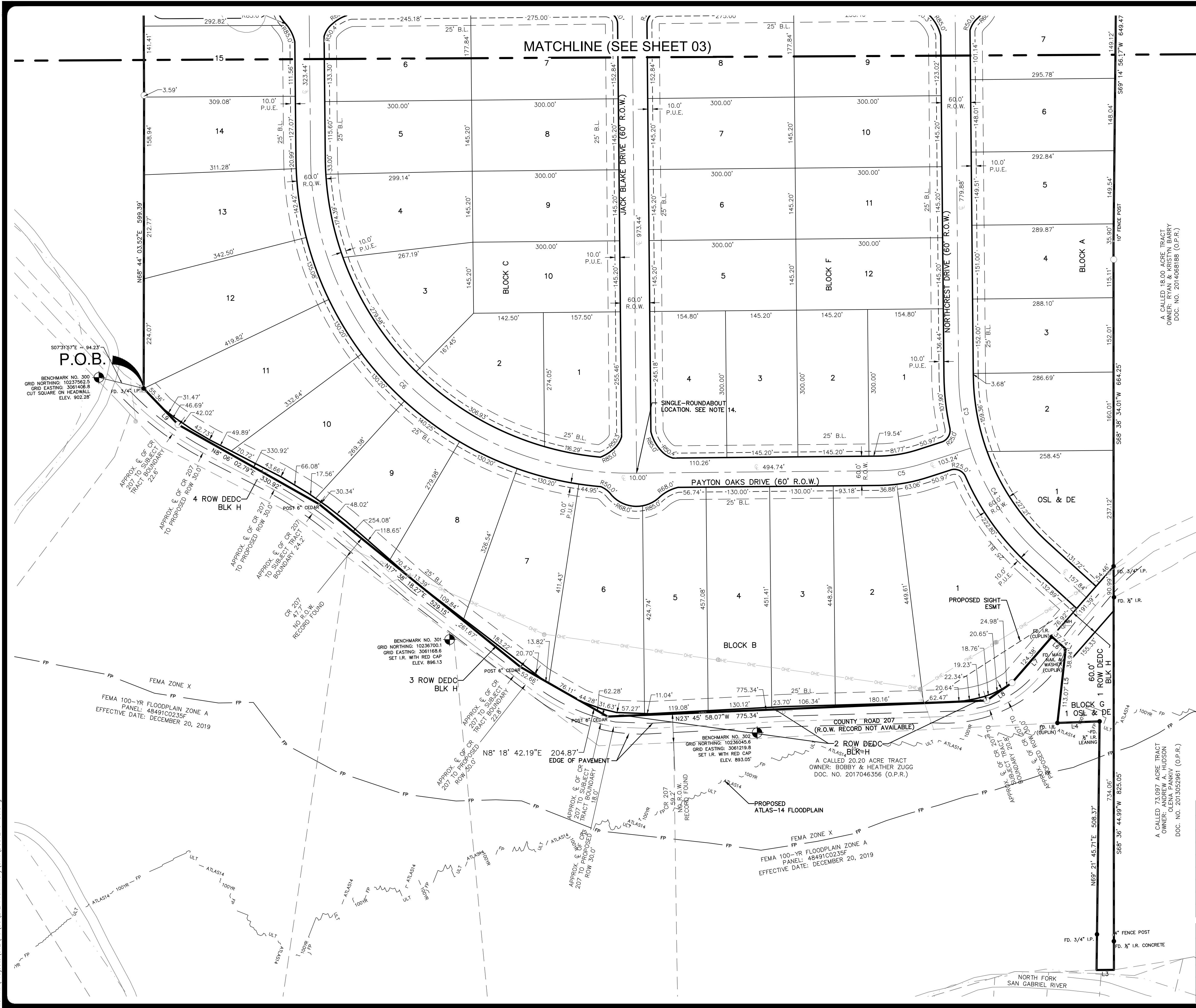


RURAL LOCAL STREET CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	017°47'06"	S77°00'16"W	123.66'	124.16'
C2	400.00'	017°47'06"	S77°00'16"W	123.66'	124.16'

3. THE SUBJECT TRACT IS EXEMPT FROM PROVIDING STORMWATER DETENTION FOR RUNOFF DISCHARGING DIRECTLY TO THE NORTH FORK SAN GABRIEL RIVER.
4. EXISTING ONE FOOT CONTOURS ARE A COMPOSITE OF PAPE-DAWSON ENGINEERS AERIAL LIDAR SURVEY CONDUCTED AUGUST 2012 WITHIN THE PROJECT BOUNDARY AND THE INRIS STRATEGIC CENTRAL TEXAS 2017 LANDSIDE AND TNRIS TRACT BOUNDARY.
5. COUNTY ROAD 207 IS AN UNFENCED ROADWAY APPEARING TO BE MAINTAINED BY WILLIAMSON COUNTY, TEXAS WITH NO RIGHT-OF-WAY OR EASEMENT IDENTIFIED ON PAYMENT SHEET 04.0.
6. THIS SUBDIVISION HAS DIRECT ACCESS TO THE NORTH FORK SAN GABRIEL RIVER WHICH IS A DETENTION EXEMPT STREAM AS DEFINED BY WILLIAMSON COUNTY. IN ACCORDANCE WITH THE WILLIAMSON COUNTY DETENTION EXEMPTION RULES, THE SUBJECT TRACT IS EXEMPT FROM PROVIDING STORMWATER DETENTION FOR RUNOFF DISCHARGING DIRECTLY TO THE NORTH FORK SAN GABRIEL RIVER AND DISCHARGE POINTS ON THE SITE SURFACE FROM THE DIRECT DISCHARGE SOME TO THE NORTH FORK SAN GABRIEL RIVER SHALL NOT INCREASE PEAK RUNOFF IN PROPOSED CONDITIONS WHEN COMPARED TO EXISTING CONDITIONS.
7. SEE SHEETS 03 AND 04 FOR LOT AND RIGHT-OF-WAY DIMENSIONS.
8. ON RURAL ROADWAYS AND POSTED SPEED LIMITS OF LESS THAN 40 MPH DRIVEWAYS SHALL BE SPACED NO CLOSER THAN 100 FEET TO CENTER OF ROAD TO ITS MAY REQUIRE SHARED DRIVEWAYS TO MEET THE SPACING REQUIREMENT.
9. IF THE FUTURE CORRIDOR I-2 BECOMES A DIVIDED ROADWAY, THE NORTHCESTRIVE DRIVE ACCESS MAY BE LIMITED TO RIGHT-OF-WAY CROSSING.
10. SIDEWALKS ARE NOT PROVIDED WITH THE RURAL SUBDIVISION BY THE DEVELOPER.
11. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
12. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
13. RESIDENTIAL DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 207, THE ADJACENT COUNTY ROAD.
14. BLOCK B LOTS 23 AND 24 SHALL NOT BE FURTHER SUBDIVIDED.
15. RIGHT OF WAY RESERVE LOTS SHALL BE MAINTAINED BY THE LANDOWNER.
16. STOP SIGNAGE TO BE UTILIZED ALONG JACK BLAKE DRIVE AT ROBIN RUCK WAY INTERSECTION AND MINI-ROUNDABOUTS TO BE UTILIZED AT ROBIN RUCK WAY AND JACK BLAKE DRIVE AT OAKS DRIVE-ROBIN RUCK WAY AND JACK BLAKE DRIVE-PAYTON OAKS DRIVE INTERSECTIONS TO MEET WCSR B2.2 REQUIREMENTS PER REQUEST FOR STOPPED CONDITIONS AT THE REFERENCED INTERSECTIONS.

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
02/15/2023

Date: Feb 15, 2023, 8:31am User ID: ttrause
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LEGEND

- BOUNDARY
 - RIGHT-OF-WAY
 - ROAD CENTER LINE (CL)
 - LOT LINE
 - EASEMENT (ESMT)
 - STREAM CL
 - FP
 - FEMA 100YR FLOODPLAIN ZONE A
 - ATLAS-14 ULTIMATE 100YR FLOODPLAIN
 - OVERHEAD ELECTRIC LINE
 - UTILITY POLE & GUY WIRE
 - BURIED CABLE SIGN
 - TELECOMMUNICATIONS PEDESTAL
 - TELECOMMUNICATIONS MANHOLE
 - SURVEY BENCHMARK
 - SURVEY MONUMENT SET 1/2" I.R.(PD)
 - D.R.
 - O.P.R.
 - P.O.B.
 - B.L.
 - SF
 - OSL & DE
 - ROW DEDC
 - ROW RESV
 - *
- DEED RECORDS OF WILLIAMSON COUNTY, TX
OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
POINT OF BEGINNING
BUILDING SETBACK LINE
SINGLE FAMILY
OPEN SPACE LOT & DRAINAGE ESMT
RIGHT-OF-WAY DEDICATION LOT
RIGHT-OF-WAY RESERVATION LOT
NEIGHBORHOOD MAILBOX UNIT

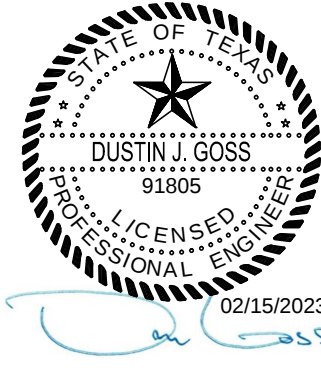
NOTES

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- SEE SHEETS 03 AND 04 FOR LOT AND RIGHT-OF-WAY DIMENSIONS.
- ON RURAL ROADWAYS AND POSTED SPEED LIMITS OF LESS THAN 40 MPH DRIVEWAYS SHALL BE SPACED NO CLOSER THAN 100' CENTER TO CENTER. SOME LOTS MAY REQUIRE SHARED DRIVEWAYS TO MEET THE SPACING REQUIREMENT.
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BOUNDARY LINE TABLE		
LINE #	BEARING	LENGTH
L3	N21°57'49"W	35.52'
L4	N23°24'37"W	86.21'
L5	N75°00'04"E	152.01'
L6	N20°27'39"E	37.74'
L7	N70°23'15"W	124.38'
L8	N56°26'43"W	63.36'
L9	N25°00'21"E	102.05'

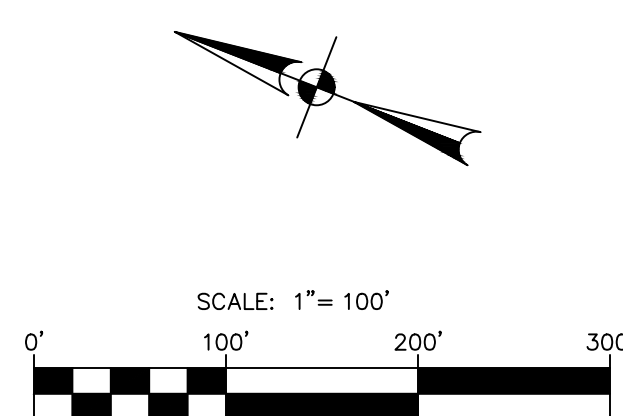
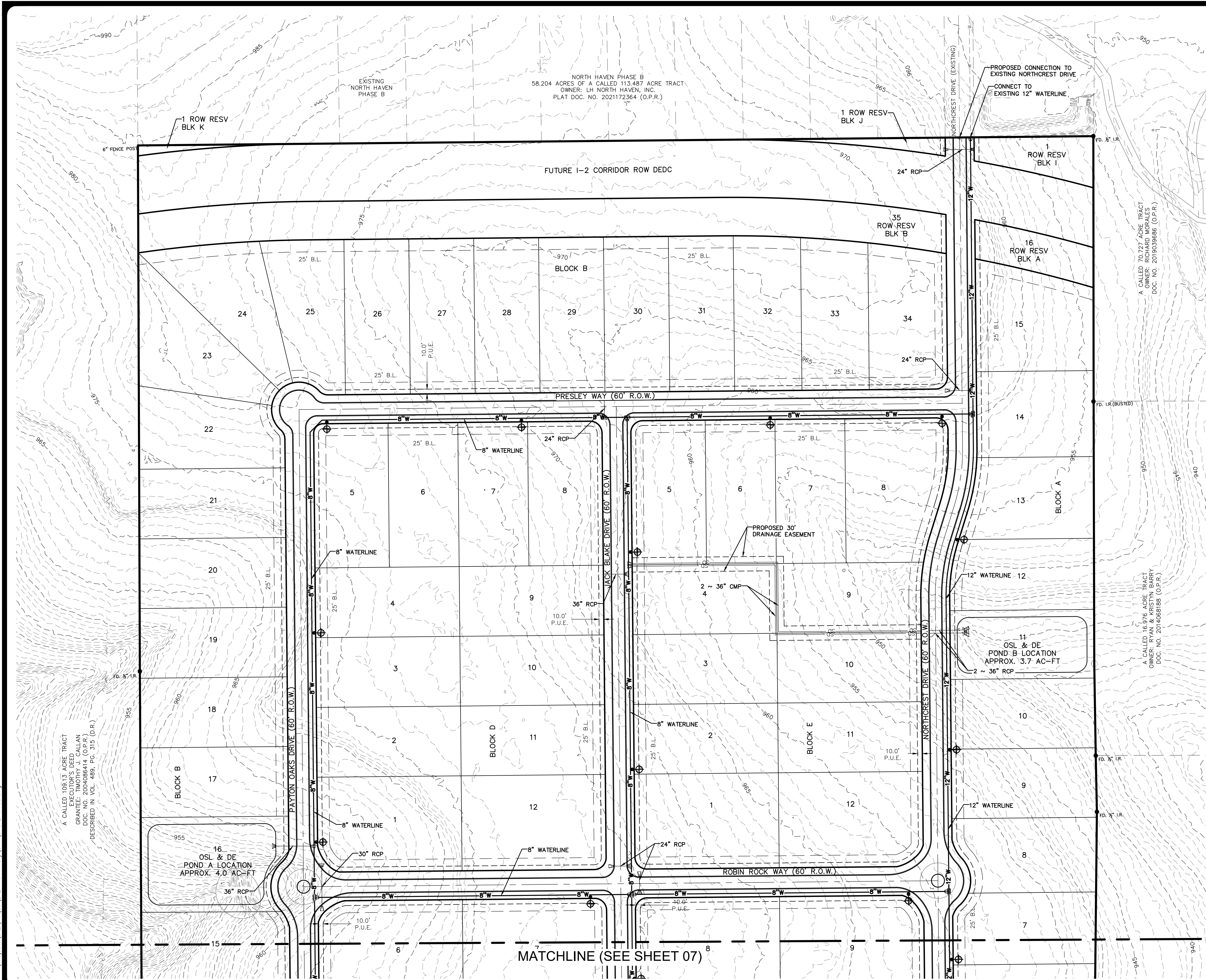
RURAL LOCAL STREET CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	500.00'	017°21'07"	S59°26'09"W	150.85'
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C5	300.00'	017°21'07"	S30°33'51"E	90.51'
C6	650.00'	090°00'00"	S23°06'43"W	919.24'

CITY NO. _____
JOB NO. 51276-00
DATE FEBRUARY 2023
DESIGNER CR
CHECKED TK DRAWN CR
SHEET 04 OF 08



PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

THE RESERVE AT NORTH HAVEN
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT (2 OF 2)



LEGEND	
	STORM DRAIN LINE
	STORM STRUCTURE & HEADWALL
	8" OR 12" WATER LINE
	FIRE HYDRANT
	EXISTING WATER LINE
	BOUNDARY
	RIGHT-OF-WAY
	ROAD CENTER LINE (CL)
	LOT LINE
	EASEMENT (ESMT)
	STREAM CL
	FEMA 100YR FLOODPLAIN ZONE A
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	OVERHEAD ELECTRIC LINE
	UTILITY POLE & GUY WIRE
	BURIED CABLE SIGN
	TELECOMMUNICATIONS PEDESTAL
	TELECOMMUNICATIONS MANHOLE
	SURVEY MONUMENT SET 1/2" I.R.(PD)
	SURVEY MONUMENTATION FOUND
	DEED RECORDS OF WILLIAMSON COUNTY, TX
	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
	BUILDING SETBACK LINE
	OPEN SPACE LOT & DRAINAGE ESMT
	RIGHT-OF-WAY DEDICATION

- NOTES**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - EXISTING ONE FOOT CONTOURS ARE A COMPOSITE OF PAPE-DAWSON ENGINEERS AERIAL LIDAR SURVEY CONDUCTED AUGUST 2021 WITHIN THE PROJECT BOUNDARY AND TNRIS STRATMAP CENTRAL TEXAS 2017 LIDAR OUTSIDE THE PROJECT BOUNDARY.
 - ALL 8" AND 12" WATER LINES ARE AWWA C900 DR 18.
 - FIRE HYDRANTS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. FIRE HYDRANT'S ASSEMBLY CONSISTS OF, BUT NOT LIMITED TO, 5/4" FIRE HYDRANT, 6" GATE VALVE, 6" D.I. FIRE LEAD.
 - STORM DRAIN SIZES INDICATED ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
 - WATER SHALL BE PROVIDED BY THE CITY OF GEORGETOWN.
 - THE UTILITY LINES SIZES AND ALIGNMENT LOCATIONS PROVIDED WITH THIS SCHEMATIC ARE FOR PRELIMINARY DESIGN ONLY. FINAL DESIGN WILL BE PROVIDED WITH THE CONSTRUCTION PLAN SET.
 - THIS SUBDIVISION HAS DIRECT ACCESS TO THE NORTH FORK SAN GABRIEL RIVER WHICH IS A DETENTION EXEMPT STREAM AS DEFINED BY WILLIAMSON COUNTY. IN ACCORDANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, THE SUBJECT TRACT IS EXEMPT FROM PROVIDING STORMWATER DETENTION FOR RUNOFF DISCHARGING DIRECTLY TO THE NORTH FORK SAN GABRIEL RIVER. ANY DISCHARGE POINT ON THE SITE OTHER THAN THE DIRECT DISCHARGE TO THE NORTH FORK SAN GABRIEL RIVER SHALL NOT INCREASE PEAK RUNOFF IN PROPOSED CONDITIONS WHEN COMPARED TO EXISTING CONDITIONS.
 - SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
 - 0.05SF MUST BE DESIGNATED BY A REGISTERED PROFESSIONAL ENGINEER OR SANITARIAN.

NO. REVISION

DATE

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512-464-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

THE RESERVE AT NORTH HAVEN

PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

UTILITY PLAN (1 OF 2)

CITY NO. _____

JOB NO. 51276-00

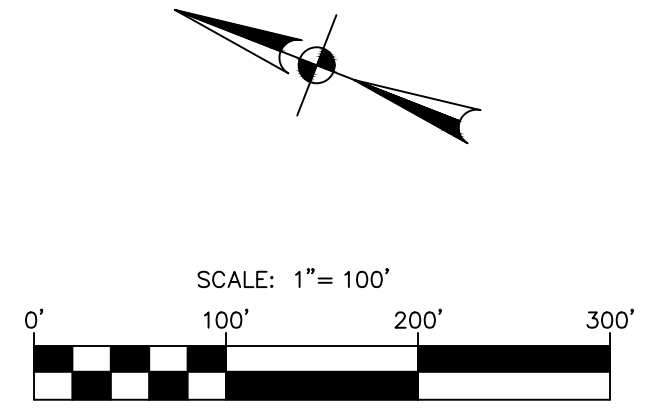
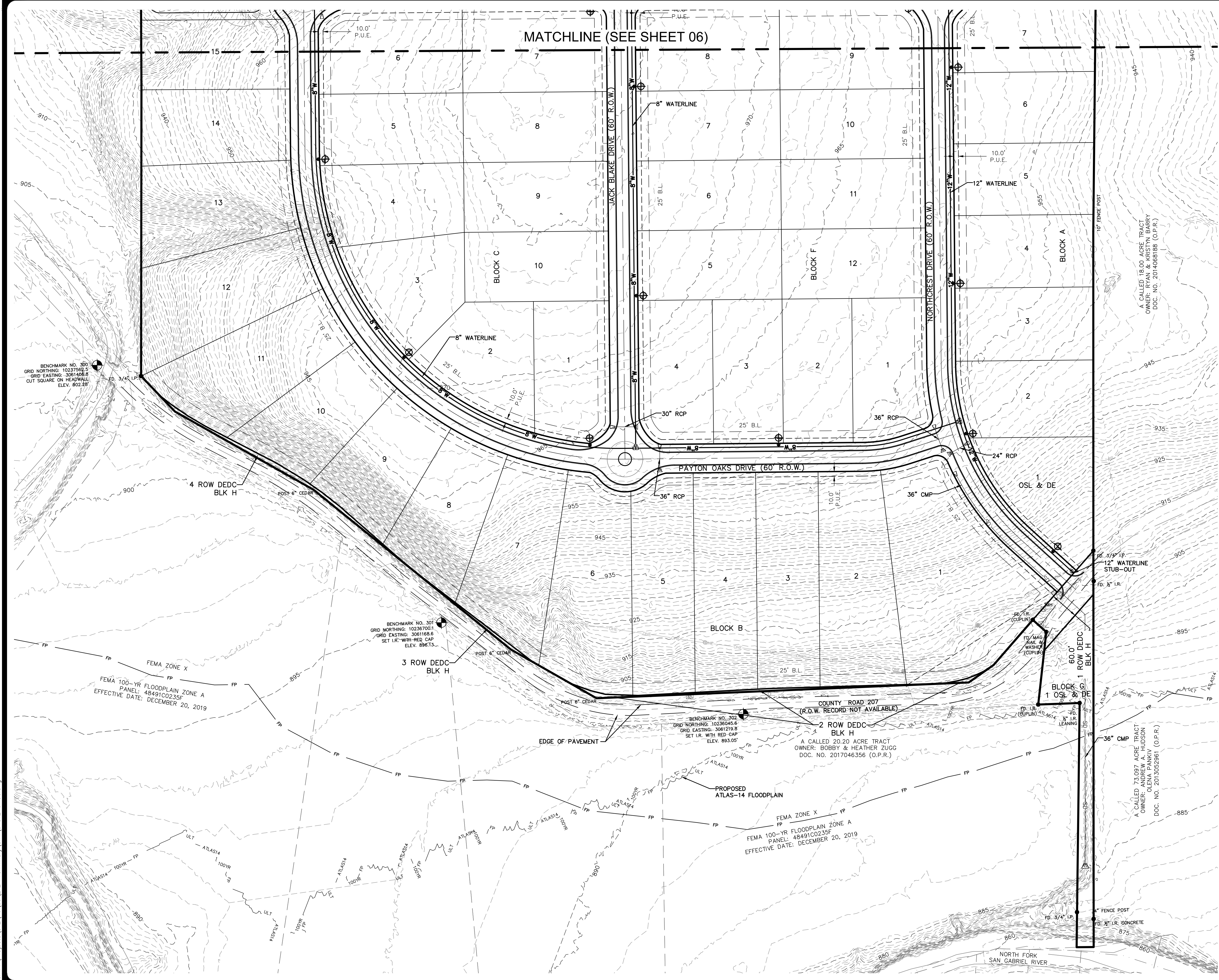
DATE FEBRUARY 2023

DESIGNER CR

CHECKED TK DRAWN SL

SHEET 06 OF 08

Date: Feb 15, 2023, 8:32am User ID: ttrause
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- LEGEND**
- SD STORM DRAIN LINE
 - A STORM STRUCTURE & HEADWALL
 - 8" OR 12" WATER LINE
 - FIRE HYDRANT
 - EXISTING WATER LINE
 - BOUNDARY
 - RIGHT-OF-WAY
 - ROAD CENTER LINE (CL)
 - LOT LINE
 - EASEMENT (ESMT)
 - STREAM CL
 - FP FEMA 100YR FLOODPLAIN ZONE A
 - ~ULT-ATLAS14-100YR-FP~ ATLAS-14 ULTIMATE 100YR FLOODPLAIN
 - EXISTING MINOR CONTOUR
 - 770 EXISTING MAJOR CONTOUR
 - OHE— OVERHEAD ELECTRIC LINE
 - UTILITY POLE & GUY WIRE
 - BURIED CABLE SIGN
 - TELECOMMUNICATIONS PEDESTAL
 - TELECOMMUNICATIONS MANHOLE
 - SURVEY MONUMENT SET 1/2" I.R.(PD)
 - SURVEY MONUMENTATION FOUND
 - D.R. DEED RECORDS OF WILLIAMSON COUNTY, TX
 - O.P.R. OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
 - B.L. BUILDING SETBACK LINE
 - OSL & DE OPEN SPACE LOT & DRAINAGE ESMT
 - ROW DEDC RIGHT-OF-WAY DEDICATION
- NOTES**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - EXISTING ONE FOOT CONTOURS ARE A COMPOSITE OF PAPE-DAWSON ENGINEERS AERIAL LIDAR SURVEY CONDUCTED AUGUST 2021 WITHIN THE PROJECT BOUNDARY AND TNRIS STRATMAP CENTRAL TEXAS 2017 LIDAR OUTSIDE THE PROJECT BOUNDARY.
 - ALL 8" AND 12" WATER LINES ARE AWWA C900 DR 18.
 - FIRE HYDRANTS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. FIRE HYDRANTS ASSEMBLY CONSISTS OF, BUT NOT LIMITED TO, 5/4" FIRE HYDRANT, 6" GATE VALVE, 6" D.I. FIRE LEAD.
 - STORM DRAIN SIZES INDICATED ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
 - WATER SHALL BE PROVIDED BY THE CITY OF GEORGETOWN.
 - THE UTILITY LINES SIZES AND ALIGNMENT LOCATIONS PROVIDED WITH THIS SCHEMATIC ARE FOR PRELIMINARY DESIGN ONLY. FINAL DESIGN WILL BE PROVIDED WITH THE CONSTRUCTION PLAN SET.
 - THIS SUBDIVISION HAS DIRECT ACCESS TO THE NORTH FORK SAN GABRIEL RIVER WHICH IS A DETENTION EXEMPT STREAM AS DEFINED BY WILLIAMSON COUNTY. IN ACCORDANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, THE SUBJECT TRACT IS EXEMPT FROM PROVIDING STORMWATER DETENTION FOR RUNOFF DISCHARGING DIRECTLY TO THE NORTH FORK SAN GABRIEL RIVER. ANY DISCHARGE POINT ON THE SITE OTHER THAN THE DIRECT DISCHARGE TO THE NORTH FORK SAN GABRIEL RIVER SHALL NOT INCREASE PEAK RUNOFF IN PROPOSED CONDITIONS WHEN COMPARED TO EXISTING CONDITIONS.
 - SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
 - 0.05SF MUST BE DESIGNATED BY A REGISTERED PROFESSIONAL ENGINEER OR SANITARIAN.

NO. REVISION

DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
02/15/2023

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY., SUITE 3, STE 200 | AUSTIN, TX 78759 | 512-464-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

THE RESERVE AT NORTH HAVEN

PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

UTILITY PLAN (2 OF 2)

CITY NO. _____

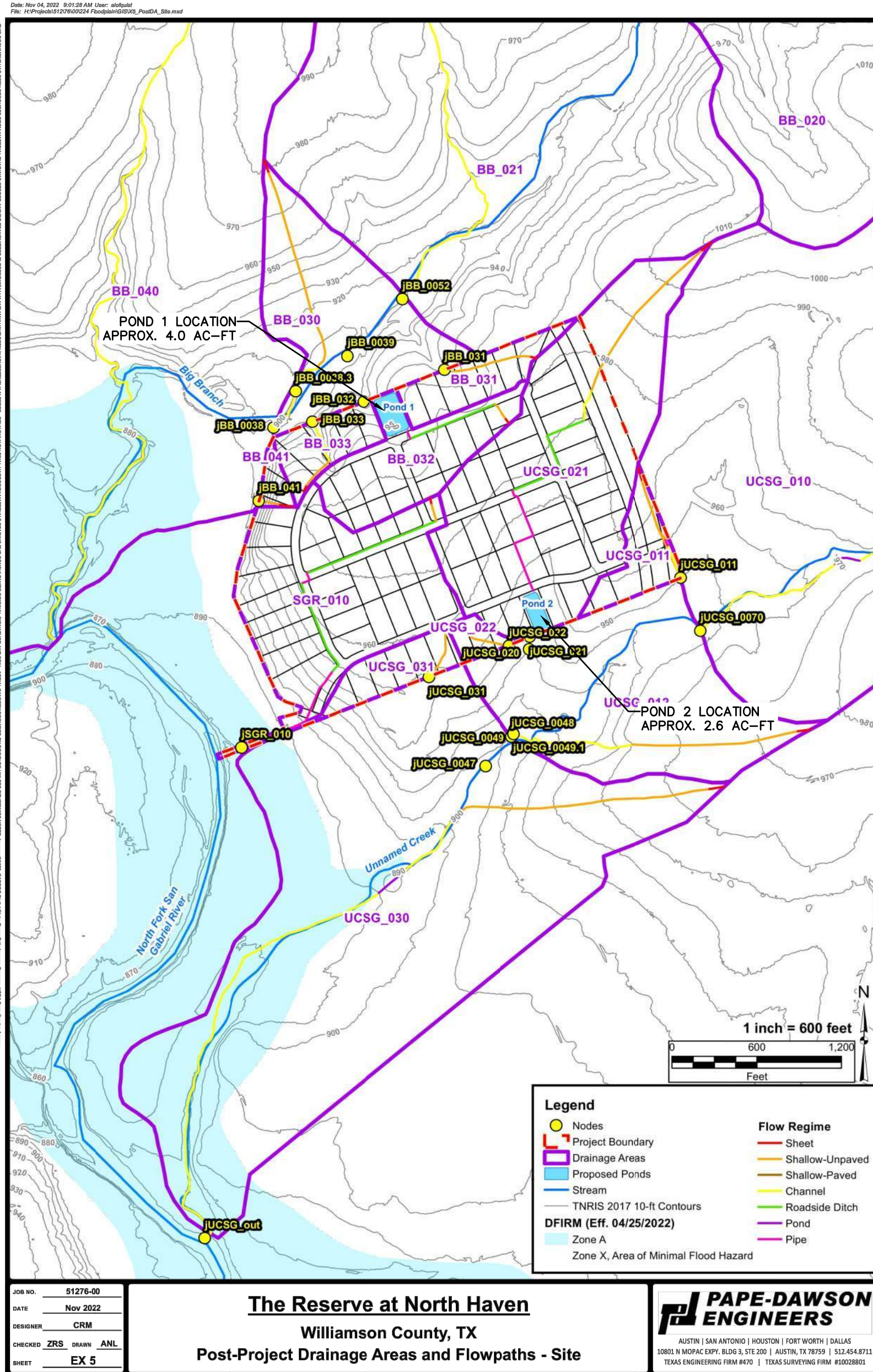
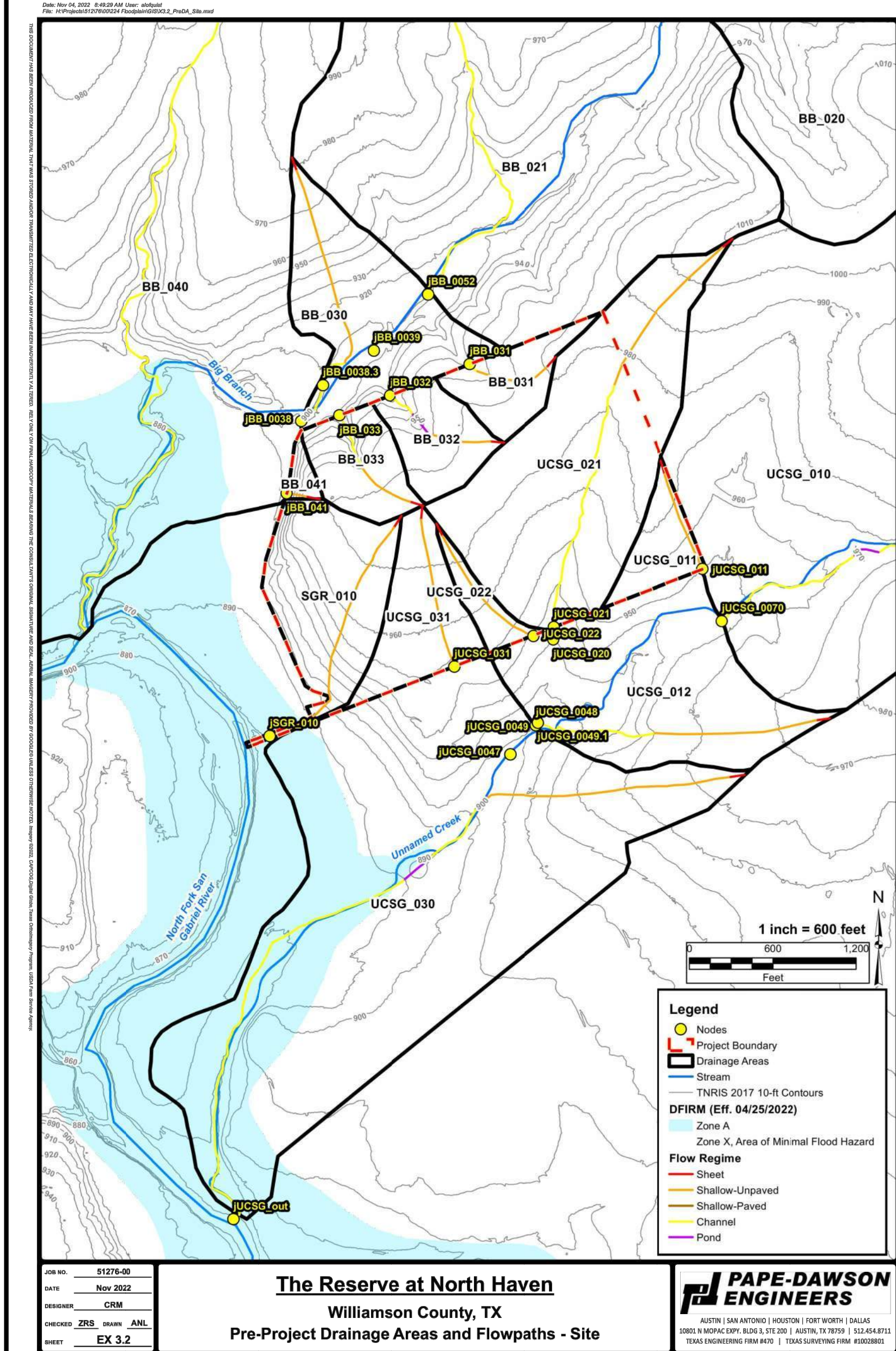
JOB NO. 51276-00

DATE FEBRUARY 2023

DESIGNER CR

CHECKED TK DRAWN SL

SHEET 07 OF 08



Post-Project Drainage Comparison																
Drainage Study - The Reserve at North Haven																
Node / Description	Pre-Project					Post-Project					Difference					
	Area (sq ft)	2-year (cfs)	10-year (cfs)	25-year (cfs)	100-year (cfs)	Area (sq ft)	2-year (cfs)	10-year (cfs)	25-year (cfs)	100-year (cfs)	Area (sq ft)	2-year (cfs)	10-year (cfs)	25-year (cfs)	100-year (cfs)	
Big Rock Creek (from Node 100 to Node 1000)																
BB_010	790.04	650	1,429	2,400	5,522	790.04	650	1,429	2,400	5,522	0.00	0	0	0	0	
BB_020	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_030	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_040	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_050	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_060	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_070	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_080	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_090	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_100	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_110	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_120	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_130	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_140	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_150	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_160	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_170	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_180	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_190	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_200	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_210	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_220	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_230	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_240	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_250	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_260	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_270	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_280	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_290	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_300	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_310	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_320	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_330	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_340	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_350	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_360	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_370	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_380	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_390	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_400	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_410	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_420	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_430	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_440	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_450	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_460	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_470	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_480	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_490	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_500	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_510	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_520	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_530	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_540	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_550	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_560	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_570	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_580	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_590	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_600	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_610	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_620	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_630	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_640	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_650	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_660	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_670	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_680	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_690	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_700	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_710	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_720	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_730	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_740	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_750	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_760	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_770	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_780	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_790	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_800	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_810	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_820	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_830	10,410	890	1,727	2,820	5,522	10,410	890	1,727	2,820	5,522	0.00	0	0	0	0	
BB_840	10,410	890	1,727	2,820	5,522	10,										