

NOLINA
PHASE 3
PRELIMINARY PLAT
WILLIAMSON COUNTY

SHEET INDEX

SHEET NO.	DESCRIPTION
1	OVERALL PRELIMINARY PLAT
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3	PRELIMINARY PLAT (SHEET 2 OF 3)
4	PRELIMINARY PLAT (SHEET 3 OF 3)

WATERSHED STATUS

THIS SITE IS LOCATED IN THE NORTH FORK OF THE SAN GABRIEL WATERSHED.
THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION

NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INDICATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48461C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:

- THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS OR APPLICABLE ORDINANCES BUT SHALL BE A MINIMUM OF 50 FEET FROM THE RIGHT-OF-WAY ALONG MAJOR ROADS AND 25 FEET FROM EDGE OF THE RIGHT-OF-WAY FROM ALL OTHER PUBLIC ROADS.
- FOR RIGHT-OF-WAY DEDICATION BEYOND 120 FEET IN OVERALL WIDTH, OR MAJOR HIGHWAYS AND ROADS, THE BUILDING SETBACK LINE OF 50 FEET MAY BE REDUCED BY THE WIDTH OF THE ADDITIONAL RIGHT-OF-WAY BEING DEDICATED BEYOND 120 FEET IN OVERALL WIDTH. HOWEVER, IN NO EVENT SHALL THE BUILDING SETBACK LINE BE LESS THAN 25 FEET FROM THE EDGE OF RIGHT-OF-WAY.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- NO STRUCTURE OR IMPROVEMENT OF ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS OR ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- WATER SERVICE PROVIDED BY: CITY OF GEORGETOWN WASTEWATER SERVICE PROVIDED BY: CITY OF GEORGETOWN
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ OR OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
- ALL STREETS TO BE DEDICATED FOR PUBLIC USE.
- THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 180 FEET FOR LOCAL STREETS AND 470 FEET FOR COLLECTOR STREETS. THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 1800 FEET FOR ARTERIAL STREETS.
- ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET FROM THE FRONT PROPERTY LINE.
- IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED.
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO THE ADJACENT ARTERIAL ROADWAYS.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL, OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR A SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULARWAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
- DEVELOPER AGREES TO DEDICATE RIGHT-OF-WAY FOR COUNTY ROAD 248 IN ORDER TO ACHIEVE A MINIMUM RIGHT-OF-WAY WIDTH OF 94' WITH THE FUTURE PHASES OF THIS DEVELOPMENT. 94' WIDTH IS BASED ON THE CITY OF GEORGETOWN'S CURRENT SUBDIVISION STANDARDS FOR A MAJOR COLLECTOR ROADWAY.
- DEVELOPER AGREES DEDICATE RIGHT-OF-WAY IN FUTURE PHASES AS GENERALLY SHOWN ON THIS SHEET FOR FUTURE ARTERIALS IN ORDER TO ACHIEVE THE GOALS OF THE WILLIAMSON COUNTY LONG RANGE TRANSPORTATION PLAN. FOR FULL ARTERIAL RIGHT OF WAY DEDICATION, THE MINIMUM WIDTH SHALL BE 120'.
- THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- THE WILLIAMSON COUNTY MUD NO. 51 WILL RETAIN OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR VEGETATION IN ALL OPEN SPACE, DRAINAGE, AND LANDSCAPE LOTS. WILLIAMSON COUNTY TO MAINTAIN STRUCTURES IN DRAINAGE LOTS WHICH WILL BE IN PUBLIC EASEMENTS.

ENGINEER/SURVEYOR

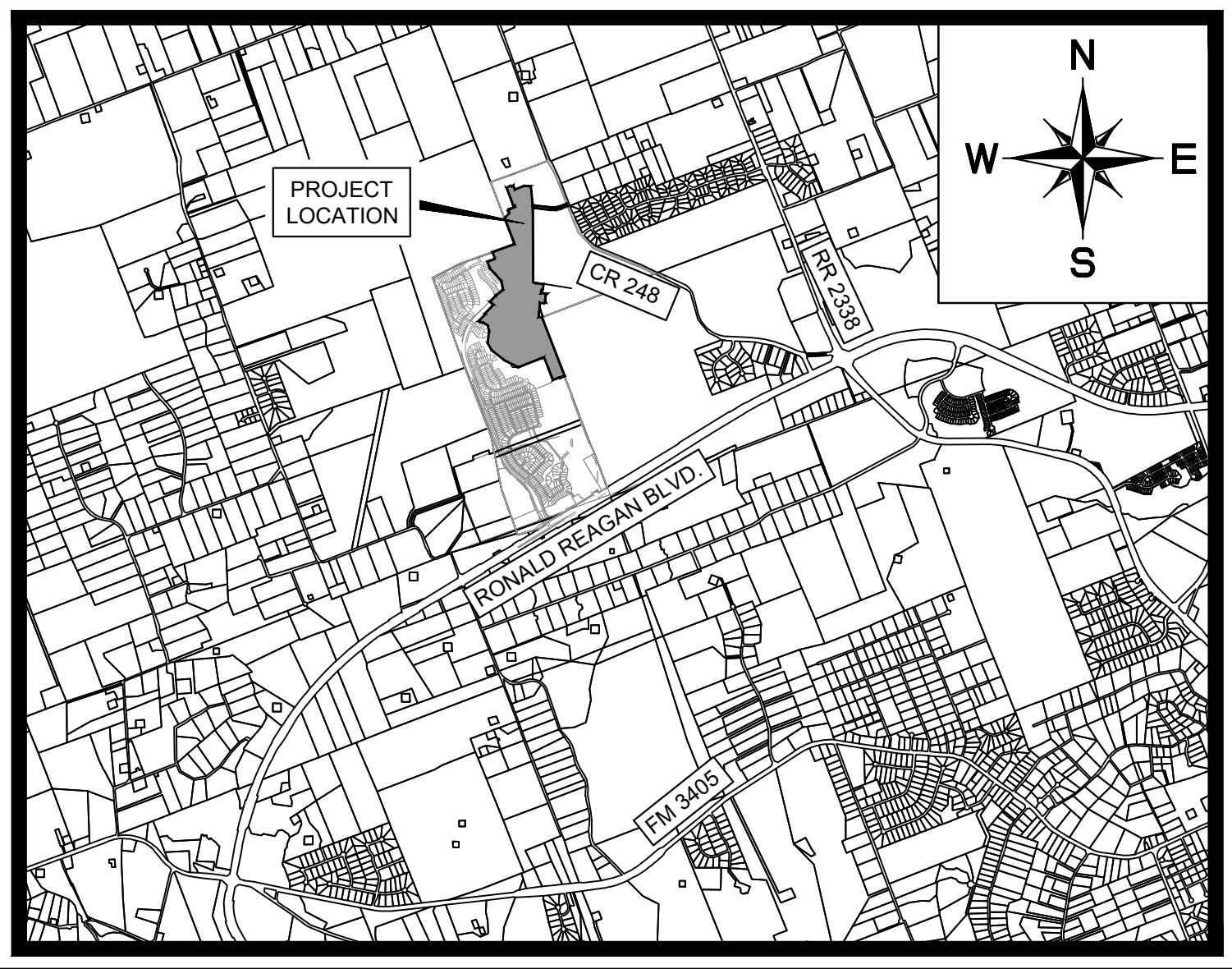
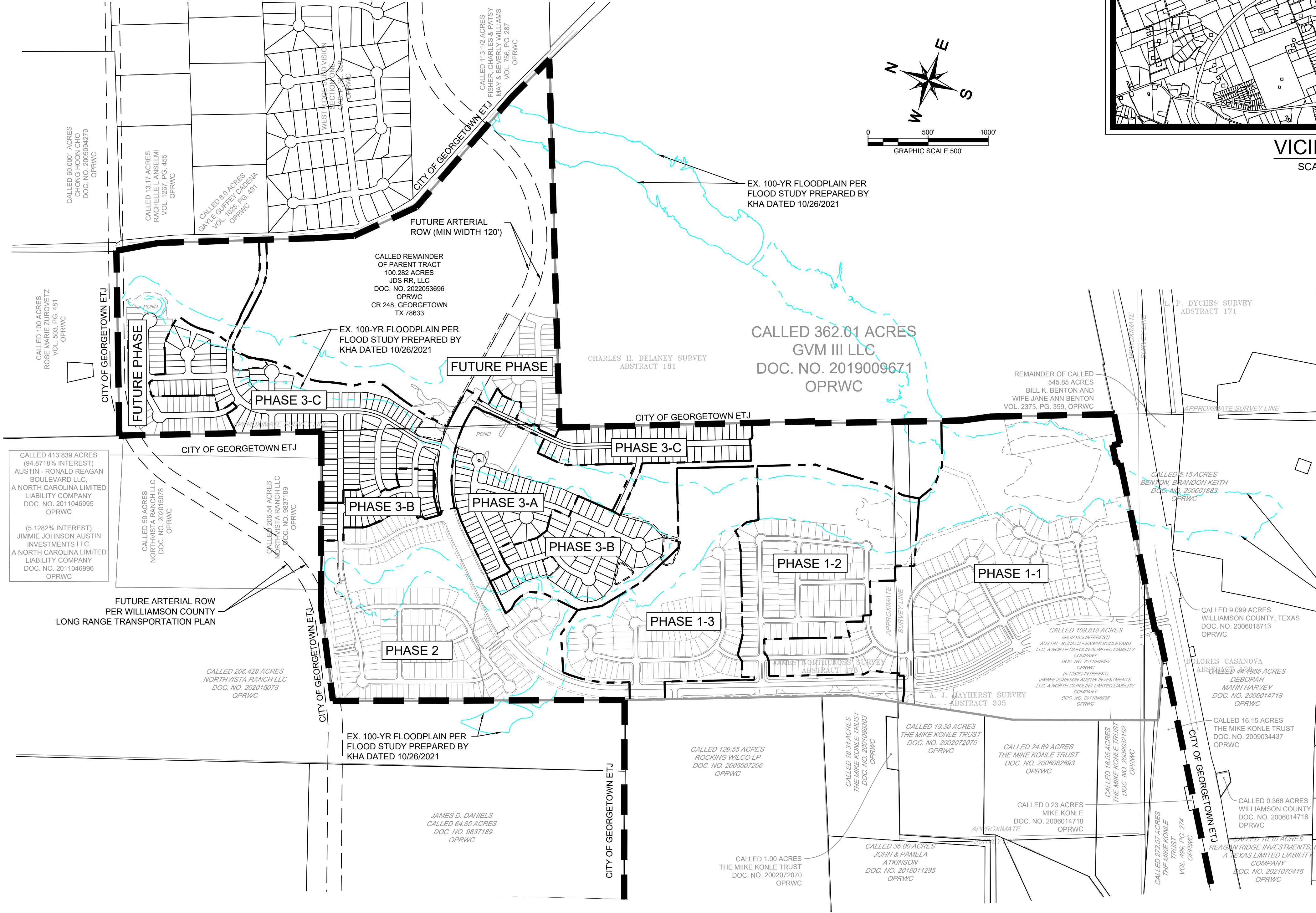


501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 77626
CERTIFICATE OF REGISTRATION #928
CONTACT: ALEX GRANADOS, P.E.

Tel. No. (512) 520-0768

OWNER/DEVELOPER

JDS RR LLC,
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
TEL: (832) 326-6904
CONTACT: RICK YARBROUGH



VICINITY MAP
SCALE: 1" = 4,000'

TOTAL NO. OF LOTS: 354
NO. OF BLOCKS: 16
NO. OF 45 LOTS: 106
NO. OF 50' LOTS: 124
NO. OF 60' LOTS: 108
NO. OF SINGLE FAMILY LOTS: 338
NO. OF OPEN SPACE/DRAINAGE LOTS: 10
NO. OF LANDSCAPE LOTS: 4

TOTAL LINEAR FOOTAGE OF STREETS: 16,402 LF

ACREAGE THIS PHASE: 108.47
ACREAGE ENTIRE SUBDIVISION: 523.52

ORIGINAL SUBMITTAL DATE: 11/15/2024

EX. 100-YR FLOODPLAIN PER
FLOOD STUDY PREPARED BY
KHA DATED 10/26/2021

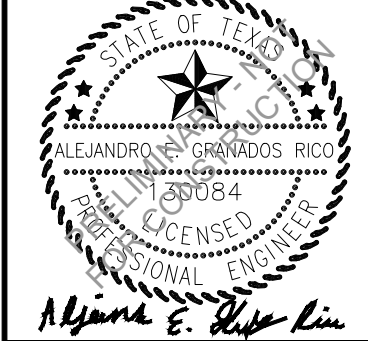
BENCHMARKS

DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.
BM #50000 COTTON SPINDLE SET AT THE SOUTH END OF COUNTY ROAD 248, APPROXIMATELY 453' SOUTHEAST OF THE INTERSECTION OF WEST RIDGE LANE AND COUNTY ROAD 248.
• ELEV = 1012.516' (NAVD '88)
BM #50058 MAG NAIL SET IN THE SOUTH IN CULVERT ALONG SOUTH ROW OF COUNTY ROAD 248, APPROXIMATELY 1.070' FROM THE INTERSECTION OF COUNTY ROAD 248 AND WEST RIDGE LANE.
• ELEV = 987.278' (NAVD '88)



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PHONE: 512-520-0768 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

01/03/2025



KHA PROJECT	069291601
DATE	JANUARY 2025
SCALE	AS SHOWN
DESIGNED BY:	DPD
DRAWN BY:	WPC
CHECKED BY:	AEG

OVERALL PRELIMINARY
PLAT

NOLINA
PHASE 3
PRELIMINARY PLAN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1

CIVIL CONSTRUCTION PLANS

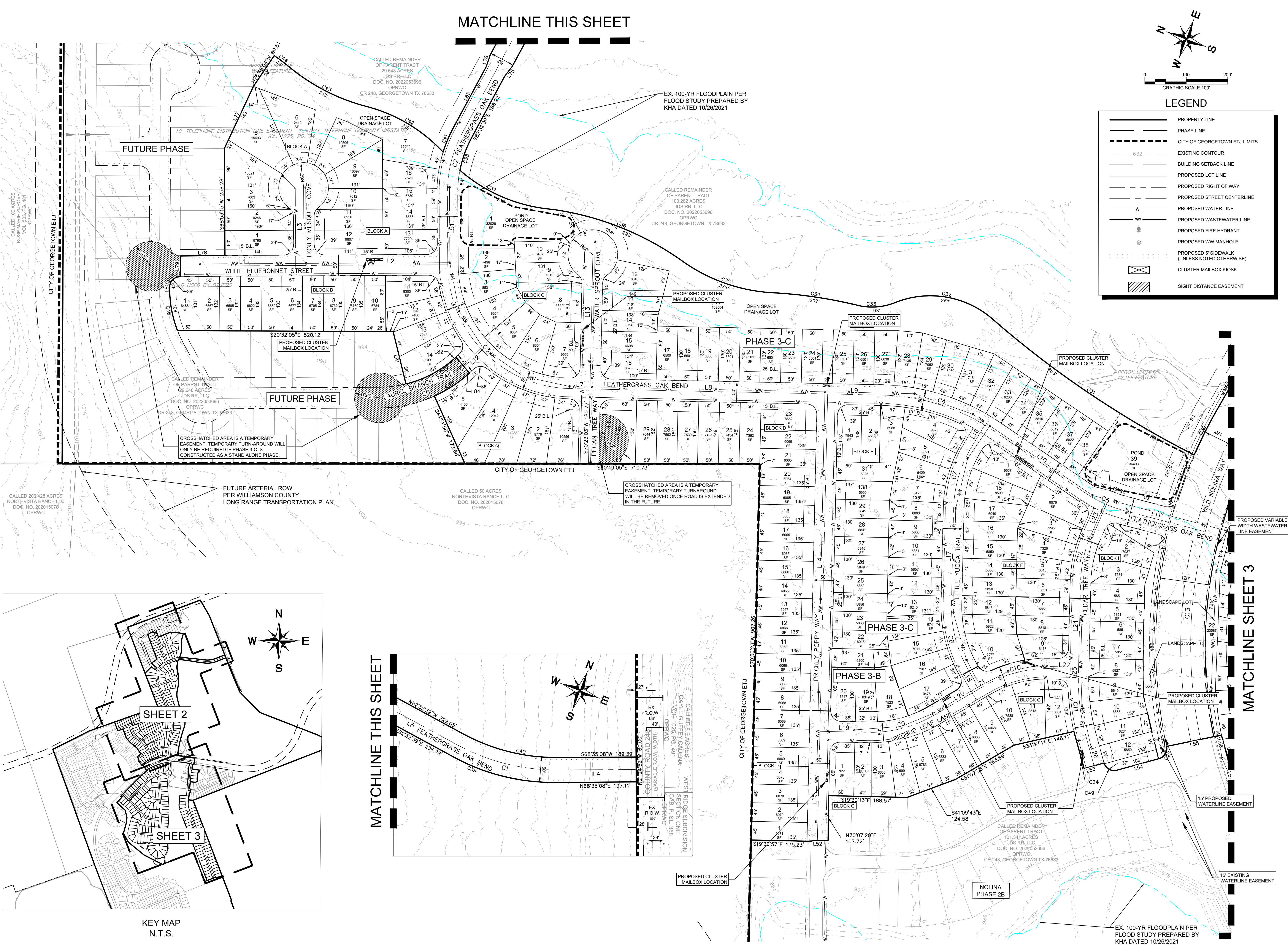
KHA PROJECT NO. 069291601

NOLINA - PHASE 3

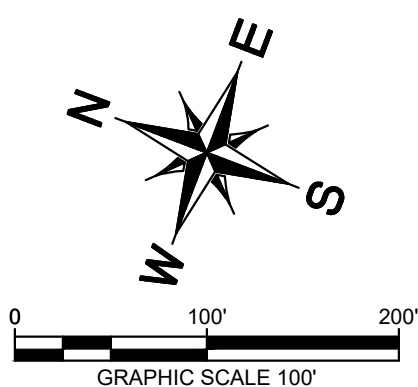
Plotted By: Duffy, Daniel Date: January 03, 2025 12:27:04pm File Path: K:\AUS_Civil\069291601 Benton - QPS\PHASE 3\Cod Preliminary\PlanSheets\C-Preliminary Plot.dwg
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KEY MAP
N.T.S.



MATCHLINE THIS SHEET



LEGEND

- PROPERTY LINE
- PHASE LINE
- CITY OF GEORGETOWN ETJ LIMITS
- EXISTING CONTOUR
- BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED STREET CENTERLINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WW MANHOLE
- PROPOSED SIDEWALK (UNLESS NOTED OTHERWISE)
- CLUSTER MAILBOX KIOSK
- SIGHT DISTANCE EASEMENT

Kimley-Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 501 S. AUSTIN AVENUE, SUITE 1310, GEORGETOWN, TX 78626 PHONE: 512-520-0768 FAX: 512-411-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	
01/03/2025			
KHA PROJECT	069291601	DATE	JANUARY 2025
SCALE	AS SHOWN	DESIGNED BY	DPD
DRAWN BY	WPC	CHECKED BY	AEC
PRELIMINARY PLAT (SHEET 1 OF 3)			
NOLINA PHASE 3 PRELIMINARY PLAN WILLIAMSON COUNTY, TEXAS			
SHEET NUMBER		2	

