

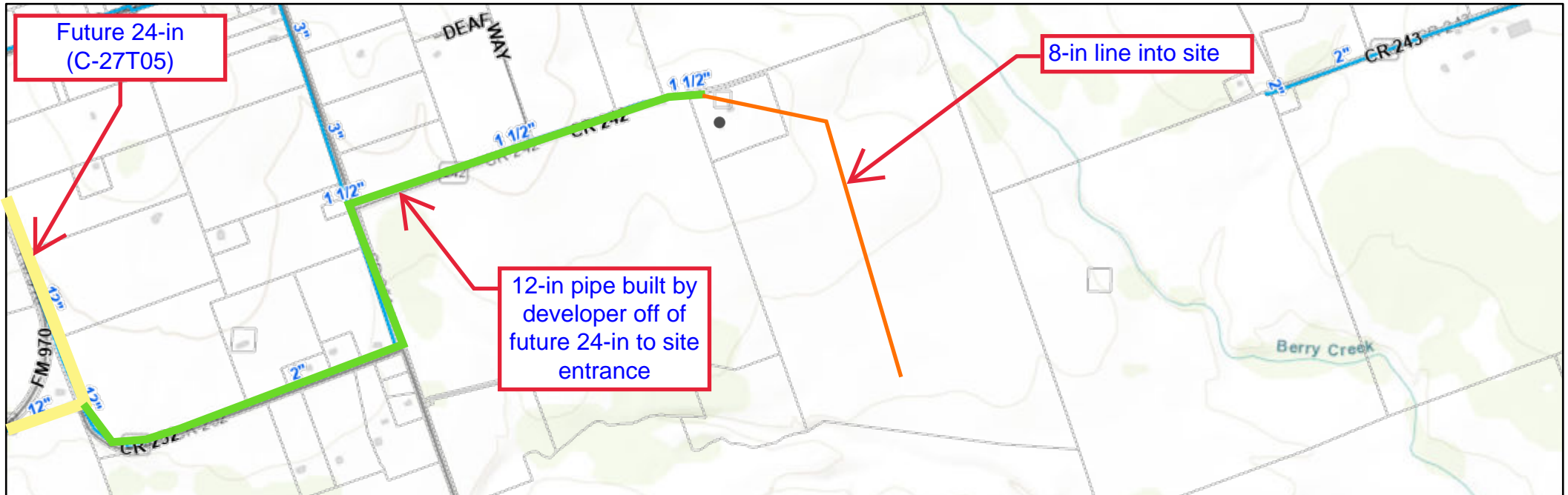
# CONCEPT PLAN 125 LOTS



**SURVEYOR'S NOTES:**  
 1) DRAWING IS BASED OFF OF SURVEY PROVIDED BY CLIENT, TRIPLE C SURVEYING CO. JOB NO. 201227-1, DATED MARCH 16, 2021.  
 2) GAS LINE SHOWN HEREON IS APPROXIMATE AND BASED OFF OF GRAPHIC SCALING.  
 3) THIS CONCEPT PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND WAS NOT DERIVED FROM AN ON THE GROUND SURVEY.  
 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

COUNTY ROAD NO. 242 WILLIAMSON COUNTY, TEXAS		 <b>BY-LINE SURVEYING LLC</b> P.O. BOX 834 Emory, TX 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com
DATE:	11/07/2023	
SCALE:	1" = 250'	
JOB NO.:	2023-1502	
CLIENT:	RE/STAR	
TECHNICIAN:	JDJ	© Copyright By-Line Surveying LLC. All rights reserved.

# 2024-96432 Georgetown Prime Ranchettes Water Utility Evaluation



Water Utility Evaluation - Georgetown Prime Ranchettes

GPM Required Fire Flow = 1000 GPM/2 hours

Pressure Zone = 1245 Hoover (Future)

Site Elevations are 930 ft - 996 ft

127 SFU

**In order to provide domestic and fire flow for this use, at this location:** Master plan project C-27T05 on FM 970 will need to be completed before development can commence. The developer can then construct a 12-in feed (approx. 7,650 ft) extended from the new 24-in main on FM 970 to serve the site. It was assumed the site would then be supplied by a new 8-in extended from the new 12-in pipe along CR 252 and CR 251.

Pressures will be high across the site, so an entrance PRV will be required.

If during the development review process a different variation of use, max day water usage or fire flow is needed than what is proposed above for this site, the City requires that a new utility evaluation be submitted for review. It is also recommended that the developer contact the local Fire District to confirm fire flow requirements. Should those requirements differ from what is listed within this document, additional evaluation and improvements may be required. Additionally, remaining on-site and off-site improvements needed to serve your project will be determined during the plan review process. In general, the following provisions apply to secure water capacity for the project:

- 1) Extension of utilities to the property is the responsibility of the developer.
- 2) Required to tie to existing stubs
- 3) Extend along the ROW to all property boundaries.
- 4) Additional off-site improvements may be necessary based upon the timing of the City's Capital Improvement Plan (CIP) and developer need.
- 5) Design and Construction of the facility and utilities must be inspected and approved in accordance with the appropriate City codes and ordinances.

Any change in your proposed use or changes in our water system would require a resubmittal of the evaluation. The water system for this development must meet all City of Georgetown requirements and inspections.

You may contact me or the Systems Engineering Director at (512)-930-3558, if you have any further questions, regarding the information provided or if you need help submitting plans and the required fees.