

## LOCATION MAP

**OWNER/ DEVELOPER:**  
THE LOOKOUT DEVELOPMENT GROUP  
CONTACT: MIKE SIEFERT, P.E. PRESIDENT  
1001 CRYSTAL FALLS PARKWAY  
LEANDER, TEXAS 78641  
TEL: (512) 690-4322

### NOTE

THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES, INCLUDING SERVICE LATERALS AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT, AND TO PROTECT THE SAME DURING CONSTRUCTION.

KENDALL COUNTY ENGINEER & DEVELOPMENT OFFICE  
BOERNE MAINT. OFFICE, TXDOT  
TEXAS STATE WIDE ONE CALL LOCATOR  
CITY OF SPECTRUM COMMUNICATIONS

CVTC AND SPECTRUM COMMUNICATIONS  
CABLE LINES TO GO IN JOINT TRENCH WITH PEDERNALES ELECTRIC CO-OP. LOTS WITH CONFLICTING TRANSFORMER / SECONDARY ENCLOSURE ELECTRIC SERVICE AND WATER METER LOCATION SHALL HAVE WATER METER PLACED 5' FROM PROPERTY LINE WHERE THE CONFLICT OCCURS.

TYPICAL UTILITY CROSSINGS WILL HAVE  
2'-4" SCH 80 PVC CONDUIT WITH SWEEPS,  
2'-4" SCH 40 PVC CONDUIT WITH SWEEPS.  
THE TOTAL AMOUNT OF CONDUIT TO BE USED  
WILL BE DETERMINED DURING CONSTRUCTION.

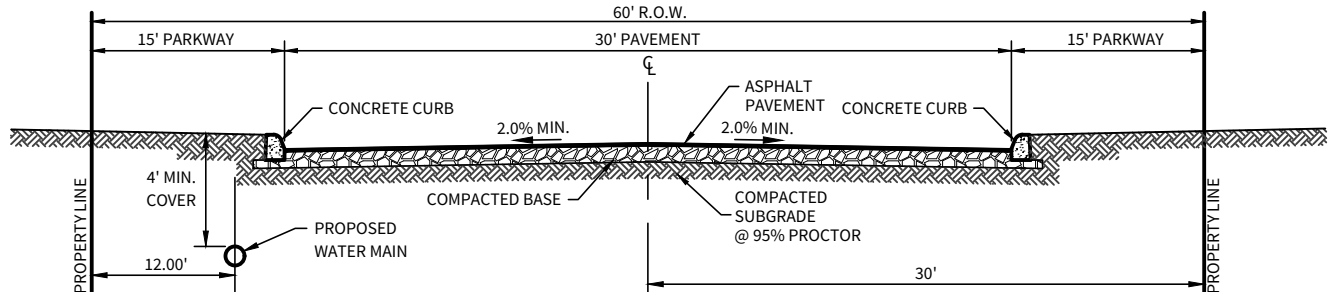
TYPICAL IRRIGATION CROSSING WILL HAVE  
3'-4" SCH 40 PVC CONDUIT WITH SWEEPS.

CONDUIT CROSSING MUST MAINTAIN MINIMUM 1' VERTICAL  
AND 2' HORIZONTAL CLEARANCE FROM OTHER UTILITIES.

### \* CONDUIT ONLY TO BE INSTALLED IF:

- 1) STREET BASE AND DRAINAGE COMPLETION PRECEDES PEDERNALES ELECTRIC CO-OP UTILITY LINE INSTALLATION.
- 2) INSTALLATION IS AUTHORIZED BY THE DEVELOPER.

TRENCH EXCAVATION SAFETY PROTECTION  
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

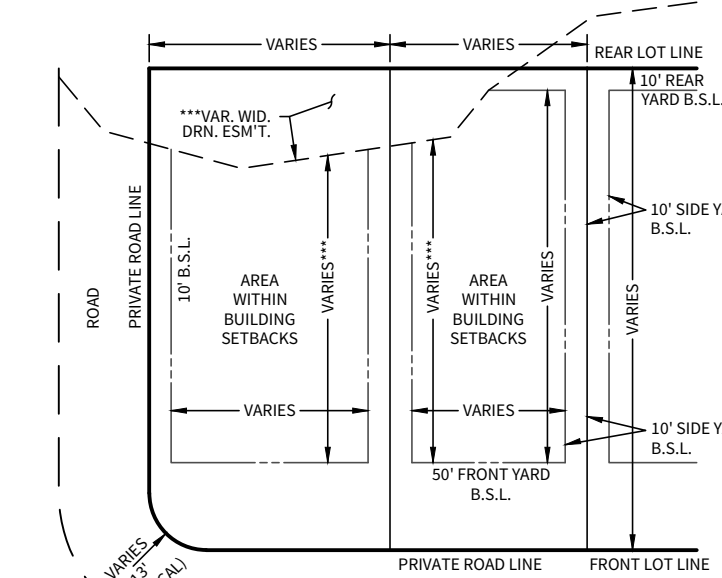


## LOCAL RESIDENTIAL STREET CROSS SECTION (60' R.O.W.)

N.T.S.

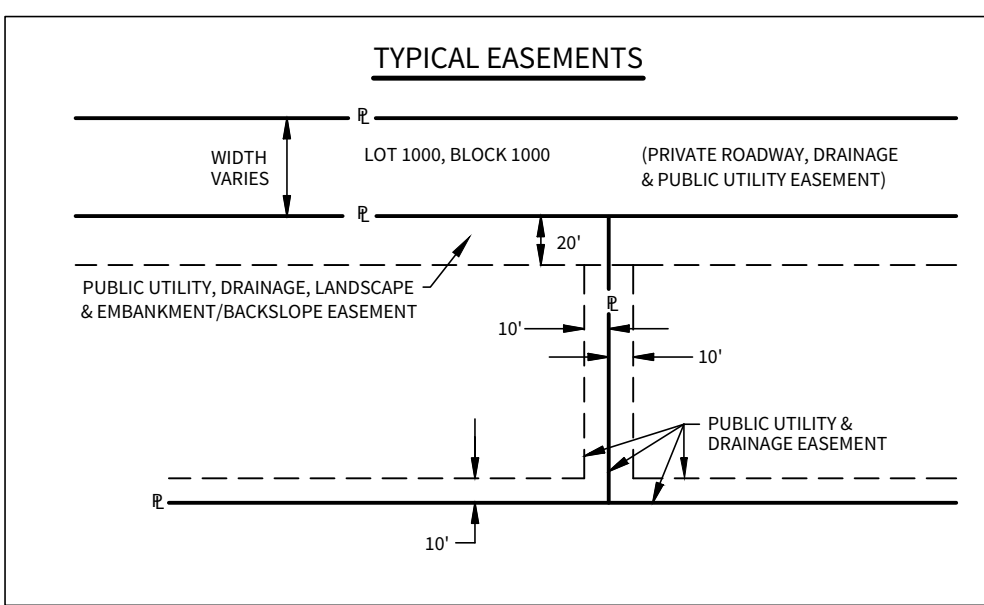
### LEGEND

EXISTING SANITARY SEWER	EX-8"SS
PROPOSED SANITARY SEWER	8"SS
EXISTING SANITARY SEWER MANHOLE	EX-8"W
PROPOSED SANITARY SEWER MANHOLE	8"W
EXISTING WATER MAIN	EX-8"RW
PROPOSED WATER MAIN	8"RW
EXISTING RECYCLED WATER MAIN	EX-8"RW
PROPOSED RECYCLED WATER MAIN	8"RW
EXISTING STANDARD FIRE HYDRANT	EX-4"
PROPOSED STANDARD FIRE HYDRANT	4"
EXISTING STANDARD GATE VALVE	EX-4"
PROPOSED STANDARD GATE VALVE	4"
EXISTING PERMANENT BLOWOFF	EX-4"
PROPOSED PERMANENT BLOWOFF	4"
EXISTING OVERHEAD ELECTRIC	EX-4"
PROPOSED OVERHEAD ELECTRIC	4"
EXISTING GAS MAIN	EX-4"
PROPOSED GAS MAIN	4"
EXISTING UNDERGROUND ELECTRIC	EX-4"
PROPOSED UNDERGROUND ELECTRIC	4"
EXISTING POWER POLE	EX-4"
PROPOSED POWER POLE	4"
EXISTING POWER POLE & RISER POLE	EX-4"
PROPOSED POWER POLE & RISER POLE	4"
PROPOSED LIGHT POLE	EX-4"
EXISTING TRANSFORMER	EX-4"
PROPOSED TRANSFORMER	4"
PROPOSED SECONDARY ENCLOSURE	EX-4"
PROPOSED PULL BOX	EX-4"
U.S. POSTAL COLLECTION BOX	EX-4"
TRACER WIRE LOCATE BOX	EX-4"
UTILITY CONDUIT CROSSING	EX-4"
IRRIGATION CONDUIT CROSSING	EX-4"

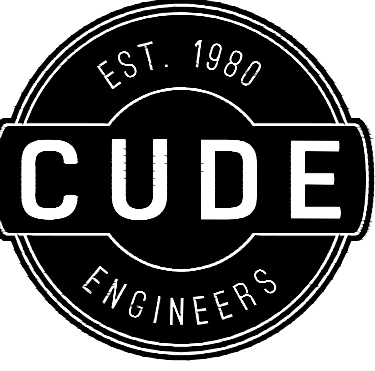
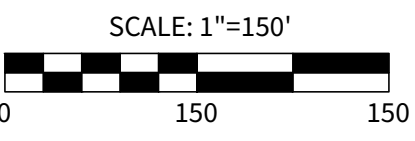
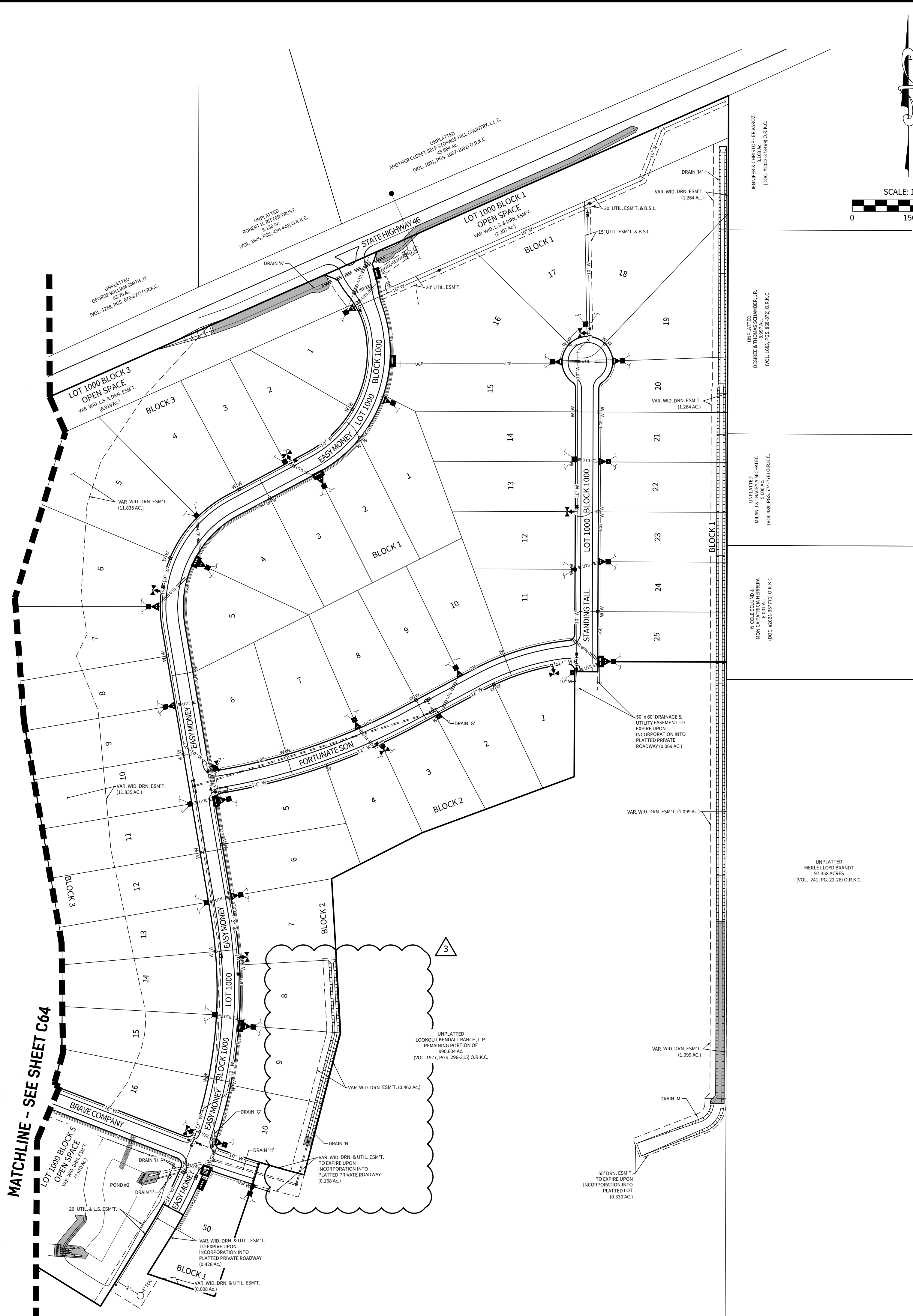


## TYPICAL LOT SETBACKS LAYOUT

N.T.S.



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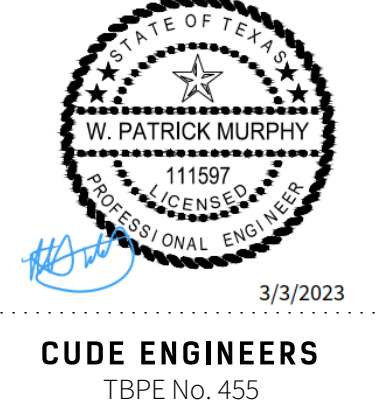


4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P:(210) 681.2951 F:(210) 523.7112

## GEORGE'S RANCH UNIT 1 UTILITY LAYOUT PLAN

DATE	04/22/2022
PROJECT NO.	03546.001
DRAWN BY	AB/RR
CHECKED BY	WPM

REVISIONS
1. 2022-11-15 REVISED ELECTRIC LINEWORK
2. 02/28/2023 - DRAINAGE REVISION
3.
4.
5.
6.
7.
8.
9.



CUDE ENGINEERS  
TBPE No. 455

PLAT NO.  
N/A

# C63