

PLANNING NOTES (GEORGETOWN UDC 2003-16, DATED 04/01/2017)

1. DESIGN SPEED = 25 MPH (HORIZ. CURVE: E%=0, 181'R MIN; VERT. CURVE: <15% GRADE, 200'R MIN [>K=50])
 2. LOCAL STREET STRANDARDS, RE: [TABLE 12.02.040]
 3. CONNECTIONS TO MAJOR STREETS; 1, RE: [TABLE 12.05.020]
 4. CONNECTION TO ABRAMS RD (>50 MPH) PROPOSED INLINE WITH DEER FIELD DR; NO OTHER EXISTING DRIVEWAYS WITHIN 425 FEET. RE: [TABLE 12.08.020]
 5. STREET NETWORK; 5 LINKS [T] / 4 NODES [L] = 1.25, RE: [12.05.020.D]
 6. 500' FOOT MAXIMUM FOR CAL-DE-SACS, RE: [12.05.020.C]
 7. 500' FOOT MAXIMUM FOR TEMPORARY DEAD-END STREET, RE: [12.05.C.6]
 8. STREET DESIGN AND TECHNICAL STANDARDS APPLIED, RE: [12.06]
 9. TRAFFIC IMPACT ANALYSIS; PROPOSED DEVELOPMENT TRAFFIC NOT TO EXCEED 2,000 ADT. RE: [12.10.010.A]

The Peninsula Subdivision

USACE LAND

A topographic map showing contour lines on a hilly terrain. A specific area is shaded in light blue and labeled "APPROXIMATE FEMA ZONE A" in bold, black, sans-serif capital letters, oriented diagonally across the shaded region.

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and was prepared under the
authorization of
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DATE: MARCH 2019

VISIONS:

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EEET PROJECTION EXHIBIT
FOR
THE PENINSULA
GEORGETOWN, TX

The image contains two side-by-side cross-section diagrams of road designs. Both diagrams are labeled with 'P' at the top right and 'P.U.E. (10')' at the top left. The left diagram is labeled 'R.O.W. 50'' and 'PAVEMENT WIDTH 23''. The right diagram is labeled 'R.O.W. 50'' and 'PAVEMENT WIDTH 23''. Both diagrams show a 'NATURAL GROUND' slope of '4:1 MAX' on the left and a 'NATURAL GROUND' slope of '4:1 MAX' on the right. The left diagram shows a 'SECONDARY ELECTRIC CURB' at the bottom left. The right diagram shows a 'SECONDARY ELECTRIC CURB' at the bottom left. Both diagrams show a 'FLUSH CURB' at the bottom center. The left diagram shows a '18" FLUSH' base layer, a 'COMPACTED FLEXIBLE BASE' layer, and an 'HMAC' layer. The right diagram shows a '18" FLUSH' base layer, a 'COMPACTED SUBGRADE' layer, and an 'HMAC' layer. The left diagram has a '6.5' width between the flush curb and the secondary electric curb, with '1.5' on each side. The right diagram has an '8' width between the flush curb and the secondary electric curb, with '1.5' on each side. Both diagrams show a '2%' slope for the HMAC layer.

R.O.W. 50'

P.U.E (10')

NATURAL GROUND

SECONDARY ELECTRIC, TELEPHONE & CABLE TV

PRIMARY ELECTRIC

WATER LINE

3:1 MAX. 4:1 TYP.

18" FLUSH CURB

COMPACTED FLEXIBLE BASE

HMAC

COMPACTED SUBGRADE

3:1 MAX. 4:1 TYP.

18" FLUSH CURB

NATURAL GROUND

P.U.E (10')

13.5' 6.5' 1.5' 1.5' 2% C 2% 13.5' 6.5' 1.5' 1.5'

9 TYPICAL CROWNED STREET SECTION & UTILITY ASSIGNMENT
N.T.S.

MINIMUM COVER BELOW FINISH-GRADE ALL UTILITIES UNDER ROADWAY - 36"	
ELECTRIC PRIMARY	36"
ELECTRIC SECONDARY	24"
WATER	36"
GAS	36"
TELECOMMUNICATIONS	36"

- | | ASSUME | SHOWN |
|--|---------|---------|
| • RESIDENTIAL LOTS (1.0+ ACRE): | 29 LOTS | 30 LOTS |
| • FLOODPLAIN IMPACTED LOTS: 0 LOTS | | |
| • ROADS (50' WIDE RIGHT-OF-WAY): 3,558 LINEAR FEET, CENTERLINE | | |

OTE:
OT # 23 SHALL TAKE ACCESS FROM ABRAMS RD

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EXHIBIT 4.0

JOB NO. 3144.00
DESIGNED BY: MAH
DRAWN BY: TMJ
CHECKED BY: GDK
HEET: 01