

GVEC Plat Notes and Easement Requirements for Underground Subdivisions

Underground Subdivision Plat Notes

Developer/Project Engineer to include the following notes with no exclusions:

- TYPICAL FOR METER LOCATIONS (*Typical for plat can be obtained by emailing plats@gvec.org*).
- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
- ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.
- THIS SUBDIVISION PLAT OF _____ HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

Easement Requirements for Underground Subdivisions

- All existing overhead line shall be displayed on the plat and a 30' centerline Utility Easement will need to be shown (15' on either side of the line), or a note shall be added stating there shall be a 30' centerline Utility Easement (15' on each side of line) on all existing electric and communication lines.
- 20' front lot Utility Easement shall be granted across all residential, open space, drainage, or other lots for utility placement.
- Minimum 10' side lot Utility Easement shall be granted on all residential, open space, drainage, or other lots along internal roadways for utility placement.
- Minimum 15' Utility Easement or Utility Lot shall be granted along any Right of Way Dedication/Reservation or boundaries with private, city, county, or state road Right of Ways. (Accessibility of this Utility Easement/Lot by GVEC crews must not be hindered by drainage, fencing, landscaping, etc.)
- Further easement for riser pole placement may be required, dependent upon design, and shall be shown on plat as Utility Easement.
- Further easement for switch gear placement may be required, dependent upon design, and shall be shown on plat as GVEC Easement.
- Further easement for overhead line or anchor placement may be required, dependent on design, and shall be shown on plat as Utility Easement.
- Any GVEC underground electric or communications line to be run outside of standard front or side lot Utility Easement (per design) will require minimum 10' centerline Utility Easement.
- Any area on plat noted as Drainage *and* Utility Easement must provide suitable grade and accessibility for installation and maintenance of GVEC facilities.
- Any standard platted Utility Easement or GVEC requested easement must allow for GVEC facility placement with minimum 5' spacing from any exclusive utility easement, drainage structure, sidewalk, fencing, monumentation, or driveway.
- Easement required for GVEC facility placement that is not represented on subdivision plat shall be developed by Metes and Bounds at developer expense and recorded before installation may occur.
- GVEC will not incur any costs associated with obtaining easement from adjoining or affected landowners for a development project.

GVEC Plat Notes and Easement Requirements for Overhead Subdivisions

Overhead Subdivision Plat Notes

Developer/Project Engineer to include the following notes with no exclusions:

- TYPICAL FOR METER LOCATIONS (*Typical for plat can be obtained by emailing plats@gvec.org*).
- ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
- EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
- EACH FLAG LOT IS SUBJECT TO A FLOATING 30' UTILITY EASEMENT CROSSING (WITHIN STAFF PORTION OF TRACT) TO BE LOCATED BY GVEC.
- ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.
- THIS SUBDIVISION PLAT OF _____ HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

Easement Requirements for Overhead Subdivisions

- All existing overhead line shall be displayed on the plat and a 30' centerline Utility Easement will need to be shown (15' on either side of the line).
- All platted lots shall have 15' of Utility Easement along all property lines.
- Further easement for pole/line placement may be required, dependent upon design, and shall be shown on plat as Utility Easement.
- Further easement for anchor placement may be required, dependent on design, and shall be shown on plat as Utility Easement.
- Minimum 15' Utility Easement or Utility Lot shall be granted along any Right of Way Dedication/Reservation or boundaries with private, city, county, or state road Right of Ways. (Accessibility of this Utility Easement/Lot by GVEC crews must not be hindered by drainage, fencing, landscaping, etc.)
- Plats containing "Flag Lots" must provide suitable 30' easement for pole placement (along lot line) that is not hindered by proposed roadways/driveways.
- All "Flag Lot" tracts are subject to a 30' Utility Easement crossing within the staff portion of the tract.
- Any area on plat noted as Drainage *and* Utility Easement must provide suitable grade and accessibility for installation and maintenance of GVEC facilities.
- Easement required for GVEC facility placement that is not represented on subdivision plat shall be developed by Metes and Bounds at developer expense and recorded before installation may occur.
- Any standard platted Utility Easement or GVEC requested easement must allow for GVEC facility placement with minimum 5' spacing from any exclusive utility easement, drainage structure, sidewalk, fencing, monumentation, or driveway.
- GVEC will not incur any costs associated with obtaining easement from adjoining or affected landowners for a development project.