

**SIGNATURES**

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR \_\_\_\_\_ DATE: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_

**GENERAL NOTES**

- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY HAYS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO CITY OF DRIPPING SPRINGS FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THAT OF UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS & WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY HAYS COUNTY.
- CONTOUR DATA SOURCE: ON THE GROUND SURVEY COMPLETED IN APRIL 2020 AND CAPOCO 2012 CONTOUR DATA.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED IN SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED, RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF HAYS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- HAYS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- WASTEWATER SYSTEMS SERVING THIS SUBDIVISION WILL BE A PUBLIC SANITARY SEWER SYSTEM AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS PLANS AND SPECIFICATIONS.
- PARKLAND REQUIREMENTS PER THE DEVELOPMENT AGREEMENT WITH THE CITY OF DRIPPING SPRINGS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- A PORTION OF THIS TRACT IS LOCATED WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48209C0105F, HAYS COUNTY, TEXAS, DATED: SEPTEMBER 02, 2005.
- ALL STREETS WITHIN THIS PLAT SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY UNDER HAYS COUNTY JURISDICTION.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- SIDEWALKS ARE TO BE MAINTAINED BY MUD OR HOA.
- PUBLIC STREET NAMES AND WIDTHS: SEE SHEET 2, STREET SUMMARY TABLE.
- ALL PROPOSED LOTS HAVE ADEQUATE FRONTAGE TO COMPLY WITH MINIMUM DRIVEWAY SPACING.
- THIS PROPERTY IS LOCATED WITHIN THE DRIPPING SPRINGS ETJ AND HAYS COUNTY.
- A TEN FOOT (10) PUE ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- ELECTRIC SERVICE FOR THIS PLAN WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- THIS SUBDIVISION IS LOCATED IN THE LITTLE BARTON CREEK WATERSHED.
- THIS PROPERTY IS OUTSIDE OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS PROPERTY IS SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR ANARENE INVESTMENTS TRACT EFFECTIVE AS OF OCTOBER 17, 2015, RECORDED IN VOLUME 4466, PAGE 327 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND AMENDED EFFECTIVE AUGUST 13, 2015.
- THIS PROPERTY IS SUBJECT TO A SUBDIVISION AGREEMENT WITH HAYS COUNTY RECORDED UNDER DOCUMENT NO. \_\_\_\_\_.
- HOMEOWNER'S ASSOCIATION SHALL BE CREATED PRIOR TO ANY FINAL PLAT APPROVAL.
- ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR ASSIGNS.
- APPROVAL OF A TRAFFIC IMPACT ANALYSIS ASSOCIATED WITH THIS PRELIMINARY PLAN IS REQUIRED BEFORE ANY FINAL PLAT OR DEVELOPMENT PERMIT APPLICATIONS ARE APPROVED.
- THE WATER UTILITY PROVIDER WILL BE MUNICIPAL UTILITY DISTRICT NO. 7.
- THE WASTEWATER UTILITY PROVIDER WILL BE THE CITY OF DRIPPING SPRINGS.
- THIS SUBDIVISION IS WITHIN THE JURISDICTIONS OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT, THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT AND THE HAYS COUNTY EMERGENCY SERVICES DISTRICT NO. 6.
- THE PLAT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS ORDINANCES, REGARDING BUILDING SETBACKS.

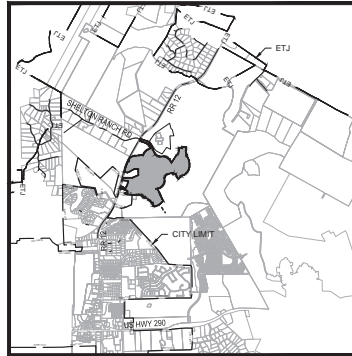
LOT TABLE	
TOTAL SITE ACREAGE	219.758 AC
TOTAL LOTS	256
SINGLE FAMILY	244
OPEN SPACE	11
AMENITY LOT	1

IMPERVIOUS COVER	
TOTAL GROSS SITE AREA	219.758 AC
TOTAL IMPERVIOUS COVER	61.25 AC
IMPERVIOUS COVER FROM STREETS	27.29 AC
IMPERVIOUS COVER FROM HOMES	29.38 AC
IMPERVIOUS COVER AMENITY CENTER (80%)	4.58 AC
TOTAL PERCENT IMPERVIOUS COVER	27.87%

**UTILITIES:**

ELECTRIC - PEDERNALES ELECTRIC COOP.  
TELECOM - FRONTIER  
WATER - MUNICIPAL UTILITY DISTRICT NO. 7  
WASTEWATER - CITY OF DRIPPING SPRINGS  
GAS - ENERTEX NB, LLC

# PRELIMINARY PLAN FOR DOUBLE L RANCH PHASE 1 (219.758 ACRE TRACT)



THIS PROJECT IS TO BE APPROVED BY HAYS COUNTY  
FOR CONSTRUCTION OF STREETS  
AND DRAINAGE IN SUBDIVISION

DATE OF SUBMITTAL:  
FEBRUARY 4, 2021

FEMA MAP NUMBER: 48209C0105F  
DATED: SEPTEMBER 2, 2005

PRECINCT: 4  
TAX ID NO.:  
R168172, R17601

DEVELOPER:

DOUBLE L DEVELOPMENT, LLC  
DAVID CANNON  
1600 WEST LOOP SOUTH, SUITE 2600  
HOUSTON, TEXAS, 77027  
(713)-823-2466

ENGINEER AND SURVEYOR:  
BGE INC.  
1701 DIRECTORS BLVD SUITE 1000  
AUSTIN, TEXAS 78744  
(512) 879-0400

**LEGAL DESCRIPTION**

FIELD NOTES FOR A 219.758 ACRE TRACT OF LAND OUT OF THE MARCUS D. RAPER SURVEY NO. 37, ABSTRACT NO. 394 AND THE EDWARD W. BROWN SURVEY NO. 136, ABSTRACT NO. 44, ALL OF HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1,240.674 ACRE TRACT OF LAND AS CONVEYED TO LL RANCH INVESTMENTS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1903543 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

**Sheet List Table**

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PLAN
3	SITE DATA TABLES
4	KEY MAP
5	PRELIMINARY PLAN SHEET 1 OF 3
6	PRELIMINARY PLAN SHEET 2 OF 3
7	PRELIMINARY PLAN SHEET 3 OF 3
8	EXISTING HYDROLOGY MAP
9	PROPOSED HYDROLOGY MAP
10	CONSTRUCTION TRAFFIC PLAN

**Double L Ranch Development Engineering Table (City of Dripping Springs)**

Item	Quantity	Unit	Value	Notes
1. Construction Agreement	1	Sheet	100.00	
2. Engineering Agreement	1	Sheet	100.00	
3. Survey	1	Sheet	100.00	
4. Hydrology	1	Sheet	100.00	
5. Traffic	1	Sheet	100.00	
6. Other	1	Sheet	100.00	
<b>TOTAL</b>	<b>6</b>	<b>Sheet</b>	<b>600.00</b>	



I, JUAN P. MARTINEZ, P.E. NO. 106158, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY STATE THAT THIS PRELIMINARY PLAN CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF DRIPPING SPRINGS AND COMPLIES WITH HAYS COUNTY CHAPTER 705 SUBDIVISION REQUIREMENTS.

*Juan P. Martinez*

2/22/22

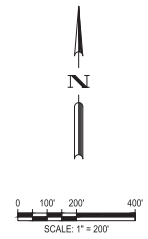
JUAN P. MARTINEZ, P.E.  
BGE, INC. TBPE NO. F-1046  
1701 DIRECTORS BOULEVARD, SUITE 1000  
AUSTIN, TEXAS 78744  
(512) 879-0400 (MAIN)

DATE

ENGINEER



**Brown & Gay Engineers, Inc.**  
1701 Directors Blvd, Suite 1000  
Austin, TX 78744  
Tel: 512-879-0400 • www.browngay.com  
TBPE Registration No. F-1046  
TBPELS LICENSED SURVEY FIRM  
NO. 10106502 SHEET  
1 OF 10



**LEGEND**

	PRELIMINARY PLAN BOUNDARY
	CITY LIMITS
	EXTRA-TERRITORIAL JURISDICTION (ETJ)
	LOT LINES
	EXISTING LOT LINES
	FUTURE LOT LINES
	SIDEWALK
	TRAIL
	100 YR FEMA FULLY DEVELOPED FLOOD PLAN
	100 YR FEMA FLOOD PLAN
	100 YR HAYS COUNTY FLOOD PLAN
	TCEQ WOBZ
	DRIPPING SPRINGS WOBZ
	JURISDICTIONAL WATER WAY
	SEEP/SPRING LOCATION
	150' BUFFER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	HILL TOP PRESERVATION
	HAYS COUNTY RECOMMENDED ROW DEDICATION
	TCEQ BUFFER AREA

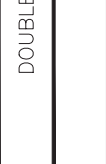
NO.	DATE	APP.	DESCRIPTION

DESIGNED BY:  
 REVIEWED BY:  
 DRAWN BY:

**BGE**

BOE, INC.  
 7700 FORTY EIGHT AVENUE, SUITE 300  
 TEL: 512-919-9400 • FAX: 512-919-9401  
 TXB Registration No. 171668

**DOUBLE L RANCH PHASE 1**  
**OVERALL PLAN**



Parcel Table grid showing Block, Lot, Acreage, and Use for residential lots 1 through 104.

Parcel Table grid showing Block, Lot, Acreage, and Use for residential lots 105 through 200.

Parcel Table grid showing Block, Lot, Acreage, and Use for residential lots 201 through 300.

Parcel Table grid showing Block, Lot, Acreage, and Use for residential lots 301 through 400.

Parcel Table grid showing Block, Lot, Acreage, and Use for residential lots 401 through 500.

Table with columns: STREET NAME, ROW WIDTH (FT), STREET WIDTH (FT), DESIGN SPEED, TYPE, STREET CLASSIFICATION, STREET OWNER, STREET LENGTH. Lists streets like ANNEKE BOULEVARD, JOHN HILL ROAD, etc.

Line Table with columns: Line #, Length, Direction. Lists line segments L1 through L40.

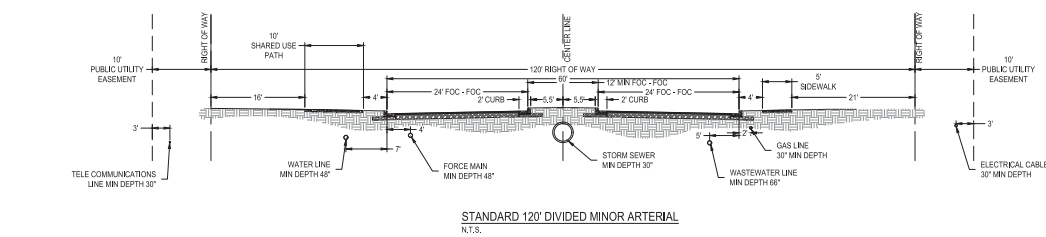
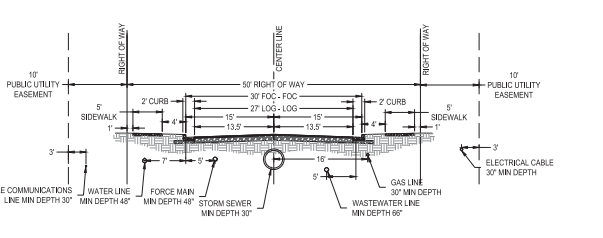
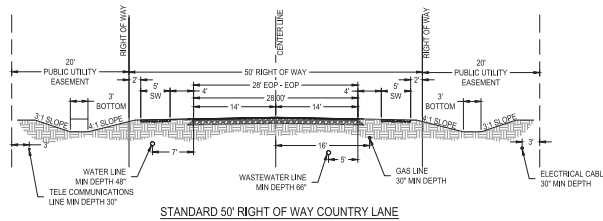
Line Table with columns: Line #, Length, Direction. Lists line segments L41 through L80.

Line Table with columns: Line #, Length, Direction. Lists line segments L81 through L120.

Curve Table with columns: Curve #, Length, Radius, Delta. Lists curves C1 through C10.

Curve Table with columns: Curve #, Length, Radius, Delta. Lists curves C11 through C20.

Table with columns: BLOCK, SINGLE FAMILY LOTS, M.U.D. LOTS, PARKLAND & OPEN SPACE, AMENITY CENTER, TOTAL. Lists blocks A through J.



Revision table with columns: REV, DESCRIPTION, DATE, APR.

DESIGNED BY: REVIEWED BY: DRAWN BY:

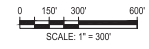
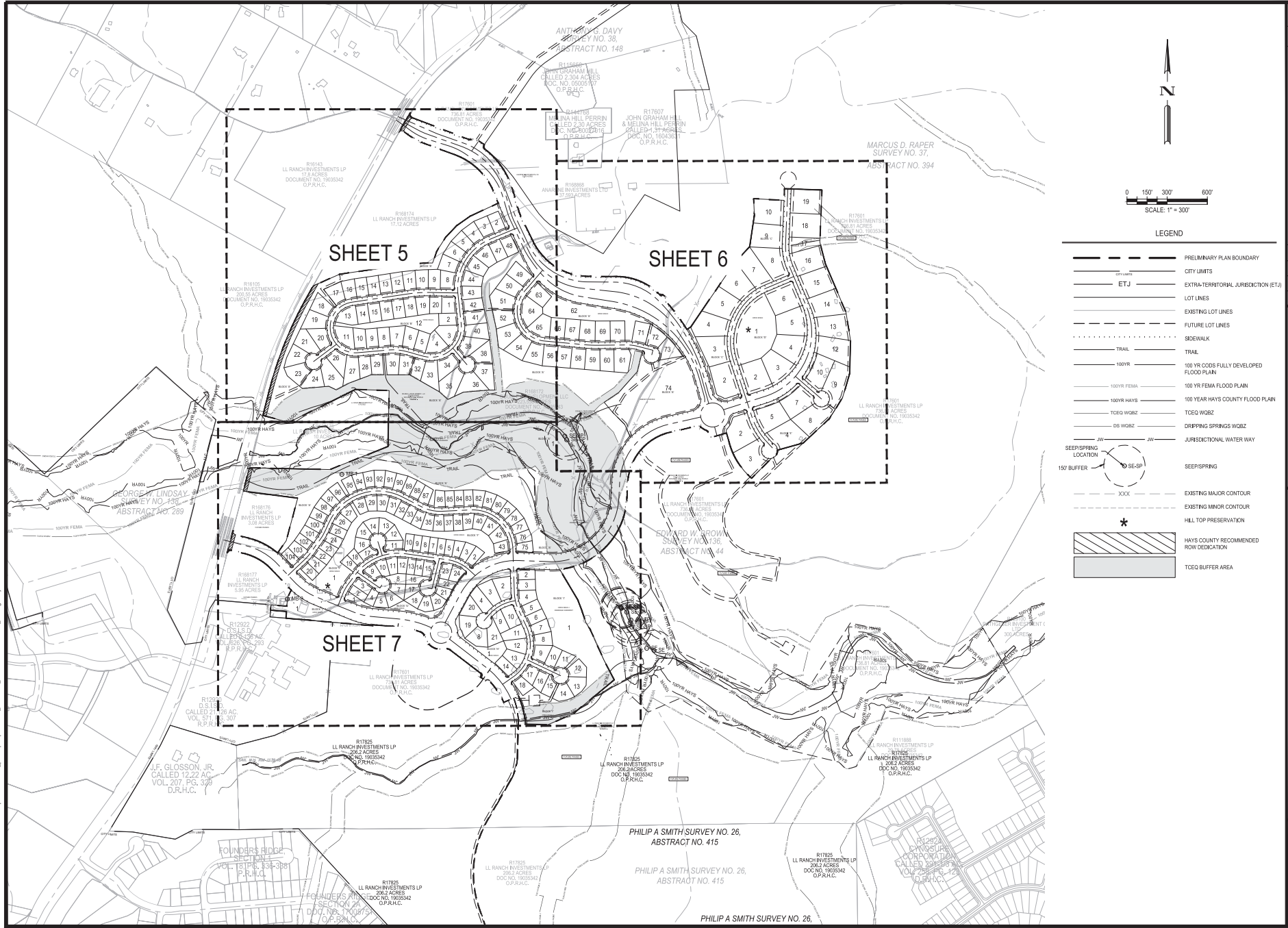


BOE INC. 7700 WATKINS AVE SUITE 200 THE WOODS, TEXAS 75090-1106

DOUBLE L RANCH PHASE 1 SITE DATA TABLES



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LEGEND

- PRELIMINARY PLAN BOUNDARY
- CITY LIMITS
- ETJ
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- SIDEWALK
- TRAIL
- 100'YR
- 100'YR FEEMA
- 100'YR HAYS
- TCEQ WOBZ
- DE WOBZ
- JW
- SEEPSRING LOCATION
- 150' BUFFER
- XXXX
- HILLS TOP PRESERVATION
- HAYS COUNTY RECOMMENDED ROW DEDICATION
- TCEQ BUFFER AREA

REV	DATE	DESCRIPTION

DESIGNED BY:  
REVIEWED BY:  
DRAWN BY:



**BGE INC.**  
7700 FORTY FIFTH AVENUE, SUITE 300  
TULSA, OK 74114  
TULSA REGISTRATION NO. 171068

DOUBLE L RANCH PHASE 1  
KEY MAP

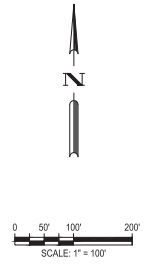


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**LEGEND**

	PRELIMINARY PLAN BOUNDARY
	CITY LIMITS
	ETJ EXTRA-TERRITORIAL JURISDICTION (ETJ)
	LOT LINES
	EXISTING LOT LINES
	FUTURE LOT LINES
	SIDEWALK
	TRAIL
	100YR OODS FULLY DEVELOPED FLOOD PLAN
	100YR FEMA FLOOD PLAN
	100 YEAR HAYS COUNTY FLOOD PLAN
	TCEQ W0BZ
	DS W0BZ
	DIPPING SPRINGS W0BZ
	JURISDICTIONAL WATER WAY
	SEEPSRING LOCATION
	15' BUFFER
	XXX EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	HILL TOP PRESERVATION
	HAYS COUNTY RECOMMENDED ROW DEDICATION
	TCEQ BUFFER AREA



NO.	DATE	DESCRIPTION

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DRAWN BY:

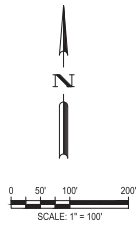
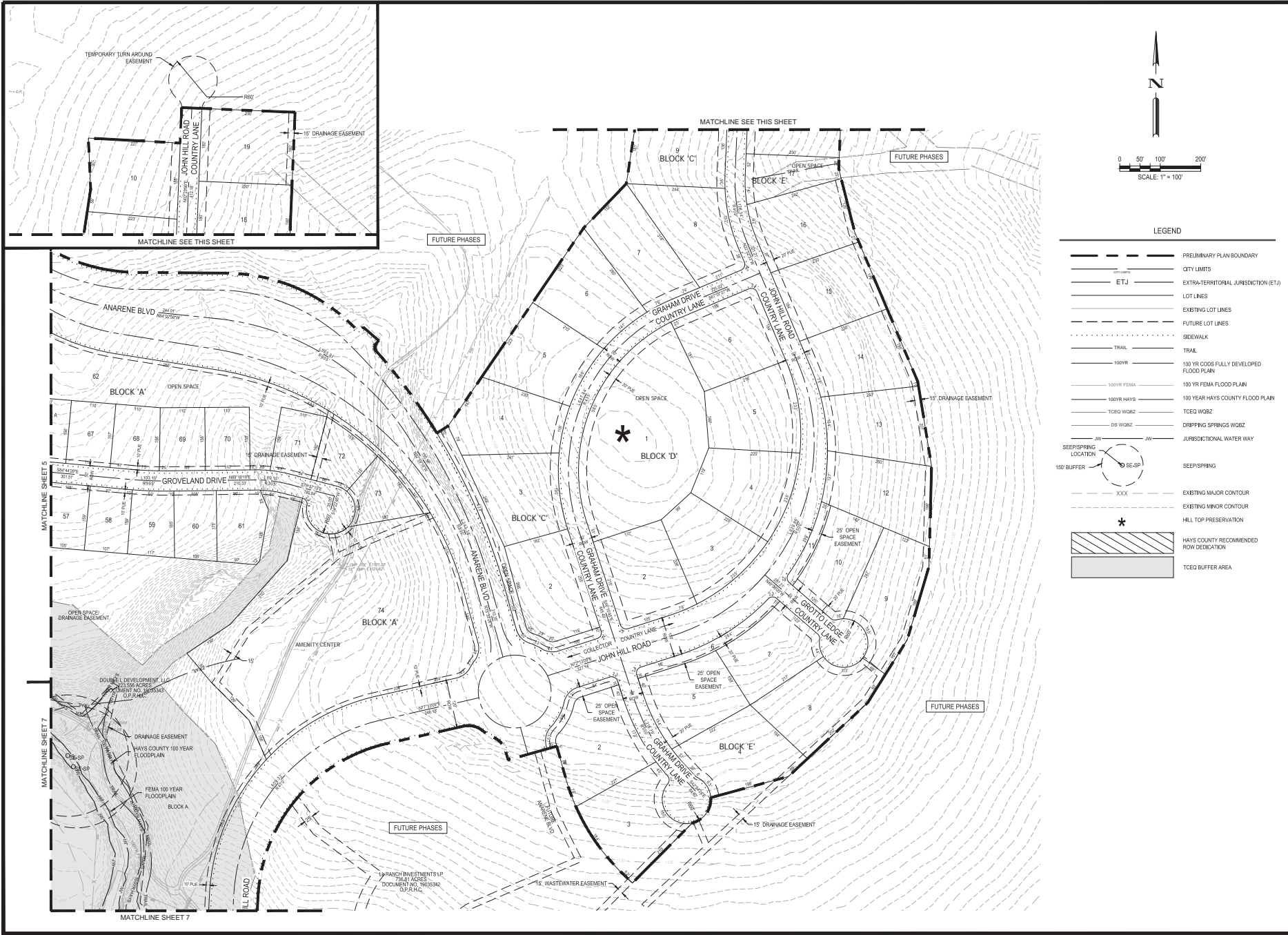
**BGE**

BGE INC.  
7700 FORTY EIGHT AVENUE, SUITE 200  
DALLAS, TEXAS 75249  
TEL: 972.919.9400 • FAX: 972.919.9401  
E-MAIL: registration@bge.com

DOUBLE L RANCH PHASE 1  
PRELIMINARY PLAN SHEET 1 OF 3

SHEET  
5 OF 10

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LEGEND

- PRELIMINARY PLAN BOUNDARY
- CITY LIMITS
- ETJ
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- SIDEWALK
- TRAIL
- 100 YR FEMA
- 100 YR FEMA FLOOD PLAN
- 100 YR HAYS
- 100 YEAR HAYS COUNTY FLOOD PLAN
- TCEQ WOBZ
- TCEQ WOBZ
- DB WOBZ
- DRIPPING SPRINGS WOBZ
- JW
- JURISDICTIONAL WATER WAY
- SEEPS/SPRING LOCATION
- 150' BUFFER
- XXXX
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HILL TOP PRESERVATION
- HAYS COUNTY RECOMMENDED ROW DEDICATION
- TCEQ BUFFER AREA

REV	DATE	DESCRIPTION

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DRAWN BY:

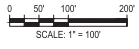
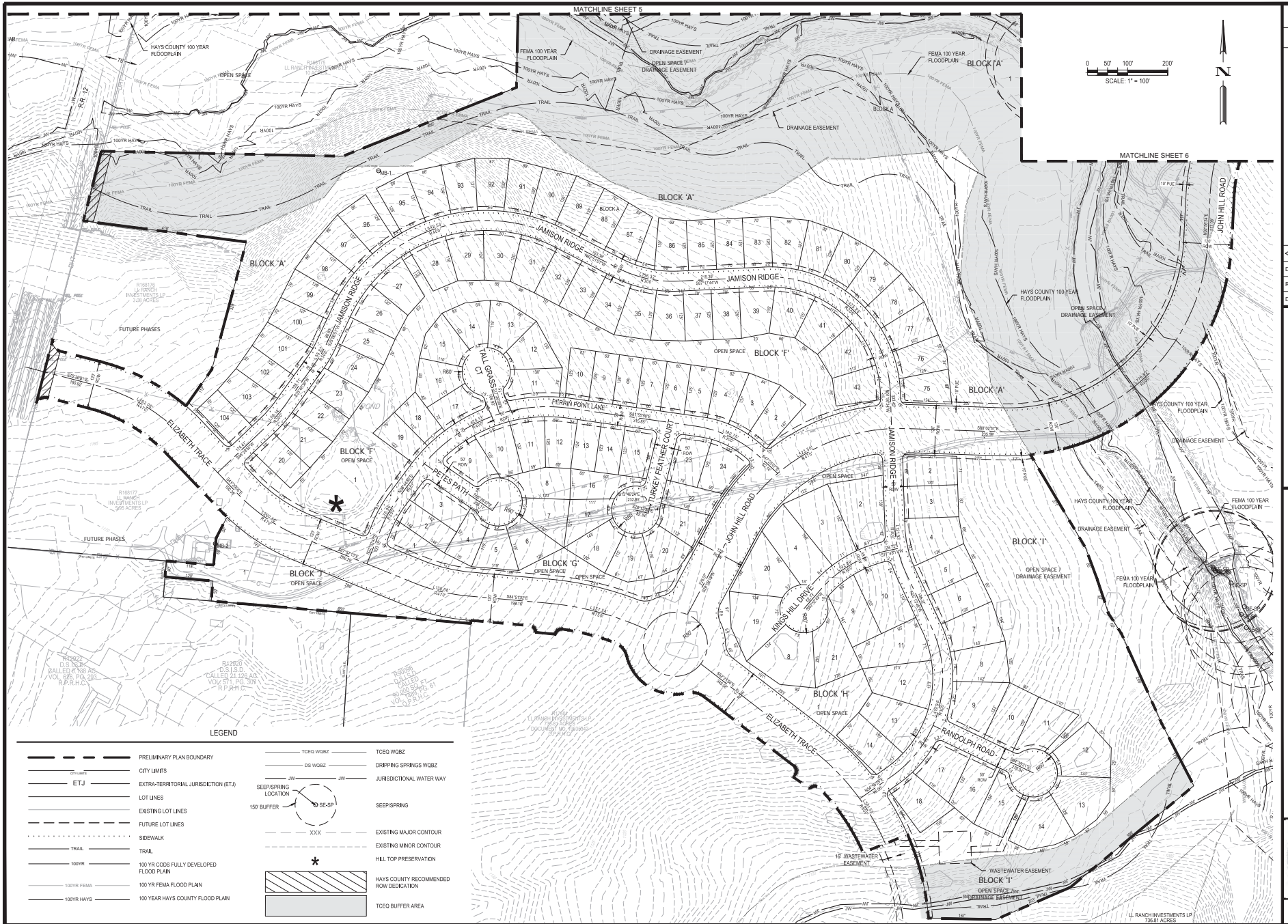
**BGE**  
BGE INC.  
7700 FORTY-NINTH AVENUE, SUITE 200  
DENVER, CO 80231  
TEL: 303.750.4400  
www.bge.com  
EPA Registration No. P-1068

DOUBLE L RANCH PHASE 1  
PRELIMINARY PLAN SHEET 2 OF 3

DOUBLE L RANCH PHASE 1  
PRELIMINARY PLAN SHEET 2 OF 3

22222  
OF  
JUAN P. MONTAYA  
106158  
STATE OF COLORADO  
REGISTERED PROFESSIONAL ENGINEER  
SHEET  
6 OF 10

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 DRAWN BY:



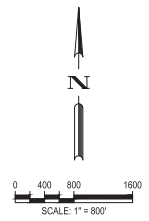
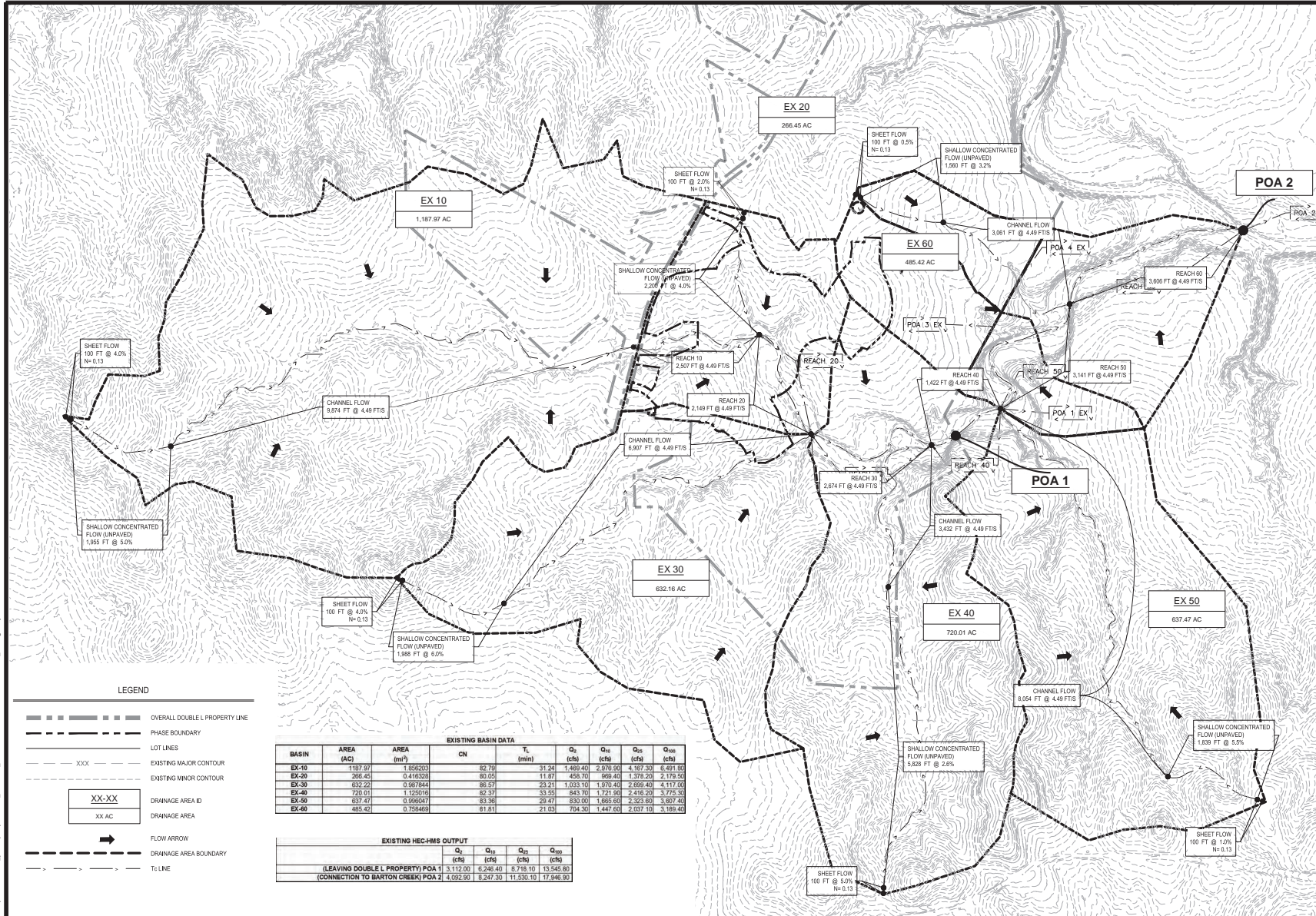
**BGE** INC.  
 7700 FORTY FIFTH AVENUE, SUITE 200  
 FORT WORTH, TEXAS 76116  
 TEL: 817.497.8400 FAX: 817.497.8401  
 TXB Registration No. 17166

DOUBLE L RANCH PHASE 1  
 PRELIMINARY PLAN SHEET 3 OF 3



SHEET 7 OF 10

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**LEGEND**

- OVERALL DOUBLE L PROPERTY LINE
- PHASE BOUNDARY
- LOT LINES
- XXX
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE AREA ID
- DRAINAGE AREA
- FLOW ARROW
- DRAINAGE AREA BOUNDARY
- Tc LINE

**EXISTING BASIN DATA**

BASIN	AREA (AC)	AREA (mi <sup>2</sup> )	CN	T <sub>c</sub> (min)	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>50</sub> (cfs)
EX-10	1,187.97	1.656203	62.78	31.24	1,489.40	2,878.90	4,187.30	6,491.50
EX-20	266.45	0.416326	60.05	11.67	458.70	669.40	1,373.20	2,179.50
EX-30	632.22	0.987844	69.57	23.21	1,033.10	1,970.40	2,669.40	4,117.00
EX-40	720.01	1.122016	82.37	33.55	843.70	1,721.90	2,416.20	3,775.30
EX-50	637.47	0.999747	63.36	29.47	930.00	1,663.60	2,320.60	3,607.40
EX-60	485.42	0.758468	81.81	21.03	704.30	1,447.60	2,037.10	3,189.40

**EXISTING HEC-HMS OUTPUT**

	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>50</sub> (cfs)
(LEAVING DOUBLE L PROPERTY) POA 1	3,112.00	6,246.40	8,718.10	13,545.80
(CONNECTION TO BARTON CREEK) POA 2	4,082.90	9,247.30	11,530.10	17,946.90

NO.	REV.	DESCRIPTION	DATE	APP.

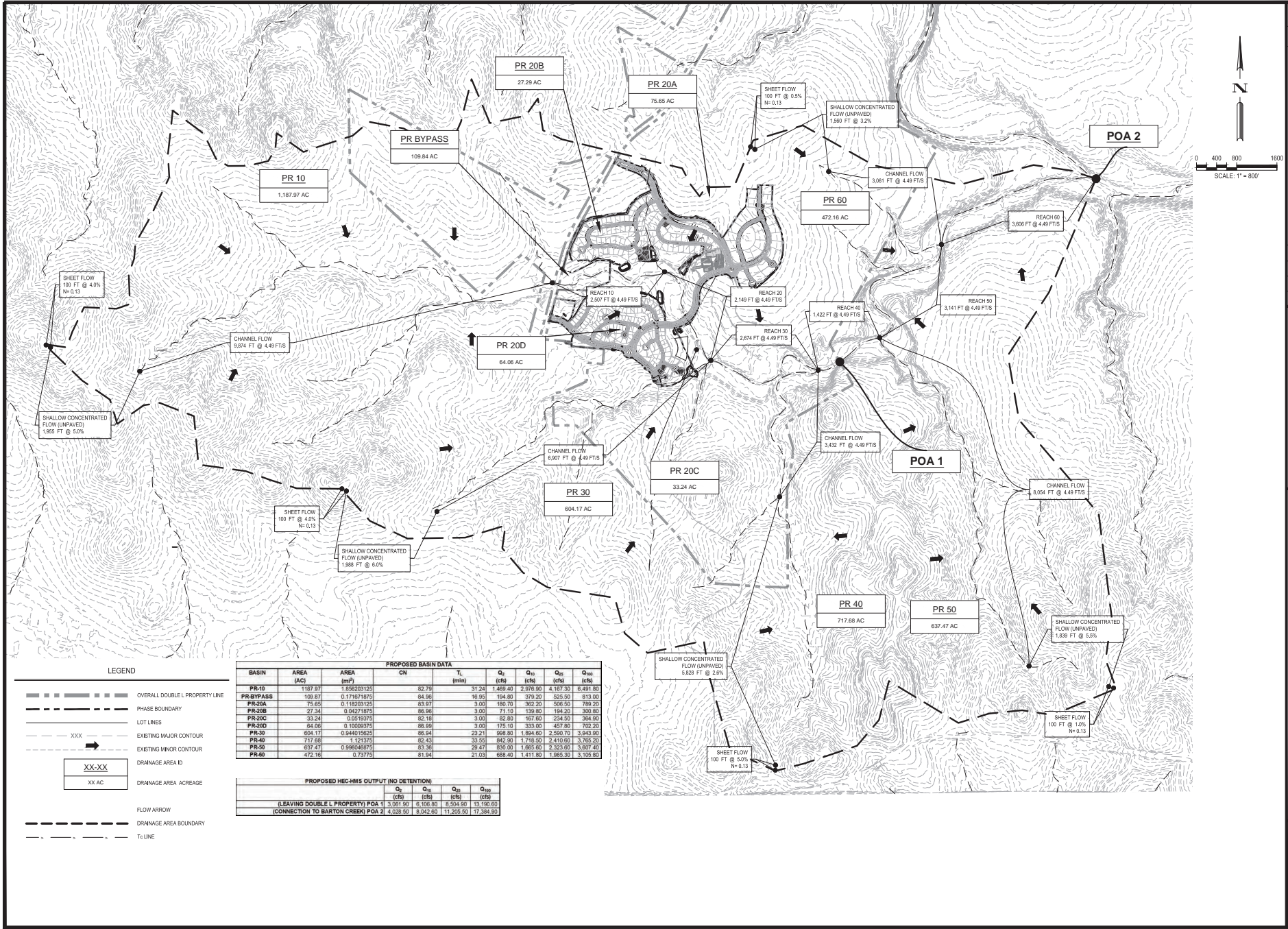
DESIGNED BY:  
REVIEWED BY:  
DRAWN BY:

**BGE**  
BGE INC.  
700 NORTH LAMAR BLVD. SUITE 200  
TULSA, OK 74103  
TULSA REGISTRATION NO. P1068

DOUBLE L RANCH PHASE 1  
EXISTING HYDROLOGY MAP



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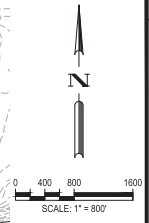


**LEGEND**

- OVERALL DOUBLE L PROPERTY LINE
- PHASE BOUNDARY
- LOT LINES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE AREA ID
- DRAINAGE AREA ACREAGE
- FLOW ARROW
- DRAINAGE AREA BOUNDARY
- Tc LINE

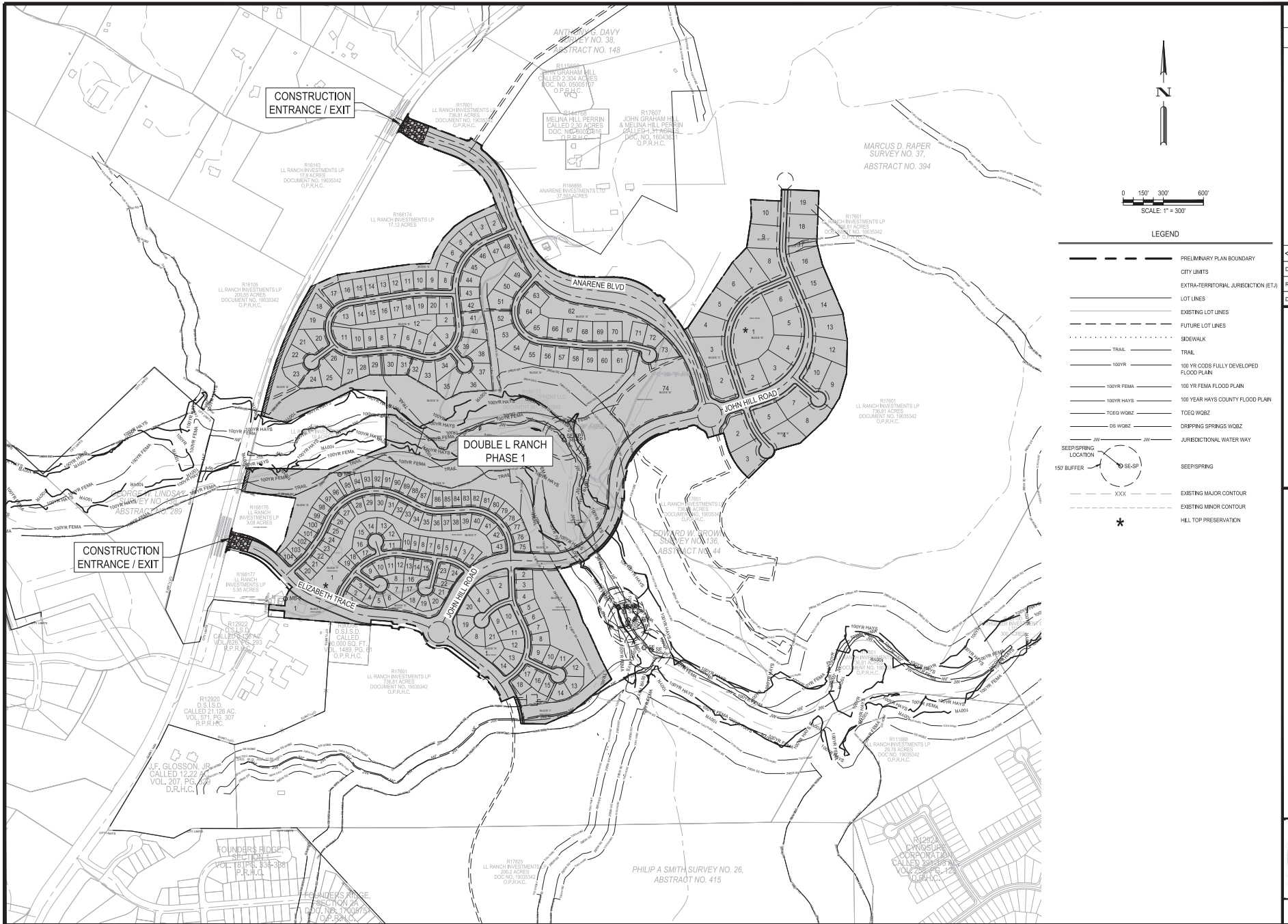
PROPOSED BASIN DATA							
BASIN	AREA (AC)	AREA (m <sup>2</sup> )	CN	T <sub>c</sub> (min)	Q <sub>1</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>100</sub> (cfs)
PR-10	1187.97	1,856,203.125	82.79	31.24	1,469.40	2,976.90	4,167.30
PR-BYPASS	109.87	0,171,617.875	84.86	18.85	194.80	376.20	525.50
PR-20A	75.85	0,115,203.125	83.97	3.00	190.70	362.00	505.50
PR-20B	27.34	0,042,718.75	86.98	3.00	71.10	139.80	194.20
PR-20C	33.24	0,051,937.5	82.18	3.00	82.80	167.60	234.50
PR-20D	64.06	0,100,003.75	86.69	3.00	175.10	333.00	457.80
PR-30	604.17	0,944,019,625	86.94	23.21	958.80	1,884.60	2,590.70
PR-40	717.68	1,121,375	82.43	33.25	842.30	1,716.50	2,410.80
PR-50	637.47	0,996,968.75	83.36	29.47	830.00	1,665.60	2,323.60
PR-60	472.16	0,737,75	81.94	21.03	688.40	1,411.80	1,985.30

PROPOSED HEC-RMS OUTPUT (NO DETENTION)			
	Q <sub>1</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>100</sub> (cfs)
(LEAVING DOUBLE L PROPERTY) POA 1	3,061.00	5,105.80	8,554.90
(CONNECTION TO BARTON CREEK) POA 2	4,028.50	8,042.60	11,205.50



	DATE: APR
	REV: _____
	DESCRIPTION: _____
	DESIGNED BY: _____
	REVIEWED BY: _____
	DRAWN BY: _____
BGE Inc. 7700 FORTY-NINTH AVENUE, SUITE 200 TELLER, COLORADO 80480 TEL: 303.709.9400 FAX: 303.709.9401 TDEC Registration No. P1068	
DOUBLE L RANCH PHASE 1 PROPOSED HYDROLOGY MAP	
SHEET 9 OF 10	

c:\Users\lsham\OneDrive\BCE\External\_development\double\_l\_ranch\plan\plan\_18203\_CADD01\_SHTSCC-SP-Traffic\_Control\_LL.dwg Layout: 10: CONSTRUCTION TRAFFIC PLAN - Printed: 2/21/2022 4:04:59 PM



0 150' 300' 600'  
SCALE: 1" = 300'

LEGEND

- PRELIMINARY PLAN BOUNDARY
- CITY LIMITS
- EXTRA-TERRITORIAL JURISDICTION (ETJ)
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- SIDEWALK
- TRAIL
- 100 YR CODS FULLY DEVELOPED FLOOD PLAN
- 100 YR FEMA
- 100 YR FEMA FLOOD PLAN
- 100 YR HAYS
- 100 YEAR HAYS COUNTY FLOOD PLAN
- TCQD WOBZ
- TCQD WOBZ
- DS WOBZ
- DRIPPING SPRINGS WOBZ
- JW
- JURISDICTIONAL WATER WAY
- SEEP/SPRING LOCATION
- SEEP/SPRING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HILL TOP PRESERVATION

NO.	REV	DATE	APP	DESCRIPTION

DESIGNED BY:  
REVIEWED BY:  
DRAWN BY:

**BGE**

BGE INC.  
7700 FORTY-NINTH AVENUE, SUITE 200  
DENVER, COLORADO 80239  
TEL: 303.440.4400 FAX: 303.440.4401  
E: bge@bge.com  
EPA Registration No. P-1068

DOUBLE L RANCH PHASE 1  
CONSTRUCTION TRAFFIC PLAN

22222  
JUAN P. MONTANO  
106158  
SHEET 10 OF 10