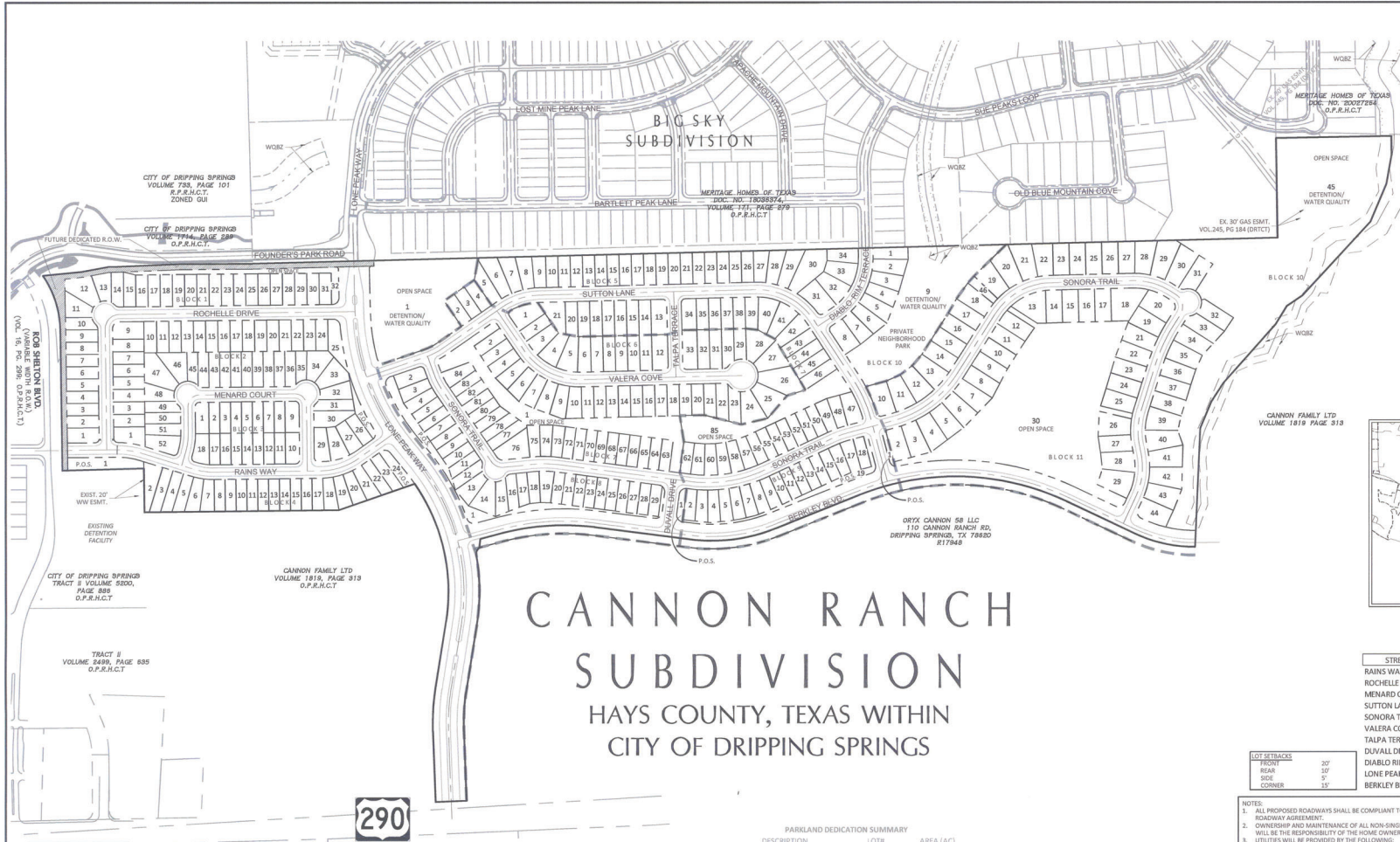


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 Plot Date: 08/22/2021 08:45:21



D.A. DOUCET & ASSOCIATES, INC.
 2401 B. Highway 71 W. Suite 140
 Austin, TX 78735. Tel: (512) 583-2400
 TYPED Firm Number: 3927
 TP&LS Firm Number: 1016890

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- PHASE BOUNDARY

P.O.S. = OPEN SPACE
 OPEN SPACE = PUBLIC UPLANDS PARK

FUTURE DEDICATED R.O.W.

VICINITY MAP
NO SCALE

CANNON RANCH SUBDIVISION

HAYS COUNTY, TEXAS WITHIN CITY OF DRIPPING SPRINGS

OWNER/DEVELOPER: ASHTON WOODS HOMES
 70720 RESEARCH BOULEVARD, SUITE B-210
 AUSTIN, TEXAS 78659
 (512) 610-7000

CONTACT: STEVEN PIERCE

ENGINEER: DOUCET & ASSOCIATES
 2401 B HWY. 71 WEST, SUITE 160
 AUSTIN, TEXAS 78735
 (512) 583-2600

CONTACT: JOE GRASSO, P.E. - MANAGING ENGINEER
 DOUCET & ASSOCIATES, INC.
 2401 B HWY. 71 WEST, SUITE 160
 AUSTIN, TEXAS 78735
 (512) 583-2600

CONTACT: CHRIS TREIBY, R.P.L.S.

UTILITY PROVIDERS: WATER: CITY OF DRIPPING SPRINGS
 WASTEWATER: CITY OF DRIPPING SPRINGS
 ELECTRIC: FIDELNALS ELECTRICAL COOPERATIVE

JURISDICTION: CITY OF DRIPPING SPRINGS

LEGAL DESCRIPTION: BEING A 100.58 ACRE TRACT OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, AND THE CH. MALOTT SURVEY, ABSTRACT NUMBER 663, HAYS COUNTY, TEXAS, SAID TRACT BEING OUT OF THAT CALLED 209.667 ACRE TRACT CONVEYED IN A DEED TO CANNON FAMILY, LTD., AS RECORDED IN VOLUME 1819, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.] ALSO BEING OUT OF A CALLED 58.000 ACRE TRACT DESCRIBED IN A DEED TO ORLY CANNON SR LLC, RECORDED IN DOCUMENT NUMBER 20033358 [O.P.R.H.C.T.]

SITE AREA: 100.58 ACRES

BENCHMARK: 1/2-ANCH ROD FOUND IN THE NORTH LINE OF THAT CALLED 2723-ACRE TRACT DESCRIBED TO KATHERINE BERKLEY CANNON, ET. AL IN VOLUME 198, PAGE 151 D.R.T.C.T., FOR THE SOUTHEAST CORNER OF THAT CALLED 1979-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 174, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]

WATERSHED: THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 482090105F, DATED SEPTEMBER 2, 2005. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

SUBMITTED BY: JOE GRASSO, P.E.

PARKLAND DEDICATION SUMMARY

DESCRIPTION	Phase One	LOT#	AREA (AC)
OPEN SPACE	LOT 32, BLOCK 1	0.38	
PRIVATE OPEN SPACE	LOT 25, BLOCK 2	0	
PRIVATE OPEN SPACE	LOT 1, BLOCK 4	0	
PRIVATE OPEN SPACE	LOT 34, BLOCK 4	0	
OPEN SPACE	LOT 1, BLOCK 5	2.53	
PONDA	LOT 1, BLOCK 5	-1.98	
Phase Two			
OPEN SPACE	LOT 1, BLOCK 7	1.50	
PRIVATE OPEN SPACE	LOT 1, BLOCK 8	0	
PRIVATE OPEN SPACE	LOT 1, BLOCK 9	0	
Phase Three			
OPEN SPACE	LOT 85, BLOCK 7	1.01	
PRIVATE OPEN SPACE	LOT 19, BLOCK 9	0.00	
PRIVATE NEIGHBORHOOD PARK	LOT 9, BLOCK 10	2.84	
POND B	LOT 9, BLOCK 10	-5.50	
PRIVATE OPEN SPACE	LOT 1, BLOCK 11	0.00	
Phase Four			
OPEN SPACE	LOT 45, BLOCK 10	7.91	
OPEN SPACE	LOT 46, BLOCK 10	0.08	
OPEN SPACE	LOT 30, BLOCK 11	5.94	
OPEN SPACE	LOT 45, BLOCK 10	-1.33	
POND C			
TOTAL DEDICATED		18.38	
TOTAL REQUIRED		16.30	

SITE DATA TABLE

TOTAL SITE AREA		100.58 AC
RESIDENTIAL LOTS (407)	148	17.79 AC
RESIDENTIAL LOTS (45)	164	22.05 AC
RESIDENTIAL LOTS (607)	63	11.63 AC
TOTAL RESIDENTIAL LOTS	375	51.47 AC
TOTAL PARKLAND	15	16.66 AC
STREET R.O.W.		32.45 AC
NUMBER OF BLOCKS	11	
TOTAL PHASE 1 AREA		
RESIDENTIAL LOTS (407)	65	27.09 AC
RESIDENTIAL LOTS (457)	57	8.57 AC
TOTAL PHASE 2 AREA		
RESIDENTIAL LOTS (407)	50	22.66 AC
RESIDENTIAL LOTS (407)	50	5.55 AC
RESIDENTIAL LOTS (45)	47	6.68 AC
TOTAL PHASE 3 AREA		
RESIDENTIAL LOTS (407)	33	20.89 AC
RESIDENTIAL LOTS (45)	60	3.71 AC
RESIDENTIAL LOTS (45)	60	8.5 AC
TOTAL PHASE 4 AREA		
RESIDENTIAL LOTS (607)	63	29.93 AC
RESIDENTIAL LOTS (607)	63	11.63 AC

PUBLIC ROADWAY TABLE

STREET NAME	R.O.W.	PAVEMENT	C&G	C LENGTH
RAINS WAY	54'	30'	YES	1,431'
ROCHELLE DRIVE	54'	30'	YES	1,452'
MENARD COURT	54'	30'	YES	972'
SUTTON LANE	54'	30'	YES	2,464'
SONORA TRAIL	54'	30'	YES	4,204'
VALERA COVE	54'	30'	YES	1,074'
TALPA TERRACE	54'	30'	YES	340'
DUNALL DRIVE	54'	30'	YES	195'
DIABLO RIM TERRACE	54'	30'	YES	358'
LONE PEAK WAY	114'	48'	YES	2,150'
BERKLEY BLVD.	90'	24'	YES	2,811'

- NOTES:**
- ALL PROPOSED ROADWAYS SHALL BE COMPLIANT TO THE ROADWAY SECTIONS IN THE APPROVED PDD #12 AND OFFSITE ROADWAY AGREEMENT.
 - OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
 WATER: CITY OF DRIPPING SPRINGS
 WASTEWATER: CITY OF DRIPPING SPRINGS
 ELECTRICITY: P.E.C.
 - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAN AND CONSTRUCTION PLANS.
 - STORM WATER SHALL BE CONVERTED VIA DRAINAGE EASEMENTS TO PUBLIC ROADS.
 - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AS MODIFIED BY APPROVED PDD #12.
 - A FOOT, PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 - ALL BORE TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
 - ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPFILES, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
 - A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAN.
 - STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SDA 8.11].

STATE OF TEXAS
 COUNTY OF HAYS
 CITY OF DRIPPING SPRINGS

THIS PLAN, CANNON RANCH SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS DAY OF _____, 2021.

BY: _____
 MAYOR OR MAYOR PRO TEM.

ATTEST:
 ANDREA CUNNINGHAM, CITY SECRETARY

OVERALL PRELIMINARY PLAN

**CANNON RANCH
PRELIMINARY PLAN
DRIPPING SPRINGS, TEXAS**

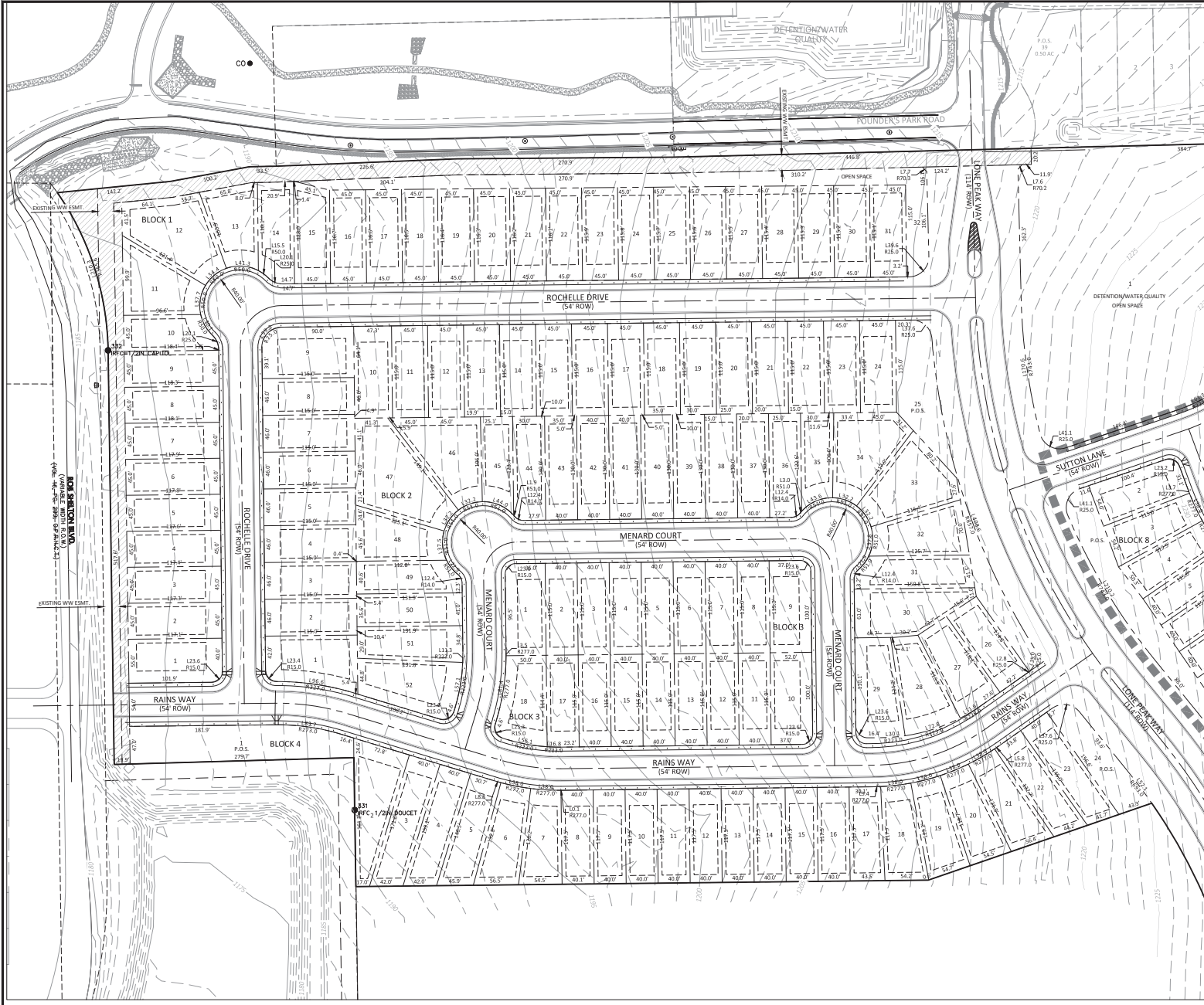
JOE GRASSO
P.E.
6-27-21

Designed: 81-JG-GS
 Drawn: GS-PM
 Reviewed: 81-JG
 Date: 8/26/2021

SHEET
1
OF 5

Project No.: 1298-003

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MATCHLINE PRELIMINARY PLAN II

GRAPHIC SCALE 1"=40'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊖ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GLY
- ⊙ SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- - - EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - PROPOSED SIDEWALK
- - - EXISTING CONTOURS
- ▨ FUTURE DEDICATED F.D.W.

P.O.S. = OPEN SPACE
 OPEN SPACE = PUBLIC UPLANDS PARK

LOT SETBACKS	
FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Consulting
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78735, Tel: (512) 253-5400
 Fax: (512) 253-5401
 TBPIS Firm Number: 3937

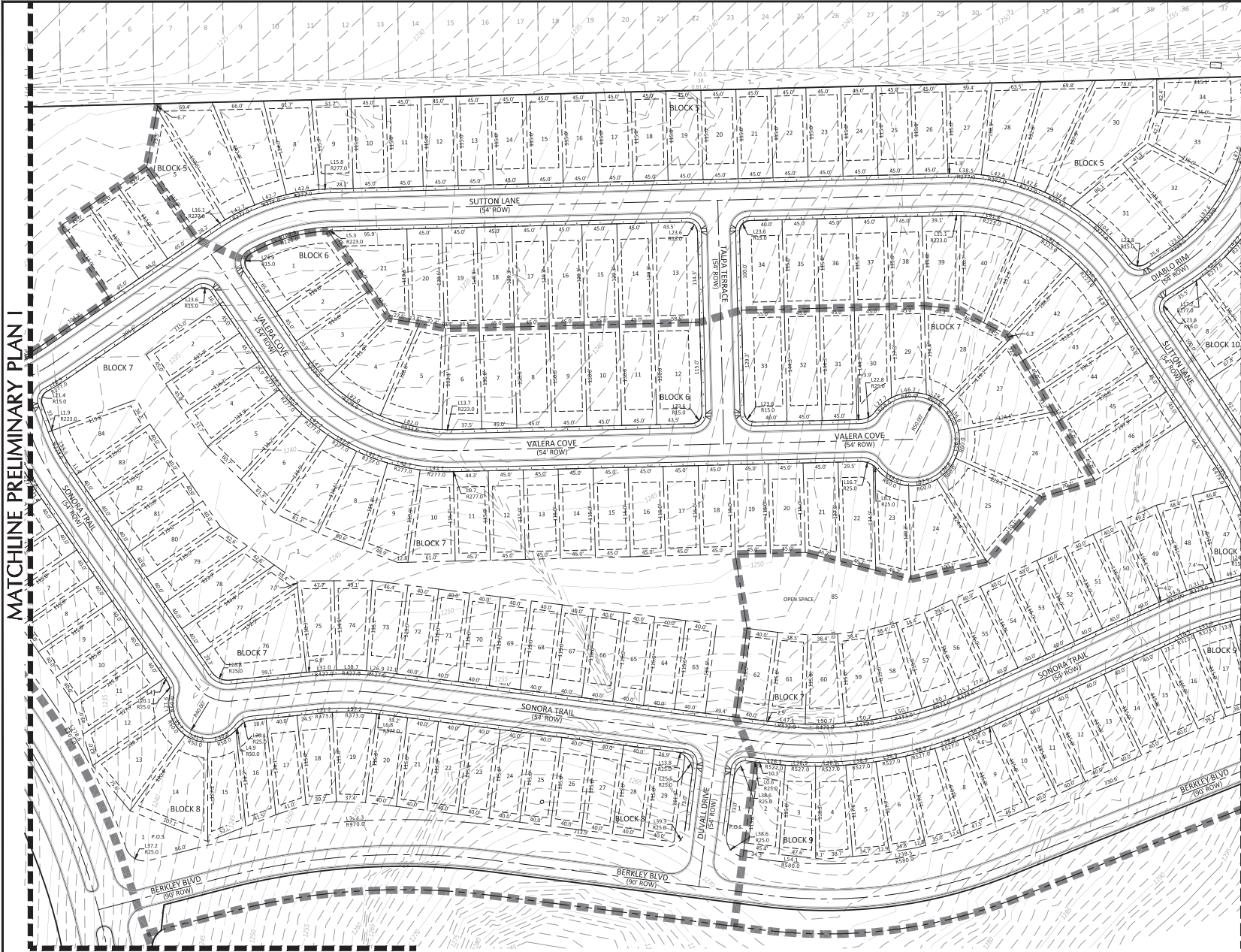
PRELIMINARY PLAT I

CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS

Designed: JG, JG, GS
 Drawn: GS, PM
 Microchecked: JG, GS
 Date: 8/26/2011

SHEET
2
 OF 5
 Project No.: 1258-003

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 Plot Date: 8/26/2011 11:38 AM



GRAPHIC SCALE 1"=40'

LEGEND

- IRON ROD FOUND
- ◆ FIRE HYDRANT
- SIGN
- POWER POLE
- ⬇ DOWN GUT
- - - SUBDIVISION BOUNDARY
- - - LOT LINES
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - PROPOSED SIDEWALK
- - - EXISTING CONTOURS

P.O.S. = OPEN SPACE
OPEN SPACE = PUBLIC UPLANDS PARK

LOT SETBACKS	
FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'

MATCHLINE PRELIMINARY PLAN I

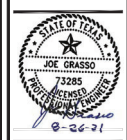
MATCHLINE PRELIMINARY PLAN III

MATCHLINE PRELIMINARY PLAN IV

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Consulting
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78735, Tel: (512) 253-5400
 Fax: (512) 253-5401
 TBP# Firm Number: 3937
 TBP#S Firm Number: 10106800

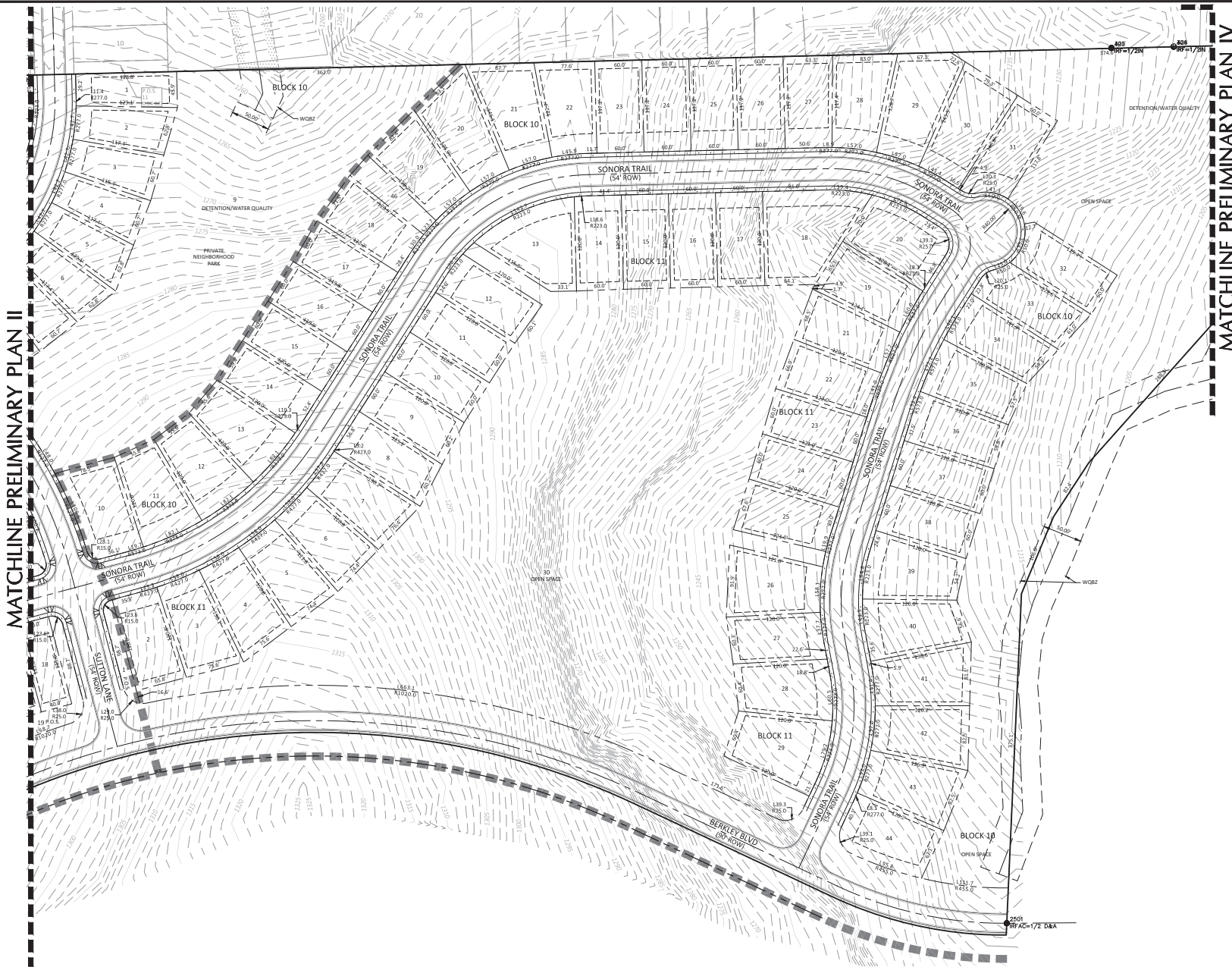
PRELIMINARY PLAT II

CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS



Designed: JM, JG, GS
Drawn: GS, PM
Reviewed: JM, GS
Date: 8/26/2011
SHEET
3
OF 5
Project No.: 1258-003

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 Plot Date: 8/26/2011 11:38
 Plot Scale: 1"=40'



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⊙ DOWN GUY
- ⊙ SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - PROPOSED SIDEWALK
- - - EXISTING CONTOURS

P.O.S. = OPEN SPACE
 OPEN SPACE = PUBLIC UPLANDS PARK

LOT SETBACKS

FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Construction
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78735, Tel: (512) 553-5400
 Fax: (512) 553-5401
 TBP# Firm Number: 3937
 TBP# Firm Number: 10106800

PRELIMINARY PLAT III

CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS

STATE OF TEXAS
 JOE GRASSO
 73285
 8-26-11

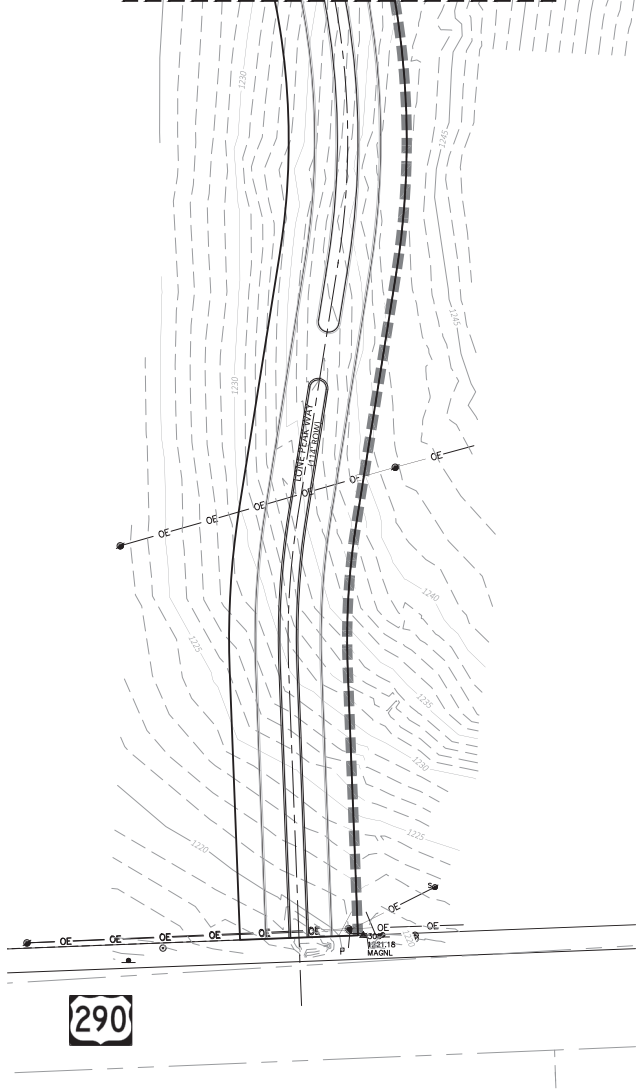
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 Drawn: GS, PM
 Reviewed: jg, GS
 Date: 8/26/2011

SHEET
4
OF 5

Project No.: 1258-003

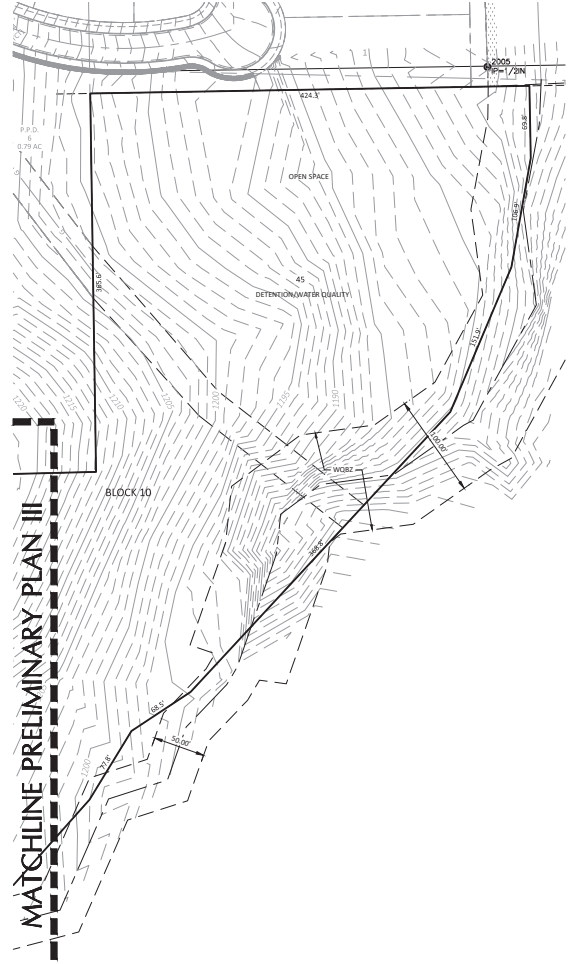
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 Plot Date: 8/26/2011 11:28

MATCHLINE PRELIMINARY PLAN II



290

MATCHLINE PRELIMINARY PLAN III



GRAPHIC SCALE 1"=40'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊕ POWER POLE
- ⊕ DOWN GLY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - PROPOSED SIDEWALK
- - - EXISTING CONTOURS

P.O.S. = OPEN SPACE
 OPEN SPACE = PUBLIC UPLANDS PARK

LOT SETBACKS	
FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'

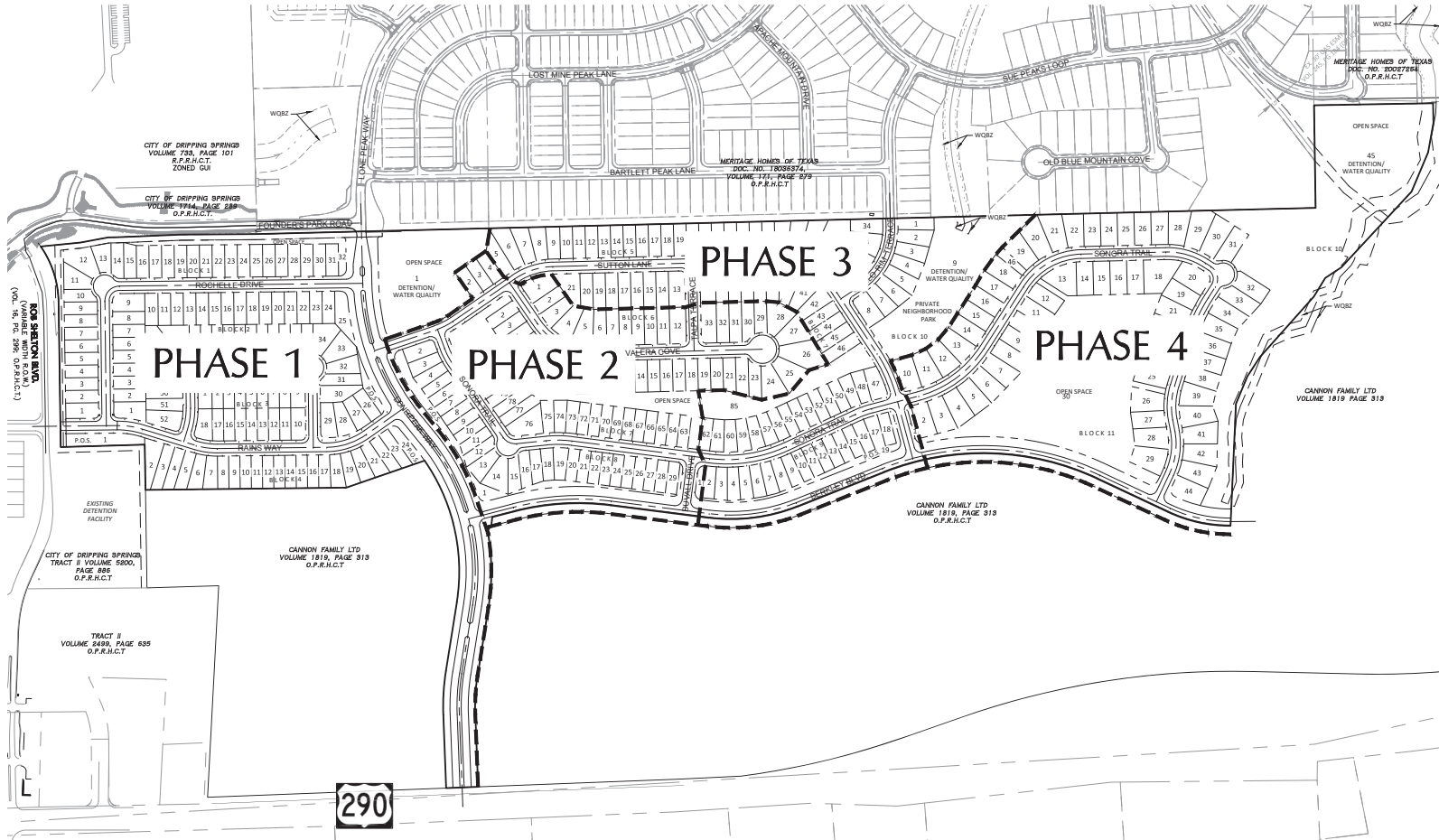
DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Construction
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78735 Tel: 512-253-5600
 Fax: 512-253-5601
 www.dadoucet.com
 TBPES Firm Number: 3937
 TBPES Firm Number: 10106800

PRELIMINARY PLAT IV

CANNON RANCH PRELIMINARY PLAT DRIPPING SPRINGS, TEXAS

Designed: JH, JG, GS
Drawn: GS, PM
Reviewed: JH, JG
Date: 8/26/2011
SHEET
5
OF 5
Project No.: 1298-003

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 Plot Date: 8/26/2011 11:38



GRAPHIC SCALE 1"=200'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PHASE BOUNDARY

DA DOUCET & ASSOCIATES
 Civil Engineering • Planning • Construction
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78726, Tel: (512) 253-2400
 Fax: (512) 253-2401
 TBP# Firm Number: 3937
 TBP# Firm Number: 10106900

PHASING PLAN

CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS

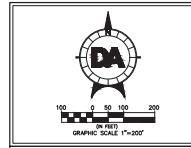
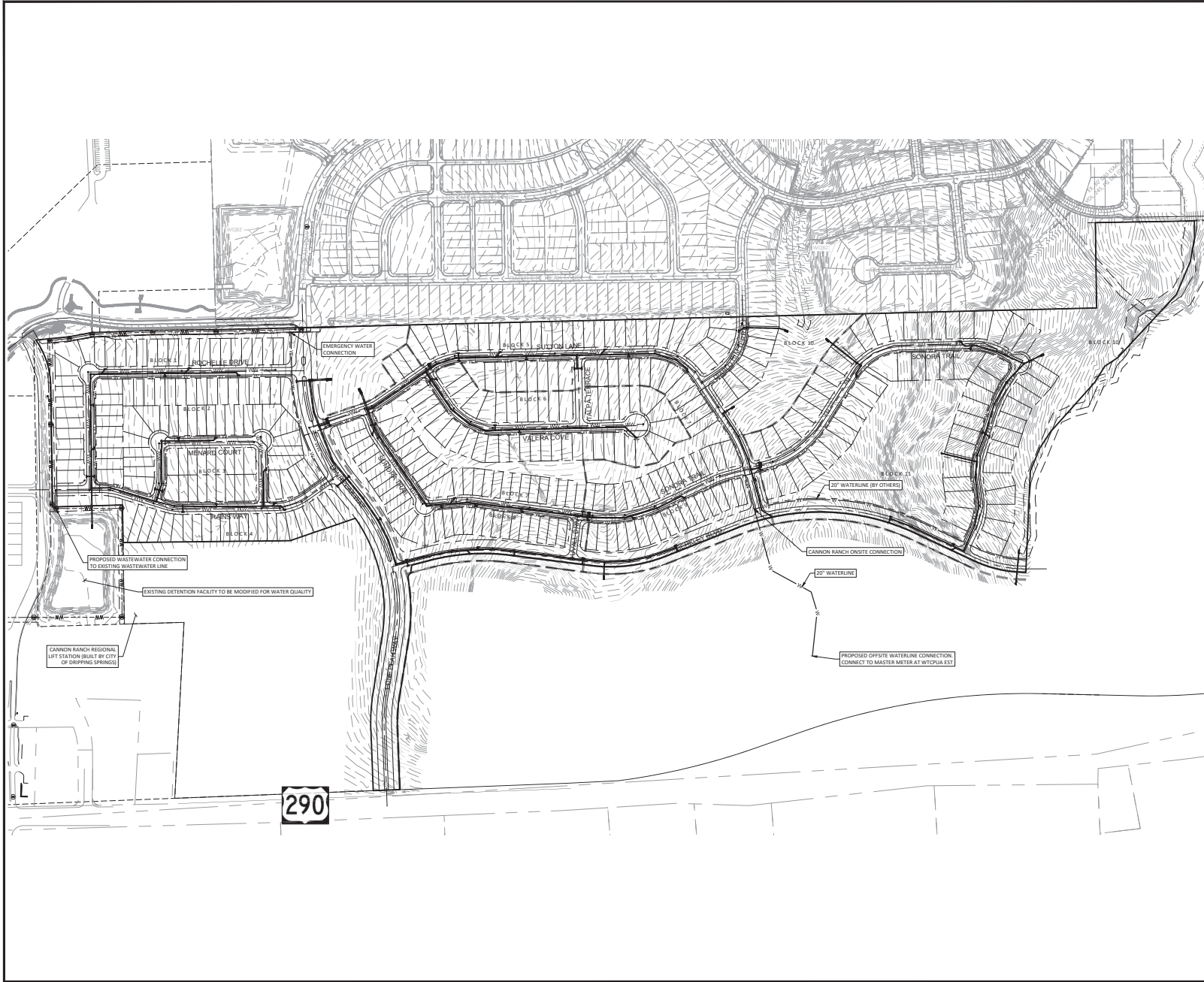
EXHIBIT
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Designed:	JH - JS
Drawn:	GS - PM
Reviewed:	JH - JS
Date:	8/26/2011

SHEET
1
OF 1

Project No.: 1298-003

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 Plot Date: 8/26/2011 11:28:13



LEGEND

●	IRON ROD
□	ELECTRIC PULL BOX
□	ELECTRIC METER
□	ELECTRIC TRANSFORMER
○	ELECTRIC MANHOLE
○	FIRE HYDRANT
○	GAS METER
☆	LIGHT POLE
○	TELEPHONE MANHOLE
○	TELEPHONE SERVICE BOX
□	TRAFFIC SIGNAL BOX
□	TRAFFIC SIGNAL
○	WATER VALVE
○	WATER METER
○	STORM SEWER MANHOLE
○	WASTEWATER MANHOLE
○	WATER MANHOLE
○	SIGN
○	POWER POLE
○	DOWN GUY
○	PROPOSED 10" CURB INLET
○	PROPOSED WING WALL
○	PROPOSED GRATE INLET
---	SUBDIVISION BOUNDARY
---	LOT BOUNDARY
---	EASEMENTS
---	PROPOSED WATER PIPE
---	PROPOSED WASTEWATER PIPE
---	FM
---	PROPOSED FORCE MAIN PIPE
---	PROPOSED STORM PIPE
---	OE
---	OVERHEAD ELECTRIC
---	EDGE OF EXISTING ASPHALT

- NOTES:**
1. ALL WATER LINE MATERIAL, JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.
 2. WATER LINE ASSIGNMENT TO BE 5.5' FROM R.O.W.
 3. WATER LINE TO HAVE MINIMUM COVER OF 3 FEET.

DA DOUCET & ASSOCIATES
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 Austin, TX 78735 Tel: (512) 553-2600
 Fax: (512) 553-2601
 www.dadoucet.com
 TBP# Firm Number: 3927
 TBP# Firm Number: 10106800

OVERALL UTILITY PLAN

**CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS**

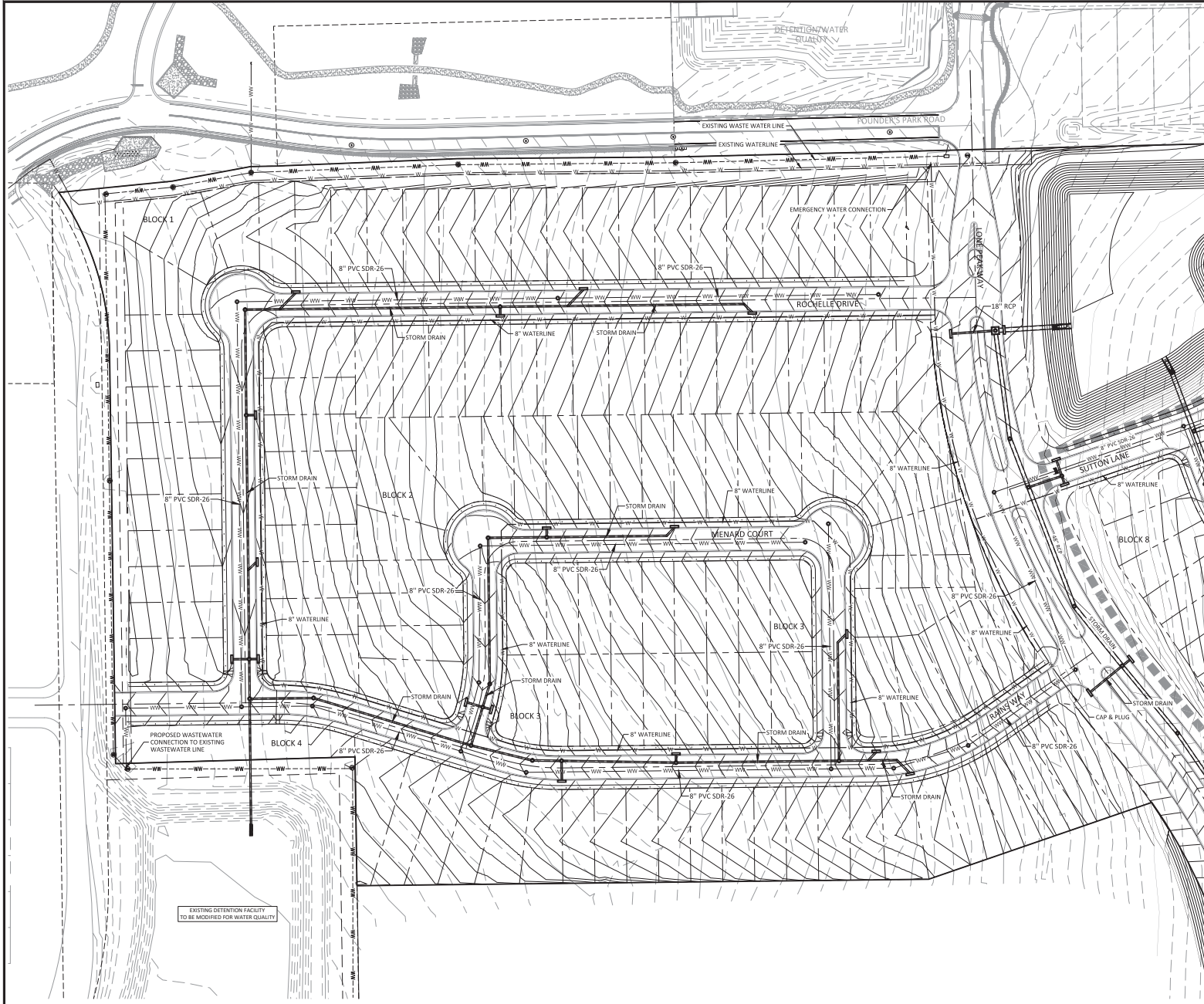
**EXHIBIT
 C**

Designed: JH, JG, GS
 Drawn: GS, PM
 Reviewed: JH, JG
 Date: 8/26/2011

**SHEET
 1
 OF 5**

Project No.: 1298-003

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 Plot Date: 8/26/2011 11:28:11



EXISTING DETENTION FACILITY
 TO BE MODIFIED FOR WATER QUALITY

MATCHLINE PRELIMINARY UTILITY PLAN II

GRAPHIC SCALE 1"=40'

LEGEND

●	IRON ROD
□	ELECTRIC PULL BOX
□	ELECTRIC METER
□	ELECTRIC TRANSFORMER
□	ELECTRIC MANHOLE
○	FIRE HYDRANT
○	GAS METER
○	LIGHT POLE
○	TELEPHONE MANHOLE
○	TELEPHONE SERVICE BOX
□	TRAFFIC SIGNAL BOX
□	TRAFFIC SIGNAL
○	WATER VALVE
○	WATER METER
○	STORM SEWER MANHOLE
○	WASTEWATER MANHOLE
○	WATER MANHOLE
○	SIGN
○	POWER POLE
○	DOWN GUY
○	PROPOSED 10' CURB INLET
○	PROPOSED WING WALL
○	PROPOSED GRATE INLET
---	SUBDIVISION BOUNDARY
---	LOT BOUNDARY
---	EASEMENTS
---	PROPOSED WATER PIPE
---	PROPOSED WASTEWATER PIPE
---	FM
---	PROPOSED FORCE MAIN PIPE
---	PROPOSED STORM PIPE
---	OE
---	OVERHEAD ELECTRIC
---	EDGE OR EXISTING ASPHALT

- NOTES:**
1. ALL WATER LINE MATERIAL JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.
 2. WATER LINE ASSIGNMENT TO BE 5.5' FROM R.O.W.
 3. WATER LINE TO HAVE MINIMUM COVER OF 3 FEET.

DA DOUCET & ASSOCIATES
 Civil Engineering • Planning • Construction
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78726, Tel: (512) 253-5600
 Fax: (512) 253-5601
 TBE Firm Number: 3937
 TBEIS Firm Number: 1010800

PRELIMINARY UTILITY PLAN I

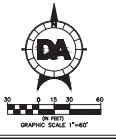
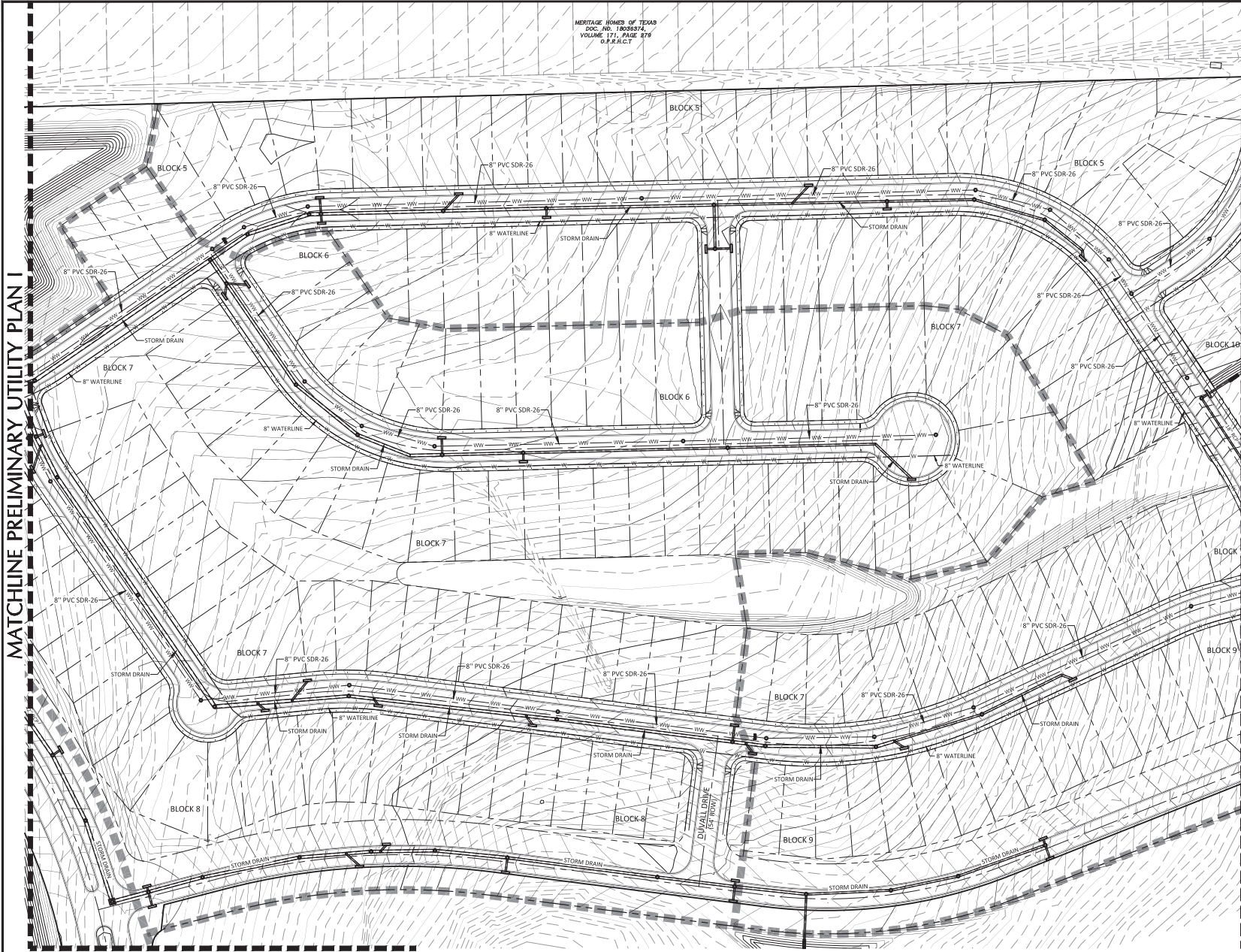
CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS

EXHIBIT
C

Designed: JH - JG
Drawn: GS - PM
Reviewed: JH - JG
Date: 8/26/2011
SHEET
2
OF 5
Project No.: 1298-003

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HERITAGE HOMES OF TEXAS
 DOC. NO. 18038374
 VOLUME 171, PAGE 476
 O.P.R.H.C.T.



LEGEND

- IRON ROD
- ELECTRIC PULL BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS METER
- LIGHT POLE
- TELEPHONE MANHOLE
- TELEPHONE SERVICE BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- WATER VALVE
- WATER METER
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- WATER MANHOLE
- SIGN
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- DOWN GUY
- PROPOSED 10' CURB INLET
- PROPOSED WING WALL
- PROPOSED GRATE INLET
- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- EASEMENTS
- PROPOSED WATER PIPE
- PROPOSED WASTEWATER PIPE
- FM --- PROPOSED FORCE MAIN PIPE
- PROPOSED STORM PIPE
- OE --- OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT

- NOTES:**
1. ALL WATER LINE MATERIAL, JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.
 2. WATER LINE ASSIGNMENT TO BE 5.5' FROM R.O.W.
 3. WATER LINE TO HAVE MINIMUM COVER OF 3' FEET.

MATCHLINE PRELIMINARY UTILITY PLAN I

MATCHLINE PRELIMINARY UTILITY PLAN III

MATCHLINE PRELIMINARY UTILITY PLAN IV

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Construction
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78726 Tel: (512) 253-5400
 Fax: (512) 253-5401
 www.dadoucet.com
 TBP# Firm Number: 3927
 TBP#S Firm Number: 10106800

PRELIMINARY UTILITY PLAN II

CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS

EXHIBIT

C

Designed: JH - PG - GS
 Drawn: GS - PM
 Reviewed: JH - GS
 Date: 8/26/2011

SHEET
3
OF 5

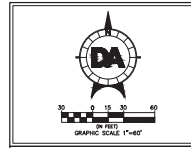
Project No.: 1298-003

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 Plot Date: 8/26/2011 11:28:14



HERITAGE HOMES OF TEXAS
 DOC NO. 180587A
 VOLUME 171, PAGE 279
 O.P.R.H.C.T

GANNON FAMILY LTD
 VOLUME 1819 PAGE 913



LEGEND

[Symbol]	IRON ROD
[Symbol]	ELECTRIC PULL BOX
[Symbol]	ELECTRIC METER
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	ELECTRIC MANHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	GAS METER
[Symbol]	LIGHT POLE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	TELEPHONE SERVICE BOX
[Symbol]	TRAFFIC SIGNAL BOX
[Symbol]	TRAFFIC SIGNAL
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	STORM SEWER MANHOLE
[Symbol]	WASTEWATER MANHOLE
[Symbol]	WATER MANHOLE
[Symbol]	SIGN
[Symbol]	POWER POLE
[Symbol]	DOWN GULLY
[Symbol]	PROPOSED 10' CURB INLET
[Symbol]	PROPOSED WING WALL
[Symbol]	PROPOSED GRATE INLET
[Symbol]	SUBDIVISION BOUNDARY
[Symbol]	LOT BOUNDARY
[Symbol]	EASEMENTS
[Symbol]	PROPOSED WATER PIPE
[Symbol]	PROPOSED WASTEWATER PIPE
[Symbol]	PROPOSED FORCE MAIN PIPE
[Symbol]	PROPOSED STORM PIPE
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	EDGE OF EXISTING ASPHALT

NOTES:
 1. ALL WATER LINE MATERIAL, JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.
 2. WATER LINE ASSIGNMENT TO BE 5.0' FROM R.O.W.
 3. WATER LINE TO HAVE MINIMUM COVER OF 3 FEET.

MATCHLINE PRELIMINARY UTILITY PLAN II

MATCHLINE PRELIMINARY UTILITY PLAN IV

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Construction
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78735, Tel: (512) 255-5600
 Fax: (512) 255-5601
 TBP# Firm Number: 3927
 TBP# Firm Number: 10106800

PRELIMINARY UTILITY PLAN III

**CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS**

EXHIBIT C

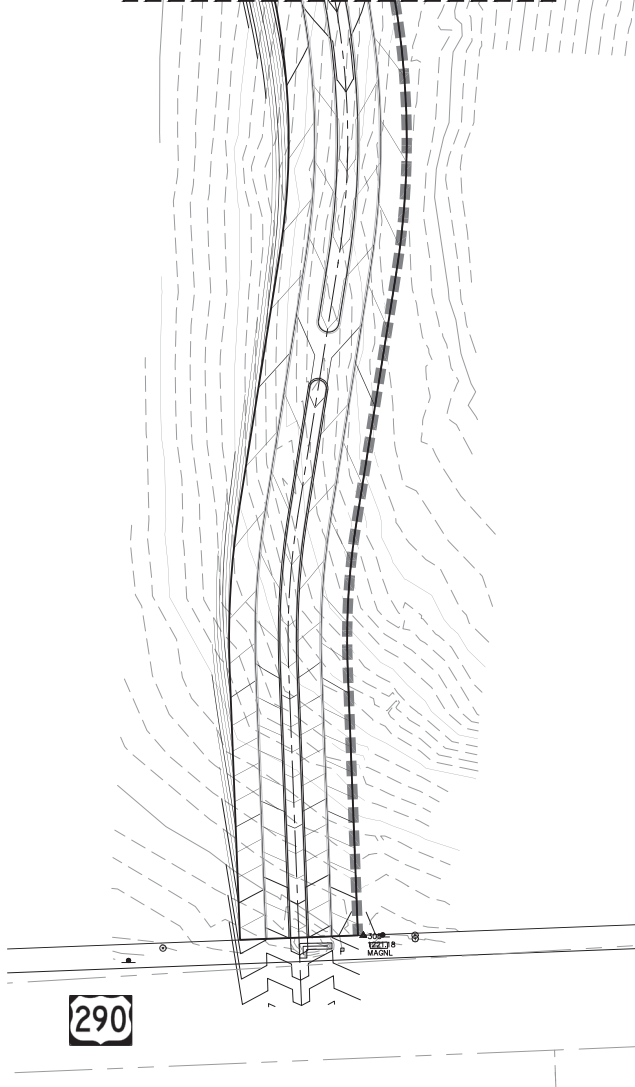
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Drawn:	GS, PM
Reviewed:	JH, JG
Date:	8/26/2011

SHEET 4 OF 5

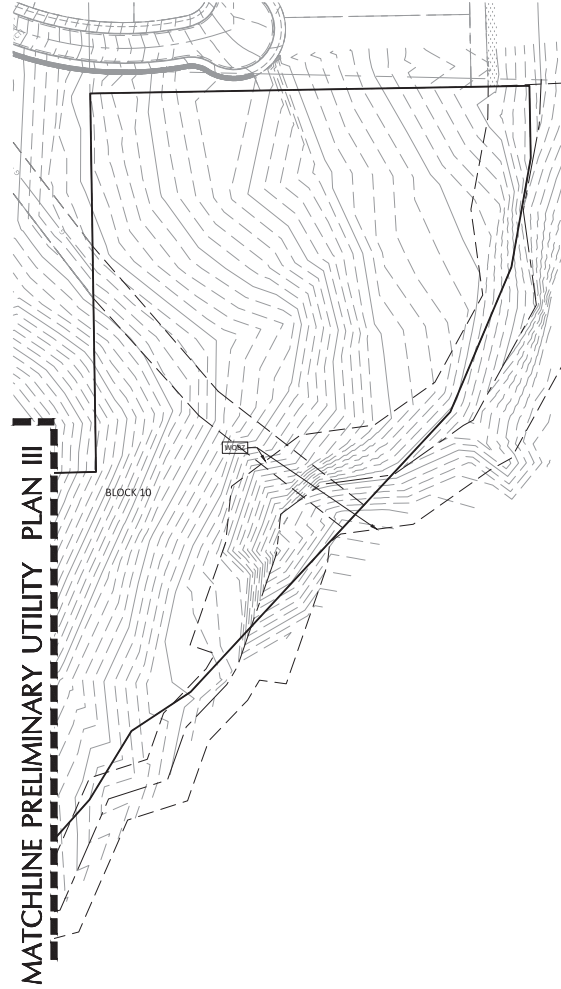
Project No.: 1298-003

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 Plot Date: 8/26/2011 11:28:31

MATCHLINE PRELIMINARY UTILITY PLAN II



MATCHLINE PRELIMINARY UTILITY PLAN III



GRAPHIC SCALE 1"=40'

LEGEND

●	IRON ROD
□	ELECTRIC PULL BOX
□	ELECTRIC METER
□	ELECTRIC TRANSFORMER
○	ELECTRIC MANHOLE
○	FIRE HYDRANT
○	GAS METER
○	LIGHT POLE
○	TELEPHONE MANHOLE
○	TELEPHONE SERVICE BOX
□	TRAFFIC SIGNAL BOX
□	TRAFFIC SIGNAL
○	WATER VALVE
○	WATER METER
○	STORM SEWER MANHOLE
○	WASTEWATER MANHOLE
○	WATER MANHOLE
○	SIGN
○	POWER POLE
○	DOWN GUY
○	PROPOSED 10' CURB INLET
○	PROPOSED WING WALL
○	PROPOSED GRATE INLET
---	SUBDIVISION BOUNDARY
---	LOT BOUNDARY
---	EASEMENTS
—W—	PROPOSED WATER PIPE
—WW—	PROPOSED WASTEWATER PIPE
—FM—	PROPOSED FORCE MAIN PIPE
—S—	PROPOSED STORM PIPE
—OE—	OVERHEAD ELECTRIC
---	EDGE OF EXISTING ASPHALT

NOTES:
 1. ALL WATER LINE MATERIAL, JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.
 2. WATER LINE ASSIGNMENT TO BE 5.5' FROM R.O.W.
 3. WATER LINE TO HAVE MINIMUM COVER OF 3 FEET.

DA DOUCET & ASSOCIATES
 Civil Engineering • Planning • Construction
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78735 Tel: (512) 253-2400
 Fax: (512) 253-2401
 www.dadoucet.com
 TBP# Firm Number: 3927
 TBP#S Firm Number: 10106800

PRELIMINARY UTILITY PLAN IV

CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS

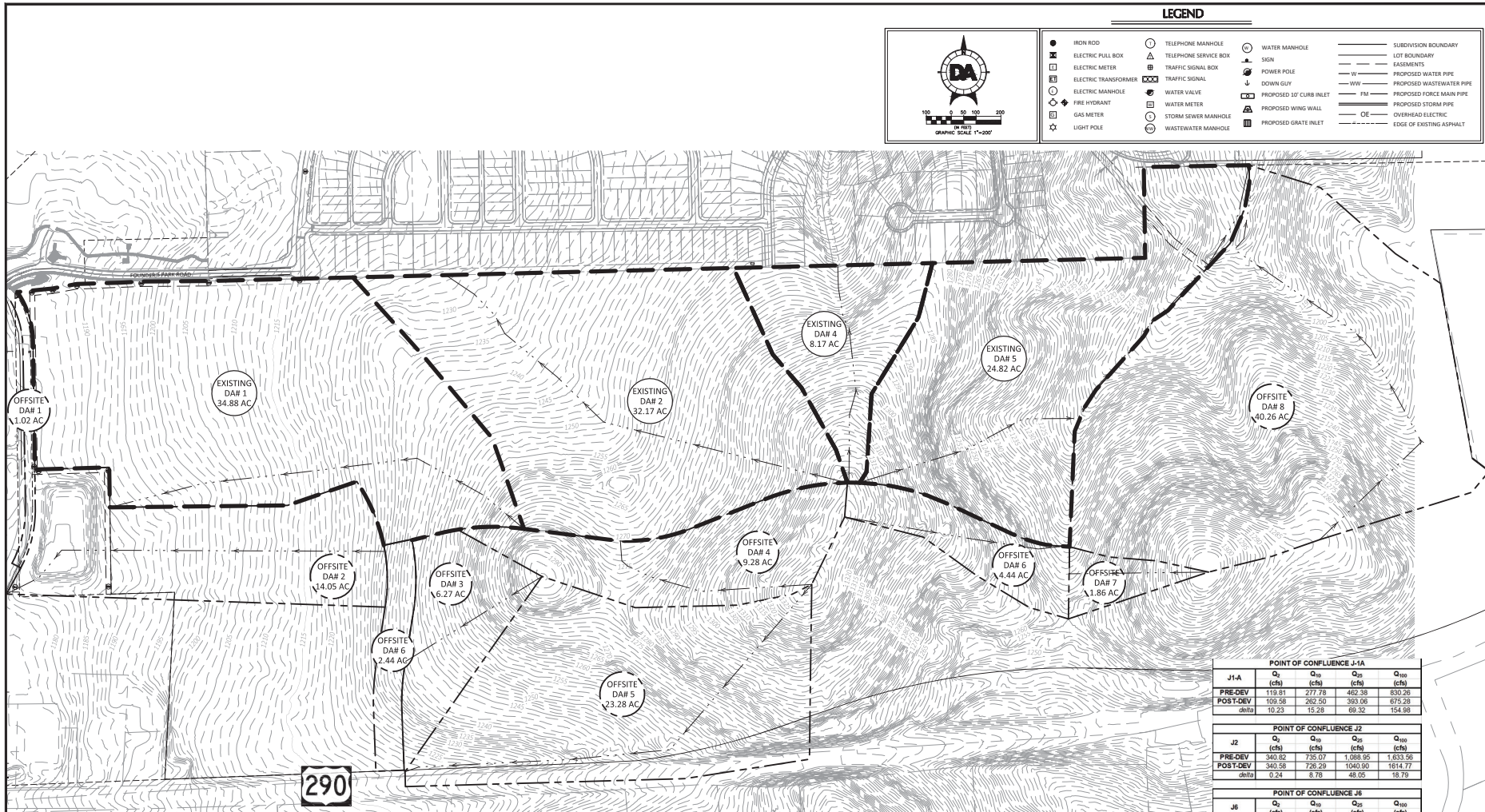
EXHIBIT C

Designed: JH - JG - GS
 Drawn: GS - PM
 Reviewed: JH - JG
 Date: 8/26/2011

SHEET 5 OF 5

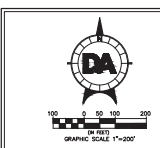
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LEGEND

● IRON ROD	○ TELEPHONE MANHOLE	○ WATER MANHOLE	--- SUBDIVISION BOUNDARY
⊠ ELECTRIC PULL BOX	⊠ TELEPHONE SERVICE BOX	⬇ SIGN	--- LOT BOUNDARY
⊠ ELECTRIC TRANSFORMER	⊠ TRAFFIC SIGNAL BOX	⬇ POWER POLE	--- EASEMENTS
○ ELECTRIC MANHOLE	⊠ TRAFFIC SIGNAL	⬇ DOWN GUY	--- PROPOSED WATER PIPE
⊠ FIRE HYDRANT	○ WATER VALVE	⬇ PROPOSED 10" CURB INLET	--- WW --- PROPOSED WASTEWATER PIPE
⊠ GAS METER	○ WATER METER	⊠ PROPOSED WING WALL	--- FM --- PROPOSED FORCE MAIN PIPE
⊠ LIGHT POLE	○ STORM SEWER MANHOLE	⊠ PROPOSED GRATE INLET	--- FM --- PROPOSED STORM PIPE
	○ WASTEWATER MANHOLE		--- OE --- OVERHEAD ELECTRIC
			--- --- EDGE OF EXISTING ASPHALT



CURVE NUMBER CALCULATED USING THE SCS METHOD - EXISTING CONDITIONS

Drainage Basin	Drainage Area (ft)	Drainage Area (ac)	Impervious Area (ft)	I.C. (%)	CN
E-1	1,519,372.80	34.88	16,151.00	1.06%	84
E-2	1,491,325.20	32.17	19,657.00	1.40%	84
E-3	195,286.40	2.44	3,092.00	2.31%	84
E-4	355,885.20	8.17	0.00	0.00%	84
E-5	1,081,159.20	24.82	0.00	0.00%	84
OS-1	44,431.20	1.02	0	0.0%	84
OS-2	612,018.00	14.05	0	0.0%	84
OS-3	273,121.20	6.27	0	0.0%	84
OS-4	404,236.80	9.28	0	0.0%	84
OS-5	1,026,709.20	23.57	0	0.0%	84
OS-6	193,406.40	4.44	0	0.0%	84
OS-7	81,021.60	1.86	0	0.0%	84
OS-8	1,753,724.60	40.26	0	0.0%	84

EXISTING "Tc" VALUE CALCULATIONS

Drainage Area	Length (ft)	Sheet Flow		Shallow Concentrated Flow		Channel Flow		Total Allowed Tc (min)	
		n	Tt (min)	Length (ft)	Slope (ft/ft)	Tt (min)	Length (ft)		V (ft/sec)
E-1	34.88 Ac.	100	0.66	0.24	8.14	2625	0.04	13.56	21.7
E-2	32.17 Ac.	100	0.65	0.24	10.75	900	0.07	3.51	17.2
E-3	2.44 Ac.	100	0.61	0.24	9.58	790	0.05	3.65	5.0
E-4	8.17 Ac.	100	0.66	0.24	8.14	608	0.10	1.99	5.00
E-5	24.82 Ac.	100	0.66	0.24	8.14	608	0.10	1.99	5.00
OS-1	1.02 Ac.	100	0.05	0.24	8.76	1046	0.04	5.40	14.7
OS-2	14.05 Ac.	100	0.05	0.24	8.76	286	0.07	1.12	9.9
OS-3	6.27 Ac.	100	0.04	0.24	9.58	673	0.07	2.63	12.5
OS-4	9.28 Ac.	100	0.03	0.24	10.75	1184	0.1	1.87	6.66
OS-5	23.57 Ac.	100	0.05	0.24	8.76	777	0.05	3.59	12.8
OS-6	4.44 Ac.	100	0.03	0.24	10.75	460	0.1	1.50	10.9
OS-7	1.86 Ac.	100	0.02	0.24	12.04	468	0.15	1.25	4.88
OS-8	40.26 Ac.	100	0.02	0.24	12.04	468	0.15	1.25	14.63

POINT OF CONFLUENCE J-1A

J-1A	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)
PRE-DEV	119.81	277.78	462.38	830.26
POST-DEV	109.58	262.50	383.06	675.28
delta	10.23	15.28	69.32	154.98

POINT OF CONFLUENCE J-2

J-2	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)
PRE-DEV	340.82	735.07	1,088.95	1,633.56
POST-DEV	340.58	729.29	1090.00	1614.77
delta	0.24	8.78	48.05	18.79

POINT OF CONFLUENCE J-6

J-6	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)
PRE-DEV	51.21	75.21	91.75	117.94
POST-DEV	41.96	72.49	90.30	116.91
delta	9.25	2.72	1.45	1.03

POINT OF CONFLUENCE O-4

O-4	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)
PRE-DEV	17.49	34.64	47.99	73.79
POST-DEV	16.03	33.57	46.26	71.16
delta	1.46	1.07	1.71	2.63

POINT OF CONFLUENCE O-5

O-5	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)
PRE-DEV	141.92	280.95	389.24	588.52
POST-DEV	111.56	250.51	350.92	543.53
delta	30.36	30.44	38.32	54.99

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 Civil Engineering - Planning - Construction
 7401 B. Highway 71 W. Suite 140
 Austin, TX 78735, Tel: (512) 253-5600
 Fax: (512) 253-5601
 TBP# Firm Number: 3937
 TBP# Firm Number: 10106800

DRAINAGE - EXISTING

CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS

EXHIBIT D

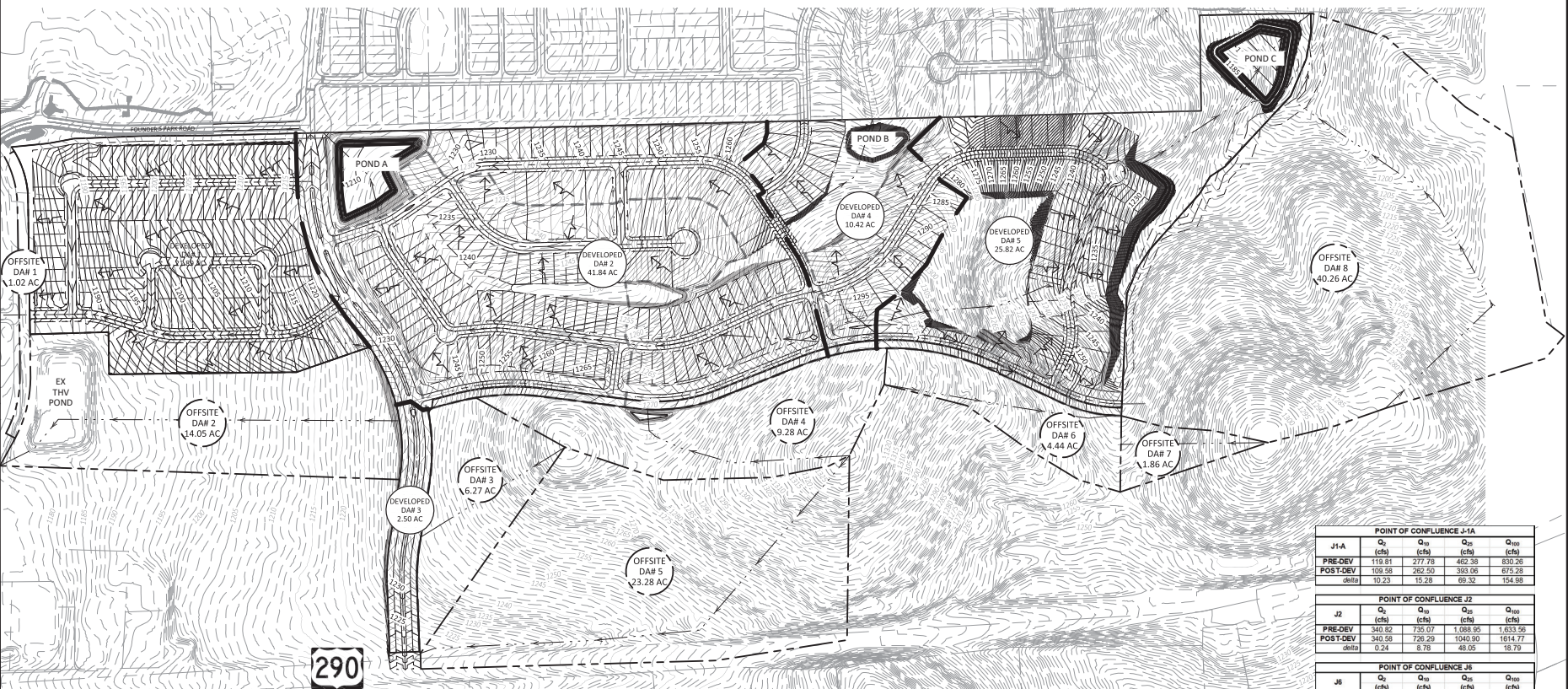
Designed: JH, JG, GS
 Drawn: GS, JH
 Reviewed: JH, GS
 Date: 8/26/2013

SHEET
 1
 OF 1
 Project No.: 1258-003

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 User: G3-PA
 Plot Date: 8/26/2013 11:33
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LEGEND

● IRON ROD	○ TELEPHONE MANHOLE	○ WATER MANHOLE	--- SUBMISSION BOUNDARY
⊠ ELECTRIC PULL BOX	⊠ TELEPHONE SERVICE BOX	⬇ SIGN	--- EASEMENTS
⊠ ELECTRIC METER	⊠ TRAFFIC SIGNAL	⬇ POWER POLE	--- PROPOSED WATER PIPE
⊠ ELECTRIC TRANSFORMER	⊠ WATER VALVE	⬇ DOWN GUY	--- PROPOSED WASTEWATER PIPE
⊠ ELECTRIC MANHOLE	⊠ WATER METER	⬇ PROPOSED 10" CURB INLET	--- PROPOSED FORCE MAIN PIPE
⊠ FIRE HYDRANT	⊠ STORM SEWER MANHOLE	⬇ PROPOSED WING WALL	--- PROPOSED STORM PIPE
⊠ GAS METER	⊠ WASTEWATER MANHOLE	⬇ PROPOSED GRATE INLET	--- OVERHEAD ELECTRIC
⊠ LIGHT POLE			--- EDGE OF EXISTING ASPHALT
			--- FLOW DIRECTION



CURVE NUMBER CALCULATED USING THE SCS METHOD - DEVELOPED CONDITIONS

Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	IC (%)	CN
D-1	953,538.40	21.89	547549	57.4%	92
D-2	1,822,998.00	41.85	981069	52.8%	91
D-3	108,900.00	2.50	66211	60.8%	93
D-4	453,895.20	10.42	190793	42.0%	90
D-5	1,124,719.20	25.82	324958	28.9%	88
OS-1	44,431.20	1.02	29700	66.8%	93
OS-2	612,018.00	14.05	0	0.0%	84
OS-3	273,121.20	6.27	0	0.0%	84
OS-4	494,236.80	11.38	0	0.0%	84
OS-5	1,026,709.20	23.57	0	0.0%	84
OS-6	193,406.40	4.44	0	0.0%	84
OS-7	61,021.60	1.40	0	0.0%	84
OS-8	1,753,725.60	40.26	0	0.0%	84

DEVELOPED "Tc" VALUE CALCULATIONS

Drainage Area (ac)	Sheet Flow			Shallow Concentrated Flow			Channel Flow			Total Allowed Tc (min)
	Length (ft)	Slope (ft/ft)	Tt (min)	Length (ft)	Slope (ft/ft)	Tt (min)	Length (ft)	V (ft/sec)	Tt (min)	
D-1	2189	0.04	9.58	225	0.05	1.04	394	9.00	1.66	12.3
D-2	4185	0.05	8.76	323	0.07	1.26	1915	9.00	3.55	13.6
D-3	250	0.07	7.88	164	0.10	0.54	1143	9.00	3.12	5.0
D-4	1042	0.06	8.14	544	0.15	1.45	1512	9.00	2.80	12.4
D-5	2582	0.05	8.76	296	0.07	1.12	666	5.00	2.22	16.8
D-6	2357	0.04	9.58	673	0.07	2.63	100	5.00	0.33	12.5
D-7	444	0.05	8.76	771	0.05	1.39	109	5.00	0.36	12.6
D-8	4026	0.02	12.64	460	0.15	1.25	1463	5.00	4.88	18.8

POINT OF CONFLUENCE J1-A

J1-A	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₁₀₀ (cfs)
PRE-DEV	119.81	277.78	462.38	830.26
POST-DEV	108.58	262.50	393.08	675.28
delta	10.23	15.28	69.32	154.98

POINT OF CONFLUENCE J2

J2	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₁₀₀ (cfs)
PRE-DEV	340.82	735.07	1,088.95	1,633.56
POST-DEV	340.58	728.29	1040.90	1614.77
delta	0.24	6.78	48.05	18.79

POINT OF CONFLUENCE J6

J6	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₁₀₀ (cfs)
PRE-DEV	51.21	75.21	91.75	117.94
POST-DEV	41.96	72.49	90.30	116.91
delta	9.25	2.72	1.45	1.03

POINT OF CONFLUENCE O-4

O-4	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₁₀₀ (cfs)
PRE-DEV	17.49	34.84	47.59	73.79
POST-DEV	16.03	33.57	46.28	71.16
delta	1.46	1.07	1.71	2.63

POINT OF CONFLUENCE O-5

O-5	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₁₀₀ (cfs)
PRE-DEV	141.62	293.95	399.24	598.52
POST-DEV	111.56	250.51	350.92	543.53
delta	30.36	30.44	38.32	54.99

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 Fax: (512) 253-5501
 TBE Firm Number: 3937
 TBEPLS Firm Number: 10106900

DRAINAGE - PROPOSED

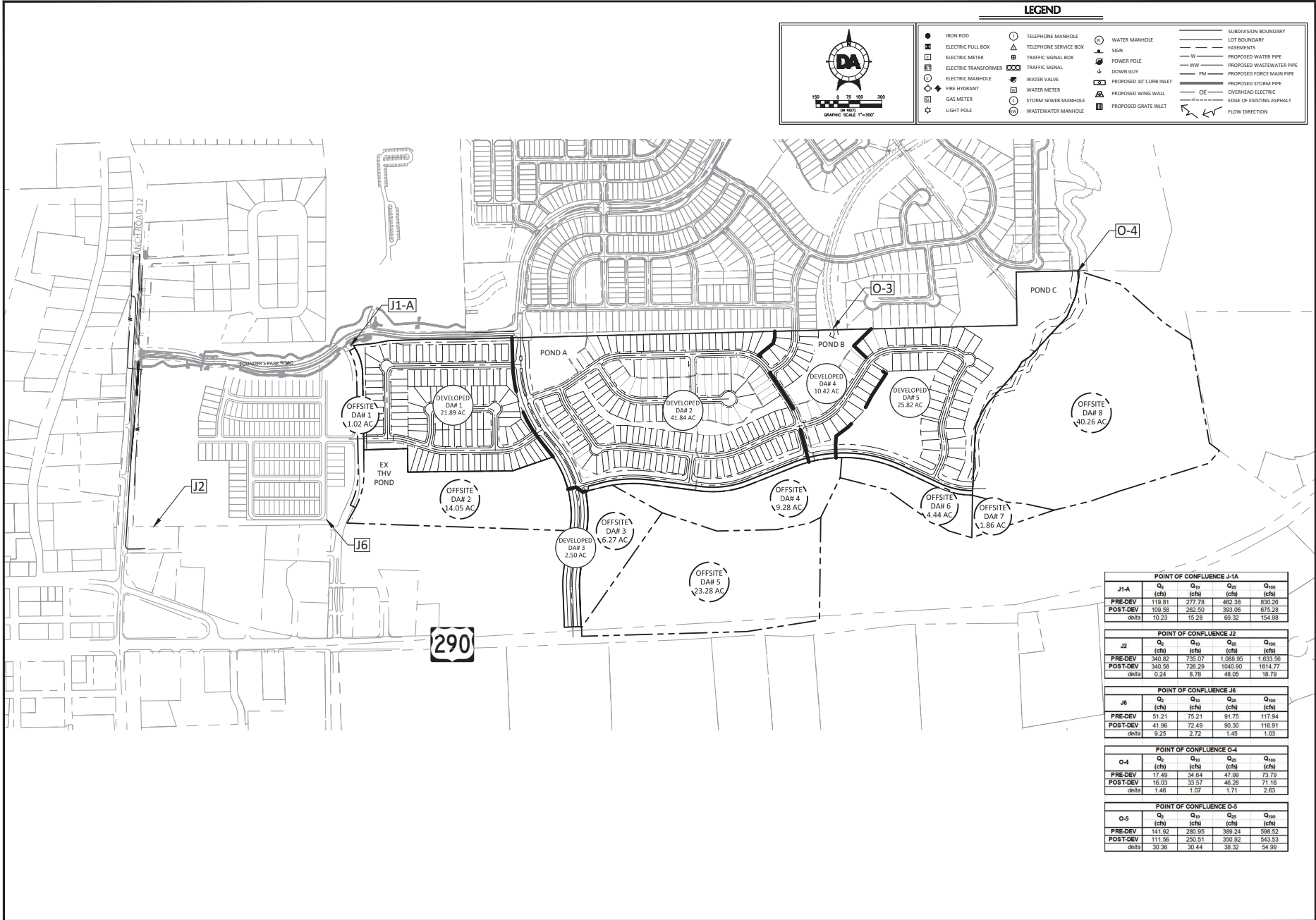
CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS

EXHIBIT E

Designed: RH - GS
 Drawn: GS - PA
 Reviewed: RH - GS
 Date: 8/26/2013

SHEET
1
OF 1
 Project No.: 1258-003

Drawing: c:\pwworking\pwworking\dwg\12598-001.dwg
 User: gregory
 Date: 8/26/2011 11:28
 Plot Date: 8/26/2011 11:28
 Plot Scale: 1"=300'



LEGEND

● IRON ROD	○ TELEPHONE MANHOLE	○ WATER MANHOLE	--- SUBMISSION BOUNDARY
⊗ ELECTRIC PULL BOX	⊠ TELEPHONE SERVICE BOX	⬇ SIGN	--- EASEMENTS
⊙ ELECTRIC METER	⊠ TRAFFIC SIGNAL BOX	⬇ POWER POLE	--- W- PROPOSED WATER PIPE
⊙ ELECTRIC TRANSFORMER	⊠ TRAFFIC SIGNAL	⬇ DOWN GUY	--- WW- PROPOSED WASTEWATER PIPE
⊙ ELECTRIC MANHOLE	⊠ WATER VALVE	⬇ PROPOSED 10' CURB INLET	--- FM- PROPOSED FORCE MAIN PIPE
⊙ FIRE HYDRANT	⊠ WATER METER	⬇ PROPOSED WING WALL	--- OE- PROPOSED STORM PIPE
⊙ GAS METER	⊠ STORM SEWER MANHOLE	⬇ PROPOSED GRATE INLET	--- EDGE OF EXISTING ASPHALT
⊙ LIGHT POLE	⊠ WASTEWATER MANHOLE	⬇ FLOW DIRECTION	

POINT OF CONFLUENCE J1-A

	Q ₁	Q ₁₀	Q ₂₅	Q ₁₀₀
	(cfs)	(cfs)	(cfs)	(cfs)
PRE-DEV	119.81	277.78	462.38	830.26
POST-DEV	108.58	262.50	393.08	675.28
delta	10.23	15.28	69.32	154.98

POINT OF CONFLUENCE J2

	Q ₁	Q ₁₀	Q ₂₅	Q ₁₀₀
	(cfs)	(cfs)	(cfs)	(cfs)
PRE-DEV	340.82	735.07	1,088.95	1,633.56
POST-DEV	340.58	728.29	1040.90	1614.77
delta	0.24	6.78	48.05	18.79

POINT OF CONFLUENCE J6

	Q ₁	Q ₁₀	Q ₂₅	Q ₁₀₀
	(cfs)	(cfs)	(cfs)	(cfs)
PRE-DEV	51.21	75.21	91.75	117.94
POST-DEV	41.96	72.49	90.30	116.91
delta	9.25	2.72	1.45	1.03

POINT OF CONFLUENCE O-4

	Q ₁	Q ₁₀	Q ₂₅	Q ₁₀₀
	(cfs)	(cfs)	(cfs)	(cfs)
PRE-DEV	17.49	34.64	47.89	73.79
POST-DEV	16.03	33.57	46.28	71.16
delta	1.46	1.07	1.71	2.63

POINT OF CONFLUENCE O-5

	Q ₁	Q ₁₀	Q ₂₅	Q ₁₀₀
	(cfs)	(cfs)	(cfs)	(cfs)
PRE-DEV	141.62	293.95	399.24	598.52
POST-DEV	111.56	250.51	350.92	543.53
delta	30.06	30.44	38.32	54.99

DA DOUCET & ASSOCIATES
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 Fax: (512) 253-5401
 TBP# Firm Number: 3937
 TBP# Firm Number: 10106800

DRAINAGE - OVERALL

CANNON RANCH
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TEXAS

EXHIBIT E

Designed: RH, PG, GS
 Drawn: GS, PM
 Reviewed: RH, GS
 Date: 8/26/2011

SHEET
1
 OF **1**

Project No.: 1298-003