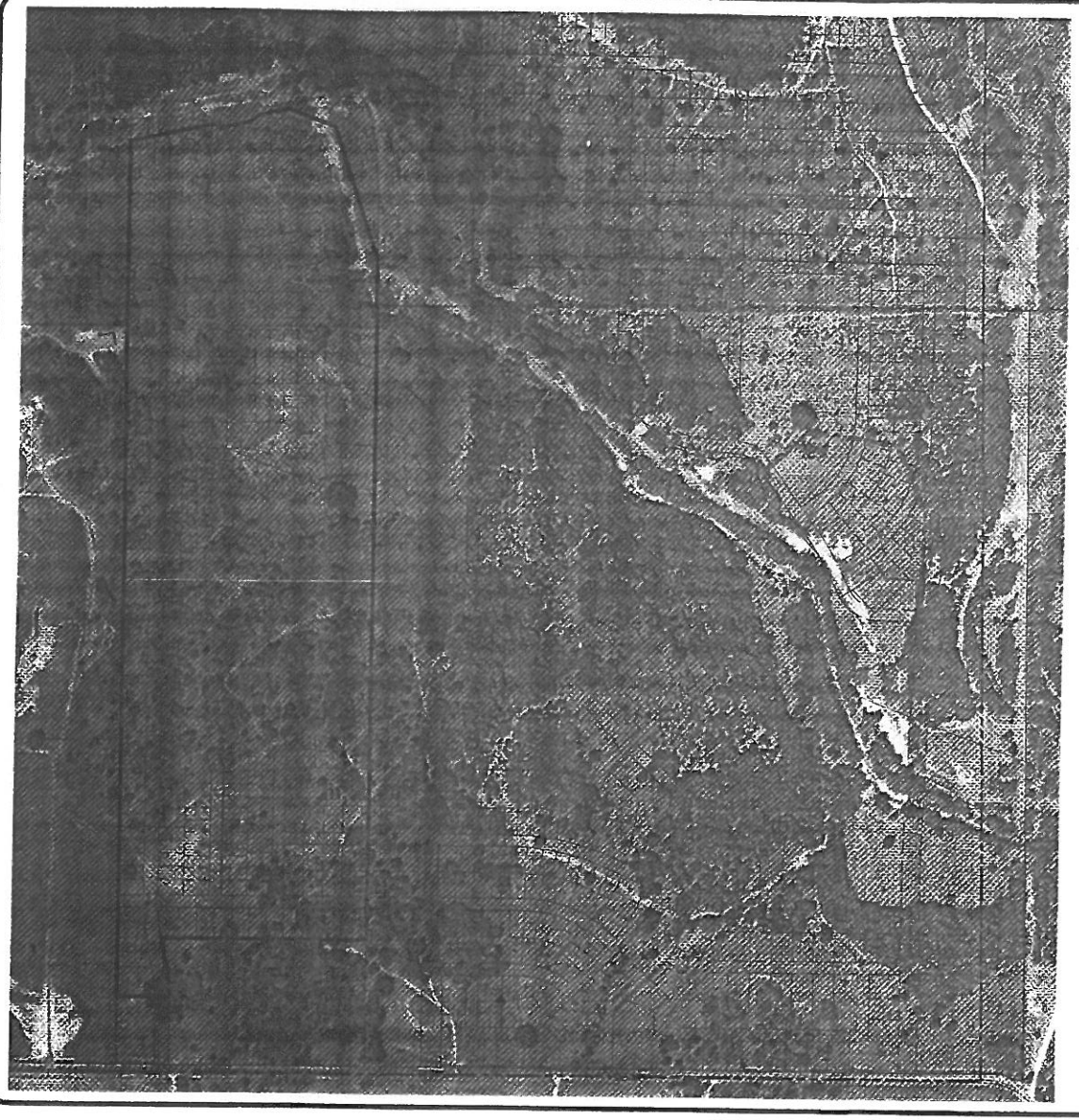
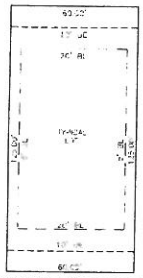


Heritage Oaks is a 113.77-acre mixed-use project comprised of hike and bike trail area situated on Trimmier Creek and 101.1 acres of residential development. This property lies within the outskirts of Killeen where rolling terrain and creek areas similar to that of the Austin, Texas area are located. This land has remained undeveloped and has been part of the Fergus family for generations while Killeen, "The City Without Limits" continued to grow towards it. The property was successfully purchased in 2004 and zoned in 2006. The property has since been added to the Heritage Oaks development plan. The purpose of this "Planned Unit Development" (PUD) is to minimize building line confusion for the city staff, builders and future home owners. The properties' rolling hills and natural lows have been taken into account with the proposed residential layout, creating roadways that cross into two different zoning classifications causing said confusion.

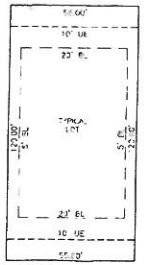
The table below shows the current zoning requirements and proposed PUD requirements:

Category	Unit	R1	PUD
Lot Areas	SF	6000 (min)	6000(min)
Lot Widths	FT	60 (min)	55(min)
Lot Depth	FT	100 (min)	135(min)
Building Setbacks			
Side	FT	7	5
Front	FT	25	20
Back	FT	25	20
Building Heights	Story	2 1/2 (max)	2 1/2 (max)

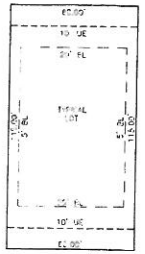
Category	Unit	Quantity
Public Access	Description	Roads fronting creek
Landscaping	Description	As required by R1 zoning
Screening	Description	None
Signage	Description	At Primary Entrance
Lighting	Description	Street Lights at corners and intersections
Green Space	AC	6.3
Riperian Buffer & CE2	AC	15.7
Amenities	Description	Continuation of Hike and Bike trail through green space and flood plain areas



TYPICAL LOT LAYOUT
PHASE TWO
N.T.S.



TYPICAL LOT LAYOUT
PHASE FOUR
N.T.S.



TYPICAL LOT LAYOUT
PHASE FIVE
N.T.S.

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
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TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 10014400

OVERALL MAP & SUMMARY
HERITAGE OAKS
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2017-004
Acres:	---
No. of Lots:	---
Scale:	1" = 250'
Date:	2/2/2017
Design By:	MEL / BCC
Sheet No.:	1.0