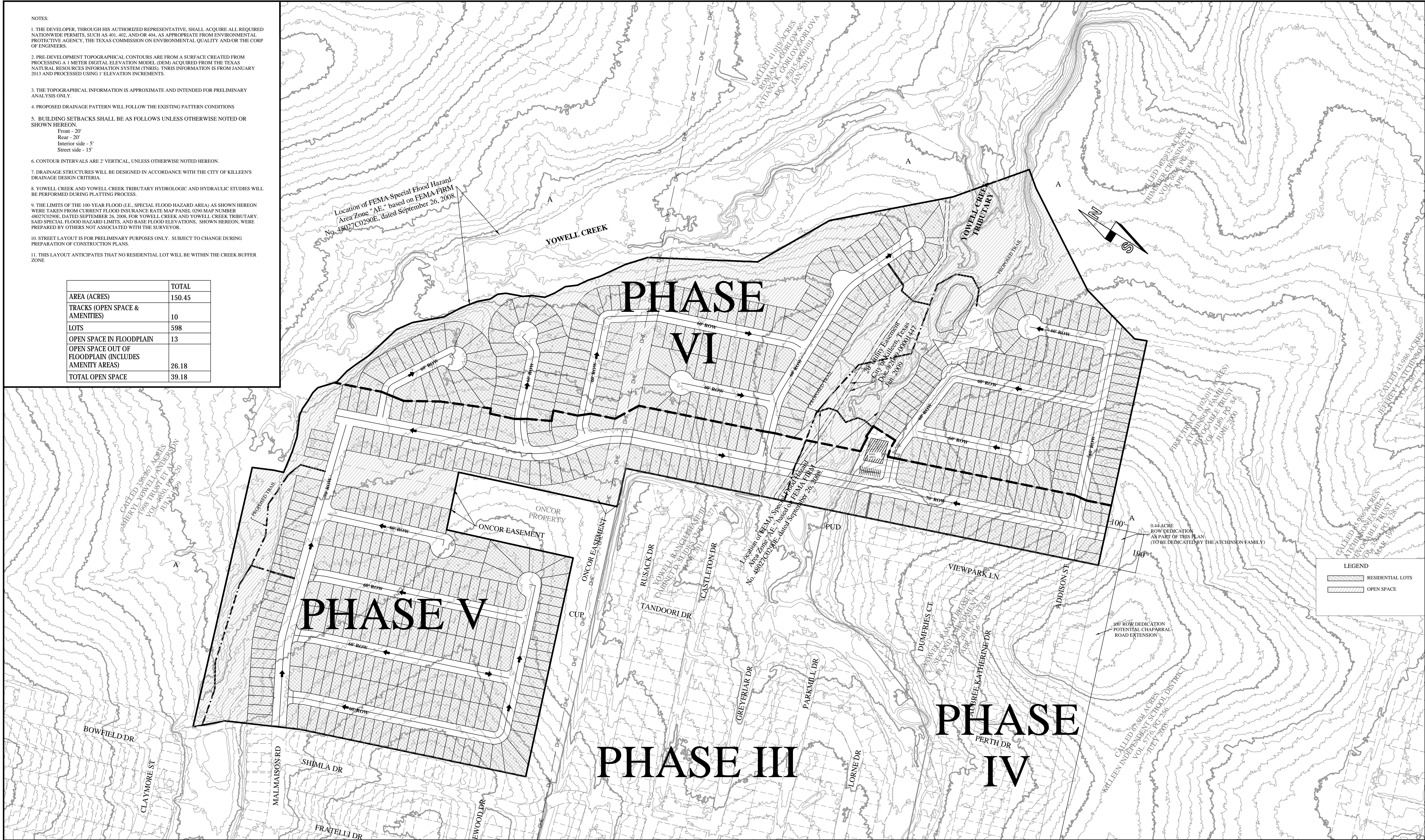


NOTES:

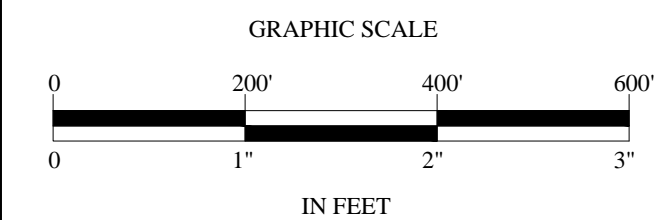
1. THE DEVELOPER, THROUGH HIS AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402, AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORP OF ENGINEERS.
2. PRE-DEVELOPMENT TOPOGRAPHICAL CONTOURS ARE FROM A SURFACE CREATED FROM PROCESSING A 1-METER DIGITAL ELEVATION MODEL (DEM) ACQUIRED FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS). TNRIS INFORMATION IS FROM JANUARY 2013 AND PROCESSED USING 1' ELEVATION INCREMENTS.
3. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR PRELIMINARY ANALYSIS ONLY.
4. PROPOSED DRAINAGE PATTERN WILL FOLLOW THE EXISTING PATTERN CONDITIONS
5. BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED OR SHOWN HEREON:
Front - 20'
Rear - 20'
Interior side - 5'
Street side - 15'
6. CONTOUR INTERVALS ARE 2' VERTICAL, UNLESS OTHERWISE NOTED HEREON.
7. DRAINAGE STRUCTURES WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF KILLEEN'S DRAINAGE DESIGN CRITERIA.
8. YOWELL CREEK AND YOWELL CREEK TRIBUTARY HYDROLOGIC AND HYDRAULIC STUDIES WILL BE PERFORMED DURING PLATTING PROCESS.
9. THE LIMITS OF THE 100-YEAR FLOOD (I.E., SPECIAL FLOOD HAZARD AREA) AS SHOWN HEREON WERE TAKEN FROM CURRENT FLOOD INSURANCE RATE MAP PANEL 0590 MAP NUMBER 48027C0290E, DATED SEPTEMBER 26, 2008, FOR YOWELL CREEK AND YOWELL CREEK TRIBUTARY. SAID SPECIAL FLOOD HAZARD LIMITS, AND BASE FLOOD ELEVATIONS, SHOWN HEREON, WERE PREPARED BY OTHERS NOT ASSOCIATED WITH THE SURVEYOR.
10. STREET LAYOUT IS FOR PRELIMINARY PURPOSES ONLY. SUBJECT TO CHANGE DURING PREPARATION OF CONSTRUCTION PLANS.
11. THIS LAYOUT ANTICIPATES THAT NO RESIDENTIAL LOT WILL BE WITHIN THE CREEK BUFFER ZONE

AREA (ACRES)	TOTAL
TRACKS (OPEN SPACE & AMENITIES)	10
LOTS	598
OPEN SPACE IN FLOODPLAIN	13
OPEN SPACE OUT OF FLOODPLAIN (INCLUDES AMENITY AREAS)	26.18
TOTAL OPEN SPACE	39.18



REV.	DESCRIPTION	DATE	BY
2	2ND RELEASE	5/9/2019	SJT
1	ORIGINAL RELEASE	4/14/2019	SJT
PROJECT NUMBER: PR01		CLIENT NAME: W & B DEVELOPMENT	
		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	150.45 ACRES
TOTAL BLOCKS:	14
TOTAL LOTS:	598
TOTAL TRACTS:	10



SITE CONCEPT PLAN OVERVIEW
YOWELL RANCH PHASE V & VI
CITY OF KILLEEN, BELL COUNTY, TEXAS

Yalgo, LLC
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Texas Registered
Surveying Firm 10194095