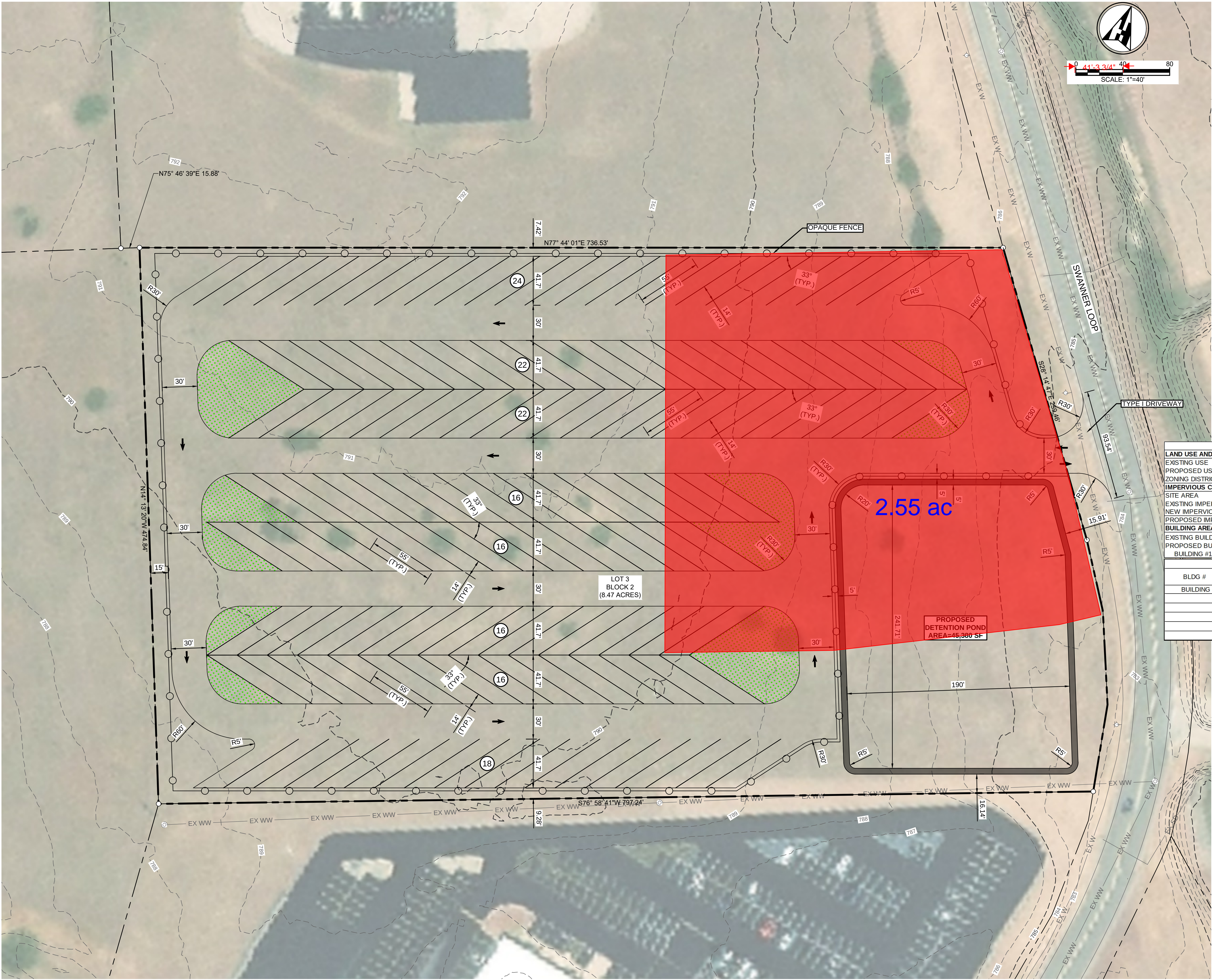


Plotted by: Bowen, Plot date: 27/10/2025
File name: H:\02 Projects\2023\30104 709 Swanner\07 Sheet\MP\230104 MASTER PLAN.dwg



LEGEND	
— EX W —	EXISTING WATER LINE
— EX WW —	EXISTING WASTEWATER LINE
— EX SD —	EXISTING STORMWATER LINE
○	OPAQUE FENCE
---	BUILDING SETBACK
---	SUBJECT PROPERTY
---	ADJOINING PROPERTY LINES
⊙	EXISTING WASTEWATER MANHOLE
--- 529 ---	EXISTING CONTOUR
■	BENCHMARK
●	IRON ROD FOUND (IRF)
⊙	EXISTING FIRE HYDRANT
⊙	PARKING COUNT
■	GRASS

SITE DATA TABLE			
LAND USE AND ZONING		UNDEVELOPED PARKING SPACE	
EXISTING USE		M-1	
PROPOSED USE			
ZONING DISTRICT			
IMPERVIOUS COVER	ACRES	S.F.	
SITE AREA	8.46 Ac.	368,387 S.F.	
EXISTING IMPERVIOUS COVER	0.000 Ac.	0 S.F.	0.00%
NEW IMPERVIOUS COVER	6.029 Ac.	262,610 S.F.	71.29%
PROPOSED IMPERVIOUS COVER		262,610 S.F.	71.29%
BUILDING AREA	ACRES	S.F.	
EXISTING BUILDINGS	0.000 Ac.	0 S.F.	0.00%
PROPOSED BUILDINGS			
BUILDING #1	0.000 Ac.	0 S.F.	0.00%
PARKING TABLE			
BLDG #	BUILDING (OR AREA) USE	PARKING RATIO	PARKING #S
BUILDING	0		
TOTAL PARKING REQUIRED			0
STANDARD PARKING PROVIDED			150
ADA SPACES REQUIRED			0
ADA SPACED PROVIDED			0
TOTAL PARKING PROVIDED			150

WOMEN OWNED

CERTIFIED BY WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

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REVISION

No.	1	2	3	4	5
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MASTER PLAN TO SERVE

709 SWANNER
709 SWANNER LOOP
KILLEEN, TEXAS 76543

MASTER PLAN

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PROJECT NO. 230104

10/27/2025

DRAWN BY: JS

CHECKED BY: AR

APPROVED BY: JH

MP01