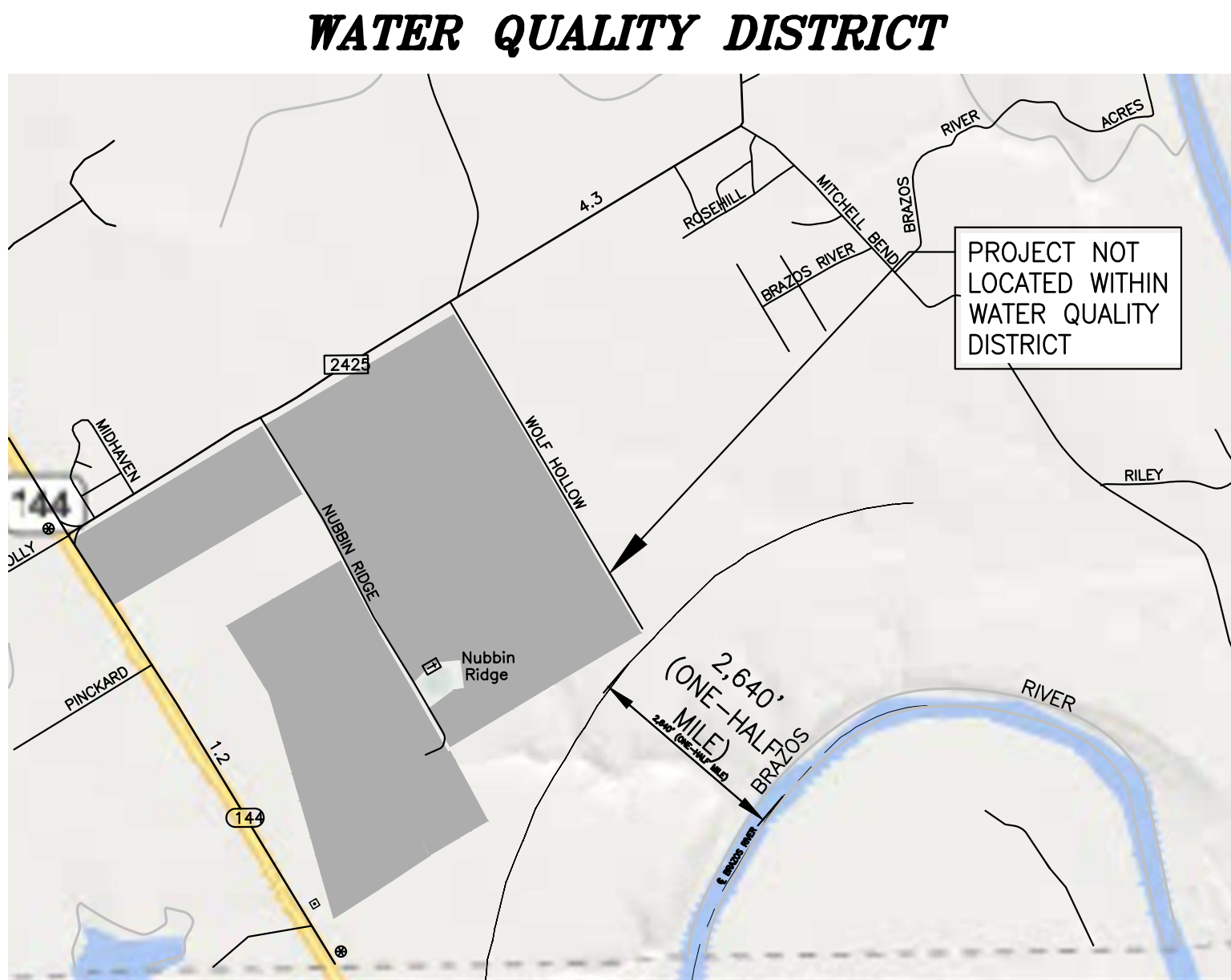
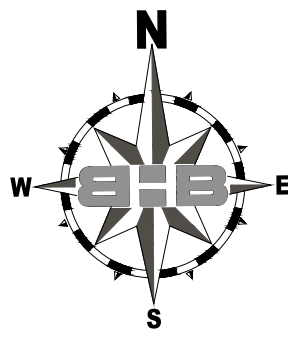
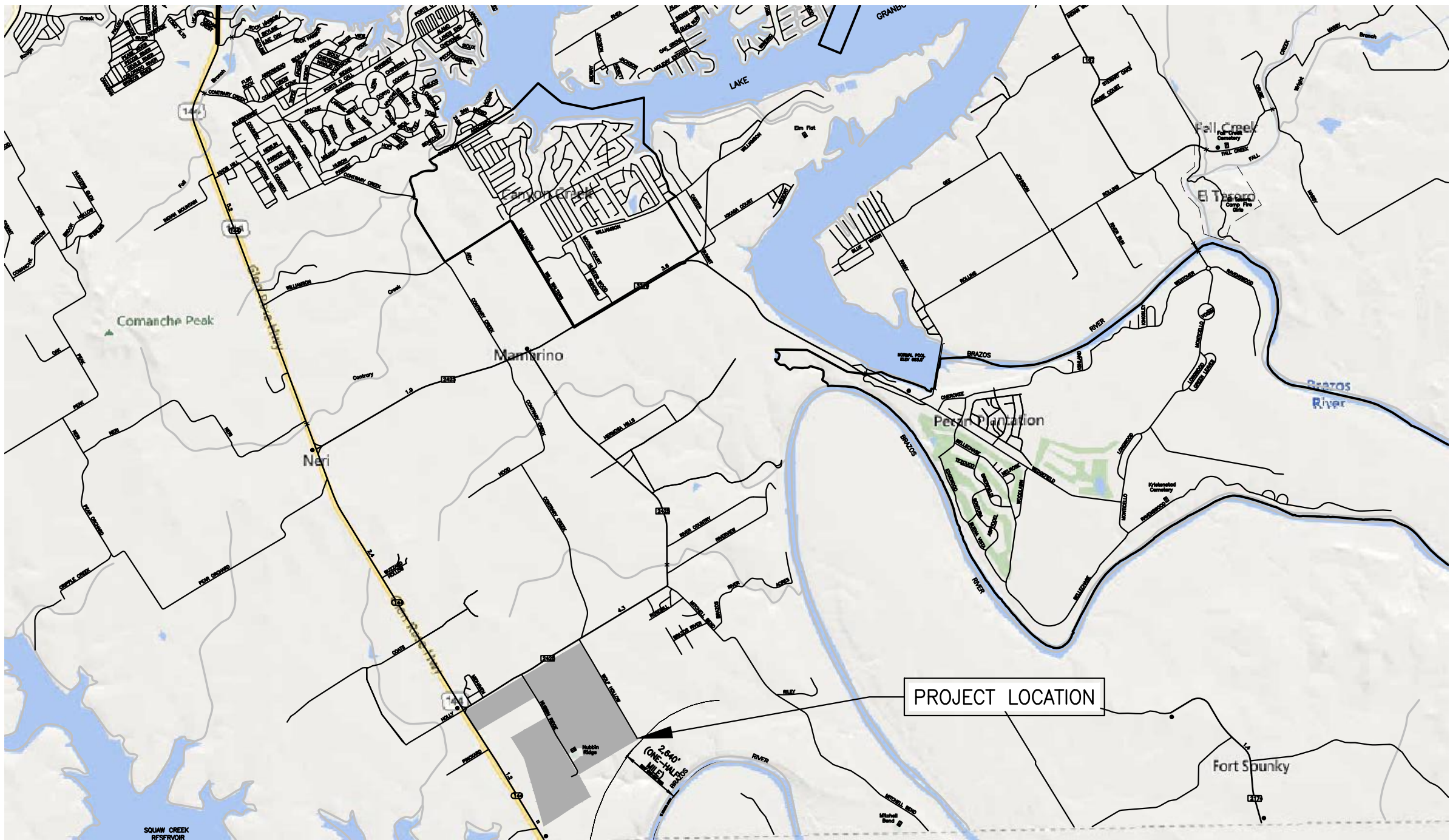


CONCEPT PLAN
PROJECT YELLOW DATA CENTER
HOOD COUNTY, TEXAS

LOCATION MAP



NOT TO SCALE



NOT TO SCALE

RECEIVED
2/6/2026

DEVELOPER:
National CRE Holdings, L.L.C. and Greenland Capital, L.L.C.
801 Brickell Key Blvd, Suite 609
Miami, FL 33131

PREPARED BY:
BHB BAIRD, HAMPTON & BROWN
engineering & surveying

project
2026.196.000 6300 Ridglea Place, Suite 700 | Fort Worth, TX 76116
(817)338-1277 | mail@bhinc.com | TBPE Firm #44 | TBPLS Firm #10011300

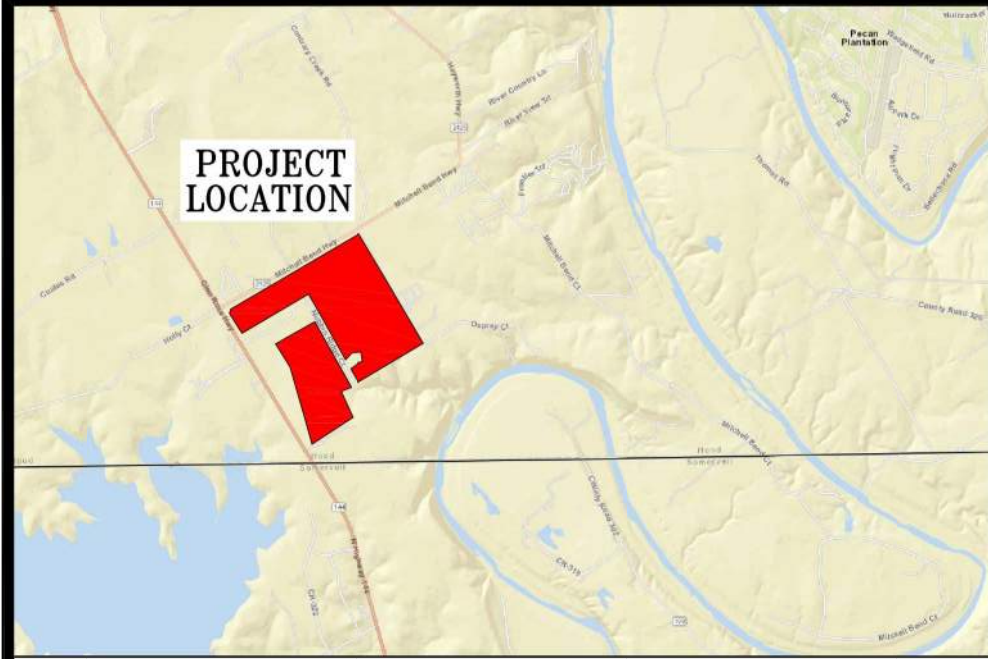
February 2026

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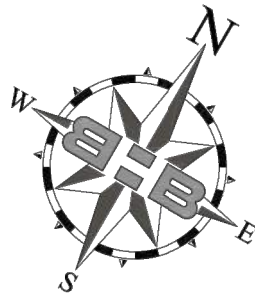
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SHEET INDEX

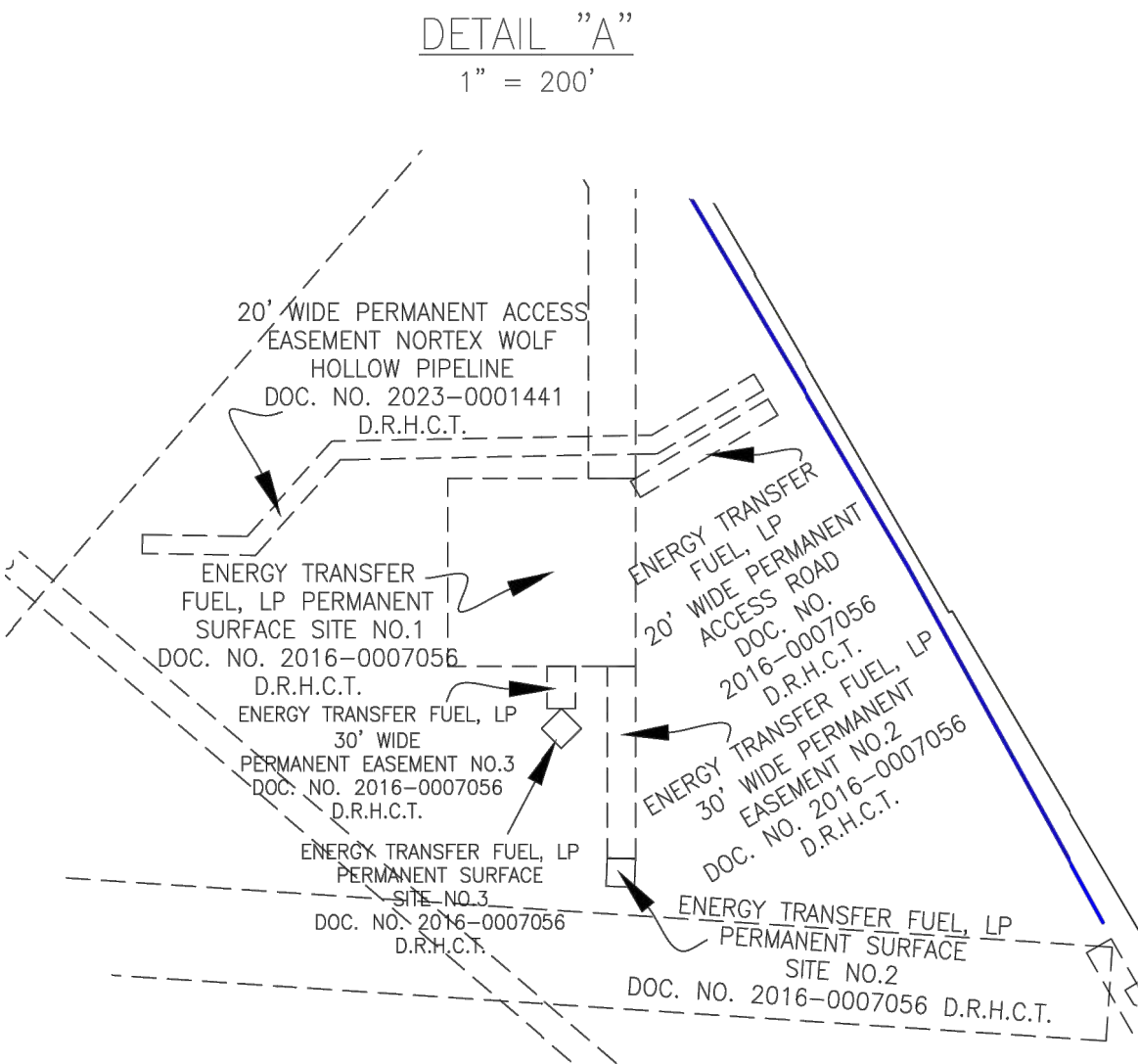
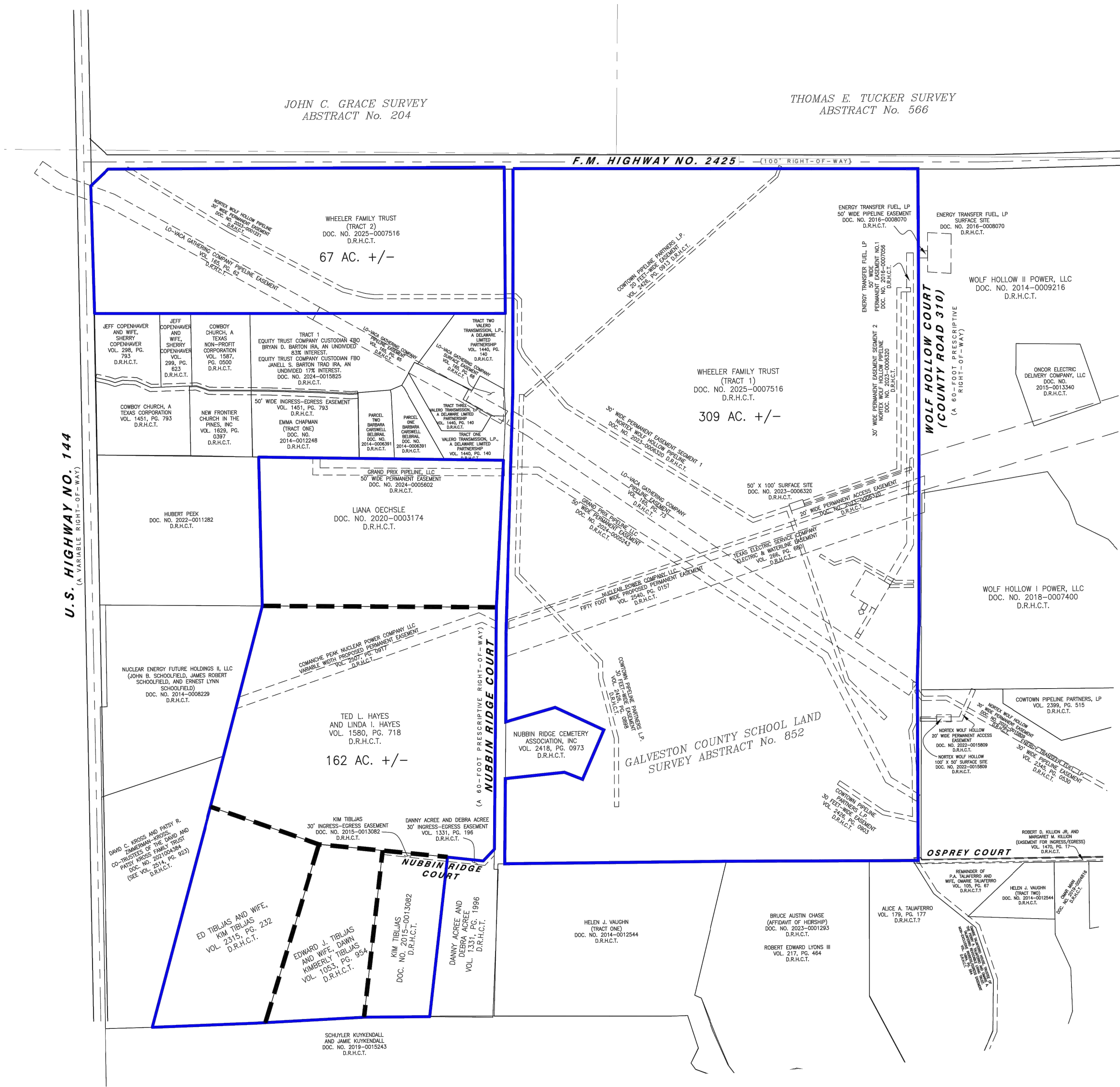
SHEET No.	SHEET TITLE
C0.01	COVER SHEET
C1.01	PROPERTY DEED EXHIBIT
C2.01	OVERALL CONCEPT SITE
C2.02	CONCEPT UTILITY PLAN
C3.01	EXISTING DRAINAGE AREA MAP
C3.02	PROPOSED DRAINAGE AREA MAP
C4.00	CONCEPT PLANS KEY MAP
C4.01	CONCEPT PLAN 1 OF 11
C4.02	CONCEPT PLAN 2 OF 11
C4.03	CONCEPT PLAN 3 OF 11
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C4.08	CONCEPT PLAN 8 OF 11
C4.09	CONCEPT PLAN 9 OF 11
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C4.11	CONCEPT PLAN 11 OF 11



Vicinity Map - Not to Scale



500 250 0 500 1000
GRAPHIC SCALE: 1"= 500 Feet



DISCLAIMER:
This sketch is not a Boundary Survey or a Right-of-Way Survey. No field work was performed to establish or verify boundary locations. Any apparent property corners, property lines, or right-of-way lines shown hereon are derived from recorded plats, right-of-way maps, or deeds referenced hereon and are approximate in nature and not guaranteed. Such information shall not be relied upon for the establishment of property boundaries.

Acreage shown is approximate and based on deed record calculations only. Any boundary information depicted is for graphical representation purposes only. This sketch is not intended to be used, and shall not be used, to convey, define, or establish any interest in real property.

Other parcels, easements, agreements, or encumbrances may exist that are not shown. No title commitment(s) or title report(s) were provided or reviewed in the preparation of this sketch.

PROPERTY DEED EXHIBIT
TRACTS OF LAND SITUATED WITHIN
GALVESTON COUNTY SCHOOL LAND
SURVEY ABSTRACT NO. 852
HOOD COUNTY, TEXAS
JANUARY 2026

NATIONAL CRE HOLDINGS, LLC
PROJECT YELLOW
DATA CENTER
1901 MITCHELL BEND GRANBURY, TX 76048

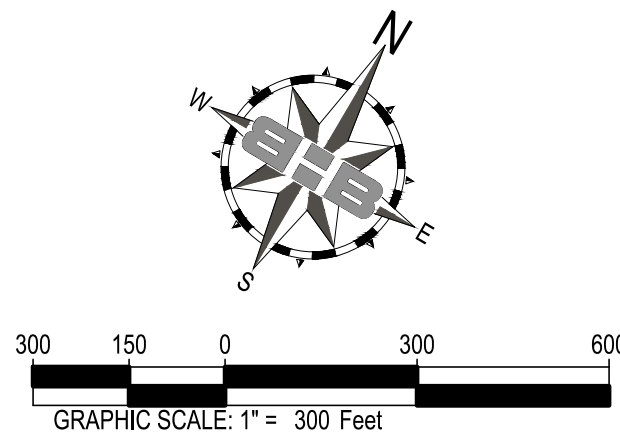
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PROJECT NUMBER:	2025.186.000
DATE:	02/03/2026
DESIGN BY:	CHECKED BY:
SHEET C1.01	

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bairdhamp@bhb.com 817.388.1277
TBPES Firm #44, #10011300, #1001302, #10104146

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SOUND CONTROL

THE CAMPUS IS BEING DESIGNED TO OPERATE QUIETLY AND RESPECTFULLY WITHIN THE SURROUNDING COMMUNITY. SOUND CONTROL WILL BE A KEY CONSIDERATION IN HOW THE BUILDING, EQUIPMENT, AND SITE ARE PLANNED, DESIGNED, AND CONSTRUCTED TO ENSURE THAT ANY NOISE GENERATED BY THE FACILITY, AS MEASURED AT THE BOUNDARY OF THE PROPERTY DOES NOT EXCEED 65DBA.

NOTES

- UNINCORPORATED HOOD COUNTY - NO ZONING.
- THIS CONCEPT PLAN IS SUBMITTED IN COMPLIANCE WITH HOOD COUNTY DEVELOPMENT CRITERIA AND IS THE FIRST SUBMITTAL REQUIRED IN A SERIES.
- FEMA FLOODPLAIN: NO FEMA FLOODPLAIN PRESENT ON SITE.
- DAMAGE TO SURROUNDING HOOD COUNTY ROADS DURING CONSTRUCTION SHALL BE REPAIRED BY OWNER.

OVERALL
CONCEPT SITE

NO.	DESCRIPTION	DATE

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POTABLE WATER

BASED ON INFORMATION PROVIDED FOR SIMILAR BUILDINGS, EACH BUILDING REQUIRES APPROXIMATELY 228,125 GALLONS PER YEAR.

625 GALLONS PER DAY PER BUILDING IS ANTICIPATED. THIS USAGE IS EQUIVALENT TO TWO (2) SINGLE-FAMILY DWELLING UNITS.

WELL PRODUCTION WILL BE RESTRICTED TO <17.36 GPM PER UTGCD SECTION 4, RULE 4.2

TWO WATER WELLS, MEETING TCEQ PUBLIC WELL CRITERIA AND UTGCD RULES WILL SUPPLY POTABLE WATER TO THE EIGHT BUILDINGS. THESE WELLS WILL PROVIDE WATER TO A STORAGE TANK, CHLORINATOR, AND PUMP BUILDING AS REQUIRED BY THE TCEQ.

PROCESS WATER

HEATING / COOLING PROCESS WATER AND HUMIDIFICATION:

MAINTAINING HEATING AND COOLING REQUIREMENTS FOR DATA CENTERS AND EQUIPMENT IS VITAL TO OPERATIONS FOR THE FACILITY. THE PROPOSED SYSTEM IS A CLOSED LOOP SYSTEM WITH A WATER/GLYCOL COOLANT. CURRENT ESTIMATES INDICATE THAT EACH BUILDING WILL REQUIRE A ONE-TIME CHARGE OF APPROXIMATELY 50,000 GALLONS PRIOR TO START-UP WITH AN ESTIMATED TOTAL OF 400,000 GALLONS FOR THE EIGHT BUILDINGS. MAINTENANCE/REPAIR WORK TO THE SYSTEM MAY REQUIRE SOME OR ALL THE CHILLED WATER TO BE DRAINED AND RE-FILLED.

A HUMIDIFICATION SYSTEM WILL ALSO BE UTILIZED FOR CLIMATE CONTROL IN THE DATA CENTERS.

WATER SOURCE

WATER SOURCE FOR FIRE AND PROCESS WATER:

THE DISCHARGE LINE FROM THE ADJACENT POWER GENERATING STATION DISCHARGES WATER OFFSITE. THE PROJECT PROPOSAL IS TO TAP THIS DISCHARGE LINE, ROUTE THE WATER TO A GREY-WATER TREATMENT SYSTEM AND THEN TO THE NECESSARY TANKS, PUMPS, AND LINES TO DELIVER PROCESS WATER TO THE BUILDINGS AND FIRE PROTECTIONS SYSTEMS.

IF THE ABOVE SOURCE IS NOT APPROVED THE PROJECT'S EXISTING ALLOTMENT OF GROUNDWATER, THROUGH THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT, VIA WATER WELLS BECOMES NECESSARY, IT WILL BE UTILIZED.

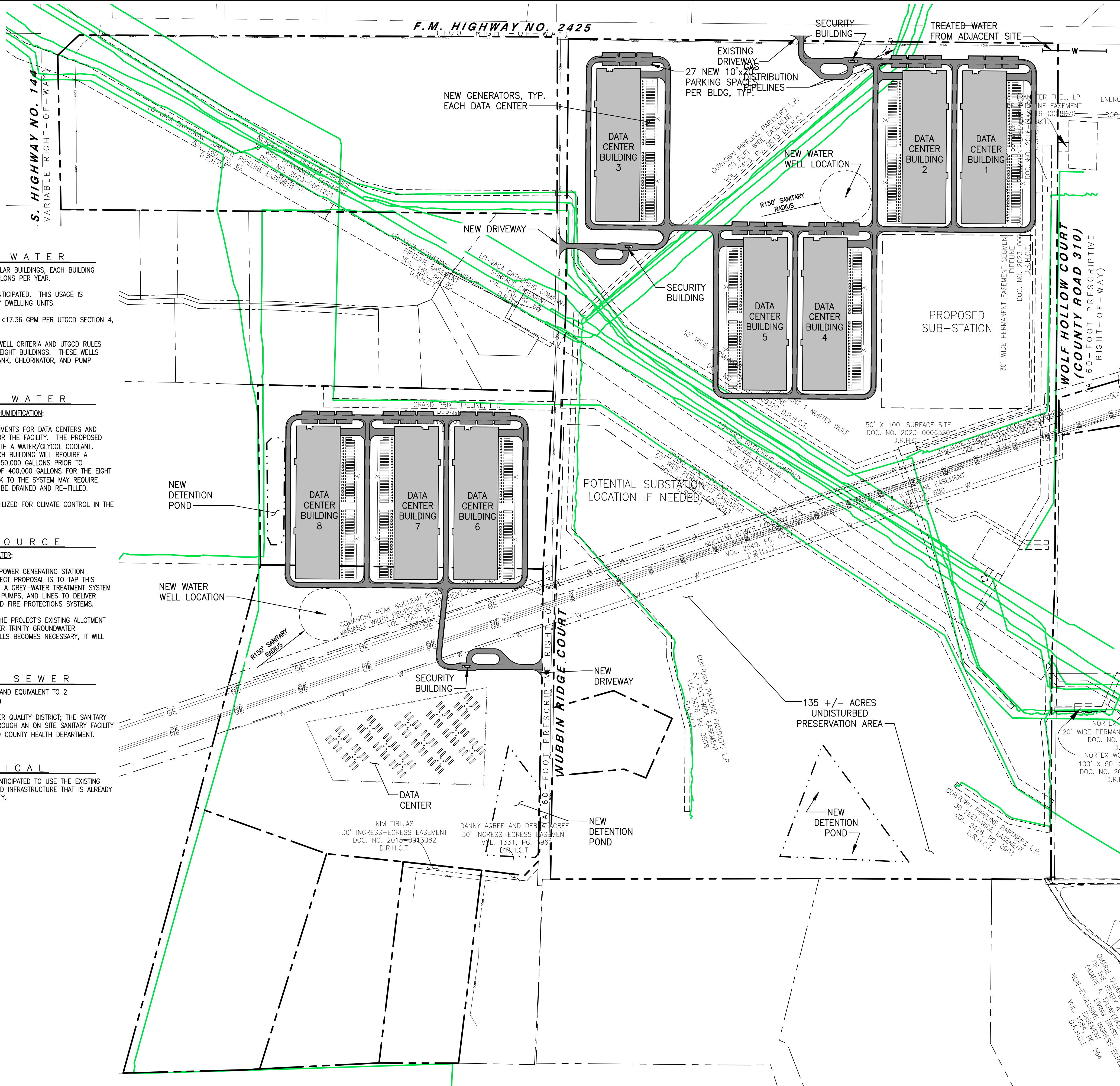
SANITARY SEWER

EACH BUILDING HAS A POTABLE WATER DEMAND EQUIVALENT TO 2 SINGLE-FAMILY DWELLING UNITS (LUE'S)

THE PROJECT IS NOT LOCATED IN THE WATER QUALITY DISTRICT; THE SANITARY SEWER EFFLUENT CAN BE TREATED THROUGH AN ON SITE SANITARY FACILITY (OSSF) PERMITTED THROUGH THE HOOD COUNTY HEALTH DEPARTMENT.

ELECTRICAL

THE PROPOSED DATA CENTER CAMPUS IS ANTICIPATED TO USE THE EXISTING POWER GENERATION FACILITIES AND GRID INFRASTRUCTURE THAT IS ALREADY LOCATED CONTIGUOUS TO THE PROPERTY.



FIRE PROTECTION

1) FIRE PROTECTION WILL BE PROVIDED BY A DEDICATED PRIVATE FIRE WATER SYSTEM, CONSISTING OF:

- ON-SITE FIRE WATER STORAGE TANK(S)
- FIRE PUMP(S) AND ASSOCIATED YARD PIPING (PUMPS PROVIDED AS REQUIRED TO ACHIEVE REQUIRED FLOW AND RESIDUAL PRESSURE)
- A LOOPED PRIVATE FIRE MAIN SERVING ALL THREE BUILDINGS WITH SECTIONAL ISOLATION VALVES
- HYDRANT NETWORK AND FIRE DEPARTMENT CONNECTIONS (FDCS) AT EACH BUILDING
- FIRE DEPARTMENT APPARATUS ACCESS ROUTES AND EMERGENCY CIRCULATION COORDINATED WITH HOOD COUNTY AND THE RESPONDING FIRE AUTHORITY

2) SEPARATED FIRE DEMAND CRITERIA

A. OUTSIDE FIRE FLOW (SITE HYDRANT DEMAND)

PROVIDE AN ON-SITE FIRE WATER SUPPLY CAPABLE OF MEETING THE HOOD COUNTY-REQUIRED FIRE FLOW RATE AND DURATION, DETERMINED IN ACCORDANCE WITH IFC APPENDIX B (INCLUDING ANY PERMITTED REDUCTIONS FOR SPRINKLER PROTECTION, BUT NOT BELOW THE MINIMUM CODE REQUIREMENTS). DURATION SHALL BE ASSUMED TO BE 2 HOURS UNLESS OTHERWISE APPROVED BY HOOD COUNTY.

B. BUILDING FIRE PROTECTION DEMAND
PROVIDE AN ON-SITE FIRE WATER SUPPLY CAPABLE OF MEETING THE BUILDING FIRE PROTECTION SYSTEM DEMAND (SPRINKLER AND STANDPIPE SYSTEMS, AS APPLICABLE), DETERMINED IN ACCORDANCE WITH NFPA 13 / NFPA 14, INCLUDING REQUIRED HOSE STREAM ALLOWANCES AND APPLICABLE DURATION CRITERIA.

3) STORAGE AND PUMPING PERFORMANCE REQUIREMENT

FIRE WATER STORAGE CAPACITY AND PUMPING CONFIGURATION SHALL BE ESTABLISHED SUCH THAT THE SYSTEM CAN DELIVER THE REQUIRED FIRE DEMAND AT THE REQUIRED DURATION, WHILE MAINTAINING MINIMUM RESIDUAL PRESSURE AT THE MOST HYDRAULICALLY REMOTE HYDRANT AND FDC CONNECTION, AS REQUIRED BY HOOD COUNTY AND THE RESPONDING FIRE AUTHORITY.

FINAL TANK VOLUME, PUMP DUTY POINTS, REDUNDANCY STRATEGY, AND DISTRIBUTION SYSTEM SIZING SHALL BE CONFIRMED THROUGH HYDRAULIC MODELING, FIRE-FLOW ANALYSIS, AND COORDINATION WITH HOOD COUNTY DURING SUBSEQUENT DESIGN PHASES.

DESIGN INCLUDES THE FOLLOWING:

- 3 - 4 HYDRANTS PER BUILDING
- BUILDINGS WILL UTILIZE A DUAL-INTERLOCK PRE-ACTION/DRY-TYPE SPRINKLER SYSTEM
- GROUND STORAGE TANK (1,500 GPM FOR 2 HOURS PLUS SPRINKLER DEMAND)
- FIRE PUMPS / JOCKEY PUMPS AS NECESSARY TO MAINTAIN PRESSURE AND DELIVER REQUIRED FIRE PROTECTION WATER.
- FDC LOCATIONS AS REQUIRED WITH CLEAR ACCESS AND SIGNAGE.
- FIRE DEPARTMENT ACCESS ROUTES, FIRE LANES, AND APPARATUS CIRCULATION PATHS PER FDC AND HOOD COUNTY CRITERIA.

CONCEPT UTILITY PLAN

NO.	DESCRIPTION	DATE

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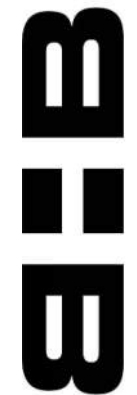
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NATIONAL CRE HOLDINGS, LLC

PROJECT YELLOW

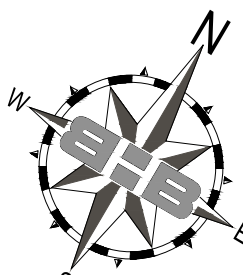
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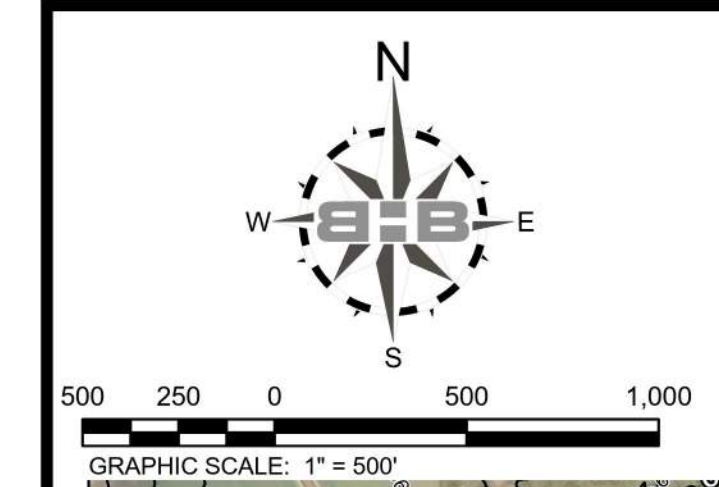
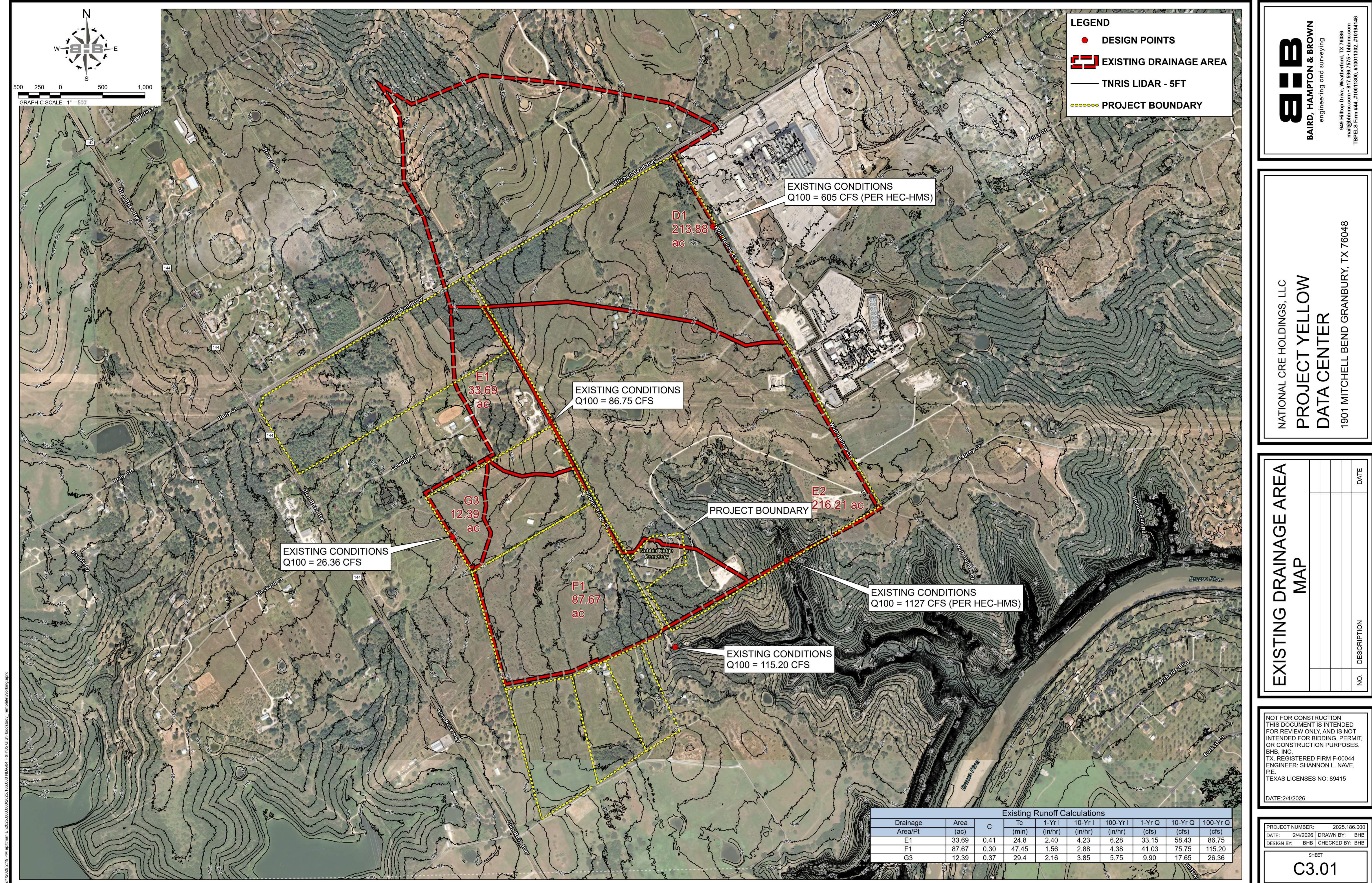


BAIRD, HAMPTON & BROWN
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TBEPLS Firm #44, #10011300, #10011302, #10194146



300 150 0 300 600
GRAPHIC SCALE: 1" = 300 Feet



LEGEND

- DESIGN POINTS
- EXISTING DRAINAGE AREA
- TNRIS LIDAR - 5FT
- PROJECT BOUNDARY

BHB

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NATIONAL CRE HOLDINGS, LLC

PROJECT YELLOW

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EXISTING DRAINAGE AREA MAP			
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TX, REGISTERED FIRM F-00044
ENGINEER: SHANNON L. NAVE,
P.E.
TEXAS LICENSE NO: 89415

DATE:2/4/2026

PROJECT NUMBER: 2025.186.000

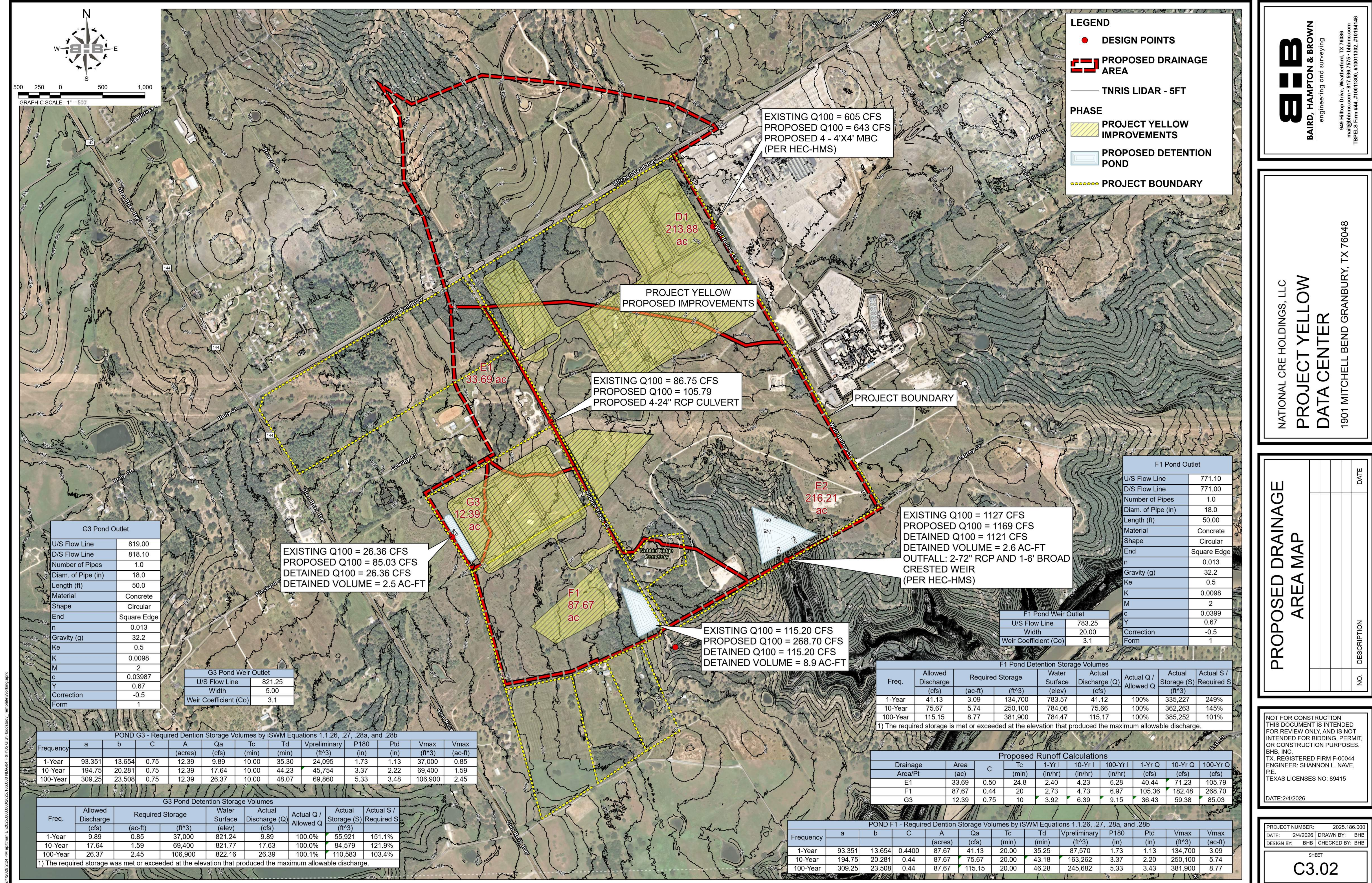
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Existing Runoff Calculations									
Drainage Area/Pt	Area (ac)	C	Tc (min)	1-Yr I (in/hr)	10-Yr I (in/hr)	100-Yr I (in/hr)	1-Yr Q (cfs)	10-Yr Q (cfs)	100-Yr Q (cfs)
E1	33.69	0.41	24.8	2.40	4.23	6.28	33.15	58.43	86.75
F1	87.67	0.30	47.45	1.56	2.88	4.38	41.03	75.75	115.20
G3	12.39	0.37	29.4	2.16	3.85	5.75	9.90	17.65	26.36



LEGEND

DESIGN POINTS

PROPOSED DRAINAGE AREA

TNRIS LIDAR - 5FT

PHASE

PROJECT YELLOW IMPROVEMENTS

PROPOSED DETENTION POND

PROJECT BOUNDARY

G3 Pond Outlet	
U/S Flow Line	819.00
D/S Flow Line	818.10
Number of Pipes	1.0
Diam. of Pipe (in)	18.0
Length (ft)	50.0
Material	Concrete
Shape	Circular
End	Square Edge
n	0.013
Gravity (g)	32.2
Ke	0.5
K	0.0098
M	2
c	0.03987
Y	0.67
Correction	-0.5
Form	1

G3 Pond Weir Outlet	
U/S Flow Line	821.25
Width	5.00
Weir Coefficient (Co)	3.1

POND G3 - Required Dention Storage Volumes by ISWM Equations 1.1, 26, 27, 28a, and 28b											
Frequency	a	b	C	A (acres)	Qa (cfs)	Tc (min)	Td (min)	Vpreliminary (ft³)	P180 (in)	Ptd (in)	Vmax (ft³)
1-Year	93.351	13.654	0.75	12.39	9.89	10.00	35.30	24,095	1.73	1.13	37,000
10-Year	194.75	20.281	0.75	12.39	17.64	10.00	44.23	45,754	3.37	2.22	69,400
100-Year	309.25	23.508	0.75	12.39	26.37	10.00	48.07	69,860	5.33	3.48	106,900

G3 Pond Detention Storage Volumes							
Freq.	Allowed Discharge (cfs)	Required Storage (ac-ft)	Water Surface (elev)	Actual Discharge (Q) (cfs)	Actual Q / Allowed Q	Actual Storage (S) (ft³)	Actual S / Required S
1-Year	9.89	0.85	821.24	9.89	100.0%	55,921	151.1%
10-Year	17.64	1.59	821.77	17.63	100.0%	84,579	121.9%
100-Year	26.37	2.45	822.16	26.39	100.1%	110,583	103.4%

1) The required storage was met or exceeded at the elevation that produced the maximum allowable discharge.

EXISTING Q100 = 605 CFS
PROPOSED Q100 = 643 CFS
PROPOSED 4 - 4'X4' MBC
(PER HEC-HMS)

EXISTING Q100 = 86.75 CFS
PROPOSED Q100 = 105.79
PROPOSED 4-24" RCP CULVERT

EXISTING Q100 = 1127 CFS
PROPOSED Q100 = 1169 CFS
DETAINED Q100 = 1121 CFS
DETAINED VOLUME = 2.6 AC-FT
OUTFALL: 2-72" RCP AND 1-6' BROAD
CRESTED WEIR
(PER HEC-HMS)

EXISTING Q100 = 115.20 CFS
PROPOSED Q100 = 268.70 CFS
DETAINED Q100 = 115.20 CFS
DETAINED VOLUME = 8.9 AC-FT

F1 Pond Outlet	
U/S Flow Line	771.10
D/S Flow Line	771.00
Number of Pipes	1.0
Diam. of Pipe (in)	18.0
Length (ft)	50.00
Material	Concrete
Shape	Circular
End	Square Edge
n	0.013
Gravity (g)	32.2
Ke	0.5
K	0.0098
M	2
c	0.0399
Y	0.67
Correction	-0.5
Form	1

F1 Pond Weir Outlet	
U/S Flow Line	783.25
Width	20.00
Weir Coefficient (Co)	3.1

F1 Pond Detention Storage Volumes							
Freq.	Allowed Discharge (cfs)	Required Storage (ac-ft)	Water Surface (elev)	Actual Discharge (Q) (cfs)	Actual Q / Allowed Q	Actual Storage (S) (ft³)	Actual S / Required S
1-Year	41.13	3.09	783.57	41.12	100%	335,227	249%
10-Year	75.67	5.74	784.06	75.66	100%	362,263	145%
100-Year	115.15	8.77	784.47	115.17	100%	385,252	101%

1) The required storage is met or exceeded at the elevation that produced the maximum allowable discharge.

Proposed Runoff Calculations									
Drainage Area/Pt	Area (ac)	C	Tc (min)	1-Yr I (in/hr)	10-Yr I (in/hr)	100-Yr I (in/hr)	1-Yr Q (cfs)	10-Yr Q (cfs)	100-Yr Q (cfs)
E1	33.69	0.50	24.8	4.23	6.28	40.44	71.23	105.79	
F1	87.67	0.44	20	2.73	4.73	6.97	105.36	182.48	268.70
G3	12.39	0.75	10	3.92	6.39	9.15	36.43	59.38	85.03

POND F1 - Required Dention Storage Volumes by ISWM Equations 1.1, 26, 27, 28a, and 28b											
Frequency	a	b	C	A (acres)	Qa (cfs)	Tc (min)	Td (min)	Vpreliminary (ft³)	P180 (in)	Ptd (in)	Vmax (ft³)
1-Year	93.351	13.654	0.4400	87.67	41.13	20.00	35.25	87,570	1.73	1.13	134,700
10-Year	194.75	20.281	0.44	87.67	75.67	20.00	43.18	163,262	3.37	2.20	250,100
100-Year	309.25	23.508	0.44	87.67	115.15	20.00	46.28	245,682	5.33	3.43	381,900

BHB

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mail@bhb.com 817.595.7575
TX REG. FIRM #44, #10011300, #10154146

NATIONAL CRE HOLDINGS, LLC

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1901 MITCHELL BEND GRANBURY, TX 76048

PROPOSED DRAINAGE
AREA MAP

NO.	DESCRIPTION	DATE

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ENGINEER: SHANNON L. NAVE,
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TEXAS LICENSE NO: 89415

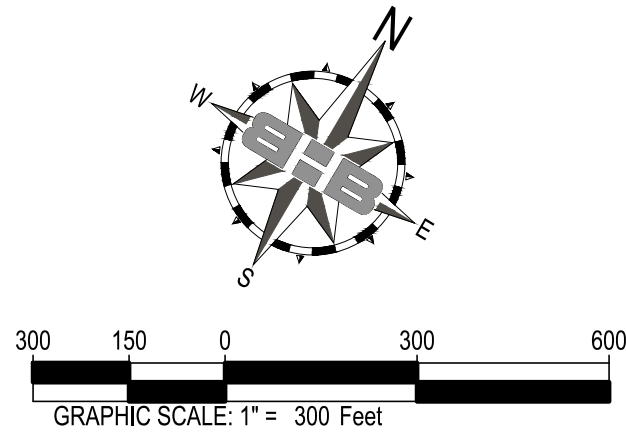
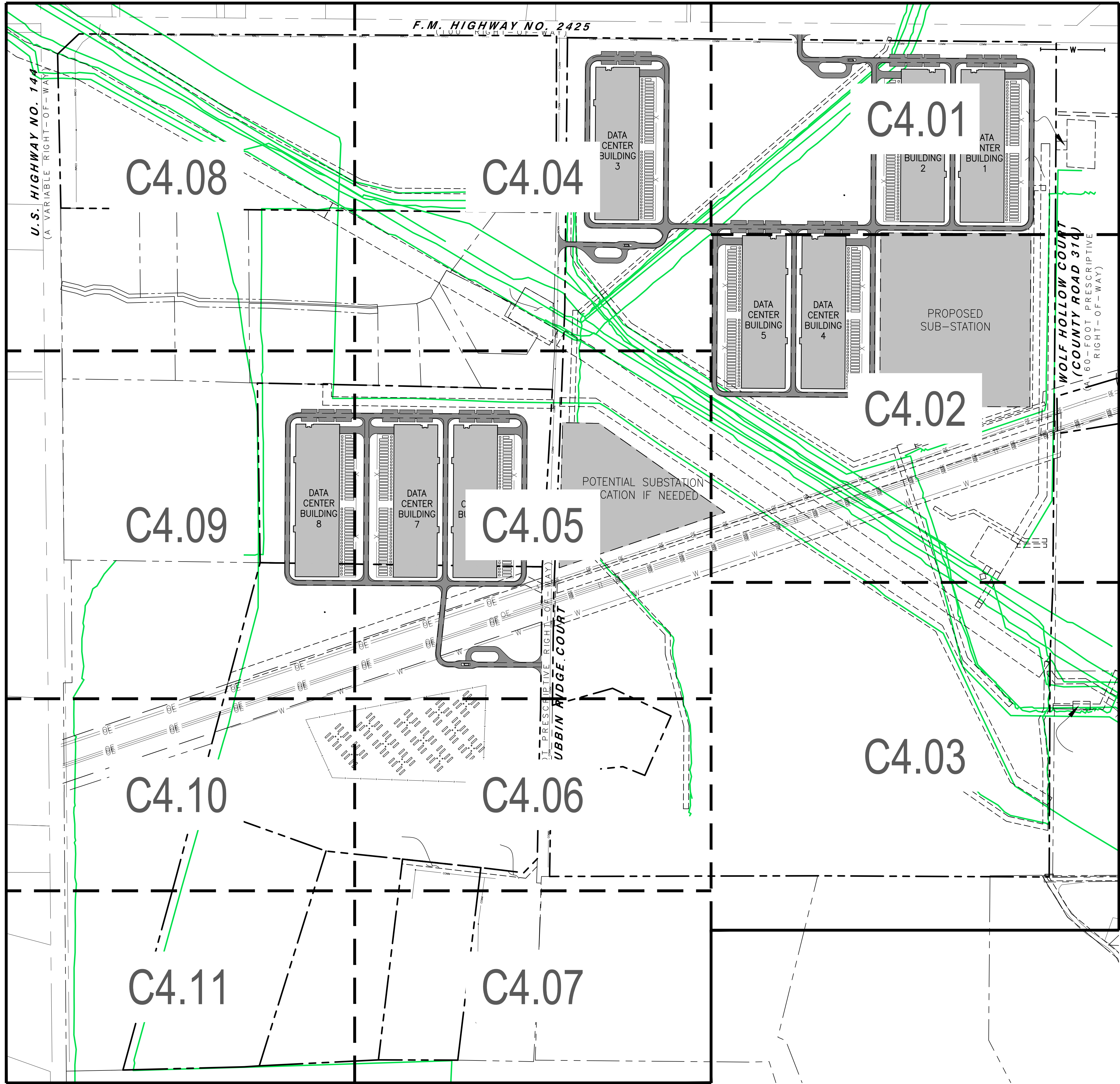
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CHECKED BY:	BHB

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C3.02

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NATIONAL CRE HOLDINGS, LLC
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CONCEPT PLANS
KEY MAP

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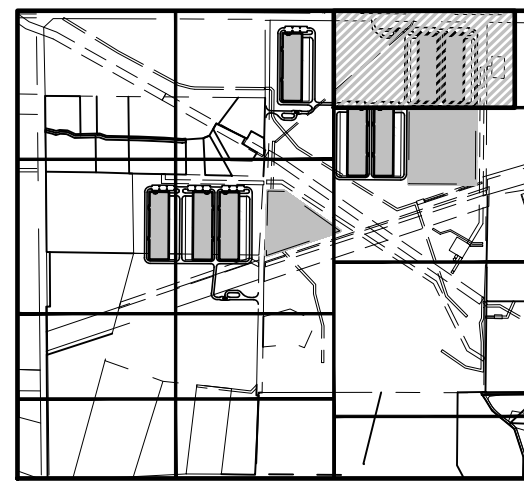
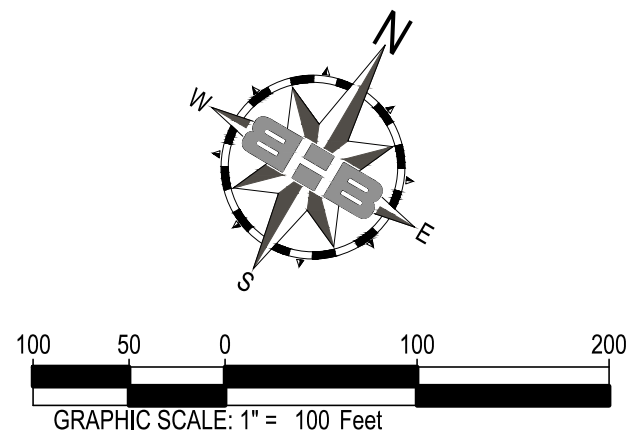
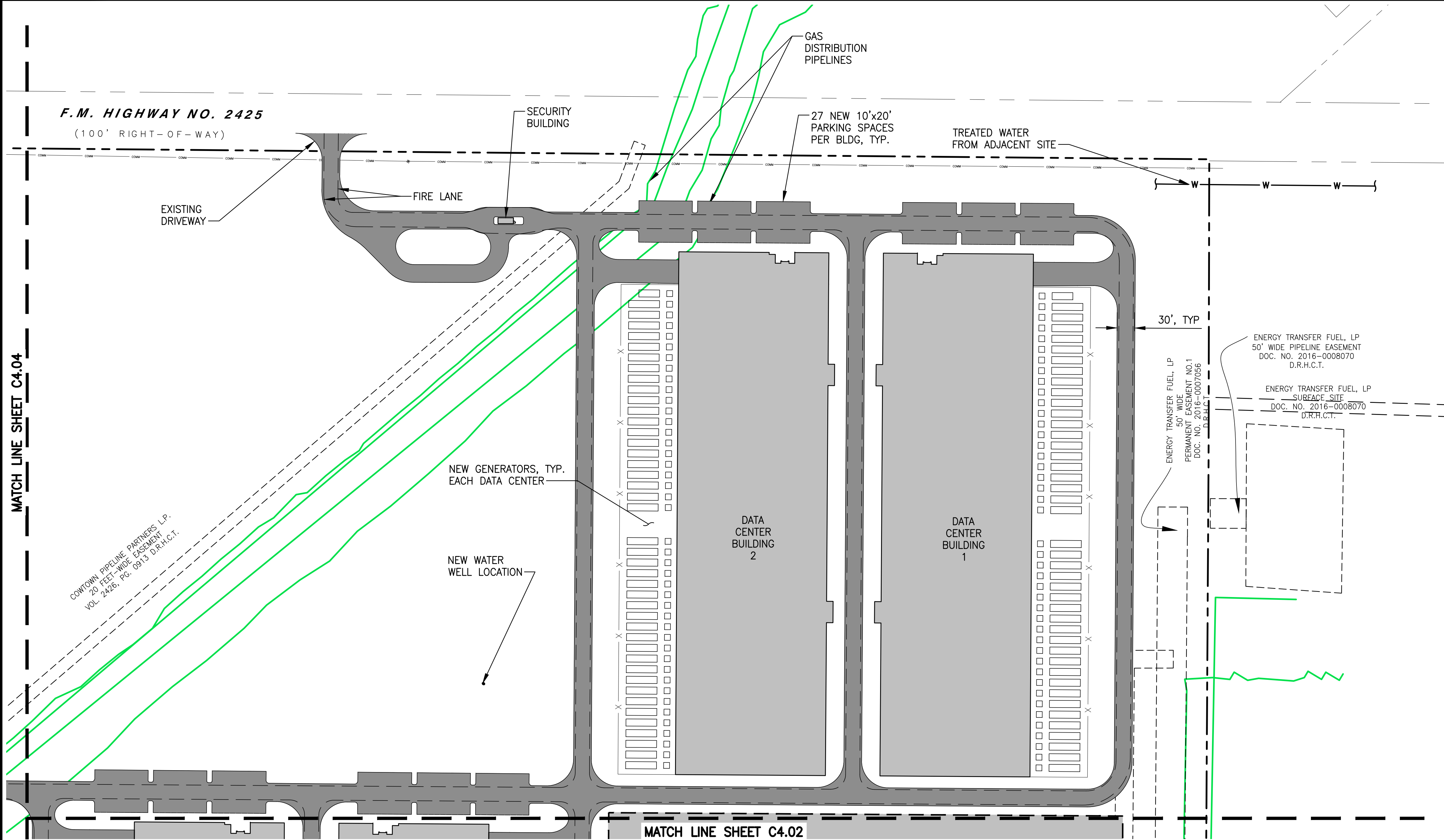
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MATCH LINE SHEET C4.04



KEY MAP
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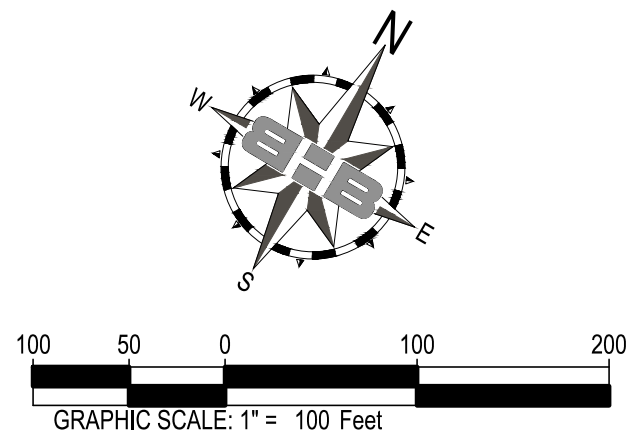
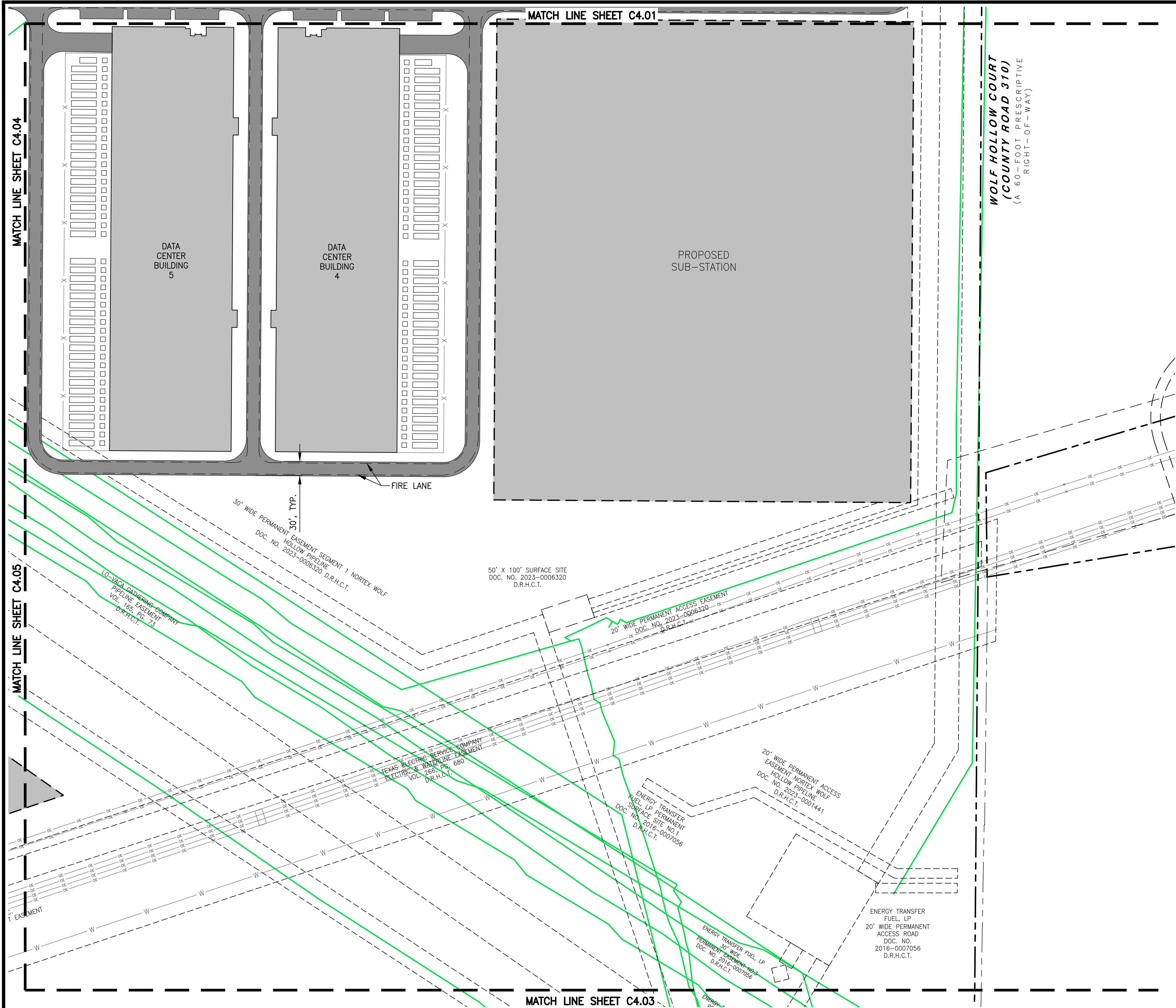
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MATCH LINE SHEET C4.07

MATCH LINE SHEET C4.06

MATCH LINE SHEET C4.05

MATCH LINE SHEET C4.02

135 +/- ACRES
UNDISTURBED
PRESERVATION AREA

NEW DETENTION POND

COWTOWN PIPELINE PARTNERS, L.P.
30 FEET-WIDE EASEMENT
VOL. 2426 PG. 0903
D.R.H.C.T.

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PERMANENT SURFACE
SITE NO. 3
DOC. NO. 2016-0007056
D.R.H.C.T.

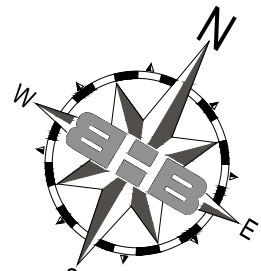
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30' WIDE PERMANENT
EASEMENT, NO.2
DOC. NO. 2016-0007056
D.R.H.C.T.

ENERGY TRANSFER FUEL, LP
PERMANENT SURFACE
SITE NO. 2
DOC. NO. 2016-0007056
D.R.H.C.T.

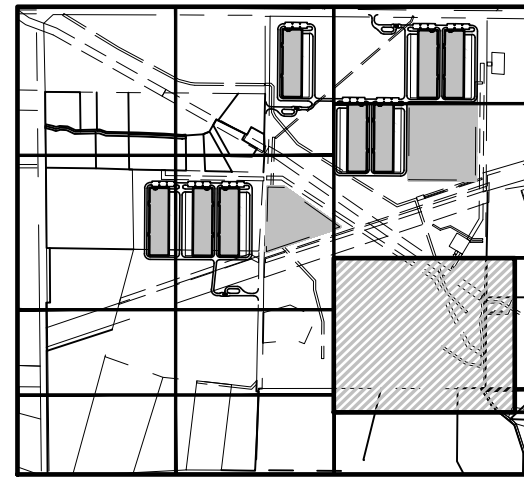
NORTEX WOLF HOLLOW
100' X 50' SURFACE SITE
DOC. NO. 2022-0015809
D.R.H.C.T.

NORTEX WOLF HOLLOW
20' WIDE PERMANENT ACCESS EASEMENT
DOC. NO. 2022-0015809
D.R.H.C.T.

OWBIE TRAFFORD HOUSE, TRUSTEES
OF OWBIE A. TRAFFORD TRUST, REMOVAL
NON-EXCLUSIVE RIGHTS EGRESS
VOL. 1994 PG. 564
D.R.H.C.T.



100 50 0 100 200
GRAPHIC SCALE: 1" = 100 Feet



KEY MAP

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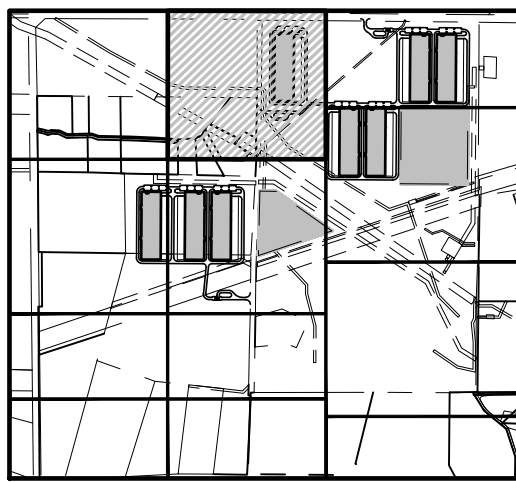
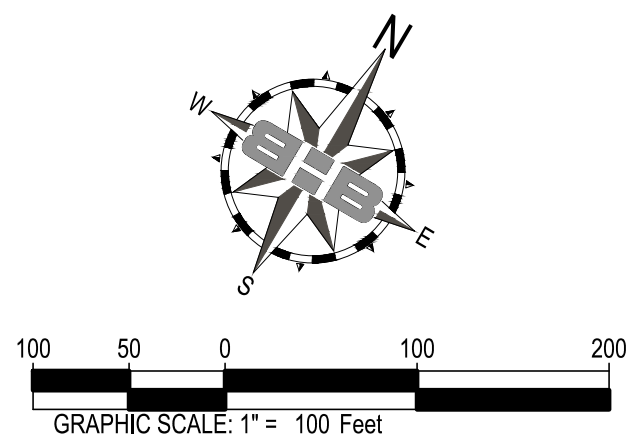
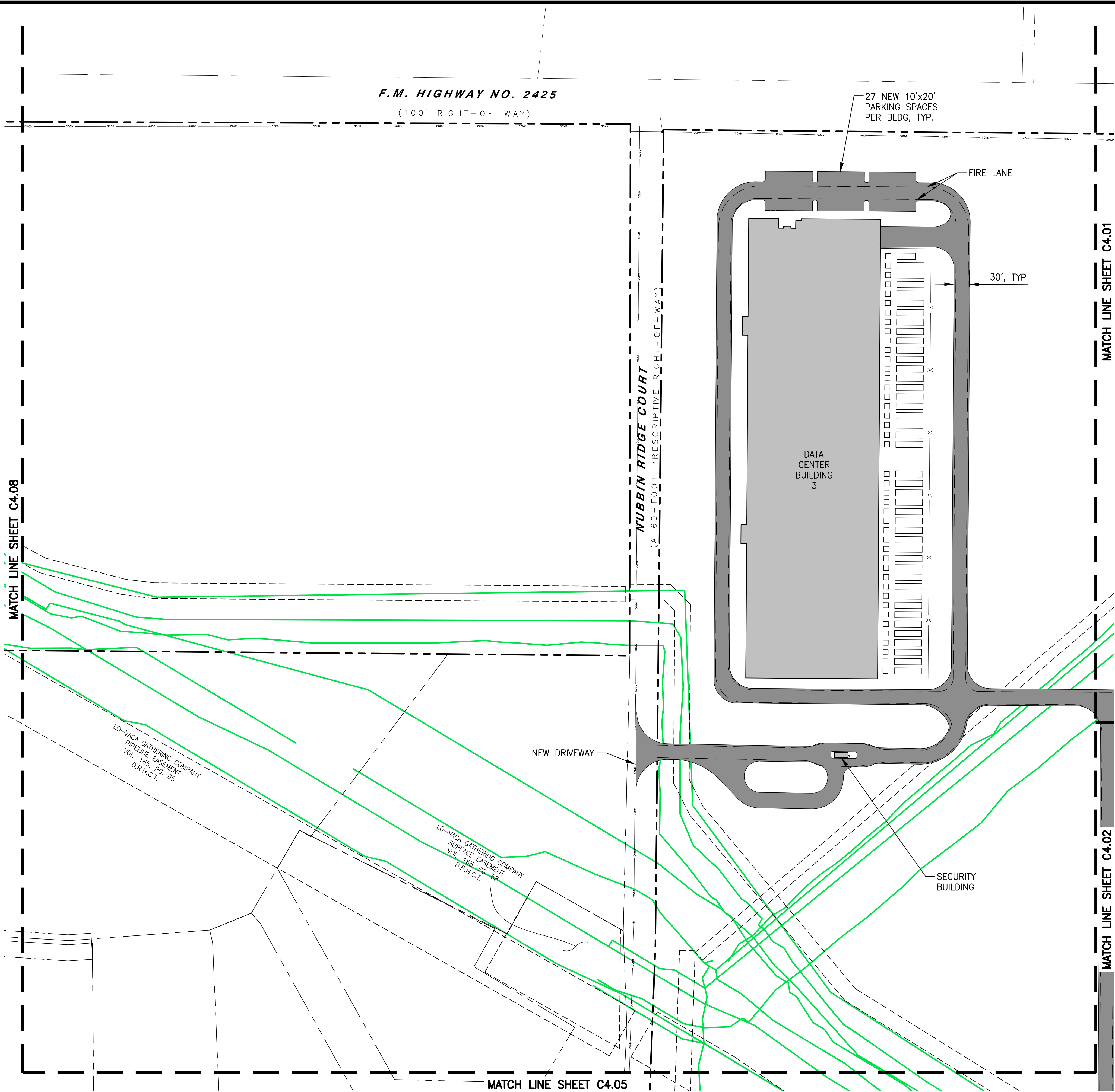
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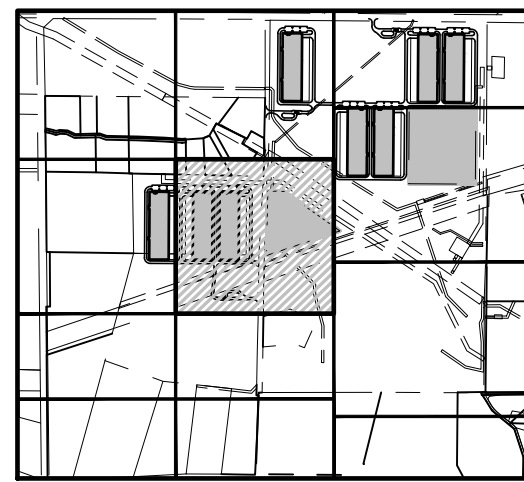
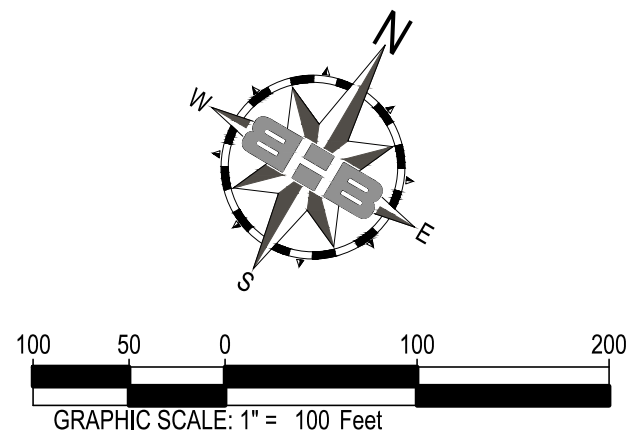
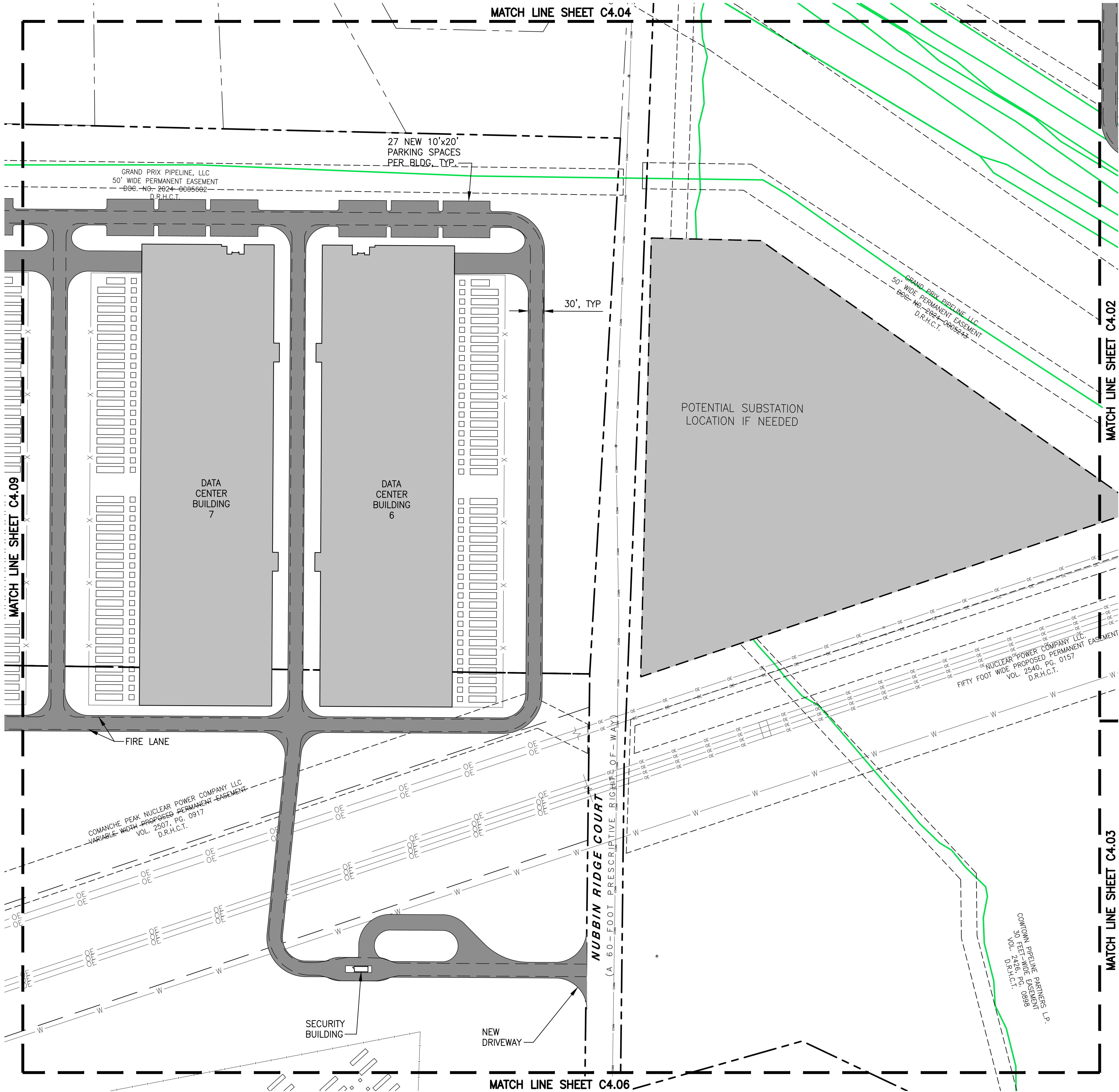
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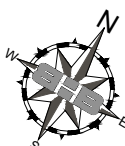
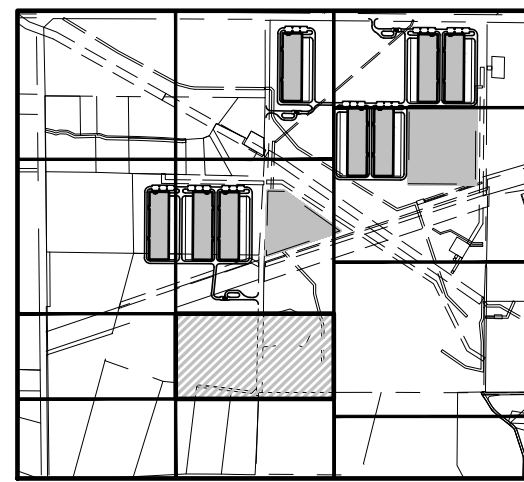
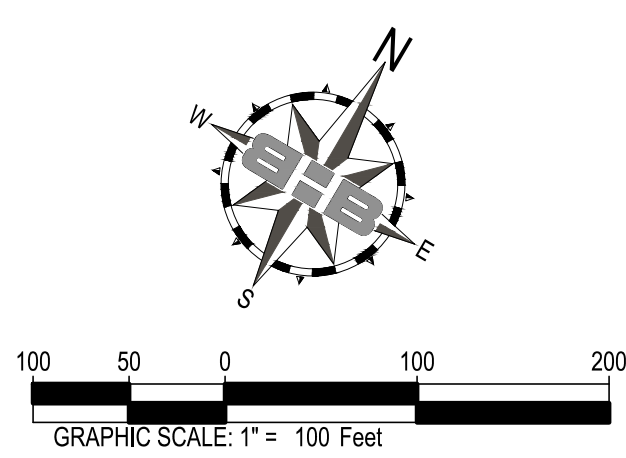
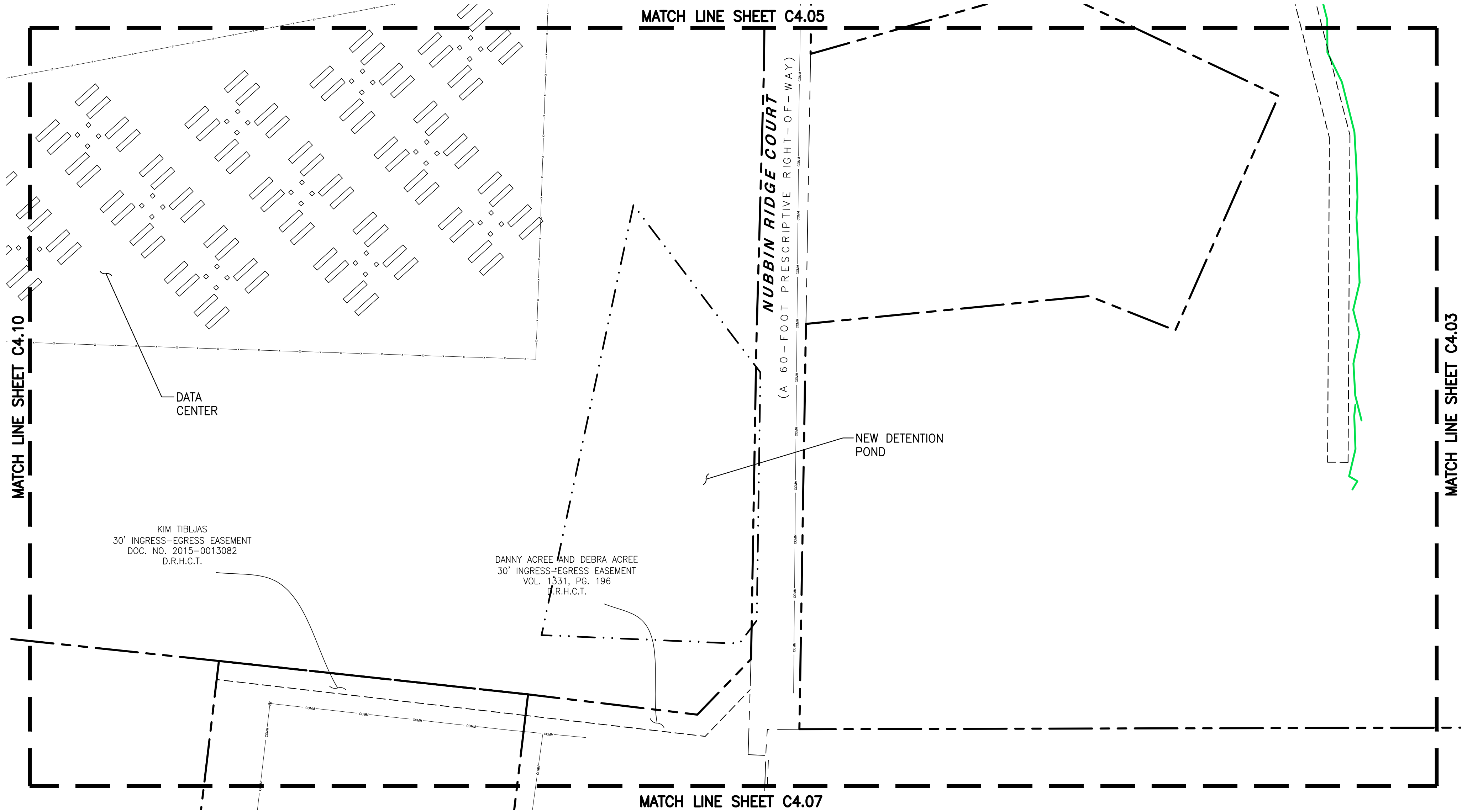
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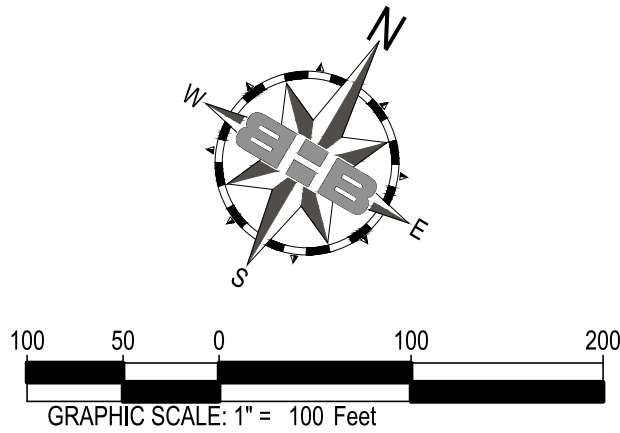
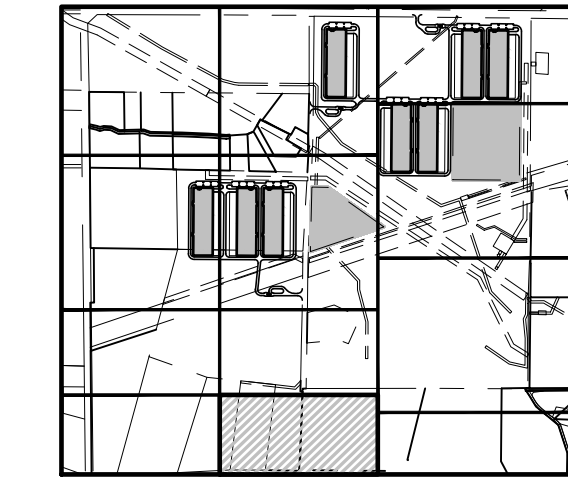
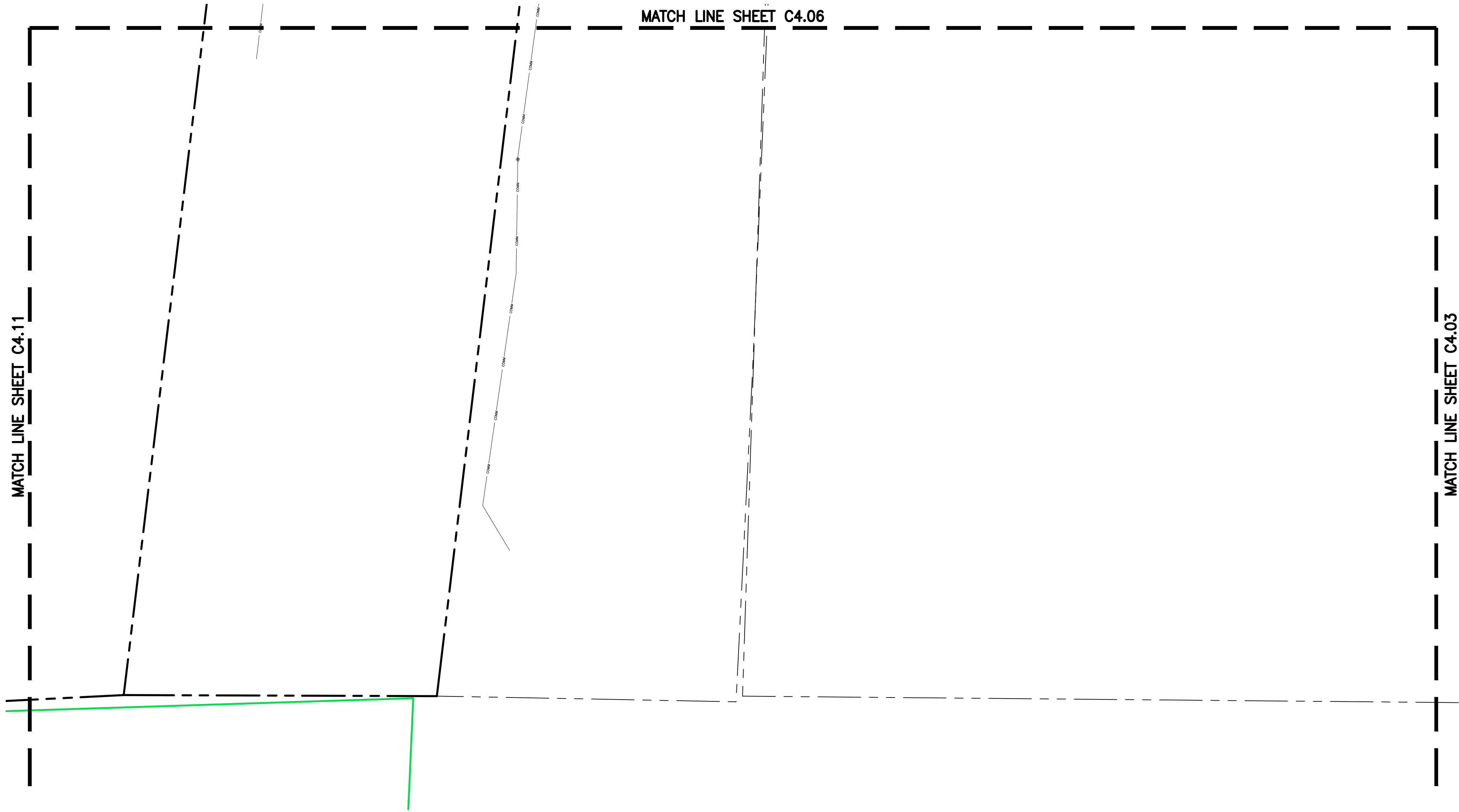
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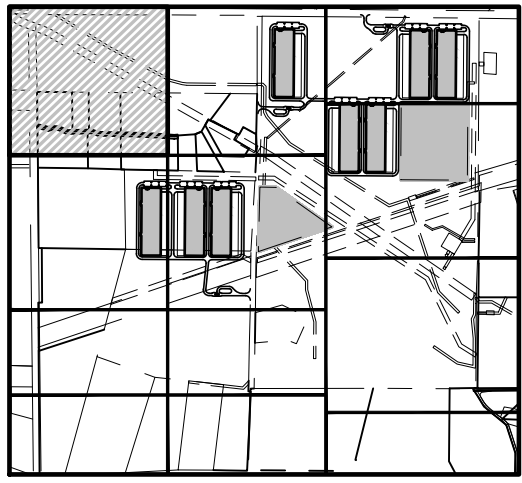
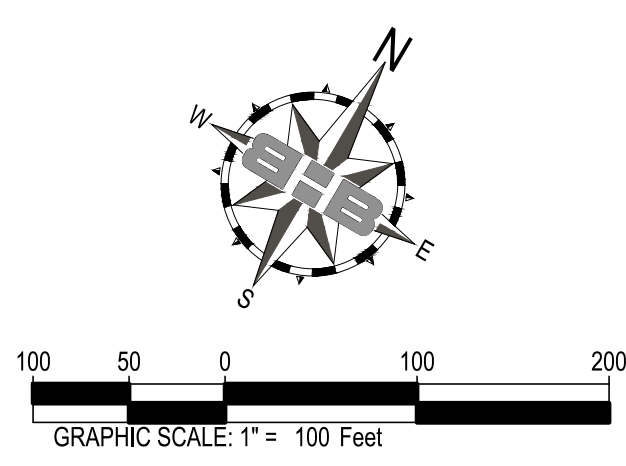
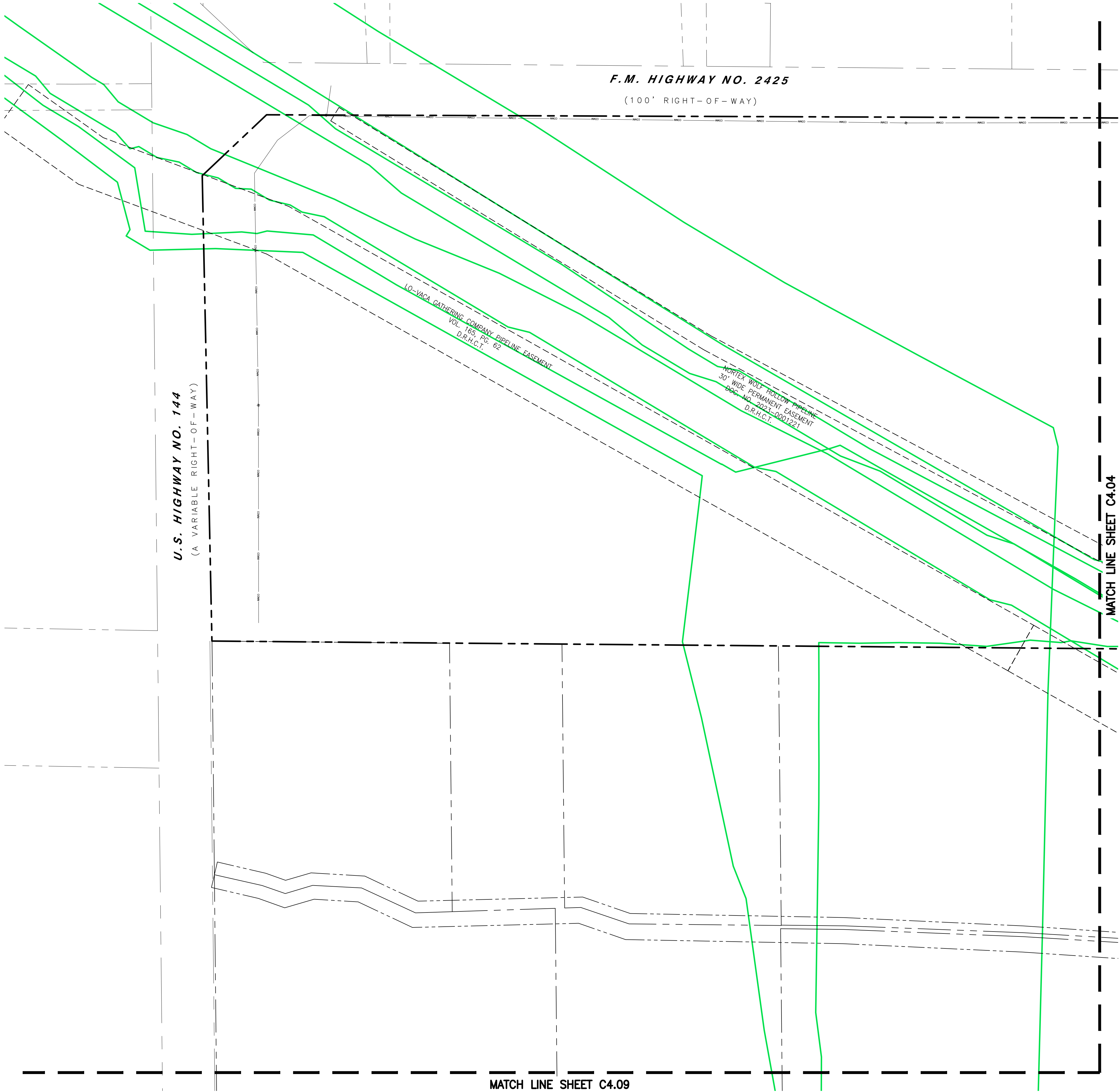
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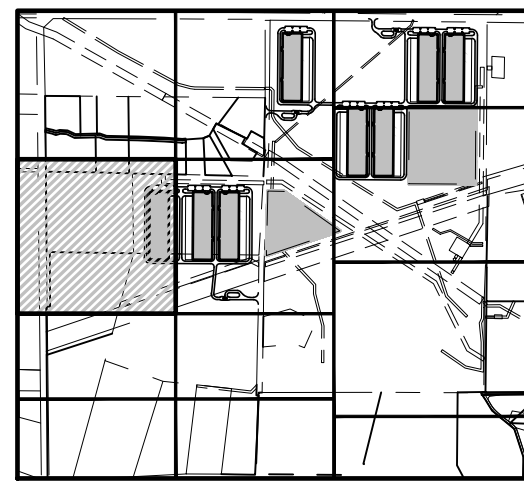
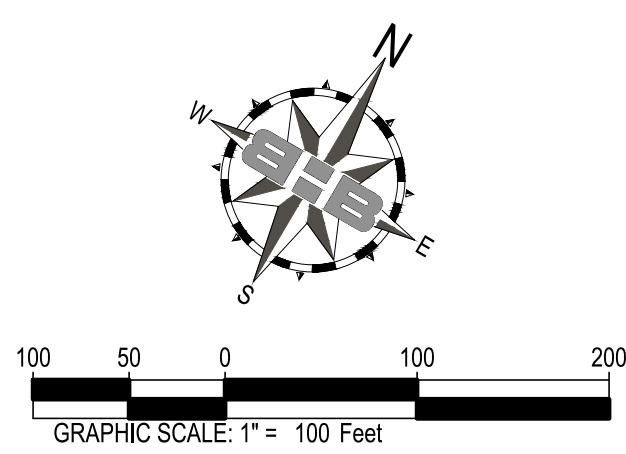
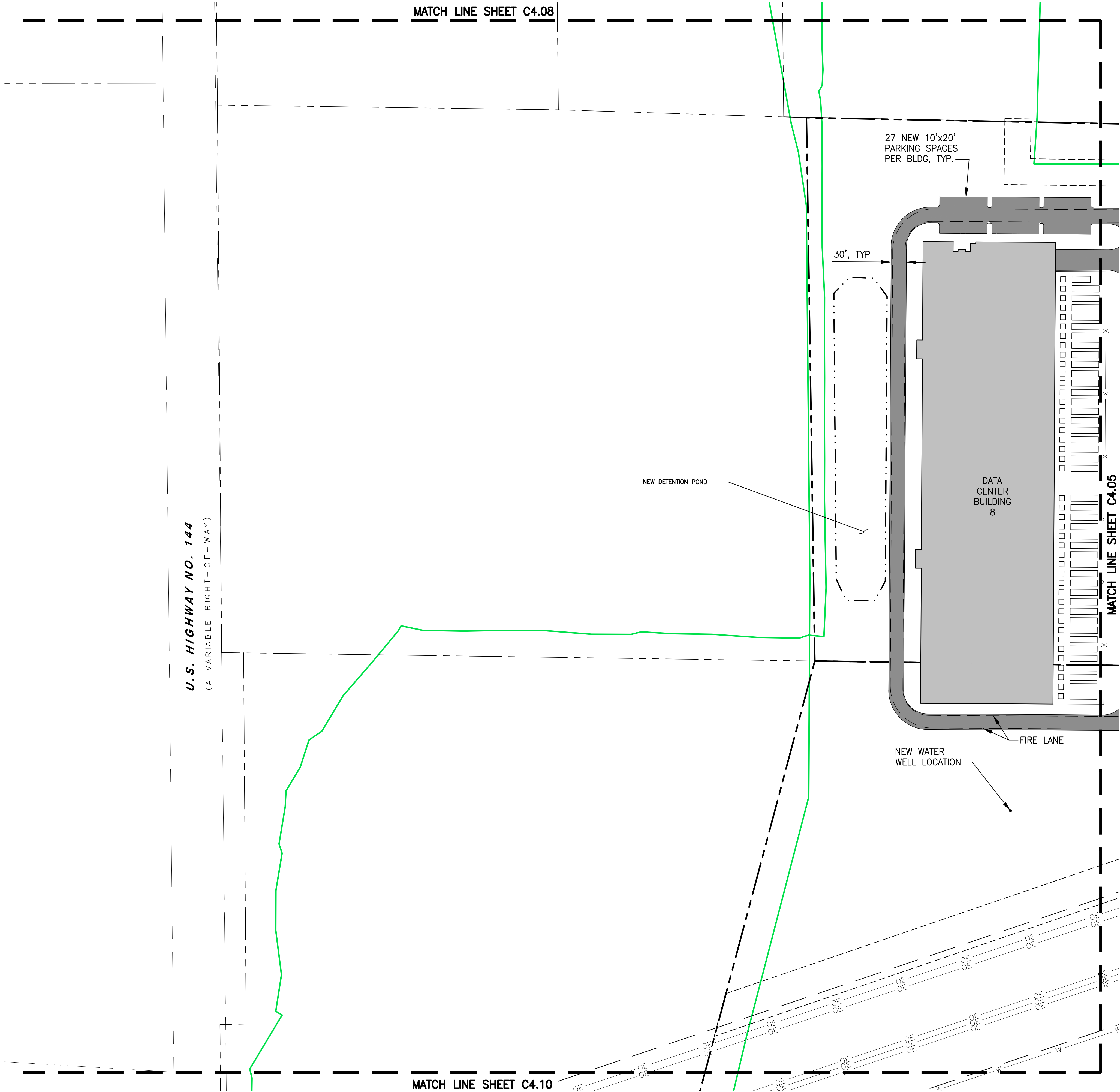
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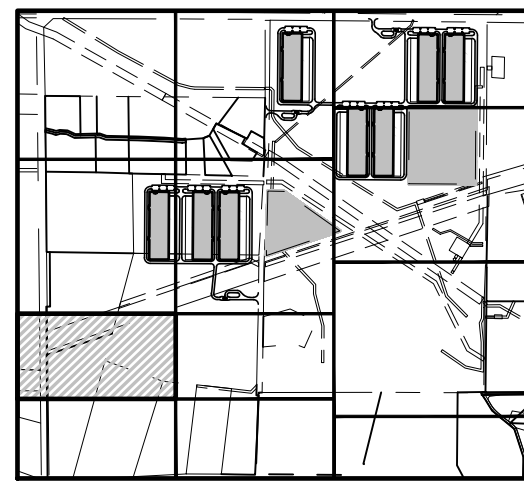
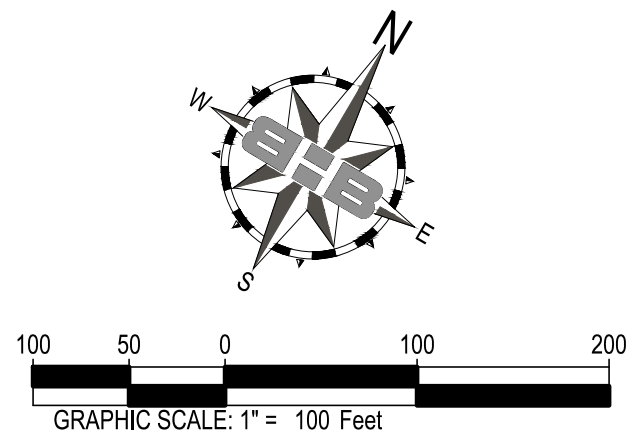
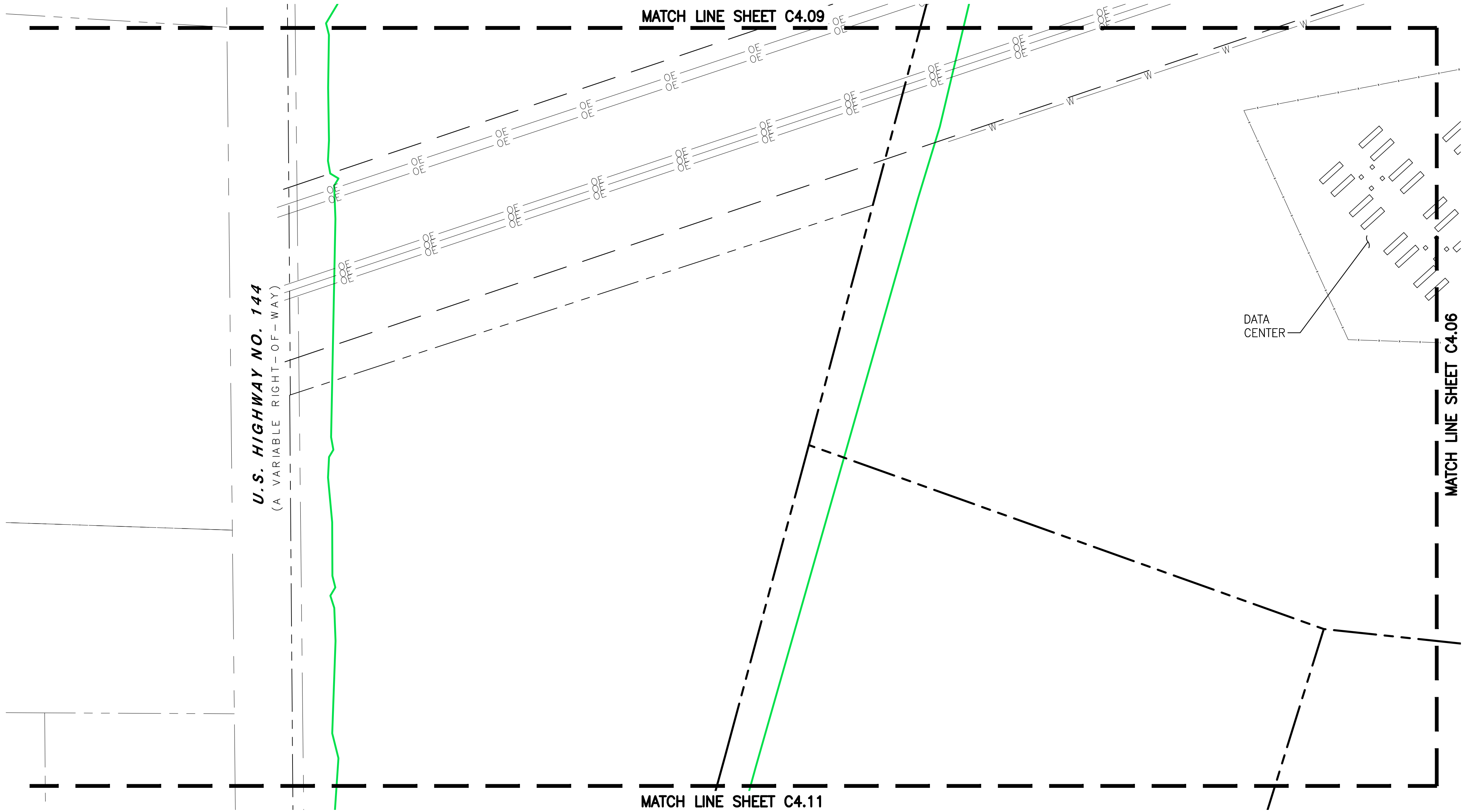
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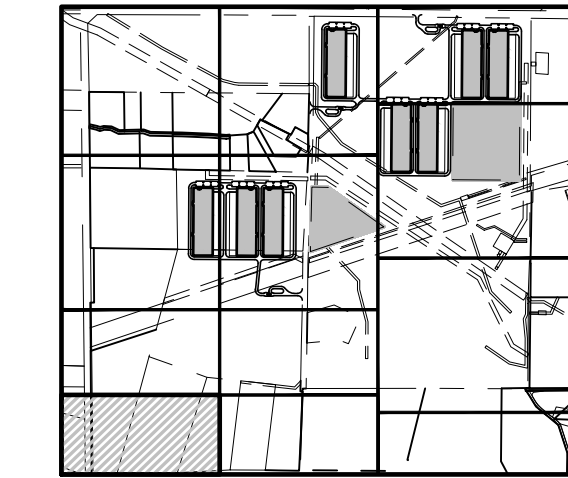
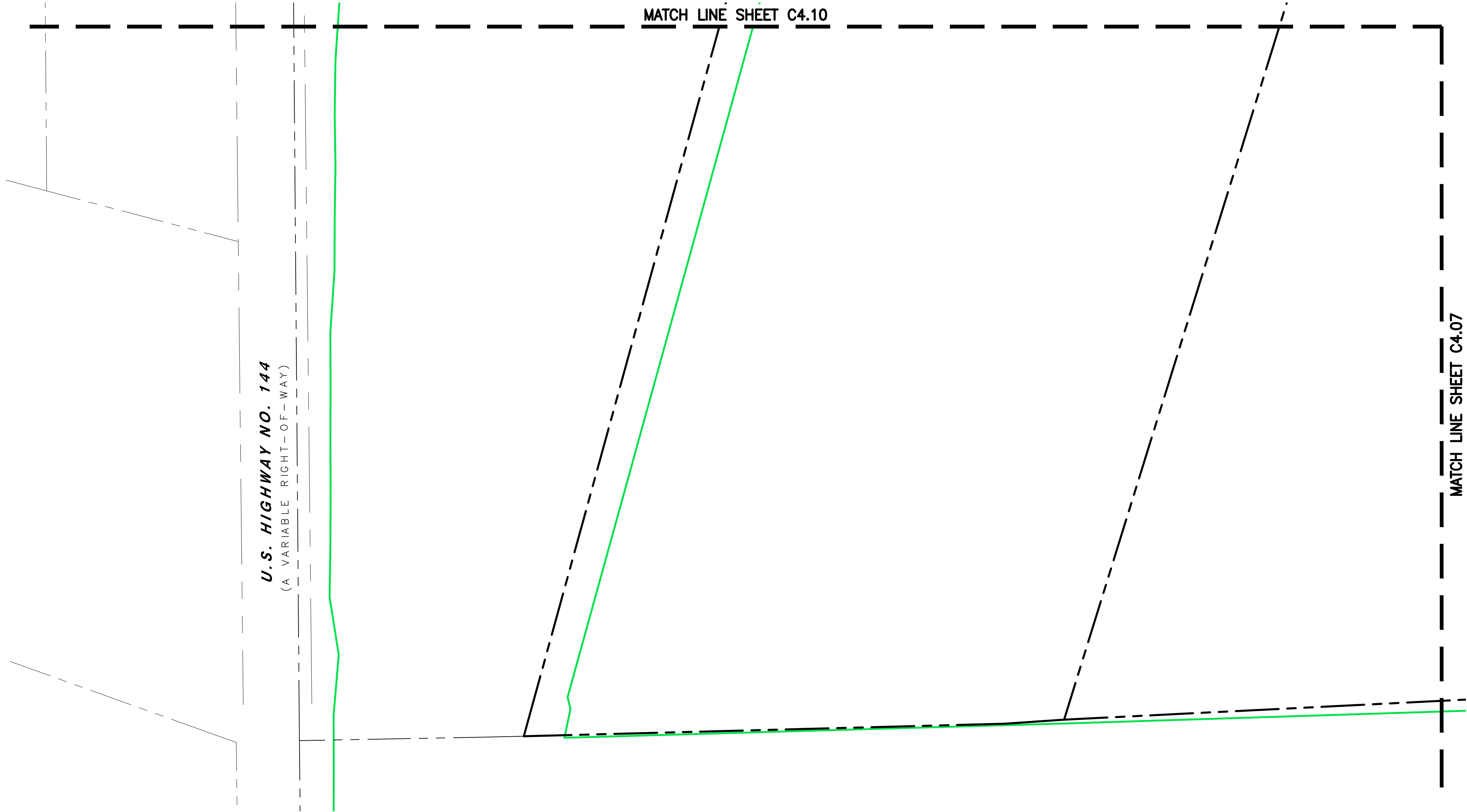
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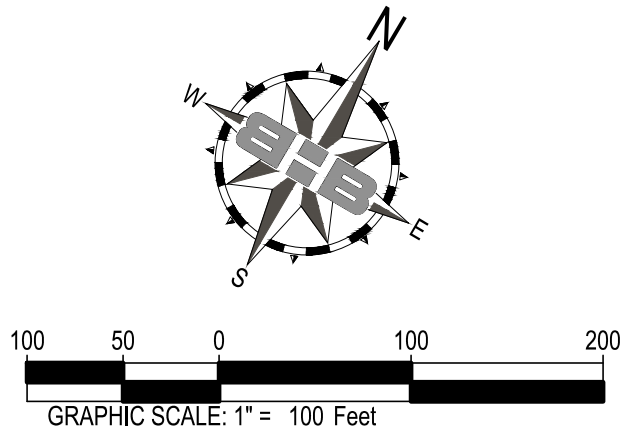
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KEY MAP

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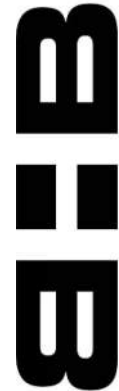
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Item #	Ordinance Requirement (Verbatim)	Conformance (Yes / No / N/A)	Reference (Sheet / Note)	Notes
1	Name and address of landowner, developer or agent, and date of preparation of the plan	Yes	Cover Sheet	
2	Name and address of architect, landscape architect, planner, engineer, surveyor, or other persons involved in the preparation of the plan	Yes	Cover Sheet	
3	Site boundaries and dimensions, site acreage and square footage, and approximate distance to the nearest cross street	Yes	Deed Exhibit, Sheet C1.01	
4	Location map, north arrow, and title block	Yes	Every Sheet	
5	Topography at ten-foot intervals or less	Yes	Drainage Area Maps, Sheets C3.01 & C3.02	
6	Project name	Yes	Cover Sheet	
7	A general layout of the development, showing the general configuration and location of proposed and existing land uses by type of residential and nonresidential use for the property to be developed and any contiguous property in unitary ownership	Yes	Site Plan, Sheet C3.01	
8	A computation of residential density for each type of residential use proposed	N/A		No residential structures are proposed
9	A proposed reservations or dedications of public facilities	N/A		No public facilities are required
10	Location of all significant natural features, including floodplains	Yes	Existing Conditions are shown on sheet C3.01	No floodplain within the project
11	Proposed open space to be preserved, together with proposed park or recreational facilities	N/A		no open space, parks or recreational facilities are proposed
12	For single-family or two-family dwellings, the proposed range of lot sizes and the numbers of lots within each proposed category	N/A		the land is not being subdivided and no residential lots are proposed
13	An assessment of public facilities, identifying existing facilities serving the development and public improvements to be provided by the project	N/A		No public facilities are required
14	Proposed measures to buffer the project from adjacent land uses, if any	Yes	property setbacks are shown on C3.01	
15	Proposed transportation facilities serving the site, together with a traffic impact analysis where required by these Regulations	Yes	See traffic memorandum	Project Red utilizes existing permitted driveways on Mitchell Bend Highway
16	The proposed method, connection, provider and location of the proposed water system	Yes	Utility Plan, Sheet C2.02	
17	The proposed method, connection, provider and location of the proposed wastewater system	Yes	Utility Plan, Sheet C2.02	
18	Phases of development, including delineation of areas to be constructed in independent phases and the scheduled timing and sequencing of development	N/A		the project is not phased
19	Preliminary drainage study including watershed size, approximate capacities, and intended discharge locations	Yes	Drainage Area Maps, Sheets C3.01 & C3.02	
20	Projected population and employment	Yes	Utility Plan, Sheet C2.02	
21	The location of district boundaries in relation to the development	Yes	Cover Sheet	

