

AMENITIES

5' CONCRETE SIDEWALK (AS SHOWN)
GAZEBO
PLAYSCAPE
DOG PARK
BASKETBALL COURT (HALF)
PICKLEBALL COURT
PICNIC TABLE W/ OUTDOOR GRILL

LEGEND

PROPERTY BOUNDARY
STREET CENTERLINE
PRIVATE RIGHT-OF-WAY LINE (R.O.W.)
LOT LINES
ADJOINING TRACT PROPERTY LINES

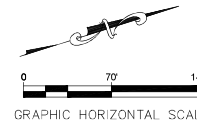
6" SEWER LINE
6" WATER LINE
FIRE HYDRANT ASSEMBLY
MANHOLE
CLEANOUT

SITE NOTES

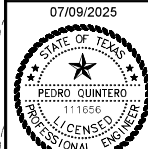
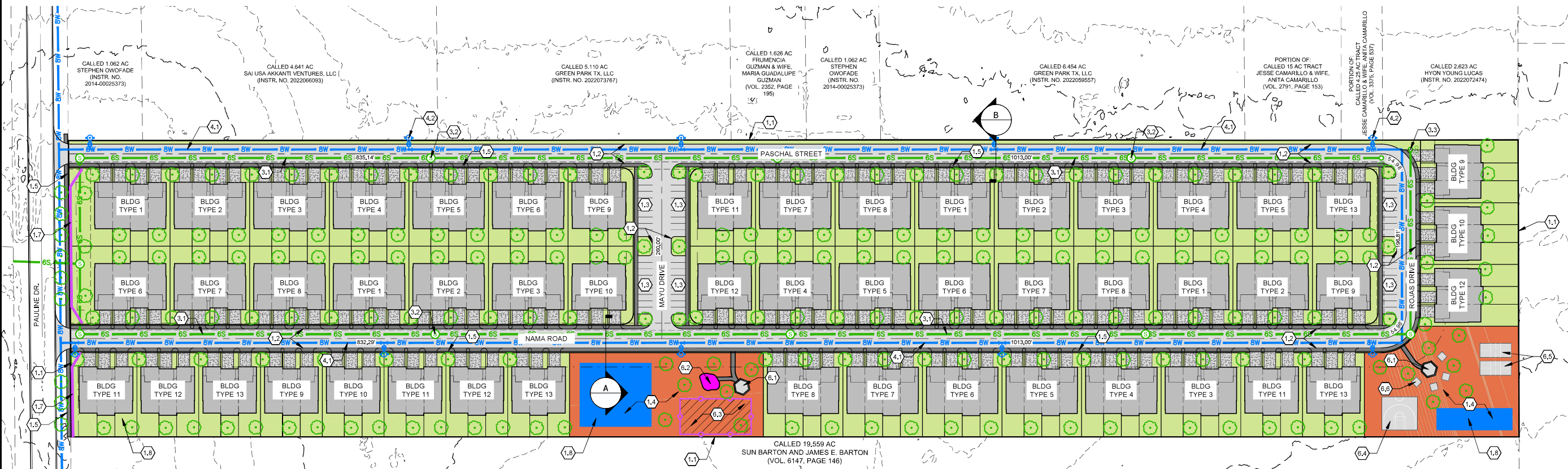
- THE GARDEN VILLAGE PUD SHALL HAVE TWO (2) ACCESS POINTS ALONG PAULINE DR.
- THE 3 AND 4 UNIT TOWNHOUSE GROUPS SHOWN ARE FOR REPRESENTATION ONLY. THE FINAL TOWNHOUSE LOT CONFIGURATION SHALL BE FINALIZED DURING THE PREPARATION OF THE CONSTRUCTION PLANS AND FINAL PLAT AND SHALL CONFORM TO THE PROPOSED GARDEN VILLAGE PUD DEVELOPMENT STANDARDS.

STREET SUMMARY

PRIVATE STREET NAME	PRIVATE ROW	PAVEMENT WIDTH
NAMA ROAD	40	27' BOC-BOC
MAYU DRIVE	40	27' BOC-BOC
ROJAS DRIVE	40	27' BOC-BOC
PASCHAL STREET	VARIES	27' BOC-BOC



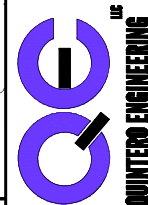
PUD NOTES: AN OWNER'S ASSOCIATION SHALL BE ESTABLISHED AND SHALL OWN AND BE RESPONSIBLE TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL PRIVATE COMMON AREAS AND IMPROVEMENTS.



ISSUED FOR REVIEW, COMMENT

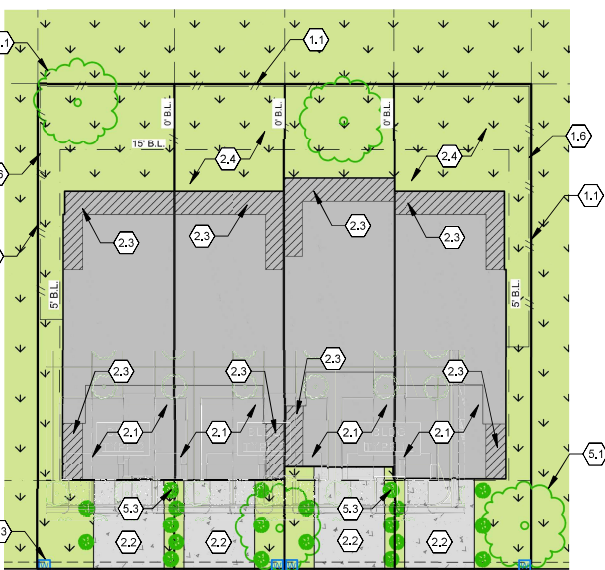
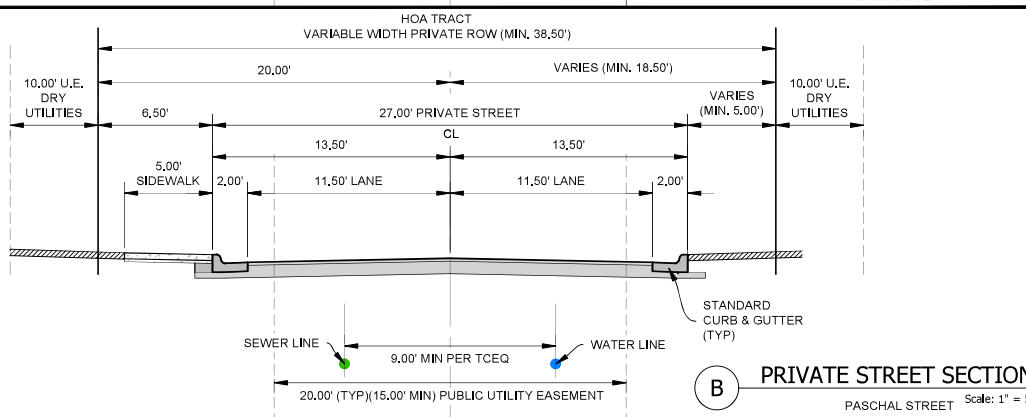
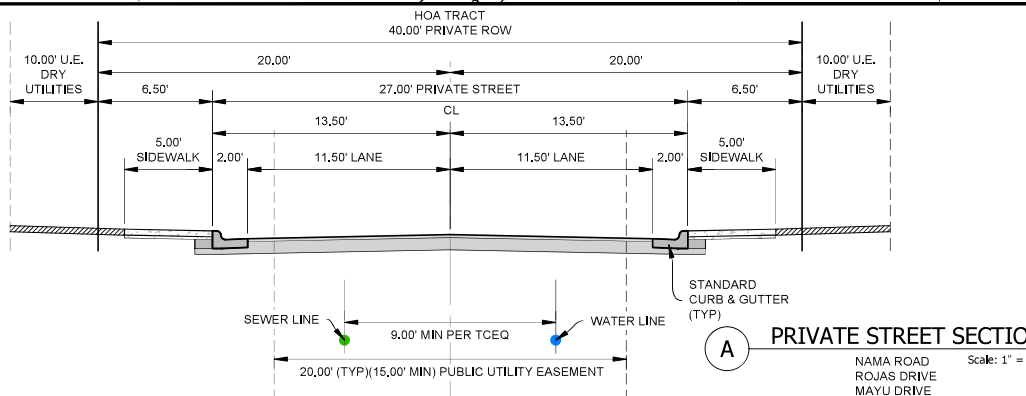
PROJECT NO.: 012-23
DATE: JULY 2025

QUINTERO ENGINEERING, LLC
1501 W. STAN SCHULTER LP
KILLEEN, TEXAS 76549
PHONE: (254) 493-9982
FAX: (254) 432-0707
T.S.P.E. #14769
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SITE KEYNOTES

- SITE
1.1. PROPERTY LINE
1.2. 27' BOC-BOC PRIVATE STREET
1.3. VISITOR PARKING
1.4. HOA COMMON AREAS
1.5. AMENITY AND DRAINAGE AREAS
1.6. 5' CONCRETE SIDEWALK
1.7. 6' PRIVACY WOOD FENCE
1.8. MASONRY ENTRANCE FENCING W/ COMMUNITY MONUMENT SIGN
1.9. DRAINAGE POND
2. BUILDING
2.1. UNIT'S GARAGE
2.2. UNIT'S DRIVEWAY
2.3. COVERED PATIO
2.4. NOT USED
2.5. PRIVATE YARD
3. SEWER
3.1. SEWER LINE MAIN
3.2. SEWER MANHOLE
3.3. SEWER CLEANOUT
4. WATER
4.1. WATER LINE MAIN
4.2. FIRE HYDRANT
4.3. WATER METER
5. LANDSCAPING
5.1. CANOPY TREE
5.2. NON-CANOPY TREE
5.3. SHRUB
6. AMENITIES
6.1. GAZEBO
6.2. PLAYSCAPE
6.3. DOG PARK
6.4. BASKETBALL COURT (HALF)
6.5. PICKLEBALL COURT
6.6. PICNIC TABLE W/ OUTDOOR GRILL



PRIVATE DRIVE
HOA TRACT
(PRIVATE R.O.W.)

TYPICAL TOWNHOUSE GROUP

SCALE: 1" = 20'

GARDEN VILLAGE
7610 S CLEAR CREEK ROAD
KILLEEN, BELL COUNTY, TEXAS

PROPOSED PUD CONCEPT PLAN

DRAWING NO.:
CP1