SITE SUMMARY

HATCH	USE	PROPOSED ZONING	LOTS	AREA (AC)
	RIGHT-OF-WAY	-		9.1
(GS)	GREEN SPACE	-	3	5.1
(RBD)	ROSEWOOD BUSINESS DISTRICT	RBD	13	9.1
(G)	GARDEN HOMES	SF-2	25	3.4
(V)	VILLAS	V	31	6.3
(F)	FLEX LOTS	SR-1/R-1/SF-2/V/R-2	25	4.8
(SR-1)	SUBURBAN RESIDENTIAL SINGLE-FAMILY RESIDENTIAL	SR-1	8	1.7
(D)	TWO-FAMILY RESIDENTIAL DISTRICT	R-2	15	2.9
TOTAL:			117	42.3

PROPOSED AMENITIES FOR CONSIDERATION

- 5' CONCRETE SIDEWALK (AS SHOWN)
- LANDSCAPE TREES (AS SHOWN)
- PARK BENCHES (AS SHOWN)
- COMMUNITY CENTER (2,000 - 3,000 SF BUILDING)
- DOG PARK (2 POTENTIAL SITES, AS SHOWN)
- ADDITIONAL AMENITIES BY HOA (TO BE DETERMINED)

PROPOSED POST CONSTRUCTION FOR CONSIDERATION

- CREEK BUFFER ZONE
- RIPARIAN BUFFER
- URBAN FORESTERY
- XERISCAPING

SWMSP NOTES: PROPOSED AMENITIES TO BE LOCATED IN GREEN SPACE AREAS AND/OR COMMON AREAS.

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.

No.	DATE	REVISIONS	REMARKS	BY

04/15/2019

STATE OF TEXAS — PEDRO QUINTERO — 111656 — LICENSED PROFESSIONAL ENGINEER

Pedro Quintero, P.E.

ISSUED FOR REVIEW, COMMENT ONLY.

PROJECT NO.: 003-18
DATE: APRIL 2019

QUINTERO ENGINEERING, LLC
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QUINTERO ENGINEERING LLC

ROSEWOOD SPRINGS DEVELOPMENT
ROSEWOOD DRIVE
KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE:
PROPOSED DEVELOPMENT CONCEPT PLAN

DRAWING NO.:
CP1

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