

GARDEN VILLAGE PUD DEVELOPMENT STANDARDS

The Garden Village PUD development will establish a Home Owner's Association (HOA) and the HOA shall own and be responsible to provide for operation, repair and maintenance of all private common areas and improvements.

Townhouse lots "RT-1" (Residential Townhouse Single-Family District) shall conform to the following standards:

Approval of the Garden Village PUD Development Standards constitutes approval of all subdivision variances listed herein.

1) Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Common area shall mean private property owned in common by, and designated for the private use of, the owners or occupants of townhouses in a particular project or subdivision. Common area uses include, but are not limited to, recreation areas, parks and plazas, ornamental areas open to the general view within the project or subdivision, and building setbacks not otherwise required by ordinance. The common area does not include public streets, alleys, required building setbacks or utility easements.

Dwelling unit shall mean a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Exterior lot line shall mean a lot line that separates two (2) townhouse groups.

Interior lot line shall mean a lot line that separates two (2) townhouse single-family dwelling units within a townhouse group.

Open Space shall mean property under public or private ownership which is or used for parks, recreation, conservation, preservation of native habitat and other natural resources, surface water impoundment, historic, or scenic purposes.

Townhouse shall mean one (1) single-family dwelling unit within a group of three or more dwelling units in which each dwelling unit extends from foundation to roof and attached to another dwelling unit on a least one side.

Townhouse group shall mean three (3) to four (4) townhouses. No dwelling unit shall be located over another dwelling unit and there shall be no visible separation between walls or roofs of adjoining units. Each dwelling unit shall be separated from other units by one or more vertical common firewalls.

2) Density

- a) The residential density in the Garden Village PUD - "RT-1" (Residential Townhouse Single-Family District) shall not be more than ten (10) units per acre.

3) Use regulations.

- a) All buildings and premises located within the Garden Village PUD shall be limited to a townhouse development and accessory buildings.
- b) Townhouse group:
 - (1) No townhouse group shall exceed two hundred (200) feet in length.
 - (2) There shall be not less than ten (10) feet of separation between each townhouse group.

4) Height regulations.

- a) No townhouse within the Garden Village PUD shall be less than two stories with a maximum height of thirty-five (35) feet.

5) Lots

- a) Lots are not required to have frontage on, or direct access to, a dedicated public street; all lots shall have frontage and gain direct access from a private street as approved with this PUD.
- b) Each townhouse shall be constructed on an individually platted lot and have frontage to a private street.
- c) Each townhouse lot shall have a lot area of not less than two thousand five hundred (2,500) square feet.
- d) Each townhouse lot shall have a width of not less than twenty-five (25) feet.
- e) Each lot shall contain a private yard with not less than three hundred (300) square feet of area. A wall or solid fence not less than six (6) feet in height shall be required on side lot lines where the required private yard adjoins such lot lines. A private yard may contain a patio cover or roof which does not cover more than twenty-five (25) percent of the private yard.
- f) Front yard:
 - i) There shall be a front yard having a depth of not less than twenty (20) feet as measured from the front property line.
- g) Side yard:
 - i) Interior lot lines shall have a zero (0) foot side yard.
 - ii) Exterior lot lines shall have a minimum of five (5) feet of side yard.
 - iii) A side yard adjacent to a side street shall not be less than ten (10) feet.

iv) In all instances each townhouse group shall have a minimum of ten (10) feet of separation between each adjoining townhouse group.

v)

h) Rear yard:

i) There shall be a rear yard having a depth of not less than fifteen (15) feet as measured from the rear property line.

6) Blocks

a) The maximum allowable block length shall be one-thousand two hundred (1,200) feet.

7) Parking

a) Two (2) off-street parking spaces shall be provided for each townhouse.

i) Resident parking spaces shall be provided by the spaces located in the unit's front-loading garage, and/or the unit's driveway.

b) There shall be minimum visitor parking of one-fourth (0.25) space per unit. Visitor parking shall be provided in the HOA tracts. Any fraction thereof shall be rounded up to the next whole number.

8) Private Streets

a) Private streets are owned and maintained by the HOA.

b) Private streets shall conform to the standards set forth in Exhibit A and Exhibit B.

9) Sidewalks

a) Sidewalks to be installed as shown in the overall PUD Concept Plan.

b) Five (5) foot sidewalks adjacent to the private streets shall be installed during the individual townhouse construction.

10) Public Utility Mains

a) The water and sewer line mains shall be installed within the private streets right-of-way.

11) HOA Common Areas and Amenities

a) The amenities listed below and shown on the PUD concept plan shall be installed on or before the City has issued seventy-five (75%) percent of the final certificate of occupancies and shall not be located within onsite drainage ponds.

b) The HOA tracts shown on the PUD Concept Plan shall include the following amenities:

i) Gazebo (2 minimum)

ii) Playscape (1 minimum)

iii) Dog Park (1 minimum)

iv) Basketball Court (Half) (1 minimum)

v) Pickleball Court (2 minimum)

- vi) Picnic Table with Outdoor Grill (4 minimum)

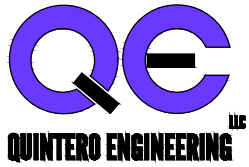
12) Architectural standards

- a) Each townhouse must have a minimum of twenty-five percent (25%) brick, stucco or stone for front exterior walls and twenty-five percent (25%) brick, stucco or stone veneer for side exterior walls, excluding doors, windows and gables.
- b) Each townhouse shall include decorative hardware on garage doors and four (4) of the following elements:
 - (1) Decorative hardware on garage doors.
Garage doors shall have decorative hardware that is permanently affixed to the garage door.
 - (2) Enhanced windows.
Windows on the front elevation shall incorporate at least one (1) window enhancement, including: transoms, bay windows, shutters, dormers, eyebrow windows, headers, or other similar window enhancements.
 - (3) Architectural features.
The front elevation shall incorporate no fewer than two (2) different architectural features, including: corbels, quoining, louvered vents, keystones, decorative railings, columns, cupola, turret, coach lights, decorative half-timbering, or other architectural features approved by the executive director of development services or his/her designee. Incorporation of at least four (4) different architectural features from this list counts as two (2) architectural elements.
 - (4) Variable roof design.
At least two (2) different roof types (e.g., hip and gable), heights, pitches, plate heights, or planes shall be provided.
 - (5) Horizontal articulation.
A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least twelve (12) inches deep.
 - (6) Enclosed patio.
A patio or outdoor seating area on the front of the house, which is enclosed on at least three (3) sides by a fence or wall at least thirty-six (36) inches in height.
- c) No townhouse elevation shall be repeated within each townhouse group.
- d) Townhouse elevation combinations within a townhouse group:
 - i) Shall not be repeated more than four (4) times within the development and,
 - ii) Shall not be repeated more than three (3) times along the same street.

13) Landscaping

- a) Residential Trees. The following requirements shall apply to tree landscaping:
 - i) Each townhouse lot shall require one (1) canopy tree.
- b) Additional Landscape Trees
 - i) One (1) canopy tree shall be provided per five-thousand (5,000) square feet of common open space within the HOA tracts.
 - ii) One (1) canopy tree shall be provided per ten (10) visitor parking spaces.
 - iii) One (1) canopy tree shall be provided per thirty (30) feet of frontage along Pauline Drive.
- c) Newly planted canopy trees shall measure at least one and a half (1 ½") inch caliper and five (5) feet in height at the time of planting, and shall be planted in a permeable area not less than three (3) feet in diameter in the front or rear yard of each townhouse lot. Tree plantings shall be of a recommended species as detailed in section 31-892.
- d) Existing trees to be used for landscape credit shall be in a healthy physical state, shall measure at least two-inch caliper and shall be maintained in an undisturbed area within the drip line of the tree.
- e) Should an existing or newly planted tree used for landscape credit die, it shall be replaced with new landscaping according to the requirements of this section.
- f) Each canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by four (4). Each non-canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by two (2). Each two (2) square feet of planting bed used and maintained for the purpose of rotating live decorative planting materials shall reduce the number of shrubs required by one (1).
- g) Newly planted canopy trees shall be permitted to be placed within building setbacks, public and private utility easements, and public and private right-of-way.
- h) Street Trees per section 26-109 shall not be required for this development
- i) Shrubbery
 - i) Each townhouse lot shall require six (6) two (2) gallon shrubs.
 - ii) The placement of shrubbery shall take into consideration the plant size at maturity and shall be located so as not to conflict with vehicular or pedestrian traffic visibility.
- j) Ground cover . The following requirements shall apply to ground cover landscaping:

- (1) Ground cover, artificial turf, or grass shall be planted, or installed in the remaining area of the lot or parcel not planted in trees, shrubbery, planting beds, or covered by structures, pavement or other impervious surfaces.
 - (2) Approved non-vegetative ground cover materials (such as washed gravel, artificial turf, bark mulch, lava rock, rock, or other decorative covers generally used in landscaping) may be used to meet the provisions of this section. Where approved, non-vegetative ground cover shall be porous and form a uniform appearance free from weeds and grasses.
- k) Irrigation. The following requirements shall apply to irrigation:
- (1) All landscaping required by this section shall be irrigated by either an automated system, or a hose bib attachment within one hundred fifty (150) feet of all landscaping.
 - (2) Automated underground irrigation systems shall be designed and installed in accordance with the requirements of other provisions of this code.
 - (3) The building official may waive irrigation requirements where xeriscaping or a substitute landscaping plan is used.



QUINTERO ENGINEERING, LLC

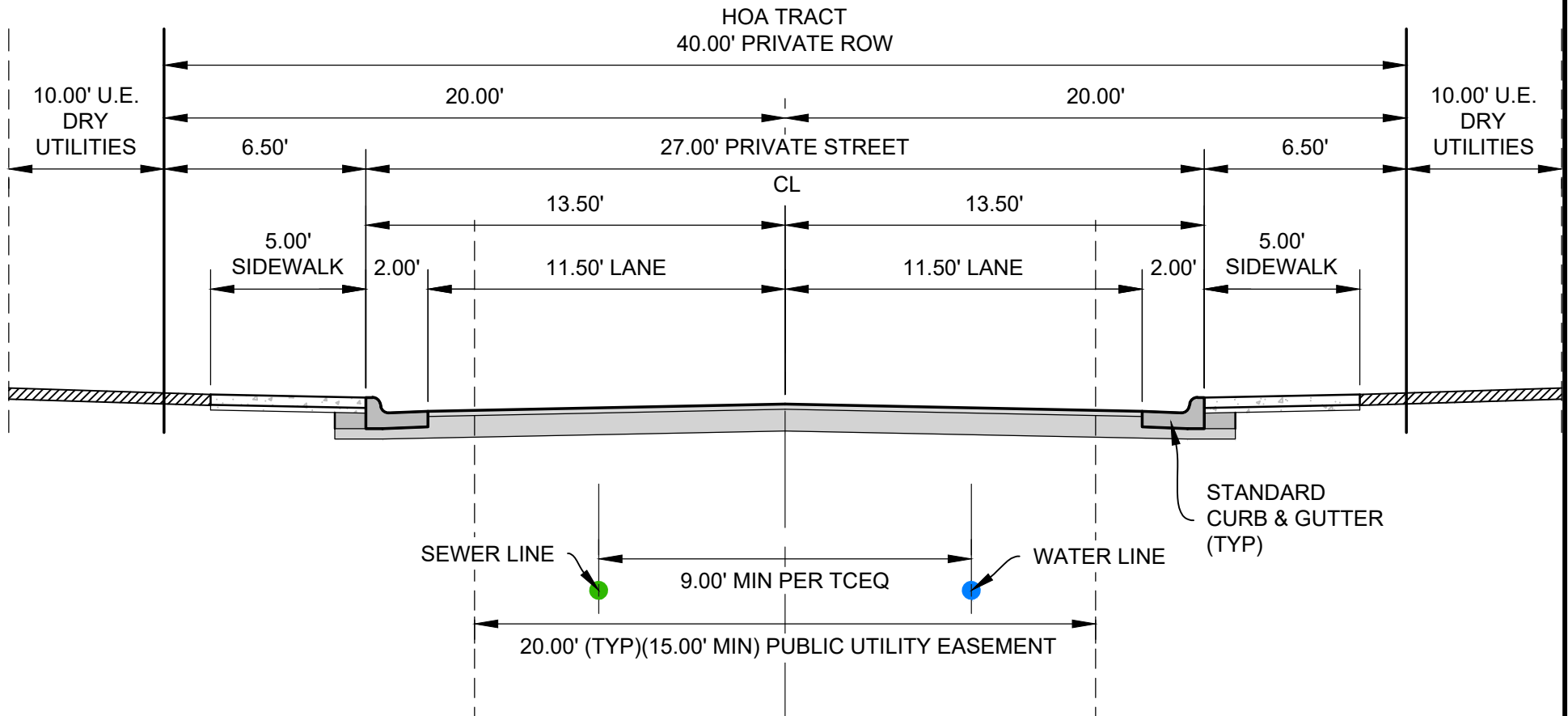
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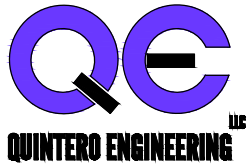
T.B.P.E. FIRM REGISTRATION NO. 14709

T.B.P.L.S. REGISTRATION NO. 10194110

EXHIBIT A



A PRIVATE STREET SECTION
NAMA ROAD
ROJAS DRIVE
MAYU DRIVE
Scale: 1" = 5'



QUINTERO ENGINEERING, LLC

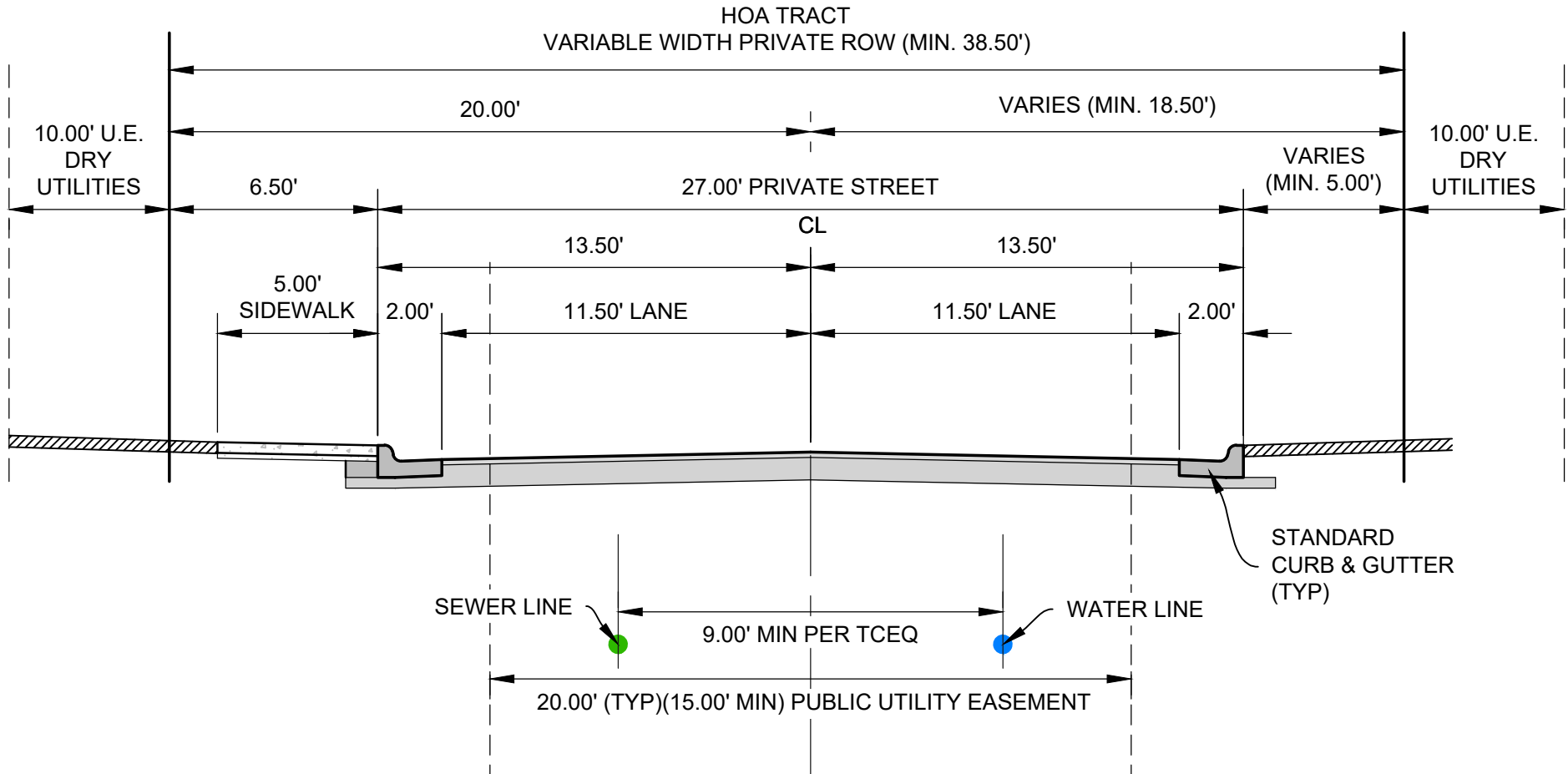
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EXHIBIT B



B PRIVATE STREET SECTION
PASCHAL STREET Scale: 1" = 5'