

SITE PLAN CHECK LIST

BUILDING TYPE 1 (10 TYPE 1 BUILDINGS ON SITE)

CATEGORY OF USE: R-2 TYPE V-B APARTMENTS  
 NUMBER OF STORIES: 2 STORIES  
 GROSS FLOOR AREA: 8954 SQUARE FEET  
 EXTERIOR CONSTRUCTION MATERIAL: WOOD FRAMED BUILDING WITH ADHERED MASONRY AND FIBER CEMENT BOARD SIDING  
 AVG. ROOF HT.: 26'-1"

RECREATION CENTER (1 RECREATION CENTER ON SITE)

CATEGORY OF USE: A-3 TYPE V-B; REC. CENTER  
 NUMBER OF STORIES: 1 STORY  
 GROSS FLOOR AREA: 6,305 SQUARE FEET  
 EXTERIOR CONSTRUCTION MATERIAL: WOOD FRAMED BUILDING WITH ADHERED MASONRY AND FIBER CEMENT BOARD SIDING  
 AVG. ROOF HT.: 18'-1"

UNIT INFORMATION

UNIT TYPE 1  
 1 BEDROOM  
 UNIT GROSS: 900 SQFT  
 UNIT DECK: 66 SQFT  
 UNIT STORAGE: 17 SQFT  
 40 UNITS ON SITE  
 36,000 TOTAL UNIT SQFT AREA  
 12.5% UNIT TYPE

UNIT TYPE 2

2 BEDROOMS  
 UNIT GROSS: 1,188 SQFT  
 UNIT DECK: 98 SQFT  
 UNIT STORAGE: 17 SQFT  
 40 UNITS ON SITE  
 47,520 TOTAL UNIT SQFT AREA  
 25% UNIT TYPE

UNIT TYPE 3

2 BEDROOMS  
 UNIT GROSS: 1,073 SQFT  
 UNIT DECK: 66 SQFT  
 UNIT STORAGE: 14 SQFT  
 20 UNITS ON SITE  
 21,460 TOTAL UNIT SQFT AREA  
 12.5% UNIT TYPE

UNIT TYPE 3-ALT

2 BEDROOMS  
 UNIT GROSS: 1,119 SQFT  
 UNIT DECK: 66 SQFT  
 UNIT STORAGE: 14 SQFT  
 20 UNITS ON SITE  
 22,380 TOTAL UNIT SQFT AREA  
 12.5% UNIT TYPE

UNIT TYPE 4

3 BEDROOMS  
 UNIT GROSS: 1,238 SQFT  
 UNIT DECK: 65 SQFT  
 UNIT STORAGE: 13 SQFT  
 20 UNITS ON SITE  
 24,760 TOTAL UNIT SQFT AREA  
 12.5% UNIT TYPE

UNIT 4-ALT

3 BEDROOMS  
 UNIT GROSS: 1,285 SQFT  
 UNIT DECK: 65 SQFT  
 UNIT STORAGE: 14 SQFT  
 20 UNITS ON SITE  
 25,700 TOTAL UNIT SQFT AREA  
 12.5% UNIT TYPE

SITE INFORMATION

OPEN SPACE SUMMARY  
 TOTAL SITE AREA: 14 ACRES (609,840 SF)  
 45% OF SITE REQUIRED: 274,428 SF REQUIRED  
 TOTAL BUILDING AREA: 195,485 SF  
 TOTAL TRASH ENCLOSURES: 868 SF  
 TOTAL PARKING AREA: 119,870 SF  
 293,617 SF PROVIDED

UNITS DENSITY PER ACRE: 11.43 UNITS

LEGAL DESCRIPTION:  
 VISTA CROSSROADS ADDITION (NOT YET RECORDED)  
 BLOCK 3 LOT 1  
 E.T.: N/A - CITY LIMITS

ADDRESS SIGNAGE

SIGN TYPE 1: APARTMENT BUILDING NUMBER  
 XXXX MAIN ST  
 APTS 110 - 117

SIGN TYPE 2: BUILDING NUMBER  
 01

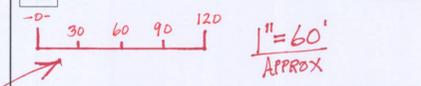
SIGN TYPE 3: SIMPLE ADDRESS SIGN FOR SUPPORT STRUCTURES  
 XXXX

SIGN TYPE 4: APARTMENT UNIT NUMBER  
 1010

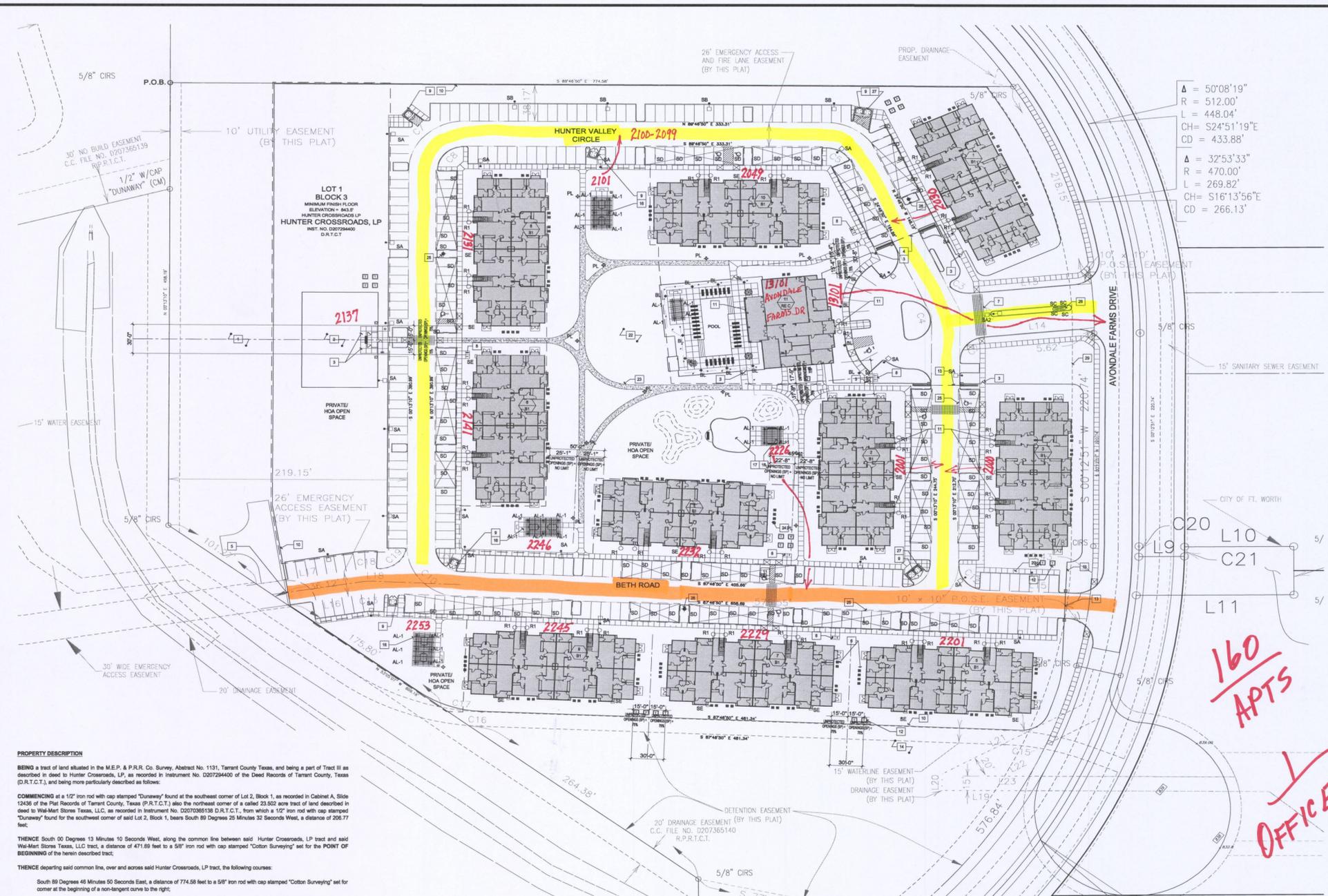
SIGN TYPE 5: APARTMENT POOLSIDE ADDRESS SIGNS  
 XXXX MAIN ST

IN CASE OF EMERGENCY CALL 911

EMERGENCY PHONE LOCATION SIGN



TYPE/SYMBOL	DESCRIPTION	VOLT	W	LAMP	NOTES
BL	LED BOLLARD LIGMAN LIGHTING #UTE-102267-40W-W27-120-D-XXX	120V	42	LED	GROUND MOUNTED 40" TALL
PL	PEDESTRIAN POLE LIGHT. LUMINIS #W503-L1W30-120 POLE #PA4410	120V	30	LED	MOUNTED ON 10' POLE
AL-1	LED ARBOR LIGHT LIGMAN LIGHTING #UGI-31591-4W-W27-120-C-XXX	120V	5	LED	MOUNT AT 9'-0" A.F.F. ON ARBOR COLUMN
SA	ODEN 30"W. X 24"H. LED LUMINAIRE B4 4000K NATURAL WHITE LEDS WITH 530MA SETTING	UNV	122	LED	MOUNTED ON 20' POLE
SB	ODEN 30"W. X 24"H. LED LUMINAIRE B4 4000K NATURAL WHITE LEDS WITH 530MA SETTING, CUTOFF LOUVER SYSTEM	120V	122	LED	MOUNTED ON 20' POLE
SA2	ODEN 30"W. X 24"H. LED LUMINAIRE B4 4000K NATURAL WHITE LEDS WITH 530MA SETTING	120V	244	LED	MOUNTED ON 20' POLE
SC	GROUND MOUNTED FLOOD LIGHT, WET LOCATION LISTED, HYDREL #4754-228T5-120V-WFL-KM	120V	50	2-28T5	GROUND MOUNTED AIMED AT SIGN
SD	4" LED STRIP, WET LOCATION LISTED LITHONIA #XWLED	120V	24	LED	MOUNTED ON UNDERSIDE SURFACE OF CARPORT
SE	LED WALLPACK, WET LOCATION LISTED LITHONIA #TWH-LED-20C-1000-40K-T3M	120V	72	LED	SURFACE
R1	EXTERIOR, WET LOCATION LISTED FEISS #OL221388-LED	120V	14	LED	SURFACE



PROPERTY DESCRIPTION  
 BEING a tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1131, Tarrant County Texas, and being a part of Tract III as described in deed to Hunter Crossroads, LP, as recorded in Instrument No. 0207294400 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:  
 COMMENCING at a 1/2" iron rod with cap stamped "Dunaway" found at the southeast corner of Lot 2, Block 1, as recorded in Cabinet A, Slide 1245 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.); also the northeast corner of a called 23.522 acre tract of land described in deed to Wal-Mart Stores Texas, L.L.C. as recorded in Instrument No. 0207296138 D.R.T.C.T., from which a 1/2" iron rod with cap stamped "Dunaway" found for the southwest corner of said Lot 2, Block 1, bears South 89 Degrees 25 Minutes 32 Seconds West, a distance of 206.77 feet;  
 THENCE South 00 Degrees 13 Minutes 10 Seconds West, along the common line between said Hunter Crossroads, LP tract and said Wal-Mart Stores Texas, L.L.C. tract, a distance of 471.89 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for the POINT OF BEGINNING of the herein described tract;  
 THENCE departing said common line, over and across said Hunter Crossroads, LP tract, the following courses:  
 South 89 Degrees 46 Minutes 50 Seconds East, a distance of 774.58 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner at the beginning of a non-tangent curve to the right;  
 Southeastely, along said non-tangent curve to the right having a central angle of 33 Degrees 53 Minutes 33 Seconds, a radius of 470.00 feet, an arc distance of 289.82 feet and a chord bearing and distance of South 18 Degrees 13 Minutes 56 Seconds East, 206.13 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;  
 South 00 Degrees 12 Minutes 51 Seconds West, a distance of 220.74 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner at the beginning of a tangent curve to the right;  
 Southeastely, along said tangent curve to the right having a central angle of 63 Degrees 33 Minutes 30 Seconds, a radius of 520.00 feet, an arc distance of 576.84 feet and a chord bearing and distance of South 31 Degrees 59 Minutes 36 Seconds West, 547.71 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;  
 South 83 Degrees 46 Minutes 21 Seconds West, a distance of 79.13 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner in the east line of Tract II, described in deed to Hunter Crossroads, LP, recorded in Instrument No. 0207294400, D.R.T.C.T.;  
 THENCE along the common line between said Tracts II and III, Hunter Crossroads, LP, the following courses:  
 North 00 Degrees 37 Minutes 28 Seconds West, a distance of 154.87 feet to 5/8" iron rod with cap stamped "Cotton Surveying" set for corner from which a 1/2" iron rod with cap stamped "Dunaway" found bears South 57 Degrees 59 Minutes 14 Seconds East, a distance of 2.71 feet;  
 North 53 Degrees 05 Minutes 07 Seconds West, a distance of 609.16 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner from which a 1/2" iron rod with cap stamped "Dunaway" found bears South 63 Degrees 17 Minutes 38 Seconds East, a distance of 2.81 feet;  
 North 00 Degrees 13 Minutes 10 Seconds East, a distance of 458.19 feet to the POINT OF BEGINNING and containing 609,840 square feet or 14.000 acres of land more or less to be known as:

BUILDING NO.	NUMBER OF UNITS	STORIES	FIRST FLOOR APT.	SECOND FLOOR APT.
1	16	2	110,111,112, 113,114,115,116,117	120,121,122, 123,124,125,126,127
2	16	2	210,211,212, 213,214,215,216,217	220,221,222, 223,224,225,226,227
3	16	2	310,311,312, 313,314,315,316,317	320,321,322, 323,324,325,326,327
4	16	2	410,411,412, 413,414,415,416,417	420,421,422, 423,424,425,426,427
5	16	2	510,511,512, 513,514,515,516,517	520,521,522, 523,524,525,526,527
6	16	2	610,611,612, 613,614,615,616,617	620,621,622, 623,624,625,626,627
7	16	2	710,711,712, 713,714,715,716,717	720,721,722, 723,724,725,726,727
8	16	2	810,811,812, 813,814,815,816,817	820,821,822, 823,824,825,826,827
9	16	2	910,911,912, 913,914,915,916,917	920,921,922, 923,924,925,926,927
10	16	2	1010,1011,1012, 1013,1014,1015,1016,1017	1020,1021,1022, 1023,1024,1025,1026,1027
11	NOT APPLICABLE	1		

PARKING SUMMARY  
 MINIMUM REQUIRED PARKING

UNIT TYPE	# OF UNITS	PARKING FACTOR	TOTAL
1 BEDROOM	40	1 PER UNIT	40
2 BEDROOM	80	2 PER UNIT	160
3 BEDROOM	40	3 PER UNIT	120
RECREATION CENTER	6305SF	1 STALL PER 250	25
TOTAL			345

MAX REQUIRED PARKING (125%): 432  
 PARKING PROVIDED: 432

AREA TYPE	STANDARD	HANDICAP	TOTAL
PARKING	337	8	345
TOTAL PARKING			345

(HANDICAP STALLS = 6 STANDARD + 2 VAN ACCESSIBLE SPACES)  
 REQUIRED BICYCLE PARKING = 1 RACK PER 35 AUTOMOBILE PARKING = 10

OPEN SPACE SUMMARY

TYPE	TOTAL SITE AREA	14 ACRES (609,840 SQFT)
45% SITE REQUIRED TO BE OPEN	274,428 SQFT	
TOTAL BUILDING AREA	195,485 SQFT	
TOTAL TRASH ENCLOSURES	868 SQFT	
TOTAL PARKING AREA	119,870 SQFT	
TOTAL	316,223 SQFT	
OPEN SPACE PROVIDED	293,617 SQFT	

SITE PLAN KEYNOTES

- |   |  |                                     |
|---|--|-------------------------------------|
| 1 +/- 2.5 ACRE PASSIVE GREEN AREA   | 11 BUILDING ENTRANCE AND EXIT                              | 21 LOUNGE AREA                      |
| 2 DOG PARK; BLACK CHAIN LINK FENCE  | 12 PROPOSED TRANSFORMER LOCATION; TO BE CONFIRMED BY ONCOR | 22 OPEN SPACE / LAWN AREA           |
| 3 PEDESTRIAN GATE   | 13 VEHICLE EXIT GATE                                       | 23 DECOMPOSED GRANITE WALKING PATH  |
| 4 VEHICLE ENTRY GATE  | 14 +/- 2.0 ACRE DETENTION AREA                             | 24 AC CONDENSER UNITS BANK          |
| 5 FIRE DEPARTMENT ACCESS GATE / SECONDARY ROAD (ASPHALT); KNOX BOX PROVIDED | 15 NOT USED  | 25 CAR PORT ROOF ABOVE              |
| 6 AIR CONDITIONER CONDENSER   | 16 PICNIC / BBQ AREA                                       | 26 MONUMENT SIGN                    |
| 7 CROSSWALK   | 17 CHILDRENS PLAY AREA                                     | 27 RECYCLE BIN; FORT WORTH REQUIRED |
| 8 BICYCLE RACK/PARKING  | 18 FIRE DEPARTMENT CONNECTION                              | 28 PROPOSED FIRE HYDRANT            |
| 9 TRASH ENCLOSURE   | 19 KNOX BOX LOCATION                                       | 29 20 FT GREEN ZONE                 |
| 10 WROUGHT IRON PERIMETER FENCING, HEIGHT: 6'-3"                            | 20 CONCRETE SIDEWALK                                       |                                     |

OPEN SPACE RATIO/ RECREATIONAL FACILITIES

UNIFIED RESIDENTIAL SITE PLAN SCALE: 1" = 80' 1

Developer/Owner

AMTEX AVONDALE, LP  
 30141 AGOURA ROAD,  
 SUITE 100  
 AGOURA HILLS, CA  
 PHONE NO. 818-706-0694  
 FAX NO. 818-889-9158

Surveyor/Civil Engineer

JONES & CARTER, INC.  
 6509 WINDCREST DR.  
 SUITE 600  
 PLANO, TX 75024  
 PHONE NO. 972-488-3880

Electrical Engineer

BURY  
 5310 HARVEST HILL ROAD,  
 SUITE 100  
 DALLAS, TX  
 PHONE NO. 972-991-0011

Architect

KTGY GROUP, INC.  
 12555 WEST JEFFERSON BLVD.,  
 SUITE 100  
 LOS ANGELES, CALIFORNIA 90066  
 PHONE NO. 310-394-2623

PROJECT NO. 20140077  
 DRAWING DATE: 05/12/2015

UR15-003

RE: FP15-006

DEPARTMENT OF DEVELOPMENT APPROVAL:

*[Signature]*  
 DIRECTOR OF DEVELOPMENT

5/20/15  
 DATE