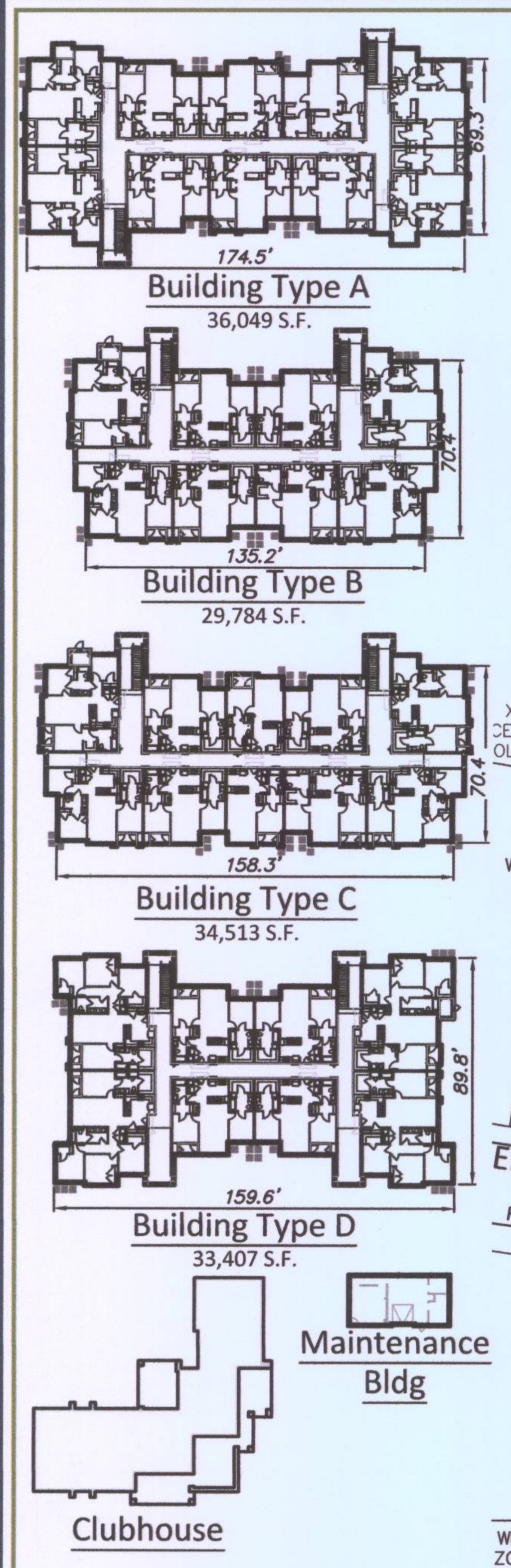


BUILDING LEGEND

Scale: 1" = 60'

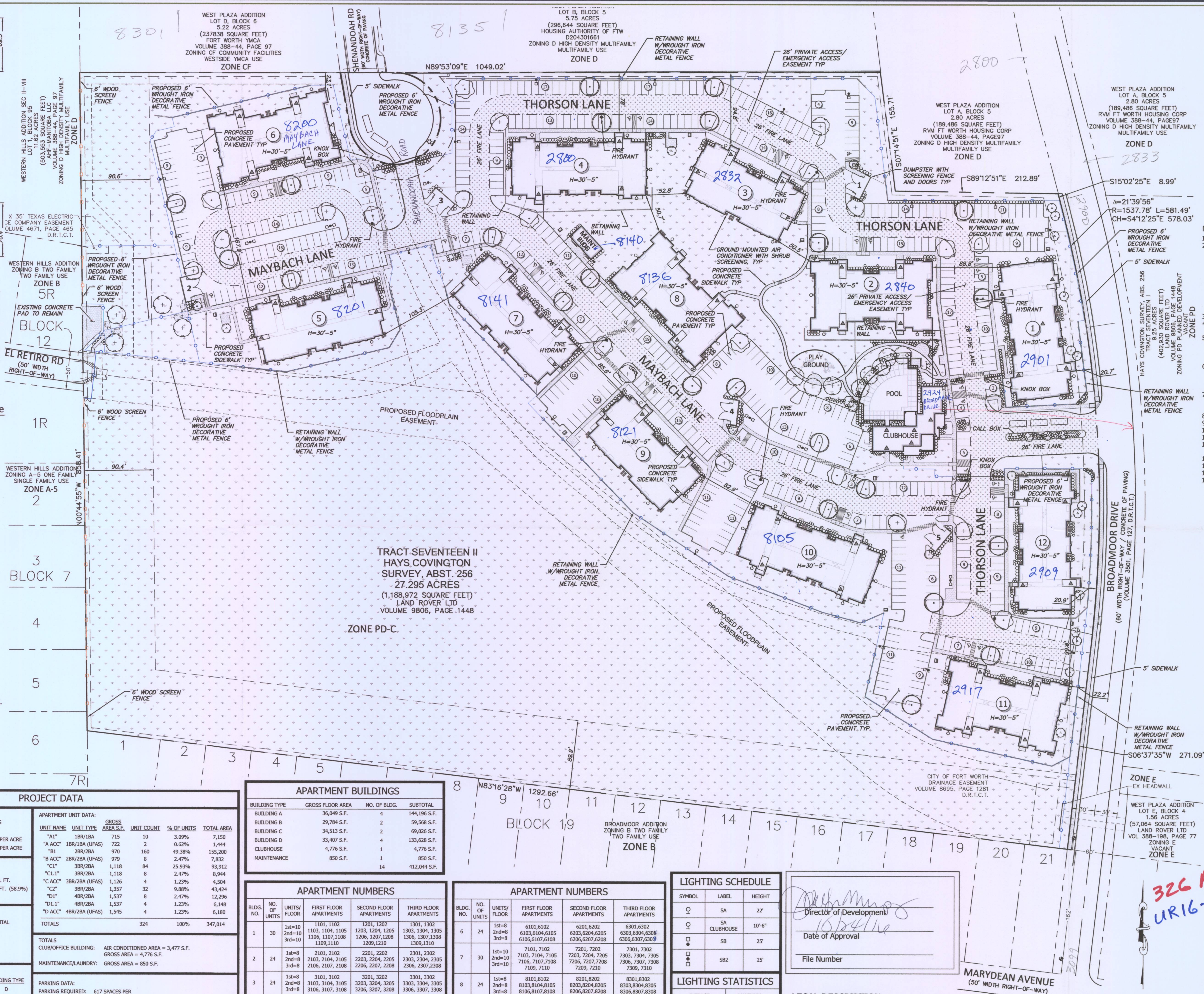
OWNER:
LAND ROVER LTD
WILLIAM SNIDER
2111 NORTH COLLINS
SUITE 323
ARLINGTON, TX 76011
817-461-2232

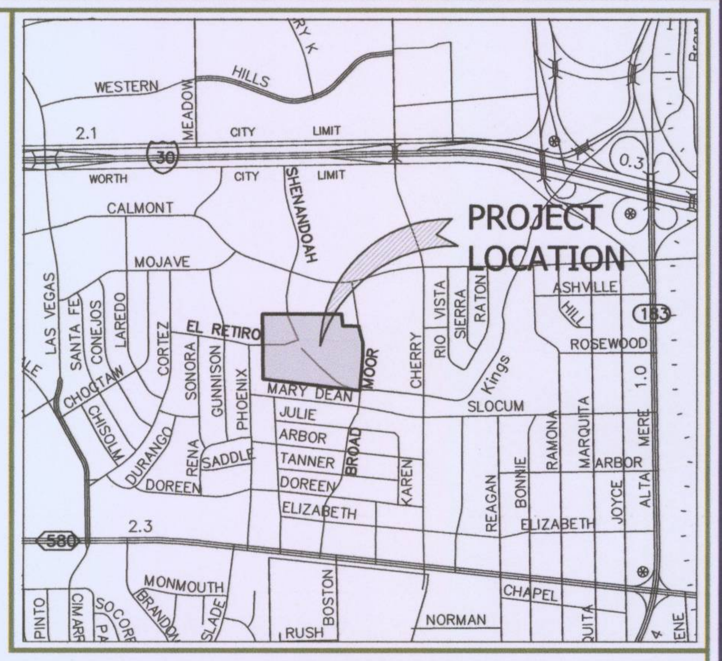
DEVELOPER:
THE NRP GROUP
PAUL JOHNSON
200 CONCORD PLAZA
SUITE 900
SAN ANTONIO, TX 78216
210-487-7878

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
817-335-1121

ARCHITECT:
WOMACK + HAMPTON ARCHITECTS, L.L.C.
4311OAK LAWN AVENUE
SUITE 50, LOCK BOX 5
DALLAS, TX 75219
214 252 9000

LANDSCAPE ARCHITECT:
LEE AND ASSOCIATES
6101 W. COURTYARD DRIVE
AUSTIN, TX78730
512-345-847





VICINITY MAP

Not To Scale

NOTES:

1. On-premise sign shall conform to City of Fort Worth zoning ordinance.
2. All emergency access easements shown are 26' wide with a paving width of 26' (fire lane must not be obstructed within the 26' width). When approved by the fire code official, gates may be installed that restrict access to the fire lane provided that at least one entrance is either left unobstructed or an electronic operated gate is installed that can be operated with a key switch (Knox System). The switch shall be installed on the column or post near the electrical control box. When the switch is operated, the gate shall remain in the open position until manually reset. A manual override shall be provided to be used in case of power outage. Additionally gates may be manually operated gates that have an approved padlock installed to permit fire department access.
3. All paved drives shall be concrete pavement.
4. The owner reserves the right to substitute a smaller area prototype for any of the shown building locations.
5. Building separation shall be as follows:
   Face to Face ~ 50' minimum / Face to End ~ 20' minimum
   Corner to Corner ~ 15' minimum / Angle Corner to Face (60-90°) ~ 20' minimum
   Courtyard Face to Face ~ 30' minimum / End to End ~ 15' minimum.
6. Approved addresses shall be posted for all buildings in such a position as to be plainly visible and legible from the street fronting the property. Each building within the complex must have it's own unique street address so that emergency vehicles may easily identify the correct location of the incident.
7. Apartment building identification signs shall be in accordance with Section 505.1 of the International Fire Code. Apartment numbers must not repeat. For additional information contact the Fort Worth Fire Department @ 817-319-2212.
8. Building height to be 32-foot maximum per City of Fort Worth zoning ordinance.
9. All unpaved areas shall be grass or landscaped.
10. All planted areas shall include an automatic irrigation system.
11. Exterior construction material for all proposed buildings shall be masonry and siding.
12. No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
13. All buildings shall have automatic fire protection sprinkler system.
14. All fire lanes shown have a minimum 25' inside turning radius.
15. All improvements to be constructed in a single phase.
16. Except for required front yards, no space or area less than 25 feet in either dimension has been counted as open space.

▲ Denotes Building Entrance/Exit Location

Denotes Private Open Space Area

Proposed Retaining Wall

PLANT_SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME
	JV	4	Juniperus virginiana / Eastern Red Cedar 6` Ht. Min., 4` Spread
	LI2	23	Lagerstroemia indica x fauriei `Muskogee` / Muskogee Crape Myrtle Multi-Trunk 8` Ht. Min., 4` Spread, Multi-Trunk, Full, Symmetrical shape all sides
	QT	13	Quercus buckleyi / Texas Red Oak
	QV	23	Quercus virginiana / Southern Live
	UC	24	Ulmus crassifolia / Cedar Elm

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME
	AB	417	Abelia x grandiflora / Glossy Abelia 8" Ht. Min., 18" Spread
	IC	451	Ilex cornuta `Dwarf Burford` / Dwarf Burford Holly 24" Ht. Min., 24" Spread
	LF	303	Leucophyllum frutescens / Texas Sage 24" Ht. Min., 24" Spread
	MD	257	Malvaviscus drummondii / Turk`s Cap 12" Ht. Min., 12" Spread
	MG	186	Muhlenbergia capillaris `Gulf Coast` / Gulf Coast Muhly 18" Ht Min, 18" Spread, Full
	SG	295	Salvia greggii / Autumn Sage 12" Ht. Min., 12" Spread

PROJECT DATA

SITE DATA :

TOTAL LAND AREA:	27.295 ACRES
TOTAL NUMBER OF APARTMENT UNITS:	324
PROPOSED DENSITY:	11.87 UNITS PER ACRE
ALLOWABLE DENSITY:	18 UNITS PER ACRE

OPEN SPACE CALCULATION:

TOTAL LAND AREA:	1,188,972 SQ. FT.
OPEN SPACE PROVIDED: (SEE NOTE 16)	700,919 SQ. FT. (58.9%)

ZONING : EXISTING 'PD-C'
PROPOSED USE: HIGH-DENSITY MULTI-FAMILY RESIDENTIAL
(30 UNITS PER BUILDING TYPE A = 30 UNITS)
(24 UNITS PER BUILDING TYPE B = 24 UNITS)
(30 UNITS PER BUILDING TYPE C = 30 UNITS)
(24 UNITS PER BUILDING TYPE D = 24 UNITS)

PROPOSED BUILDING NUMBER/TYPE:

BUILDING #	BUILDING TYPE	BUILDING #	BUILDING TYPE
1	A	8	D
2	D	9	B
3	B	10	A
4	A	11	D
5	C	12	A
6	D	13	CLUBHOUSE
7	C	14	MAINTENANCE/ LAUNDRY

APARTMENT UNIT DATA:

UNIT NAME	UNIT TYPE	GROSS AREA S.F.	UNIT COUNT	% OF UNITS	TOTAL AREA
"A1"	1BR/1BA	715	10	3.09%	7,150
"A ACC"	1BR/1BA (UFAS)	722	2	0.62%	1,444
"B1	2BR/2BA	970	160	49.38%	155,200
"B ACC"	2BR/2BA (UFAS)	979	8	2.47%	7,832
"C1"	3BR/2BA	1,118	84	25.93%	93,912
"C1.1"	3BR/2BA	1,118	8	2.47%	8,944
"C ACC"	3BR/2BA (UFAS)	1,126	4	1.23%	4,504
"C2"	3BR/2BA	1,357	32	9.88%	43,424
"D1"	4BR/2BA	1,537	8	2.47%	12,296
"D1.1"	4BR/2BA	1,537	4	1.23%	6,148
"D ACC"	4BR/2BA (UFAS)	1,545	4	1.23%	6,180
TOTALS			324	100%	347,014

TOTALS
CLUB/OFFICE BUILDING: AIR CONDITIONED AREA = 3,477 S.F.
GROSS AREA = 4,776 S.F.
MAINTENANCE/LAUNDRY: GROSS AREA = 850 S.F.

PARKING DATA:
PARKING REQUIRED: 617 SPACES PER ZC-015-149

PARKING PROVIDED: 587 SURFACE SPACES
33 HANDICAP / VAN ACCESSIBLE SPACES
620 TOTAL PARKING = 1.91 SPACES/UNIT

APARTMENT BUILDINGS

BUILDING TYPE	GROSS FLOOR AREA	NO. OF BLDG.	SUBTOTAL
BUILDING A	36,049 S.F.	4	144,196 S.F.
BUILDING B	29,784 S.F.	2	59,568 S.F.
BUILDING C	34,513 S.F.	2	69,026 S.F.
BUILDING D	33,407 S.F.	4	133,628 S.F.
CLUBHOUSE	4,776 S.F.	1	4,776 S.F.
MAINTENANCE	850 S.F.	1	850 S.F.
		14	412,044 S.F.

APARTMENT NUMBERS

BLDG. NO.	NO. OF UNITS	UNITS/ FLOOR	FIRST FLOOR APARTMENTS	SECOND FLOOR APARTMENTS	THIRD FLOOR APARTMENTS
1	30	1st=10 2nd=10 3rd=10	1101, 1102 1103, 1104, 1105 1106, 1107,1108 1109,1110	1201, 1202 1203, 1204, 1205 1206, 1207,1208 1209,1210	1301, 1302 1303, 1304, 1305 1306, 1307,1308 1309,1310
2	24	1st=8 2nd=8 3rd=8	2101, 2102 2103, 2104, 2105 2106, 2107, 2108	2201, 2202 2203, 2204, 2205 2206, 2207, 2208	2301, 2302 2303, 2304, 2305 2306, 2307,2308
3	24	1st=8 2nd=8 3rd=8	3101, 3102 3103, 3104, 3105 3106, 3107, 3108	3201, 3202 3203, 3204, 3205 3206, 3207, 3208	3301, 3302 3303, 3304, 3305 3306, 3307, 3308
4	30	1st=10 2nd=10 3rd=10	4101,4102 4103,4104,4105 4106,4107,4108 4109, 4110	4201,4202 4203,4204,4205 4206,4207,4208 4209,4210	4301,4302 4303,4304,4305 4306,4307,4308 4309,4310
5	30	1st=10 2nd=10 3rd=10	5101, 5102 5103, 5104, 5105 5106, 5107, 5108 5109, 5110	5201, 5202 5203, 5204, 5205 5206, 5207, 5208 5209, 5210	5301, 5302 5303, 5304, 5305 5306, 5307, 5308 5309, 5310

APARTMENT NUMBERS

BLDG. NO.	NO. OF UNITS	UNITS/ FLOOR	FIRST FLOOR APARTMENTS	SECOND FLOOR APARTMENTS	THIRD FLOOR APARTMENTS
6	24	1st=8 2nd=8 3rd=8	6101,6102 6103,6104,6105 6106,6107,6108	6201,6202 6203,6204,6205 6206,6207,6208	6301,6302 6303,6304,6305 6306,6307,6308
7	30	1st=10 2nd=10 3rd=10	7101, 7102 7103, 7104, 7105 7106, 7107,7108 7109, 7110	7201, 7202 7203, 7204, 7205 7206, 7207,7208 7209, 7210	7301, 7302 7303, 7304, 7305 7306, 7307, 7308 7309, 7310
8	24	1st=8 2nd=8 3rd=8	8101,8102 8103,8104,8105 8106,8107,8108	8201,8202 8203,8204,8205 8206,8207,8208	8301,8302 8303,8304,8305 8306,8307,8308
9	30	1st=8 2nd=8 3rd=8	9101, 9102 9103, 9104, 9105 9106, 9107,9108	9201, 9202 9203, 9204, 9205 9206, 9207, 9208	9301, 9302 9303, 9304, 9305 9306, 9307, 9308
10	24	1st=10 2nd=10 3rd=10	10101, 10102 10103, 10104, 10105 10106, 10107,10108 10109, 10110	10201, 10202 10203, 10204, 10205 10206, 10207,10208 10209, 10210	10301, 10302 10303, 10304, 10305 10306, 10307, 10308 10309, 10310

LIGHTING SCHEDULE

SYMBOL	LABEL	HEIGHT
	SA	22'
	SA CLUBHOUSE	10'-6"
	SB	25'
	SB2	25'

LIGHTING STATISTICS

AVERAGE	MAXIMUM
1.1 fc.	5.5 fc.

Director of Development

10/24/16
Date of Approval

File Number

LEGAL DESCRIPTION:

BEING a tract of land situated in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land described as Tract Seventeen II by deed, to Land Rover, Ltd., recorded in Volume 9806, Page 1448, Deed Records, Tarrant County, Texas.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch= 60 ft.

326 ADDRESSES

UR16-002

UR Site Plan of BROADMOOR MULTI-FAMILY

UR-16-002/ FS-16-115

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)
OCTOBER 2016

PLOTTED BY: Taylor, Romona ON: Friday, October 21, 2016 AT: 3:57 PM FILEPATH: G:\Production500\001900\1998\Design\002\Drawings\Exhibits\16-0229 UR SITE PLAN\UR SITE PLAN.dwg