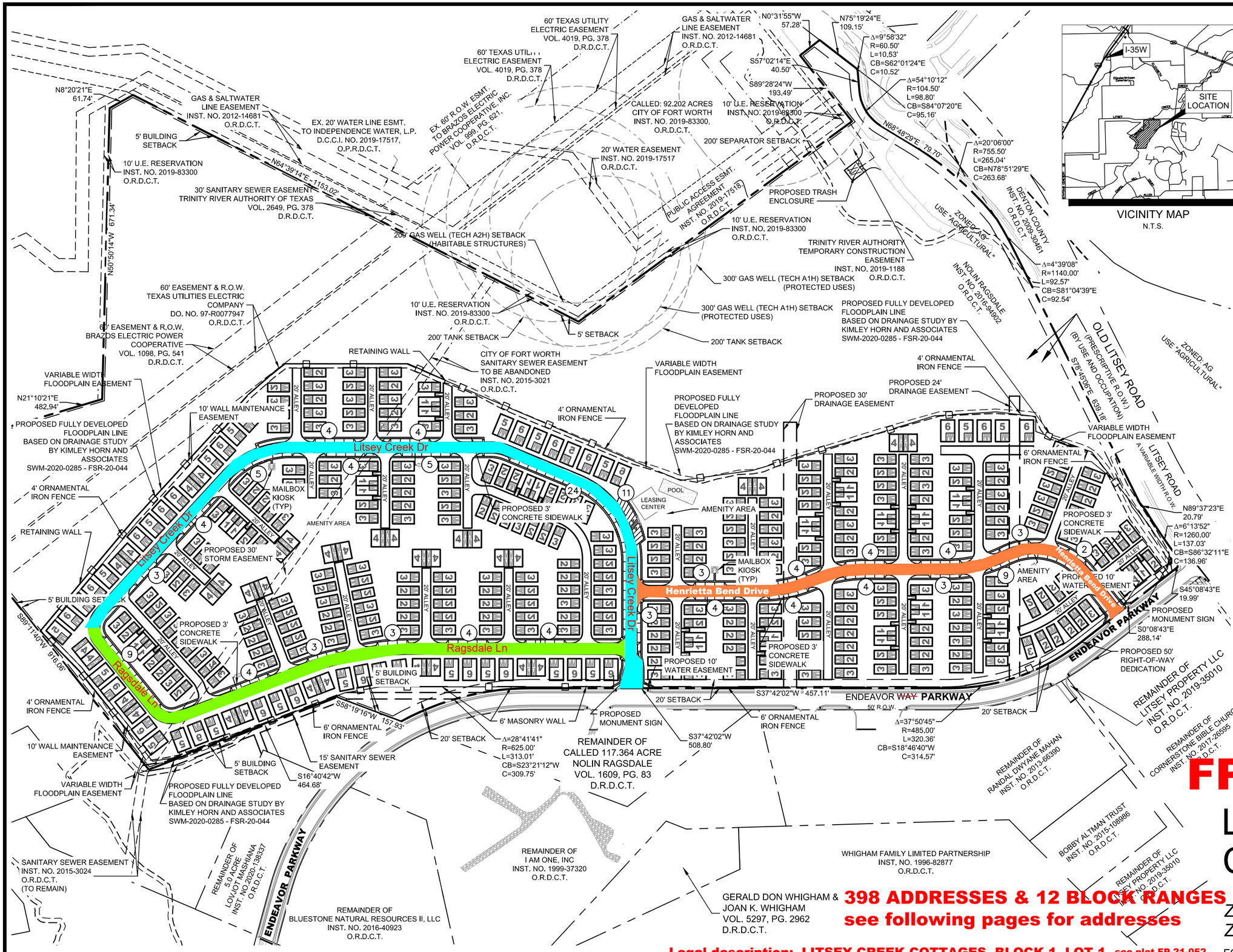


VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

LEGEND

SITE BOUNDARY
(#) PARKING COUNT

NOTES:

1. A MFD WILL NOT BE SUBMITTED FOR THIS PROJECT (WAIVER REQUESTED).
2. A WAIVER WILL BE REQUESTED FOR THE MONUMENT SIGN AT THE INTERSECTION OF LITSEY ROAD AND ENDEAVOR WAY.
3. A WAIVER WILL BE REQUESTED FOR THE FENCING ALONG ENDEAVOR WAY.
4. ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
5. ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS UNLESS SPECIFIED ON THE SITE PLAN.
6. THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
7. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
8. THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
9. BUILDING MATERIALS NOT LESS THAN 70% FACING A PUBLIC STREET OR OPEN SPACE SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS: STONE, BRICK, TERRA COTTA, PATTERNED PRE-CAST CONCRETE, CEMENT PLASTER STUCCO, CEMENT BOARD SIDING OR PRE-FABRICATED BRICK PANELS.
10. PROPOSED OPEN SPACE = SIXTY PERCENT (60%)
11. RESIDENTIAL UNITS 10 FOOT SEPARATION.
12. SIDEWALKS WILL BE THREE FEET (3') UNLESS OTHERWISE LABELED.
13. TRASH RECEPTACLE WILL BE SCREENED IN WITH A MASONRY WALL ON THREE SIDES AND CONTAIN A GATE

FP-21-052SP

LITSEY CREEK COTTAGES

ZONING SITE PLAN
ZC-20-080

FORT WORTH, TX
NOVEMBER 2020

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

PARKING SUMMARY	
PARKING REQUIRED	928 TOTAL SPACES
	13 SPACES (1 PER 250 SF INDOOR RECREATION = 3205 SF)
	915 SPACES (1 PER BEDROOM)
PARKING PROVIDED	930 TOTAL SPACES
	11 SPACES (HEAD IN AT LEASING CENTER)
	760 SPACES (ENCLOSED ATTATCHED GARAGE)
	32 SPACES (UNCOVERED ALLEY)
	127 SPACES (UNCOVERED PARALLEL)
ADA PARKING REQUIRED	19 SPACES (2% OF TOTAL)
ADA PARKING PROVIDED	19 SPACES

RESIDENTIAL SUMMARY							
UNIT TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	MAX UNIT DIMENSION	# OF STORIES	UNITS	% OF UNITS
RED 1	ONE	721	22'	22' X 50'	ONE	32	8.1%
GOLD 2	TWO	1082	28'	20' X 50'	TWO	149	37.6%
GREEN 3	THREE	1267	28'	22' X 50'	TWO	131	33.1%
BLUE 4	TWO	1074	28'	32' X 40'	TWO	36	9.1%
PURPLE 5	TWO	1106	22'	32' X 50'	ONE	24	6.1%
PURPLE 6	THREE	1435	28'	32' X 50'	TWO	24	6.1%
TOTALS/AVERAGE		1114	26			396	100.0%

OWNER:
JUSTIN ZUBRICKI
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET, STE. 1200
DALLAS, TX 75202
214-292-3410

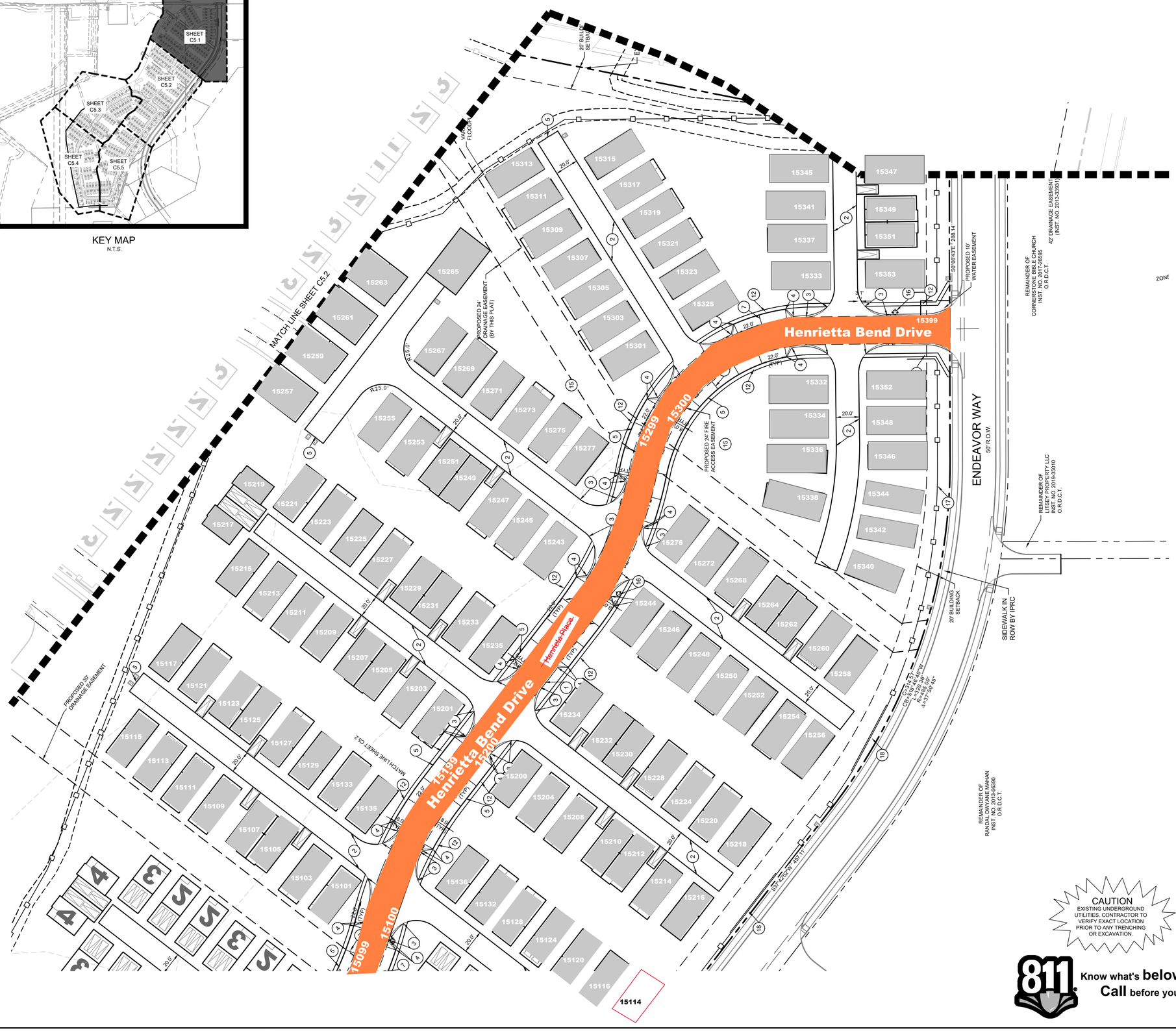
DEVELOPER:
JUSTIN ZUBRICKI
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET, STE. 1200
DALLAS, TX 75202
214-292-3410

APPLICANT/ENGINEER:
JOHN AINSWORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2275

Kimley»Horn
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

DWG NAME K:\FTW_CIV\L0087806\02 - RPG-LITSEY COTTAGES\CAD\EXHIBITS\ZC-ZONING_SITEPLAN_ONSITE.DWG
LAST SAVED 11/4/2020 3:55 PM

KEY MAP
N.T.S.



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- SITE BOUNDARY
- FIRE LANE
- 6" ORNAMENTAL IRON FENCE
- 6' MASONRY WALL
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. FENCING IS SHOWN SCHEMATICALLY ON THESE PLANS. COORDINATE WITH OWNER FOR EXACT LOCATION AND MATERIAL/TYPE. FENCES OVER 4' TALL REQUIRE SEPARATE CITY PERMIT.
3. ALL SIGNS SHALL BE PERMITTED SEPARATELY.
4. INSTALL LIGHTING AND IRRIGATION SLEEVING PRIOR TO PLACING PAVEMENT.
5. SITE ELECTRICAL BY TRI-COUNTY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION OF CONDUIT AND EQUIPMENT PLACEMENT.
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11. ALL RADII ARE 25' UNLESS OTHERWISE NOTED.

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18. 6' MASONRY WALL. (REFER TO OWNER FENCE PLAN)
19. PROPOSED RETAINING WALL

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811 Know what's **below.** **Call** before you dig.

BENCH MARK LIST

BM #54 - SET ON CURB INLET LOCATED ON THE SOUTH CURB LINE OF LITSEY ROAD ±140' EAST OF THE CENTERLINE OF CLEAVELAND-GIBBS ROAD.

ELEV. = 592.00'

BM #55 - SET ON THE SOUTHEAST CORNER OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LITSEY ROAD AND ENDEAVOR WAY, ±101' SOUTH OF THE CENTERLINE OF LITSEY ROAD AND ±30' WEST OF THE CENTERLINE OF ENDEAVOR WAY.

ELEV. = 589.97'

NOTES:
The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4203.

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY STREET, UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511
WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
JOHN D. ANSWORTH
123258
LICENSED
PROFESSIONAL ENGINEER
02/12/2021

KHA PROJECT 067806102
DATE FEBRUARY 2021
SCALE AS SHOWN
DESIGNED BY JWT
DRAWN BY JWT
CHECKED BY JDA

LITSEY CREEK COTTAGES

SWC LITSEY ROAD AND ENDEAVOR WAY
PREPARED FOR:
REPUBLIC PROPERTY GROUP

DIMENSION CONTROL PLAN

SHEET NUMBER
C5.1

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DIMENSION CONTROL PLAN

SHEET NUMBER
C5.2

LITSEY CREEK COTTAGES

SWC LITSEY ROAD AND ENDEAVOR WAY

PREPARED FOR:
REPUBLIC PROPERTY GROUP

KHA PROJECT
067806102

DATE
FEBRUARY 2021

SCALE AS SHOWN
DESIGNED BY JWT
DRAWN BY JWT
CHECKED BY JDA

STATE OF TEXAS
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PHONE: 817-335-6511
WWW.KIMLEY-HORN.COM TX F-928

No.	REVISIONS	DATE	BY

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- SITE BOUNDARY
- FIRE LANE
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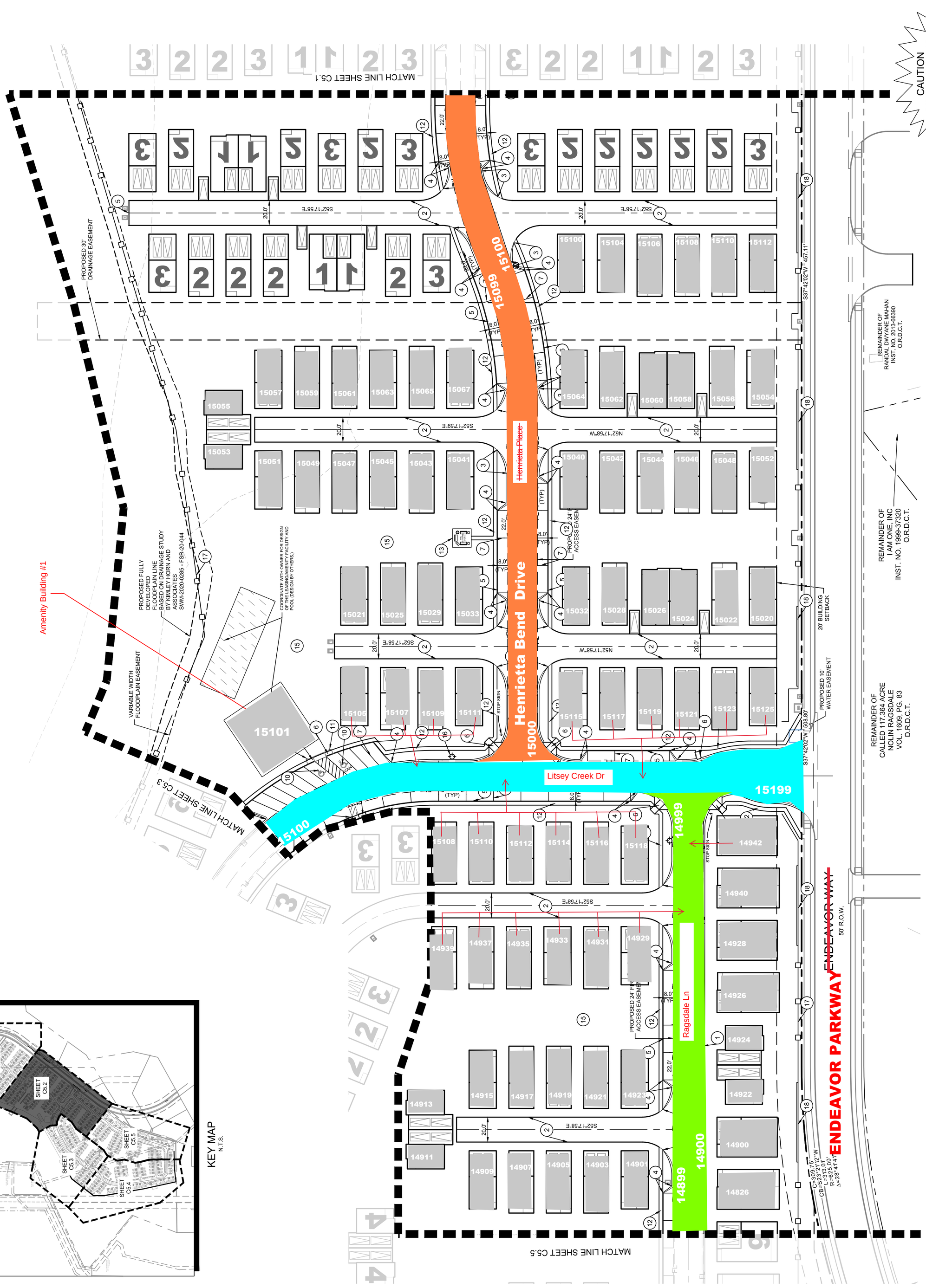

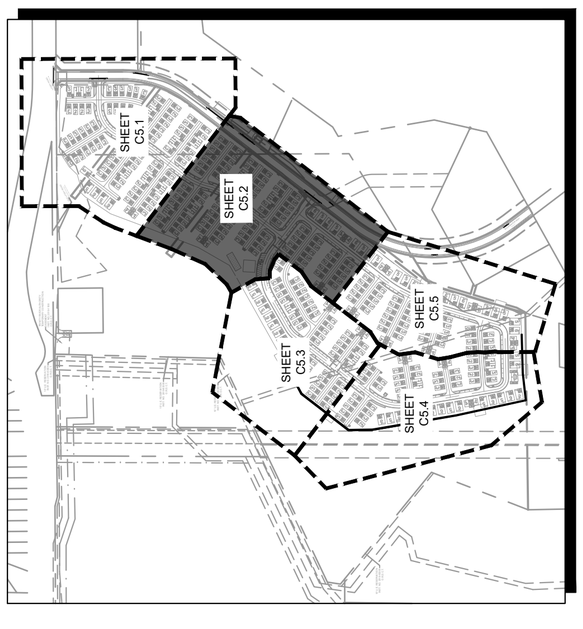

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811

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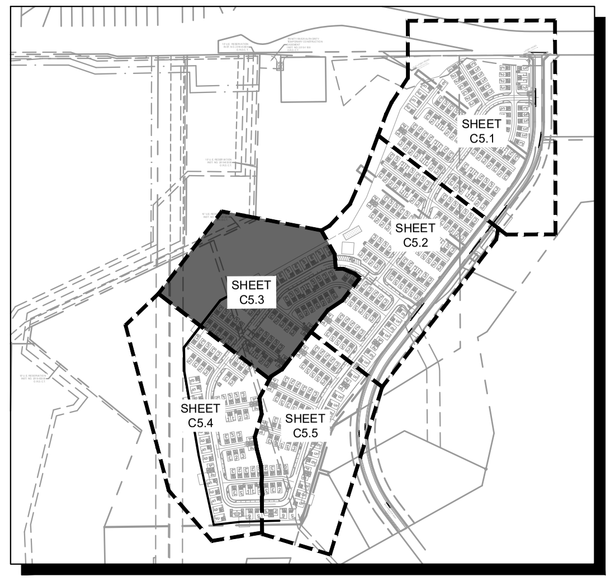

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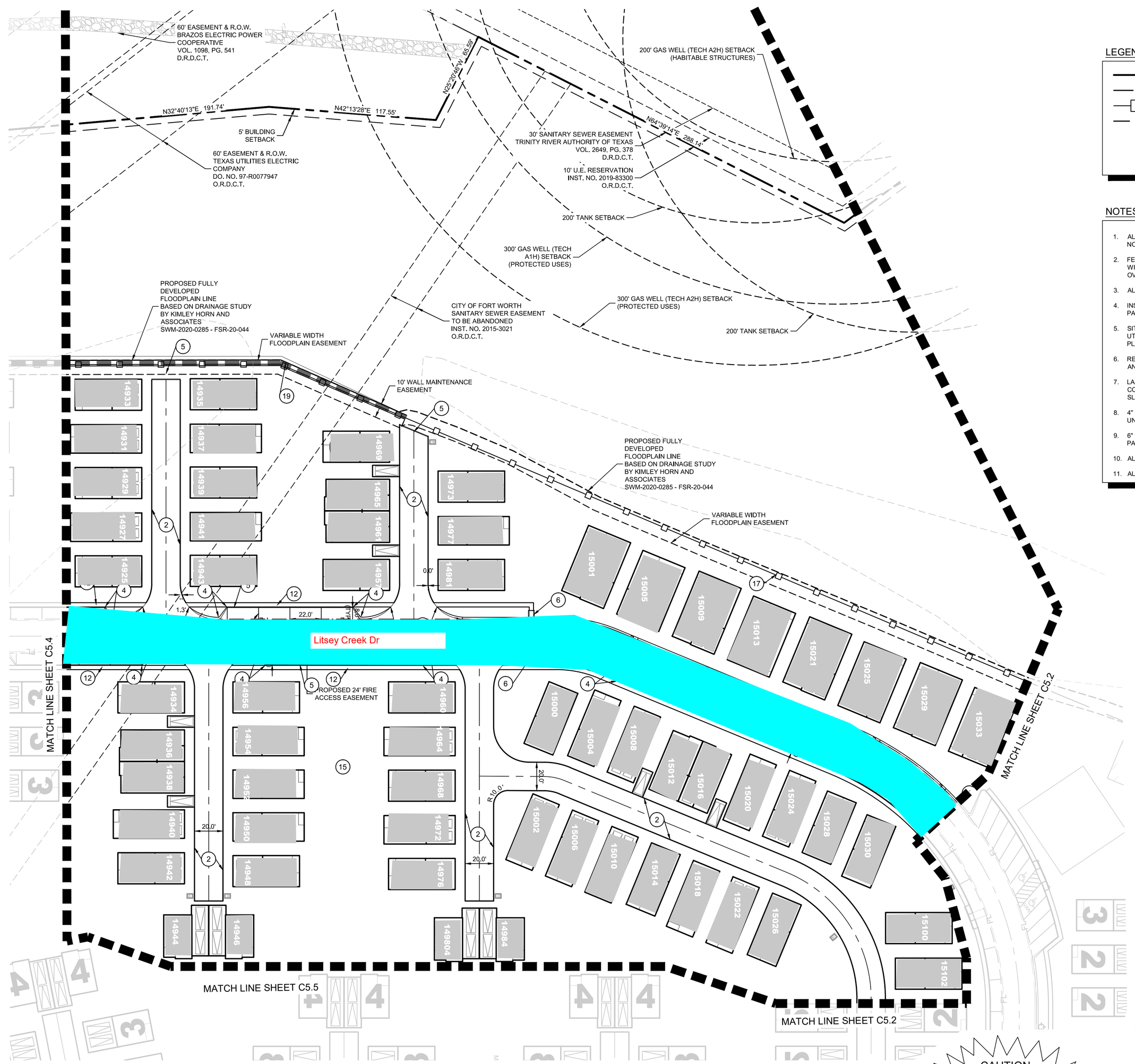

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 817-335-6511
WWW.KIMLEY-HORN.COM TX F-928

STATE OF TEXAS
JOHN D. AINSWORTH
123258
LICENSED
PROFESSIONAL ENGINEER
02/12/2021

KHA PROJECT	067806102
DATE	FEBRUARY 2021
SCALE	AS SHOWN
DESIGNED BY	JWT
DRAWN BY	JWT
CHECKED BY	JDA

LITSEY CREEK COTTAGES

SW/C LITSEY ROAD AND ENDEAVOR WAY
PREPARED FOR:
REPLUBLIC PROPERTY GROUP

DIMENSION CONTROL PLAN

SHEET NUMBER
C5.3

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DATE/TIME 2/12/2021 4:20:06 PM; 067806102 - RPU-LITSEY COTTAGES\CADD\PLANSHEETS\C-DIMENSION CONTROL PLAN-LITSEY.DWG
LAST SAVED 10/20/2021 3:12 PM
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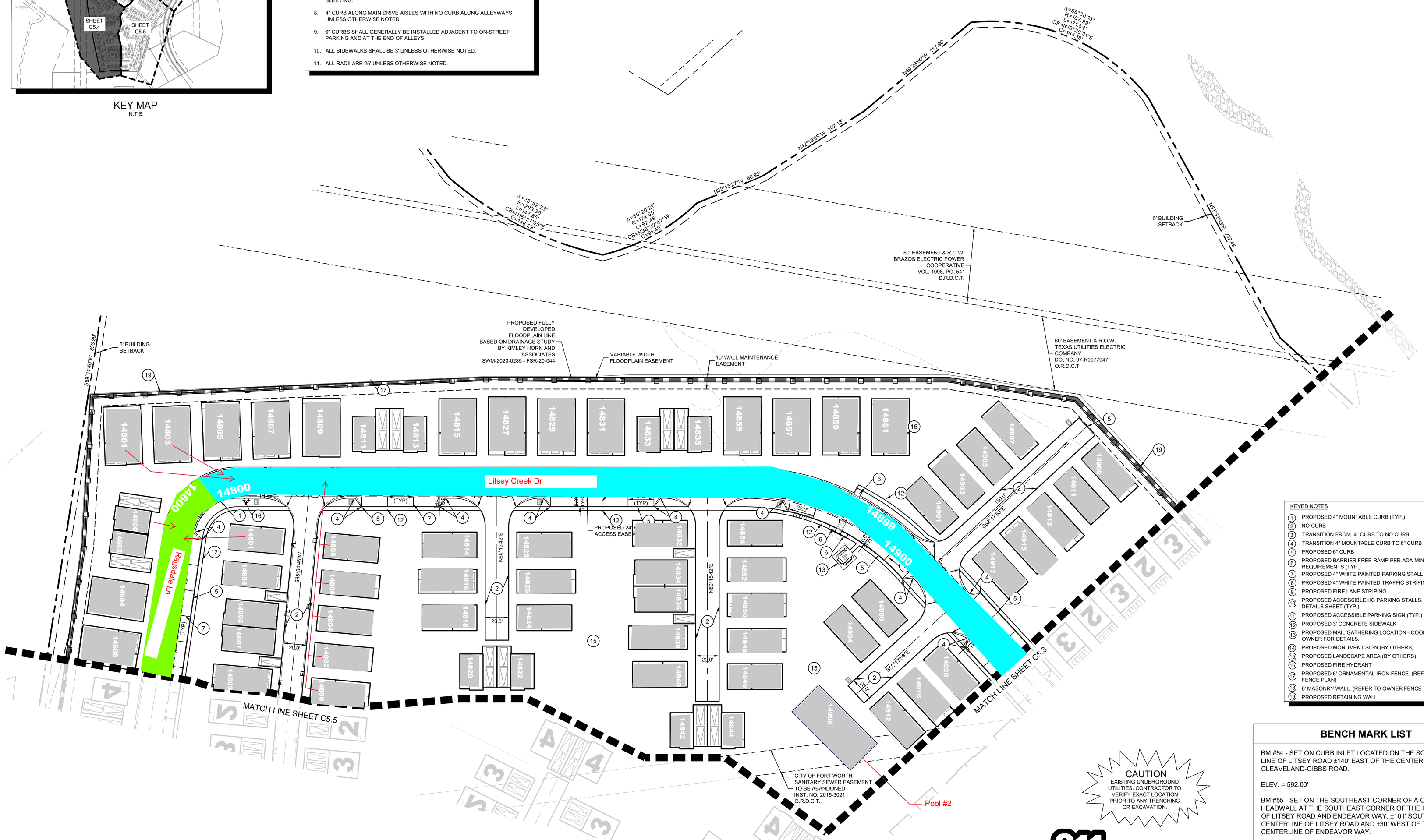
0 20 40 80



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EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811 Know what's **below.** **Call** before you dig.

BENCH MARK LIST

BM #54 - SET ON CURB INLET LOCATED ON THE SOUTH CURB LINE OF LITSEY ROAD ±140' EAST OF THE CENTERLINE OF CLEAVELAND-GIBBS ROAD.

ELEV. = 592.00'

BM #55 - SET ON THE SOUTHEAST CORNER OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LITSEY ROAD AND ENDEAVOR WAY, ±101' SOUTH OF THE CENTERLINE OF LITSEY ROAD AND ±30' WEST OF THE CENTERLINE OF ENDEAVOR WAY.

ELEV. = 589.97'

NOTES:
The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4203.

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
JOHN D. AINSWORTH
123258
LICENSED
PROFESSIONAL ENGINEER
02/12/2021

KHA PROJECT	067806102
DATE	FEBRUARY 2021
SCALE	AS SHOWN
DESIGNED BY	JWT
DRAWN BY	JWT
CHECKED BY	JDA

LITSEY CREEK COTTAGES

SWC LITSEY ROAD AND ENDEAVOR WAY
PREPARED FOR:
REPLUBLIC PROPERTY GROUP

DIMENSION CONTROL PLAN

SHEET NUMBER
C5.4

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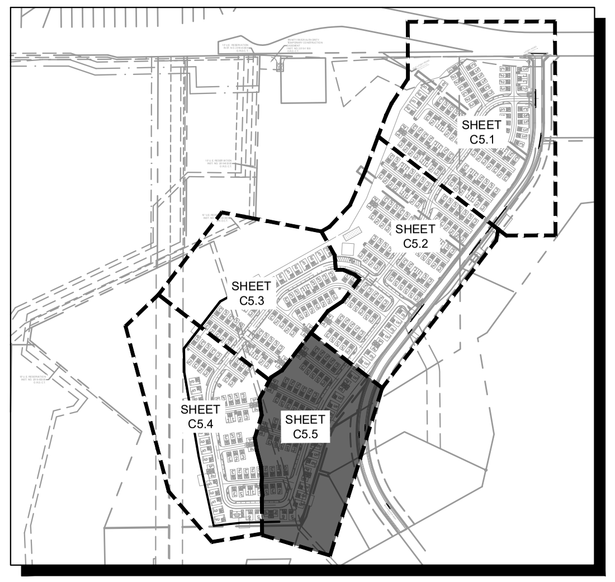
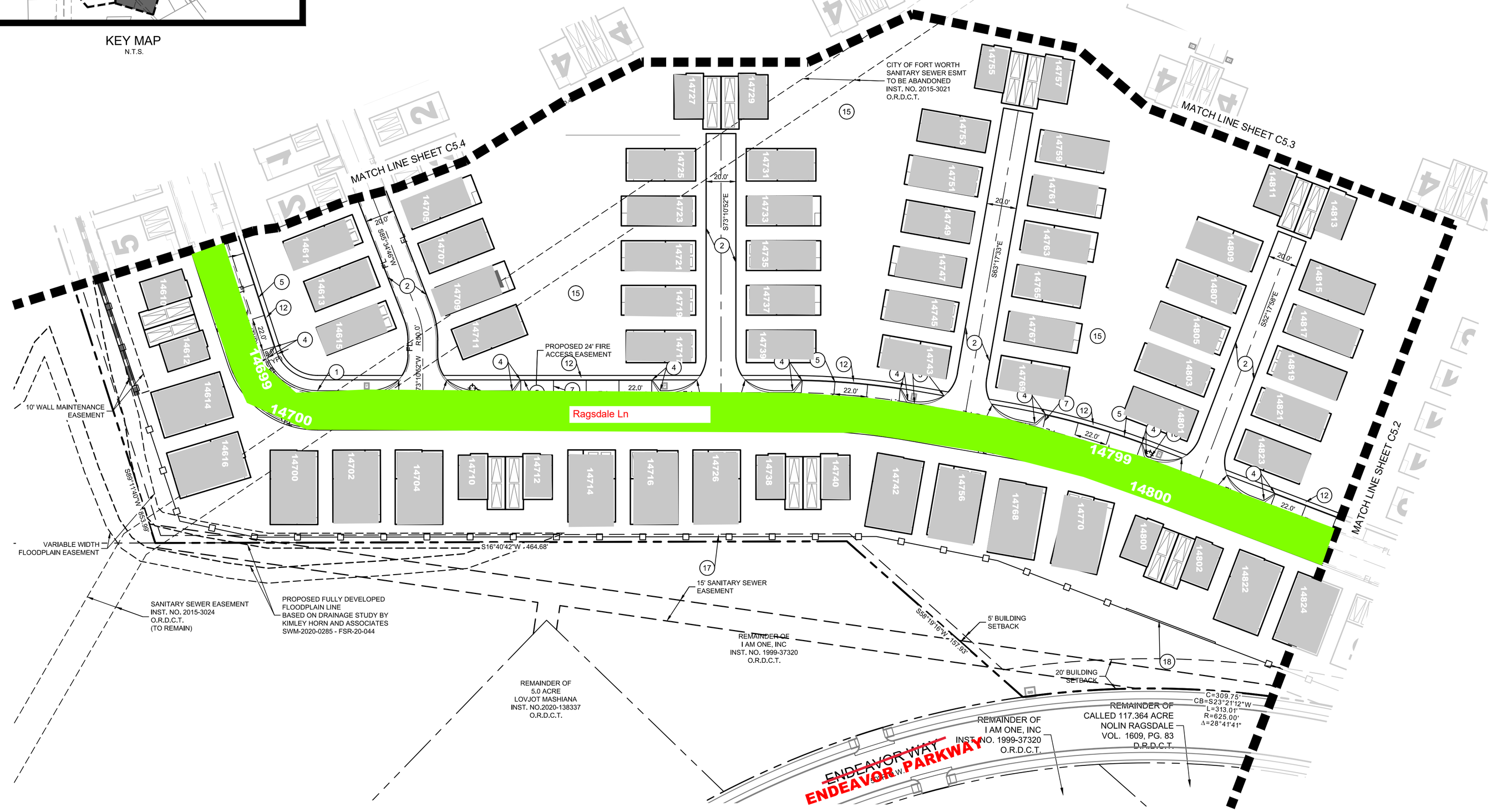
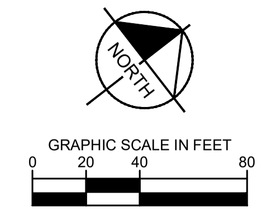


KEY MAP
N.T.S.





LEGEND

- SITE BOUNDARY
- FIRE LANE
- 6" ORNAMENTAL IRON FENCE
- 6' MASONRY WALL
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. FENCING IS SHOWN SCHEMATICALLY ON THESE PLANS. COORDINATE WITH OWNER FOR EXACT LOCATION AND MATERIAL/TYPE. FENCES OVER 4' TALL REQUIRE SEPARATE CITY PERMIT.
3. ALL SIGNS SHALL BE PERMITTED SEPARATELY.
4. INSTALL LIGHTING AND IRRIGATION SLEEVING PRIOR TO PLACING PAVEMENT.
5. SITE ELECTRICAL BY TRI-COUNTY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION OF CONDUIT AND EQUIPMENT PLACEMENT.
6. REFER TO SITE LIGHTING PLAN (PREPARED BY OTHERS) FOR SLEEVING AND LIGHT POLE LOCATIONS.
7. LANDSCAPING AND IRRIGATION ARE DESIGN-BUILD BY OTHERS. CONTRACTOR TO COORDINATE WITH DESIGNER FOR IRRIGATION SLEEVING.
8. 4" CURB ALONG MAIN DRIVE AISLES WITH NO CURB ALONG ALLEYWAYS UNLESS OTHERWISE NOTED.
9. 6" CURBS SHALL GENERALLY BE INSTALLED ADJACENT TO ON-STREET PARKING AND AT THE END OF ALLEYS.
10. ALL SIDEWALKS SHALL BE 3' UNLESS OTHERWISE NOTED.
11. ALL RADII ARE 25' UNLESS OTHERWISE NOTED.

KEYED NOTES

1. PROPOSED 4" MOUNTABLE CURB (TYP.)
2. NO CURB
3. TRANSITION FROM 4" CURB TO NO CURB
4. TRANSITION 4" MOUNTABLE CURB TO 6" CURB
5. PROPOSED 6" CURB
6. PROPOSED BARRIER FREE RAMP PER ADA MINIMUM REQUIREMENTS (TYP.)
7. PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING (TYP.)
8. PROPOSED 4" WHITE PAINTED TRAFFIC STRIPING @ 45°
9. PROPOSED FIRE LANE STRIPING
10. PROPOSED ACCESSIBLE HC PARKING STALLS. SEE PAVING DETAILS SHEET (TYP.)
11. PROPOSED ACCESSIBLE PARKING SIGN (TYP.)
12. PROPOSED 3' CONCRETE SIDEWALK
13. PROPOSED MAIL GATHERING LOCATION - COORDINATE WITH OWNER FOR DETAILS.
14. PROPOSED MONUMENT SIGN (BY OTHERS)
15. PROPOSED LANDSCAPE AREA (BY OTHERS)
16. PROPOSED FIRE HYDRANT
17. PROPOSED 6' ORNAMENTAL IRON FENCE. (REFER TO OWNER FENCE PLAN)
18. 6' MASONRY WALL. (REFER TO OWNER FENCE PLAN)
19. PROPOSED RETAINING WALL

CAUTION
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LITSEY CREEK COTTAGES

SWC LITSEY ROAD AND ENDEAVOR WAY
PREPARED FOR:
REPLUBLIC PROPERTY GROUP

DIMENSION CONTROL PLAN

SHEET NUMBER
C5.5

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PLOTTED BY JOHN D. AINSWORTH
DATE 2/12/2021 4:20 PM
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LAST SAVED 1/8/2021 3:12 PM
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