

- LEGEND**
- PROPOSED PARKING COUNT
 - PROPOSED TOP OF FASIMENT CONTOUR
 - EXISTING CONTOUR INTERVAL
 - PROPOSED DOMESTIC WATER METER
 - PROPOSED IRRIGATION METER
 - PROPOSED DETECTOR CHECK VALVE
 - PROPOSED CUBIC INLET
 - EXISTING POWER POLE (CUT WIRE)
 - EXISTING FLOOR ELEVATION
 - PROPOSED FLOOR ELEVATION
 - EXISTING WATER MAIN W/ VALVE
 - EXISTING SANITARY SEWER
 - EXISTING STORM
 - RIGHT-OF-WAY
 - EXISTING BARBER REELE WAPP
 - PROPOSED BARBER REELE WAPP
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER MAIN W/ VALVE
 - EXISTING SANITARY SEWER
 - EXISTING STORM
 - RIGHT-OF-WAY
 - EXISTING BARBER REELE WAPP

OPEN SPACE LOT 3 SITE INFORMATION

ZONING: PD 18-34
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 29,532 S.F. OR 0.665 ACRES
 BUILDING AREA: 380 SF

BUILDING HEIGHTS: 12'-2" (1 STORY)
 FLOOR TO AREA: 0.0133% [380/28,532]
 LOT COVERAGE: 1.33%

PARKING REQUIRED: 1,700 SF POOL SURFACE = 1,280/200
 PARKING REQUIRED: TOTAL = 7 SPACES

PARKING PROVIDED: 10 TOTAL (w/ 2 HANDICAP)

TOTAL IMPERVIOUS SURFACE: 11,071 SF, 39%
 PERCENTAGE OF IMPERVIOUS SURFACE: 37% X 10% = 3.83% SF
 INTERIOR LANDSCAPE PROVIDED: 17,461 SF

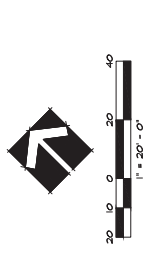
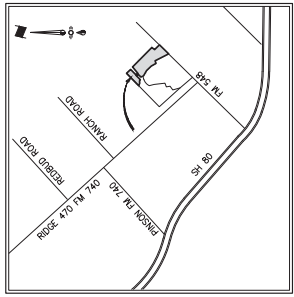
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

WATER METER SCHEDULE

WATER METER NUMBER	WATER METER SIZE	WATER METER DATE	WATER METER SERIAL	WATER METER TYPE
1	1"	X	X	X
2	1"	X	X	X

SITE NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED WETLANDS OR SENSITIVE DEVELOPMENT SITES ARE IDENTIFIED ON THE PROPERTY.
- EQUIPMENT WILL BE LOCATED ON SITE.
- MECHANICAL AND HEATING AND AIR CONDITIONING SYSTEMS WILL BE LOCATED ON SITE.
- SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORNEY CODE OF ORDINANCES.
- FORNEY CAN VOTES SHALL BE SCREENED WITH A 6'-0" HT. WOODEN FENCE. A 2'-0" WIDE SOLID WOOD GATE SHALL ALLOW ACCESS TO EQUIPMENT.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORNEY STANDARD DETAILS FOR CONSTRUCTION DETAILS.



SITE PLAN

DIAMOND CREEK EAST, PH. 3

Open Space Lot 3

~AMENITY CENTER~

BEING 0.66 ACRES OUT OF THE JUAN LOPEZ SURVEY, A-288

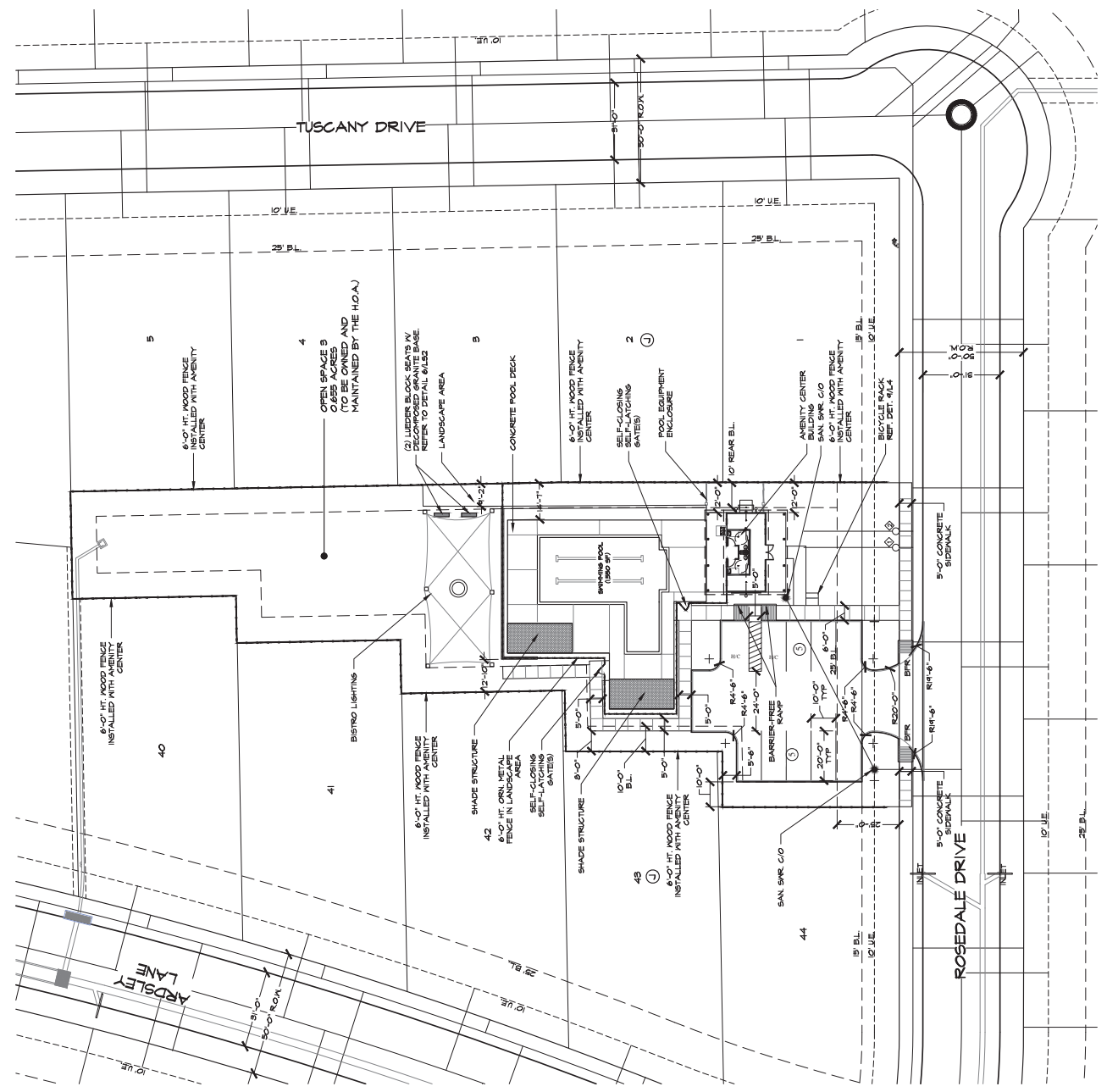
CITY OF FORNEY KAUFMAN COUNTY, TEXAS

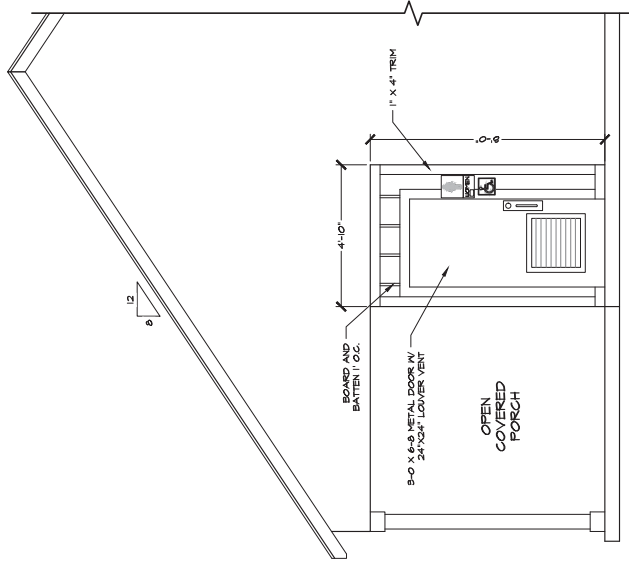


LANDSCAPE ARCHITECT/APPLICANT:
 STUDIO 33 DESIGN GROUP, PLLC
 386 WEST MAIN STREET
 LEWISVILLE, TEXAS 75057
 PH: (469) 635-1800
 CONTACT: LEONARD W. REEVES, A.S.L.A., R.L.A. *Shirahmaria 11-28-2018*

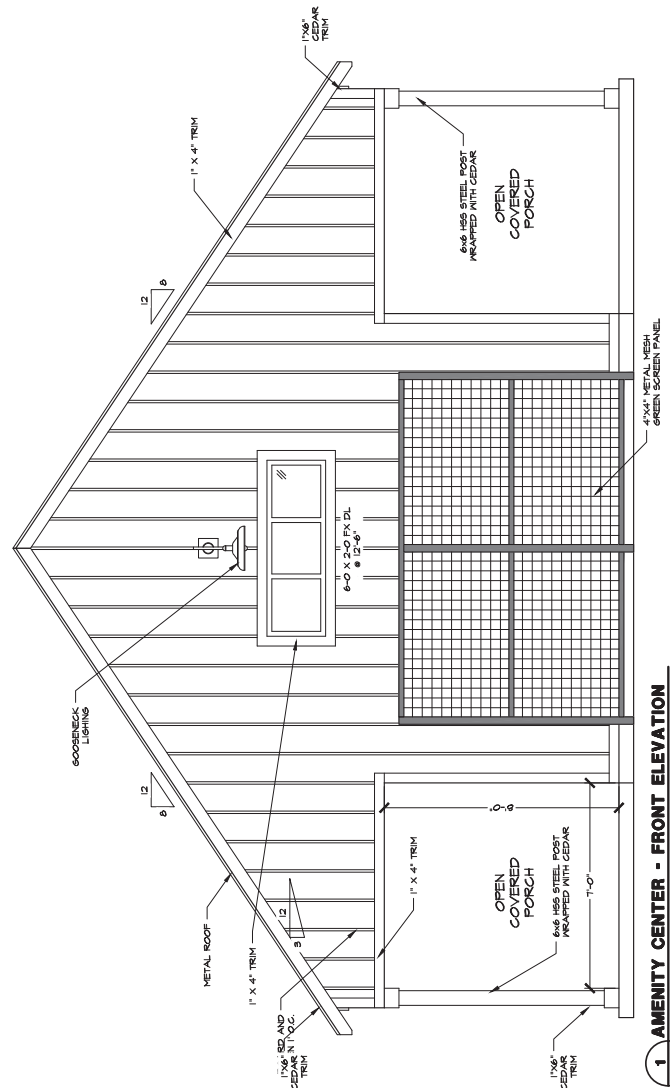
CIVIL ENGINEER:
 SPARS ENGINEERING, INC.
 765 CUSTER ROAD, UNIT #100
 PLANO, TEXAS 75075
 PH: (972) 865-5803
 CONTACT: GREG HEISEL

OWNER:
 DIAMOND CREEK-FORNEY COMPANY
 2400 DALLAS PARKWAY #500
 PLANO, TEXAS 75075
 PH: (972) 865-5803



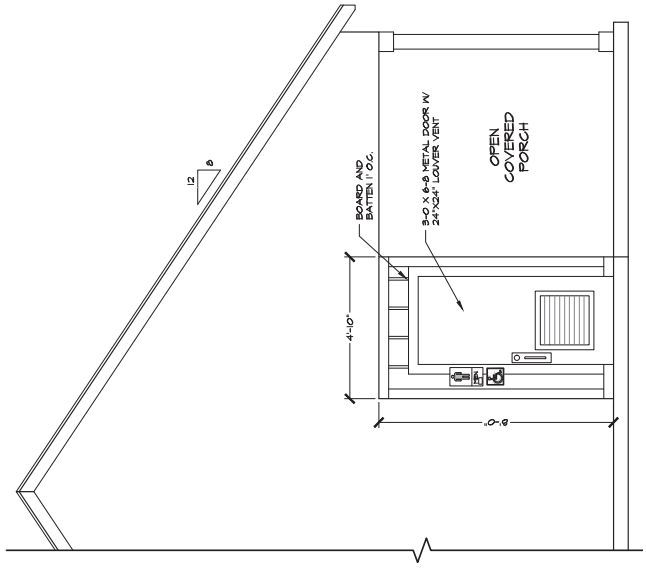


2 WOMEN'S RESTROOM
A3 SECTION
 SCALE: 1/2" = 1'-0"

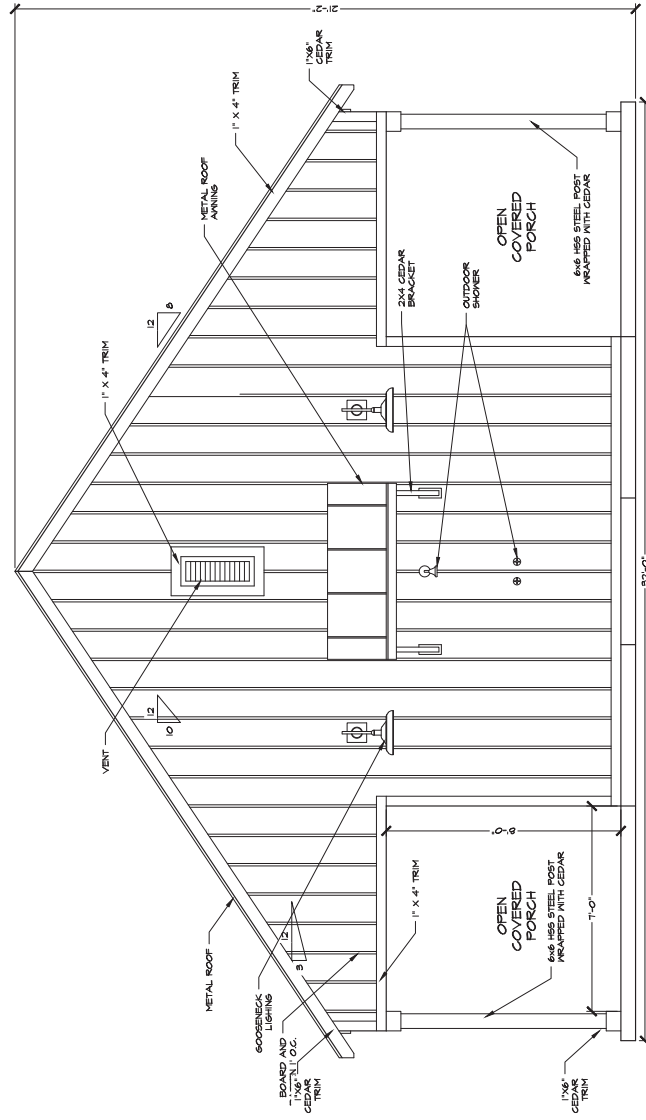


1 AMENITY CENTER - FRONT ELEVATION
A3 ELEVATION

#	PLAN REVIEW REVISIONS	BY	DATE
1	REVISED PER CITY COMMENTS	LWR	3/26/2020



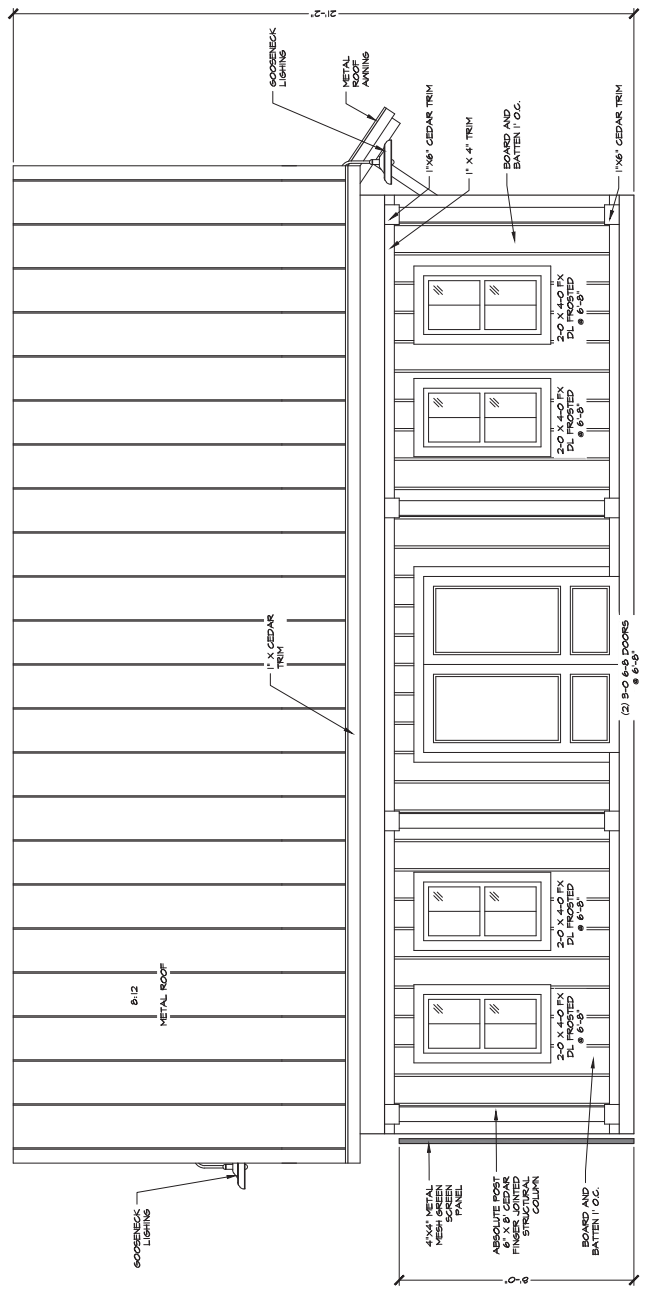
2 MEN'S RESTROOM
 A3A SECTION
 SCALE: 1/2" = 1'-0"



1 AMENITY CENTER - REAR ELEVATION
 A3A ELEVATION
 SCALE: 1/2" = 1'-0"

#	PLAN REVIEW REVISIONS	BY	DATE
1	REVISED PER CITY COMMENTS	LWR	3/26/2020

AMENITY CENTER PLAN
BUILDING ELEVATIONS
Diamond Creek East, Ph. 3 Amenity Center
City of Forney, Kaufman County, Texas



2. AMENITY CENTER - RIGHT SIDE ELEVATION
SCALE: 1/2" = 1'-0"
A.4

