

LEGEND

8

BFR

H/C

PROPOSED PARKING COUNT

BARRIER FREE RAMP

HANDICAP PARKING SPACE

EXISTING FIRE HYDRANT

EXISTING SANITARY SEWER MANHOLE

EXISTING WATER MAIN W/ VALVE

EXISTING SANITARY SEWER

EXISTING STORM

PROPOSED CURB INLET

RIGHT-OF-WAY

STOP SIGN

FEE 638

PROPOSED CONTOUR INTERVAL

EXISTING CONTOUR INTERVAL

FINISHED FLOOR ELEVATION

PROPOSED DOMESTIC WATER METER

8'-0" HT. WOOD FENCE

ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)

1'-4"-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE

2'-4"-0" WIDTH WOODEN GATES FOR POOL EQUIPMENT ACCESS.

LOCATION OF WATER WELL AS PERMITTED BY OTHERS.

BLOCK P, LOT 19 SITE INFORMATION

ZONING: PD-SINGLE FAMILY  
PROPOSED USE: PRIVATE RECREATION CENTER  
LAND AREA: 166,660.56 S.F. OR 3.26 ACRES  
BUILDING AREA: 1,834.00 SF

BUILDING HEIGHTS: NOT TO EXCEED 35' (1 STORY)  
FLOOR TO AREA: 0.011:1 [1934/166660.56]  
LOT COVERAGE: 1.1%

PARKING PROVIDED: 21 TOTAL, (WITH 2 HANDICAP)

THE PARKING RATIO USED TO DETERMINE THE TOTAL NUMBER OF SPACES PROVIDED WAS THE FOLLOWING:  
- ONE SPACE PER 200 SF OF BUILDING AREA (1,834.00 / 200 = 9 SPACES REQUIRED)  
- ONE SPACE PER 600 SF OF SWIMMING POOL AND DECK AREA (7,150.00 / 600 = 12 SPACES REQUIRED)  
A TOTAL OF 21 SPACES WERE DETERMINED TO BE PROVIDED AT A MINIMUM.

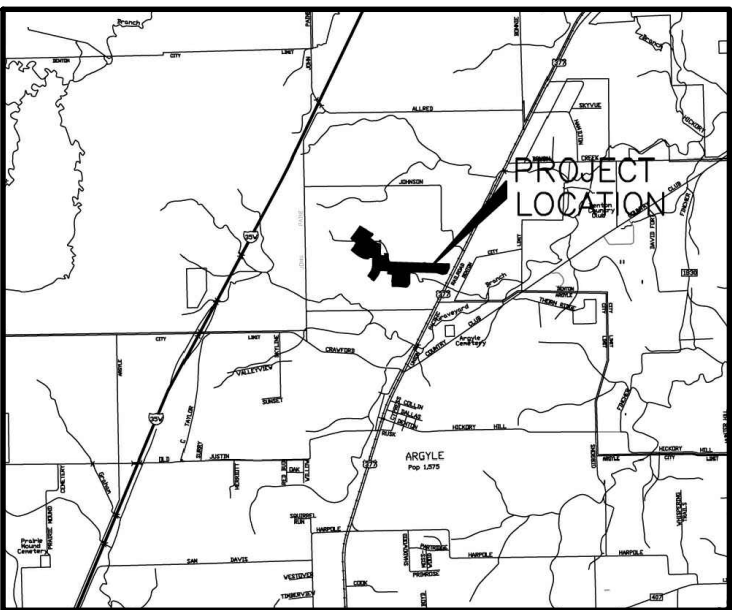
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

REFER TO LANDSCAPE PLANS FOR LANDSCAPE BUFFERS AND PARKING LOT SCREENING PROVIDED.

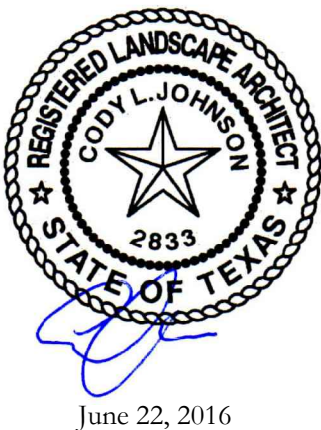
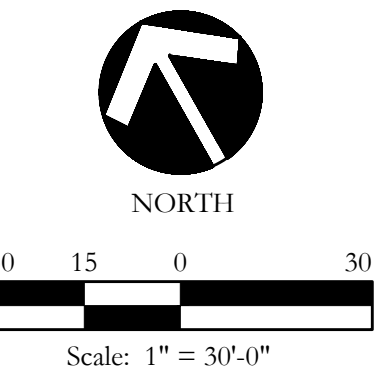
PROPOSED OPEN SPACE IS 120,000.00 SQUARE FEET.

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- THE PROPOSED BUILDING IS A NON AIR CONDITIONED SPACE, NO HVAC EQUIPMENT WILL BE LOCATED ON SITE.
- TRASH TOTES AND SWIMMING POOL EQUIPMENT SHALL BE SCREENED WITH 8'-0" HT. WOOD FENCE.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH TEXAS DEPARTMENT OF HEALTH REQUIREMENTS FOR COMMERCIAL SWIMMING FACILITIES.
- FOR ALL BARRIER FREE RAMP NOTED ON PLAN, REFERENCE THE CITY OF DENTON STANDARD CONSTRUCTION DETAILS.
- REFER TO THE CITY OF DENTON TRANSPORTATION DESIGN CRITERIA MANUAL FOR PARKING LOT STRIPING WIDTHS AND COLORS.
- ALL STANDARD PARKING SPACES SHALL BE WHITE IN COLOR.
- ALL PARKING LOT DIMENSIONS SHOWN ARE FROM FACE OF CURB.



LOCATION MAP  
NOT TO SCALE



WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM. IRR.	SAN. SERVICE SIZE
	1.5"	1.5"	X	6"

OWNER / DEVELOPER:

BLOOMFIELD HOMES, L.P.  
1050 E. HWY 114  
SUITE 210  
SOUTHLAKE, TEXAS 7092  
PH. (817) 416-1572

LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC  
12217 CHATTANOOGA DR.  
FRISCO, TEXAS 75035  
PH. (903) 570-0162  
CONTACT: CODY JOHNSON, ASLA, LI

SITE PLAN  
COUNTRY LAKES NORTH  
PHASE 3A-B  
LOT 19, BLOCK P  
~AMENITY CENTER~

3.826 ACRES IN  
OUT OF THE  
SPENCER GRAHAM SURVEY, ABSTRACT NO. 468,  
THE MARY SMITH SURVEY, ABSTRACT NO. 1181,  
AND THE WILLIAM SMITH SURVEY, ABSTRACT  
NO. 1182 IN THE  
CITY OF DENTON, DENTON COUNTY, TEXAS

SUBMITTAL DATE: April 26, 2016 SP1