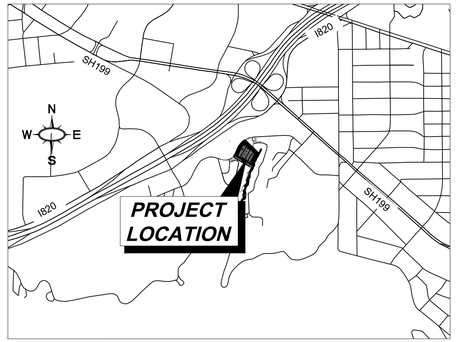
BLDG. TYPE	NO. OF BUILDINGS	BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	1 BEDROOM	2 BEDROOM	3 BEDROOM
I	1	54,213	54,213	18	30	3
II	1	24,285	24,285	23	22	3

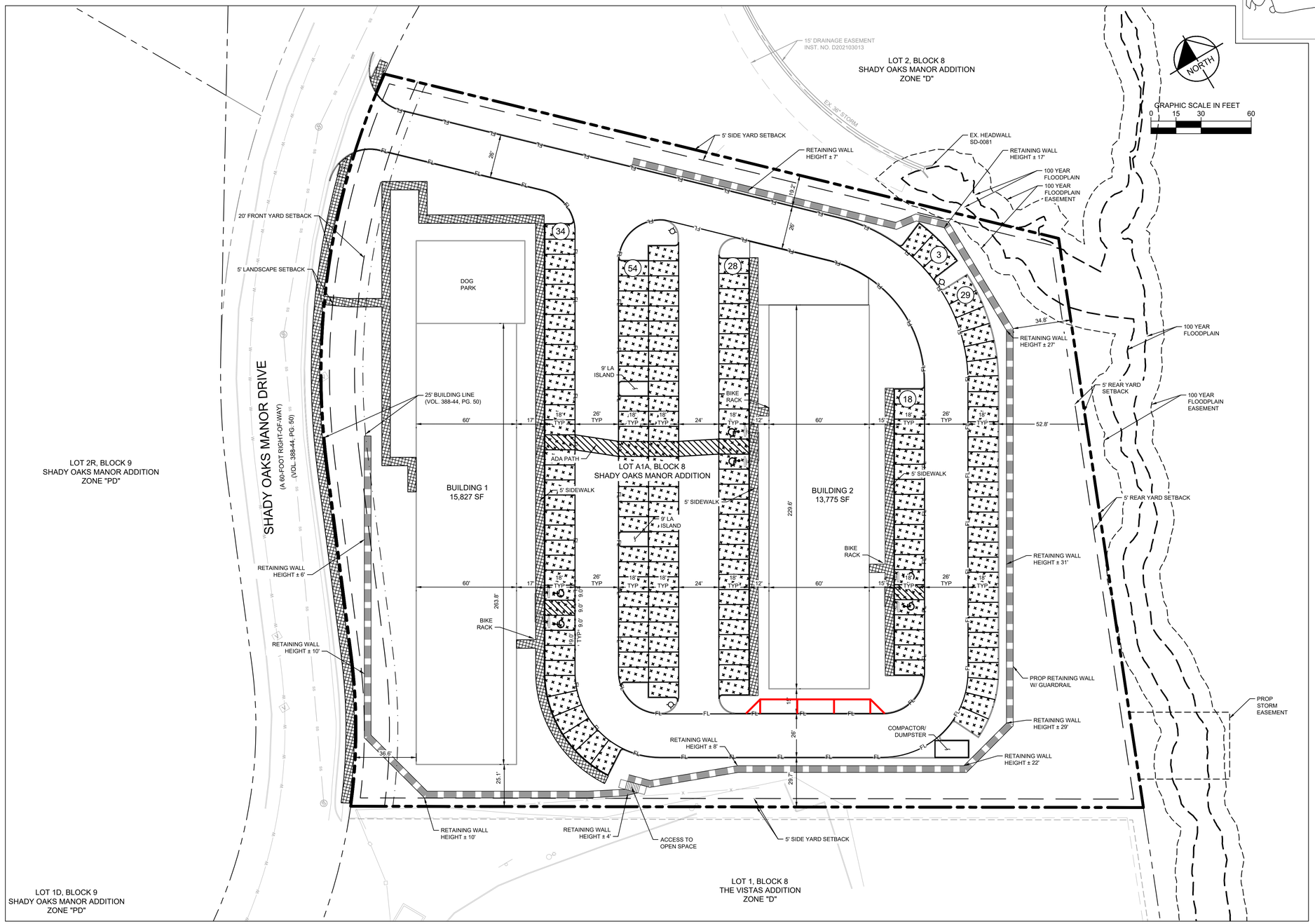
BLDG. TYPE	NO. OF UNITS	FIRST FLOOR APTS.	SECOND FLOOR APTS.	THIRD FLOOR APTS.	FOURTH FLOOR APTS.
I	50	8	14	14	14
II	49	7	14	14	14

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	1 SPACE PER BEDROOM + 1 SPACE PER 250 SF COMMON SPACE: 163
TOTAL PARKING PROVIDED	166 SPACES
TOTAL HANDICAP PARKING REQUIRED	6 SPACES
TOTAL HANDICAP PARKING PROVIDED	6 SPACES
TOTAL BIKE PARKING REQUIRED	5 SPACES
TOTAL BIKE PARKING PROVIDED	6 SPACES

SITE DATA SUMMARY TABLE	
LOT AREA	GROSS = 4.06 AC (176,841 SF)
	NET = 4.06 AC (176,841 SF)
ZONING	HIGH DENSITY MULTIFAMILY & AMENITY BUILDINGS - "D"
MINIMUM OPEN SPACE RATIO	35%
PROVIDED OPEN SPACE RATIO	49.0%
MAXIMUM BUILDING HEIGHT	48 FEET
ACTUAL BUILDING HEIGHT	48 FEET
GROSS FLOOR AREA	78,498 SF
EXTERIOR CONSTRUCTION MATERIAL	STUCCO
TOTAL NUMBER OF UNITS	99 UNITS
MAXIMUM UNITS PER ACRE ALLOWED	32 UNITS
DENSITY (UNITS PER ACRE PROVIDED)	24.38 UNITS
TOTAL NUMBER OF BEDROOMS	163 BEDROOMS



LOCATION MAP

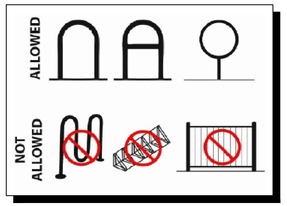


LEGEND

- BOUNDARY LINE
- PROPOSED FIRE LANE — FL
- OPEN SPACE
- EMERGENCY ACCESS EASEMENT
- PROPOSED SIDEWALK
- PROPOSED FIRE HYDRANT
- PROPOSED PERIMETER FENCE
- NUMBER OF PARKING SPACES (x)

UNIT TYPE	NO. OF UNITS
1 BEDROOM	41
2 BEDROOM	52
3 BEDROOM	6
TOTAL UNITS	99

CITY OF FORT WORTH BIKE RACK DETAIL



DEPARTMENT OF DEVELOPMENT APPROVAL:

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

MULTI-FAMILY SITE PLAN - MFD-24-002
SHADY OAKS MANOR ADDITION - LOT A1A, BLOCK 8
BEING 4.06 ACRES SITUATED IN THE
JOSE MARIA BASQUIS SURVEY, ABSTRACT NO. 85,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
MAY 2024

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL RD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: JEFFREY DOLIAN, P.E.

OWNER/DEVELOPER:
CHANDRA PONNAPUREDDY
MANOR ESTATES LLC
416 PALUXY DRIVE
IRVING, TEXAS 75039

SURVEYOR:
PEISER & MANKIN SURVEYING, LLC
1604 HART STREET
SOUTHLAKE, TEXAS 76092
PH: (817) 481-1806
CONTACT: TIMOTHY MANKIN

ARCHITECT:
CORINTHIAN DESIGN ASSOCIATES
10420 AMBERGATE LN,
FRISCO, TEXAS 75035
P: (214) 223-4501
CONTACT: KENNETH FIELDS

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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KHA PROJECT	068939600
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

SHADY OAKS MULTI-FAMILY
SHADY OAKS MANOR DR
CITY OF FORT WORTH, TX

MFD SITE PLAN

SHEET NUMBER
MFD-1

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HAYES, REBECCA 5/30/24 10:20 AM
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MFD - SITE PLAN.DWG (Site Plan)