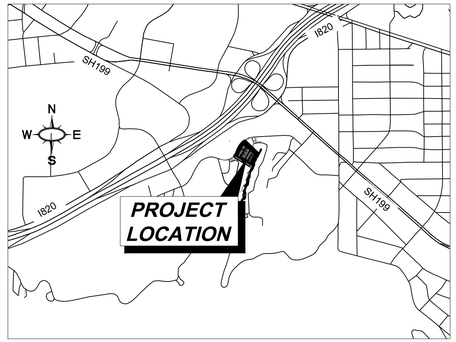
BLDG. TYPE	NO. OF BUILDINGS	BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	1 BEDROOM	2 BEDROOM	3 BEDROOM
I	1	50,753	52,312	18	29	3
II	1	48,212	48,212	24	22	3

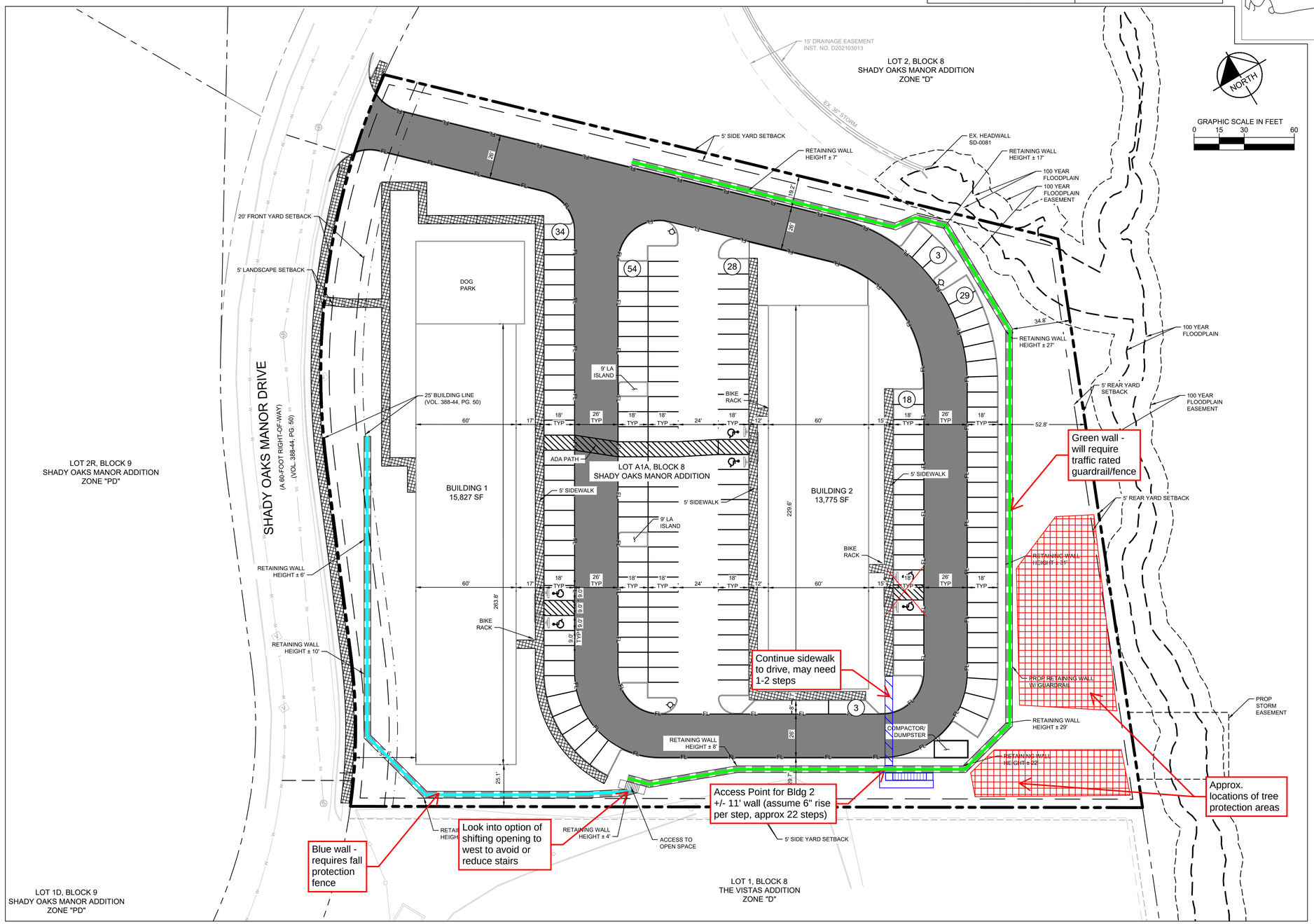
BLDG. TYPE	NO. OF UNITS	FIRST FLOOR APTS.	SECOND FLOOR APTS.	THIRD FLOOR APTS.	FOURTH FLOOR APTS.
I	50	8	14	14	14
II	49	7	14	14	14

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	1 SPACE PER BEDROOM + 1 SPACE PER 250 SF COMMON SPACE: 169
TOTAL PARKING PROVIDED	169 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
TOTAL COMMON SPACE	1,317 SF



LOCATION MAP

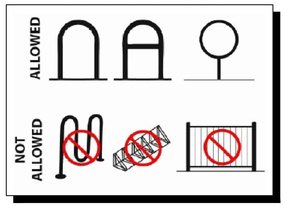


LEGEND

- BOUNDARY LINE
- PROPOSED FIRE LANE — FL
- EMERGENCY ACCESS EASEMENT
- PROPOSED SIDEWALK
- PROPOSED FIRE HYDRANT
- PROPOSED PERIMETER FENCE
- NUMBER OF PARKING SPACES

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.
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TWO GALLERIA OFFICE TOWER, SUITE 700
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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
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No.	REVISIONS	DATE	BY

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PHONE: 972-770-1300 FAX: 972-239-3820
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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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