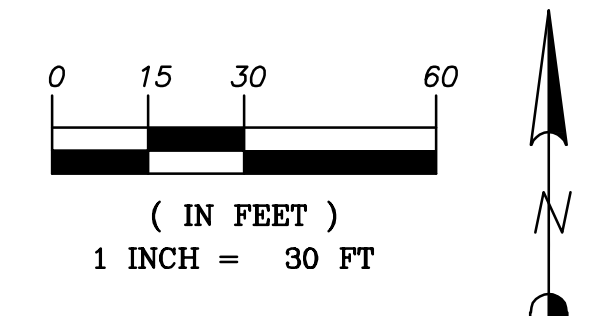
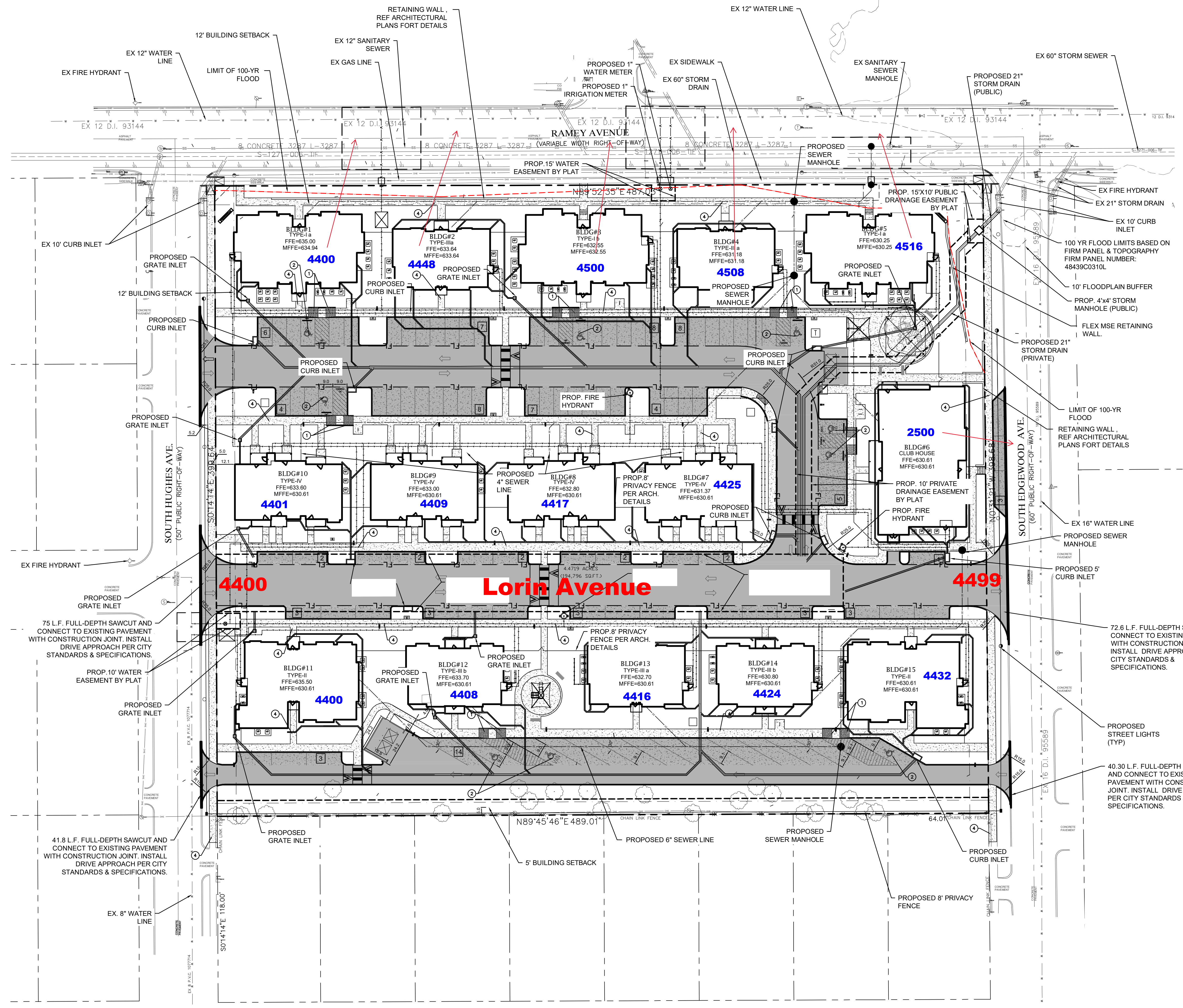


AP-24-0712

Refer to: FS-24-043

Babers Manor
CFWLAND_ID: 1560396

ROUGH DRAFT ONLY



SITE DATA SUMMARY CHART	
EXISTING ZONING:	PD-1258
SITE ACREAGE:	4.4719 ACRES (194,796 SQ FT)
TOTAL BUILDING AREA:	40,842 SQ FT
FLOOR AREA RATIO:	40,482 / 194,796 : 21%
OPEN SPACE:	78,251 / 194,796 : 40%
TOTAL IMPERVIOUS AREA:	116,545 / 194,796 : 60%
BUILDING HEIGHT:	3 STORY, (30 HEIGHT)
PARKING REQUIRED :	85 SPACES
PARKING PROVIDED (TOTAL):	100 SPACES
PARKING PROVIDED (ACCESSIBLE):	9 SPACES

UNIT TYPES/COUNT	
TYPE I:	3 BLDG/36 UNIT
TYPE II:	2 BLDG/12 UNIT
TYPE III:	5 BLDG/20 UNIT
TYPE IV:	4 BLDG/12 UNIT
TOTAL:	14 BLDG/80 UNIT

KEY NOTES
1. SITE PLAN TO MEET APPROVED PD ZC-19-150 AND ALL APPLICABLE ORDINANCES AND DESIGN CRITERIA.

LEGEND	
	PROPERTY LINE
	EXISTING CURB
	PROPOSED CURB
	PROPOSED FIRE LANE MARKING PER CITY STANDARDS
	PARKING SPACES IN A ROW
	PROPOSED REINFORCED, HEAVY DUTY CONCRETE PAVEMENT PER DETAIL, SHEET C7.00
	PROPOSED REINFORCED, LIGHT DUTY CONCRETE PAVEMENT PER DETAIL, SHEET C7.00
	PROPOSED SIDEWALK PAVEMENT PER DETAIL, SHEET C7.00
	EXISTING TREE TO BE REMOVED
	PROPOSED STREET LIGHTS

CONSTRUCTION SCHEDULE	
①	HANDICAP RAMPS PER DETAIL, SHEET C7.01
②	HANDICAP SYMBOL PER DETAIL, SHEET C7.01
③	HANDICAP SIGN PER DETAIL, SHEET C7.01
④	5' SIDEWALK PER DETAIL, SHEET C7.01
⑤	4" WHITE TRAFFIC STRIPING PER DETAIL, SHEET C7.01
⑥	WHEEL STOP PER DETAIL, SHEET C7.01
⑦	DUMPSTER WITH 6" MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.



DRAWN BY:	AO	
CHECKED BY:	ALC	
DATE:	02/27/2024	
ISSUED FOR PERMIT:	02/27/2024	
ISSUED FOR PRICING:	02/27/2024	
REVISIONS:		
No.	Description	Date

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**BABERS MANOR
APARTMENT & TOWNHOMES
A 80 UNIT DEVELOPMENT
FORT WORTH, TEXAS**

SHEET DESCRIPTION:
SITE PLAN

SHEET NO.
C1.00