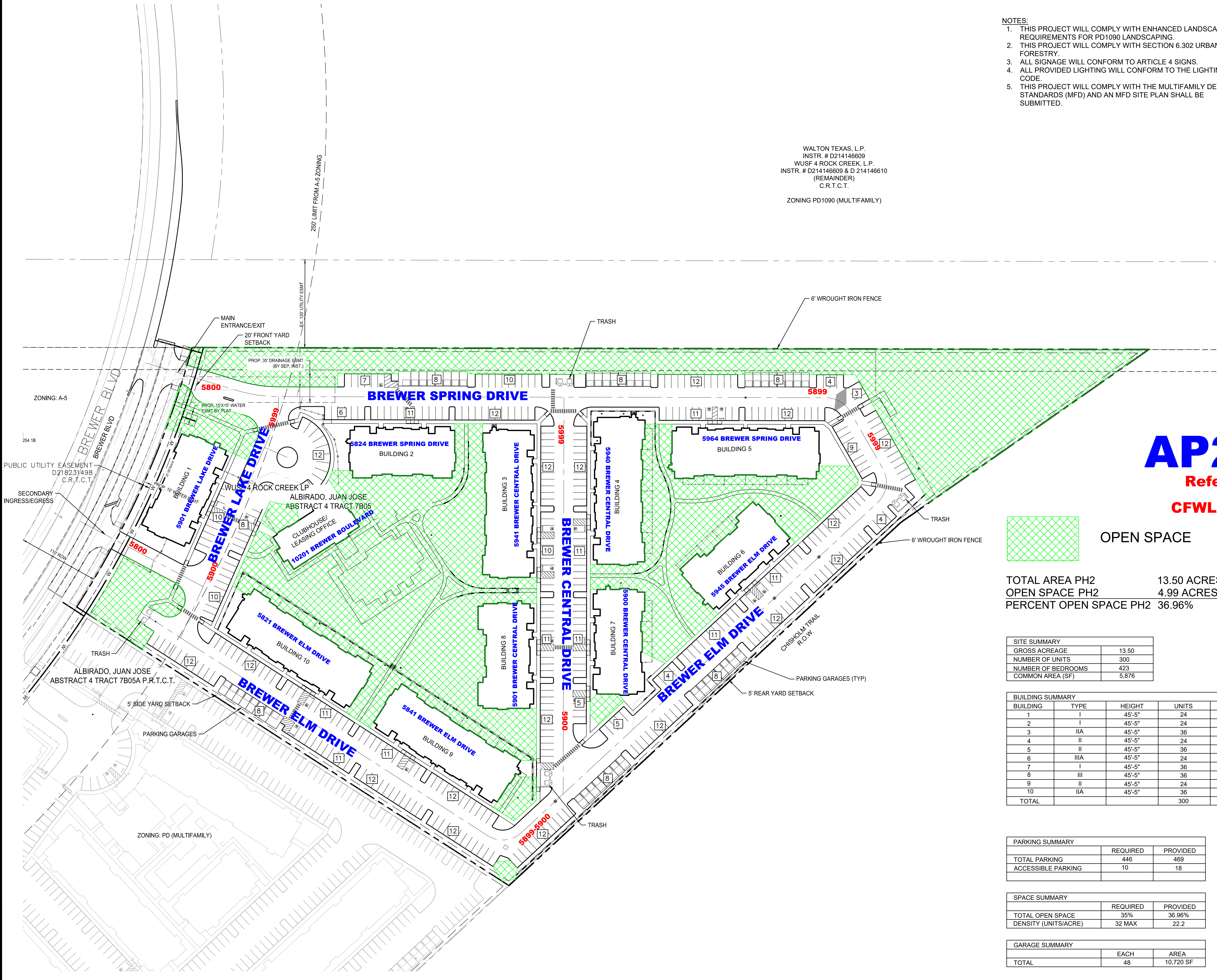


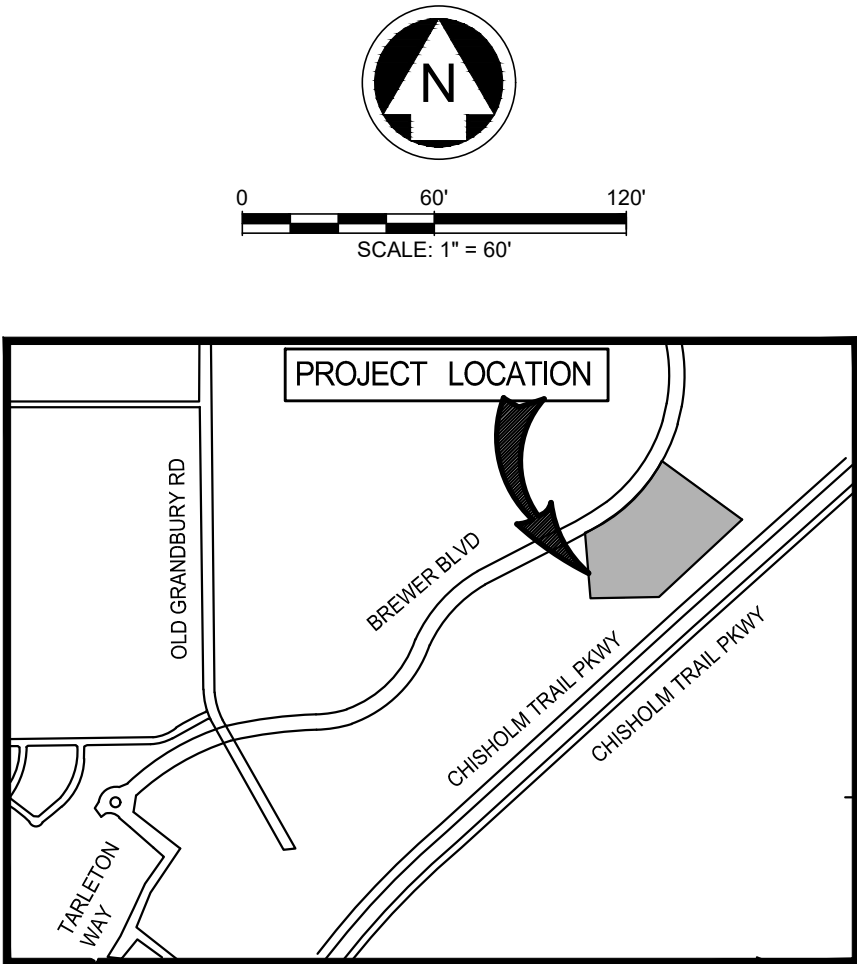
Drawing: H:\P\02_Drawing\061657.001_Drawing\061657.001_CAD_Zoning_Site_Plan\061657-001-SITE_Plan.dwg
User: S:\02_061657.001.dwg
Last Saved: 7/20/2024 2:30 PM
Plot Date/Time: 8/14/2025 10:12 AM



WALTON TEXAS, L.P.
INSTR. # D214146609
WUSF 4 ROCK CREEK, L.P.
INSTR. # D214146609 & D 214146610
(REMAINDER)
C.R.T.C.T.

ZONING PD1090 (MULTIFAMILY)

- NOTES:
- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR PD1090 LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.



LOCATION MAP
SCALE: 1" = 60'

OWNER/DEVELOPER
DUKE COMPANIES, INC.
13740 MIDWAY ROAD, SUITE 804
DALLAS, TX 75244
PHONE: 972-385-1676

ENGINEER/SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
500 WEST 7th ST., SUITE 1300
FORT WORTH, TX 76102
PHONE: 817-953-2777
TX FIRM NO 12207
TBLPS FIRM NO 10177700

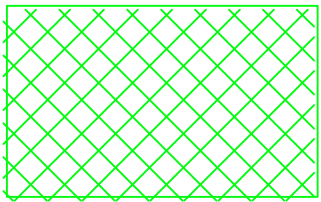
ARCHITECT
MEEKS PARTNERS
16000 MEMORIAL DRIVE, SUITE 100
HOUSTON, TX 77079
PHONE: 281-558-8787

LANDSCAPE ARCHITECT
ARTIS
1405 W. KOENIG LN.
AUSTIN, TX 78756
PHONE: 512-689-0627

AP26-0713

Refer to FP-25-050

CFWLAND ID: 1724631



OPEN SPACE

TOTAL AREA PH2 13.50 ACRES
OPEN SPACE PH2 4.99 ACRES
PERCENT OPEN SPACE PH2 36.96%



SITE SUMMARY	
GROSS ACREAGE	13.50
NUMBER OF UNITS	300
NUMBER OF BEDROOMS	423
COMMON AREA (SF)	5,876

BUILDING SUMMARY				
BUILDING	TYPE	HEIGHT	UNITS	AREA
1	I	45'-5"	24	9,161
2	I	45'-5"	24	9,161
3	IIA	45'-5"	36	12,783
4	II	45'-5"	24	12,783
5	II	45'-5"	36	12,783
6	IIIA	45'-5"	24	9,514
7	I	45'-5"	36	9,161
8	III	45'-5"	36	9,514
9	II	45'-5"	24	12,783
10	IIA	45'-5"	36	12,783
TOTAL			300	110,426

PARKING SUMMARY		
	REQUIRED	PROVIDED
TOTAL PARKING	446	469
ACCESSIBLE PARKING	10	18

SPACE SUMMARY		
	REQUIRED	PROVIDED
TOTAL OPEN SPACE	35%	36.96%
DENSITY (UNITS/ACRE)	32 MAX	22.2

GARAGE SUMMARY		
	EACH	AREA
TOTAL	48	10,720 SF

DIRECTOR OF DEVELOPMENT SERVICES
9/18/2025
DATE

NO.	DATE	REVISION

CITY OF FORT WORTH, TEAXS

PD SITE PLAN
SITE PLAN
SP-25-002

FORT WORTH, TARRANT COUNTY, TEXAS

Westwood

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76117
FORT WORTH PHONE: (817) 562-3350

DRAWN: TB
DESIGNED: TB
REVIEWER: TB

DATE
JUNE
2024

PROJECT #
R0051657.00

SHEET
C1

ROCK CREEK MULTIFAMILY