

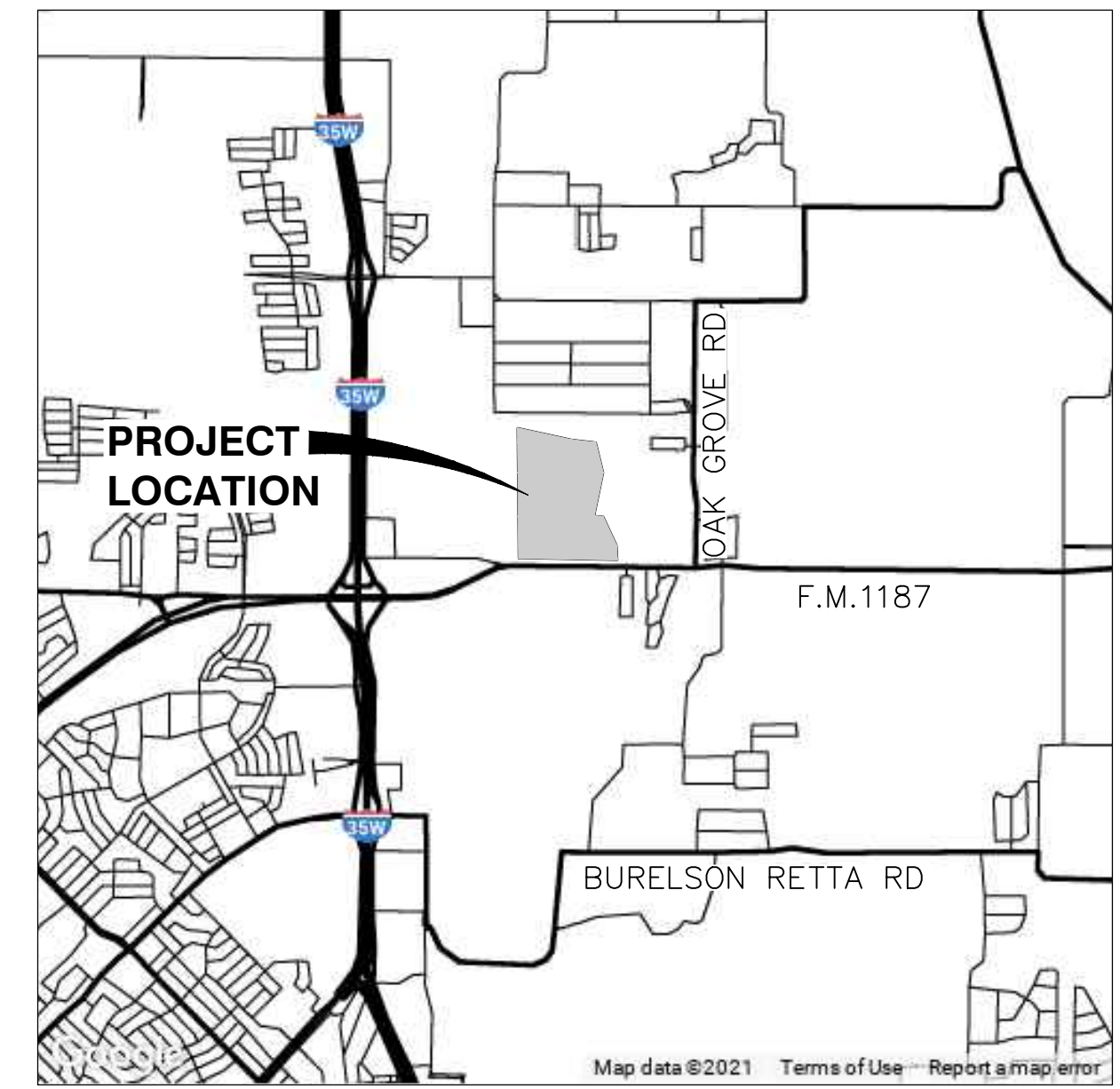
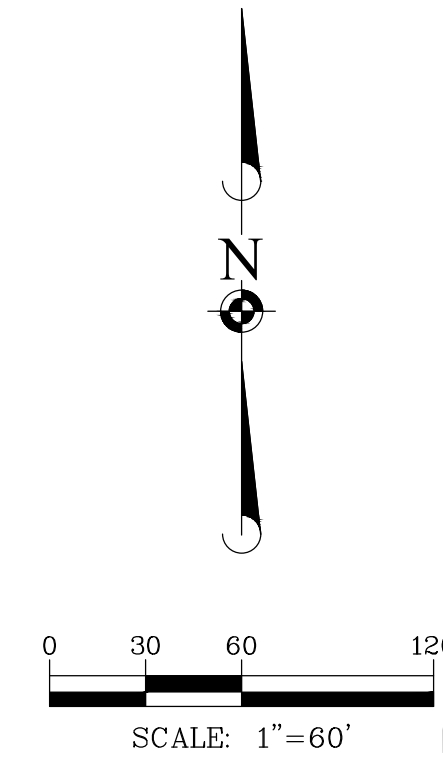
MFD CASE NO: MFD-22-014

CALLED 137.881 ACRES  
JIMMY PURSELLEY AND JOYCE M. PURSELLEY  
VOL. 12167, PAGE 434  
D.R.T.C.T.  
CURRENT ZONING:  
O-1: FLOODPLAIN DISTRICT

LEGAL DESCRIPTION  
BEING 23.037 ACRES OF LAND SITUATED IN THE H. LITTLE  
SURVEY, ABSTRACT NUMBER 930, CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

# AP-24-0401

Refer to FS-22-138  
14 Addresses  
5 Block Ranges



### LOCATION MAP

N.T.S.

SITE DATA SUMMARY TABLE	
General Site Data	
Gross Lot Area	23.037 AC (1,003,491 SF)
Net Lot Area (Excluding ROW Dedication)	21.774 AC (948,479 SF)
Floodplain	Zone X & Zone AE (FEMA Panel No. 48439C0435K)
Zoning (PD 1304)	
Minimum Open Space Required	45%
Open Space Provided	48.91% (11.27 AC)
Maximum Density	16 dwelling units per acre
Density Provided	12.50 units per acre
Unit Count Data	
One Bedroom Units	132
Two Bedroom Units	132
Three Bedroom Units	24

### PARKING SUMMARY TABLE

Minimum Spaces Required (One space per bedroom + one space per 250 SF of common areas)	492 spaces
Maximum Spaces Allowed (125% of Minimum Spaces)	615 spaces
Proposed Parking:	
Standard Parking	450 spaces
ADA Parking	10 spaces
Garage Parking	38 spaces
<b>Total Parking Provided</b>	<b>498 spaces</b>

### BUILDING SUMMARY TABLE

Building Type	Quantity	No. of Units	Building Size (SF)
Type I	2	24	11,511
Type II	5	24	8,558
Type III	5	24	9,792
Club House	1	-	6,191
Maintenance	1	-	562
Mail Room	1	-	602
Garage - 6 Spaces	4	-	1,628
Garage - 6 Spaces w/ ADA	1	-	2,407
Garage - 4 Spaces	2	-	1,085

NOTES: ALL IMPROVEMENTS ARE TO BE DONE WITHIN ONE PHASE  
ZONING PER CASES ZC-20-160 & ZC-22-081

ARCHITECT  
IKEMIRE ARCHITECTS, LLC  
16660 DALLAS PARKWAY  
SUITE 2900  
DALLAS, TX 75248  
972.248.2486

DEVELOPER  
LANDMARK COMPANIES  
21500 BISCAYNE BLVD  
SUITE 402  
AVENTURA, FL 33180

ENGINEER  
MANHARD CONSULTING  
12225 GREENVILLE AVE SUITE 1000  
DALLAS, TEXAS 75243  
972.972.4250  
RECEDE BIERHALTER, P.E.

SURVEYOR  
MANHARD CONSULTING  
640 TAYLOR STREET  
FORT WORTH, TX 76102  
817.897.5008  
JEREMY DEAL, R.P.L.S.

DIRECTOR OF DEVELOPMENT: \_\_\_\_\_

DATE: \_\_\_\_\_



LANDMARK AT RENDON  
F.M. 1187, FORT WORTH, TARRANT COUNTY, TEXAS 76028  
MFD-22-014 SITE PLAN

PROJ. MGR.: BB  
PROJ. ASSOC.: RB  
DRAWN BY: CL  
DATE: 01/26/2024  
SHEET  
**C1.1**  
611.044004.00

FOR APPROVAL