

SITE DATA ((LOT 1 & 2)
GROSS ACREAGE	4.312 ACRES
BASE ZONING	F
PROPOSED LAND USE	COMMERCIAL

SITE DATA (LOT 3)		
GROSS ACREAGE	34.457 ACRES	
BASE ZONING	С	
PROPOSED LAND USE	MULTI-FAMILY	
TOTAL UNITS	756	
GROSS DENSITY	21.9 UNITS/AC	
OPEN SPACE PROVIDED	15.0 AC/44%	

SITE DATA (LOT 4)			
GROSS ACREAGE	48.671 ACRES		
BASE ZONING	С		
PROPOSED LAND USE	OPEN SPACE		

1 inch = 200 ft.

OWNER:

1600 DALLAS PARKWAY, SUITE 100 DALLAS, TEXAS 75248 CONTACT:

PHONE:

DEVELOPER:

GREYSTAR DEVELOPMENT

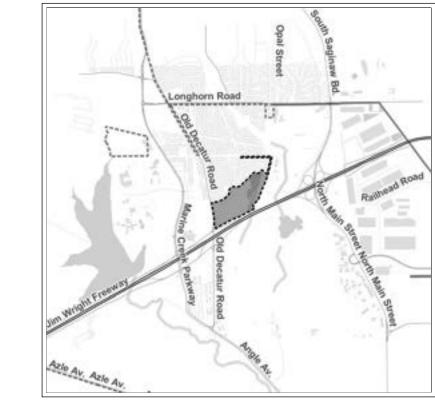
CENTRAL, LLC

600 E. LAS COLINAS BLVD., SUITE 2100

IRVING, TEXAS 75039

CONTACT: JR THULIN

PHONE: (214) 451-5698



VICINITY MAP NO SCALE

<u>EGEND:</u>	_
ARKING COUNT	5
ONING	(A-5) CLASSIFICATION

- 1. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE MULT-FAMILY DEVELOPMENT STANDARDS.
- 2. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS.
- 3. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- 4. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 5. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH ARTICLE 4, SIGNS.
- 6. PROPOSED LIGHTING WILL CONFORM TO THE LIGHTING

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PLANNED DEVELOPMENT SITE PLAN **QUARRY FALLS**

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AUGUST 2022

ZONING CASE #_



tbpels registration number: f - 2759 tbpels registration/license number: 10088000

519 east border arlington, texas 76010 8 1 7 - 4 6 9 - 1 6 7 1 fax: 817-274-8757 www.mmatexas.com

08/19/2022 SHEET 1 OF 2



SITE DATA TABLE				
MULTI-FAMILY REQUIREMENTS				
SITE DATA				
BASE ZONING	С			
SITE AREA	34.457 AC			
UNITS	756			
BUILDING COVERAGE	135,072 SF (9%)			
DENSITY	21.9	21.9 DU/AC		
LAND DATA	REQUIRED	PROVIDE		
OPEN SPACE (MIN. 25' WIDE)	675,426 S.F. (45%)	653,930 S.I (44%)		
BUILDING DATA	·			
NUMBER OF STORES	3 STORIES; 36' MAX.			
AREA (GROSS)	659,286 SF.			
BUILDING SETBACKS	,			
FRONT YARD	20' MIN.			
REAR YARD	5' MIN.			
SIDE YARD (INTERIOR)	5' MIN.			
SIDE YARD (CORNER)	20' MIN. TO SIDE STREET			
ADJACENT TO ONE OR TWO FAMILY RESIDENTIAL	30 MIN.			
UNIT TYPE	NUMBER	SIZE (SF		
1 BEDROOM	432	667 SF		
2 BEDROOM	270	986 SF		
3 BEDROOM	54	1,305 SF		
REQUIRED PARKING		ı		
MULTI-FAMILY RESIDENTIAL				
1 PARKING SPACES PER BEDROOM	1,134 SPACES			
1 PARKING SPACES PER 250 SF OF COMMON AREA, OFFICES	41 SPACES			
TOTAL PARKING	1,175 SPACES			
PROVIDED PARKING	'			
SURFACE PARKING (INCLUDING CARPORTS)	1,200 SPACES			
TOTAL PARKING	1,200 SPACES			

SITE DATA TABLE COMMERCIAL REQUIREMENTS			
SITE DATA			
BASE ZONING	F		
SITE AREA	4.312	4.312 AC	
LOTS	2	2	
BUILDING COVERAGE	N	NA	
LAND DATA	REQUIRED	PROVIDED	
OPEN SPACE(10% REQUIRED)	10% MIN.	10% MIN.	
BUILDING DATA	,		
NUMBER OF STORES	3 STORIES (3 STORIES OR 45' MAX.	
BUILDING SETBACKS			
FRONT YARD	20'	20' MIN.	
REAR YARD	10'	10' MIN.	
SIDE YARD (INTERIOR)	0' 1	O' MIN.	
SIDE YARD (CORNER)	10'	10' MIN.	
REQUIRED PARKING			
RETAIL (4 PARKING SPACES PER 1,000 SF)	24 SF	24 SPACES	
CONVENIENCE STORE (4 PARKING SPACES PER 1,000 SF)	21 SF	21 SPACES	
TOTAL PARKING	45 SPACES		
PROVIDED PARKING			
RETAIL	52 SPACES		
CONVENIENCE STORE	63 SF	63 SPACES	
TOTAL PARKING	115 SPACES		

1 inch = 100 ft.

OWNER:

FORT WORTH QUARRY COMPANY LLC

1600 DALLAS PARKWAY, SUITE 100 DALLAS, TEXAS 75248 CONTACT:

PHONE:

DEVELOPER:

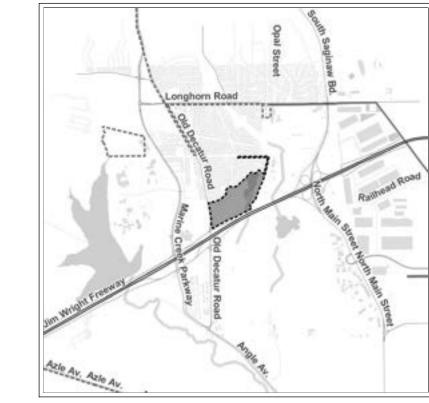
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IRVING, TEXAS 75039 CONTACT: JR THULIN

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VICINITY MAP NO SCALE

LEGEND: OPEN SPACE PARKING COUNT

(A-5)CLASSIFICATION

BUILDING ENTRY/EXIT

NOTES:

ZONING

- 1. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE MULT-FAMILY DEVELOPMENT STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.
- 2. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS.
- 3. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- 4. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 5. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH ARTICLE 4, SIGNS.
- 6. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PLANNED DEVELOPMENT SITE PLAN **QUARRY FALLS** CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

AUGUST 2022

ZONING CASE #__



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