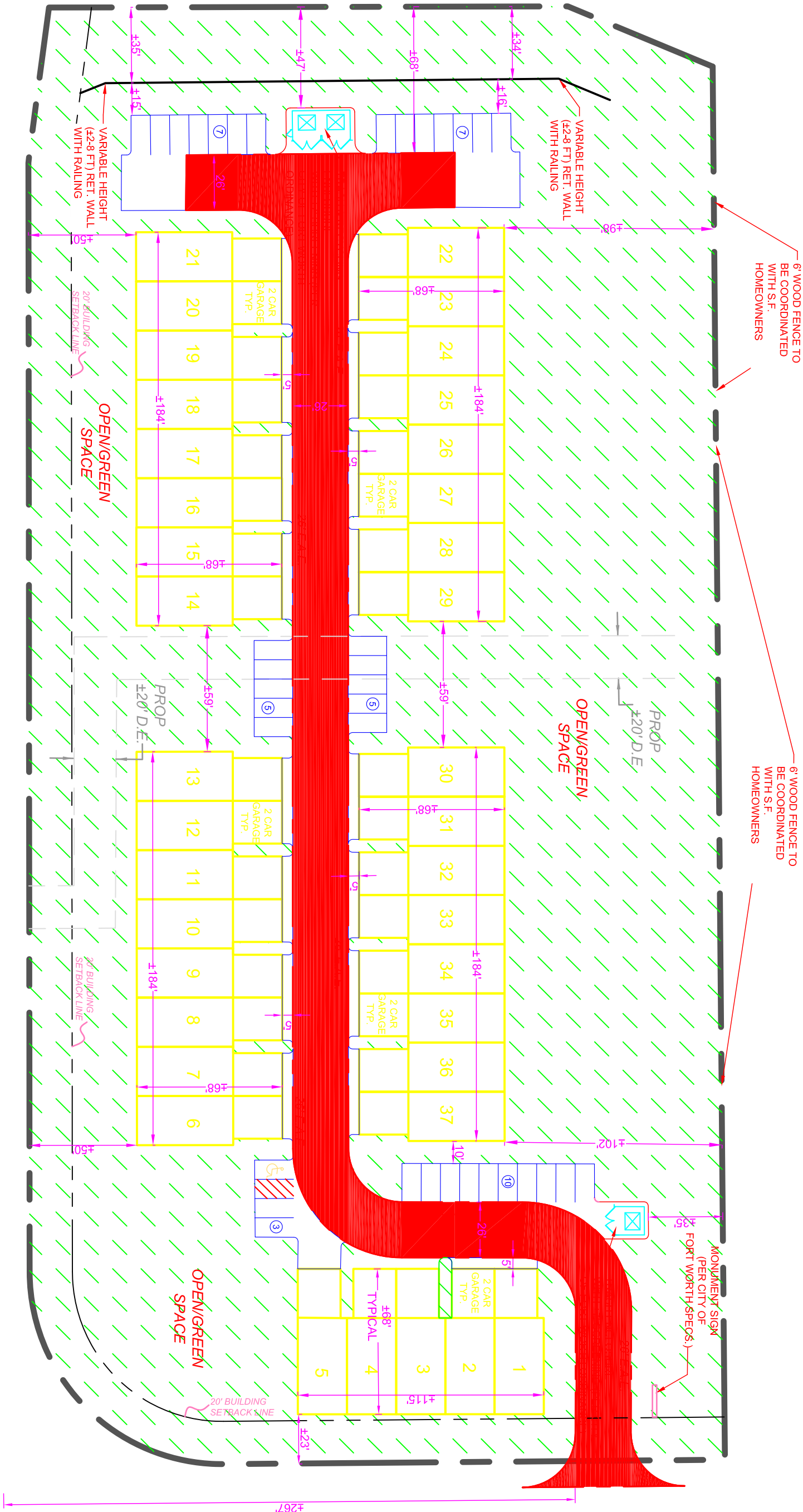
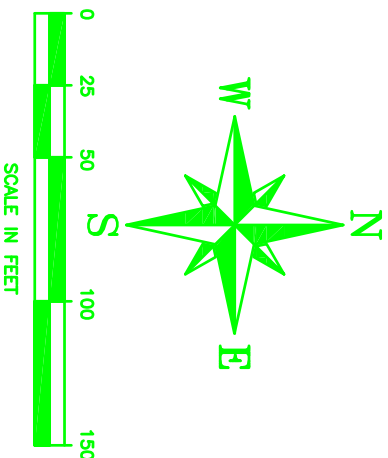
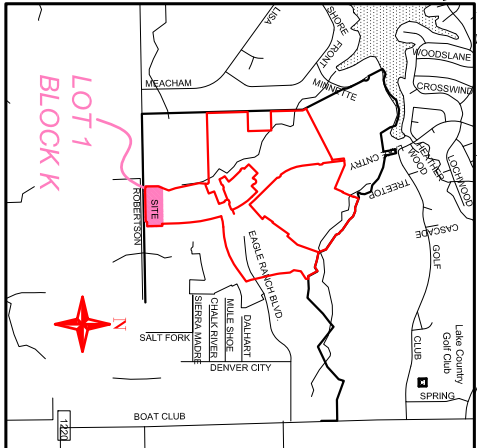
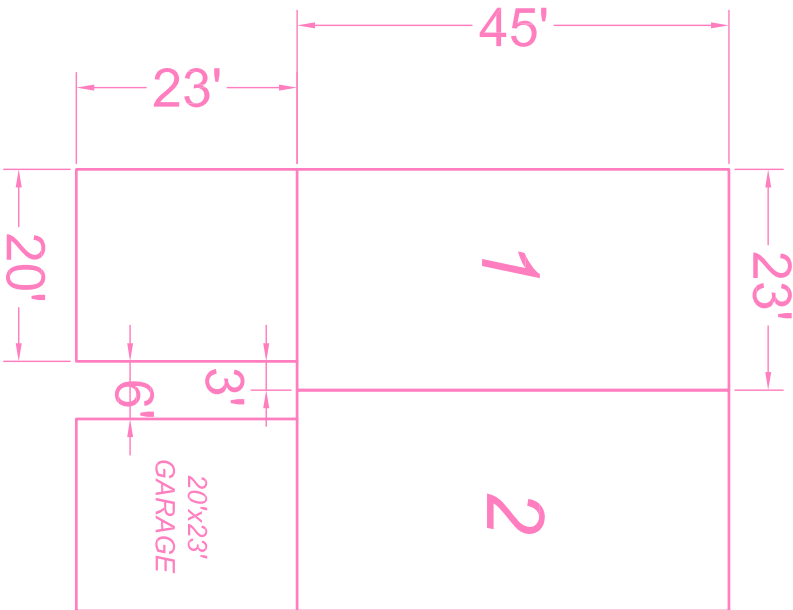




UNIT DIMENSIONS



HATCH LEGEND



SITE DATA

LOT 1 BLOCK K TALON HILL ADDITION
(INST. NO. D271009798 P.R.I.C.T.)
PROPOSED USE: 37 TOWNHOME UNITS
TOTAL SITE AREA: 4.969 ACRES
SITE DENSITY: 7.45 UNITS/ACRE
MAX ALLOWED "PD/CR": 7.45 UNITS/ACRE
CURRENT ZONING: "A-5" AND "E"
PROPOSED ZONING: "PD/CR" LOW DENSITY MULTI-FAMILY
WITH THE FOLLOWING EXCEPTIONS:
*NUMBER OF UNITS LIMITED TO 37 TOWNHOME UNITS
*MINIMUM OPEN SPACE REQUIREMENT OF 50%
LOT COVERAGE
BUILDING COVERAGE: ±1.27 ACRES (±26%)
PAVING: ±0.81 ACRES (±16%)
OPEN SPACE PROVIDED: ±2.89 ACRES (±58%)
OPEN SPACE REQUIRED = 50%
BUILDING DATA
TOTAL BLDG. SIZE: ±55,315 S.F.
AVERAGE UNIT SIZE (W/GARAGE): ±1,495 S.F.
LENGTH OF LONGEST BLDG: ±184 L.F.
BUILDING DEPTH: ±68 L.F.
DRIVEWAYS/ PARKING: ±11,984 S.F.
REQUIRED PARKING
TOWNHOUSE CONFIGURATION
2 GARAGE SPACES/ UNIT : 2x37=74

PARKING PROVIDED

GARAGE SPACES/UNIT: 2x37=74
VISITOR PARKING = 37
TOTAL PARKING = 111

GENERAL NOTES

1. PROJECT WILL COMPLY WITH THE MULTI-FAMILY DESIGN STANDARDS FOR A "PD/CR" ZONING DISTRICT, WITH TWO EXCEPTIONS.
 - a. MINIMUM OPEN SPACE REQUIREMENT OF 50%
 - b. MINIMUM OPEN SPACE REQUIREMENT OF 50%
 2. ALL SITE SIGNAGE SHALL CONFORM TO THE CITY OF FORT WORTH CODES AND DESIGN GUIDELINES, ARTICLE 4, SIGNS.
 3. ALL LANDSCAPING WILL CONFORM WITH SECTION 6.301, AND PERIMETER FENCING SHALL CONFORM TO THE CITY OF FORT WORTH CODES AND DESIGN GUIDELINES.
 4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 5. PEDESTRIAN CROSSWALKS SHALL CONFORM TO THE CITY OF FORT WORTH DESIGN GUIDELINES FOR CROSSING PUBLIC RIGHT-OF-WAYS OR COMMON DRIVES.
 6. ALL LIGHTING SHALL CONFORM TO THE LIGHTING CODE.
 7. TRASH ENCLOSURE AND OTHER SCREENING WALLS SHALL BE CONSTRUCTED OF MATERIALS MATCHING LOOK OF THE BUILDING.
- PAVEMENT NOTES**
1. ALL DIMENSIONS FOR PAVEMENT ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. EMERGENCY ACCESS EASEMENT PAVEMENT PER CITY OF FORT WORTH STANDARDS & SPECIFICATIONS.
 3. ALL FRELINES AND DRIVEWAYS ARE 27" BACK TO BACK UNLESS OTHERWISE NOTED.
 4. THE 26' EMERGENCY ACCESS EASEMENT TO BE STRIPED PER CITY OF FORT WORTH STANDARDS & SPECIFICATIONS.
 5. ALL FIRE LANE RADII AT INTERSECTIONS ARE 25' UNLESS OTHERWISE SPECIFIED.
 6. PAVEMENT TO BE REINFORCED CONCRETE PAVEMENT.

"PD/CR" WITH A MAXIMUM
NUMBER OF 37 UNITS AND
MINIMUM OF 50% OPEN SPACE

OWNER:

BYD TALON HILL DEVELOPMENT, LLC.
1105 GLADE RD. SUITE 100
COLLETVILLE, TX 76034
(214) 626-8590
CONTACT: PETER SLOVER

APPLICANT:

BAYLEY YANDELL DEVELOPMENT
LAND ACQUISITION & DEVELOPMENT
1105 GLADE RD. SUITE 100
COLLETVILLE, TX 76034
(214) 626-8590
CONTACT: PETER SLOVER

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF CONSTRUCTION UNDER THE
AUTHORITY OF

JOSEPH T. BRIE P.E.
86358
October 13, 2021

BURGESS & NIPILE

10701 CORPORATE DR., SUITE 118
STAFFORD, TEXAS 77477
PHONE: (281) 980-7705
TBPE FIRM REGISTRATION NO. F-10834

SITE PLAN

for
PAXTON AT TALON HILLS
LOT 1, BLOCK K

"TALON HILL ADDITION"
A 4.969 ACRE TRACT IN
FORT WORTH
TARRANT COUNTY, TEXAS

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

ZONING CASE NO. ZC-19-091