

- NOTE:**
- \* THE PROPERTY IS WITHIN THE CITY OF FORT WORTH CORPORATE LIMITS.
  - \* PROPOSED UTILITY EASEMENT ALONG THE FRONT OF UNITS WILL BE SHOWN ON FINAL PLAT.
  - \* CITY OF FORT WORTH WATER AND SEWER.
  - \* EXISTING 'C' ZONING WILL BE DEVELOPED UNDER 'R-1' ZONING. ORDINANCE #13806, #13906 (7-9-7)

**LAND USE SUMMARY**

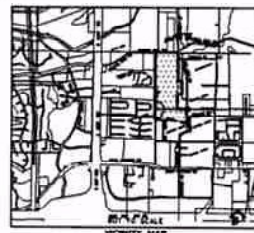
USES	NON RESIDENTIAL UNITS	RESIDENTIAL LOTS	±ACRES	DENSITY	POPULATION
SF @40' X 100' TYP	324		48.3	6.6	1053
MULTI-FAMILY	457		25.4	18	914
R.O.W.			2.8		
<b>TOTAL</b>	<b>781</b>		<b>76.5</b>		<b>1967</b>

INTERNAL R.O.W. 22.4 AC.  
 AVERAGE SINGLE FAMILY RESIDENTIAL LOT SIZE: 4826 SQ. FT. —  
 (48.3 - 22.4) X 43560 / 224 = 4826

**BLOCK CALCULATIONS:**  
 \* P.P. HAS TOTAL 17 NEW ONE-DE-94C BLOCKS —  
 17 BLOCKS / 20% = 3 BLOCKS  
 TO BE ALLOWED LESS THAN 300' MIN.

\* P.P. HAS 2 BLOCKS ARE LESS THAN 300' MIN.

LOCATION OF SHORT BLOCK



**A PRELIMINARY PLAT FOR  
 THE PARKS ON RANDOL MILL  
 WITH EXISTING 'C' ZONING**

DEAN & PAULI ARCHITECTS, P.C. 1000 WEST 19TH ST., SUITE 200, FORT WORTH, TEXAS 76102-1200  
 817-335-1234

PROJECT NO.	111791	DATE	REV 1/10/08
DRAWN BY			
APPROVED BY			
DATE	09-07-08		

<b>OWNER</b>	<b>DEVELOPER</b>
THE PARKS ON R.M. LLC 1000 WEST 19TH ST., SUITE 200 FORT WORTH, TEXAS 76102-1200	DEAN & PAULI ARCHITECTS, P.C. 1000 WEST 19TH ST., SUITE 200 FORT WORTH, TEXAS 76102-1200



**PLANNER / ENGINEER**  
**Carter Burgess**  
 CARTER & BURGESS, INC.  
 200 WEST 19TH ST., SUITE 200  
 FORT WORTH, TEXAS 76102-1200