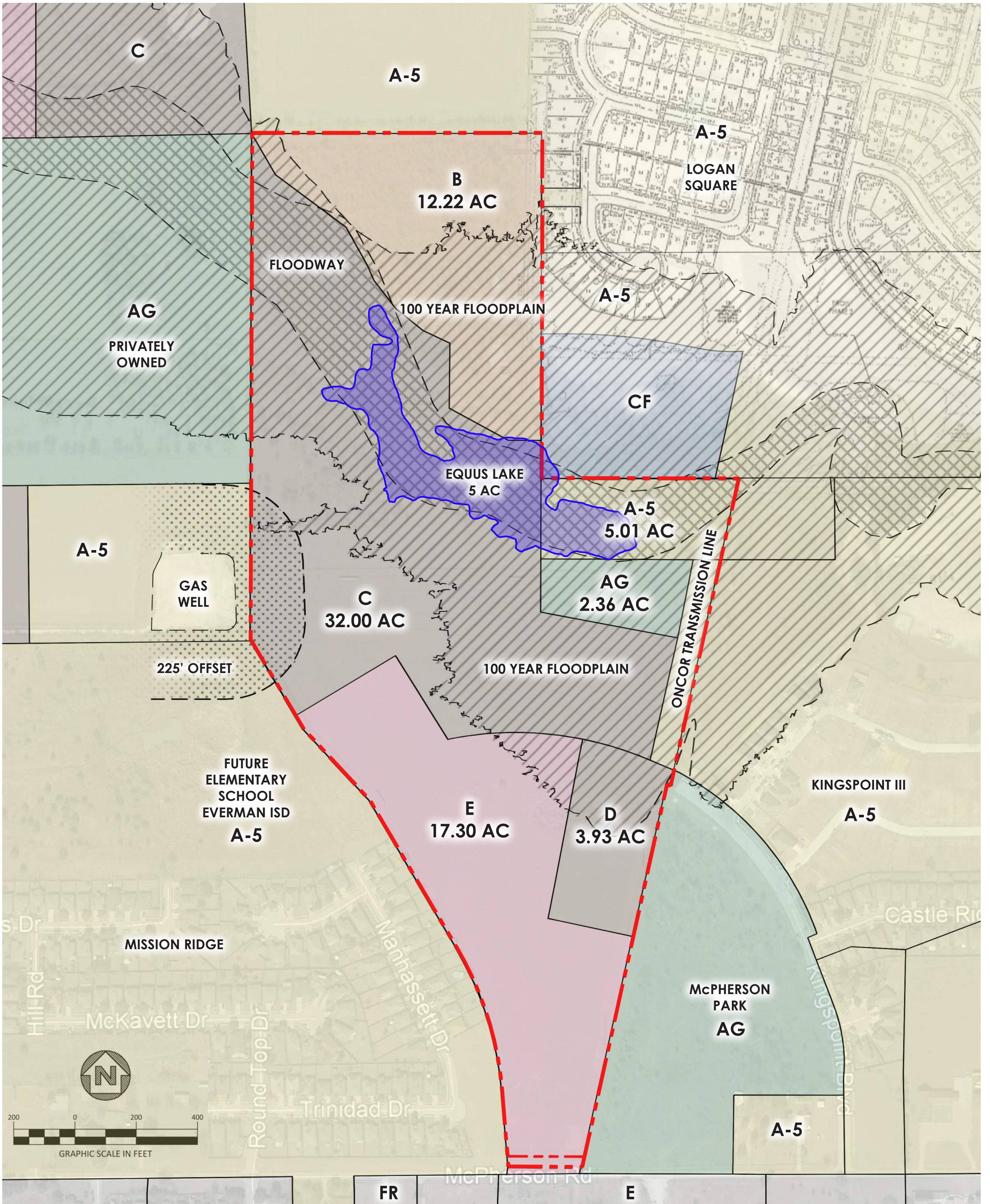


EQUUS LAKE VILLAGE
Fort Worth, Texas

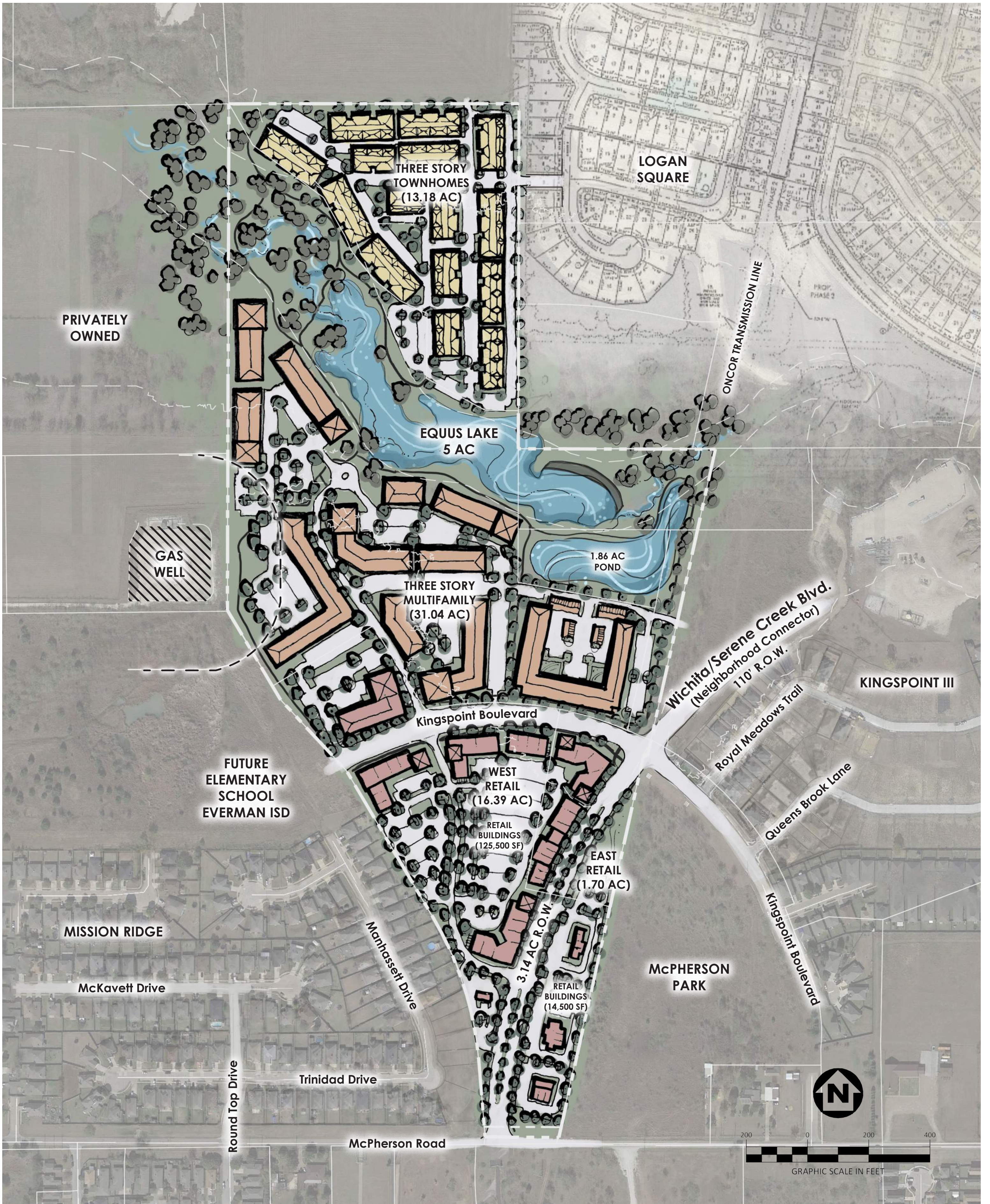
Planning + Landscape Architecture
SITE PLANNING EXHIBITS
July 21, 2021





Existing Zoning	
Zoning	Acres
"E" Neighborhood Commercial	17.30
Area Outside of Existing Floodplain	16.47
100 Year Floodplain	0.83
"D" High Density Multi-Family	3.93
Area Outside of Existing Floodplain	2.31
100 Year Floodplain	1.62
"C" Medium Density Multi-Family (24 units/Ac)	32.00
Area Outside of Existing Floodplain	8.78
100 Year Floodplain Excluding Floodway	14.56
Floodway	8.66
"B" Two Family (10 units/Ac Allowable)	12.22
Area Outside of Existing Floodplain	5.89
100 Year Floodplain Excluding Floodway	6.16
Floodway	0.17
"A-5" Single Family	5.01
100 Year Floodplain Excluding Floodway	2.01
Floodway	3.00
"AG" Agriculture	2.36
100 Year Floodplain Excluding Floodway	2.35
Floodway	0.01
Total Acres	72.82
Floodplain	39.35
100 Year Floodplain Excluding Floodway	27.52
Floodway	11.83

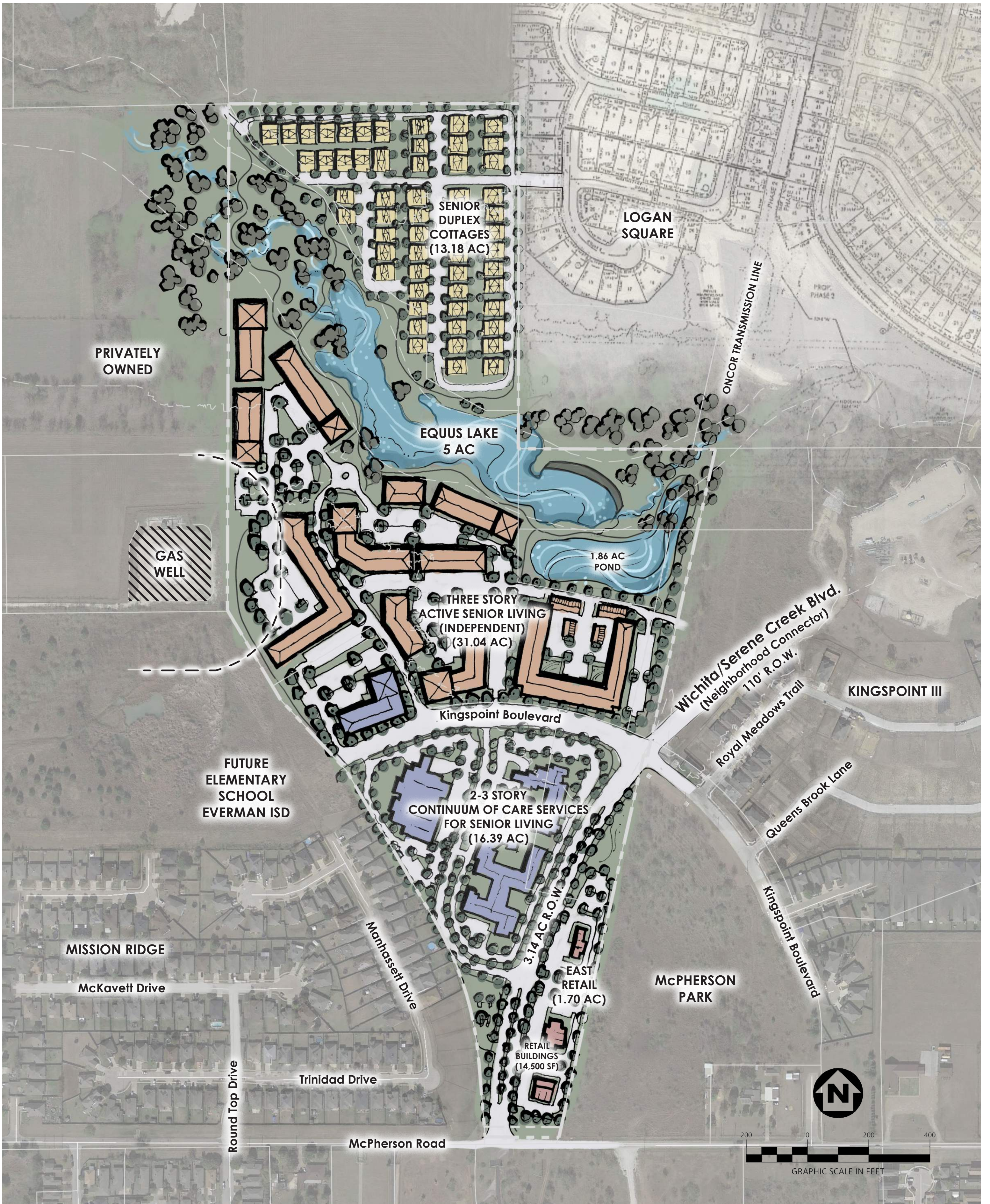
Note: Zoning acreages are based on City of Fort Worth GIS shapefiles and floodplain, floodway acreages are based on FEMA GIS shapefiles.



LAND USE TABULATIONS - OPTION 1		
Proposed Land Use	Acres	DU/AC On Plan
Neighborhood Commercial (East & West Tracts)	21.23	Retail , Restaurant/Fast Food
"E" Zoned Area Outside of Existing Floodplain	16.47	Total Building Square Footage in Neighborhood Commercial Development = 140,000 SF FAR = 0.18
"E" Zoned Area Reclaimed from Existing Floodplain	2.45	
Acres Used for Neighborhood Commercial in "D " Zoned Area (Requires Zoning Change)	2.31	
Total Buildable Acres of Neighborhood Commercial in "E" & "D" Zoning	21.23	
Arterial ROW's Outside of Floodplain	-3.14	
Total Acres used by Neighborhood Commercial	18.09	
Medium Density Multi-Family	31.04	3 Story Apartments
"C" Zoned Area Outside of Existing Floodplain	8.77	760 Units (24.5 DU/AC Gross)
"C" Zoned Area Reclaimed from Existing Floodplain	13.60	760 Units (34 DU/AC Net)
Total Buildable Acres of Multi-Family in "C" Zoning	22.37	
"C" Zoning in Floodway Used for Open Space & Density Credits	8.67	
Total Acres used by Multi-Family	31.04	
Townhouses (Requires Zoning Change)	13.18	3 Story Townhouses
"B" Zoned Area Outside of Existing Floodplain	5.89	111 Units (8 DU/AC Gross)
"B" Zoned Area Reclaimed from Existing Floodplain	6.16	111 Units (9 DU/AC Net)
Acres Reclaimed in Floodplain Used for Development ("C" Zoned Area)	0.96	
Total Buildable Acres of Townhomes in "B" & "C" Zoning	13.01	
Floodway "B" Zoned Area	0.17	
Total Acres used by Townhouses	13.18	
Open Space		Water Amenities
Unclaimed Floodplain "A-5" Zoned Area	2.01	Lake 5.00 AC Retention/Detention Pond 1.86 AC
Floodway "A-5" Zoned Area	3.00	
Unclaimed Floodplain "AG" Zoned Area	2.35	
Floodway "AG" Zoned Area	0.01	
Open Space in "A-5" & "AG" Zoning	7.37	
"C" Zoning in Floodway Used for Open Space & Density Credits	8.67	
"B" Zoning in Floodway	0.17	
Total Open Space Amenity with 5.00 AC Lake & Connector Trail System	16.21	
Land Use Summary		
Neighborhood Commercial	18.09	140,000 SF (0.18 F.A.R.)
Multi-Family	22.37	760 Units
Townhouses	13.01	111 Units
Arterial ROW Dedications	3.14	Wichita/Serene Creek Blvd.
Open Space Amenity with 5.00 AC Lake & Connector Trail System	16.21	Open Space Amenity includes 5.00 AC Lake & 1.86 AC Retention/Detention Pond
Total Acres	72.82	

LAND USE SUMMARY - OPTION 1

Land Use	Acres	Description
Neighborhood Commercial	18.09	140,000 SF (0.18 F.A.R.)
Multi-Family	22.37	760 Units
Townhouses	13.01	111 Units
Arterial ROW Dedications	3.14	Wichita/Serene Creek Blvd.
Open Space Amenity with 5.00 AC Lake & Connector Trail System	16.21	Open Space Amenity includes 5.00 AC Lake & 1.86 AC Retention/Detention Pond
Total Acres	72.82	



LAND USE TABULATIONS - OPTION 2		
Proposed Land Use	Acres	DU/AC On Plan
Neighborhood Commercial	18.09	Continuum of Care & Restaurant/Fast Food
Continuum of Care Services (Memory Care, Assisted Living & Skilled Nursing)		
"E" Zoned Area Outside of Existing Floodplain	13.78	
"E" Zoned Area Reclaimed from Existing Floodplain	2.45	
Acres Used for Continuum of Care in "D" Zoned Area	1.73	Total Building Square Footage in Continuum of Care = 339,277 SF
Less 50% Arterial ROW's Outside of Floodplain	-1.57	
Total Buildable Acres	16.39	FAR = 0.475
Retail/Restaurant/Fast Food		
"E" Zoned Area Outside of Existing Floodplain	2.69	
Acres Used for Restaurant/Fast Food in "D" Zoned Area (Requires Zoning Change)	0.58	Total Building Square Footage in Retail/Restaurant/Fast Food = 14,500 SF
Less 50% Arterial ROW's Outside of Floodplain	-1.57	
Total Buildable Acres	1.70	FAR = 0.20
Total Acres used by Continuum of Care Services & Retail/Restaurant/Fast Food	18.09	
Active Independent Senior Living	31.04	3 Story Apartments
"C" Zoned Area Outside of Existing Floodplain	8.77	760 Units (24.5 DU/AC Gross)
"C" Zoned Area Reclaimed from Existing Floodplain	13.60	760 Units (34 DU/AC Net)
Total Buildable Acres of Multi-Family in "C" Zoning	22.37	
"C" Zoning in Floodway Used for Open Space & Density Credits	8.67	
Total Acres used by Senior Living	31.04	
Senior Living Cottages	13.18	2-3 Story Cottages
"B" Zoned Area Outside of Existing Floodplain	5.89	114 Units (9 DU/AC Gross)
"B" Zoned Area Reclaimed from Existing Floodplain	6.16	114 Units (9 DU/AC Net)
Acres Reclaimed in Floodplain Used for Development ("C" Zoned Area)	0.96	
Total Buildable Acres of Cottages	13.01	
Floodway "B" Zoned Area	0.17	
Total Acres used by Cottages	13.18	
Open Space		Water Amenities
Unclaimed Floodplain "A-5" Zoned Area	2.01	
Floodway "A-5" Zoned Area	3.00	Lake 5.00 AC
Unclaimed Floodplain "AG" Zoned Area	2.35	Retention/Detention Pond 1.86 AC
Floodway "AG" Zoned Area	0.01	
Open Space in "A-5" & "AG" Zoning	7.37	
"C" Zoning in Floodway Used for Open Space & Density Credits	8.67	
Floodway "B" Zoned Area	0.17	
Total Open Space Amenity with Lake & Connector Trail System	16.21	
Land Use Summary		
Continuum of Care Services	16.39	339,277 SF (0.475 F.A.R.)
Retail/Restaurant/Fast Food	1.70	14,500 SF (0.20 F.A.R.)
Active Independent Senior Living	22.37	760 Units
Senior Living Cottages	13.01	114 Units
Arterial ROW Dedications	3.14	Wichita/Serene Creek Blvd.
Open Space Amenity with 5.00 AC Lake & Connector Trail System	16.21	Open Space Amenity includes 5.00 AC Lake & 1.86 AC Retention/Detention Pond
Total Acres	72.82	



OPTION 2 - TABULATION
EQUUS LAKE VILLAGE
 FORT WORTH, TEXAS

July 21, 2021
 7237.001

LAND USE SUMMARY - OPTION 2

Land Use	Acres	Description
Continuum of Care Services	16.39	339,277 SF (0.475 F.A.R.)
Retail/Restaurant/Fast Food	1.70	14,500 SF (0.20 F.A.R.)
Active Independent Senior Living	22.37	760 Units
Senior Living Cottages	13.01	114 Units
Arterial ROW Dedications	3.14	Wichita/Serene Creek Blvd.
Open Space Amenity with 5.00 AC Lake & Connector Trail System	16.21	Open Space Amenity includes 5.00 AC Lake & 1.86 AC Retention/Detention Pond
Total Acres	72.82	