



VICINITY MAP



NOTES:

- BUILDING SEPARATION TO BE PROVIDED AS PER REQUIRED IN THE CITY APPROVED BUILDING CODE
- SCREEN WALLS TO BE WROUGHT IRON OR OTHER CITY APPROVED MATERIAL
- IF REQUIRED COVERED PARKING CAN BE INCREASED TO 1 PER UNIT
- ALL EQUIPMENT IS INTENDED TO BE ON THE GROUND. IF REQUIRED TO BE PLACED ON THE ROOF THEN THE EQUIPMENT SHALL BE LOCATED TO THE INTERIOR OF THE PROJECT AND SCREENED FROM VIEW.

CONCEPT PLAN INFORMATION

LAND AREA	20.775 ACRES (904,959 SF)
PROPOSED USE	MULTIFAMILY APARTMENTS
BASE ZONING	MF-2
TOTAL UNITS	237 APARTMENT UNITS
DENSITY	237 UNITS / 20.755 ACRES = 11.41 UNITS / ACRE
EXTERIOR MATERIALS	80% MASONRY 20% STUCCO
UNIT SIZES	1 BEDROOM UNITS = 655 - 806 SF 2 BEDROOM UNITS = 978 - 1,148 SF 3 BEDROOM UNITS = 1,381 SF

DEVIATIONS FROM BASE ZONING		
	REQUIRED MF-2	PROVIDED
BUFFER YARDS	10' N. & E. SIDE OF PROPERTY 50' S. & W. SIDE OF PROPERTY	10' N. & E. SIDE OF PROPERTY 50' S. & W. SIDE OF PROPERTY
HEIGHT	35'-0" OR 2 STORIES	40' WITH 3 STORIES

PARKING TABULATIONS:

REQUIRED 2 PER UNIT FOR THE FIRST 50 UNITS AND 1.75 SPACES PER UNIT THEREAFTER	427 SPACES
PROVIDED 1.84 SPACES PER UNIT	437 SPACES
PARKING BREAKDOWN:	
SURFACE PARKING	313 SPACES
DETACHED GARAGES	32 SPACES
CARPORTS	80 SPACES
TUCK UNDER GARAGES	12 SPACES

UNIT TABULATIONS:

UNIT TYPE	N.L.S.F.		
1 BEDROOM / 1 BATHROOM	655	50	21.10%
1 BEDROOM / 1 BATHROOM	729	45	18.99%
1 BEDROOM / 1 BATHROOM	806	38	16.03%
2 BEDROOM / 2 BATHROOM	978	44	18.57%
2 BEDROOM / 2 BATHROOM	1,018	24	10.13%
2 BEDROOM / 2 BATHROOM	1,148	28	11.81%
3 BEDROOM / 2 BATHROOM	1,381	8	3.38%
TOTAL		237	100.00%

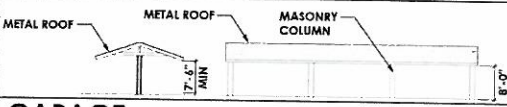
DENSITY 11.41 UNITS / ACRE

BUILDING TABULATIONS:

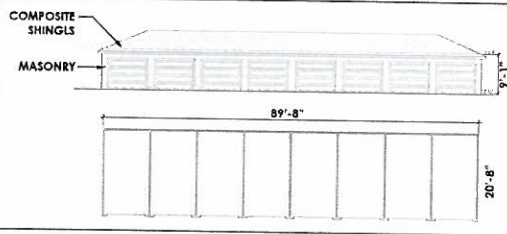
N.L.S.F. = NET LEASABLE SQUARE FOOTAGE			
BUILDING TYPE	# ON SITE	N.L.S.F. PER BUILDING	TOTAL SITE
A	4	26,822	107,288
B	3	22,689	68,067
C	2	15,742	31,484
TOTAL	9		206,839

BUILDING #	BUILDING TYPE	UNIT COUNT / GARAGE COUNT
1	B	27 UNITS
2	A	30 UNITS
3	A	30 UNITS
4	A	30 UNITS
5	C	18 UNITS - 6 GARAGES
6	B	27 UNITS
7	C	18 UNITS - 6 GARAGES
8	A	30 UNITS
9	B	27 UNITS

CARPORT



GARAGE

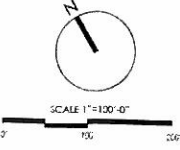


CONCEPT PLAN
CASE NO. ZC#14004A
THE 287 @ WALNUT CREEK

F.B. WADDELL SURVEY,
ABSTRACT NO. 1 658
MANSFIELD, TARRANT COUNTY, TEXAS
MAY 23, 2014
20.775 ACRES / 1 LOT

DEVELOPER:
PROVIDENT REALTY ADVISORS
MATT HARRIS
5400 LBJ FREEWAY SUITE 975
DALLAS, TEXAS 75240
V-979-731-1800
F-972-385-9088

DESIGNER:
BGO ARCHITECTS
4202 BELTWAY DR.
ADDISON TEXAS 75001
V-214-520-8878
F-214-824-5422





80 % MASONRY
20% STUCCO

CONCEPT ELEVATION
CASE NO. ZC#14004A
**THE 287 @ WALNUT
CREEK**

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