



VICINITY MAP
NTS



SCALE: 1" = 100'

LEGEND

	PROPOSED PAVEMENT
	APPROXIMATE LIMITS OF 100 YR. ULTIMATE FLOODPLAIN
	APPROXIMATE LIMITS OF 100 YR. FLOODPLAIN
	APPROXIMATE FLOODWAY
	6' CEDAR WOODEN FENCE

CONCEPT PLAN
WALNUT CREEK VILLAGE

20.755 ACRES
47 SINGLE-FAMILY LOTS (7.288 ACRES)
4 OPEN SPACE LOTS (9.865 ACRES)
1 COMMON ACCESS EASEMENT (3.602 ACRES)

IN THE
F.B. WADDELL SURVEY, ABSTRACT No. 1658
MANSFIELD, TARRANT COUNTY, TEXAS
MARCH 16, 2015

DEVELOPER:
PROVIDENT REALTY

ADVISORS, INC.

10210 N. CENTRAL EXPRESSWAY, SUITE 300
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PREPARED BY:
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ZC#15-001

DATE: 5/4/2015
W.A. No. 15004

CONCEPT PLAN INFORMATION

LAND AREA	20.755 ACRES (904,117 SF)	
PROPOSED USE	PLANNED DEVELOPMENT (PD) SINGLE-FAMILY HOMES	
BASE ZONING	SF-6/12	
TOTAL UNITS	47 HOMES	
DENSITY	47 UNITS/20.755 ACRES = 2.26 UNITS/ACRE	
EXTERIOR MATERIALS	80% MASONRY CONSTRUCTION MATERIALS 20% MASONRY-LIKE CONST. MATERIALS OR ANY CONST. MATERIALS NOT PROHIBITED BY SEC. 4600 OF THE ZONING ORDINANCE	
FLOOR AREA	MINIMUM 1,600 SF PER UNIT	
OPEN SPACE	429,719 SF = 9.865 ACRES = 47.53%	
HEIGHT	35'-0" OR 2 STORIES	
DEVIATIONS FROM BASE ZONING		
	REQUIRED (SF-6/12)	PROVIDED
MINIMUM SIDE YARDS	0/10' FEET FOR SINGLE FAMILY DETACHED DWELLINGS LOCATED IN SF-6/12 DISTRICTS, THE MINIMUM INTERIOR SIDE YARD SHALL BE FIVE (5) FEET FOR ONE-STORY UNITS AND SEVEN AND A-HALF (7.5) FEET FOR UNITS WITH MORE THAN ONE-STORY.	MINIMUM 5' SIDE YARD SETBACK (INTERIOR LOTS) MINIMUM 10' SIDE YARD SETBACK (CORNER LOTS)
MINIMUM FRONT YARDS	25'	20'
MINIMUM LOT AREA	6,000	5,500
MINIMUM LOT DIMENSIONS	60 X 100	50 X 110
SCREENING	6' MIN. TO 8' MAX. SCREENING WALL. MATERIAL PER SECTION 7300-14 P. 19 & 21.	6' HIGH CEDAR WOOD FENCE ALONG REAR OF LOTS 35-47 MEETING SECTION 7302 B

- NOTES:
1. DEVELOPER SHALL BE RESPONSIBLE FOR SIDEWALKS ADJACENT TO OPEN SPACE LOTS.
 2. HOME BUILDER SHALL BE RESPONSIBLE FOR SIDEWALKS ADJACENT TO PROPOSED RESIDENTIAL LOTS.
 3. H.O.A. SHALL BE RESPONSIBLE FOR MAINTAINING COMMON ACCESS EASEMENTS.
 4. DEVELOPER TO MEET ALL RESIDENTIAL GUIDELINES UNDER SECTION 4600-COMMUNITY DESIGN STANDARDS.