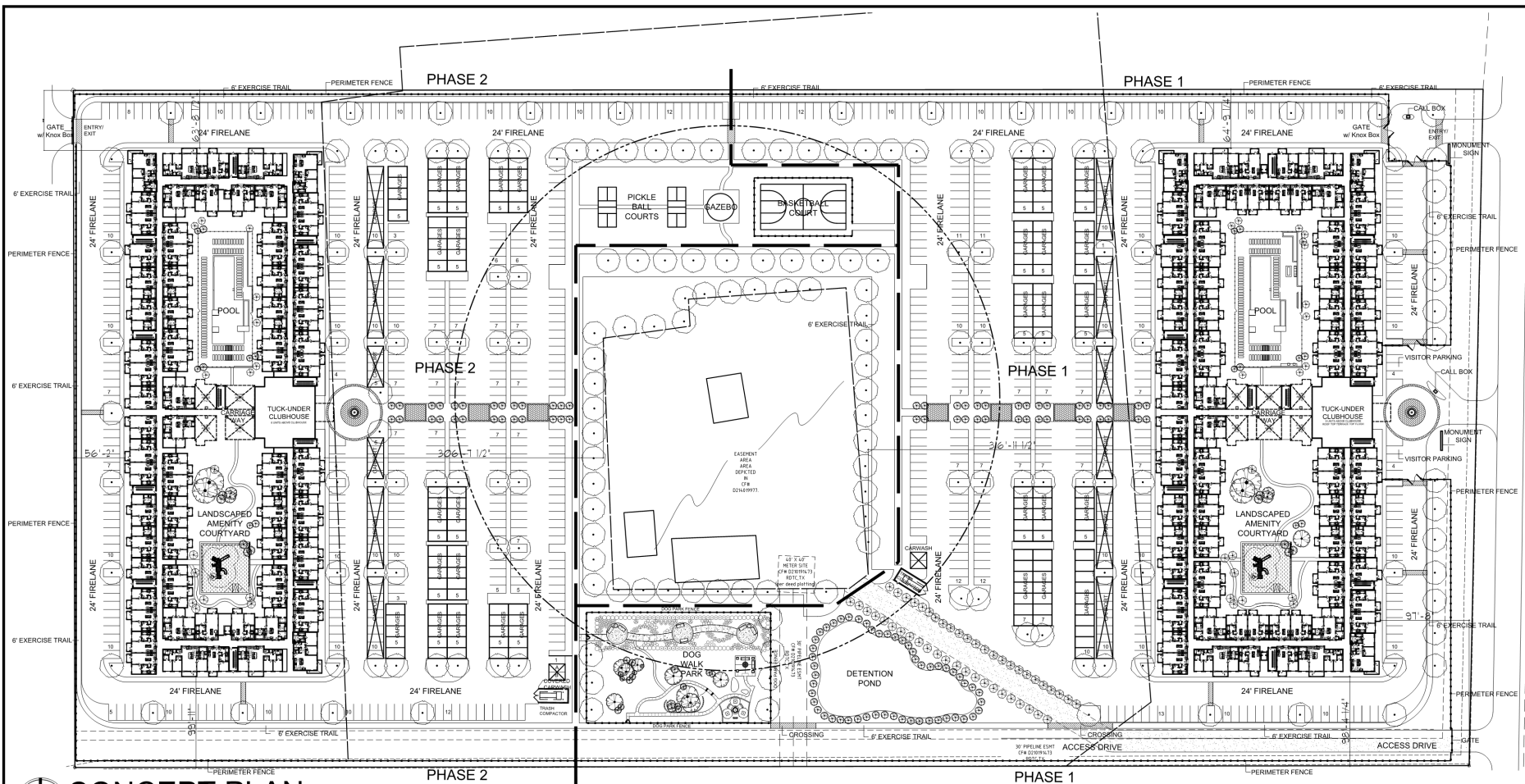




CONCEPT PLAN

*The subject property is not located within the 1% annual chance (100-year floodplain) Per FEMA FIRM map # 48439C0480K in Tarrant County, dated 9/25/2009

Green Space Calculation
TOTAL GREEN SPACE
APPROX. 209,052 SQ. FT.

SITE DATA SUMMARY:	GOVERNING CODES	PROJECT DATA:	
SITE ACREAGE: 26.46 ACRES 25.5 Units PER ACRE EXISTING ZONING: Agricultural PROPOSED ZONING: PD TOTAL # OF UNITS: 676 TOTAL # OF (1) BEDROOMS: 452 TOTAL # OF (2) BEDROOMS: 224 LIST OF UNIT S.F.: 1 BEDROOM - MIN. 600 S.F. 2 BEDROOM - MIN. 825 S.F. BUILDING HEIGHT: 60' Max.	BUILDING STANDARDS APPENDIX W	PHASE 2 - 324 UNITS TOTAL "A" UNITS 220 TOTAL "B" UNITS 104	PHASE 1 - 352 UNITS TOTAL "A" UNITS 232 TOTAL "B" UNITS 120
	GREEN SPACE REQUIREMENTS ARTICLE 17	483 SPACES REQ. Carpports (10%) - Approx. 50 carpports provided	530 SPACES REQ. Carpports (10%) - Approx. 54 carpports provided
	PARKING REQUIREMENTS ARTICLE 10	Garages (Approx. 15%) - Approx. 80 garages provided	Garages (Approx. 15%) - Approx. 84 garages provided
	ENTRANCES/ CURB CUTS ARTICLE 23	TOTAL REQUIRED PARKING: TOTAL PARKING PROVIDED:	1013 SPACES 1088 Spaces (8 Visitor Spaces)
	WELLHEAD SETBACK ARTICLE XIX SEC. 13-506 (C)		

Survey Description	
BEING a 26.46 acre tract of land in the JC Armstrong Survey, Abstract 43, Tarrant County, Texas, being all of a called 13.03 acre tract of land and a called 13.31 acre tract of land recorded in Tarrant County Clerk's File No. 0217224970 and being all of a of a called 22.5 acre tract and a called 3.8 acre tract of land as recorded in Volume 3547 Page 547 of the Deed Records of Tarrant County, Texas, said 26.46 acre tract being more particularly described as follows: BEGINNING at United States Forest Service Monument (USFS) in the westerly Right of Way of North Day Mar Road (ROW) varies in the northerly line of USFS's Joe Pool Park as recorded in Volume 689 Page 1445 of the Deed Records of Tarrant County, Texas, also being the southeasterly corner of the said 3.8 acre tract and being the southeasterly corner of the herein described tract, with all bearing referenced to NAD 83 Texas North Central Zone THENCE S 59 deg. 31' 14" W along the northerly line of Joe Pool Park, a distance of 1538.10 feet to USFS Monument in the easterly line of the said 36.619 acre tract of land also being the northwesterly corner of a USFS tract of land as recorded in Volume 6923 Page 116 of the Deed Records of Tarrant County, and being the southwest corner of the herein described tract; THENCE N 30 deg. 35' 05" W along the easterly line of the said 36.619 acre tract, a distance of 743.52 feet to a Fence Corner found for the southeasterly corner of a called 7.371 acre tract of land as recorded in Tarrant County Clerk's File No. 216105046 and being the northwesterly corner herein described tract; THENCE N 59 deg. 32' 58" E, along the southerly line of the said 7.371 acre tract, a distance of 1555.23' to a 1" iron rod found in the westerly line of North Day Mar Road, also being the southeasterly corner of a called 1.584 acre tract of land as recorded in Tarrant County Clerk's File No. 215164485 and being the northwesterly corner of the herein described tract; THENCE S 29 deg. 16' 03" E, along the westerly line North Day Mar Road, a distance of 744.90 feet to the POINT OF BEGINNING, and containing 26.46 acres of land, more or less	
Case Number: Z201202/CP201201	

WB GRAND PRAIRIE MULTI-FAMILY
Grand Prairie, Texas

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