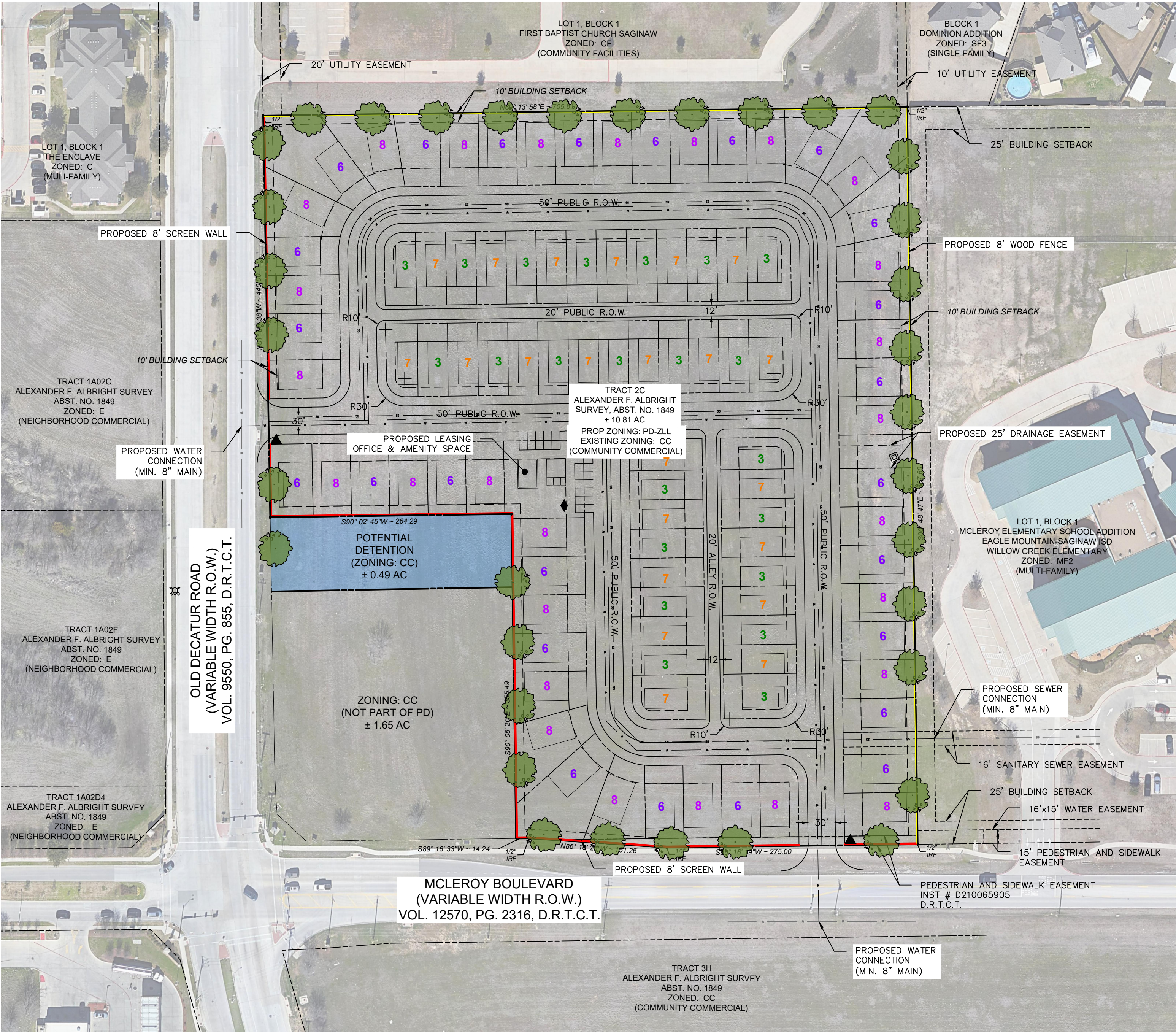
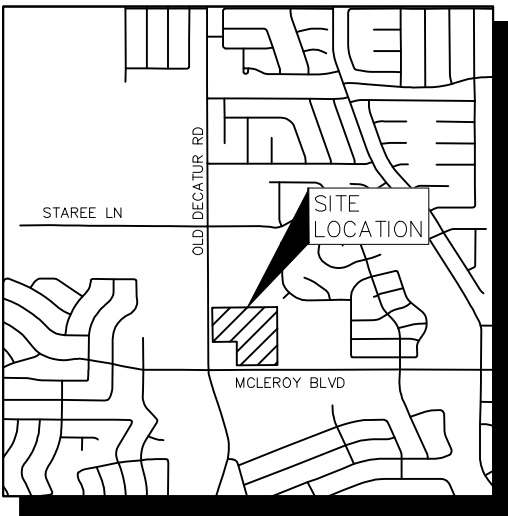
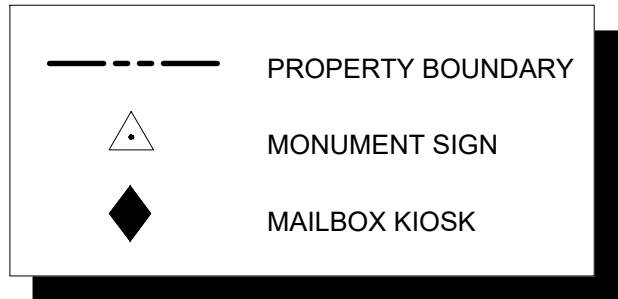


LEGEND



VICINITY MAP
N.T.S.

NOTES

1. MINIMUM BUILDING SEPARATION = TEN (10) FEET.
MINIMUM FRONT SETBACK (STREET-LOADED) = TWENTY (20) FEET.
MINIMUM FRONT SETBACK (ALLEY-LOADED) = TEN (10) FEET.
MINIMUM REAR SETBACK (STREET-LOADED) = TEN (10) FEET.
MINIMUM REAR SETBACK (ALLEY-LOADED) = TWENTY (20) FEET.
2. A TEN (10) FOOT LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT DISTRICT. LANDSCAPE BUFFER WILL INCLUDE ONE CANOPY TREE PER SEVENTY-FIVE (75) LINEAR FEET.
3. A MINIMUM OF ONE CANOPY TREE PER TWO LOTS WILL BE PLANTED (INCLUSIVE OF LANDSCAPE BUFFER REQUIREMENTS).
4. HOME AND AMENITY ELEVATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
5. MINIMUM MASONRY REQUIREMENT FOR HOMES:
FRONT FACADE = SIXTY PERCENT (60%).
ALL OTHER FACADES = FIFTEEN PERCENT (15%).
AVERAGE OF ALL FACADES SHALL NOT BE LESS THAN THIRTY PERCENT (30%).

OWNER:

BOURKE HARVEY
OLD DECATUR ROAD LIMITED
PARTNERHSIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-738-9355

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JORDAN V. MARLIA, PE
HUITT-ZOLLARS
500 WEST 7TH STREET
STE. 300
FORT WORTH, TX 76102-4728
817-335-3000

RESIDENTIAL SUMMARY							
HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	TYPICAL LOT DIMENSIONS	# OF STORIES	HOMES (+/-)	% OF HOMES
GRAFTON 3	THREE	1303	28'	33' x 80'	TWO	22	22.9%
ORCHARD 6	FOUR	1436	28'	42' x 80'	TWO	25	26.0%
DOWNING 7	FOUR	1402	28'	33' x 80'	TWO	22	22.9%
DUXTON 8	FOUR	1716	28'	42' x 80'	TWO	27	28.1%
TOTALS/ AVERAGE		1525				96	100%

PARKING SUMMARY	
TOTAL =	203 spaces
	11 Head-In
	192 Enclosed Attached Garage

McLEROY COTTAGES

PD DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

RECORD STREET
RESIDENTIAL