

7" - 3500 P.S.I. CONCRETE PAVEMENT
MACHINE POUR, 3500 P.S.I. HAND POUR
REINFORCE WITH #4 BARS @ 18" O.C.
(PER CITY) ON SUBGRADE COMPACTED
A MINIMUM OF 95% STANDARD PROCTOR
DENSITY, AT 3% ABOVE OPTIMUM
MOISTURE CONTENT (ASTM D698).
CONFORMANCE TO TxDOT ITEM 260 IS
REQUIRED FOR SUBGRADE (FIRELANE
PAVING ONLY)

5" - 3500 P.S.I. CONCRETE PAVEMENT
REINFORCED WITH #3 BARS @ 24" O.C.
(PER RINER GEOTECH REPORT) ON
SUBGRADE COMPACTED TO A MINIMUM
95% STANDARD PROCTOR DENSITY, AT
ABOVE OPTIMUM MOISTURE CONTENT
(ALL PAVED AREAS SUCH AS PARKING

FOR SIDEWALK USE 4" - 4000 P.S.I.
CONCRETE SIDEWALK REINFORCED WITH
BARS @ 18" O.C.E.W. ON A SUBGRADE
COMPACTED TO 95% STD.

	LANDING
	RAMP
	ADA RAMP
* 	PARKING SPOTS - 374 TOTAL (UNCOVERED PARKING - 122 SPOTS)
* 	HANDICAP SPOTS - 8 TOTAL

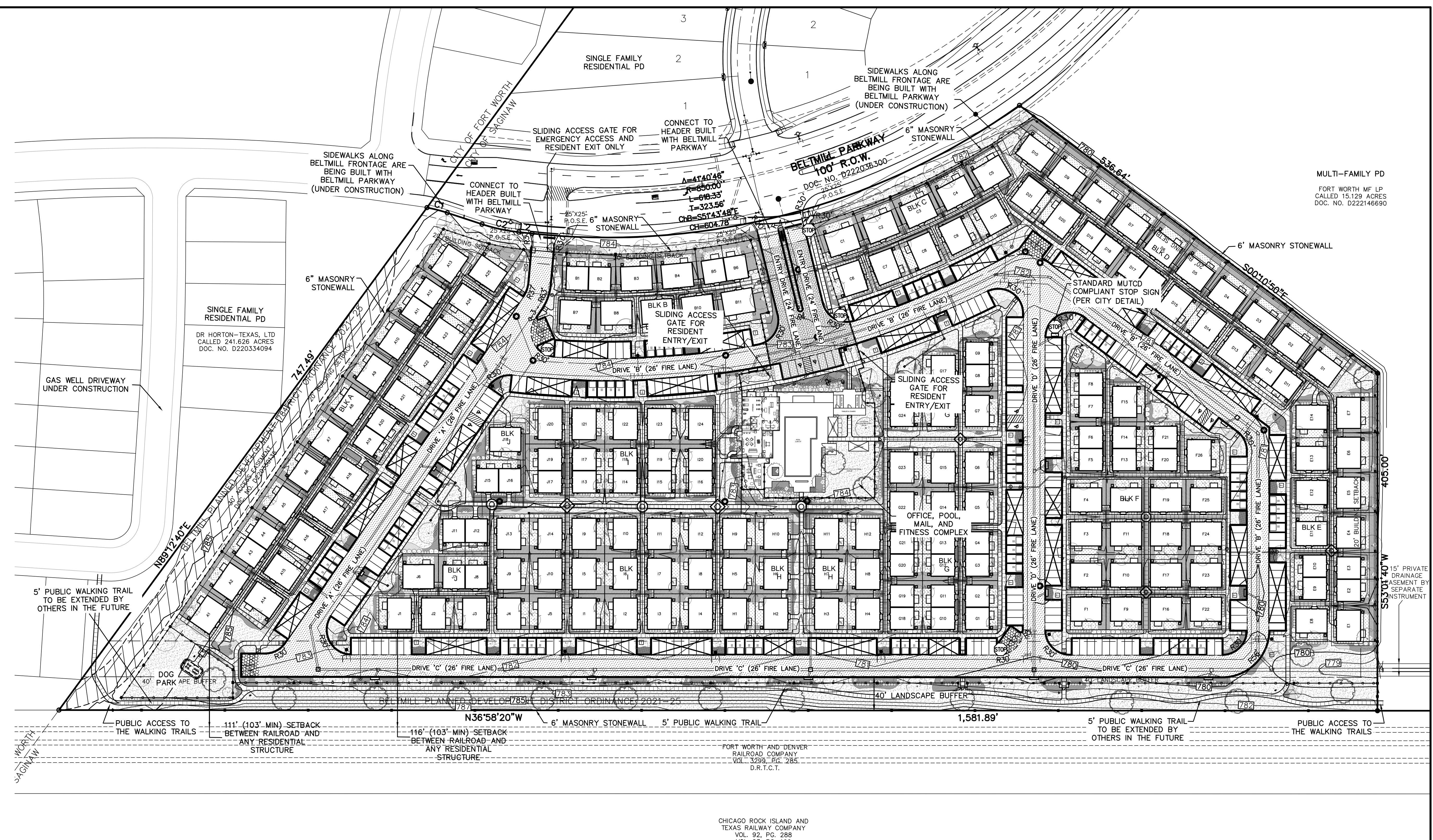
	GARAGE PARKING - 16 BAYS (64 SPOTS)
	CARPORT PARKING - 5 STALLS (20 SPOTS)
	CARPORT PARKING - 12 STALLS (72 SPOTS)
	CARPORT PARKING - 12 STALLS (96 SPOTS)

 HANDICAP PARKING W/ SIGNS DUMPSTERS

Two 1-Bedroom Units
731 SE

6' Wood Fence

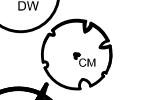
2-Bedroom Unit
1,056 SF



SITE DEVELOPMENT DATA		
IMPACT ZONE -- NORTH SECTOR		
TOTAL AREA:	18.532	ACRES (807,254 SF)
IMPERVIOUS AREA:	10.561	ACRES (57.0%)
PERVIOUS AREA:	7.971	ACRES (43.0%)
CURRENT ZONING:	BELTMILL PD	
PROPOSED ZONING:	ORD 2002--04	
PROPOSED USE:	SINGLE FAMILY FOR RENT	
MIN. UNIT SEPARATION:	10'	
UNIT TYPE	YIELD	MIX %
1--BEDROOM	60	37
2--BEDROOM	128	68
TOTAL UNITS	188	
BUILDING AREA:	184,127	SF
NUMBER OF STORIES:	1	
BUILDING HEIGHT:	21'--8"	
BUILDING COVERAGE:	22.81%	
FLOOR AREA RATIO:	0.23	
TOTAL PARKING PROVIDED:	64	GARAGE SPACES
	188	CARPOT SPACES
	122	SURFACE UNCOVERED
	8	ADA SPACES

CURVE TABLE							
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	
C1	25.06'	00°41'33"	186.50'	12.55'	S22°41'46"E	25.04'	
C2	45.19'	01°20'33"	215.00'	22.68'	S24°52'08"E	45.11'	
C3	27.86'	05°31'23"	30.00'	15.03'	N28°25'25"E	26.87'	
C4	52.00'	05°31'23"	56.00'	28.05'	N28°25'25"E	50.16'	
C5	66.39'	12°46'33"	30.00'	59.90'	N63°34'35"W	53.65'	
C6	47.12'	09°00'00"	30.00'	30.00'	S08°01'40"W	42.43'	
C7	47.12'	09°00'00"	30.00'	30.00'	S81°56'20"E	42.43'	
C8	87.96'	09°00'00"	56.00'	56.00'	S81°56'20"E	79.20'	
C9	65.17'	12°42'28"	16.00'	56.98'	S25°15'45"W	53.09'	
C10	29.08'	06°51'50"	30.00'	15.79'	S64°44'15"E	27.95'	
C11	32.42'	06°15'59"	30.00'	18.00'	N61°32'31"E	30.87'	
C12	63.28'	12°05'01"	30.00'	52.86'	S27°05'07"W	52.18'	
C13	32.28'	02°29'13"	63.00'	16.00'	N72°49'01"E	31.93'	
C14	245.52'	01°40'52"	995.50'	123.39'	S40°24'19"E	244.90'	
C15	48.83'	03°31'56"	30.00'	31.76'	N85°53'46"E	45.62'	
C16	588.91'	03°25'50"	1021.50'	301.80'	S47°02'26"E	578.87'	
C17	47.12'	09°00'00"	30.00'	30.00'	S81°56'20"E	42.43'	
C18	48.99'	03°31'56"	30.00'	31.93'	S77°05'05"E	43.72'	LINE TABLE
C19	189.98'	01°05'02"	995.50'	83.28'	S89°45'59"E	189.69'	NO. BEARING LENGTH
C20	63.58'	06°51'50"	56.00'	35.71'	N34°23'23"W	60.22'	L1 S18°50'30"E 43.92'
C21	63.58'	06°51'50"	56.00'	35.71'	N34°23'23"W	60.22'	L2 S18°50'30"E 43.92'

LANDSCAPE LEGEND

	LO	LIVE OAK/QUERCUS VIRGINIANA		BB	BUTTERFLY BUSH/BUDDLEIA DAVID
	LE	LACEBARK ELM/ULMUS PARVIFOLIA		DAY	DAYLILY/HEMEROCALLIS
	CP	CHINESE PISTACHE/PISTACIA CHINENSIS		BS	BLACK EYED SUSAN/RUDEBECKIA HIRTA
	DW	DESERT WILLOW/CHLOPSYLLIS LINEARIS		SUN	SUNSHINE LIQUISTRUM/LIQUISTRUM SINENSE "SUNSHINE"
	CM	CREPE MYRTLE/LARGESTROEMIA INDICA "NATCHEZ"		SC	SEASONAL COLOR
	LG	LITTLE GEM MAGNOLIA/MAGNOLIA GRANDIFLORA LITTLE GEM		GM	GULF MUHLY - REGAL MIST/MUHLBERGIA CAPILLARIS 'REGAL MIST'
	TS	TEXAS SAGE/LEUCOPHYLLUM FRUTESCENS		MF	MEXICAN FERTILE GRASS/INASELLA TENUSSIMIA
	WM	WAX MYRTLE/MYRTICA CERIFERA		LI	LIORPE/LIORPE MUSCARI
	AT	ARTURF		ARTURF	ARTIFICIAL TURF
	BG	BERMUDA GRASS		TURF	BERMUDA GRASS / CYNODON DACTYLON
	DG	DECOMPOSED GRANITE		DG	DECOMPOSED GRANITE

JB
PARTNERS

Texas Registered Engineering Firm E-4

SITE PLAN
BELTMILL VILLAS
BLOCK A, LOT 1

18.532 ACRES OUT OF THE
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW. TARRANT COUNTY, TEXAS

TM BTR OF TEXAS, LLC	OWNER/DEVELOPER
6735 Salt Cedar Way	(469) 252-2194

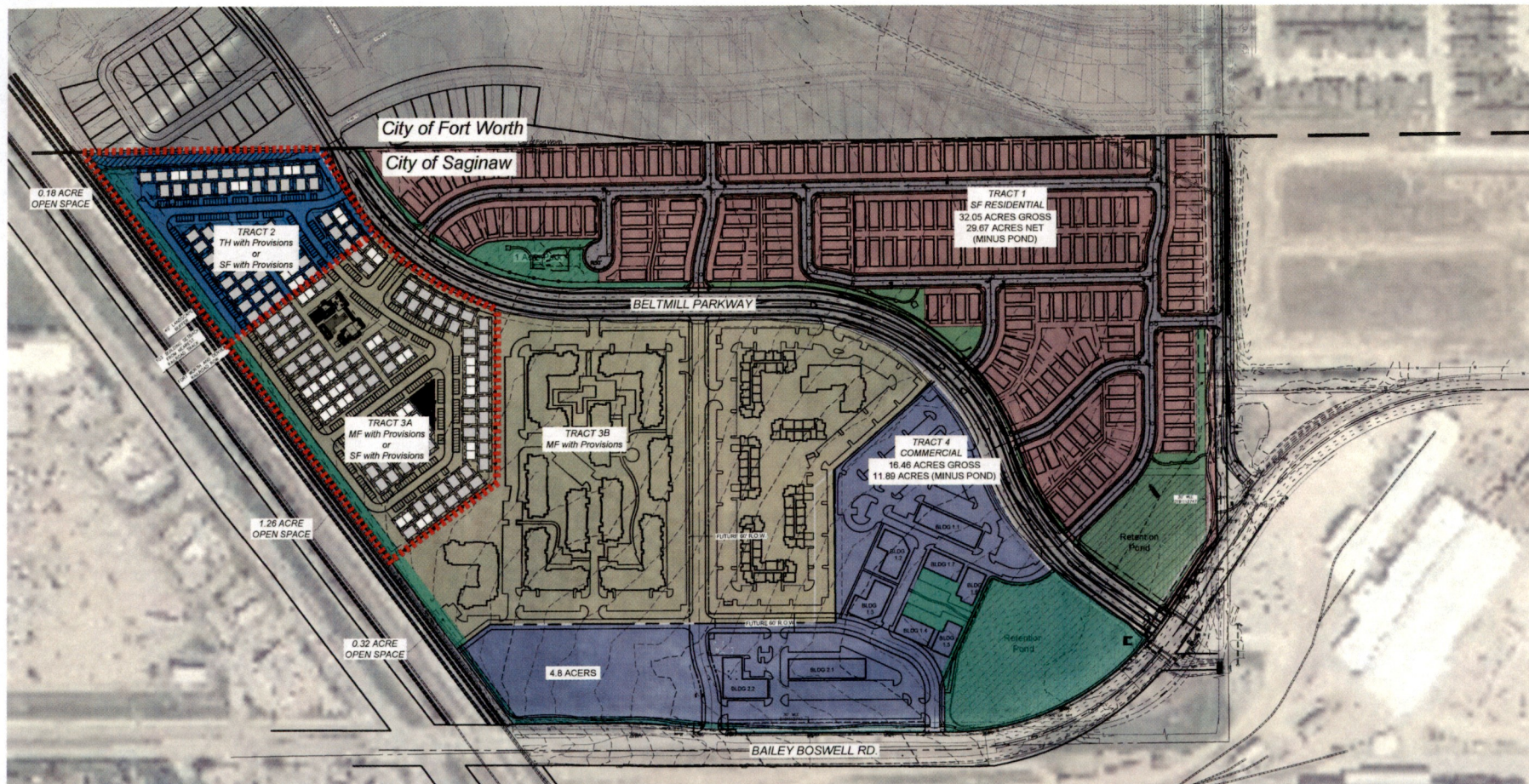
Building 1, Suite 200
Frisco, Texas 75034
Contact: Mr. Jack Rowe

JB PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300	(972) 248-7676

2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: March 6, 2023

Sheet 1 of 1



Beltmill Development Plan		
Proposed Use	Single-Family	Multi-Family
LOT Area	1,800 Sq Ft.	N/A
Pad Size	N/A	N/A
Number of Units	188	637
Tract Size (Acres)	18.532	38.02
Building Square Footage	N/A	N/A
Open Space (Acers)	1.59 AC.	2.318 AC.

Development Plan
Beltmill
City of Saginaw
Tarrant County, Texas

EXHIBIT "C"

ORDINANCE 2021-25



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Company, Inc.
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150 0 150 300 450 Feet



89 No. 015-19000 - 0000 November 01, 2021 - 07.45
2:\projects\110111\110000\Drawings\Exhibit\2021.09.13 Development Plan.dwg
This concept plan is intended for conceptual
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as an official or submitted document. All aerial
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change.