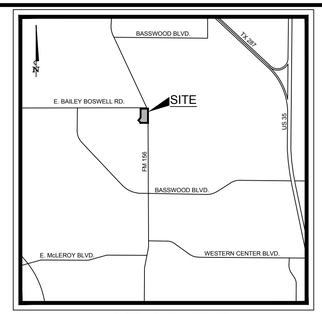
SITE DATA SUMMARY	
ZONING	MF1 - MULTIFAMILY RESIDENTIAL
PROPOSED USE	MF1 - MULTIFAMILY RESIDENTIAL
LOT SIZE (AC)	11.472 AC
LOT SIZE (SF)	499,699 SF
IMPERVIOUS AREA (SF)	340,990 SF (68.2%)
BUILDING HEIGHT (FT)	30.00 FT
PARKING REQUIRED FOR 1 BR: 1.50 SPACE / UNIT (171 UNITS*1.5) = 257 FOR 2 BR: 2.00 SPACE / UNIT (99 UNITS*2) = 198	455 SPACES
PARKING PROVIDED	461 SPACES
ADA REQUIRED	9 SPACES
ADA PROVIDED	12 SPACES

LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY AND FIRE LANE CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
6	PARKING COUNT
	FULL-DEPTH SAWCUT
FL	FIRE LANE STRIPPING
	PROPOSED LIGHT POLE / WALL PACK



VICINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80
1.00 1 inch = 40 ft.

LOT 3, BLOCK A UCD SAGINAW ADDITION ZONING: COMMUNITY COMMERCIAL (CC) USE: VACANT

LOT 4, BLOCK A UCD SAGINAW ADDITION ZONING: COMMUNITY COMMERCIAL (CC) USE: VACANT

LOT 5, BLOCK A UCD SAGINAW ADDITION ZONING: COMMUNITY COMMERCIAL (CC) USE: VACANT

LOT 6, BLOCK A UCD SAGINAW ADDITION ZONING: COMMUNITY COMMERCIAL (CC) USE: VACANT

LOT 7, BLOCK A UCD SAGINAW ADDITION ZONING: COMMUNITY COMMERCIAL (CC) USE: VACANT

LOT 2, BLOCK A UCD SAGINAW ADDITION ZONING: COMMUNITY COMMERCIAL (CC) USE: VACANT

LOT 1, BLOCK A UCD SAGINAW ADDITION ZONING: COMMUNITY COMMERCIAL (CC) USE: VACANT

LOT 1, BLOCK 15
CALLED 35.003 ACRES
HIGHLAND STATION PHASE IV
CAB. A SLIDE 3462
P.R.T.C.T.
ZONING: COMMUNITY FACILITIES (CD)
USE: SCHOOL

TRACT I
(CALLED 20.7716 ACRES)
CITY OF SAGINAW
DOC. # D199025041
O.P.R.T.C.T.
ZONING: COMMUNITY FACILITIES (CF)
USE: VACANT

ZONE X NON-SHADED

ZONE X-SHADED

FULLY DEVELOPED FLOODPLAIN

BUILDING NO. 1 FFE=662.00

BUILDING NO. 2 FFE=662.50

BUILDING NO. 3 FFE=662.50

BUILDING NO. 4 FFE=664.00

BUILDING NO. 5 FFE=662.00

BUILDING NO. 6 FFE=661.50

BUILDING NO. 7 FFE=661.50

CLUB HOUSE FFE=663.00

PROPOSED MONUMENT SIGN PER ARCH

PROPOSED WALL SIGN PER ARCH

PROPOSED LIGHT POLE (TYP)

PROPOSED WALL PACK PER ELECTRICAL

STEEL GATE PER ARCHITECTURAL DETAILS

6' FT HIGH WROUGHT IRON FENCE (TYP.)

DUMPSTER ENCLOSURE WITH 6' MASONRY SCREENWALL

MECHANICAL ROOM OVER A CONCRETE PAD

8" WATER

6" SS

8" SS

1/2" IRF

S 89°39'40" W 566.43'
(S 89°53'56" W 566.36')

N 38°49'59" E (450.45')
(N 39°02'59" E)

N 50°57'35" W 432.03'
(N 50°45'13" W 432.04')

BENCHMARK:

1) BENCH MARK #1 (CITY OF FORT WORTH BENCHMARK): ALUMINUM MONUMENT #90174. ELEVATION= 656.44'.

2) BENCH MARK #2: A X CUT SET IN AN EXISTING CONCRETE SIDEWALK LOCATED ALONG THE NORTH EAST CORNER OF THE PROPERTY. ELEVATION= 656.58'.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.

Texas 811
Know what's below. Call before you dig.

ALLIANCE SAGINAW

OWNER:
UCD SAGINAW, LP
7001 PRESTION ROAD, STE 410
DALLAS, TX 75205
CONTACT NAME: GERALD SAPPINGTON

APPLICANT/REPRESENTATIVE:
CLAYMOORE ENGINEERING, INC.
301 S. COLEMAN, SUITE #40
PROSPER, TX 75078
PH: 817.201.6982 CONTACT NAME: CLAY CRISTY

LEGAL DESCRIPTION:
ROBERTSON, HENRY SURVEY ABSTRACT 1798, TRACT 1N

CITY:	STATE:
SAGINAW	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	ROBERTSON, HENRY	1798

PLOTTED BY: REGGIE SMITH
PLOT DATE: 7/22/2020 3:47 PM
LOCATION: Z:\PROJECTS\2020-003 ALLIANCE SAGINAW\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 7/22/2020 3:45 PM

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
PHONE 817.281.0572
WWW.CLAYMOORENG.COM
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No 109800 Date 7/22/2020

ALLIANCE SAGINAW
HWY 156 AND BAILEY BOSWELL
SAGINAW, TX

No.	DATE	REVISION	BY

SITE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	7/22/2020

SHEET
SP-1

File No: 2020-003