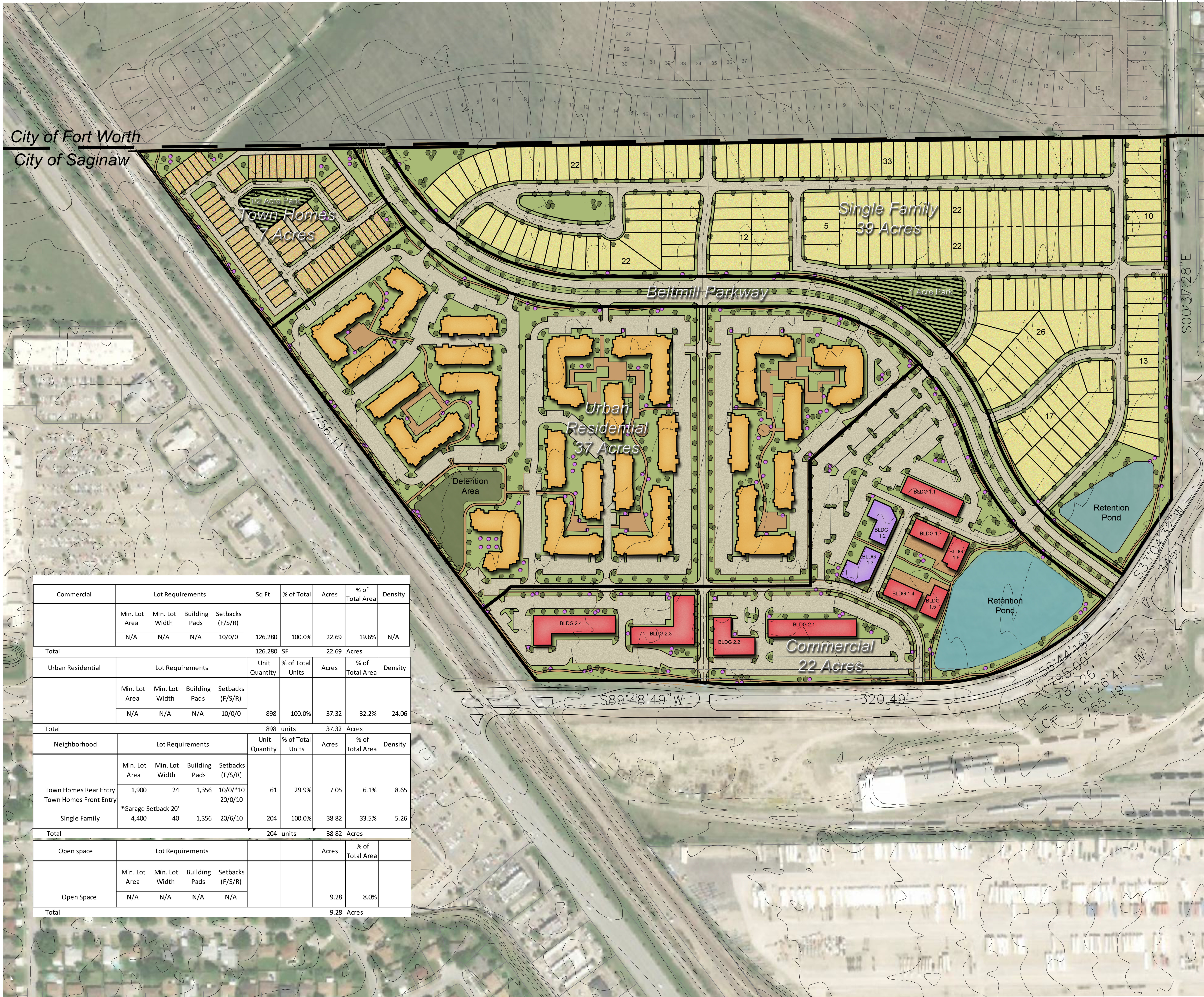


File: Z:\Projects\LLH-19000\Drawings\Concept\02011106_CONCEPT.D
Plotted: 11/6/2020 5:24 PM by Nelson, Jeremy. Seed: 11/6/2020 5:24 PM, by Nelson



Commercial	Lot Requirements				Sq Ft	% of Total	Acres	% of Total Area	Density
	Min. Lot Area	Min. Lot Width	Building Pads	Setbacks (F/S/R)					
	N/A	N/A	N/A	10/0/0	126,280	100.0%	22.69	19.6%	N/A
Total					126,280 SF		22.69 Acres		
Urban Residential	Lot Requirements				Unit Quantity	% of Total Units	Acres	% of Total Area	Density
	Min. Lot Area	Min. Lot Width	Building Pads	Setbacks (F/S/R)					
	N/A	N/A	N/A	10/0/0	898	100.0%	37.32	32.2%	24.06
Total					898 units		37.32 Acres		
Neighborhood	Lot Requirements				Unit Quantity	% of Total Units	Acres	% of Total Area	Density
Town Homes Rear Entry Town Homes Front Entry	Min. Lot Area	Min. Lot Width	Building Pads	Setbacks (F/S/R)	61	29.9%	7.05	6.1%	8.65
	1,900	24	1,356	10/0/*10 20/0/10					
Single Family	*Garage Setback 20'	4,400	40	1,356	204	100.0%	38.82	33.5%	5.26
Total					204 units		38.82 Acres		
Open space	Lot Requirements						Acres	% of Total Area	
	Min. Lot Area	Min. Lot Width	Building Pads	Setbacks (F/S/R)					
Open Space	N/A	N/A	N/A	N/A			9.28	8.0%	
Total							9.28 Acres		

1500

0

150

300

450

SCALE: 1"=150'

LEGEND

PARK SPACE TO BE DEDICATED TO THE CITY

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712

201 County View Drive
Richardson, Texas 75082
940.240.1012

TEPE: 19762, TBPLS: 10194440
www.jrmc.com
www.gaston.com

MCADAMS

BELTMILL

116 Acres

in the

THOMAS BENJAMIN SURVEY, ABSTRACT NO. 1497

CITY OF SAGINAW

TARRANT COUNTY, TEXAS

CONCEPTUAL DEVELOPMENT PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 R. VON BOUGHNER, P.E. #69087 DATE 11/12/2020

Drawn By: PF

Date: 11/12/2020

Scale: 1"=150'

Revisions:

LLH-19000

DCP

BELTMILL