SCALE: 1 INCH = 20 FT

PROPOSED LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- CONCRETE SDIEWALK

SITE

SITE NAME:	North Saginaw
LOCATION:	1017 North Saginaw BLVD
Saginaw, TX	
PARCEL AREA:	42,672 sq. ft.
ZONING:	Community Commercial (CC)

PARKING

REQUIRED SPACES:	35 required spaces, 2ADA
PROPOSED SPACES:	35 spaces, 2 ADA

BUILDING SETBACKS

FRONT YARD SETBACK:	20'
SIDE (E&W) SETBACK:	10'
REAR SETBACK:	N/A

LANDSCAPE BUFFERS

FRONT BUFFER:	15'
SIDE (E) BUFFER:	N/A

CONCEPTUAL PLAN NOTES:

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. BOWMAN DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.

Bowman
©2021 Bowman Consulting Group, Ltd.
TBPE Firm Registration No. F-14309
5501 Democracy Dr.
Suite 205
Plano, Texas 75024
Phone: (972) 497-3000
Fax: (972) 497-4062
www.bowman.com

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

CONCEPT PLAN

NORTH SAGINAW
1017 NORTH SAGINAW BLVD
SAGINAW, TX

FOR PRELIMINARY REVIEW ONLY

DESIGN	DRAWN	CHKD
MW	MW	BB

JOB No.

SHEET
2.1