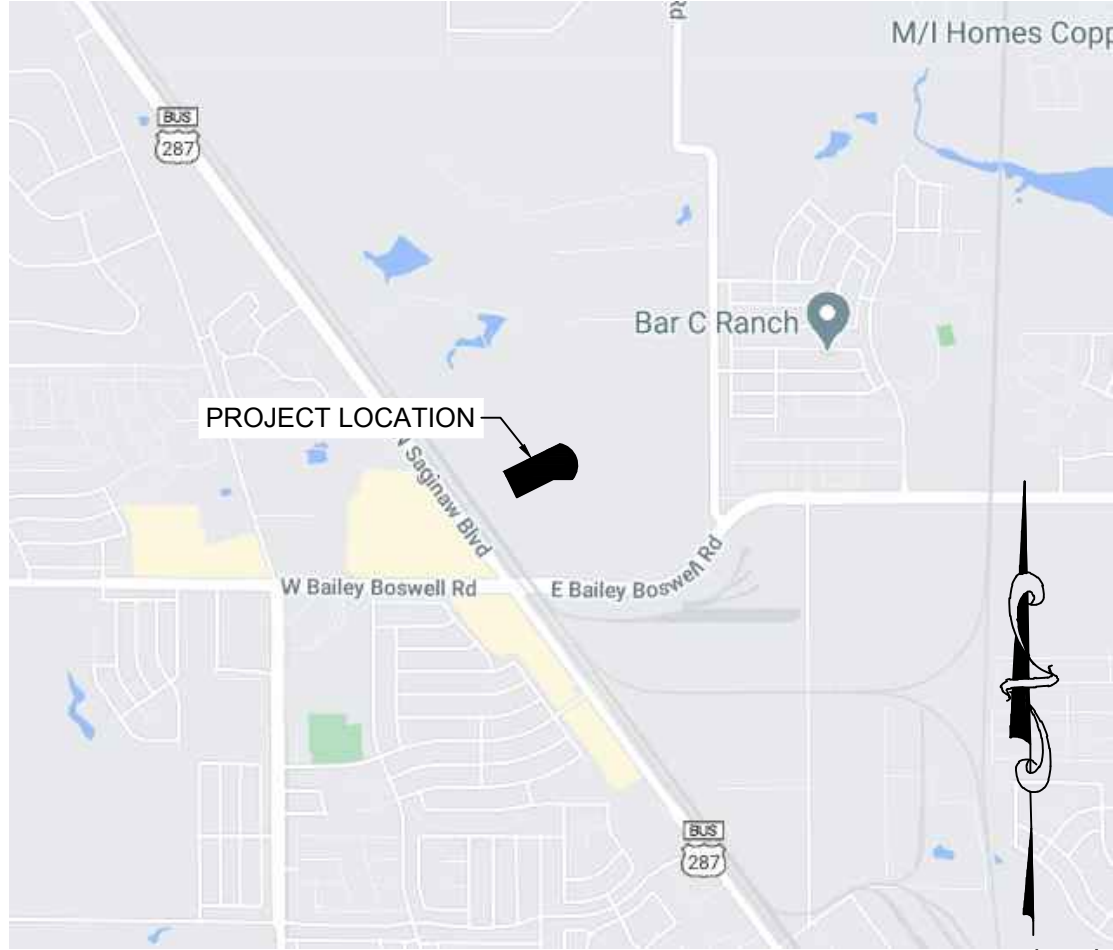
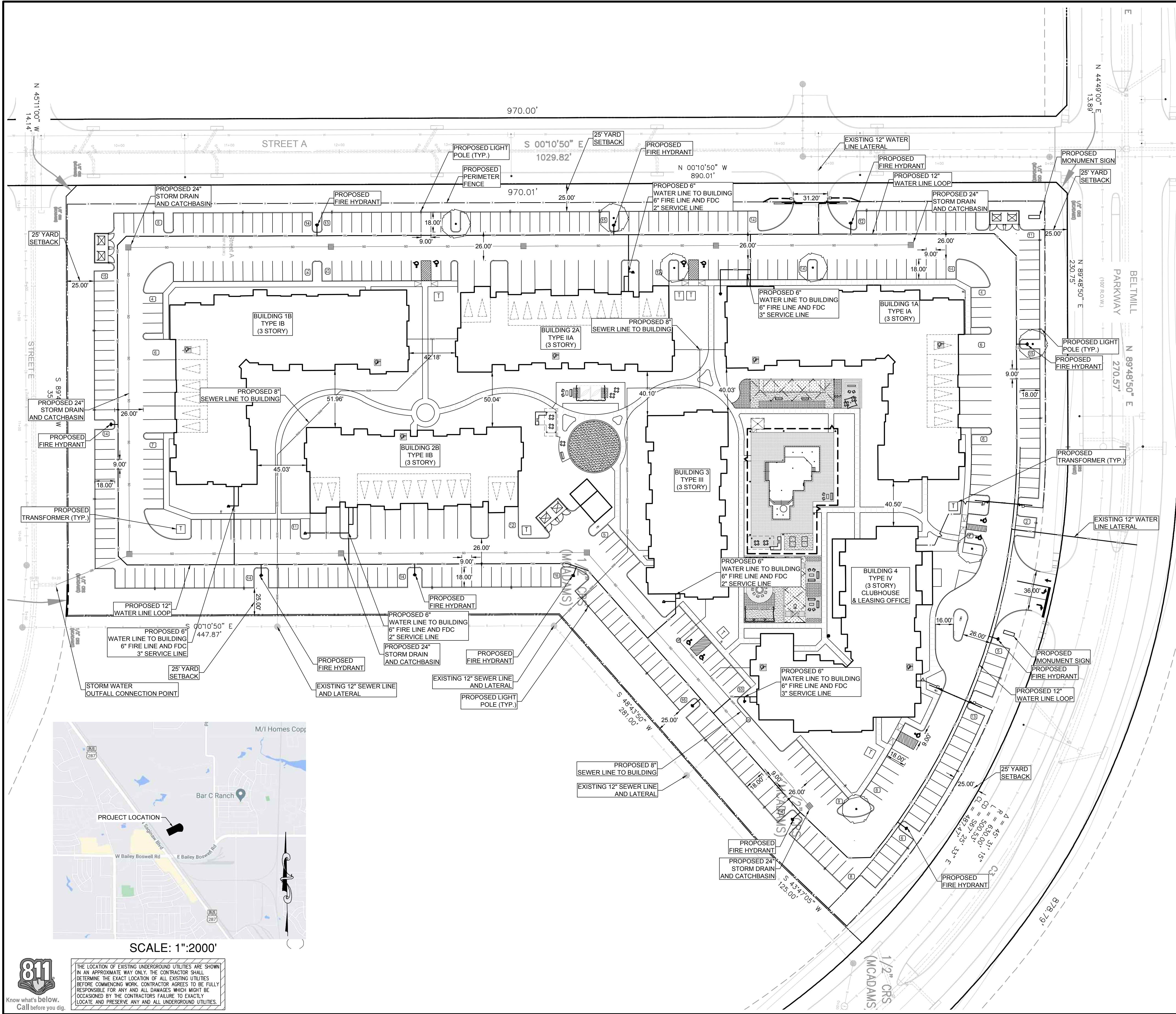
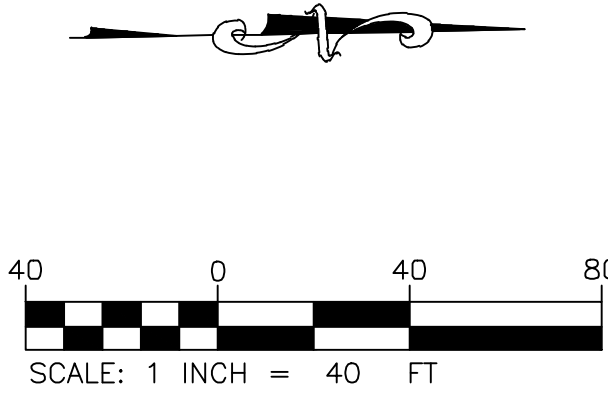




SCALE: 1"=2000'



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



SITE SUMMARY

ZONING	MF-2 (MULTI-FAMILY)
PROJECT AREA	428,630 SF - 9.84 AC
MINIMUM LOT AREA REQUIRED	1,800 S.F. OF LOT AREA PER D.U. ON 1 ACRE
LOT AREA PROVIDED	19,881 S.F. NET
MAXIMUM DENSITY REQUIRED	24 D.U. PER ACRE
DENSITY PROVIDED	236 UNITS = 24 D.U. PER ACRE
MAX. LOT COVERAGE REQUIRED	65 %
LOT COVERAGE PROVIDED	27.9 %
BUILDING HEIGHT	43 FT. - 6 INCH
PARKING	
REQUIRED	410
PROVIDED	414
GUEST PARKING	7
HC GUEST PARKING	2
REGULAR PARKING	362
HC PARKING	7
GARAGE PARKING	34
HC GARAGE PARKING	2

ZONING REQUIREMENTS

FRONT YARD	25 FT.
SIDE YARD	20 FT.
REAR YARD	25 FT.
MINIMUM DISTANCE BETWEEN BUILDINGS	40 FT. 10 FT. PROVIDED ALL FACING WALLS OF BUILDING CONTAIN NO OPENINGS
MINIMUM FLOOR AREA	650 S.F. - 1 BEDROOM 900 S.F. - 2 BEDROOM 1000 S.F. - 3 BEDROOM
MAXIMUM BUILDING HEIGHT	45 FT. OR 3 STORIES

BUILDING FOOT PRINT AREA

	GROUND FLOOR ONLY	3 STORY
TYPE I	25,338 SF	76,014 SF
TYPE II	16,180 SF	48,540 SF
TYPE III	13,605 SF	40,815 SF
TYPE IV	22,218 SF	66,654 SF

UNIT MIX

UNIT TYPE	
E	6
A-1BR	125
B-2BR	99
C-3BR	6
TOTAL	236

PROPOSED LEGEND

PROPOSED BUILDING	
PROPERTY LINE	
STD. 6" CONCRETE CURB	
PARKING SPACE COUNT	
WATER LINE	
SANITARY LINE	
SANITARY MANHOLE	
ELECTRIC LINE	
TRANSFORMER	
PROPOSED CONTOUR	
EXISTING CONTOUR	
DIRECTION OF FLOW	
STORM CATCH BASIN	
STORM PIPE	

REVISIONS	DATE	DESCRIPTION

SITE PLAN

THE GRAND AT SAGINAW
NE QUADRANT - HWY 287 & E.BAILEY BOSWELL RD
SAGINAW, TX 76179

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF RYAN C. SAFFORD, P.E. ON MARCH 26, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	RCS
JOB No.	070415-01-001	SHEET