

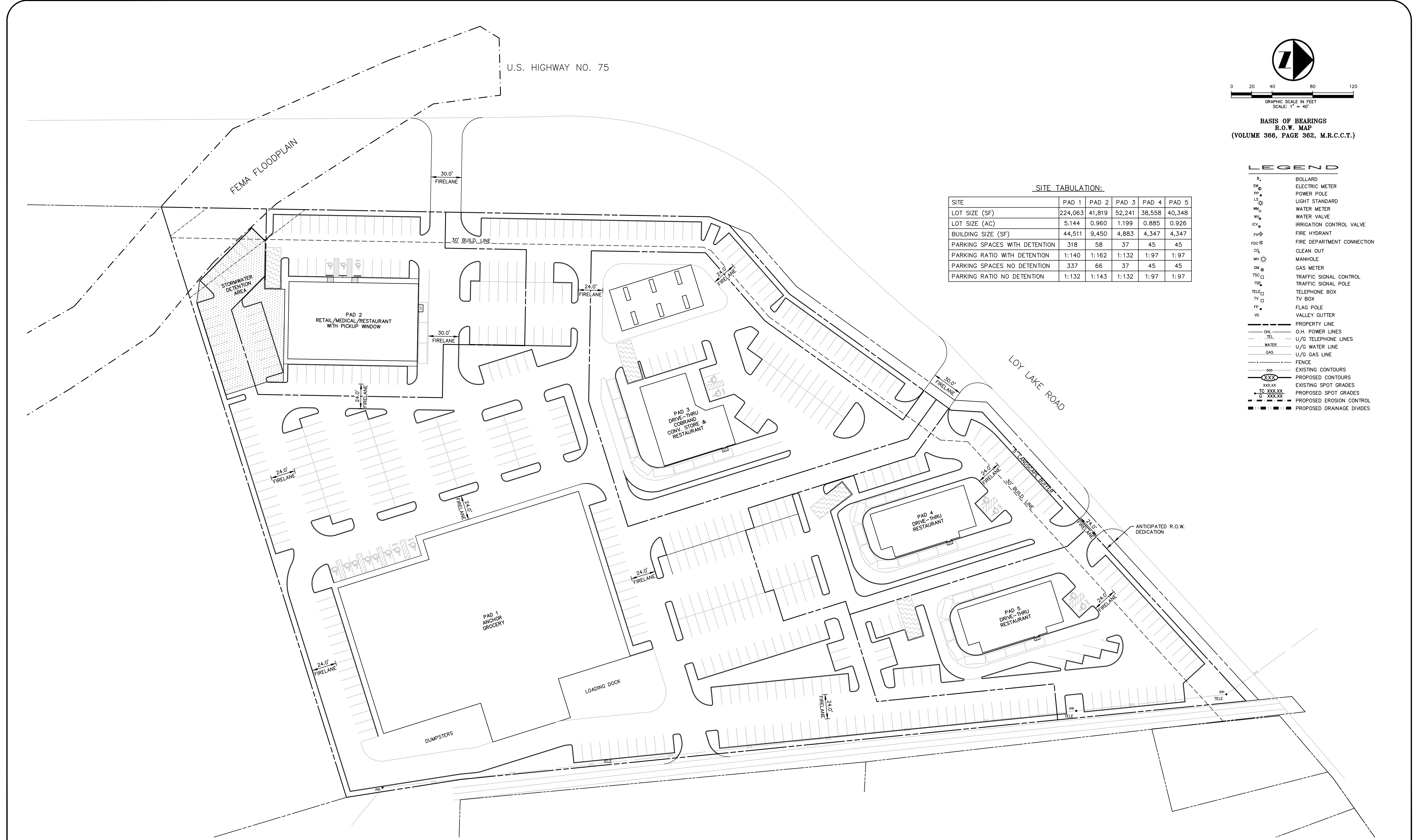
BASIS OF BEARINGS
R.O.W. MAP
(VOLUME 366, PAGE 362, M.R.C.C.T.)

LEGEND

- B. BOLLARD
- EM ⊙ ELECTRIC METER
- PP ⊙ POWER POLE
- LS ⊙ LIGHT STANDARD
- WM ⊙ WATER METER
- WV ⊙ WATER VALVE
- ICV ⊙ IRRIGATION CONTROL VALVE
- FH ⊙ FIRE HYDRANT
- FDC ⊙ FIRE DEPARTMENT CONNECTION
- CO ⊙ CLEAN OUT
- MH ⊙ MANHOLE
- GM ⊙ GAS METER
- TSC ⊙ TRAFFIC SIGNAL CONTROL
- TSP ⊙ TRAFFIC SIGNAL POLE
- TELE ⊙ TELEPHONE BOX
- TV ⊙ TV BOX
- FP ⊙ FLAG POLE
- VG ⊙ VALLEY GUTTER
- — — — — PROPERTY LINE
- OIL — — — — — O.H. POWER LINES
- TEL — — — — — U/G TELEPHONE LINES
- WATER — — — — — U/G WATER LINES
- GAS — — — — — U/G GAS LINE
- — — — — FENCE
- 500 — — — — — EXISTING CONTOURS
- XXX — — — — — PROPOSED CONTOURS
- XXX.XX — — — — — EXISTING SPOT GRADES
- TC XXX.XX — — — — — PROPOSED SPOT GRADES
- G XXX.XX — — — — — PROPOSED EROSION CONTROL
- ■■■■■ — — — — — PROPOSED DRAINAGE DIVIDES

SITE TABULATION:

SITE	PAD 1	PAD 2	PAD 3	PAD 4	PAD 5
LOT SIZE (SF)	224,063	41,819	52,241	38,558	40,348
LOT SIZE (AC)	5.144	0.960	1.199	0.885	0.926
BUILDING SIZE (SF)	44,511	9,450	4,883	4,347	4,347
PARKING SPACES WITH DETENTION	318	58	37	45	45
PARKING RATIO WITH DETENTION	1:140	1:162	1:132	1:97	1:97
PARKING SPACES NO DETENTION	337	66	37	45	45
PARKING RATIO NO DETENTION	1:132	1:143	1:132	1:97	1:97



NO.	DATE	REVISION / DESCRIPTION		
DESIGN	DRAWN	DATE	SCALE	NOTES
KRG	KRG	6-19-2021	AS SHOWN	-

PROJECT INFORMATION
9.13 ACRE TRACT
HWY 75 & LOY LAKE ROAD
DENISON, TEXAS
GRAYSON COUNTY
ABNER FOX SURVEY
ABSTRACT No. 429

OWNER
MR. MIKE PICKENS

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CONCEPT PLAN
9.13 ACRE TRACT
HWY 75 & LOY LAKE ROAD
CITY OF DENISON
GRAYSON COUNTY, TEXAS

SHEET NO.
C1.0