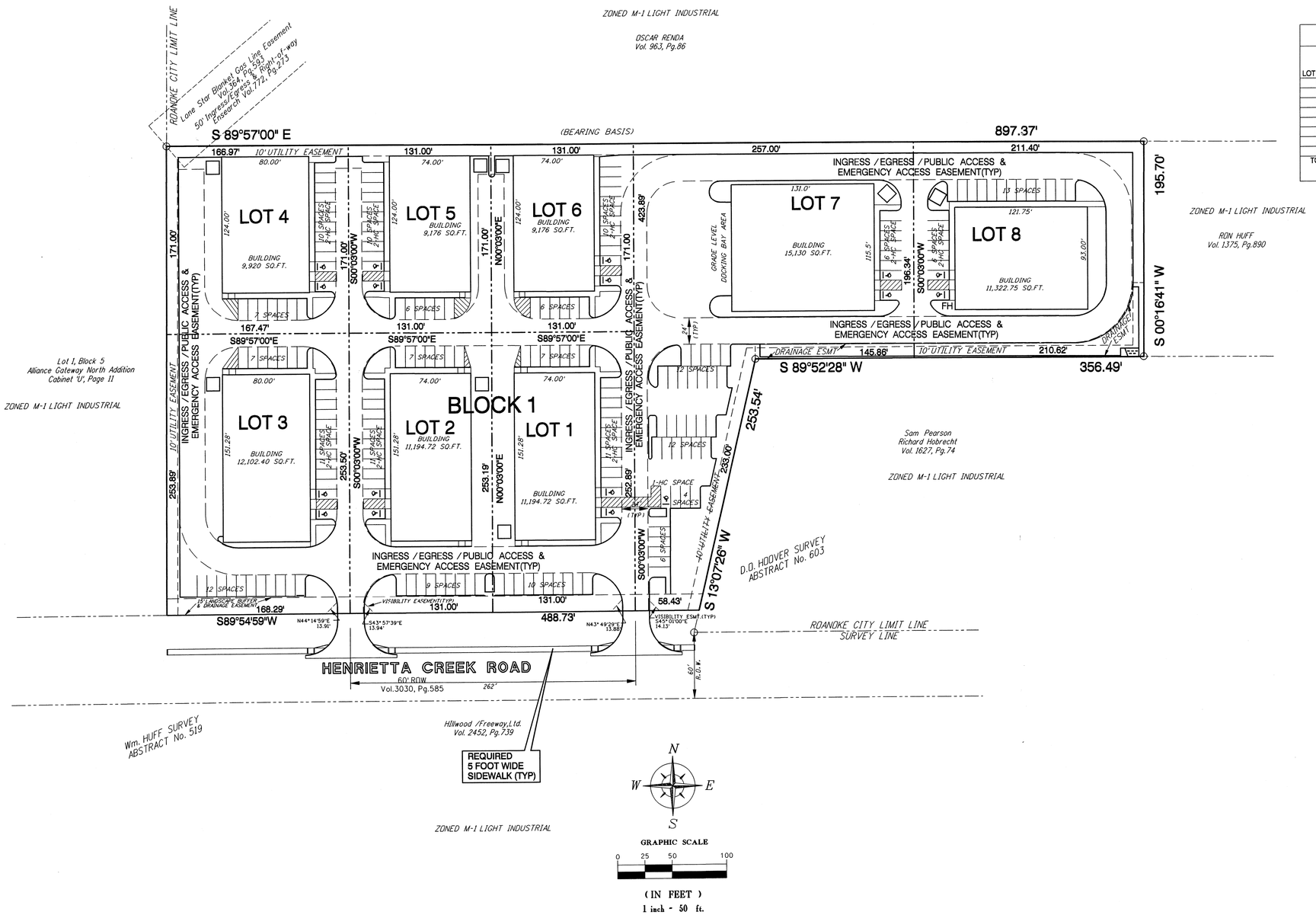


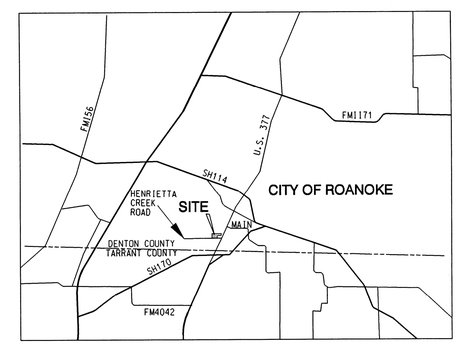
BUILDING SUMMARY					PARKING SUMMARY		
LOT No.	HEIGHT STORIES /FEET	FLOOR AREA (SQ.FT)	BUILDING (SQ.FT.) % LOT COVERAGE	BUILDING (SQ.FT.) WAREHOUSE / OFFICE	1/300SQ.FT. WAREHOUSE REQD/PROVIDED	1/300 SQ.FT. OFFICE REQD/PROVIDED	LOT TOTAL PARKING HC+REG=TOTAL
1	ONE /19 FT.	11,194	33.7%	3094 /7800	3 / 4	26 / 26	28+2=30
2	ONE /19 FT.	11,194	33.7%	3094 /7800	3 / 3	26 / 26	27+2=29
3	ONE /19 FT.	12,102	28.4%	3402 /8700	3 / 3	29 / 29	30+2=32
4	ONE /19 FT.	9,920	34.6%	6020 /3900	6 / 6	13 / 13	17+2=19
5	ONE /19 FT.	9,176	40.9%	5276 /3900	5 / 5	13 / 13	16+2=18
6	ONE /19 FT.	9,176	40.9%	5276 /3900	5 / 5	13 / 13	16+2=18
7	ONE /19 FT.	15,130	22.1%	4630 /10500	5 / 5	35 / 35	38+2=40
8	ONE /19 FT.	11,322	27.4%	7422 /3900	7 / 7	13 / 13	18+2=20
TOTAL BUILDING SQ.FT. - 89,214 SQ.FT.							
% TOTAL BUILDING GROUND COVERAGE - 30.3%							

NOTES:

ZONED M-1 - LIGHT INDUSTRIAL

PROPOSED USE: WAREHOUSE AND/OR OFFICE WITH EXCEPTIONS AS PREVIOUSLY GRANTED BY CITY COUNCIL

IMPERVIOUS LOT COVERAGE - 87%



Vicinity Map

This property located in ZONE "X" (areas determined to be located outside the 500-year floodplain) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48121C0655E, Dated Apr.2, 1997

NOTES:

NO FRONT OR SIDE YARD REQUIRED

PRIVATE STREETS - MAINTENANCE BY OWNERSHIP ASSOCIATION

MIN. 30 FOOT INSIDE RADIUS USED FOR EMERGENCY ACCESS EASEMENTS AND ENTRY DRIVES

EMERGENCY ACCESS EASEMENTS ARE 24 FEET WIDE (typ)

SITE PLAN

LOTS 1 THRU 8, BLOCK 1

HENRIETTA CREEK BUSINESS PARK

AN ADDITION TO THE CITY OF ROANOKE
DENTON COUNTY, TEXAS

EIGHT LOTS

2005

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PLOTTED BY: pjones
Friday, June 24, 2005
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