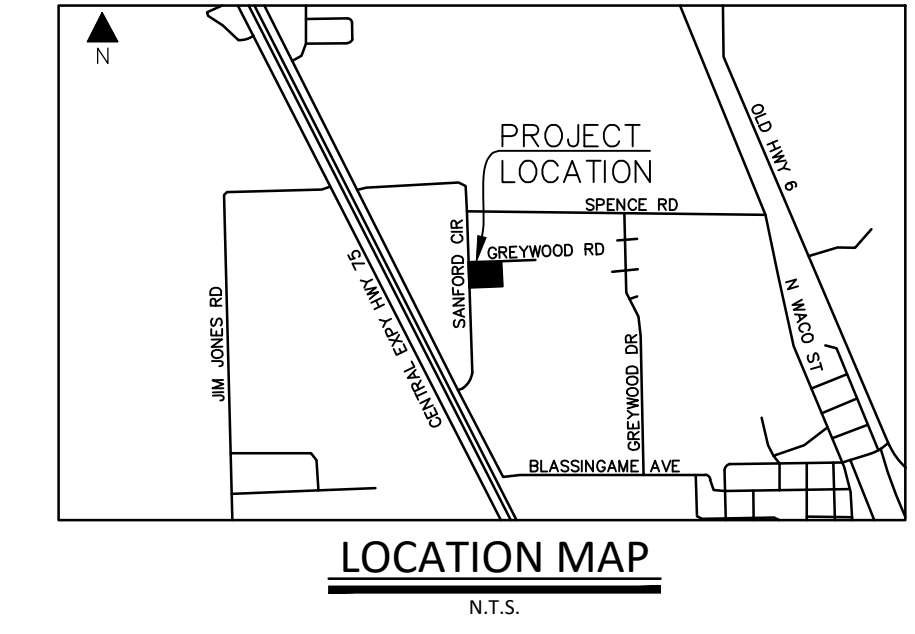
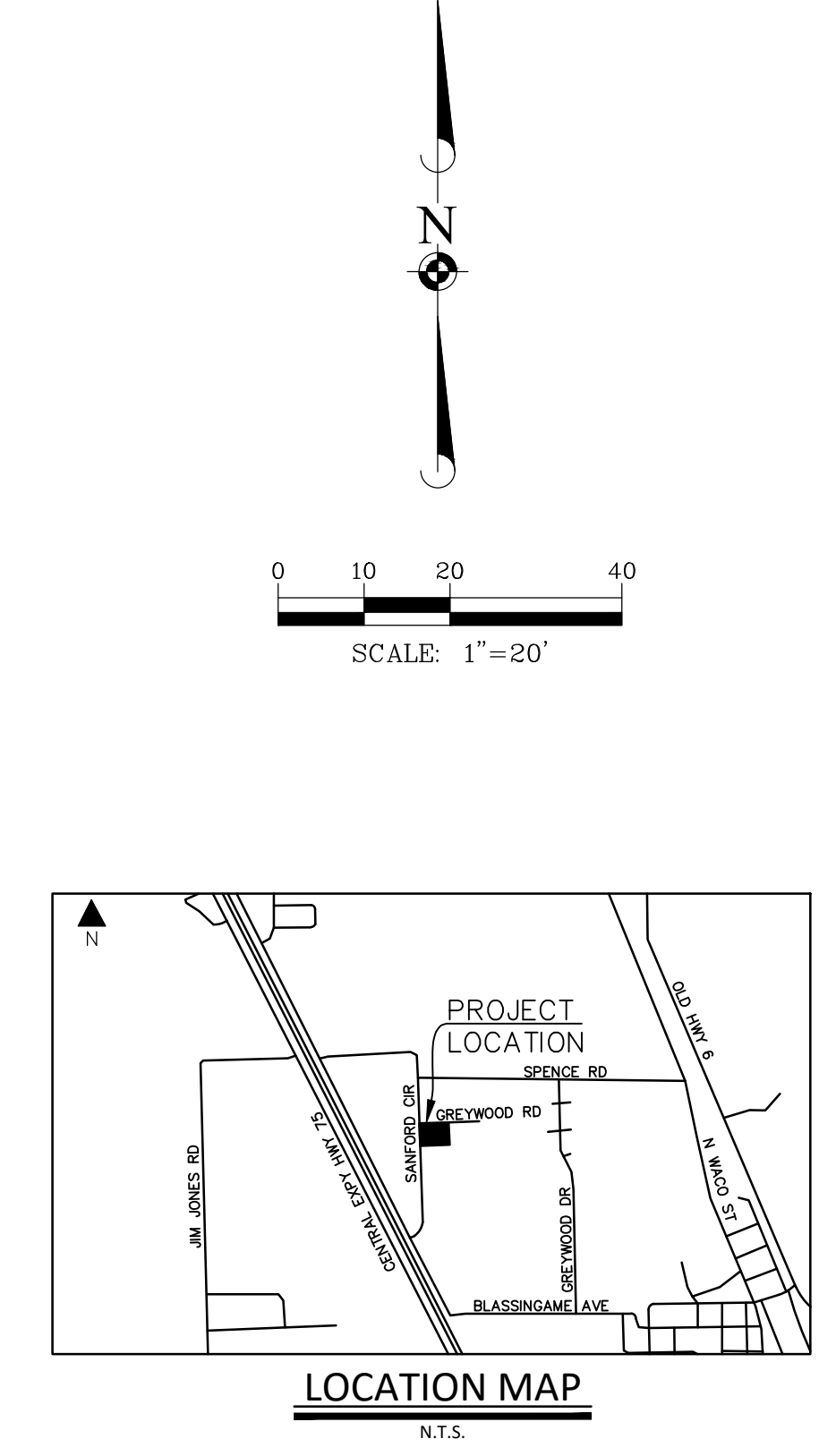
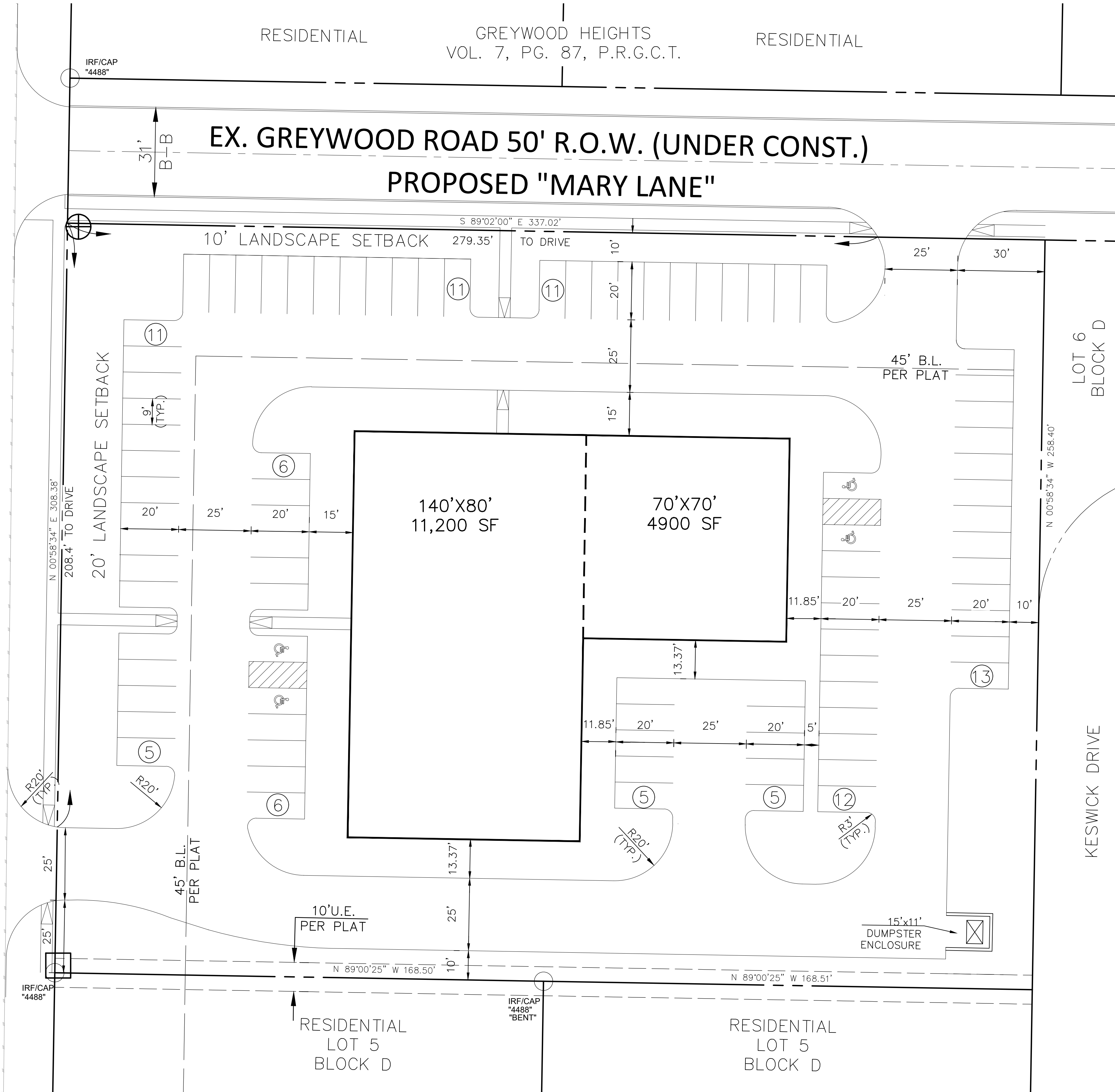


Plotted: 6/17/2021 5:28 PM Dwg Name: O:\Promotional Projects\TomDen_Engineering\Greywood_Zoning\dwg\Site\Plot Set Drawings\Layout.dwg Plotted By: Michael Dudley

SANFORD CIRCLE (56' R.O.W.)

20' ASPHALT PVMT



PROJECT INFORMATION	
NAME OF PROJECT	GREYWOOD CONCEPT PLAN
PROPOSED LAND USE	NEIGHBORHOOD SERVICES
GENERAL	PROPOSED
PROPOSED ZONING DISTRICT	NC
OVERALL SITE	
TOTAL SITE AREA	2.00 AC. (87,120 SF)
IMPERVIOUS SURFACE	66% (1.32 AC)
PERVIOUS SURFACE AREA	34% (0.68 AC)
BUILDING	
TOTAL SQUARE FOOTAGE	16,100 S.F.
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	40%
MINIMUM LOT AREA	7,000 SF
MINIMUM LOT WIDTH	60
MINIMUM LOT DEPTH	100
SETBACKS	
FRONT	25
REAR	10
SIDE	5
STRUCTURE HEIGHT	25' OR 1 STORY
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING (1 SPACE/200 SF)	81
PROVIDED	
TOTAL PARKING	85
NO. OF HANDICAP (REGULAR)	4

- NOTES:**
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
 - SURVEY PROVIDED BY KAZ SURVEYING DATED: 02/07/2018
 - LAYOUT IS PARALLEL & PERPENDICULAR TO SANFORD CIRCLE

TOMDEN ENGINEERING, L.L.P.
 5815 MEADOWCREST
 DALLAS, TX 75230
 (214) 679-1679
 FIRM No. 19244
 tjones@tomden.com

GREYWOOD CONCEPT PLAN

CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS

SITE LAYOUT

FOR INTERIM REVIEW ONLY
 THIS DOCUMENT IS NOT
 ISSUED FOR CONSTRUCTION
 OR PERMITTING PURPOSES

THOMAS P. JONES, P.E.
 TEXAS P.E. No. 58887
 ISSUED THIS DATE:
 06/17/2021

PROJ. MGR.: TPJ
 PROJ. ASSOC.: TPJ
 DRAWN BY: MJD
 DATE: 06/17/2021

SHEET
10 OF **1**
 611.009039.00