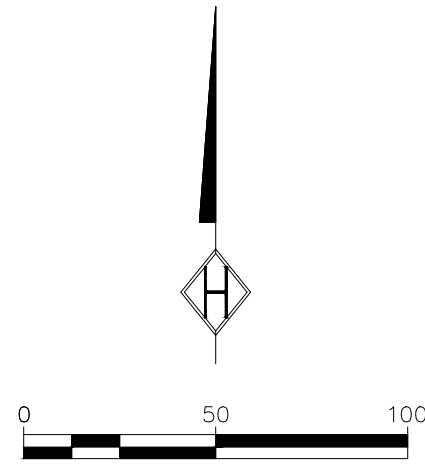
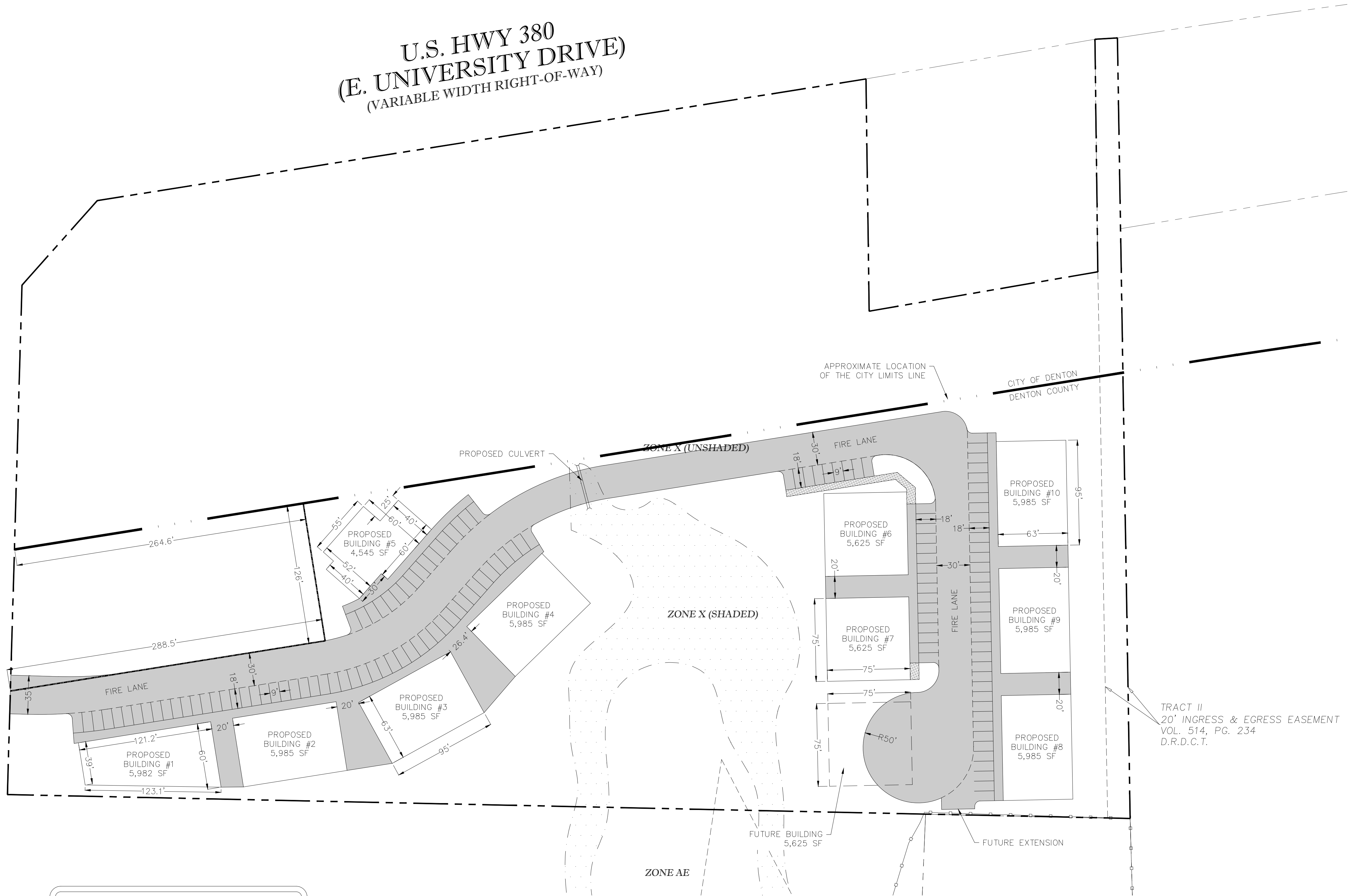


p:\add_data\1004-1004-1004-office-warehouse\1004-1004-office-warehouse.dwg Monday, March 18, 2025 10:18:44 AM



N. TRINITY ROAD

U.S. HWY 380
(E. UNIVERSITY DRIVE)
(VARIABLE WIDTH RIGHT-OF-WAY)



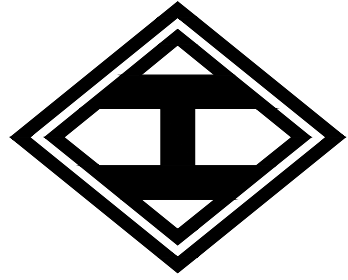
NOTES:

1. THIS CONCEPT PLAN IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
2. THIS PROPERTY WILL REQUIRE DENTON COUNTY APPROVAL PRIOR TO SITE DEVELOPMENT.
3. THE ON-SITE SEPTIC SYSTEM SHALL BE DESIGNED AND INSTALLED BY OTHERS.

PROPOSED BUILDINGS: 10
PROPOSED BUILDING AREA: 57,687 SF
PROPOSED OFFICE AREA (15%): 8,653 SF
PROPOSED WAREHOUSE AREA (85%): 49,034 SF

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 03/15/2024



TRINITY OFFICE-WAREHOUSE
CITY OF DENTON E.T.J
DENTON COUNTY, TEXAS

CONCEPT PLAN

DRAWN: SRH

DATE: 10/28/2020

HEI #: 20-1004

SHEET NO:
C1

HOMEYER
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