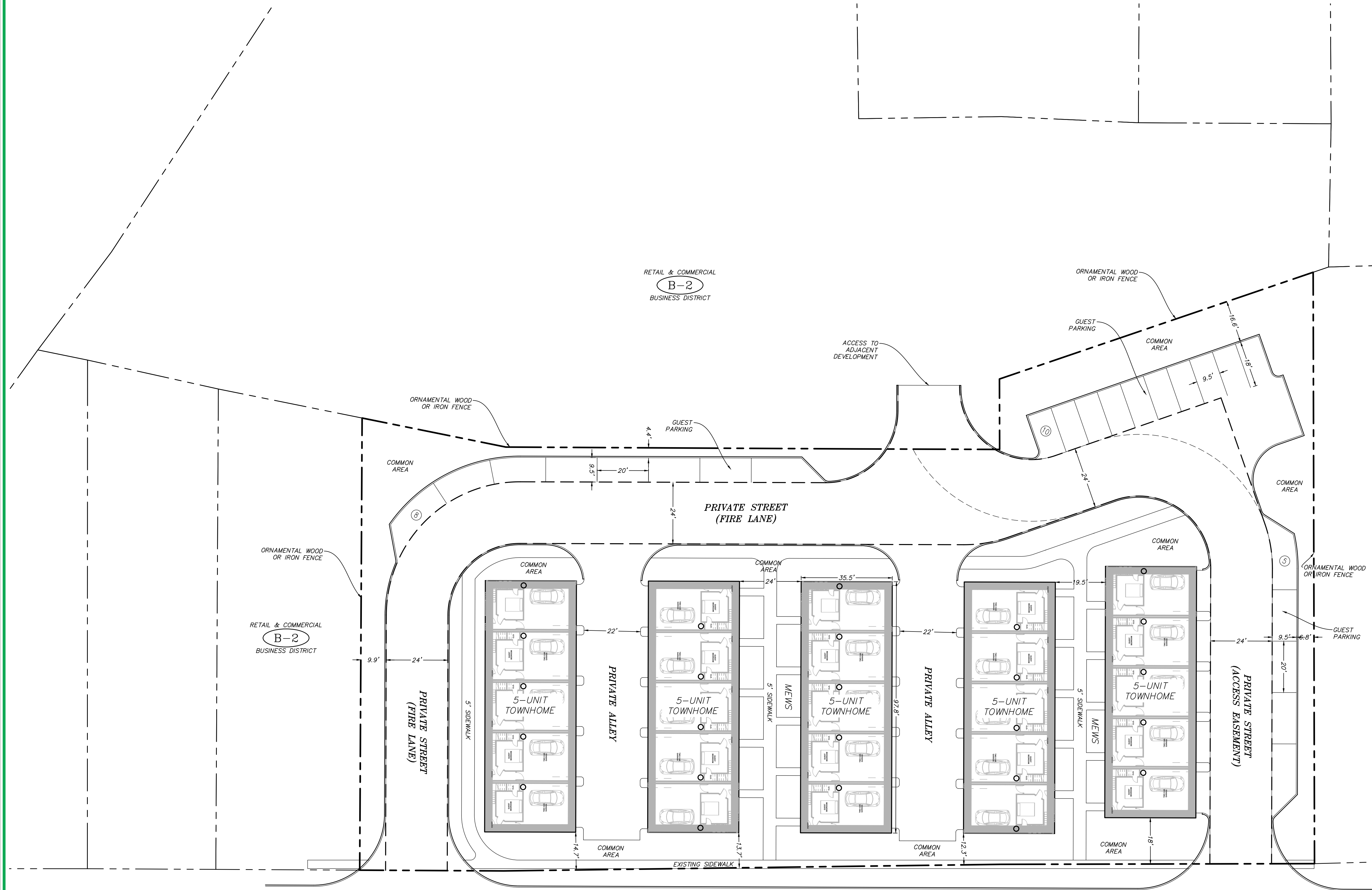
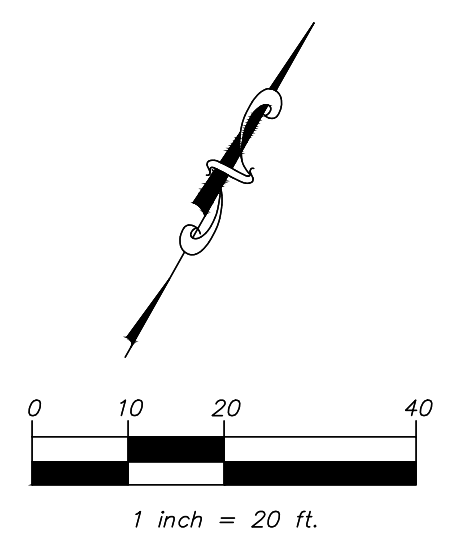


VICINITY MAP

SITE DATA	
CURRENT ZONING	B-2
PROPOSED ZONING	PD
TOTAL SITE AREA	66,620 SQFT / 1.53 AC
COMMON AREA	16,453 SQFT / 0.38 AC
DENSITY	16 UA
DEVELOPMENT STANDARDS	
MINIMUM FLOOR AREA (SF)	1,500 SF
MINIMUM LOT AREA (SF)	800 SF
MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	40'
MINIMUM FRONT SETBACK	3'
MINIMUM REAR SETBACK	3'
MINIMUM INTERIOR SIDE YARD SETBACK	0'
MINIMUM EXTERIOR SIDE YARD SETBACK	5'
LAND USE SUMMARY	
LOT TYPE	LOT #
TOWNHOME LOT	25
PRIVATE ACCESS LOT	1
OPEN SPACE LOT	4
PROVIDED PARKING	
RESIDENT PARKING	50
GUEST PARKING	23
TOTAL PARKING	73



SITE PLAN
855 WASHINGTON - TOWNHOMES
STEPHENVILLE, TX



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07/28/2021 SHEET 1 OF 2

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BAXTER
AVE

E. WASHINGTON ST

PLOTTED BY: JUAN LUNA DATE: 02/23/21 1:25 PM PATH: F:\31606\04\01\001 Planning & Zoning\01 Zoning\Design\Plot Sheets\0001 SITE PLAN.dwg