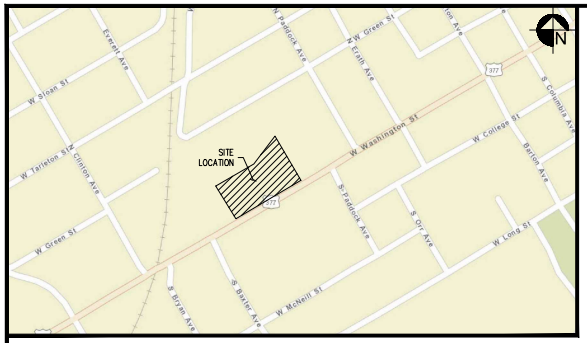
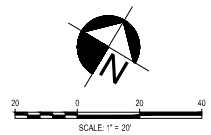


LOCATION MAP
N.T.S.

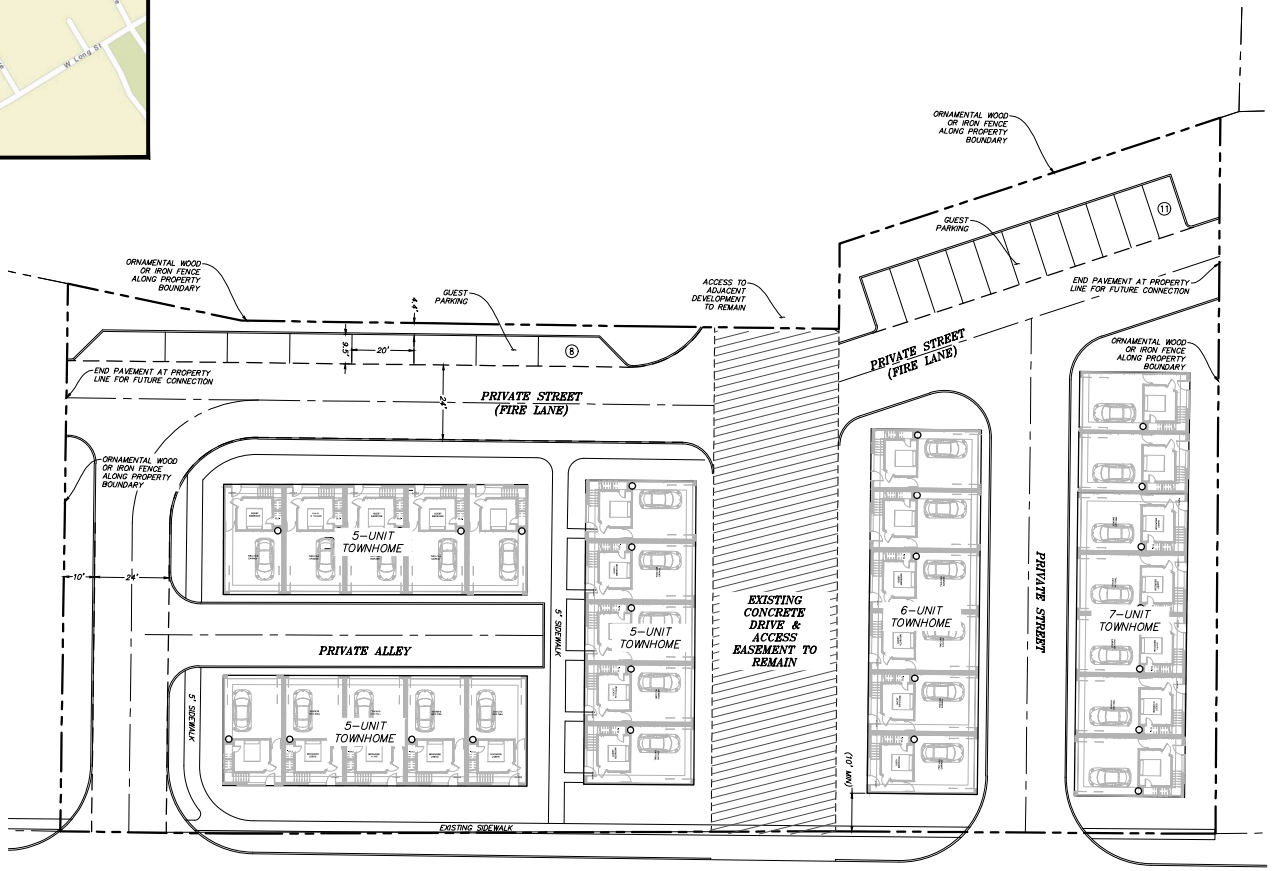


GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE UNLESS OTHERWISE NOTED.

SITE DATA TABLE

CURRENT ZONING	B-2
PROPOSED ZONING	PD
TOTAL SITE AREA	66,620 SQ FT / 1.53 AC
DENSITY	18.30 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'
MINIUM EXTERIOR SIDE YARD SETBACK	5'
LAND USE SUMMARY	
LOT TYPE	LOT #
TOWNHOME LOT	28
PRIVATE ACCESS LOT	3
OPEN SPACE LOT	6
PROVIDED PARKING	
RESIDENT PARKING	56
GUEST PARKING	19
TOTAL PARKING	75



811 Know what's below. Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PRELIMINARY SITE PLAN
WASHINGTON TOWNHOMES
STEPHENVILLE, TEXAS

FLANAGAN
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