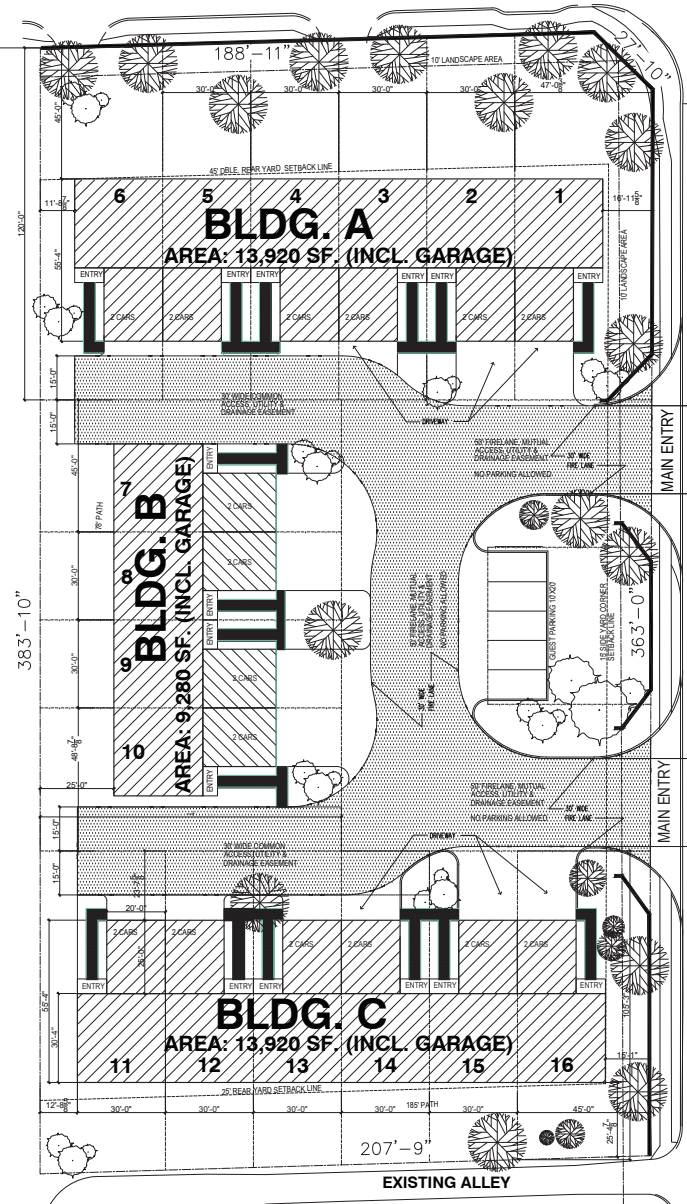


REV.	TRADE	SHEET	DESCRIPTION
			INDEX TO DRAWINGS
		A101	LOCATION, SHEET INDEX & PROPOSED SITE PLAN
	ARCHITECTURAL	A101	FIRE HOSE REACH PLAN
		A201	NOT INCLUDED
		A202	NOT INCLUDED
		A203	NOT INCLUDED
		A204	NOT INCLUDED
		A501	BLDG. 'A' EXTERIOR ELEVATIONS
		A502	BLDG. 'B' EXTERIOR ELEVATIONS
		A503	BLDG. 'C' EXTERIOR ELEVATIONS
	CIVIL	C1	ZONING EXHIBIT
		C2	CONCEPT UTILITY
		C3	CONCEPT DRAINAGE

CODE DATA	
GENERAL INFORMATION:	
ZONING CHANGE REQUEST : AG/30 TO TOWNHOUSE DISTRICT	
CODE TYPE : ALL CURRENT LOCAL AMENDMENTS ARE ALSO PART OF THE FOLLOWING CODES:	
BUILDING CODE	: IRC 2015
OCCUPANCY TYPE	: R4 TOWNHOUSES
TYPE OF CONSTRUCTION	: TYPE V-B (PROTECTED) 130 FIRE SPRINKLER SYSTEM IN ALL BUILDINGS.

SITE DATA TABLE	
DESCRIPTION	
PRESENT ZONING	AG/30 AGRICULTURAL
PROPOSED ZONING	TH (TOWNHOUSES)
LOT AREA (GROSS)	1.83 AC. (79,708 SF.)
BUILDING COVERED AREA (GROSS)	22,560 SF. (INCLUDING GARAGES)
LOT COVERAGE (GROSS)	28.22% (TOTAL BLDG./TOTAL LAND)
EACH TOWNHOUSE FLOOR AREA	1,500 SF. MIN. (1,200 SF. ALLOWED)
FLOOR AREA RATIO	0.036:1 (1,800 SF. / EACH UNIT)
BUILDING HEIGHT	31' IN TWO STORY (40' ALLOWED)
EXTERIOR LOT AREA	4,700 SF. (3,500 SF. MIN. NEEDED)
INTERIOR LOT AREA	3,100 SF. (3,000 SF. MIN. NEEDED)
LOT COVERAGE (SMALLEST LOT)	900 + 500 = 1,400/3,100 = 45%

E. BROWN ST.



02 VACINITY MAP

SCALE: N.T.S.



1012 E. BROWN ST.
Wylie, Tx 75098

LAND AREA: 1.8298 ACRES
PROPOSED 16 TOWNHOUSES
LOT WIDTH: 30' MIN.
LOT DEPTH: 100' & 120' MIN.
LOT AREA: 3,000 SF. MIN.
CORNER LOT AREA: 3,500 SF. MIN.

2 & 3 BEDRM. UNITS.
2 STORED BUILDINGS.
MINIMUM 1,500 SF. UNITS W/
2 CAR GARAGE 500 SF.

CONTACTS:

OWNER/DEVELOPER
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TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED
REFER TO CIVIL & MEP DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
3. REFER TO CIVIL & SURVEY DRAWINGS FOR
LAND BOUNDARY & AREA.
4. REFER TO CIVIL FOR ROAD CURBS, DETAILS &
UNDERGROUND UTILITY LOCATIONS.
5. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
6. ALL ACCESS & EASEMENTS TO BE MAINTAINED BY
HOME OWNERS ASSOCIATION (HOA).

01 SITE PLAN (Preliminary)

SCALE: 1" = 20'-0"

12.15.2020



OWNER:
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PHONE: 214-783-1815
EMAIL: mrahman839@gmail.com

PROJECT:
GARDEN SQUARE TOWNHOUSES
1012 E. Brown St., Wylie, Tx 75098

REVISIONS:

ARCHITECT OF THE RECORD:
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SHEET TITLE:

**PROPOSED
SITE PLAN**

DATE: 12.17.2020 **SCALE:** AS SHOWN

DRAWN: **DESIGNED:**

PROJECT # H-2020-03

SHEET NO: A101