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SITE DATA TABLE		
SUMMARIES		
PROPOSED USE	PD (SF5 BASE)	
MAXIMUM LOT COUNT	9	
TOTAL SITE	62,878 SF	1.443 ACRES
GROSS TOTAL SITE	117,612 SF	2.70 ACRES GROSS
MINIMUM LOT SIZE	5,000 SQFT -LOT 5	
MEAN LOT SIZE	7,013 SQFT (7,200 SF5)	
MEDIAN LOT SIZE	5,298 SQFT (7,200 SF5)	
MINIMUM LOT DEPTH	90.11' -LOT 3 (80' SF5)	
AVERAGE LOT DEPTH	111'	
MINIMUM LOT WIDTH	50' -LOT 1 (40' SF5)	
AVERAGE LOT WIDTH	60.17'	
PROPOSED DENSITY	3.33 Units/Gross Acre	
SF55 MAX DENSITY	3.2 Units/Gross Acre	
	3.4 Units/Gross Acre ²	
MIN FRONT SETBACK	20'	
PORCH ENCROACHMENT	5' (BY THIS PD)	
MIN REAR SETBACK	15'	
MIN SIDE SETBACK	5' INTERIOR	
SIDE STREET SETBACK	20' (DOUBLE FRONTAGE)	
MAX BLDG. HEIGHT	35' (2015 IRC)	
PARKING PER UNIT	2 COVERED	

¹GROSS ACREAGE CALCULATED USING SURROUNDING STREET AND ALLEY RIGHT-OF-WAYS.

²THE DENSITY MAY BE INCREASED TO 3.4 DWELLING UNITS PER ACRE IF THE "DESIGN FOR DENSITY" CRITERIA OUTLINED IN THE CITY'S COMPREHENSIVE PLAN ARE SATISFIED.



01 ZONING EXHIBIT

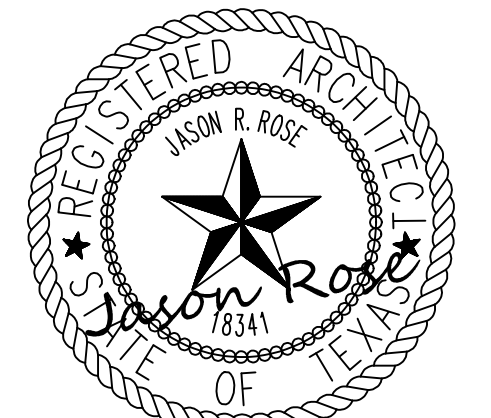
SCALE 1"=20'-0"

Drawn By:
Jason R. Rose
Preparation Date:

Revisions:

Notes:

DOWELL SQUARE
MCKINNEY TEXAS



5-3-2018

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SHEET
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