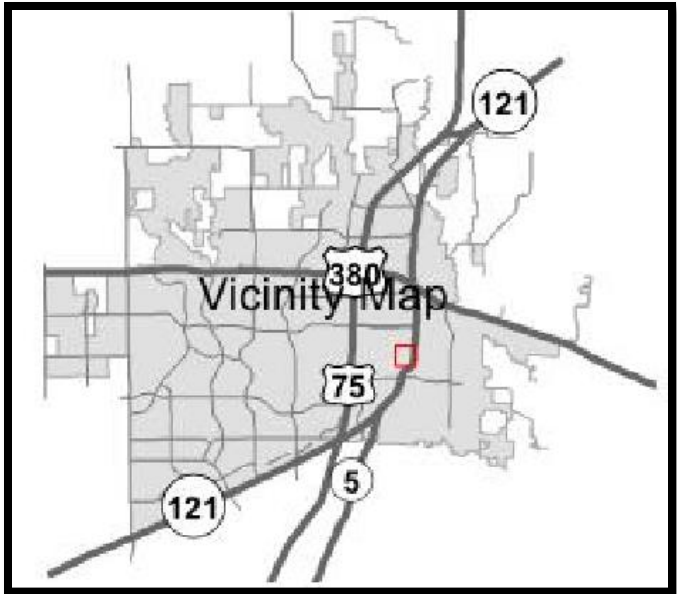
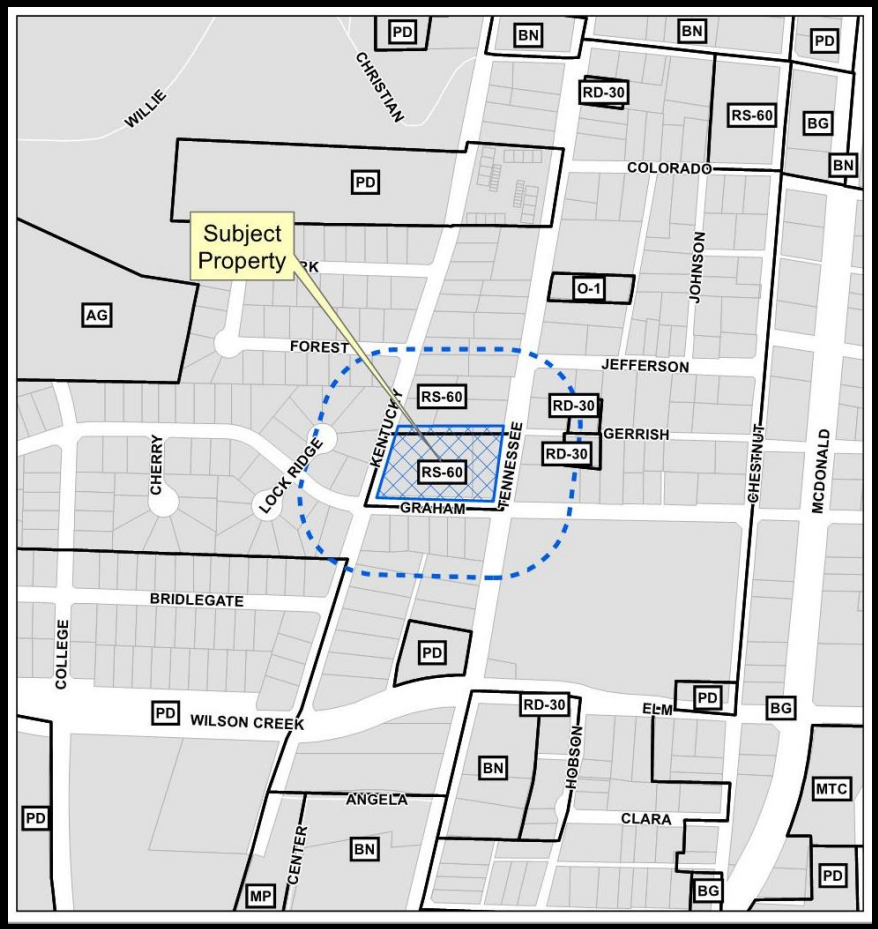


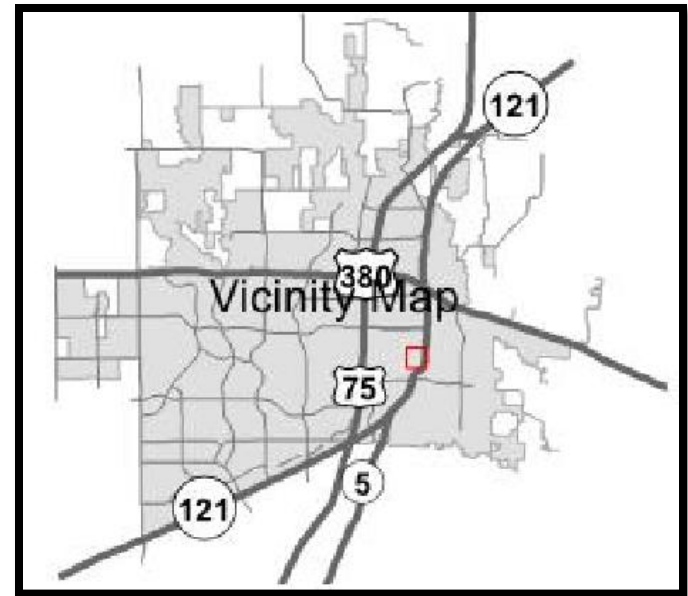
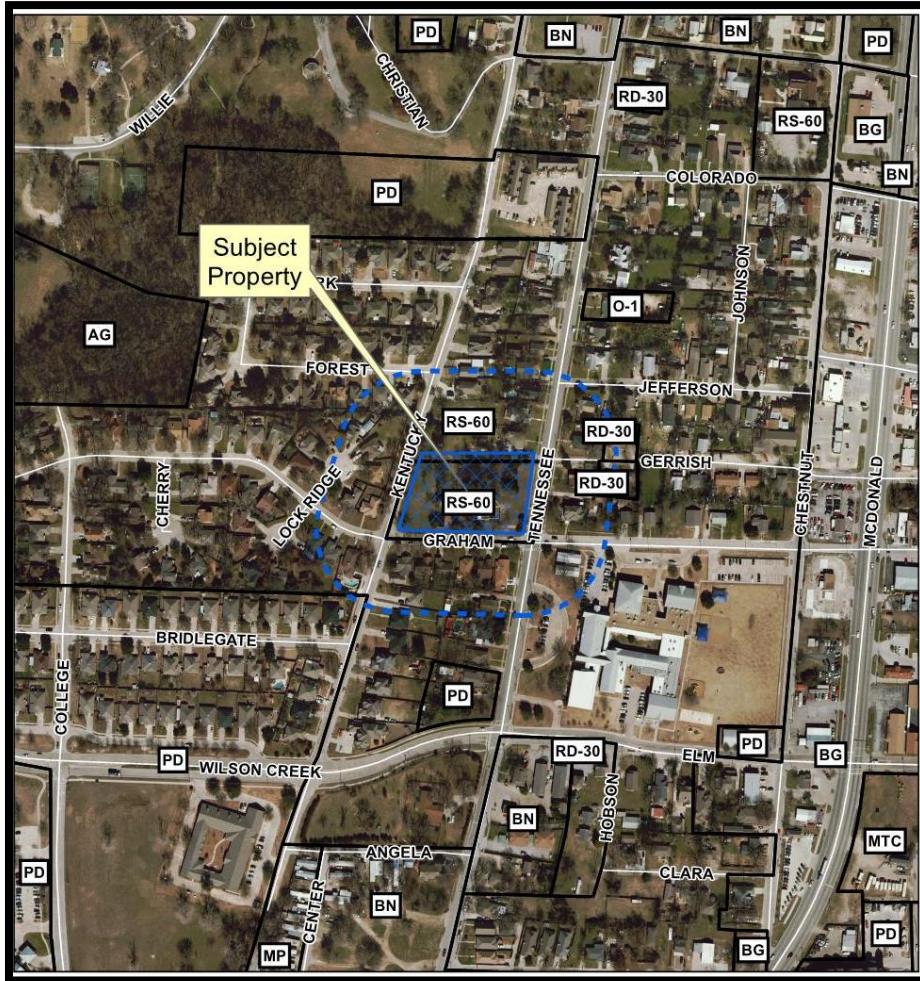
# Dowell Square Rezone

18-0072Z

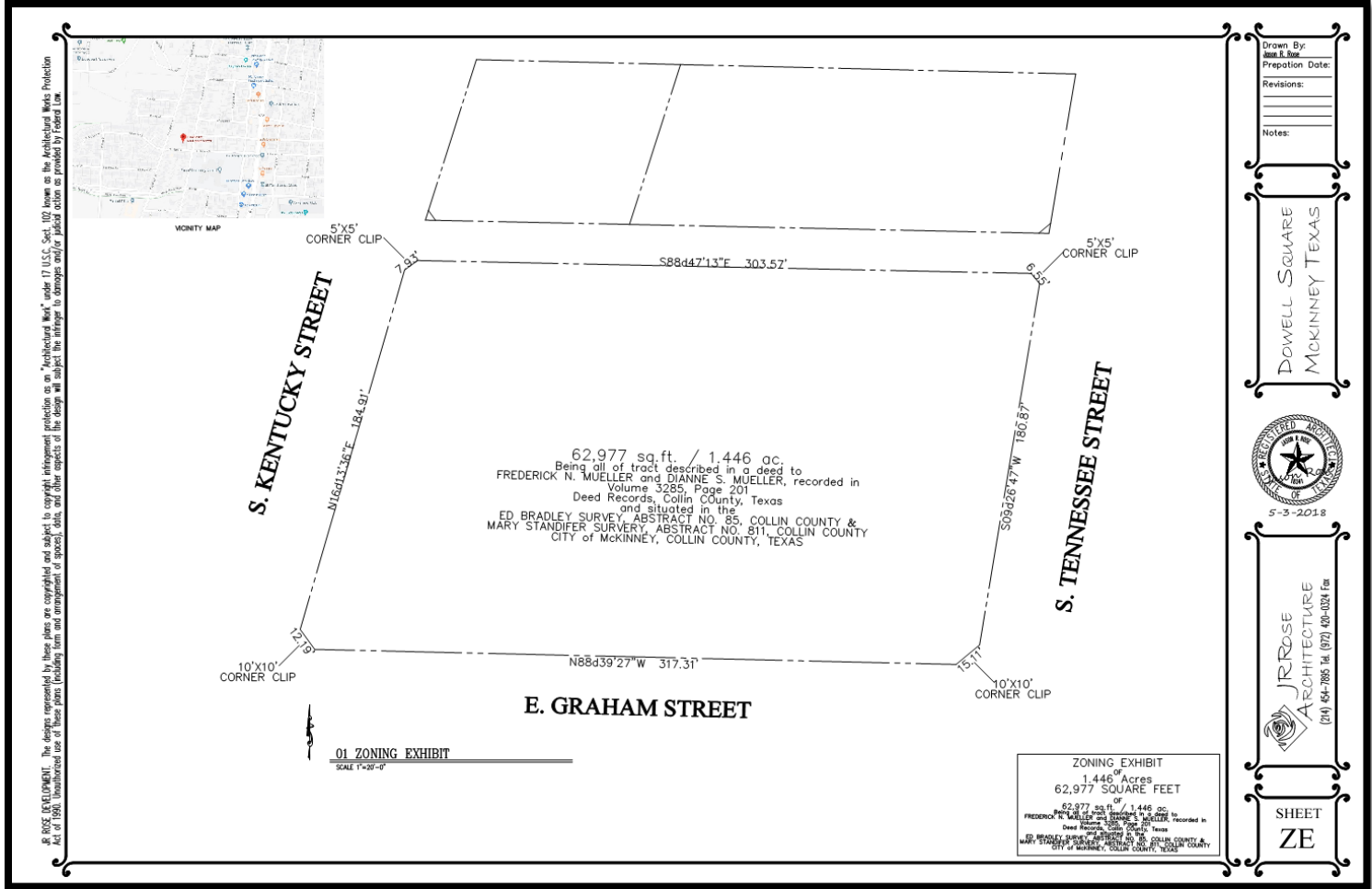
# Location Map



# Aerial Exhibit



# Proposed Zoning Exhibit



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Drawn By:  
Prepared Date:  
Revisions:  
Notes:

DOWELL SQUARE  
MCKINNEY TEXAS



JIROSE  
ARCHITECTURE  
(214) 684-7885, Tel. (972) 600-0024 Fax

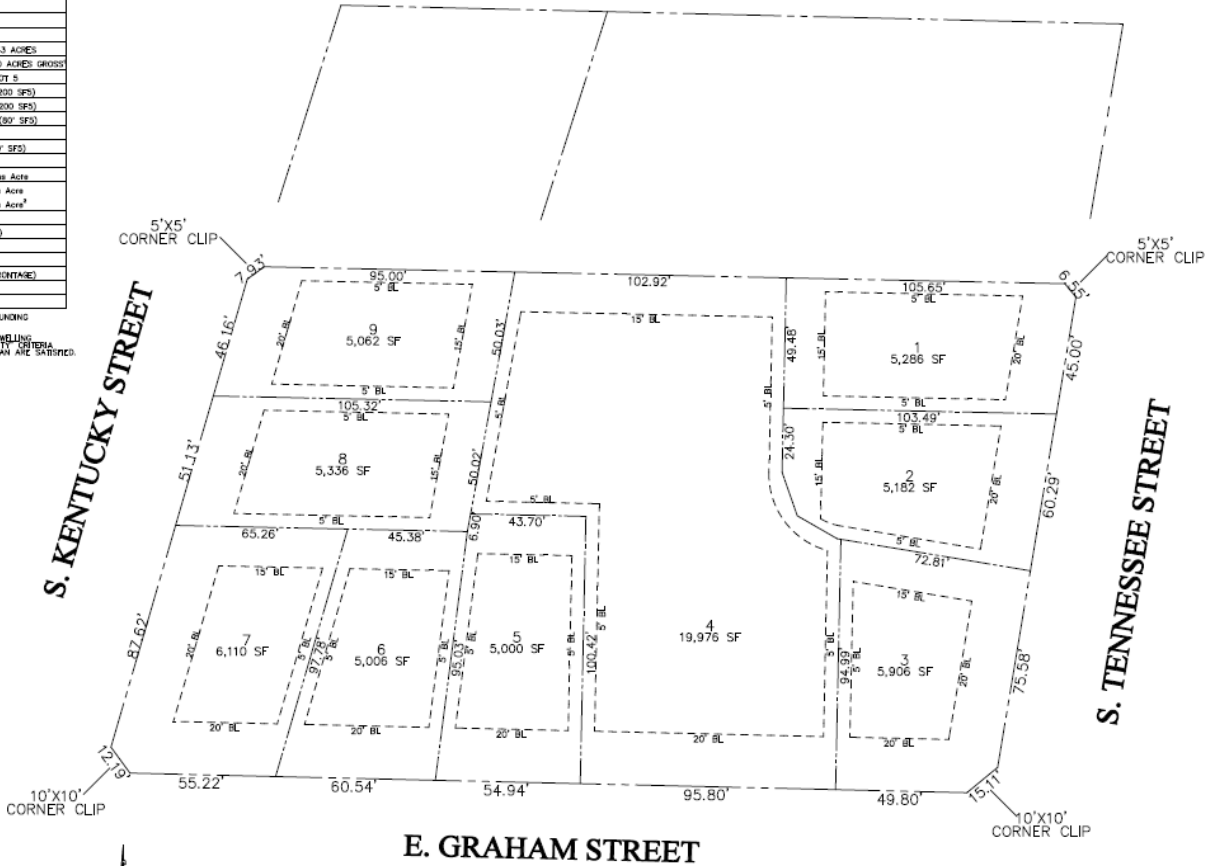
SHEET  
ZE



# Layout – Informational Only

SITE DATA TABLE	
SUMMARIES	
PROPOSED USE	PD (SFS BASE)
MAXIMUM LOT COUNT	9
TOTAL SITE	62,878 SF 1.443 ACRES
GROSS TOTAL SITE	117,812 SF 2.70 ACRES GROSS
MINIMUM LOT SIZE	5,000 SQFT -LOT 5
MEAN LOT SIZE	7,013 SQFT (2,200 SFS)
MEDIAN LOT SIZE	6,798 SQFT (2,100 SFS)
MINIMUM LOT DEPTH	80.11' -LOT 3 (80' SFS)
AVERAGE LOT DEPTH	111'
MINIMUM LOT WIDTH	50' -LOT 1 (40' SFS)
AVERAGE LOT WIDTH	60.17'
PROPOSED DENSITY	3.33 Units/Gross Acre
SFS MAX DENSITY	3.2 Units/Gross Acre
	3.4 Units/Gross Acre <sup>2</sup>
MH FRONT SETBACK	5' (BY THIS PD)
PORCH ENCROACHMENT	5' (BY THIS PD)
MH REAR SETBACK	15'
MH SIDE SETBACK	5' INTERIOR
SIDE STREET SETBACK	20' (DOUBLE FRONTAGE)
MAX BLDG. HEIGHT	35' (2015 IFC)
PARKING PER UNIT	2 COVERED

<sup>2</sup>THROUGH ACREAGE CALCULATED USING SURROUNDING STREET AND ALLEY WIDTHS.  
 \*THE DENSITY MAY BE INCREASED TO 3.4 DWELLING UNITS PER ACRE IF THE MEAN LOT DENSITY CRITERIA OUTLINED IN THE CITY'S COMPREHENSIVE PLAN ARE SATISFIED.



01 ZONING EXHIBIT  
 SCALE 1"=20'-0"

EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY!





# Architectural Styles Exhibit

Pattern Book (Proposed Architectural Styles)



Colonial Style Architectural Example



Colonial Style Architectural Example



Colonial Style Architectural Example



Modern Craftsman Style Architectural Example



Modern Craftsman Style Architectural Example

# Architectural Styles Exhibit



Craftsman Style Example



Colonial Revival Twist Style Architectural Example



Craftsman Style Example



Craftsman Revival Twist Style Architectural Example