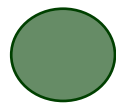
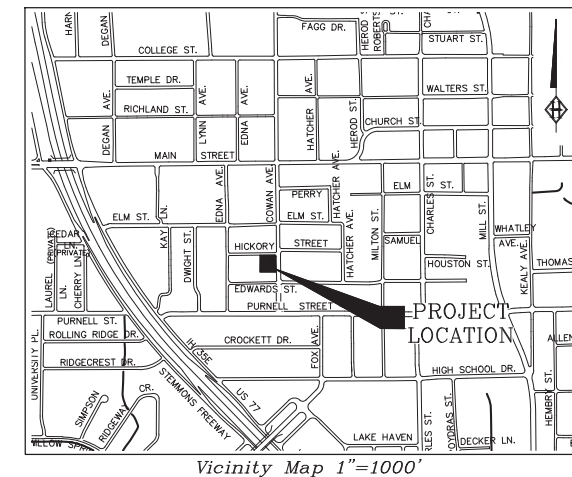


-  **Proposed Trees**
-  **Existing Trees to Remain**



SITE INFORMATION

EXISTING ZONING: OTMU-2; OLD TOWN MIXED USE 2
 PROPOSED ZONING: PD-OTMU-2; PLANNED DEVELOPMENT OLD TOWN MIXED USE 2
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL ATTACHED
 LOT AREA: 26,780 SF (0.614 AC)
 ROW DEDICATION: 696 SF (0.016 AC)
 PROPOSED BUILDING AREA: 10,572 SF
 MAXIMUM BUILDING HEIGHT: 45' OR 3.5 STORIES
 PROPOSED BUILDING HEIGHT: 46.16'
 MINIMUM DWELLING UNIT SIZE: 1,000 SF

ZONING SETBACKS:
 FRONT: 5'
 SIDE: 5'
 REAR: 4'

LANDSCAPE AREA : 8,477 SF (31.65 %)
 PARKING REQUIRED: 2 OFF-STREET GARAGE SPACES PER UNIT + 1/2 GUEST SPACE PER UNIT
 PARKING PROVIDED: 26 OFF-STREET GARAGE SPACES, 7 GUEST SPACES

LEGEND			
I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
"X"	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST		SSMH SANITARY SEWER MANHOLE
///	ASPHALT		FIRE HYDRANT
⊕	TELEPHONE MANHOLE		WM WATER METER



OWNER
 421 S. COWAN STREET, LLC
 2246 CARMEL DRIVE
 CARROLLTON, TEXAS 75006
 CONTACT: ROBBY RAHMANI
 PHONE: 214-808-1864

ENGINEER
 HOMEYER ENGINEERING, INC
 P.O. BOX 294527
 LEWISVILLE, TEXAS 75029
 CONTACT: STEVEN R. HOMEYER, PE
 PHONE: 972-906-9985

SUBMITTAL DATES
 1ST SUBMITTAL - 10/07/2024
 2ND SUBMITTAL - 04/28/2025
 3RD SUBMITTAL - 09/08/2025

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 09/08/2025

COWAN STREET TOWNHOMES
 LOTS 1 - 6, 7X & 8 - 14, BLOCK A
 COWAN STREET
 BROWNSTONE ADDITION
 0.614 ACRES
 ZONING: OTMU2
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

HOMEYER ENGINEERING, INC.
 ENGINEERING FIRM REGISTRATION NO. F-84440
 T.P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 • PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



COWAN STREET TOWNHOMES
 0.614 ACRES
 13 RESIDENTIAL LOTS
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

ZONING PLAN

DRAWN: MI
 DATE: 02/02/2024
 HEI #: 24-0101
 SHEET NO:
 C2

P:\04\240202\24-0101\02-02\24-0101.dwg, Plot Date: 02/02/2024, Plot Time: 10:00:00 AM, Plot User: ssmh, Plot Device: HP DesignJet T1100e