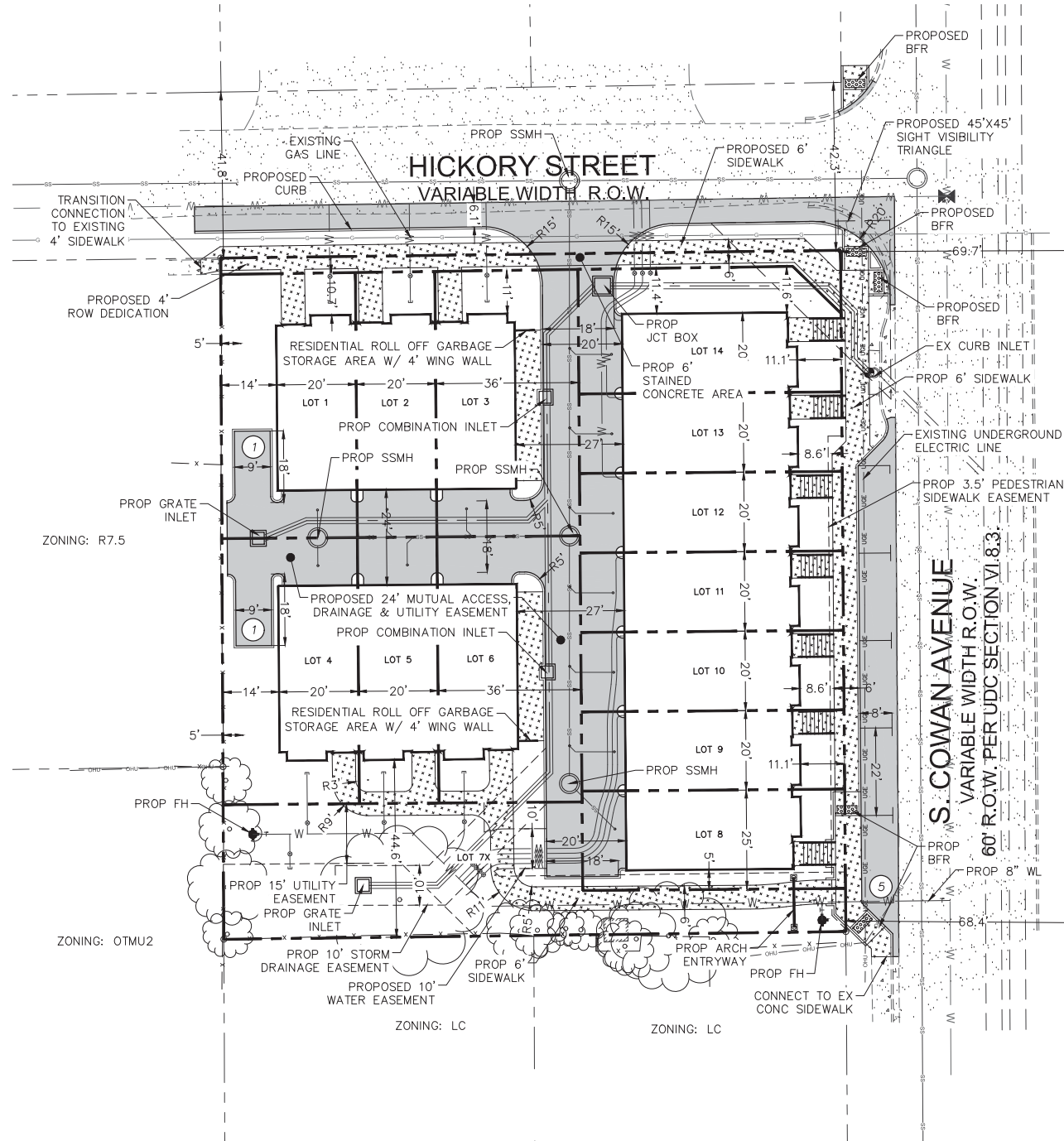
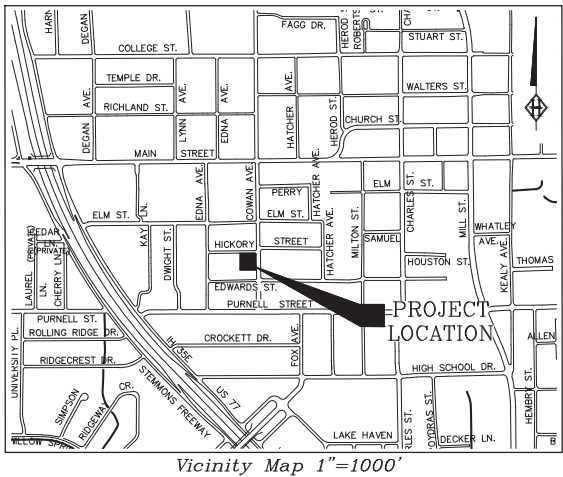
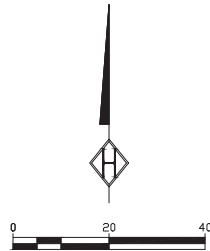


S:\03d.dwg\02-24-2025_Cowan_Street_Townhomes\Submittals\03d_Submittal_02-24-2025_COW_2025.dwg Sunday, February 24, 2025 11:09:14 AM



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



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

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

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

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

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

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