



SITE PLAN SUMMARY	
ZONED:	R (LOW DENSITY RESIDENTIAL)
PROPOSED USE:	TOWNHOMES
TOTAL LOT AREA:	6.14 ACRES (267,458 SQ. FT)
NUMBER OF TOWNHOME LOTS:	40
NUMBER OF COMMON AREAS:	10
MINIMUM LOT SIZE OF EACH TOWNHOME:	25'x100'
MINIMUM SQUARE FOOTAGE OF EACH TOWNHOME:	APPROX. 2000 S.F
MINIMUM HEIGHT OF EACH BUILDING:	45'
NUMBER OF STORIES OF EACH BUILDING:	2
NUMBER OF INDOOR PARKING SPACES PER TOWNHOME:	2
BUILDING SETBACKS:	
MINIMUM FRONT YARD SETBACK :	6 FEET
MINIMUM SIDE YARD SETBACK :	5 FEET
MINIMUM REAR YARD SETBACK ON :	20 FEET
SITE LANDSCAPING:	
COMMON AREAS:	19,400.00 S.F

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 481152 as shown on Map Number 48121C0415G.

OWNER: Wasefa Ghafur
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OAK GROVE TOWN HOMES

TOWN OF LITTLE ELM, TEXAS

JAHVANI CONSULTING ENGINEERS, INC.
 TBPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #200
 CARROLLTON, TEXAS 75006
 TEL. (214) 718-9469
 jahvani@hotmail.com

REVISIONS	DATE

SEAL

DWG. TITLE:
PRELIMINARY SITE PLAN

DRAWN BY: HJ
 SCALE: 1" = 50'

DATE 2-05-2024

1 OF 1
 SHEET NUMBER