

1802 HIGHLAND DRIVE SHARED ACCESS SITE STUDY

SITE INFO-

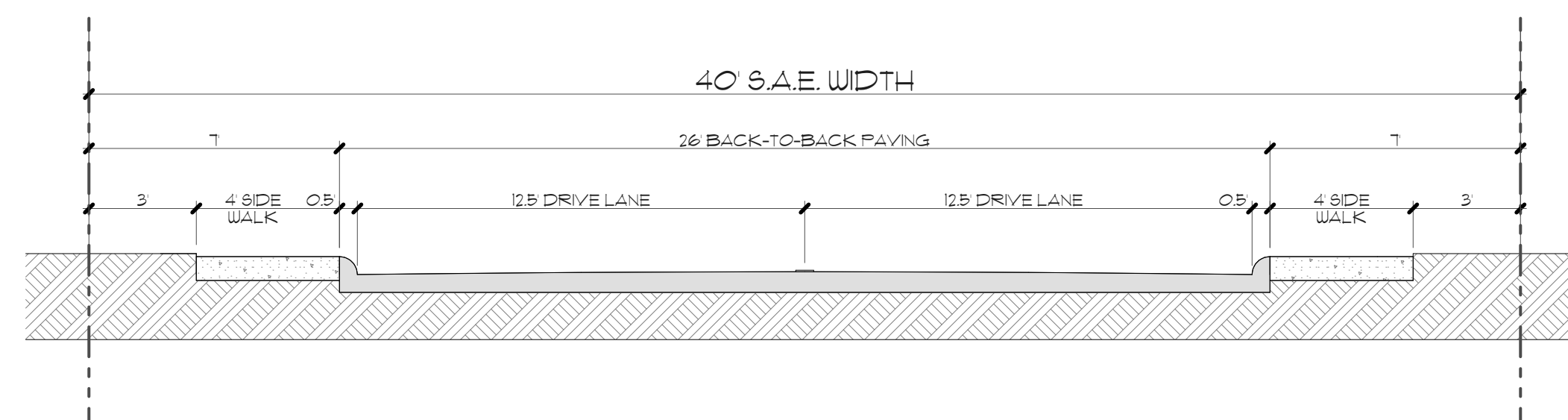
CURRENT ZONING - R-7.5(A)
 PROPOSED USE - SINGLE FAMILY
 LOT SIZE - 4.364 ACRES
 SINGLE FAMILY UNITS - 26 HOMES
 MIN. LOT SIZE - 4,750 SF
 MAX. BLDG. HEIGHT - 36 FT
 MAX LOT COV. - 70%

MINIMUM SETBACKS-

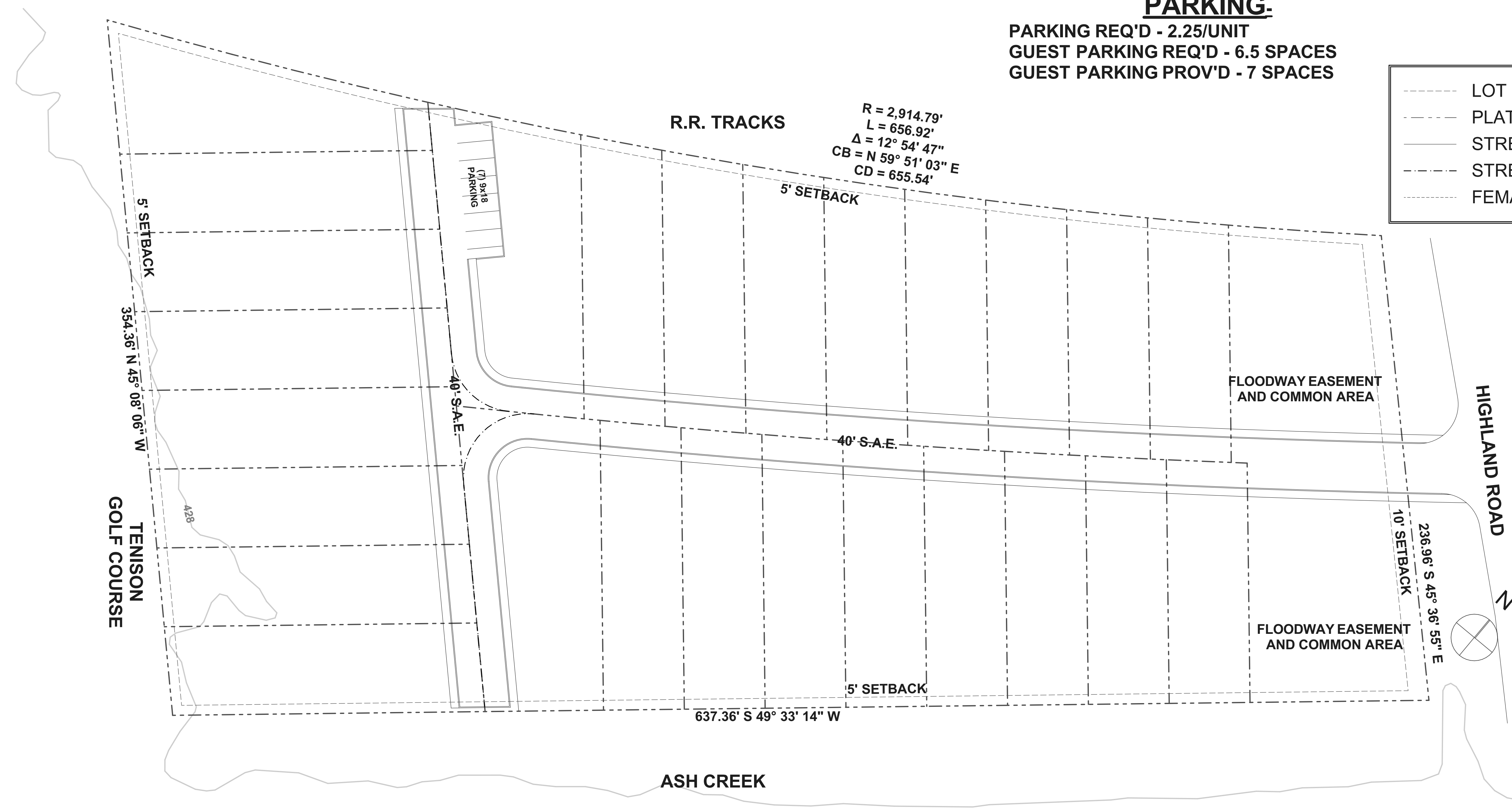
FRONT SETBACK:HIGHLAND RD - 10'
 SIDE SETBACK - 5'
 REAR SETBACK - 5'

PARKING-

PARKING REQ'D - 2.25/UNIT
 GUEST PARKING REQ'D - 6.5 SPACES
 GUEST PARKING PROV'D - 7 SPACES



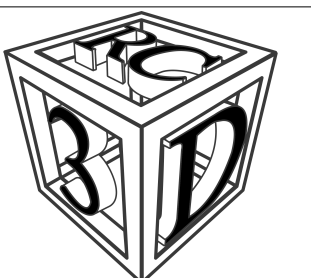
2 TYP. STREET SECTION
 SCALE: 1/4" = 1'-0"



- LOT SETBACK
- PLAT LINES
- STREET & CURB
- STREET C.L.
- FEMA FLOOD BOUNDARY

1 ZONING EXHIBIT
 SCALE: 1" = 30'

REVISIONS



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HIGHLAND GROVE

32.805500, -96.718476

ZONING EXHIBIT

DATE	02/25/2021
SCALE	REF. DRAWING
DRAWN	SD DD CD RPN XXX XXX
JOB	XX-XXX
SHEET #	