



SITE DATA:  
 EXISTING ZONING - R2  
 REQUIRED MINIMUM LOT SIZE  
 Single Family - 5,000 sf  
 Two-Family 6,000 sf  
 Other: 1 du/3,000 sf  
 MIN LOT SIZE PROVIDED 3,000 SF  
 Maximum Lot Coverage - 50%  
 MIN LOT WIDTH  
 SINGLE FAMILY - 50 FT  
 TWO-FAMILY - 50 FT OR 1 DU/30 FT  
 Density  
 Single Family - 1du/5,000 sf  
 Two Family - 1 du/3,000 sf  
 Setbacks  
 Front - 25 ft (Provided 20 ft)  
 Rear - 10 ft ( provided 10 ft)  
 Interior Side - (provided 5 ft)  
 Corner Side - 15 ft (provided 10 ft)  
 MINIMUM LOT WIDTH PROVIDED 66"  
 MINIMUM LOT DEPTH PROVIDED 64'  
 MINIMUM LOT AREA PROVIDED 4,224 SF (0.097 AC)  
 ACCESS ROAD - 20 FT PAVEMENT WIDTH  
 ACCESS DRIVE - 15 FT PAVEMENT WIDTH  
 TOTAL PARCEL AREA - 5 ACRES  
 TOTAL NUMBER OF DUPLEXES - 14 (28 UNITS)  
 TOTAL NUMBER OF SINGLE UNITS - 4  
 TOTAL NUMBER OF UNITS = 32  
 UNITS PER ACRE = 6.4 UNITS/AC

ACCESS DRIVE

CONCRETE SIDEWALK

2 - 10 X 20  
 PARKING SPACES TYP.

REVISED	BY

SW 50TH AND SANTA FE  
 OKLAHOMA CITY, OK  
 SINGLE FAMILY  
 CONCEPTUAL SITE PLAN 1

MICHAEL STALZER, PE  
 CONSULTING CIVIL ENGINEER  
 1658 W. RIVERSIDE STREET  
 SPRINGFIELD, MO 65807  
 (PHONE) 417-860-9897

DESIGNED MES
DETAILED MES
DATE 07-11-2022
JOB NO. 2022-006
SCALE AS SHOWN
SHEET