

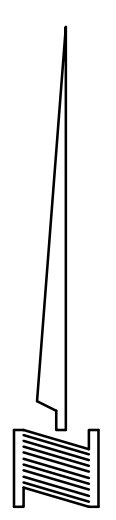


- ZONING: LOT SIZE 74'S - TYPE 1
 TYPICAL LOT SIZE = 74'x140'
 TYPICAL PAD SIZE = 60'x95' (*90' DEPTH ALLOWED)
 (INCLUDES 5' GARAGE OVERHANG)
 FRONT YARD = 25' (GARAGE SETBACK = 26', J-SWING GARAGE SETBACK = 20')
 SIDE YARD = 7', 15' STREET
 REAR YARD = 25'
 MIN LOT AREA = 9,000 S.F.
 MIN LOT WIDTH = 70' (65' CULS/EYEBROW; 35' ROW)
 MIN LOT DEPTH = 115'

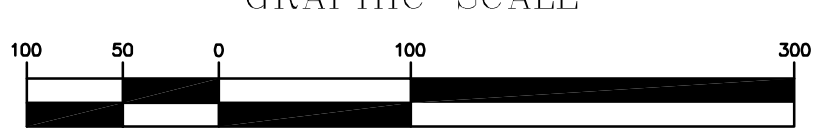
- ZONING: LOT SIZE 60'S - TYPE 2
 TYPICAL LOT SIZE = 60'x130'
 TYPICAL PAD SIZE = 50'x85' (80' MIN)
 FRONT YARD = 20' (GARAGE SETBACK = 25'; J-SWING GARAGE SETBACK = 20')
 SIDE YARD = 5', 15' STREET
 REAR YARD = 20'
 MIN LOT AREA = 7,500 S.F.
 MIN LOT WIDTH = 60' (55' CULS/EYEBROW; 35' ROW)
 MIN LOT DEPTH = 110'

- LOT COUNT SUMMARY
- 19 ~ 60'x95' PAD LOTS (1 SPECIAL FIT)
- 122 ~ 50'x85' PAD LOTS (1 SPECIAL FIT)
- 11 ~ 60'x85' PAD LOTS (2 SPECIAL FIT)

152 LOTS TOTAL ~ SOUTH TRACT
 PHASE THREE = 46.409 ACRES



GRAPHIC SCALE



SOUTH TRACT PAD MAP

CAMBRIDGE CROSSING PHASE THREE

CITY OF CELINA
 COLLIN COUNTY, TEXAS
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
NWR	NWR	CWH	04/22/2021	1" = 100'	14037-03	1 / 1