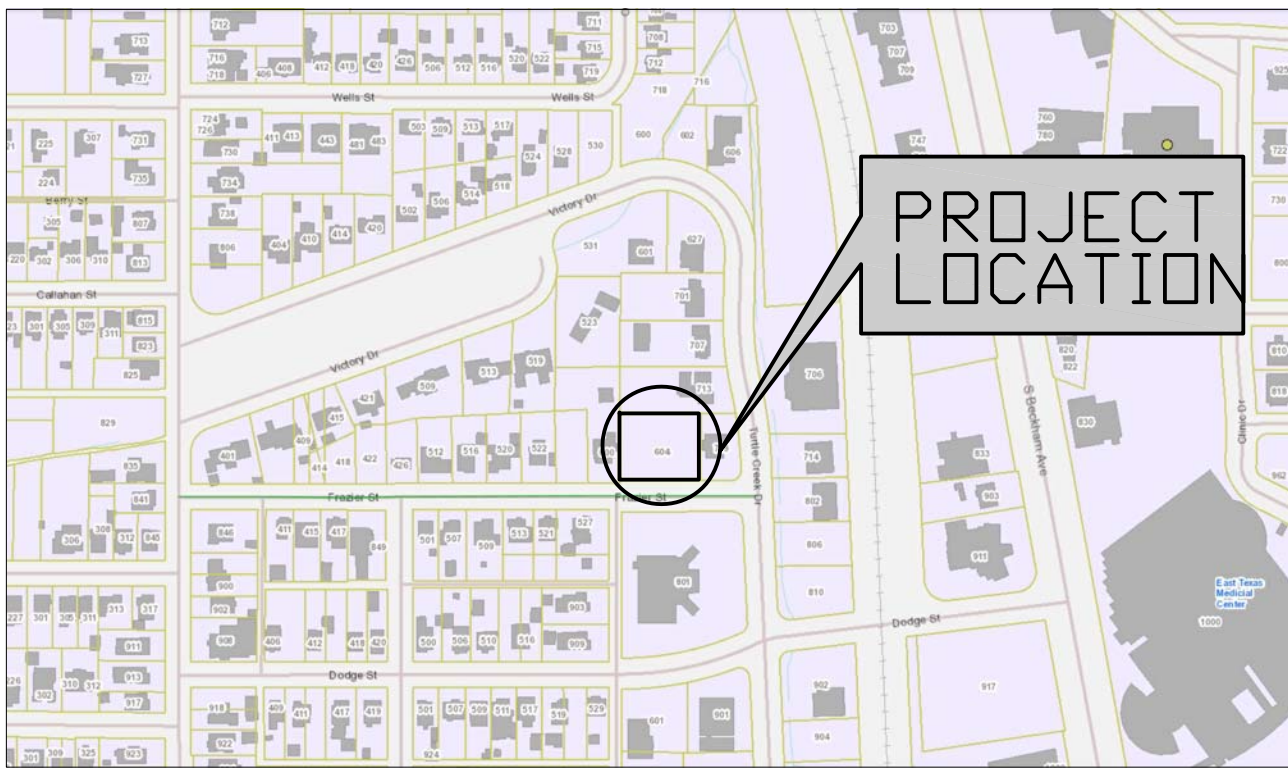
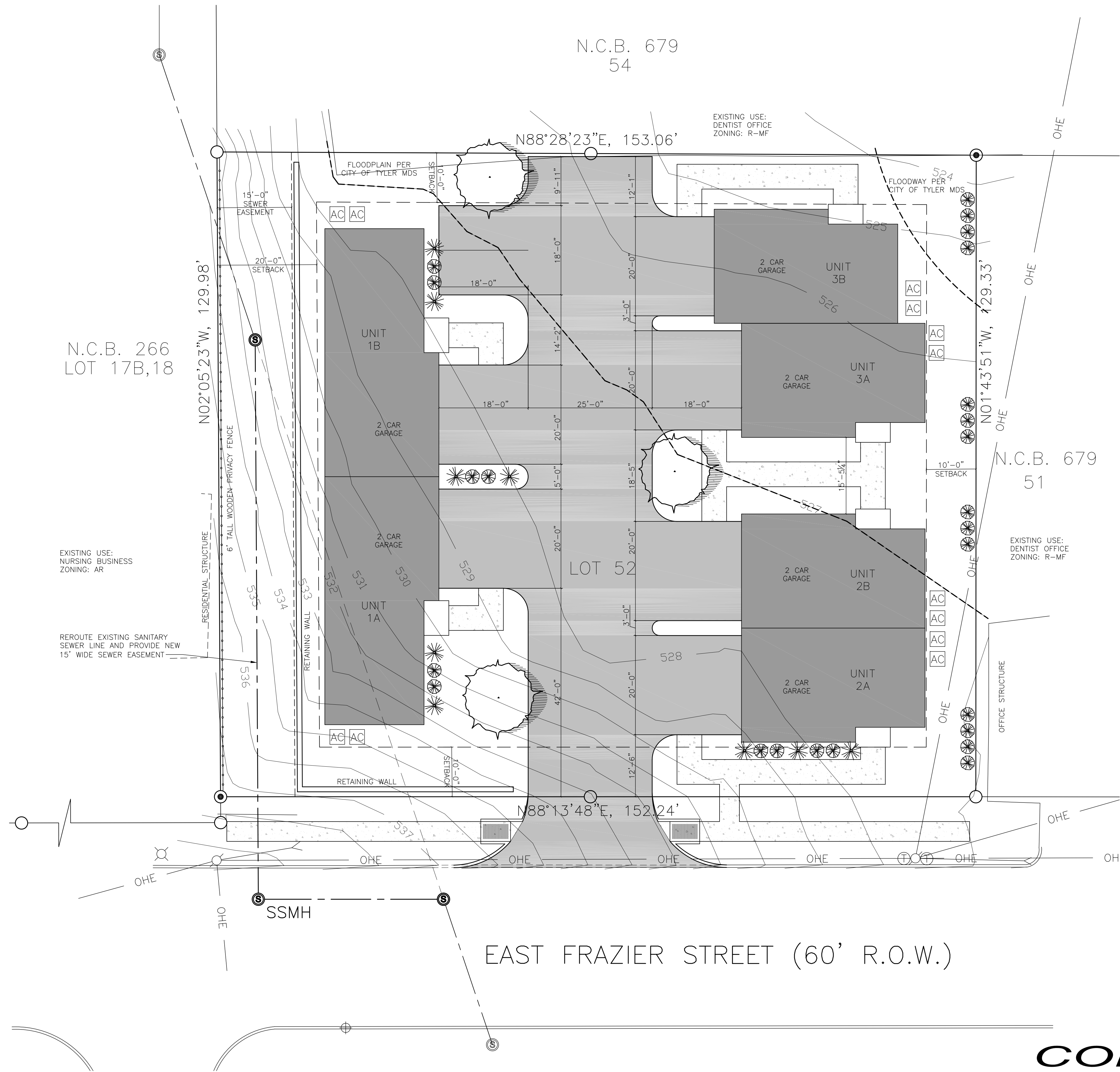




D. PROJECT LOCATION

SITE DATA			
OWNER:			
AEGIS LTD PARTNERSHIP			
15406 COUNTY ROAD 178			
954.675.7876			
DEVELOPER:			
CATON PROPERTY GROUP			
2931 ELKTON TR., TYLER, TX 75703			
SHERRI@THECATONGROUP.COM			
903.530.6981			
ARCHITECT:			
SC ARCHITECTURE, LTD.			
2931 ELKTON TR., TYLER, TX 75703			
MAX@SCARCHITECTURETX.COM			
903.630.7330			
CURRENT LAND USE:	VACANT		
PROPOSED LAND USE:	PLANNED MULTI-FAMILY		
CURRENT ZONING:	PLANNED MULTI-FAMILY (P-MF)		
PROPOSED ZONING:	PLANNED MULTI-FAMILY (P-MF)		
PHYSICAL ADDRESS:	604 FRAZIER ST.		
PLATTING:	LOT 52 BLOCK 679		
ACREAGE:	0.47 ACRES (20,473sf)		
UNIT DIMENSIONS:	23'x50' (UNIT 1) 23'x37' (UNITS 2&3)		
NO. OF UNITS:	TWO (2) UNITS PER BUILDING		
NO. OF STORIES:	THREE (3) STORIES (MAX HT. 42' PER UDC)		
NO. OF BUILDINGS:	THREE (3) DUPLEXES		
DENSITY:	6 UNITS/0.47 ACRES (12 UNITS/ACRE)		
BUILDING FOOTPRINT:	2,150sf (UNIT 1), 1,618 (UNITS 2&3)		
TOTAL BUILDING FOOTPRINT:	5,368sf		
TOTAL PARKING/DRIVES:	5,648sf		
USABLE OPEN SPACE:	9,439sf (46%)		
SETBACKS:	FRONT - 10 FT REAR - 10 FT SIDE (EAST) - 10 FT SIDE (WEST) - 20 FT		
BUILDING SEPARATION:	15 FT (MIN.)		
SIGNAGE:	DEVELOPMENT SIGNAGE WILL COMPLY WITH THE CITY OF TYLER UDC SIGN CHART SECTION 10-409 INCLUDING NUMBER, SIZE AND LOCATION.		
LANDSCAPE/BUFFERYARD:	LANDSCAPING TO MEET OR EXCEED MINIMUM REQUIREMENTS PER THE CITY OF TYLER UDC. NO BUFFERYARDS ARE REQUIRED PER UDC.		
FENCING:	6" TALL WOODEN PRIVACY FENCE ALONG THE WEST PROPERTY LINE OF THE LOT.		
TRASH SERVICE:	CITY OF TYLER; ROLL-OFF CANS		
PARKING (TWO-FAMILY DWELLING):			
BUILDING (DUPLEX)	BEDROOMS	PARKING REQ'D	PARKING PROVIDED
UNIT 1A	4	2/DU	2 (GARAGE); 2 (DRIVEWAY)
UNIT 1B	4	2/DU	2 (GARAGE); 2 (DRIVEWAY)
UNIT 2A	3	2/DU	2 (GARAGE); 2 (DRIVEWAY)
UNIT 2B	3	2/DU	2 (GARAGE); 2 (DRIVEWAY)
UNIT 3A	3	2/DU	2 (GARAGE); 2 (DRIVEWAY)
UNIT 3B	3	2/DU	2 (GARAGE); 2 (DRIVEWAY)
VISITORS			NOT REQUIRED
TOTAL PARKING REQ'D			12
TOTAL PARKING PROVIDED			24

NOT FOR CONSTRUCTION

E. SITE PLAN 1/8" = 1'-0"

A. SITE DATA

SHEET FILE NAME
R23-XXX

DRAWN BY
J.SLUCKER

CHECKED BY:
J.SLUCKER

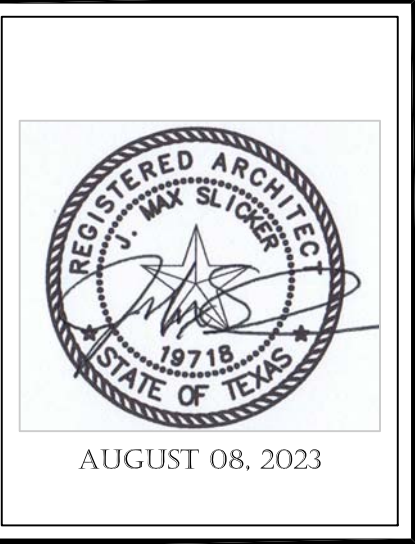
DATE
AUGUST 08, 2023

REVISIONS

PROFESSIONAL SEAL
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MEDICAL CENTER WEST SUBDIVISION
FRAZIER ST.
DUPLICES
604 FRAZIER ST. TYLER, TEXAS



**LOT -52-
BLOCK 679**

**SHEET
A3**