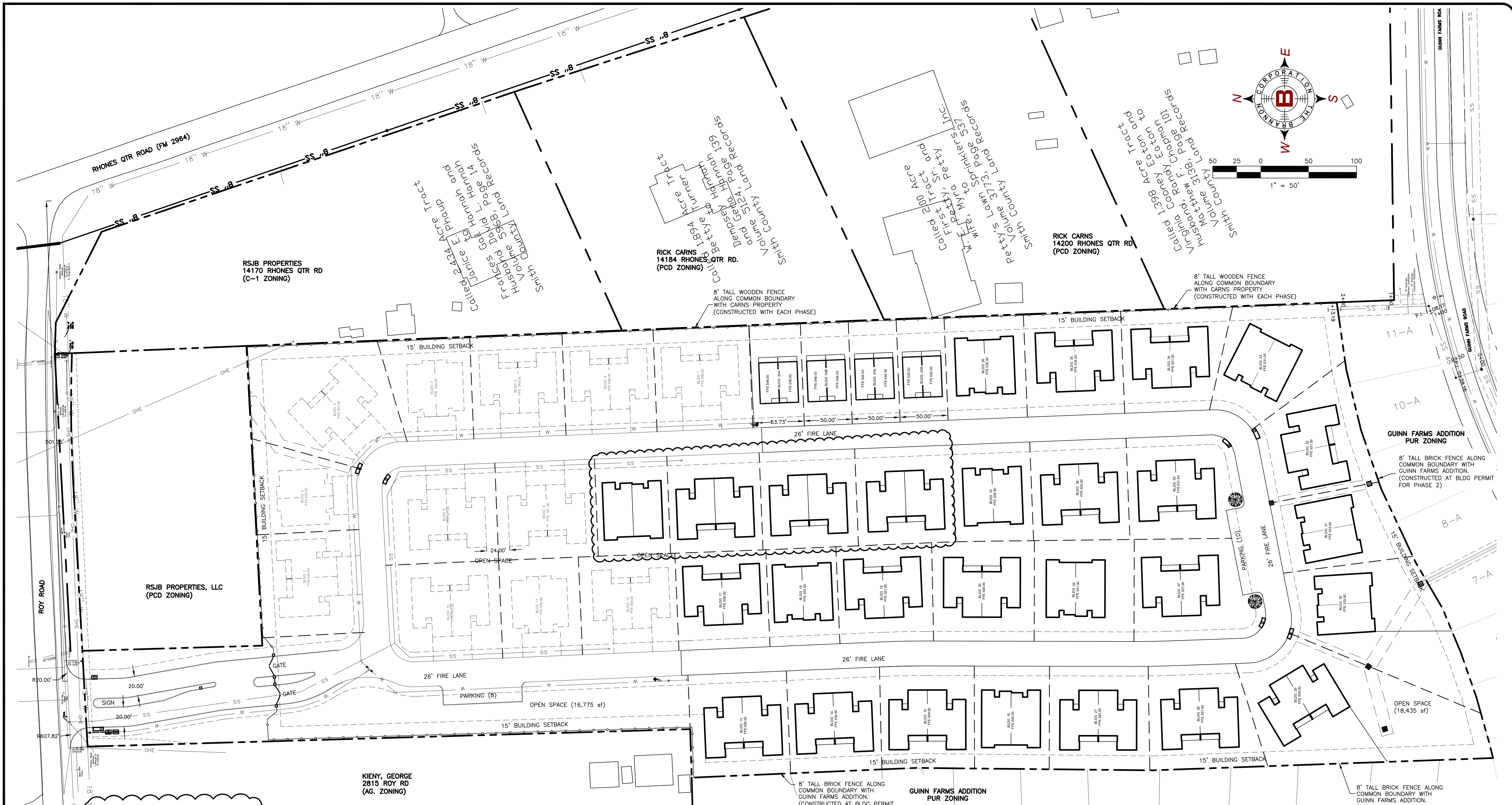




LANDSCAPING CALCULATIONS	
TOTAL ACREAGE OF LOT	= 12.47 AC (543,193 sf)
LANDSCAPING AREA REQUIRED (300 sf/Unit)	= 25,800 sf
OPEN SPACE PROVIDED	= 35,210 sf

PLAN INFORMATION	
PARKING:	4 SPACES/BLDG = 172 VISITOR SPACES = 18 TOTAL SPACES = 184 SPACES (NOT INCLUDING GARAGE SPACES)
LANDSCAPING:	PER CITY U.D.C.
SIGNAGE:	PER CITY U.D.C.
SETBACKS:	15' BLDG EXTERIOR SETBACKS, 10' BLDG SEPARATION (MIN.)
BLDG HEIGHT:	1 & 2 STORY
BEDROOM COUNT:	34 - TWO (2) BEDROOM UNITS (17 BLDGS.) 52 - THREE (3) BEDROOM UNITS (26 BLDGS.)
ENTRY:	GATED ENTRY/EXIT TO ROY ROAD
FENCING:	ALL BUILDINGS & EXTERIOR PROPERTY LINES SHALL BE FENCED WITH 6' HIGH WOOD FENCING; UNLESS SHOWN DIFFERENTLY ON P.M.F. SITE PLAN.
SITE LIGHTING:	SITE LIGHTING WILL BE DOWN LIGHTING ONLY.

SITE INFORMATION	
PROPERTY OWNER:	WJDS PROPERTIES, LLC
DEVELOPER:	DOUBLE STAR INVESTMENTS, LLC
PROPERTY ADDRESS:	2911 ROY RD.
ZONING (EXISTING):	PMF
ZONING (PROP.):	PMF (WITH SITE PLAN)
ENGINEER:	THE BRANNON CORP.
ACREAGE:	12.47 AC
USE:	43 DUPLEXES (86 UNITS)
DENSITY:	6.90 UNITS/AC
PHASING:	DEVELOPED IN 3 PHASES
WATER:	CITY OF TYLER - 1 MASTER METER
SEWER:	CITY OF TYLER - PRIVATE COLLECTION SYSTEM

OWNER/DEVELOPER:
NS MF PARTNERS - TYLER, LLC
311 S. OAK ST., SUITE 250
ROANOKE, TX 76262

ENGINEER:
THE CT BRANNON CORPORATION
1321 S. BROADWAY
TYLER, TX 75701

AMENDED PMF SITE PLAN

REV. DATE: AUG 29, 2023

DESIGNED BY: RAB
DATE: AUG 2017

1321 SOUTH BROADWAY
TYLER, TX 75701
(903) 597-2122

BRANNON CORP
CIVIL ENGINEERS

THE CT. BRANNON CORPORATION
1321 S. BROADWAY
TYLER, TX 75701
WWW.BRANNONCORP.COM

REVISIONS	REMARKS
NO.	DATE

ISSUED FOR:

PROJECT NO. 19142
SHEET NO. 1

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AMENDED P.M.F. SITE PLAN FOR VILLA ROSA DUPLEXES WJDS, LLC TYLER, TEXAS

19142-00-BM.DWG