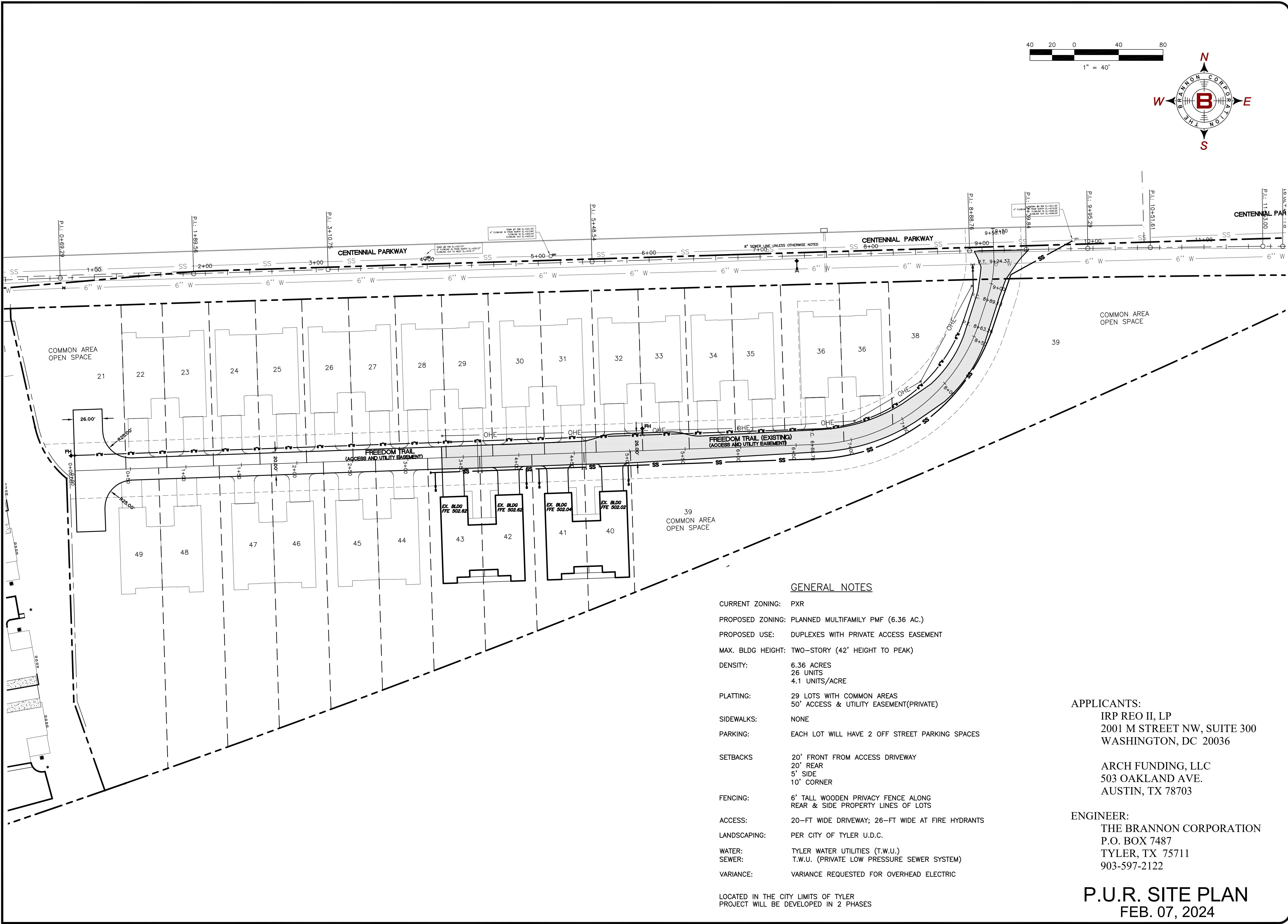




- GENERAL NOTES**
- CURRENT ZONING: PXR
- PROPOSED ZONING: PLANNED MULTIFAMILY PMF (6.36 AC.)
- PROPOSED USE: DUPLEXES WITH PRIVATE ACCESS EASEMENT
- MAX. BLDG HEIGHT: TWO-STORY (42' HEIGHT TO PEAK)
- DENSITY: 6.36 ACRES
26 UNITS
4.1 UNITS/ACRE
- PLATTING: 29 LOTS WITH COMMON AREAS
50' ACCESS & UTILITY EASEMENT(PRIVATE)
- SIDEWALKS: NONE
- PARKING: EACH LOT WILL HAVE 2 OFF STREET PARKING SPACES
- SETBACKS 20' FRONT FROM ACCESS DRIVEWAY
20' REAR
5' SIDE
10' CORNER
- FENCING: 6' TALL WOODEN PRIVACY FENCE ALONG
REAR & SIDE PROPERTY LINES OF LOTS
- ACCESS: 20-FT WIDE DRIVEWAY; 26-FT WIDE AT FIRE HYDRANTS
- LANDSCAPING: PER CITY OF TYLER U.D.C.
- WATER: TYLER WATER UTILITIES (T.W.U.)
- SEWER: T.W.U. (PRIVATE LOW PRESSURE SEWER SYSTEM)
- VARIANCE: VARIANCE REQUESTED FOR OVERHEAD ELECTRIC

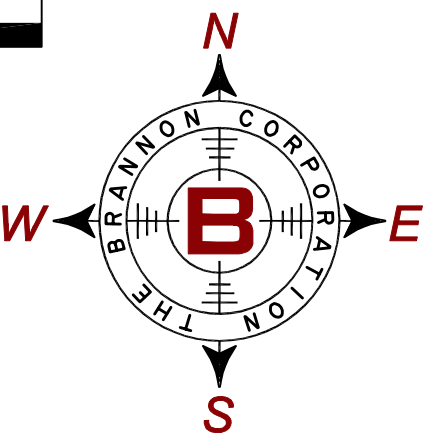
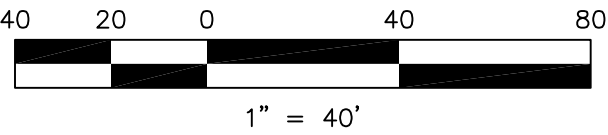
LOCATED IN THE CITY LIMITS OF TYLER
PROJECT WILL BE DEVELOPED IN 2 PHASES

APPLICANTS:
IRP REO II, LP
2001 M STREET NW, SUITE 300
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ARCH FUNDING, LLC
503 OAKLAND AVE.
AUSTIN, TX 78703

ENGINEER:
THE BRANNON CORPORATION
P.O. BOX 7487
TYLER, TX 75711
903-597-2122

P.U.R. SITE PLAN
FEB. 07, 2024



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DESIGNED BY: RAB

DATE: FEB. 2024

THE STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
ROBERT A. BREEDLOV
82593
02-07-24

1321 SOUTH BROADWAY
TYLER, TEXAS 75701
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BRANNON CORP
CIVIL ENGINEERS

THE C.T. BRANNON CORPORATION
TX FIRM REGISTRATION #F242
WWW.BRANNONCORP.COM

**PLANNED MULTIFAMILY (PMF) SITE PLAN
FOR
CENTENNIAL GARDEN HOMES**

TYLER, TEXAS

REVISIONS		REMARKS	
NO.	DATE		

ISSUED FOR:

PROJECT NO. xxxxx

SHEET NO. 1