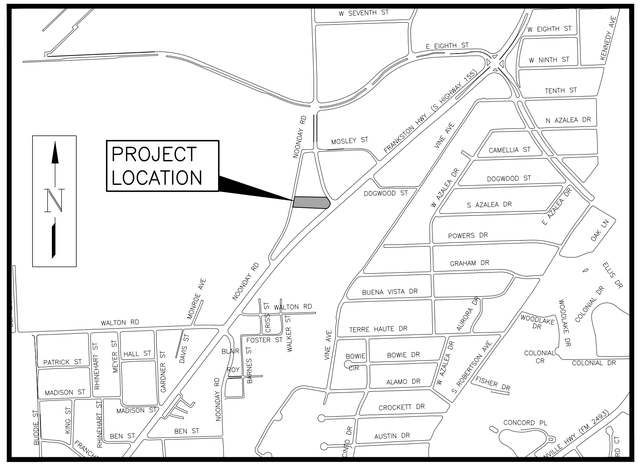

LOCATION MAP

PLAN INFORMATION

PARKING: 1 BEDROOM : 1.5 SPACES/UNITS X (2 UNITS) = 3 SPACES
2 BEDROOM : 2 SPACES/UNITS X (7 UNITS) = 14 SPACES
17 SPACES
5% +1 SPACE
18 REQUIRED
18 PROVIDED

LANDSCAPING: TYPE A(c) BUFFERYARDS

SCREENING: BUFFERYARDS PROVIDED

SIGNAGE: NONE SHOWN

PROPOSED USE OF PROJECT

TO PROVIDE PROPER ZONING FOR THE CONSTRUCTION OF THREE TRIPLEX UNITS FOR A TOTAL OF 9 INDIVIDUAL UNITS ON A 0.791 ACRE TRACT OF LAND.

LOT AREA

BEFORE PLATTING: 0.824 ACRES
AFTER PLATTING: 0.791 ACRES

SITE INFORMATION

PROPERTY OWNER: ED THOMPSON CONSTRUCTION LLC
PROPERTY ADDRESS: 2428 HUGHEY DRIVE; TYLER, TX 75762-2028
ZONING(EXISTING): R-1A
ZONING(PROPOSED): PMF
ENGINEER: THE C.T. BRANNON CORPORATION
ACREAGE OF PROJECT: 0.791 ACRES
DENSITY OF PROJECT: 11.379 UNITS/ACRE

20' 0 20' 40'
SCALE FEET
1"=20' HORIZONTAL

N W E S

RESIDENCE
CARPORT
LOT 10C
ZONING: R-1A
STORAGE BUILDINGS
LOT 10D
ZONING: R-1A
LOT 10E
ZONING: R-1A
610
612
614
616
618
620
OLD NOONDAY ROAD
FRANKSTON HWY.
2428 HUGHEY DRIVE
BUFFERYARDS
323.30' N 89° 27' 03" E
5.20'
15' BUILDING SETBACK LINE
PROPOSED DRIVE
LOT 10E
BLOCK 835
ZONING: R-1A
25.00' F.F.
56.69
25.50
26.00'
16.00'
16.00'
16.00'
47.01'
39.68'
24' BUILDING SETBACK LINE
NEW ROW LINE DEDICATION
64.61'
46.63'
16.00'
106.85' N 12° 53' 05" E
PROPOSED TRI-PLEX
GFA: 2743.5 SF
PROPOSED TRI-PLEX
GFA=2847.50 SF
PROPOSED TRI-PLEX
GFA=2743.5 SF
86.92'
15.00'
90.17'
15' BUILDING SETBACK LINE
15.00'
86.92'
16.00'
341.99' N 89° 36' 16" E
BUFFERYARDS
SAFETY EXIT FOR FIRE LANE ONLY
58.23'
15' BUILDING SETBACK LINE
39.41'
87.59' S 11° 37' 53" E
27.27'
29.74' S 50° 01' 25"
20.00'
EXIT ONLY
STORAGE BUILDING
RESIDENCE
LOT 15
ZONING: R-1A
LOT 14
ZONING: R-1A

ZONING SITE PLAN

DESIGNED BY: RSB
DATE: SEPTEMBER 2024
09.24.24
STATE OF TEXAS
REA S. BOUDREAUX
61976
REGISTERED PROFESSIONAL ENGINEER

THE C.T. BRANNON CORPORATION
TX FIRM REG. #F-242
BRANNONCORP.COM
1321 S. BROADWAY AVE. TYLER, TX 75701 (903) 597-2122
BRANNON ENGINEERING & CONSULTING
AQUATICS | CIVIL | AVIATION

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CONSTRUCTION PLANS
FOR
ED THOMPSON CONSTRUCTION
TRI-PLEXES
TYLER, SMITH COUNTY, TEXAS

NO.	DATE	REMARKS

ISSUED FOR:
PRELIMINARY FOR REVIEW ONLY

PROJECT NO. 24264
SHEET NO.
Ex A

24264-Z1-Site Plan.dwg