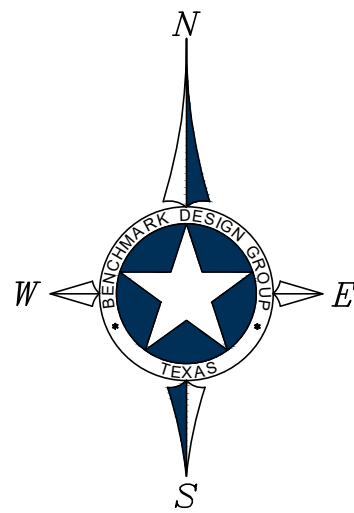


LEGEND

TEL PED □ EXISTING TELEPHONE PEDESTAL
C.O.O □ EXISTING CLEANOUT
WV □ EXISTING WATER VALVE
WM □ EXISTING WATER METER
MH □ EXISTING SAN. SEWER MANHOLE
PP □ EXISTING POWER POLE
FH □ EXISTING FIRE HYDRANT
— 535 — EXISTING 5' CONTOUR
— — — — — PROPERTY LINE

SITE PLAN PREPARED BY:
BENCHMARK DESIGN GROUP, LLC
RYAN DAVIS, PE
2301 THREE LAKES PARKWAY
TYLER, TEXAS 75703



GRAPHIC SCALE

0 100 200 300 FEET

Parcel Line Table

Line #	Length	Direction
L24	1420.44	N2° 02' 01.17"W
L23	821.16	N87° 57' 58.83"E
L22	1398.49	S1° 41' 31.62"E
L21	245.24	S1° 41' 31.62"E
L20	24.34	S65° 01' 10.67"W
L19	32.92	N79° 37' 18.42"W
L18	40.14	N48° 50' 36.23"W
L17	19.64	S69° 05' 42.97"W
L16	24.83	N88° 45' 21.45"W
L15	44.41	N64° 33' 43.65"W
L14	32.08	N66° 26' 49.20"W
L13	27.97	S63° 56' 52.84"W
L12	68.60	N50° 31' 08.32"W
L11	51.49	N61° 56' 25.39"W
L10	132.20	S87° 27' 09.68"W
L9	45.91	N62° 15' 56.80"W
L8	41.72	N88° 31' 57.88"W
L7	56.46	N77° 52' 19.74"W
L6	87.00	N36° 20' 31.08"W
L5	22.23	N81° 15' 46.26"W
L4	23.43	S64° 22' 55.32"W
L3	76.14	S40° 04' 44.26"W
L2	62.55	S34° 34' 33.47"W
L1	119.82	N24° 11' 21.33"W

SITE INFORMATION

PROPERTY OWNER:

GENECOV WEST MUD CREEK LLC.
1350 DOMINION PLAZA, TYLER, TEXAS 75703

MINDA PROPERTIES LLC

1350 DOMINION PLAZA, TYLER, TEXAS 75703

PROPERTY ADDRESS:

8751 PALUXY DRIVE TYLER, TEXAS, 75703
8721 PALUXY DRIVE TYLER, TEXAS, 75703

PROPOSED PROPERTY USE:

SINGLE-FAMILY DETACHED RESIDENTIAL HOUSING

ZONING (EXISTING): R-1A

ZONING (PROPOSED): PUR

DEVELOPER:

GENECOV WEST MUD CREEK LLC.
1350 DOMINION PLAZA, TYLER, TEXAS 75703

ACREAGE OF PROJECT:

TOTAL AREA = 28.79 AC.

FEMA SPECIAL FLOOD HAZARD AREAS SUBJECT
TO INUNDATION BY THE 1% ANNUAL CHANCE
FLOOD = 1.81 AC.

DEVELOPABLE ACREAGE = 26.98 AC.

DENSITY OF PROJECT:

1.48 UNITS/ACRE

SETBACKS:

FRONT: 25' REAR: 25'
SIDE INTERIOR: 7.5' SIDE CORNER: 12'

MINIMUM LOT AREA: 10,890 SF (0.250 AC.)

MAXIMUM HEIGHT: 42'

LEGAL DESCRIPTION:

PART OF TRACT 1,1,2 (PR 266.374AC/ SEE TR A-819 TR 15)
PART OF TRACT 15C ABST A0819 J RATCLIFF

PLAN INFORMATION

PARKING REQUIRED = 74
SINGLE FAMILY DWELLING (2 SPACES * 40 UNITS) = 80

PARKING PROVIDED = 160
GARAGE PARKING = 80
DRIVEWAY PARKING = 80

LANDSCAPING:
MINIMUM OF ONE TREE PER RESIDENTIAL LOT

SCREENING:
SCREENING FOR SUBDIVISION WILL BE IN ACCORDANCE
WITH SEC. 10-343 OF THE UDC.

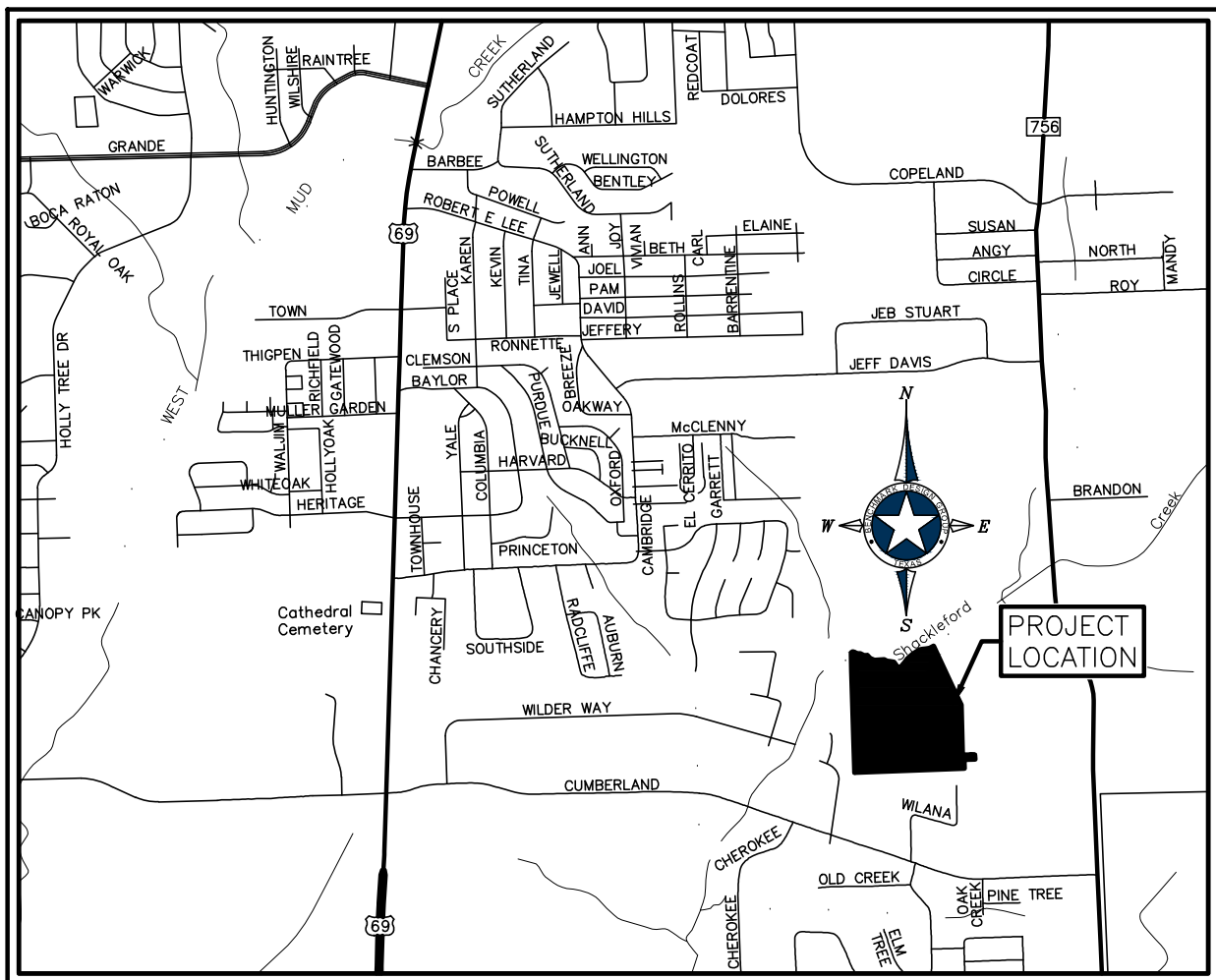
SIGNAGE:
DEVELOPMENT SIGNAGE (PER UDC SIGN CHART
SECTION 10-409) WILL COMPLY WITH TYLER UDC.
NUMBER AND LOCATIONS DETERMINED BY TYLER UDC.

DEVELOPMENT:
CONSTRUCTION OF SUBDIVISION WILL OCCUR ONE PHASES.

SIDEWALKS:
SIDEWALKS WILL COMPLY WITH SECTION 10-230 OF THE
UDC. ALL PROPOSED STREET WITH HAVE SIDEWALKS
CONSTRUCTED AT THE TIME OF THE HOME CONSTRUCTION.
SIDEWALKS ADJACENT TO COMMON AREAS AND/OR
GREENBELTS ARE TO BE CONSTRUCTED BY THE DEVELOPER
AT THE TIME OF THE STREET CONSTRUCTION.

VICINITY MAP

N.T.S.



PATINA POINT - UNIT 1
8751 PALUXY DRIVE TYLER, TEXAS

PD SITE PLAN

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS

DRAWN BY: AES

CHECKED BY: ELS

DATE: JANUARY 2025

JOB NO: 2023.018

SHEET NO.

PD-1