



LEGEND

PROPOSED PLAT LINE

EASEMENT

CENTER OF CREEK

STM

STORM SEWER PIPE

6" CONCRETE PAVEMENT

4" CONCRETE SIDEWALK

LANDSCAPE BED

SITE INFORMATION TABLE

LOT SIZE: 53,371.45 SF
LAND USE: OFFICE USE
PARKING REQUIRED (1 SPACE / 375 SF): 16 SPACES
PARKING PROVIDED: 23 SPACES
ACCESSIBLE PARKING REQUIRED: 2 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES

PROPERTY OWNER: NORTHERN SPRUCE LLC.
PROPERTY ADDRESS: 2801 & 2835 S. BROADWAY AVE.
CURRENT ZONING: POD (PLANNED OFFICE DISTRICT)
PROPOSED ZONING: POD (PLANNED OFFICE DISTRICT)
DEVELOPER: WILLIAM SPENCER, 601 CHASE DRIVE, SUITE B

MAX. BUILDING HEIGHT: 42'
MAX. BUILDING HEIGHT (STORIES): 2
ADJACENT TO RESIDENTIAL DISTRICTS: YES
FRONT YARD SETBACK: 10'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
R-1A BUFFER YARD: 25' TYPE B BUFFER YARD

NOTES:
LANDSCAPING FOR THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE UNIFIED DEVELOPMENT CODE (UDC) REQUIREMENTS.

TYPE B BUFFER YARD SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE VI, DIVISION B – BUFFERYARDS. THE BUFFER YARD SHALL CONSIST OF A 25-FOOT-WIDE PLANTING AREA WITH AN AVERAGE OF ONE (1) TREE WITH A MINIMUM 6-INCH DBH AT MATURITY PER FIFTY (50) LINEAR FEET, WITH TREE SPACING NOT TO EXCEED THIRTY-FIVE (35) FEET. AT THE TERMINI (ENDS) OF THE BUFFER YARD, TREES SHALL BE INSTALLED AT TEN (10) FOOT INTERVALS TO PROVIDE A MORE DENSE PLANTING.

SCREENING FOR THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE UNIFIED DEVELOPMENT CODE (UDC) REQUIREMENTS.

ALL SIGNAGE SHALL BE IN ACCORDANCE WITH APPLICABLE RPO STANDARDS.

BUILDING FOOTPRINT, ORIENTATION, AND MINOR DIMENSIONS SHOWN ARE SUBJECT TO ADJUSTMENT WITH FINAL ARCHITECTURAL PLANS. ALL SITE IMPROVEMENTS SHALL BE COORDINATED WITH THE FINAL APPROVED ARCHITECTURAL DRAWINGS.

NOTE: THE BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, BENCHMARKS AND LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, TREES AND IMPROVEMENTS WERE PROVIDED BY THOMPSON & ASSOCIATES, INC.

PROJECT HORIZONTAL & VERTICAL CONTROL POINTS

CP # 1:	A 1/2" Iron Rod Set with Yellow Cap Stamped "T&A Control Point" X = 2,956,776.15; Y = 6,812,713.58; ELEVATION = 556.61 feet.
CP # 2:	A 1/2" Iron Rod Set with Yellow Cap Stamped "T&A Control Point" X = 2,956,653.64; Y = 6,814,202.55; ELEVATION = 546.60 feet.
CP # 7:	A 1/2" Iron Rod Set with Yellow Cap Stamped "T&A Control Point" X = 2,956,232.86; Y = 6,813,738.92; ELEVATION = 521.68 feet.
CP # 8:	A 1/2" Iron Rod Set with Yellow Cap Stamped "T&A Control Point" X = 2,956,263.06; Y = 6,813,585.24; ELEVATION = 521.51 feet.
CP # 13:	A PK Nail Set Near the Center Line of South Broadway Ave. X = 2,956,700.17; Y = 6,813,895.98; ELEVATION = 537.64 feet.
CP # 14:	A PK Nail Set Near the Center Line of South Broadway Ave. X = 2,956,710.64; Y = 6,813,501.19; ELEVATION = 541.79 feet.

2835 BROADWAY AVE.
TYLER, TX

Drawn: SPF
Checked: WHS

Revision History

Job Number: 19-014
Date: 2/13/2026