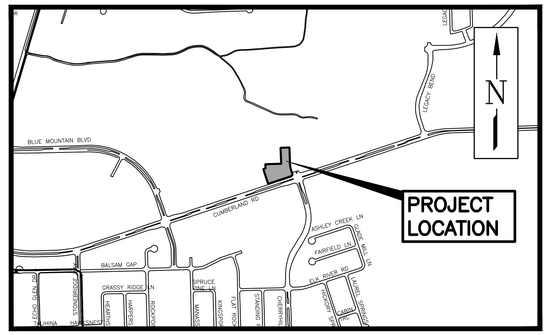


LOCATION MAP

AG ZONING

C-1 ZONING

C-1 ZONING

PCD ZONING
(EXISTING CEMETERY)

PROPERTY LINE

10.00' SETBACK

FUTURE BUILDING
9,090 SQ. FT

178.86'

51.00'

CHERRYHILL DRIVE

98.45' (VARIES)
UNDISTURBED AREA

Texas Power & Light Company
100' Wide Wide
Easement & Right of Way
Vol. 671, Pg. 229
D.R.S.C.T.

City of Tyler
Permanent Construction Easement
Called 0.516 Acre
Doc. No. 2016010003722
O.P.R.S.C.T.

PROPOSED
BUILDING

18.00' (TYP.)

25.00' DRIVE

9.00' (TYP.)

15.00' DRIVE

15.00' SETBACK

16' Wide Utility Easement
Cab. "I", Slide 341X
P.R.S.C.T.

Stone Sign

Concrete Sidewalk

12" Water Line

W. CUMBERLAND ROAD

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

LANDSCAPE INFORMATION:

TOTAL LOT AREA = 92,553 SF

TOTAL LOT AREA MINUS UNDISTURBED AREA = 70,397 SF

TOTAL LANDSCAPING REQUIRED = 10,560 SF (MATCHING C-1 - 15%)

TOTAL LANDSCAPING PROVIDED = 12,165 SF

PARKING/USE INFORMATION:

PHASE 1: GENERAL OFFICE (1/375 SF)
REQUIRED: 12,033 SF / 375 = 32 SPACES
PROVIDED: 50 SPACES
ADA REQUIRED/PROVIDED: 2 SPACES

PHASE 2: GENERAL OFFICE (1/375 SF)
REQUIRED: 9,090 SF / 375 = 24 SPACES
PROVIDED: 11 SPACES
ADA REQUIRED/PROVIDED: 1 SPACE

TOTAL: ONE PROPERTY (NO PLAT CHANGE)
REQUIRED: 56 SPACES
PROVIDED: 61 SPACES

DIMENSIONAL STANDARDS INFORMATION:

* ALL DIMENSIONAL STANDARDS WILL BE COMPLIANT WITH C-1 STANDARDS ACCORDING TO TABLE 10-27 OF THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. O-2008-48.

- MINIMUM LOT AREA (SQUARE FEET): 7,000
- MINIMUM FRONTAGE (FEET): 70
- MINIMUM BUILDING SEPARATE (SAME LOT): 15
- MAXIMUM HEIGHT (FEET): 42
- MINIMUM HEIGHT (STORIES): 1
- MAXIMUM HEIGHT (STORIES): 2.5
- MINIMUM SETBACKS (FEET):
  - FRONT YARD SETBACK: 10
  - REAR YARD SETBACK: 10
  - SIDE YARD SETBACK, INTERIOR: 0
  - SIDE YARD SETBACK CORNER: 15
- MAXIMUM LOT COVERAGE (%): 60

ZONING SITE PLAN

DESIGNED BY: SFI
DATE: SEPTEMBER 16, 2026

STATE OF TEXAS
SAMUEL F. IVY
145767
LICENSED
PROFESSIONAL
ENGINEER

1321 S. BROADWAY AVE. TYLER, TX 75701 (903) 597-2122
THE C.T. BRANNON CORPORATION
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BRANNON ENGINEERING & CONSULTING
AQUATICS | CIVIL | AVIATION

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SITE PLAN
FOR
1463 W. CUMBERLAND ROAD
HAMMOND DEVELOPMENT & CONSTRUCTION, LLC.
TYLER, SMITH COUNTY, TEXAS

NO.	DATE	REVISIONS REMARKS

ISSUED FOR:
ZONING
SITE
PLAN

PROJECT NO.
26144

SHEET NO.
EX. 1.0

26144-Zoning Site Plan.dwg