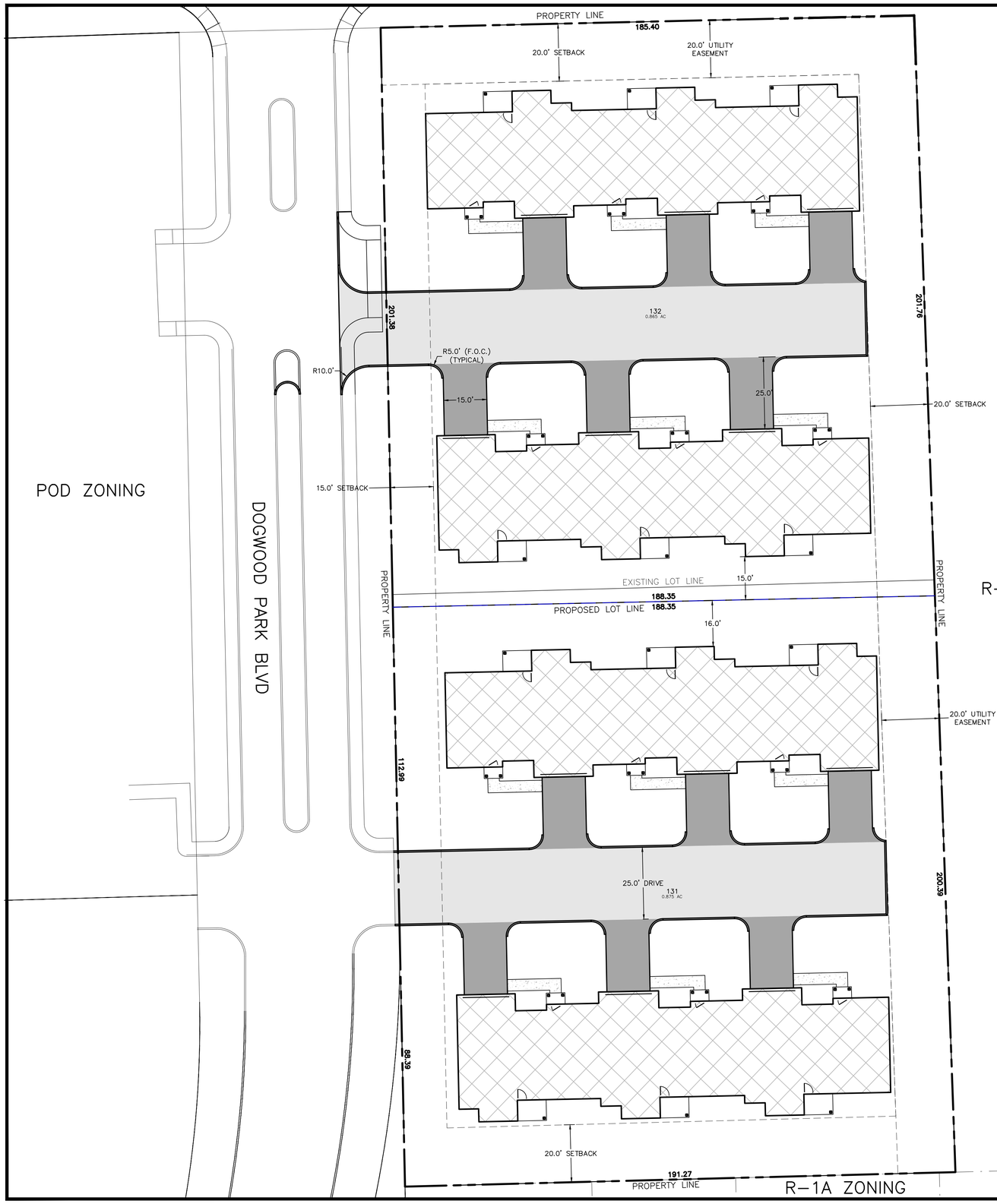
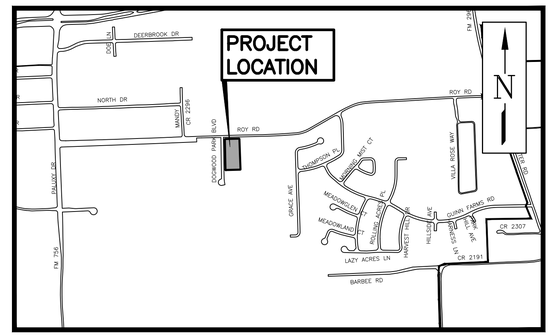



20' 0 20' 40'
SCALE FEET
1"=20' HORIZONTAL

N
W E
S




LOCATION MAP

## LANDSCAPE REQUIREMENT:

SEC. 10-305. TREE PLANTING STANDARDS AND SPECIFICATIONS
C. TREES IN RESIDENTIAL ZONES
PROPERTY ZONED RE, R-1A, R-1B, R-1C, R-1D, R-2, R-MH, PUR, AND PXR ARE REQUIRED TO PROVIDE MINIMUM ONE TREET PER RESIDENTIAL LOT PRIOR TO CERTIFICATE OF OCCUPANCY AND WILL BE SUBJECT TO ANY ADDITIONAL TREE REQUIREMENTS IN THE SUBDIVISION STANDARDS PROVIDED IN ARTICLE IV OF THIS CODE.

## PARKING/USE REQUIREMENT:

TABLE 10-360 OFF-STREET PARKING REQUIREMENTS
- HOUSEHOLD LIVING
  - MULTIFAMILY DWELLING = 2/ 2+ BR UNIT. ADDITIONAL 5 PERCENT OF TOTAL NUMBER OF REQUIRED SPACES FOR VISITOR USE.

PARKING PROVIDED: EACH UNIT HAS A TWO CAR GARAGE WITH TWO ADDITIONAL PARKING SPACES BETWEEN THE GARAGE AND THE PROPOSED DRIVE.

## DIMENSIONAL STANDARDS INFORMATION:

- MINIMUM LOT AREA (SQUARE FEET): 12,500
  - LOT AREA PROVIDED (SQUARE FEET): 37,679 AND 38,115
- MINIMUM STREET FRONTAGE (FEET): 25
  - STREET FRONTAGE PROVIDED (FEET): 201.38
- MINIMUM SETBACKS (FEET):
  - FRONT YARD SETBACK: 15
  - REAR YARD SETBACK: 20
  - SIDE YARD SETBACK, INTERIOR: 20
  - SIDE YARD SETBACK CORNER: 20
- MAXIMUM LOT COVERAGE (%): 50
  - LOT COVERAGE PROVIDED (%): ≈43.01
- MAXIMUM HEIGHT (FEET): 42
- BUILDING SEPARATION (FEET): 15
- MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: 12
  - NUMBER OF DWELLING UNITS PER ACRE REQUESTED: 7

# ZONING SITE PLAN

DESIGNED BY: SFI
DATE: SEPTEMBER 21, 2026

STATE OF TEXAS
SAMUEL F. IVY
145767
LICENSED PROFESSIONAL ENGINEER


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


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**SITE PLAN**
**FOR**
**LOTS 2-E AND 2-F, DOGWOOD PARK**
**HUNT CUSTOM HOMES, INC.**
**TYLER, SMITH COUNTY, TEXAS**

| NO. | DATE | REVISIONS REMARKS |
|---|---|---|

ISSUED FOR:
ZONING
SITE
PLAN

PROJECT NO.
25158

SHEET NO.
**EX. 1.0**

Preliminary Lot 2-E and 2-F Layout.dwg