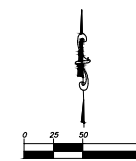


SITE DATA TABLE	
Existing Zoning:	R-1D
Proposed Zoning:	PMF
Proposed Land Use:	Multi-Family Residential
Lot Area:	14.64 Ac. / 637,718 SF (Gross)
Density:	24 Units/Ac. (Max)
	15.23 Units/Ac. (As-Shown)
Building Setbacks:	
Shiloh Road	50'
North	At Buffer Line Per Plan
East	50'
South	At Buffer Line Per Plan
West	At Buffer Line Per Plan
Unit Type:	No. Units:
1-Bedroom Unit	132
2-Bedroom Unit	84
3-Bedroom Unit	7
Total:	223
Parking Required:	No. Spaces:
1-Bedroom Unit (1.5 Spaces/Unit)	198
2-Bedroom Unit (2.0 Spaces/Unit)	168
3-Bedroom Unit (2.0 Spaces/Unit)	14
Add't 5% of Required:	19
Total Required:	399
Parking Provided:	402
Open Space Required: (15% of total lot area)	95,658 SF (2.19 Acres)
Open Space Provided:	360,785 SF (8.3 Acres)

NOTES

1. PARKING, OPEN SPACE, LANDSCAPING, SCREENING AND SIGNAGE WILL COMPLY WITH CITY OF TYLER UDC REQUIREMENTS AND STANDARD R-MF ZONING CLASSIFICATION REQUIREMENTS.
2. BUFFER YARDS TO BE INSTALLED PER UDC.
3. FIRE LANES TO WIDEN TO 26' AT HYDRANT LOCATIONS PER UDC.
4. BUILDING(S) DEVELOPED ON EAST SIDE OF THE CREEK SHALL BE MAXIMUM OF 2-STORY.



OWNER
IMAM MAHFUZ
9110 WATERVIEW PARKWAY
ROWLETT, TEXAS 75089
EMAIL: MAHFUZ.IMAM@GMAIL.COM

APPLICANT
TITUS LAND HOLDINGS
T. KYLE BRYANT
1940 FOUNTAIN VIEW DR. #3063
HOUSTON, TX 77057
EMAIL: KYLE@TITUSLANDHOLDINGS.COM

CONCEPT PLAN

MULTI-FAMILY DEVELOPMENT
PROPOSED P-MF ZONING

an addition to The City of Tyler in
Smith County, TX
223 Multi-Family Residential Units

Date Prepared: February 13, 2023

