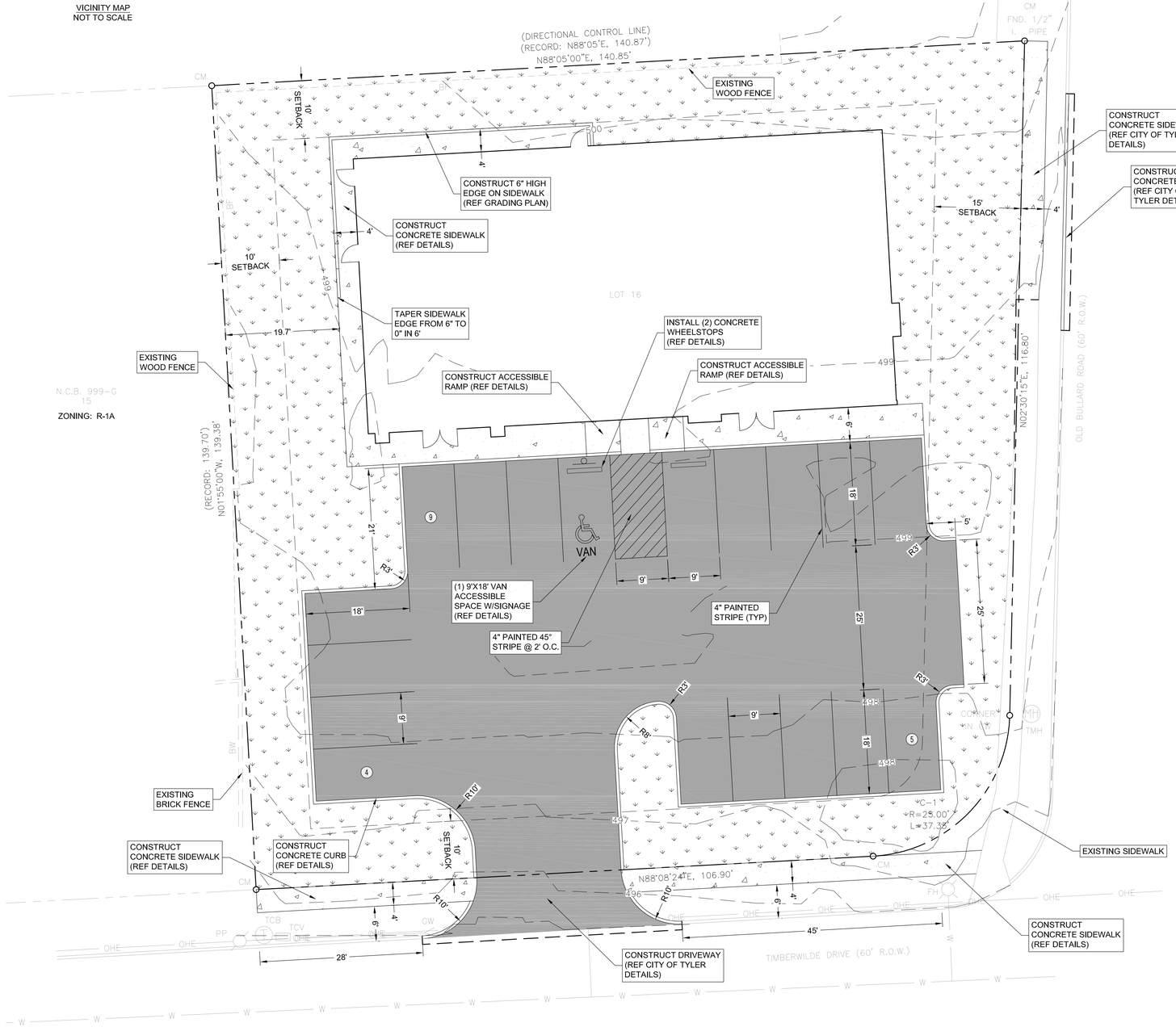
VICINITY MAP
NOT TO SCALE



LEGEND

- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREAS
- (#) PARKING COUNT

SITE INFORMATION

SITE ACREAGE:	0.43 AC
ZONING CLASSIFICATION:	PCD
BUILDING HEIGHT:	25'
REQUIRED PARKING:	14
OFFICE: 1 SPACE/375 SF SERVICE: 1 SPACE/300 SF	3 11
PROVIDED PARKING:	18
REQUIRED ADA PARKING:	1
PROVIDED ADA PARKING:	1
REQUIRED LANDSCAPE:	2,810 SF
PROVIDED LANDSCAPE:	6,840 SF

0 5' 10' 20'

REQUIRED BUFFERYARD: TYPE B
(NORTH & WEST SIDES OF PROPERTY)

A TYPE B BUFFERYARD MUST CONSIST OF ONE OF THE FOLLOWING:

A. 20-FOOT-WIDE PLANTING AREA WITH AN AVERAGE OF ONE TREE OF 6" DBH OR LARGER AT MATURITY PER 50 LINEAR FEET SPACED NO MORE THAN 35 FEET APART
B. A 15-FOOT-WIDE PLANTING AREA WITH AN AVERAGE OF ONE TREE OF 6" DBH OR LARGER AT MATURITY AND ONE SHRUB PER 35 LINEAR FEET
C. A 10-FOOT-WIDE PLANTING AREA WITH AN AVERAGE OF TWO TREES OF 6" DBH OR LARGER AT MATURITY AND TWO SHRUBS PER 35 LINEAR FEET.
D. A 10-FOOT-WIDE PLANNING AREA WITH AN AVERAGE OF ONE MEDIUM OR LARGE EVERGREEN TREE OF 6" DBH OR LARGER AT MATURITY FOR EACH 50 LINEAR FEET OF BUFFER YARD, SPACED NO MORE THAN 35 FEET APART TO PROVIDE ADDITIONAL SCREENING ABOVE A REQUIRED SOLID SIX-FOOT SCREENING WALL CONSTRUCTED OF BRICK, STONE, REINFORCED CONCRETE, OR OTHER SIMILAR TWO-SIDED MASONRY MATERIALS. WOOD (REDWOOD, CEDAR, OR OTHER PRESERVATIVE PRESSURE TREATED WOOD), MAY BE USED AS LONG AS A CONTINUOUS MASONRY WALL (ONE FOOT HEIGHT MINIMUM) ON A CONCRETE FOOTER IS INSTALLED. THE WOODEN PANELS MUST BE SEPARATED BY MASONRY COLUMNS SPACED NO FURTHER APART THAN 20 FEET.

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ALLSTATE & ICRYO
4719 OLD BULLARD RD
TYLER, TEXAS

Release/Revision:	Date:

Designed:	-
Drawn:	-
Checked:	-
AE Project No.:	23.122

Sheet Title:
SITE PLAN

Sheet No.:
C1.0

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FULL PATH: S:\Project Files\2023\23.122 - Old Bullard Office\01-Drawings\01-Current\C-Project Files\2023\23.122 - Old Bullard Office\01-Drawings\01-Current\C4.0 SITE PLAN
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PLOT TIME: 2:10:11 PM
PLOT DATE: Monday, October 09, 2023
PLOTTED BY: Maegan
FILENAME: C4.0 SITE PLAN.dwg