



LOT 28  
MB 9/375

~NOW OR FORMERLY~  
DAVID J MCKEITHAM  
DB 26683510

PROPOSED SCM

10' SIDE YARD

30' SETBACK

65' FUTURE R/W

12' SHARED USE PATH

8' PLANTING STRIP

~NOW OR FORMERLY~  
TTI NC LLC  
DB 33378495  
MB 67717  
PID 16704246  
ZONING: CC  
USE: COMMERCIAL

LEATHERMAN GOLF  
LEARNING CENTER LLC  
PID 16708101  
ZONING: B-2(CD)  
USE: COMMERCIAL

ALSON COURT INC  
PID 16708103  
ZONING: B-2(CD)  
USE: VACANT

*Changes to the development standards as part of this rezoning are limited to the **italicized bubbled text** on the site plan.*

*Please note: The Unified Development Ordinance adopted in 2023 does **not** apply to this amendment.*

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- LOT 1  
MB 9/375
- ~NOW OR FORMERLY~  
ROSA ALVAREZ  
DB 28608747  
ZONING: N1-B  
USE: SINGLE FAMILY RESIDENTIAL
- POTENTIAL TREE  
SAVE AREA  
±0.40 AC
- TOP OF BANK
- 10' SANITARY  
SEWER EASEMENT
- POTENTIAL TREE SA
- 12' SHARED USE PATH  
8' PLANTING STRIP
- EXISTING
- ~PEDESTRIAN  
PROPOSED  
BETWEEN C  
PROPOSED  
SHARED-US
- PROPOSED 8' PLANTING STRIP  
PATH MAY BE ADJUSTED DUE TO  
CULVERTS, AND OTHER CONST  
TO BE COORDINATED WITH CD  
PERMITTING. REFER TO TRANS

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- LOT 27  
MB 11/31  
~NOW OR FORMERLY-  
PHILLIP TRAN THAM  
DB 216591127  
ZONING: N1-B  
USE: SINGLE FAMILY RESIDENTIAL
- LOT 28  
MB 11/31  
~NOW OR FORMERLY-  
BETTY & GARRELL MCGILL  
DB 10142/645  
ZONING: N1-B  
USE: SINGLE FAMILY RESIDENTIAL
- LOT 29 &  
PORTION OF LOT 30  
MB 11/31  
~NOW OR FORMERLY-  
HOME SFR BORROWER IV LLC  
DB 32322/438  
ZONING: N1-B  
USE: SINGLE FAMILY RESIDENTIAL
- ZONING BOUNDARY
- PROPOSED COMPACTOR/RECYCLING ENCLOSURE
- 33' REDUCED CLASS 'C' BUFFER WITH FENCE OR WALL
- 50' REAR YARD
- PROPOSED BUILDING 1
- 30' SETBACK
- 12' SHARED USE PATH  
8' PLANTING STRIP
- 32' FUTURE R/W  
44' FUTURE BOC
- OUTDOOR AMENITY AREA
- 66' FUTURE R/W
- 12' SHARED USE PATH  
8' PLANTING STRIP
- 30' SETBACK FROM P
- PROPOSED BUILDING 2
- EXISTING TREE TO BE ABANDONED SEPARATELY
- W. TYVOLA ROAD  
PUBLIC CDDT R/W VARIES  
(DB 5194/288 & DB 5715/773)
- ROY PETERS  
PID 16708106  
ZONING: N1-B  
USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED 8' PLANTING STRIP AND 12' SHARED-USE PATH ALONG PROPERTY FRONTAGE ON WEST TYVOLA ROAD AS MEASURED FROM FUTURE BACK-OF-CURB
- ALL PARKING AREAS WILL BE SCREENED FROM PUBLIC R/W AND ADJACENT PROPERTIES IN ACCORDANCE WITH CHAPTER 12 OF THE ZONING ORDINANCE
- EXISTING TREE WITHIN LIMITS OF FUTURE R/W (TYP.) REMOVAL AND/OR MITIGATION OF EXISTING TREES TO BE DETERMINED IN PERMITTING PLAN SET.
- VEHICULAR ACCESS POINT. FULL MOVEMENT. FINAL LOCATION TO BE COORDINATED WITH CDDT DURING SITE PERMITTING. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- RESTRIPED MEDIAN TO PROVIDE AN EASTBOUND LEFT-TURN LANE WITH 100' STORAGE. TURN LANE SUBJECT TO CDDT APPROVAL
- EXISTING W. TYVOLA ROAD BACK-OF-CURB TO REMAIN
- SECTION, WAY (5' MINIMUM), UTILITY AND TYVOLA ROAD, Y.
- 2' SHARED-USE OGRAPHY, S: FINAL LOCATION DURING SITE ATION NOTE G.

- [illegible]

[illegible]