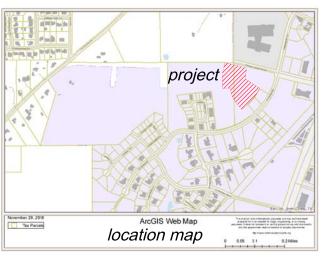


## Three Lakes Villas tyler, texas

## SITE INFORMATION:

**DEVELOPER:** Werner-Taylor Land & Development, L.P. 7266 Crosswater

Office: (903)592-8634 mike@crossingtyler.com



ACREAGE: 2.75± ACRES **CURRENT ZONING: C-1** PROPOSED ZONING: PUR

DENSITY: Total units - 12 (4.95 units/ac)

SETBACKS: Lots 11-16 Front 20' Rear - 15'

Sides - 5'

Lots 4-10 Front 20' Rear - 12'

Sides - 5'

Two Story / 42' Maximum HEIGHT: PARKING: Total Regd - 24 (2 sp per unit)

Provided - Driveways - 24

Garage - 24 Guest - 6

note: See final plat for property and lot dimensions. Sidewalks to be consistent with approved alternate sidewalk plan.

SIGNAGE: Development signage (per UDC Sign Chart Section 10-409) will comply with Tyler UDC. Number and locations determined by Tyler UDC.

LANDSCAPING / BUFFERYARDS: landscaping to meet or exceed minimum requirements per Tyler UDC. Bufferyards (if reqd) to be installed per UDC.

Fencing along Three Lakes to comply with UDC sight visibility requirements.

