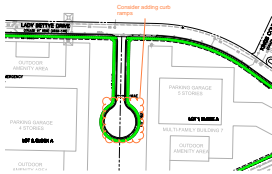


DATR CH PH 15 - 1st Markup Summary

C Presley (1)

Author: C Presley

Consider adding curb ramps



DRussell (18)

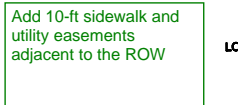
Author: DRussell

If these are drainage easements they can't be on residential lots



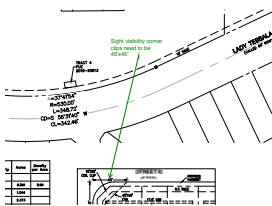
Author: DRussell

Add 10-ft sidewalk and utility easements adjacent to the ROW



Author: DRussell

Sight visibility corner clips need to be 45'x45'



Author: DRussell

Should be 21.2ft

CURVE	RADIUS	DELTA	Δ
C1	229.50'	30°00'	

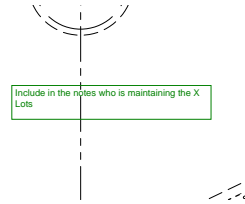
Should be 21.2ft

LINE	
L1	N
L2	E
L3	E



LEWISVILLE

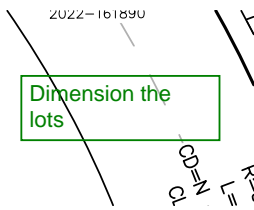
Deep Roots. Broad Wings. Bright Future.



Include in the notes who is maintaining the X Lots

Author: DRussell

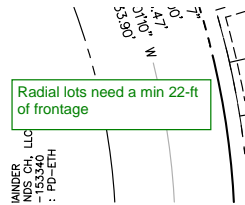
Include in the notes who is maintaining the X Lots



Dimension the lots

Author: DRussell

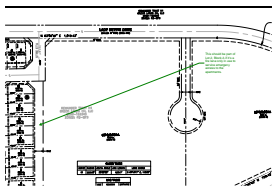
Dimension the lots



Radial lots need a min 22-ft of frontage

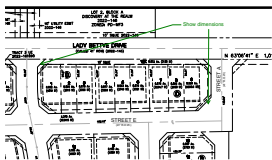
Author: DRussell

Radial lots need a min 22-ft of frontage



Author: DRussell

This should be part of Lot 2, Block A if it's a fire lane only in use to service emergency access to the apartments.



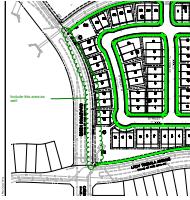
Author: DRussell

Show dimensions



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Author: DRussell

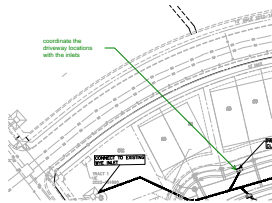
Include this area as well



Provide a typical street section with ROW and easements

Author: DRussell

Provide a typical street section with ROW and easements



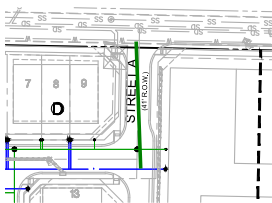
Author: DRussell

coordinate the driveway locations with the inlets

Include a second connection to the main

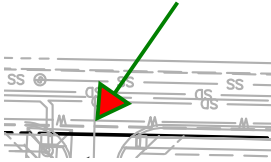
Author: DRussell

Include a second connection to the main



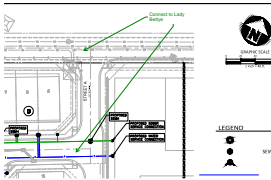
Author: DRussell

Author: DRussell



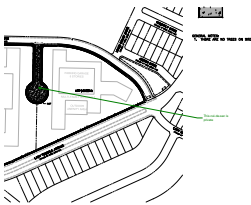
Author: DRussell

Connect to Lady Bettye



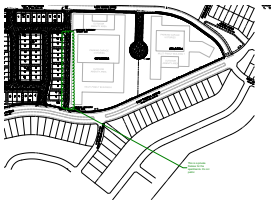
Author: DRussell

This cul-de-sac is private



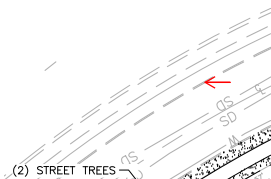
Author: DRussell

This is a private firelane for the apartments. It's not public



Eric D'Antonio (2)

Author: Eric D'Antonio





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Author: Eric D'Antonio

Non Native Species: Prefer Mexican sycamore, Southern Magnolia or Pecan

Non Native Species:
Prefer Mexican sycamore, Southern Magnolia or Pecan

Jon Beckham (20)



Author: Jon Beckham

Pending approval of the concept plan amendment

Pending approval of the concept plan amendment

Author: Jon Beckham

24-09-5-PP

NUMBER: BRL23003
NUMBER: 24- - -PP
SEPTEMBER, 2024

24-09-5-PP

Author: Jon Beckham

Min dwelling size of MF units

2000 SF	400	1,000 SF	3	10,000	1,000
			3	1,044	
			1	2,373	
			780	11,688	35.46
			871	21,996	

Min dwelling size of MF units

Author: Jon Beckham

Up to 10% of the MF units provided in any one project may be a minimum of 400 square feet but the average of 700 square feet for all units shall be maintained.

Up to 10% of the MF units provided in any one project may be a minimum of 400 square feet but the average of 700 square feet for all units shall be maintained.

40 '83.
of the 1,000
only, this property appears
does not imply that the
use. Do not increase.



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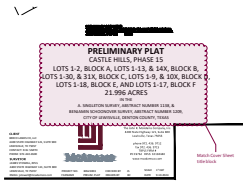
FROM A LAY/D	
STREET ROW	
MULTI FAMILY	
TOTAL	

Author: Jon Beckham

Lot Coverage: No more than 80%

MINIMUM LOT SIZE: 1700 SF
 MINIMUM DWELLING UNIT SIZE: **Lot Coverage: No more than 80%**

PARK DEDICATION STATEMENT:
 PARK DEVELOPMENT FEE:
 PARK DEDICATION FEE IN LIE OF DEDICATION:



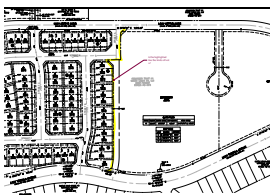
Author: Jon Beckham

Match Cover Sheet title block



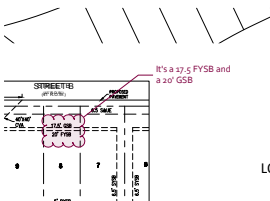
Author: Jon Beckham

Please note for the MF3 lots: South of Windhaven Drive no building shall exceed 45 feet or three stories in height, except that a building may be erected to a height of 80 feet or eight stories in height if set back from all required yard lines a distance of one foot for each two feet of additional height above 45 feet.



Author: Jon Beckham

Is the highlighted line the limits of Lot 2?



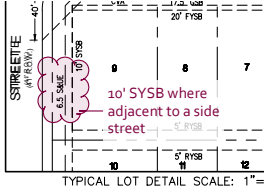
Author: Jon Beckham

It's a 17.5 FYSB and a 20' GSB



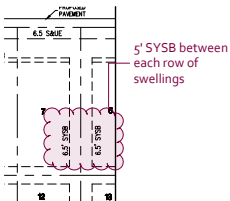
LEWISVILLE

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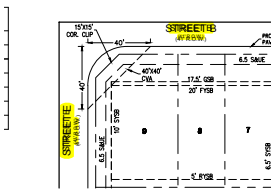
Author: Jon Beckham

10' SYSB where adjacent to a side street



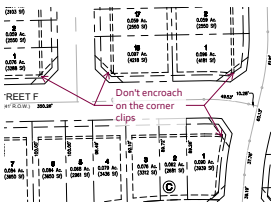
Author: Jon Beckham

5' SYSB between each row of swellings



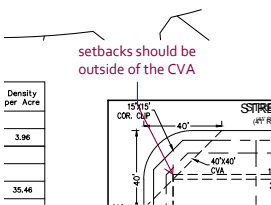
Author: Jon Beckham

ET E
(41' R.O.W.)
STREET B
(41' R.O.W.)
STREET E



Author: Jon Beckham

Don't encroach on the corner clips



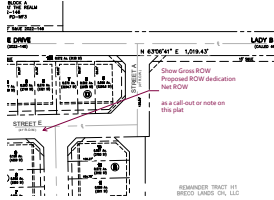
Author: Jon Beckham

setbacks should be outside of the CVA



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Author: Jon Beckham

Show Gross ROW
Proposed ROW dedication
Net ROW

as a call-out or note on this plat

MINIMUM LOT SIZE: 1700 SF
MINIMUM DWELLING UNIT SIZE:

PARK DEDICATION STATEMENT
PARK DEVELOPMENT FEE:
PARK DEDICATION
FEE IN LIE OF DEDICATION

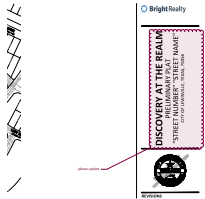
not required here

NOTES:

1. Bearings based on Texas Coordinate System, N
2. According to Community/Panel No. 4812CDS7
DATE MAP FOR PAVING FRONTY YARDS & IMPROVEMENTS

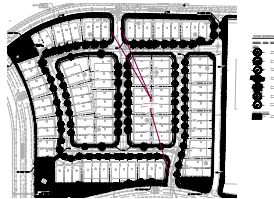
Author: Jon Beckham

not required here



Author: Jon Beckham

please update



Author: Jon Beckham

Can you add trees here?

3rpa

How many of each tree are you planting?

Author: Jon Beckham

How many of each tree are you planting?



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Author: Jon Beckham

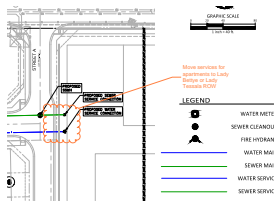
do you have preliminary landscape sheets for the other lots in the Preliminary Plat?

do you have preliminary landscape sheets for the other lots in the Preliminary Plat?

kchearon (2)

Author: kchearon

Move services for apartments to Lady Bettye or Lady Tessala ROW



Author: kchearon

Ensure meters and cleanouts are not in concrete/driveways.

Ensure meters and cleanouts are not in concrete/driveways.

SHEET 1 OF 2