

Lake Haven Village DEVELOPMENT STANDARDS

I. PROJECT LOCATION

Lake Haven Village consists of 3.211 acres of land located at the Northwest corner of the intersection of Lake Haven Drive and South Charles Street, and more generally described in Exhibit "1".

II. PURPOSE AND INTENT

A. Purpose:

1. The purpose of this district is: To create a planned residential community with a base of Townhouse Two (TH2) residential zoning.
 - a. To provide development and land use flexibility within the framework of a Planned Development zoning district.
2. The intent of this district is:
 - a. To develop a neighborhood that serves the needs of both future residence and the surrounding community, and to provide safe walkable streets.
3. The Development and Design Standards herein shall apply to the entire Lake Haven Village development unless indicated otherwise.
4. Lake Haven Village shall be developed in one phase.

B. Applicability: These standards shall apply to all development within the Lake Haven Village boundaries.

C. Zoning Ordinance: All references herein to the City of Lewisville Zoning Ordinance shall be to the City of Lewisville Zoning Ordinance in effect as of August 21, 2023.

III. DEFINITIONS

All definitions shall be as set forth in the City of Lewisville's Unified Development Code, as amended.

IV. DEVELOPMENT REGULATIONS

Lake Haven Crossing will include a maximum of 55 townhomes. The base zoning for this PD shall be TH-2.

A. Town Homes Requirements:

1. Purpose: To allow for attached single family dwellings that provide ownership opportunity on smaller lots than generally allowed.
2. Permitted Uses:
 - a) Townhouse attached dwelling units.
3. Height Regulations: No building shall exceed thirty five feet (35') in Height
4. Area Regulations: The following minimum standards shall be required

Minimum Dwelling Unit: The Minimum Dwelling unit size shall be 1,000 square feet

Lot Coverage: The combined area covered by all buildings and accessory structures shall not exceed 85%

Minimum Lot Size: The Minimum Lot Size shall be 1,200 square feet

Front Yard Setback: Homes Fronting Street A – 5' minimum
Homes Fronting Street B – 2' minimum
Homes Fronting Charles St. – 15' minimum
Open Space Lot – 2' minimum
Awnings may encroach up to 2' within front yard setbacks.

Proposed Garage Setback: The Minimum Garage Setback on Alley A – 6'
The Maximum Garage Setback on Alley A – 7'
The Minimum Garage Setback on Alley B – 5'

The Maximum Garage Setback on Alley B –
6’

Rear Yard Setback: The Minimum Rear Yard Setback on Alley A
– 6’

The Maximum Rear Yard Setback on Alley
A – 7’

The Minimum Rear Yard Setback on Alley B
– 5’

The Maximum Rear Yard Setback on Alley
B – 6’

Side Yard Setback: Lakehaven Drive – 7.5’

Charles Street – 5’

Street B – 1’

Internal – 3’

Maximum Density: The maximum density shall be 17.2 units per
acre.

Minimum Lot Depth: The Minimum Lot Depth Shall be 60’

Minimum Lot Width: The Minimum Lot Width Shall be 20’

V. DEVELOPMENT AND DESIGN STANDARDS

A. **Streets:** The following street types shall establish the criteria for streets allowed
within the Lakehaven Development.

1. Local Streets A and B

Classification: Residential street

Right-of-Way: 53’

Pavement Width: 31’ B/B

Pavement Section: 6” Reinforced Concrete, 6” stabilized subgrade

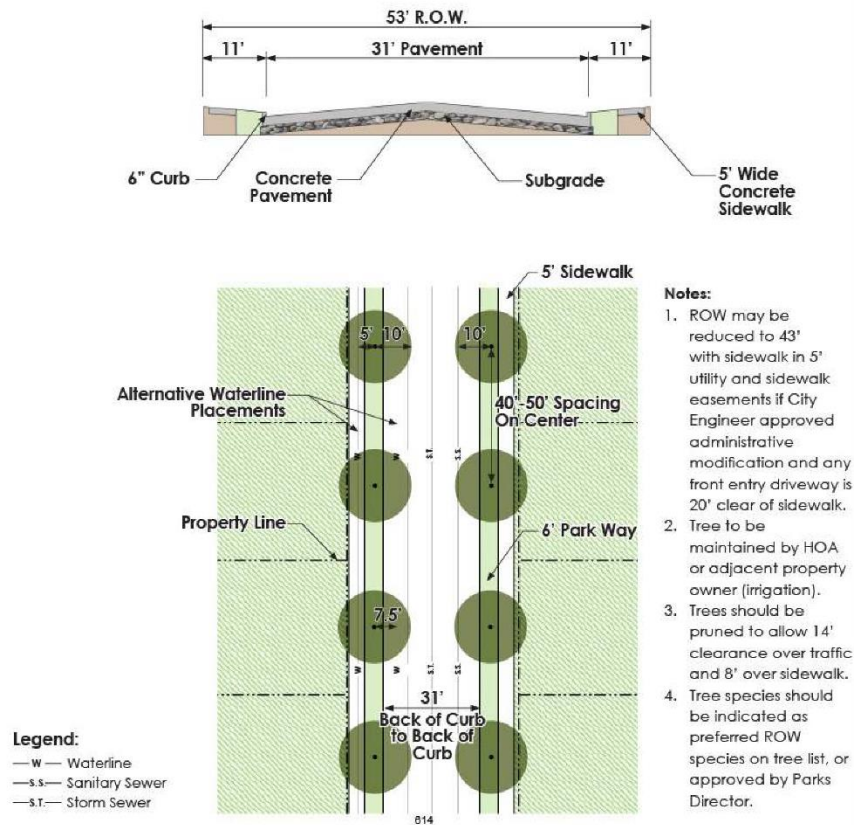
Curb Radii: 25’

Minimum Centerline Radius for Curves: 200 feet

Minimum Sidewalk Width: 5’-0

Parkway Width: 6’-0

Parking: Allowed on both sides of the street



The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis.

2. All streets will be owned and maintained by City of Lewisville (Public)

B. Screening, Gates and Fences: All development within Lake Haven Village shall comply with Chapter 4, Article X of the City of Lewisville Code of Ordinances

1. Screening: Adjacent to school to the west and office to the north screening shall be 6'-0" high board on board wooden fence. No landscaping buffer will be required.
2. The homeowner's association shall be required to maintain the screening fences in B.1 above.

C. Landscape Standards: All development within Lake Haven Village shall comply with the City of Lewisville's Landscaping Ordinance and shall comply with Illustration "2" with the following requirements:

1. Street trees will be provided along the parkway every 40 feet on center. Each lot will have native shrubs and grass or native perennial planting in the front yard. Irrigation will be provided through an automatic system the front of each lot which will include irrigation for the street tree in the parkway adjacent to the lot.
2. The homeowner's owner's association (HOA) shall be required to maintain all landscaping, trees, shrubs.

D. Architectural Standards: All development within Lake Haven Village shall comply with the City of Lewisville's Architectural Standards with the following requirements:

1. Homes will comply with attached elevations.
2. All units shall have a minimum of two parking spaces.
3. Architectural materials for the homes shall adhere to the exterior façade requirements listed below and shall exclude doors and windows from the material percentage calculations:
 - i. A minimum of 100% stone or brick on all street facing facades.
4. All homes shall be protected with an automatic fire sprinkler conforming to N.F.P.A. Standard 13D.

E. Parking: Two off-street parking spaces are required per unit.

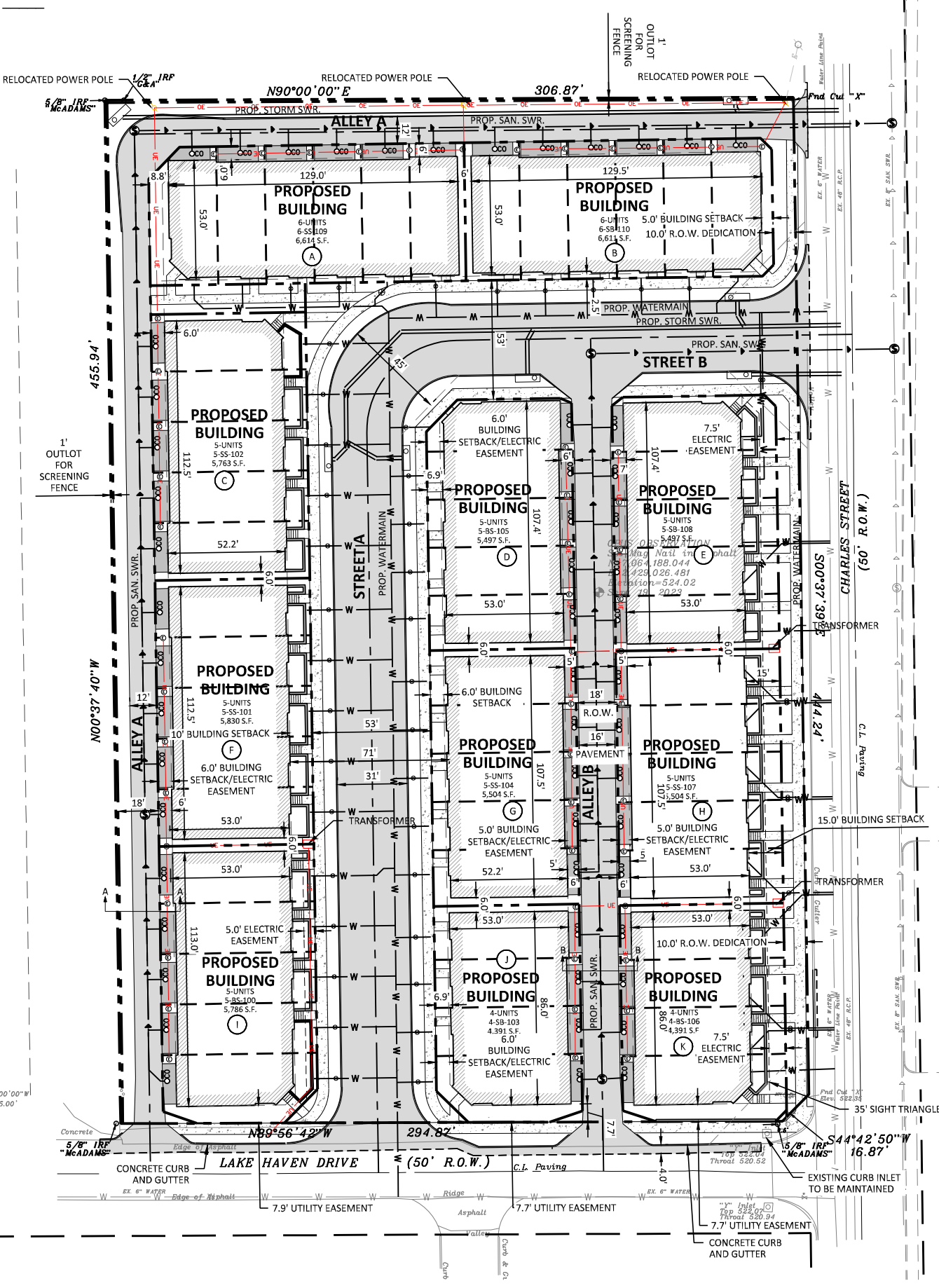
V I. AMENITIES

A. Community Amenities: There is one open lot which will contains side walk and some landscaping to include minimum of one ornamental tree, and ornamental grasses and shrubs.

VII. REQUESTED DEVIATIONS

A. Lot Requirement Comparison

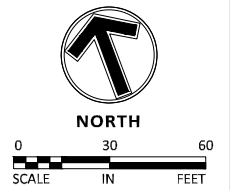
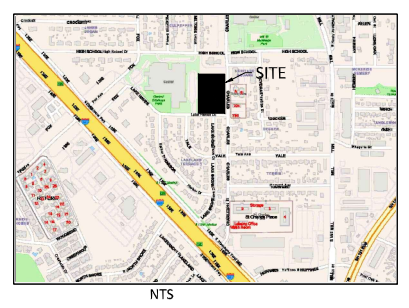
	Lot Requirement Comparison	
	Required:	Requested:
Minimum Lot Area	1,700 S.F.	1,200
Minimum Lot Depth	75 Feet	60'
Minimum Front Yard	17.5 Feet and 20 Feet for Garages; for alley entry 5 Feet	2 Feet In Chart Above
Minimum Side yard	6.5 Feet between Building Blocks	6 Feet Between Building Blocks
Minimum Side Yard for Corner Lot	10 Feet	1 Foot As Shown in Exhibit
Minimum Rear Yard	5 Feet for front garage entry; 17.5 feet for alley served lots with 20 feet to garage	5 Feet
Maximum Lot Coverage	70% for principal and accessory buildings or structures	85%
Maximum Height	35 feet and 2 ½ stories	35 Feet



OWNER/DEVELOPER
TSMJV, LLC
251 SOUTH MILL STREET #130
LEWISVILLE, TX 75057
TEL: (469) 396-9618
CONTACT: BENNY JAFARI

ENGINEER/SURVEYOR
SAMBATEK
13355 NOEL ROAD, SUITE 1100 DALLAS,
TEXAS 75240
TEL: (972) 675-7764
ENGINEER CONTACT: CONNOR MURRELL

VICINITY MAP



LEGEND

- PROPOSED: Dashed lines for boundary, concrete curb, easement, building, garden, saw cut, tin fence, overhead electric, and contours.
- EXISTING: Solid lines for boundary, concrete curb, easement, building, garden, saw cut, tin fence, overhead electric, and contours.
- BOUNDARY LINE: Solid line with dashes.
- CONCRETE CURB: Solid line.
- EASEMENT LINE: Dashed line.
- BUILDING LINE: Solid line.
- GARDEN WALL: Dashed line.
- SAW CUT LINE: Dashed line.
- TIN FENCE: Dashed line.
- OVERHEAD ELECTRIC: Line with 'E'.
- CONTOUR: Line with elevation.
- STORM SEWER: Line with 'S'.
- WATERMAIN: Line with 'W'.
- SANITARY SEWER: Line with 'SS'.
- POWER POLE: Circle with 'P'.
- UTILITY VAULT: Circle with 'U'.
- "Y" INLET: Circle with 'Y'.
- GAS METER: Circle with 'G'.
- TREE: Circle with 'T'.
- OPUS OBSERVATION SET NAIL: Circle with 'O'.
- IRON ROD FOUND: Circle with 'I'.
- CONCRETE PAVING (STREET & ALLEY PER CITY STANDARDS SEE CITY, DETAILS SHEET CX.XXX): Stippled pattern.
- CONCRETE PAVING GARAGE DRIVEWAYS: Stippled pattern.
- CONCRETE SIDEWALK: Stippled pattern.

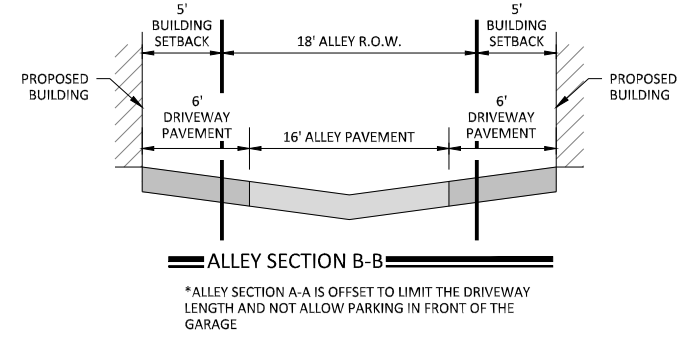
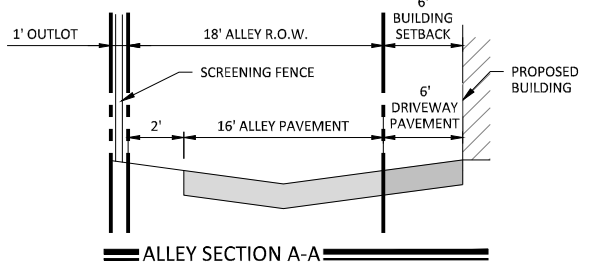
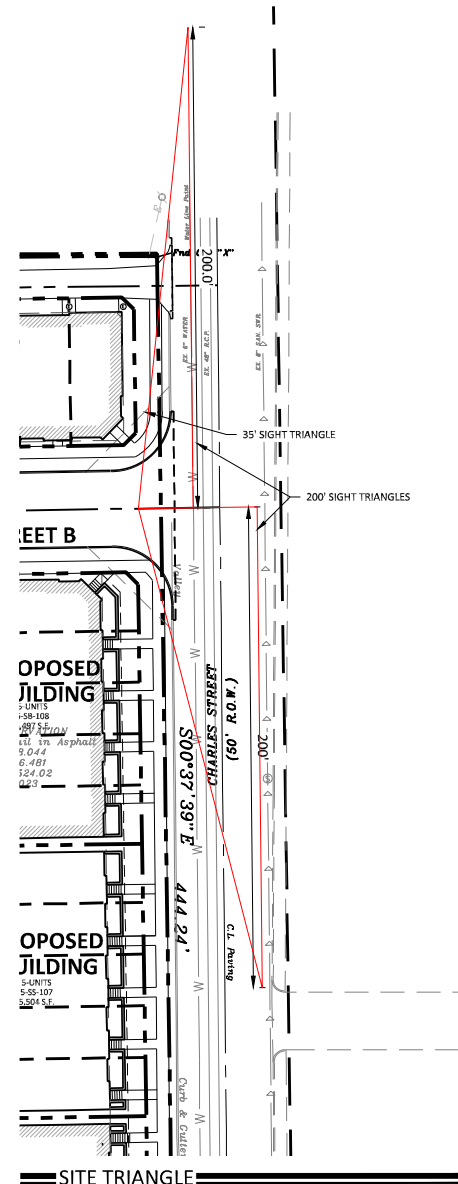
DEVELOPMENT SUMMARY

BUILDING SQUARE FOOT	BUILDING HEIGHT	USE
BUILDING A = 6,414 SF	28'-0"	RESIDENTIAL TOWNHOUSE
BUILDING B = 6,611 SF	28'-0"	RESIDENTIAL TOWNHOUSE
BUILDING C = 5,763 SF	28'-0"	RESIDENTIAL TOWNHOUSE
BUILDING D = 5,497 SF	28'-0"	RESIDENTIAL TOWNHOUSE
BUILDING E = 5,497 SF	30'-0"	RESIDENTIAL TOWNHOUSE
BUILDING F = 5,830 SF	28'-0"	RESIDENTIAL TOWNHOUSE
BUILDING G = 5,504 SF	30'-0"	RESIDENTIAL TOWNHOUSE
BUILDING H = 5,504 SF	30'-0"	RESIDENTIAL TOWNHOUSE
BUILDING I = 5,786 SF	28'-0"	RESIDENTIAL TOWNHOUSE
BUILDING J = 4,391 SF	30'-0"	RESIDENTIAL TOWNHOUSE
BUILDING K = 4,391 SF	31'-0"	RESIDENTIAL TOWNHOUSE
TOTAL BUILDING AREA = 61,118 SF		

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0565G DATED 4/18/2011 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

NOTE: TRANSFORMERS IN FRONT YARD WILL BE SCREENED WITH LANDSCAPING



*ALLEY SECTION A-A IS OFFSET TO LIMIT THE DRIVEWAY LENGTH AND NOT ALLOW PARKING IN FRONT OF THE GARAGE

NO	DATE	BY	CKD	APPR	COMMENT
1	06/03/2024	JHB	JDB	MCA	SITE PLAN APPLICATION

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Sambatek
Engineer: MARK ANDERSON, P.E.
P.E. No. 37409 Date: 02/06/2024

PRELIMINARY
06/03/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 52492



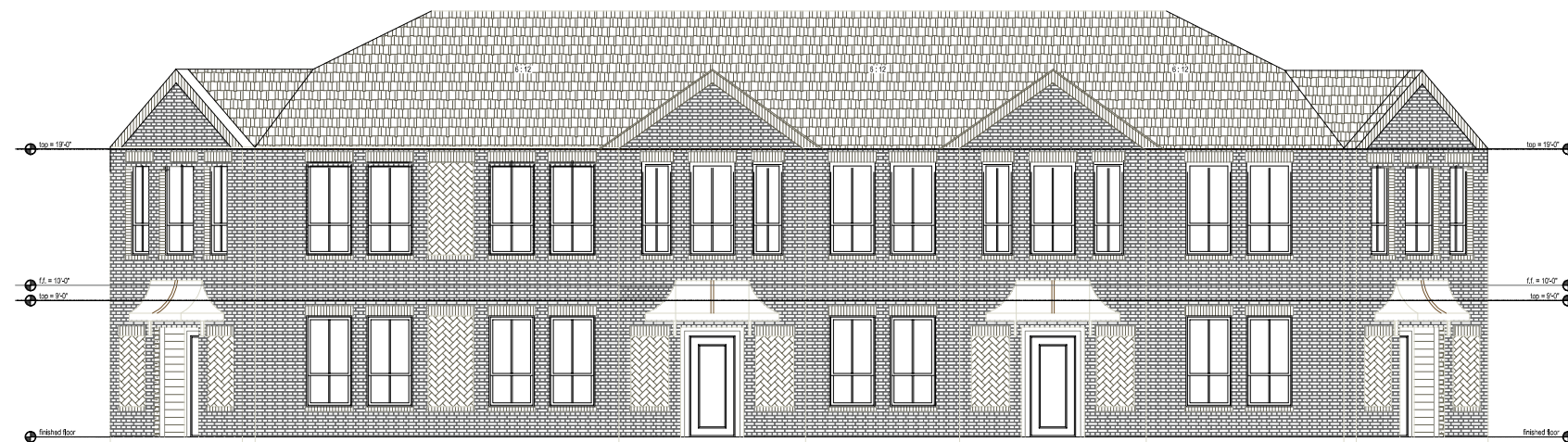
TOWNHOME DEVELOPMENT
CENTRAL ELEMENTARY ADDITION
BLOCK A, LOT 3R
3.211 ACRES
BASE ZONING: TOWNHOUSE TWO (TH-2)

ZONING PLAN
TSMJV, LLC.
3.211 ACRE TOWNHOME DEVELOPMENT
PRELIMINARY
LEWISVILLE, TEXAS

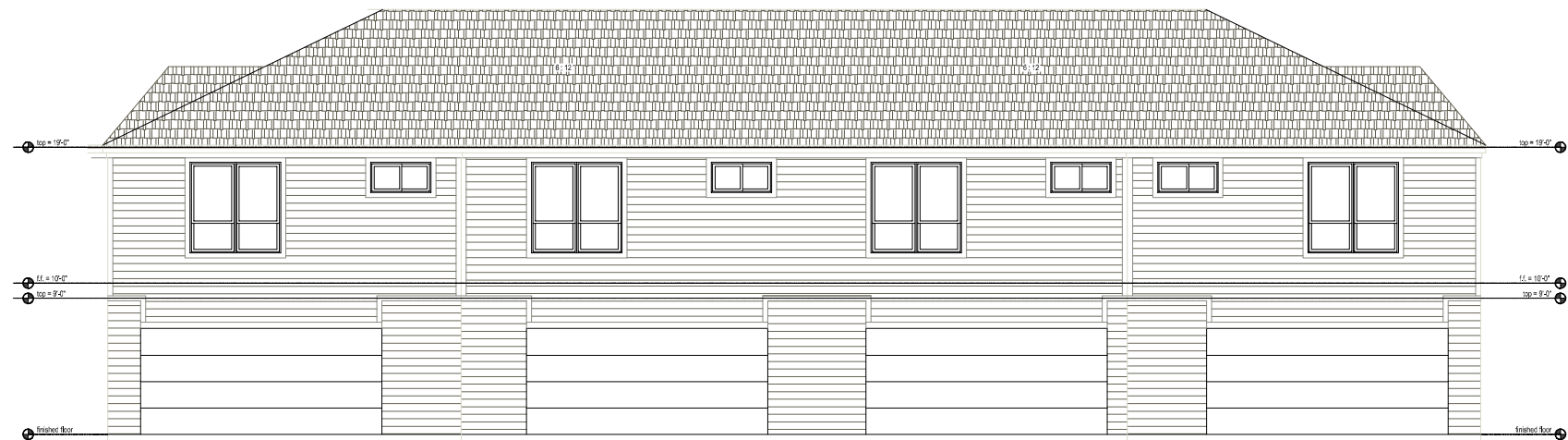
SHEET
C3.00

24:15 (LMS TECH) | 1/73/2025 12:07:05 PM | L:\PROJECTS\52492\CAD\CIVIL\SHEETS\52492-C3.01.SITE.DWG.C3.00 OVERALL SITE PLAN

PROJECT NAME CITY PERMIT NO.



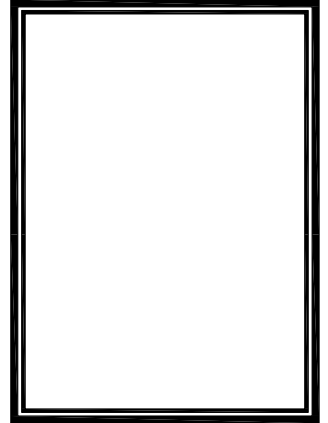
4-UNIT FRONT ELEVATION
SCALE: 3/16" = 1'-0"



4-UNIT REAR ELEVATION
SCALE: 3/16" = 1'-0"

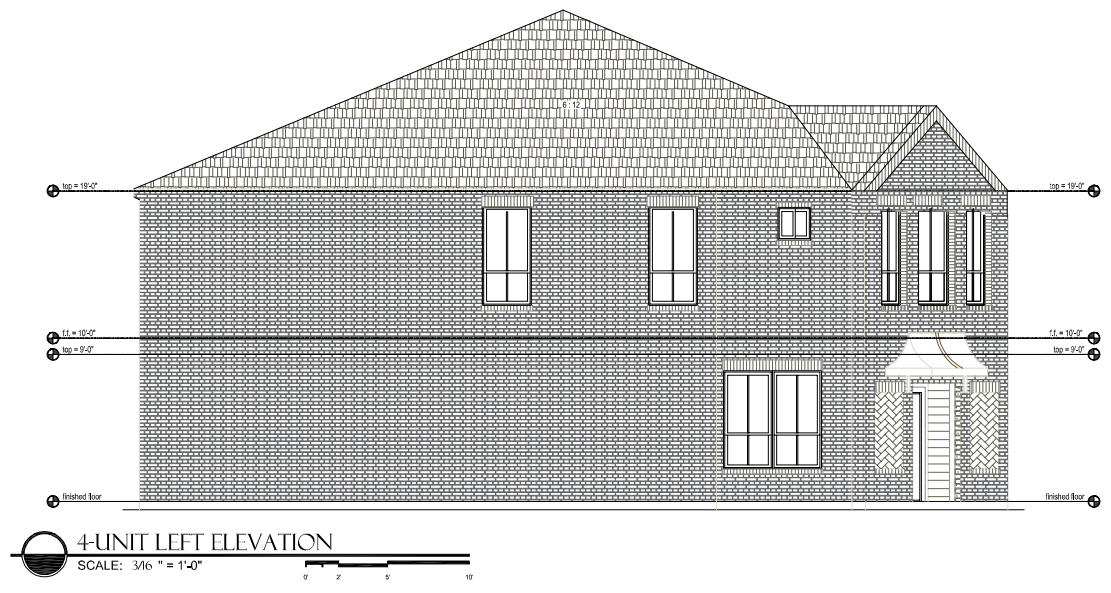
PLAN USE AGREEMENT	
By using these plans, the contractor agrees to the following: These plans are the property of Gilbert Griener, and are not to be reproduced, copied, or used for construction without the written permission of Gilbert Griener. These plans are provided to provide the necessary information to build this structure. Builder / owner shall verify and check all aspects prior to any construction. Any job site changes will void Designer's liability. Designer's liability not to exceed fee paid for plans.	
DRAWN BY:	DATE:
CHECKED BY:	DATE:
FINAL REVIEW BY:	DATE:
CONSTRUCTION BY:	DATE:
NOTES:	
1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.	
2) Contractor shall follow all applicable state and local codes / ordinances.	
3) All glazing within 24" from jamb of any door shall be tempered.	
4) Finishing walls in corridors shall be 2x4 studs.	
5) All doors on first floor shall be 8' - 0" tall unless noted otherwise. Second floor doors shall be 8' - 0" tall.	
6) Plans shall conform to the 2003 International Building Code and the 2003 International Residential Code as well as all other applicable and / or governing codes.	
7) All roof penetrations shall be on a side or rear face of the roof.	
8) G.C. is responsible for providing all subcontractors of changes or revisions to plans / construction drawings.	
9) All second floor plate heights are based on 16" floor joists. Actual plate heights may vary. Verify with builder / engineer.	

LEWISVILLE, TEXAS
LAKE HAVEN
TOWNHOME COMMUNITY

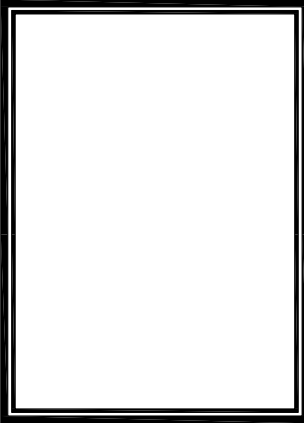


A-4

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CONSTRUCTION BY:	DATE:
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LEWISVILLE, TEXAS
LAKE HAVEN
TOWNHOME COMMUNITY



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