

Vicinity Map 1"=1000'

GENERAL NOTES:

1. THE FINISHED FLOOR OF HOMES WILL BE A MINIMUM OF 2-FT ABOVE THE BASE FLOOD ELEVATION.
2. ALL "X" LOTS ARE OPEN SPACE LOTS DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. THE FLOODPLAIN WILL BE DEDICATED AS DRAINAGE RIGHT-OF-WAY.

19X
1,270 SF

Pierre Townhomes
Lot 7B-R1, Block C
Lot 8, Block C
3.97 Acres
in the
B. HUNTER SURVEY, ABSTRACT NO. 3463
DENTON COUNTY, TEXAS

Concept Plan

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 10/30/2018

Drawn By: PF
Date: 09/05/2018
Scale: 1"=30'
Revisions:
09/26/2018

OWNER/DEVELOPER
Jean Pierre
2430 Victory Park Lane, Suite 2404
Dallas, Texas 75219
Ph. 972-333-7368
Contact: Jean Pierre

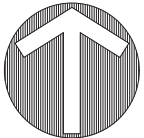
18209

CP

Iregie LLC
Lot 3B-1
Block C

FYD LTD
Lot 3B-2
Block C

109 SW Lewisville LLC
Lot 3C
Block C



30 0 30 60 90 Feet
SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- SCREENING SHRUBS
- BERMUDA SOD
- 6' MASONRY WALL
- 6' ORNAMENTAL METAL FENCE

VARIANCE REQUEST:

TO ALLOW SHADE TREES IN EVERY OTHER
PLATTED LOT.

SECTION 6-122, OF THE GENERAL DEVELOPMENT
ORDINANCE REQUIRES ONE SHADE TREE FOR
EACH PLATTED LOT. DUE TO THE WIDTH OF THE
LOT AND THE SETBACKS, THE ONE SHADE TREE
ON EACH LOT WOULD NOT HAVE ENOUGH ROOM
TO GROW. THEREFORE, WE ARE PROPOSING ONE
SHADE TREE FOR EVERY OTHER PLATTED LOT
IN LIEU OF THE REQUIRED EVERY LOT.

PRELIMINARY PLANS
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BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
RON STEWART LANDSCAPE ARCHITECTS
DATED 10/30/2018

Drawn By: MH
Date: 10/19/18
Scale: 1"=30'
Revisions:

18209

CLP

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DENTON COUNTY, TEXAS

CONCEPT LANDSCAPE
PLAN

The John R. McAdams
Company, Inc.

(DBA, G&A McAdams)

111 Hillside Drive

Lewisville, Texas 75057

972.436.9712

201 Country View Drive

Rockwall, Texas 75087

940.240.1011

TBPE: 19762 TBPLS: 10134440

www.mcadamsco.com



PIERRE TOWNHOMES



The townhouses will meet all the City's Standards at the time of development.



