

VARIANCES REQUESTED WITH THIS PRELIMINARY PLAT

A. TO ALLOW A 42' RADIUS AT CUL-DE-SAC RIGHT-OF-WAY:

SECTION 6-92(b) OF THE CODE OF ORDINANCES REQUIRES ALL DEAD END STREETS TO TERMINATE WITH AN APPROVED CUL-DE-SAC HAVING AN OUTSIDE MINIMUM RADIUS OF 60 FEET FROM THE RIGHT-OF-WAY LINE. WE ARE REQUESTING A VARIANCE TO ALLOW A MINIMUM 42'-FEET RADIUS AT THE RIGHT-OF-WAY FOR CUL-DE-SAC DEAD ENDS. ALL OF THE PROPOSED DEAD ENDS ARE LESS THAN 150 FEET IN LENGTH AND MEET TURN-AROUND REQUIREMENTS WITHOUT THE CUL-DE-SAC.

B. TO ALLOW A 45' PUBLIC STREET RIGHT-OF-WAY:

SECTION 6-92(b) OF THE CODE OF ORDINANCES REQUIRES A MINIMUM PUBLIC STREET RIGHT-OF-WAY WIDTH OF 50 FEET. WE ARE REQUESTING A VARIANCE TO ALLOW A 45'-FOOT PUBLIC RIGHT-OF-WAY WIDTH WITH A 7.5-FOOT UTILITY EASEMENT ON EACH SIDE AS NECESSARY FOR PRIVATE UTILITIES, FOR A TOTAL WIDTH OF 60 FEET.

C. TO ALLOW A 24' ALLEY SECTION WITH 24' RIGHT-OF-WAY TO ALLOW FOR EMERGENCY ACCESS:

SECTION 6-92(k) OF THE CODE OF ORDINANCES REQUIRES ALLEYS TO HAVE A MINIMUM OF 18 FEET WIDTH OF RIGHT-OF-WAY AND A MINIMUM OF 12 FEET IN WIDTH OF PAVING. WE ARE REQUESTING A VARIANCE TO ALLOW AN ALLEY WITH A PAVEMENT WIDTH OF 24 FEET AND RIGHT-OF-WAY WIDTH OF 24 FEET TO PROVIDE FIRE AND EMERGENCY ACCESS TO PROPOSED SINGLE-FAMILY ATTACHED LOTS WHICH ARE NOT LOCATED ALONG A PUBLIC STREET OR OTHER MEANS OF EMERGENCY ACCESS. PROPOSED ALLEY SHALL BE MARKED PER ORDINANCE AS NO PARKING-FIRE LANE.

D. TO ALLOW A WATER LINE UNDER PAVEMENT:

SECTION 6-98 OF THE CODE OF ORDINANCES REQUIRES PUBLIC WATER LINES NOT BE INSTALLED UNDER PAVEMENT. DUE TO THE URBAN NATURE OF THIS DEVELOPMENT, AND THE NARROWED STREET RIGHT-OF-WAY, WE ARE REQUESTING A VARIANCE TO ALLOW WATER LINES TO BE INSTALLED UNDER PUBLIC STREET PAVEMENT, WITHIN THE STREET RIGHT-OF-WAY.

E. TO ALLOW A REDUCED LOT WIDTH AND REDUCED CONTROL OF ACCESS FOR SINGLE FAMILY LOT:

SECTION 6-94 OF THE CODE OF ORDINANCES REQUIRES SINGLE FAMILY CORNER LOTS TO HAVE A MINIMUM LOT WIDTH OF 40' AND A 20' CONTROL OF ACCESS ON RESIDENTIAL STREETS. THE LOT STANDARDS ON PAGE P-15 OF THE PD INDICATE A MINIMUM LOT WIDTH OF 22'. WE ARE REQUESTING A VARIANCE TO ACCOMMODATE LOTS WHICH NARROW AT THE STREET FRONTAGE OF CURVED STREETS AND CUL-DE-SACS, TO HAVE A MINIMUM LOT WIDTH OF 12' TO ALLOW FOR THE MINIMUM DRIVEWAY WIDTH OF 12'. WE ARE ALSO REQUESTING A VARIANCE TO REDUCE THE CONTROL ACCESS AT RESIDENTIAL STREET INTERSECTIONS TO 15'.

F. TO ALLOW CLEAR VISION AREAS BASED ON AASHTO STANDARDS:

SECTION 6-103(B) OF THE CODE OF ORDINANCES REQUIRES A TYPICAL 45 FOOT BY 45 FOOT CLEAR VISION AREA AT STREET INTERSECTIONS. WE ARE REQUESTING A VARIANCE TO UTILIZE VISIBILITY TRIANGLES BASED ON AASHTO GEOMETRIC DESIGNS OF HIGHWAYS AND STREETS.

PRELIMINARY PLAT FOR REVIEW PURPOSE ONLY.  
RECOMMENDED FOR APPROVAL.

KRISTIN GREEN, CHAIRMAN PLANNING & ZONING COMMISSION  
CITY OF LEWISVILLE, TEXAS

DATE

APPROVED FOR PREPARATION OF FINAL PLAT

RUDY DURHAM, MAYOR  
CITY OF LEWISVILLE, TEXAS

DATE

OWNER / DEVELOPER

**LEWISVILLE SUMMIT, LLC**  
HUFFINES COMMUNITIES  
8200 DOUGLAS AVE. SUITE 300  
DALLAS, TEXAS 75225  
(214) 750-1800  
CONTACT: ELYIO BRUNI

ENGINEER / SURVEYOR



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00  
CONTACT: AMANDA MATA, P.E.  
amata@grahamcivil.com

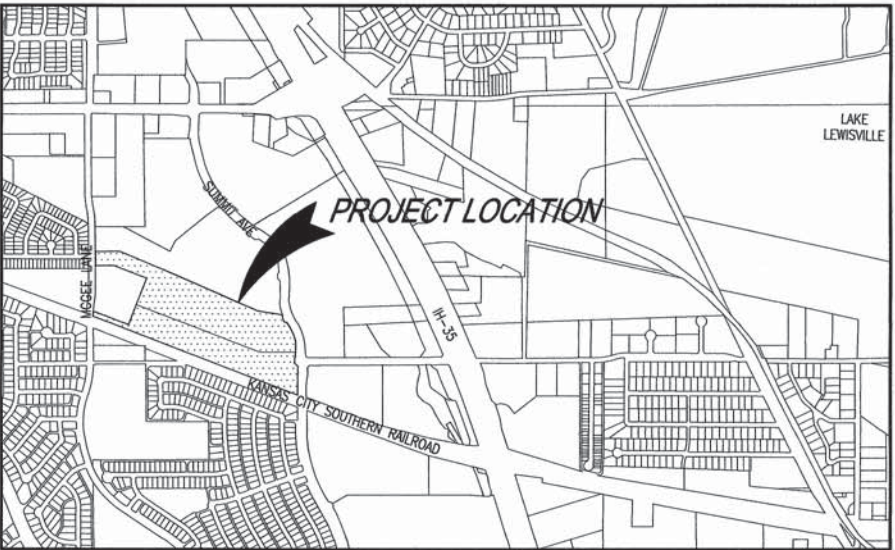
# PRELIMINARY PLAT ANTHEM 35 ADDITION

LOTS 1X, 2-12, BLK A; LOTS 1-37, BLK B; LOTS 1-17, 18X, 19-38,  
39X, 40-72, 73X, 74-78, 79X, BLK C;  
LOTS 1-22, BLK D; LOTS 1-61, 62X-63X, BLOCK E; LOTS 1X, 2-41,  
42X, 43-45, BLOCK F; 1X-2X, BLOCK G;

32.417 ACRES

ZONED:  
PLANNED DEVELOPMENT- MIXED USE (PD-MU)

STEPHEN RIGGS SURVEY, ABSTRACT 1088  
W.M. BROWN SURVEY, ABSTRACT 63



SCALE 1"=1000'  
LOCATION MAP

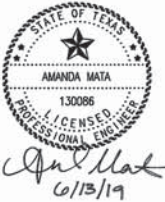


BENCHMARK

R700HORTK  
N: 7081043.600  
E: 2421449.574  
Elev: 538.581  
Mag nail set at Eagle Point Marina

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAT
3-6	PRELIMINARY PLAT
7-8	PRELIMINARY SITE PLAN
9	TYPICAL STREET SECTIONS & INTERSECTIONS
10	TYPICAL LOT LAYOUTS
11	EXISTING DRAINAGE AREA MAP
12	PROPOSED DRAINAGE AREA MAP
13-14	PRELIMINARY DRAINAGE LAYOUT
15-17	PRELIMINARY WATER & SEWER LAYOUT
18	CONCEPT PLAN



JUNE 2019

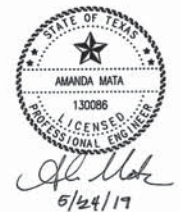


CAUTION:  
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

PARK DEDICATION REQUIREMENT:  
1.) 250 UNITS/100 UNITS X 3 ACRES = 7.5 ACRES  
2.) 250 UNITS X \$1,000/UNIT = \$250,000

NOTE:  
FINAL PARK DEDICATION AND CASH IN LIEU OF LAND SHALL BE FINALIZED PRIOR TO FINAL PLATTING.

PLAN SUMMARY TABLE	
TOTAL ACREAGE	32.417 AC.
TOTAL NUMBER OF LOTS	250
ZONING	PD-MU
MINIMUM LOT SIZE	1,603 S.F.
MINIMUM DWELLING SIZE	1,200 S.F.
OPEN SPACE LOTS	5
DENSITY	7.71 LOTS/ACRE



## OVERALL PRELIMINARY PLAT

### PRELIMINARY PLAT FOR ANTHEM 35 ADDITION

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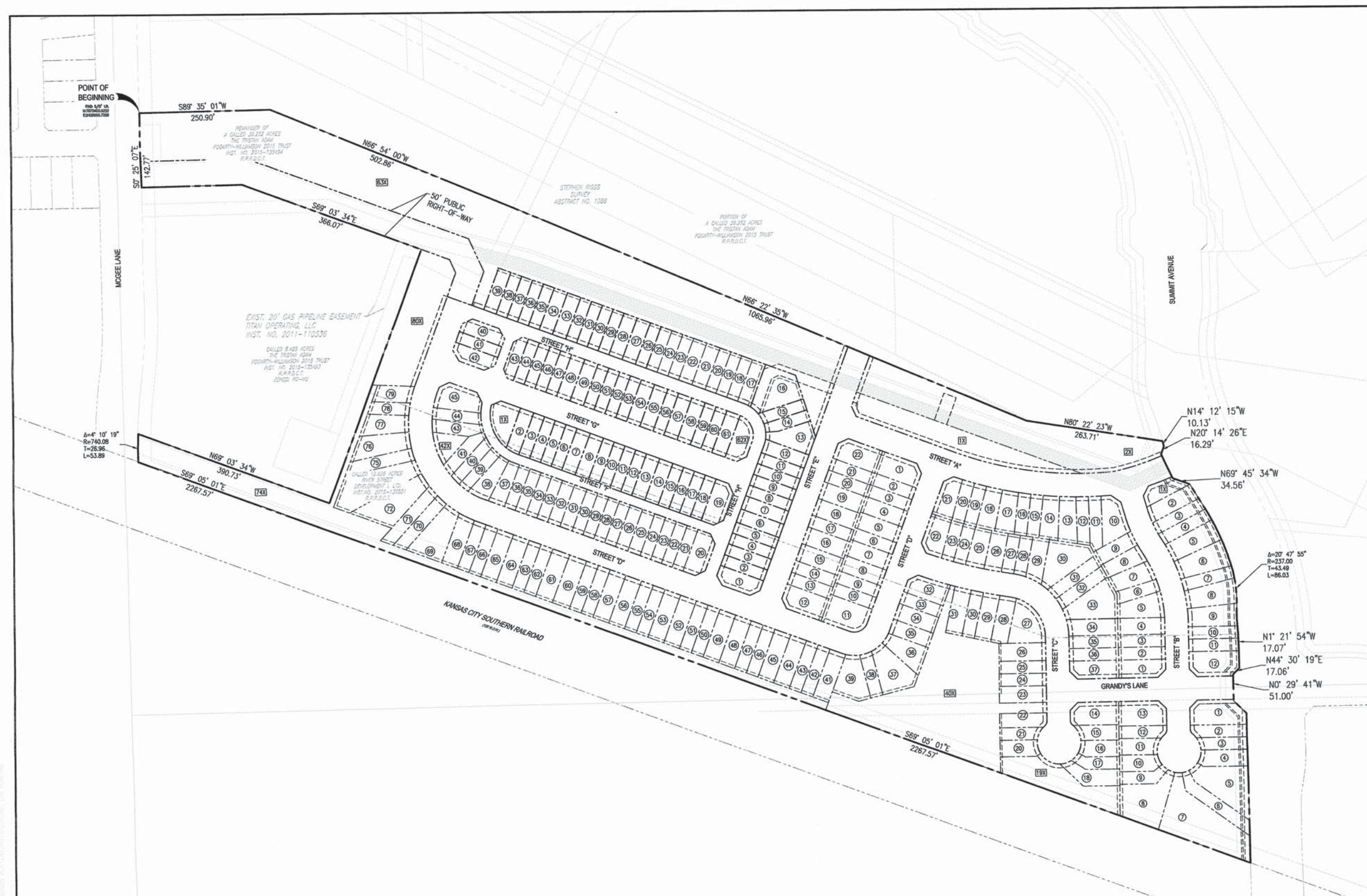
SHEET 2

#### OWNER / DEVELOPER

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HUFFINES COMMUNITIES  
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DALLAS, TEXAS 75225  
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CONTACT: ELVIO BRUNI

#### ENGINEER / SURVEYOR

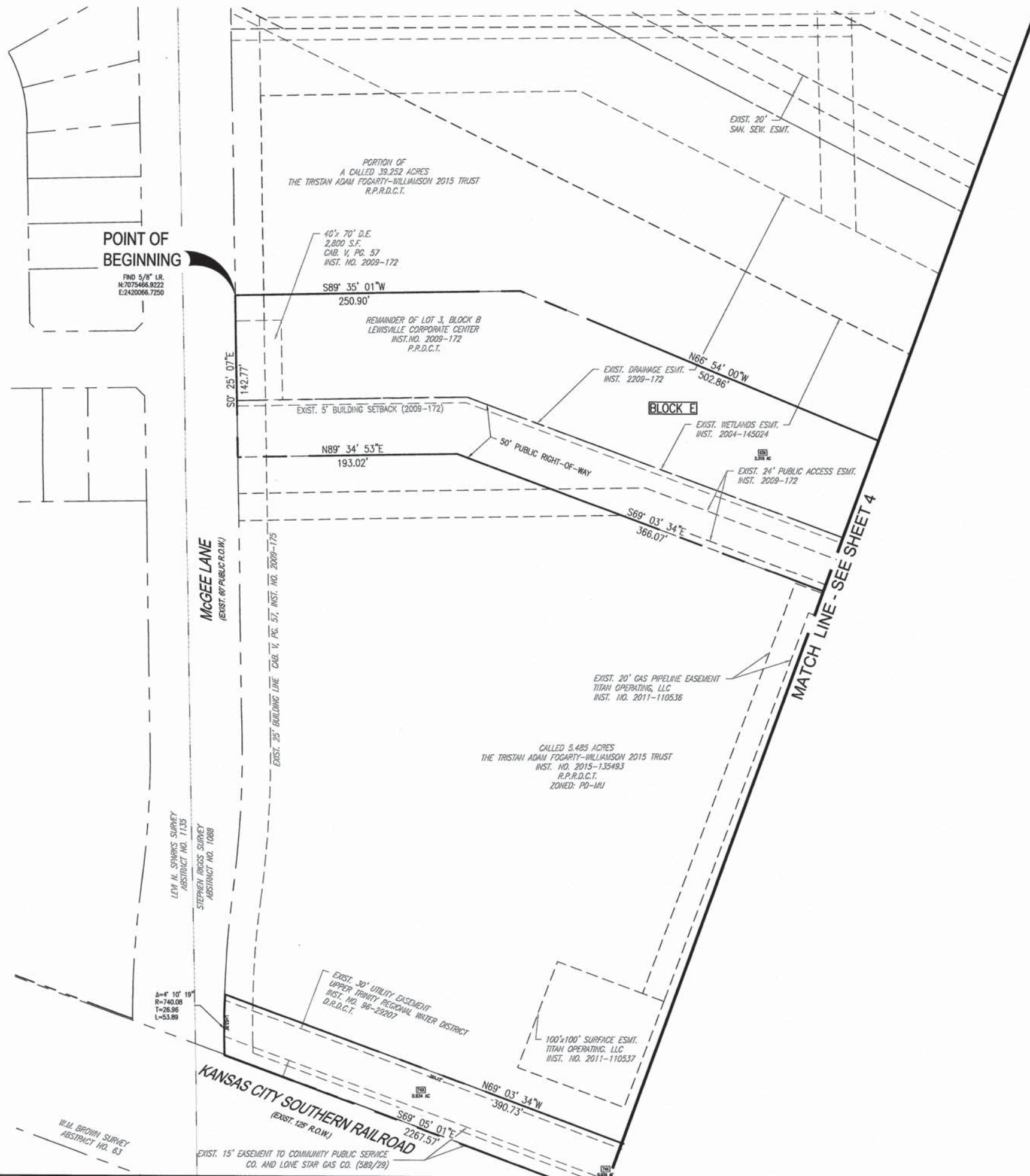
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CONTACT: AMANDA MATA, P.E.  
amata@grahamcivil.com



THIS PLAT WAS PREPARED BY THE ENGINEER AND SURVEYOR, AND THE ENGINEER AND SURVEYOR CERTIFIES THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT.



PLATTED BY: AMANDA MATA  
PLATTED ON: 5/24/2019 2:24 PM  
FILE NAME: ANTHEM35.PLT  
PROJECT: ANTHEM35 ADDITION  
SHEET: 1 OF 1



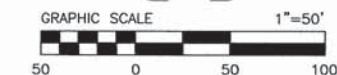
VICINITY MAP 1"=1000'

#### LEGEND

- BOUNDARY LINE  
--- EASEMENT

#### NOTES:

1. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN, ZONE AE, AS PER FEMA FLOOD INSURANCE RATE MAP, CITY OF LEWISVILLE, TEXAS, COMMUNITY PANEL NO. 48121C0535 DATED APRIL 18, 2011.
2. FLOODPLAIN RECLAMATION IS REQUIRED FOR THE PROPOSED DEVELOPMENT. A CLOMR IS BEING SUBMITTED CONCURRENTLY FOR THE REQUIRED RECLAMATION.
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C-4	93° 03' 14"	90.23'	95.18'	146.55'
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C-6	11° 32' 16"	300.66'	30.37'	60.54'
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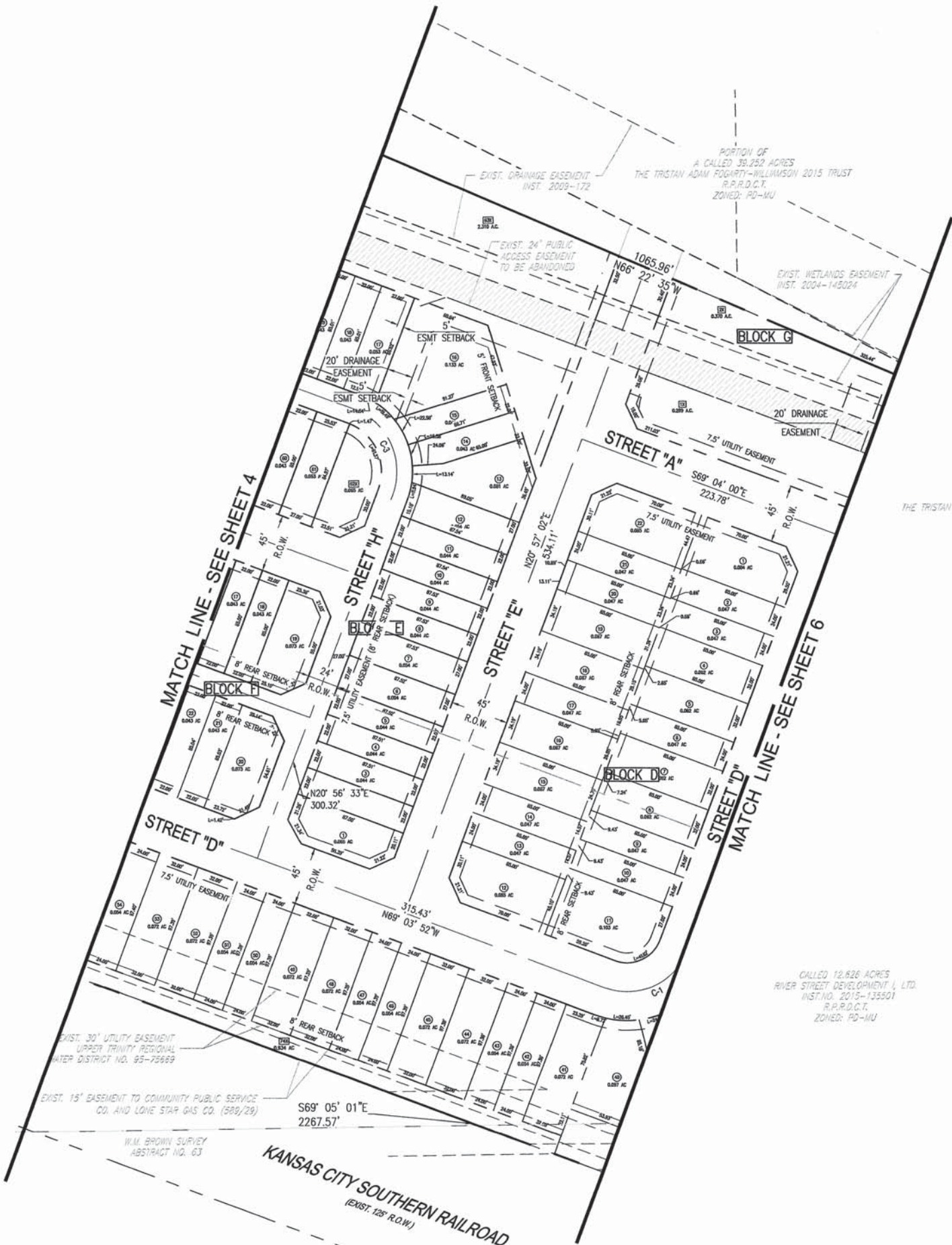
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