

Variances Requested:

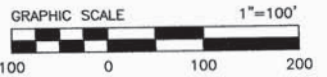
- a. To allow a 42-foot radius at cul-de-sac right of way.
- b. To allow a 45-foot public street right-of-way.
- c. To allow a 24-foot modified alley section with 24-foot right of way to allow for emergency access.
- d. To allow a water line under pavement.
- e. To allow reduced lot width and reduced control of access for single-family lots.
- f. To allow clear vision areas based on AASHTO standards.

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

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

OWNER / DEVELOPER

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

Variance request:

a. To allow a 42-foot radius at cul-de-sac right of way.

7.5' PEDESTRIAN AND
UTILITY EASEMENT

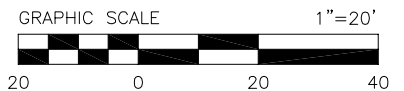
18" WIDE, 6" TALL
ROLLOVER CURB

42' RAD. TO R.O.W.

31' B-B

45' PUBLIC
STREET R.O.W.

18.5' RAD. TO B.C.

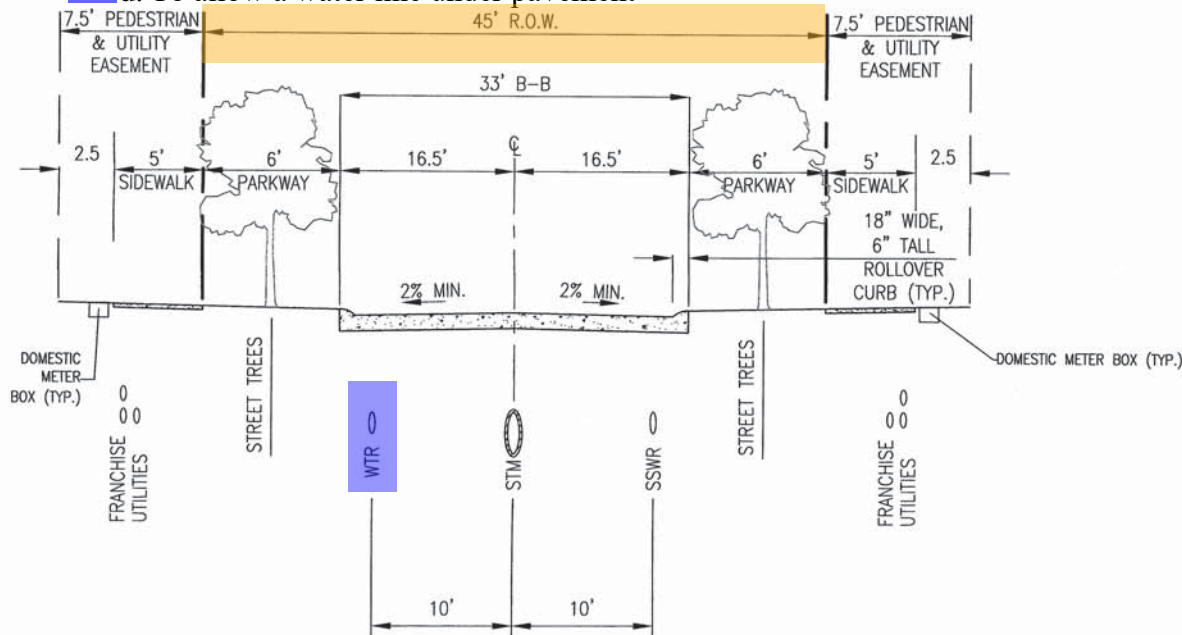


Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
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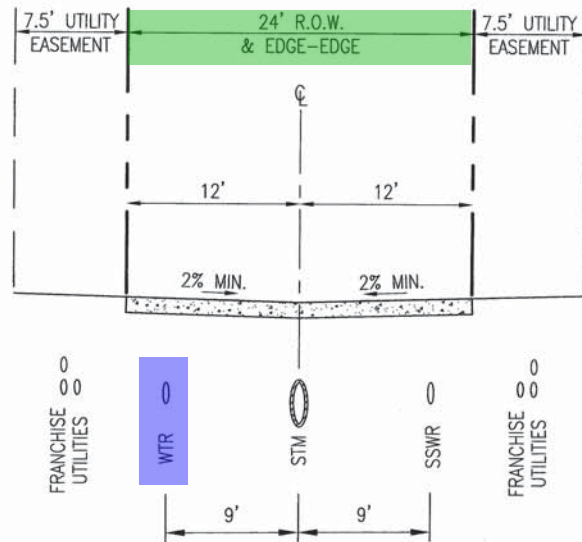
**EXHIBIT G3
CUL-DE-SAC**

Variances Requested

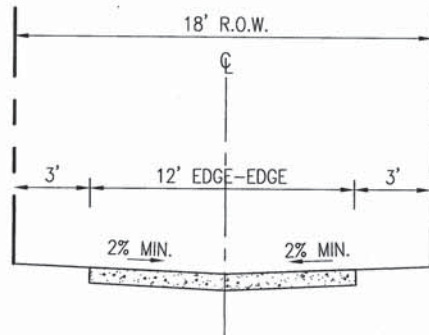
- b. To allow a 45-foot wide public street Right of Way.
- c. To allow a 24-foot modified alley section with 24-foot right of way to allow for emergency access
- d. To allow a water line under pavement



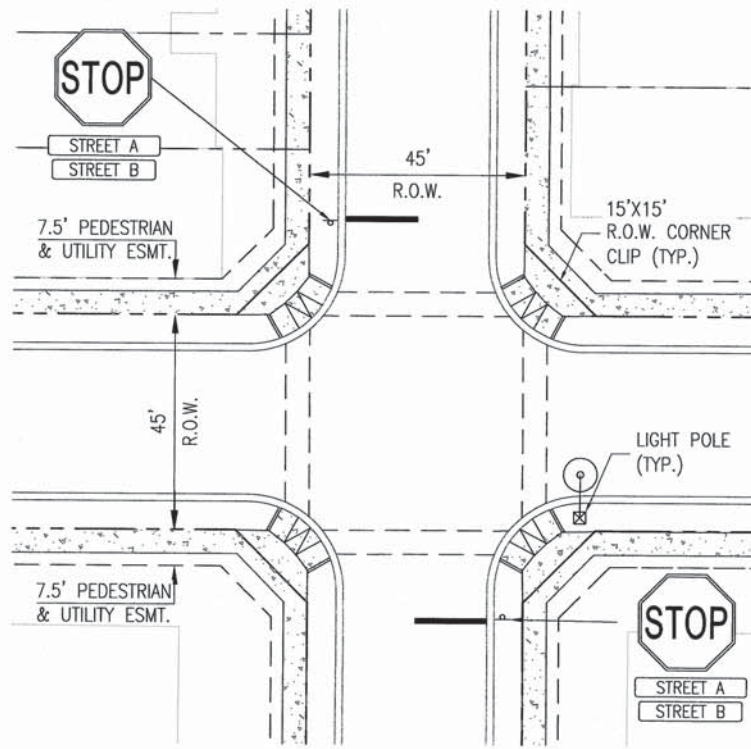
MODIFIED TR1 RESIDENTIAL STREET (TR1-MOD)
45' RIGHT-OF-WAY
TYPICAL SECTION
N.T.S.



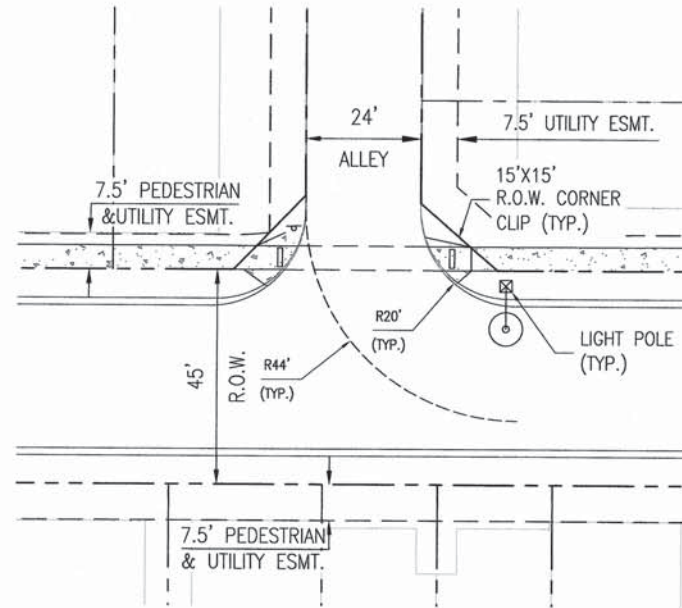
MODIFIED TA-1 ALLEY (TA1-MOD)
24' RIGHT-OF-WAY
TYPICAL SECTION
N.T.S.



TA-2 STANDARD ALLEY (TA2)
(18' RIGHT-OF-WAY)
TYPICAL SECTION
N.T.S.



TYPICAL INTERSECTION LAYOUT
PUBLIC STREET INTERSECTION
SCALE: 1" = 20'



TYPICAL INTERSECTION LAYOUT
24' ALLEY AT PUBLIC STREET
SCALE: 1" = 20'

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TYPICAL STREET SECTIONS & INTERSECTIONS

PRELIMINARY PLAT FOR
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:
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W.M. BROWN SURVEY, ABSTRACT 63

OWNER / DEVELOPER

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CONTACT: AMANDA MATA, P.E.
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Variance requested:
d. To allow water lines under pavement

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- LEGEND
- EXISTING EASEMENT
 - PROPOSED EASEMENT
 - SETBACK
 - 100-YEAR FLOODPLAIN
 - CREEK CENTER LINE
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING STORM LINE
 - PROPOSED STORM LINE
 - PROPOSED GRADE
 - PROPOSED CURB INLET

- NOTES:
- 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.
 - FLOODPLAIN RECLAMATION IS REQUIRED FOR THE PROPOSED DEVELOPMENT. A CLOMR IS BEING SUBMITTED CONCURRENTLY FOR THE REQUIRED RECLAMATION.
 - NO KNOWN DEED RESTRICTIONS EXIST ON THIS PROPERTY.
 - CLEAR VISION AREAS ARE BASED ON AASHTO GEOMETRIC DESIGNS OF HIGHWAYS AND STREETS. TYPICAL DIMENSIONS FOR LEFT-APPROACHING VEHICLES ARE 24.5' x 27.5'. TYPICAL DIMENSIONS FOR RIGHT-APPROACHING VEHICLES ARE 37.5' x 27.5'.

PARKING SUMMARY

PARKING TYPE	NUMBER OF PARKING UNITS	COMMENTS
AMENITIES	12	NOT INCLUDED IN GUEST PARKING
OFF-STREET	12	THESE ARE PARKING BAYS NOT LOCATED AT AMENITIES
ON-STREET	91	THESE ARE PARALLEL PARKING LOCATED ON THE ONE SIDE OF THE 45' ROW STREETS SUCH THAT THEY DO NOT BLOCK FRONT ENTRY UNITS.
TOTAL	115	
TOTAL GUEST	103	REQUIRED 84



PRELIMINARY SITE PLAN

PRELIMINARY PLAT FOR 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;
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32.417 ACRES

ZONED:
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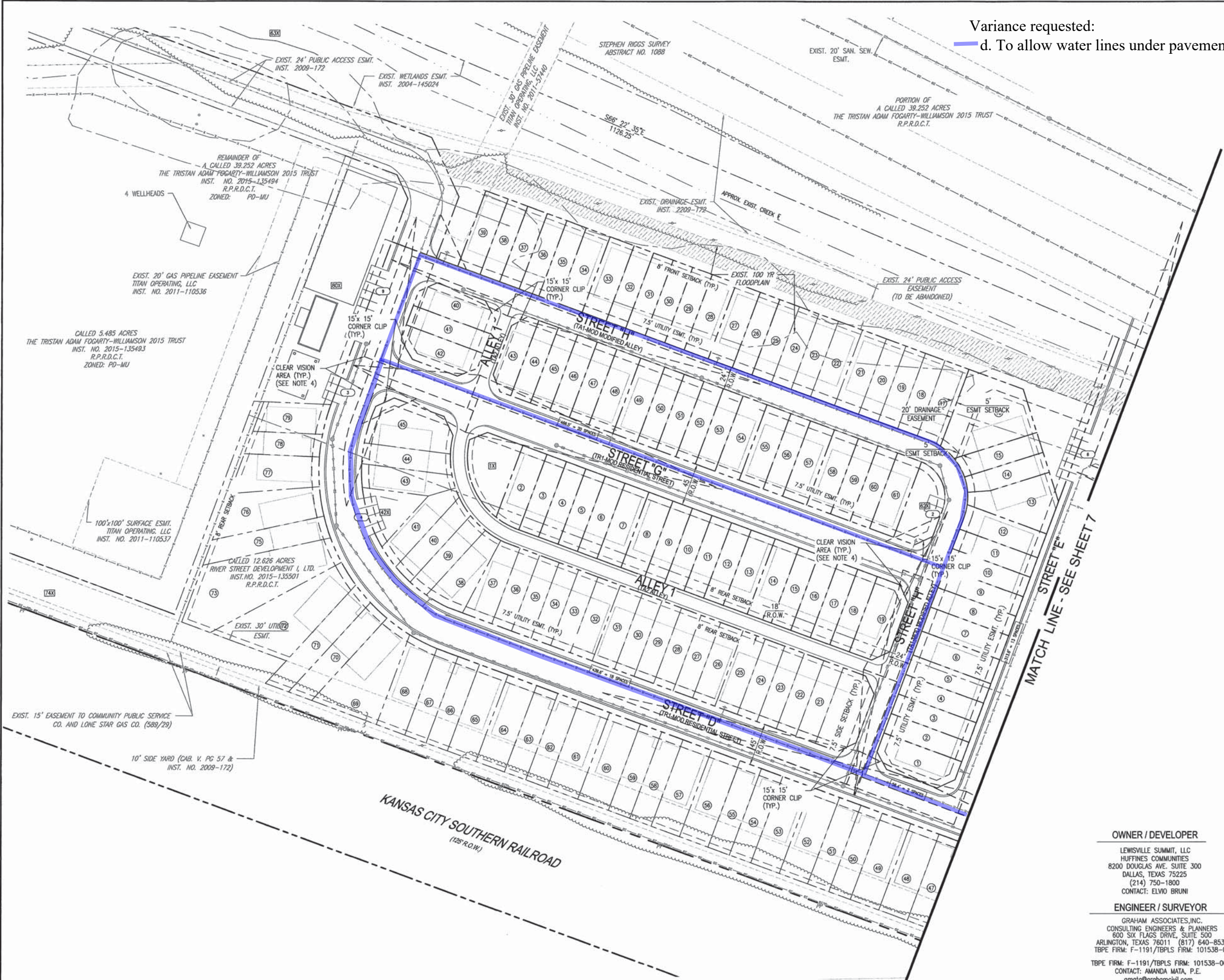
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amata@grahamcivil.com



PROJECT BY: AMANDA MATA
DATE: 6/27/2019
FILE NAME: LEWISVILLE-ANHEM35-PLAN-1-1-19
SHEET: 7 OF 7

Variance Requested:
d. To allow a water line under pavement.

CAUTION:
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PRELIMINARY SITE PLAN

PRELIMINARY PLAT FOR
ANTHEM 35 ADDITION

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32.417 ACRES

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PLANNED DEVELOPMENT- MIXED USE (PD-MU)

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

THIS PLAN WAS PREPARED BY AMANDA MATA, P.E., LICENSE NO. 130086, FOR THE PROJECT ANTHER 35 ADDITION AT LEWISVILLE, TEXAS. THE PLAN IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Variance Requested:

- e. To allow reduced lot width and reduced control of access for single-family lots.

CAUTION:
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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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Variance Requested:
f. To allow clear vision areas based on AASHTO Standards

- LOCATIONS WHERE 175' ISD IS USED
- LOCATIONS WHERE 175' ISD IS NOT PRACTICAL DUE TO STREET APPROACH LENGTH (SHORTER ISD USED)
- LOCATIONS WHERE 175' ISD IS NOT PRACTICAL DUE TO STREET GEOMETRY (45'x45' USED)

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LEGEND

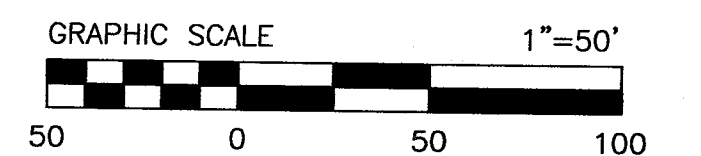
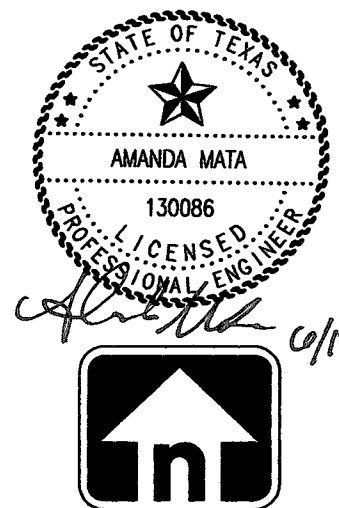
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- PROPOSED GRADE
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NOTES:

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.
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PARKING SUMMARY

PARKING TYPE	NUMBER OF PARKING UNITS	COMMENTS
AMENITIES	12	NOT INCLUDED IN GUEST PARKING
OFF-STREET	14	THESE ARE PARKING BAYS NOT LOCATED AT AMENITIES
ON-STREET	91	THESE ARE PARALLEL PARKING LOCATED ON THE ONE SIDE OF THE 45' ROW STREETS SUCH THAT THEY DO NOT BLOCK FRONT ENTRY DRIVEWAYS.
TOTAL	117	
TOTAL GUEST	96	REQUIRED 84



PRELIMINARY SITE PLAN

PRELIMINARY PLAT FOR
ANTHEM 35 ADDITION

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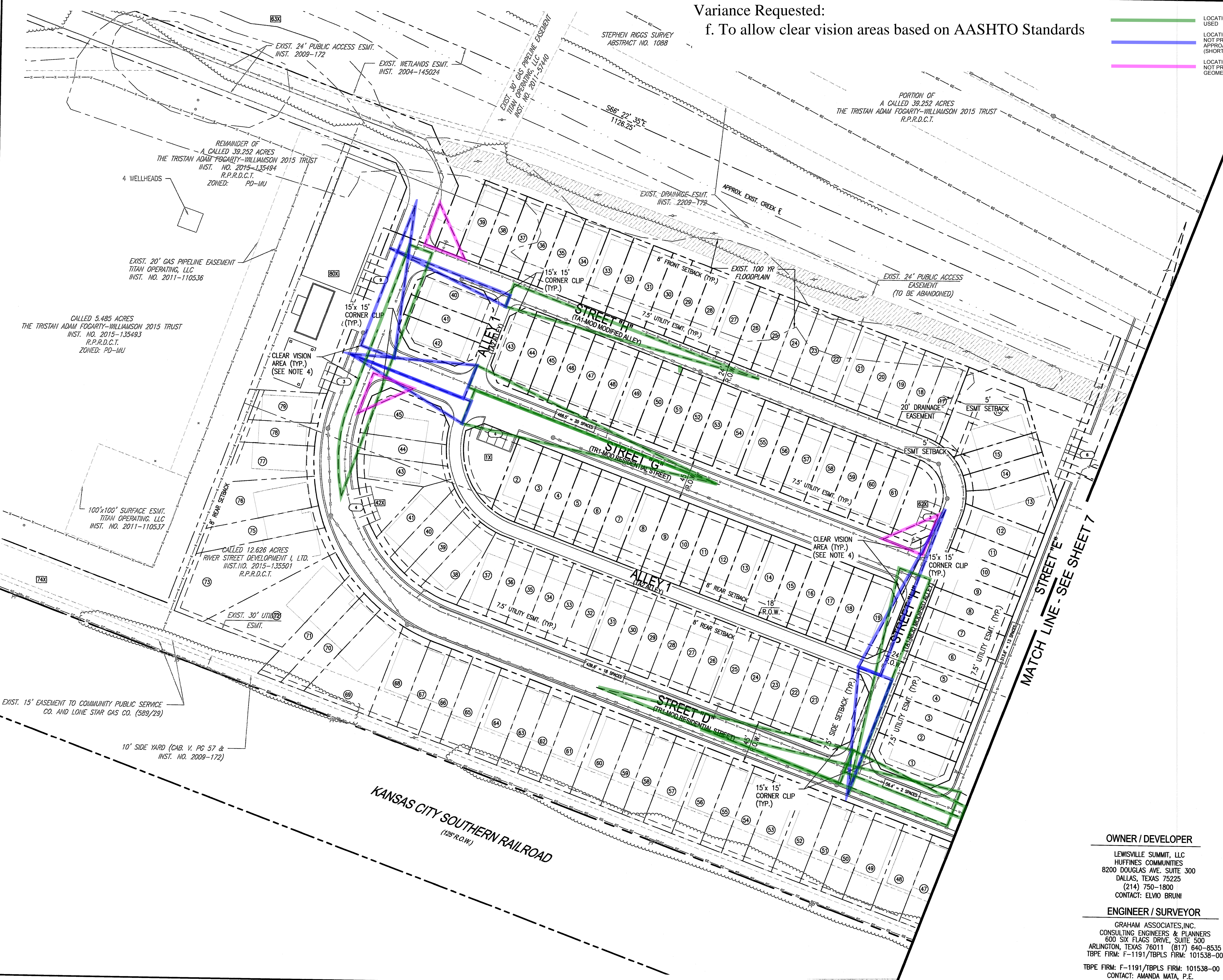
SHEET 7

OWNER / DEVELOPER

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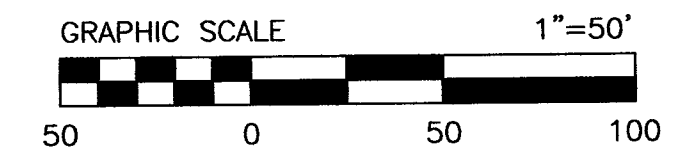
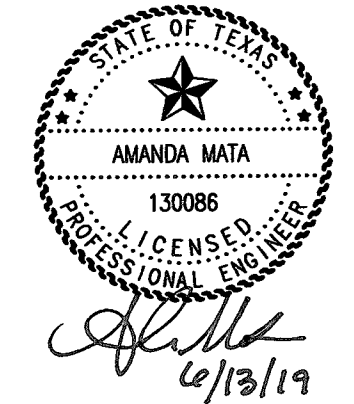
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LEGEND

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SHEET 8

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