




LEGEND	
	PRIMARY RESIDENTIAL USES
	FREESTANDING RETAIL USES
	PRIMARY NON-RESIDENTIAL USES

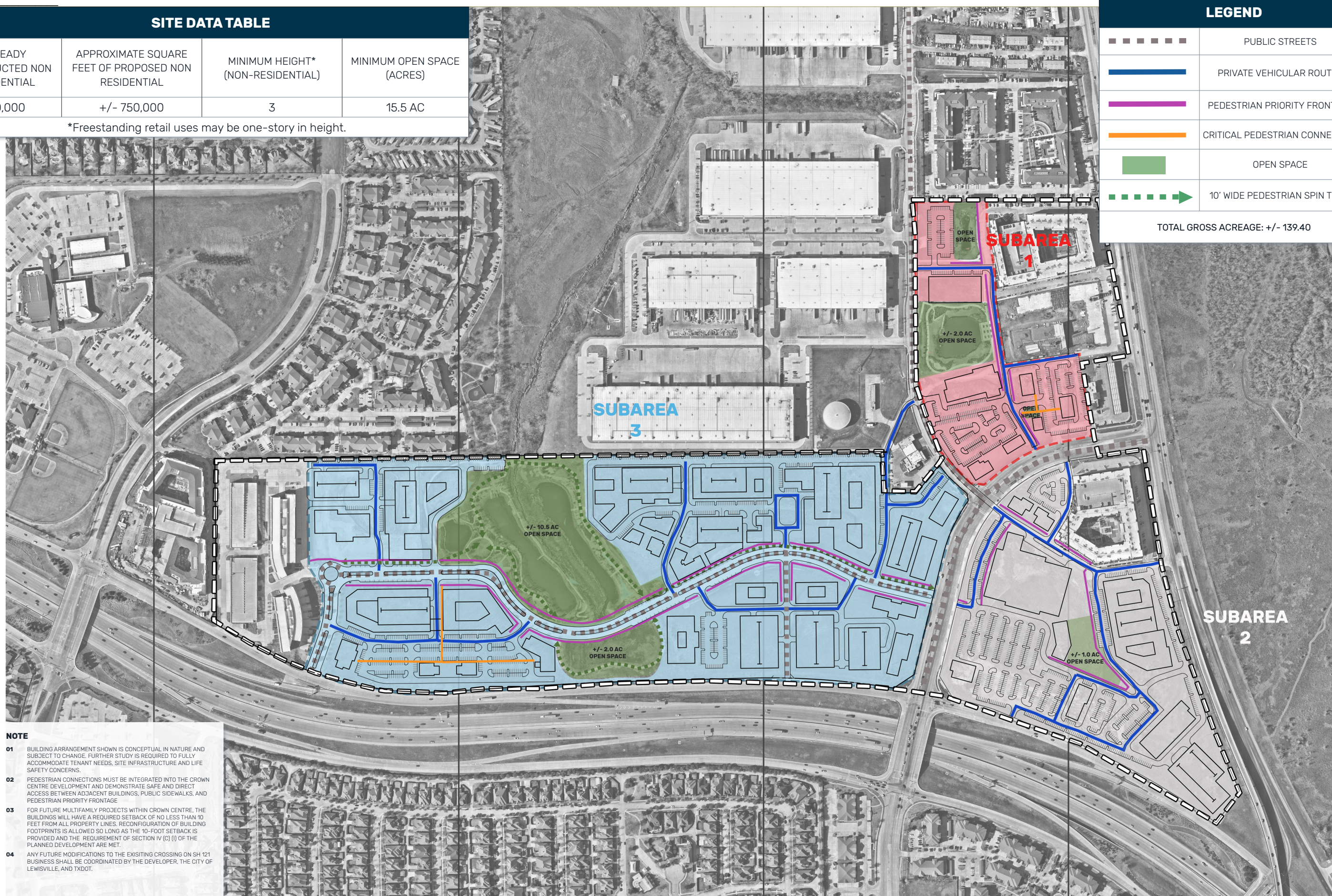


SITE DATA TABLE

ALREADY CONSTRUCTED NON RESIDENTIAL	APPROXIMATE SQUARE FEET OF PROPOSED NON RESIDENTIAL	MINIMUM HEIGHT* (NON-RESIDENTIAL)	MINIMUM OPEN SPACE (ACRES)
250,000	+/- 750,000	3	15.5 AC

*Freestanding retail uses may be one-story in height.

LEGEND	
	PUBLIC STREETS
	PRIVATE VEHICULAR ROUTES
	PEDESTRIAN PRIORITY FRONTAGE
	CRITICAL PEDESTRIAN CONNECTION
	OPEN SPACE
	10' WIDE PEDESTRIAN SPIN TRAIL
TOTAL GROSS ACREAGE: +/- 139.40	



NOTE

01 BUILDING ARRANGEMENT SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. FURTHER STUDY IS REQUIRED TO FULLY ACCOMMODATE TENANT NEEDS, SITE INFRASTRUCTURE AND LIFE SAFETY CONCERNS.

02 PEDESTRIAN CONNECTIONS MUST BE INTEGRATED INTO THE CROWN CENTRE DEVELOPMENT AND DEMONSTRATE SAFE AND DIRECT ACCESS BETWEEN ADJACENT BUILDINGS, PUBLIC SIDEWALKS, AND PEDESTRIAN PRIORITY FRONTAGE

03 FOR FUTURE MULTIFAMILY PROJECTS WITHIN CROWN CENTRE, THE BUILDINGS WILL HAVE A REQUIRED SETBACK OF NO LESS THAN 10 FEET FROM ALL PROPERTY LINES. RECONFIGURATION OF BUILDING FOOTPRINTS IS ALLOWED SO LONG AS THE 10-FOOT SETBACK IS PROVIDED AND THE REQUIREMENT OF SECTION V (C) (I) OF THE PLANNED DEVELOPMENT ARE MET.

04 ANY FUTURE MODIFICATIONS TO THE EXISTING CROSSING ON SH 121 BUSINESS SHALL BE COORDINATED BY THE DEVELOPER, THE CITY OF LEWISVILLE, AND TXDOT.



McAdams

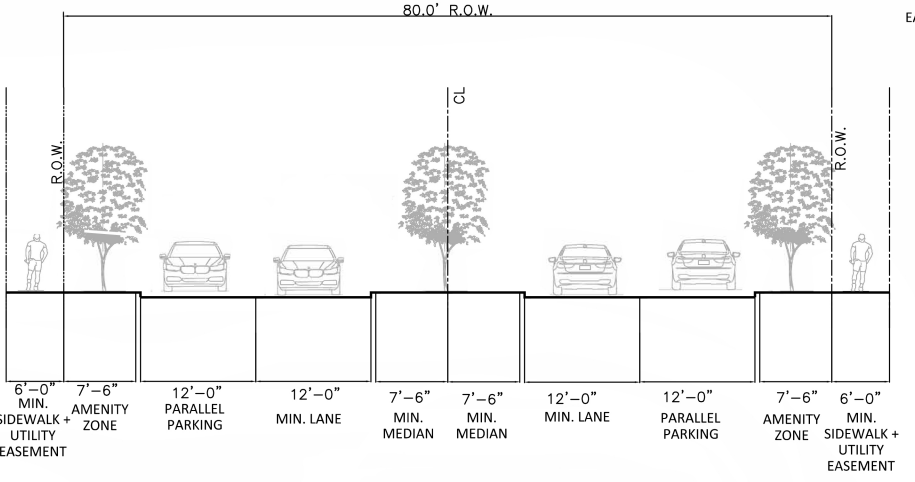
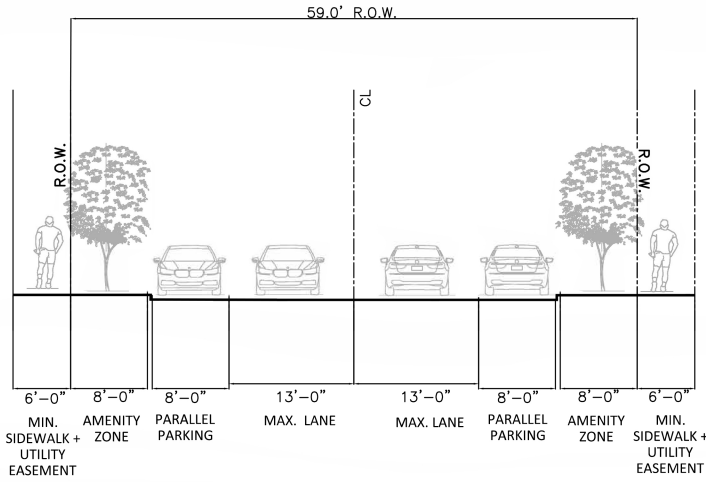
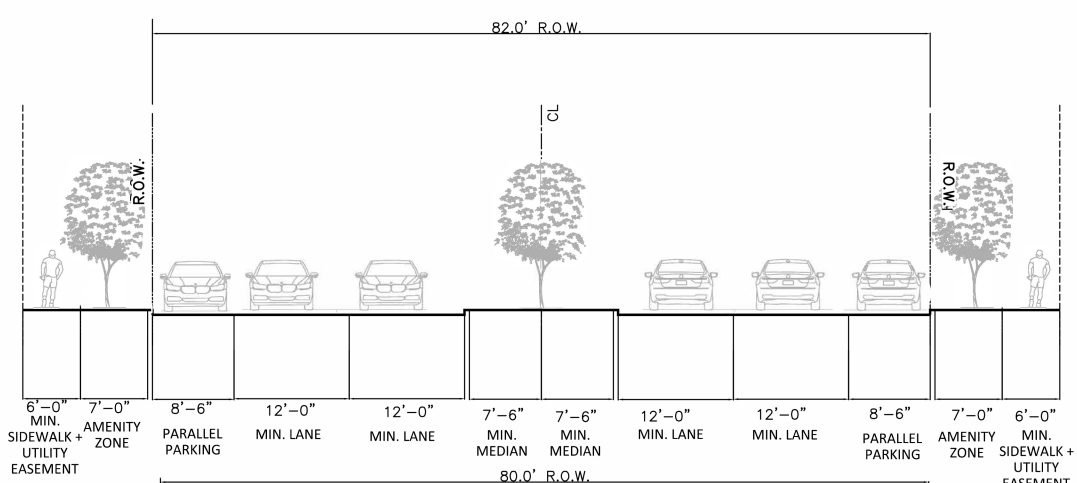
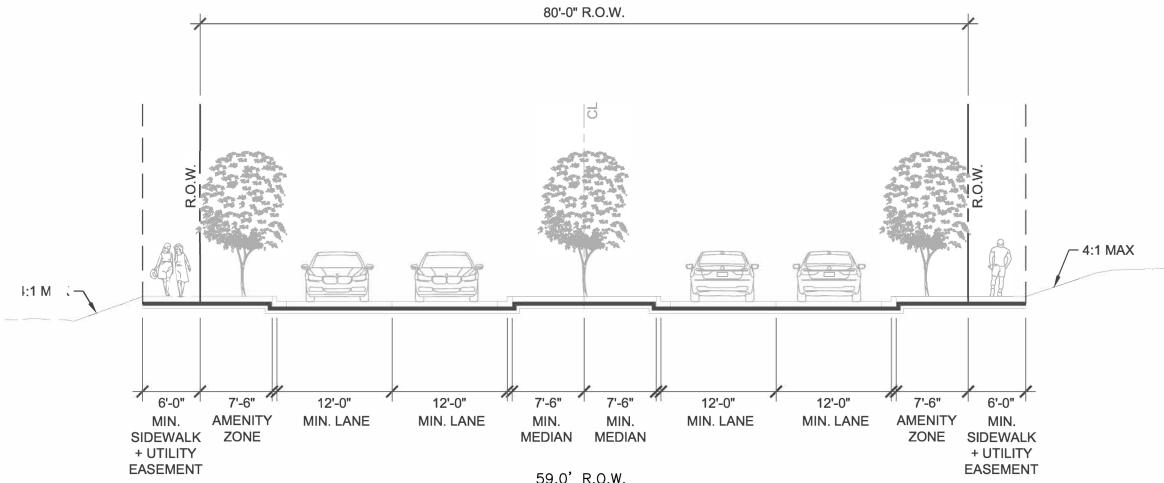
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

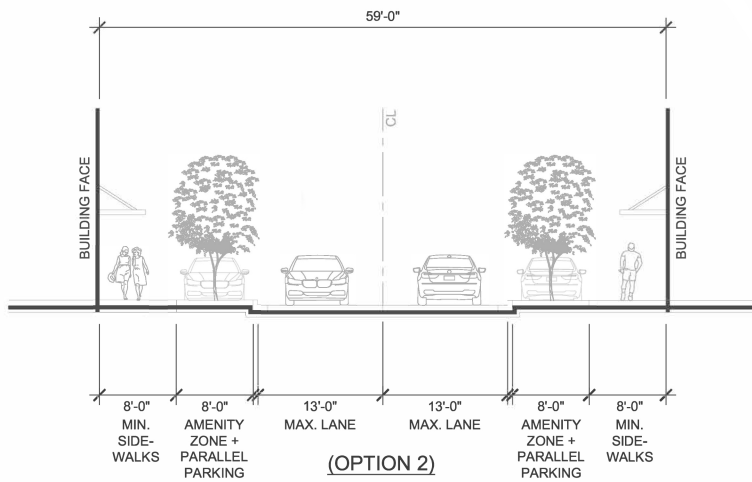
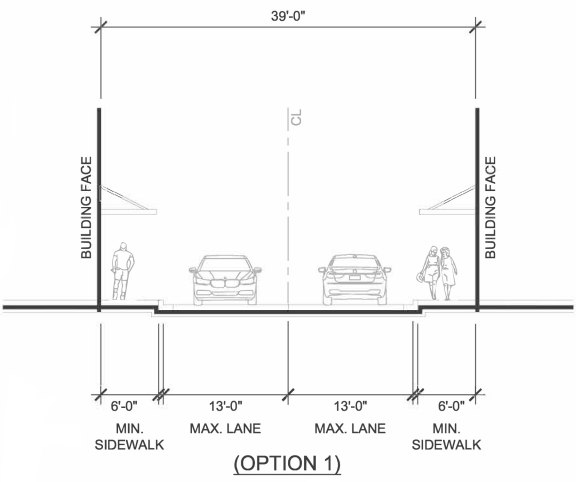
CLIENT

Bright Realty, LLC

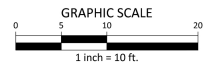
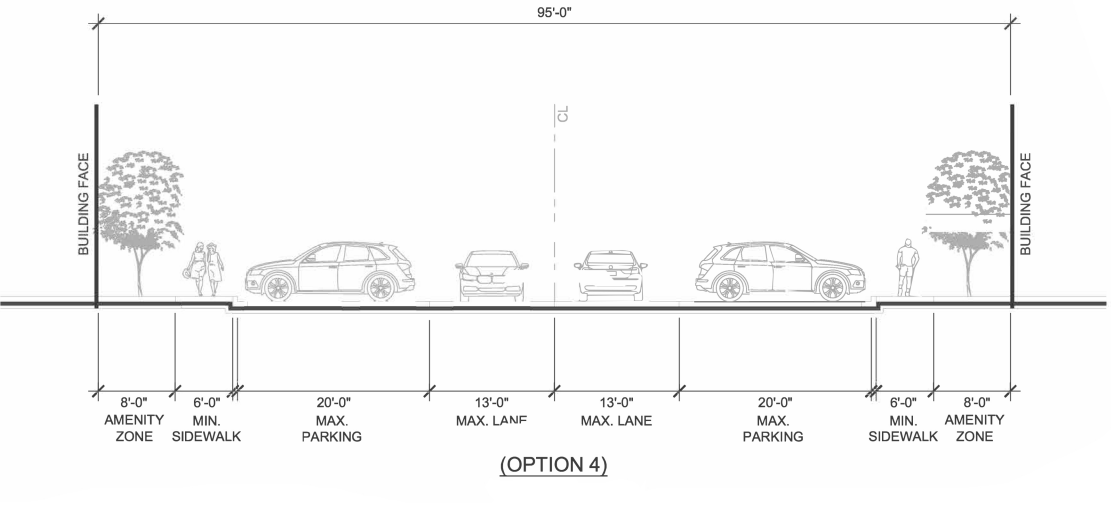
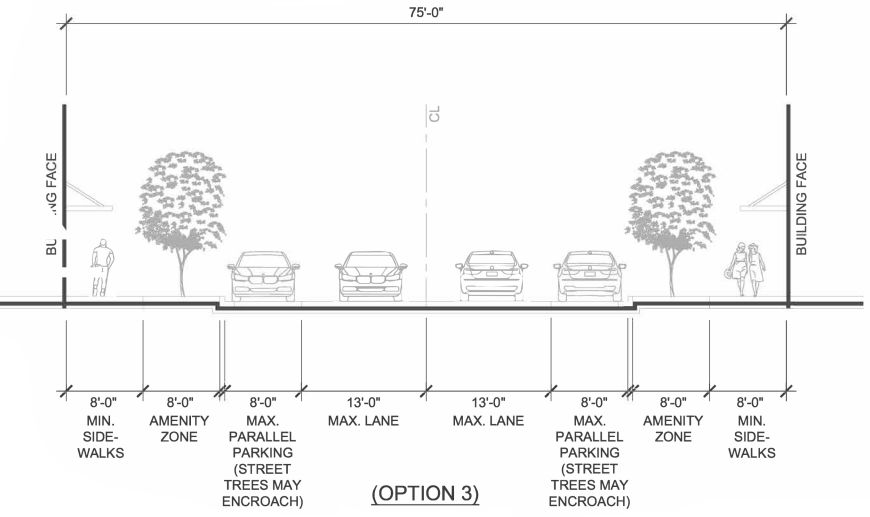
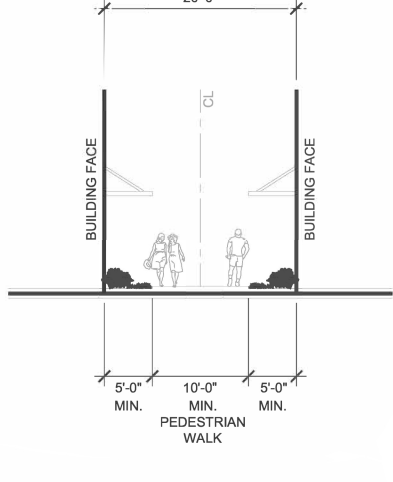
PUBLIC STREETS



PRIVATE VEHICULAR ROUTE



PEDESTRIAN PASSAGE



CROWN CENTRE AT CASTLE HILLS
CIRCULATION CROSS-SECTION EXHIBIT 4D

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO. BRL25001
FILENAME
CHECKED BY rr
DRAWN BY mb
SCALE 1"=10'
DATE 12/03/2025

SHEET

CIRCULATION CROSS SECTION EX.4D

Z:\Draw\Projects\BRL\BRL25001\04-Production\Engineering\Exhibits\2025-11-24\Cross Section Exhibit\2025-11-24\Crown Centre - McAdams - Cross Section Exhibit.dwg, 11/25/2025 8:39:18 AM, Marissa Brewer