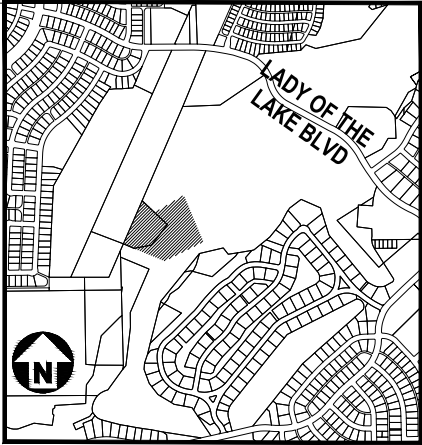
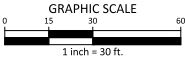


Z:\2026\Projects\BRL25002\04 Production\Planning - Design\Zoning - Entitlement\BRL25002 Concept A.dwg, 5/12/2026 3:02:47 PM, Hannah Haber



VICINITY MAP

1" = 1,000'



BENCHMARKS:

TBM-1: BOX CUT NORTHING: 7065175.88
EASTING: 2456699.40 ELEVATION: 487.86'

TBM-2: BOX CUT NORTHING: 7064939.68
EASTING: 2456493.96 ELEVATION: 484.19'

SITE DATA TABLE		
PHYSICAL ADDRESS	699 LADY OF THE LAKE BLVD. LEWISVILLE, TX 75056	
ZONING	PD-GB2 & PD-R12	
CURRENT/PROPOSED USE	COMMERCIAL AMUSEMENT (OUTDOOR)	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING (ASSUMED 4 PEOPLE PER COURT) (1:3 PEOPLE OF DESIGN CAPACITY)	16 SPACES	36 SPACES
ACCESSIBLE SPOTS	2 SPACES	2 SPACES
COURT DATA		
TENNIS COURTS		
EXISTING TENNIS COURTS	6 COURTS	
PROPOSED TENNIS COURTS	2 COURTS	
PICKLEBALL COURTS		
PROPOSED PICKLEBALL COURTS	4 COURTS	
TOTAL NUMBER OF TENNIS + PICKLEBALL COURTS	12 COURTS	

LINETYPE LEGEND

	= BOUNDARY LINE
	= PROPOSED ZONE CHANGE LIMIT LINE (THIS IS NOT A PROPERTY LINE)
	= FLOODPLAIN
	= EASEMENT
	= EXISTING FIRELANE
	= EXISTING SEWER LINE
	= EXISTING TREES
	= EXISTING PARKING SPACES
	= PROPOSED PARKING SPACES
	= PROPOSED LIGHT POLES
	= PROPOSED PAVEMENT

GENERAL NOTES:

1. LAKES AT CASTLE HILLS PICKLEBALL AND TENNIS COURT CLUB WILL CLOSE AT 9PM.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TIM KORESSEL
CASTLE HILLS GOLF CLUB, LLC
699 LADY OF THE LAKE BOULEVARD
LEWISVILLE, TEXAS 75056



THE LAKES AT CASTLE HILLS

COURT EXPANSION

CASTLE HILLS GOLF COURSE ADDITION
LOT 2B, BLOCK A & LOT 4R, BLOCK A

TOTAL ACREAGE: 116.36

REZONING AGREEMENT: 2.575

BASE ZONING DISTRICT: GB2

CITY OF LEWISVILLE

DENTON COUNTY, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION
1	02/19/2026	1ST SUBMITTAL
2	03/20/2026	2ND SUBMITTAL
3	04/15/2026	3RD SUBMITTAL

PLAN INFORMATION

PROJECT NO.	BRL25002
FILENAME	BRL25002 CONCEPT A.DWG
CHECKED BY	MB
DRAWN BY	HH
SCALE	30 SCALE
DATE	04/15/2026

SHEET

ZONING PLAN

ZP



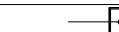
City of Lewisville Note:

1. An alternative standard to allow a maximum light level of 44.5 foot candles on the courts in lieu of the required maximum light level of 20-foot candles is incorporated as part of this special use permit.

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

Notes:

1. Calculation 3' AFG. Spill at grade.
2. Based on 23' AFG fixture mounting including 20' poles plus 3' davit arm.
3. This plan includes an object that simulates 80% light blockage as a wind/privacy screen for tennis.
4. Background scale and placement is approximate.

Luminaire Schedule						
Symbol	Qty	Label	Luminaire Lumens	Arrangement	LLF	Description
	8	A19	42850	Single	0.900	LSMT-2-C-45L-TEN-45,000 LUMEN TENNIS OPTIC LED
	4	A28	42850	Back-Back	0.900	LSMT-2-C-45L-TEN-45,000 LUMEN TENNIS OPTIC LED
	4	C19	54930	Single	0.900	LSMT-4-C-55L-FT-55,000 LUMEN FT LED
	2	C28	54930	Back-Back	0.900	LSMT-4-C-55L-FT-55,000 LUMEN FT LED

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PICKLE 1	Illuminance	Fc	30.72	40.1	21.5	1.43
PICKLE 2	Illuminance	Fc	33.28	42.1	22.0	1.51
PICKLE 3	Illuminance	Fc	33.36	42.1	22.3	1.50
PICKLE 4	Illuminance	Fc	30.80	40.1	21.8	1.41
PICKLE SPILL	Illuminance	Fc	2.34	21.9	0.1	23.40
PROP LINE	Illuminance	Fc	0.33	2.1	0.0	N.A.
TENNIS 1	Illuminance	Fc	38.18	44.5	24.7	1.55
TENNIS 2	Illuminance	Fc	38.33	44.0	24.9	1.54
TENNIS SPILL	Illuminance	Fc	0.45	10.8	0.0	N.A.

Luminaire Location Summary			
LumNo	Label	Z-luminaire height	TIR
1	A19	23	0
2	A19	23	0
3	A19	23	0
4	A19	23	0
5	A19	23	0
6	A19	23	0
7	A19	23	0
8	A19	23	0
9	C19	23	0
10	C19	23	0
11	C19	23	0
12	C19	23	0
13	A28	23	0
14	A28	23	0
15	A28	23	0
16	A28	23	0
17	C28	23	0
18	C28	23	0

TECHLIGHT

2707 SATSUMA

DALLAS, TX
75229

Project:

LAKES AT
CASTLE HILL
TENNIS/
PICKLEBALL

Notes:

FILE:

castlehill4-b.agi

Date:

5-12-26

SCALE

0 50 100 150 200