

# DISCOVERY AT THE REALM

CITY OF LEWISVILLE  
DENTON COUNTY

Pending approval of the concept plan amendment

CASTLE HILLS PHASE 15

LOTS 1-2, BLOCK A, LOTS 1-13, & 14X, BLOCK B,  
LOTS 1-30, & 31X, BLOCK C, LOTS 1-9, & 10X, BLOCK D,  
LOTS 1-18, BLOCK E, AND LOTS 1-17, BLOCK F  
in the

A. SINGLETON SURVEY, ABSTRACT NUMBER 1138, &  
BENJAMIN SCHOONOVER SURVEY, ABSTRACT NUMBER 1209,  
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS  
21.996 ACRES ACRES

ZONING: PLANNED DEVELOPMENT MF3 & TH2 (24-04-2-PZ)

## PRELIMINARY PLAT

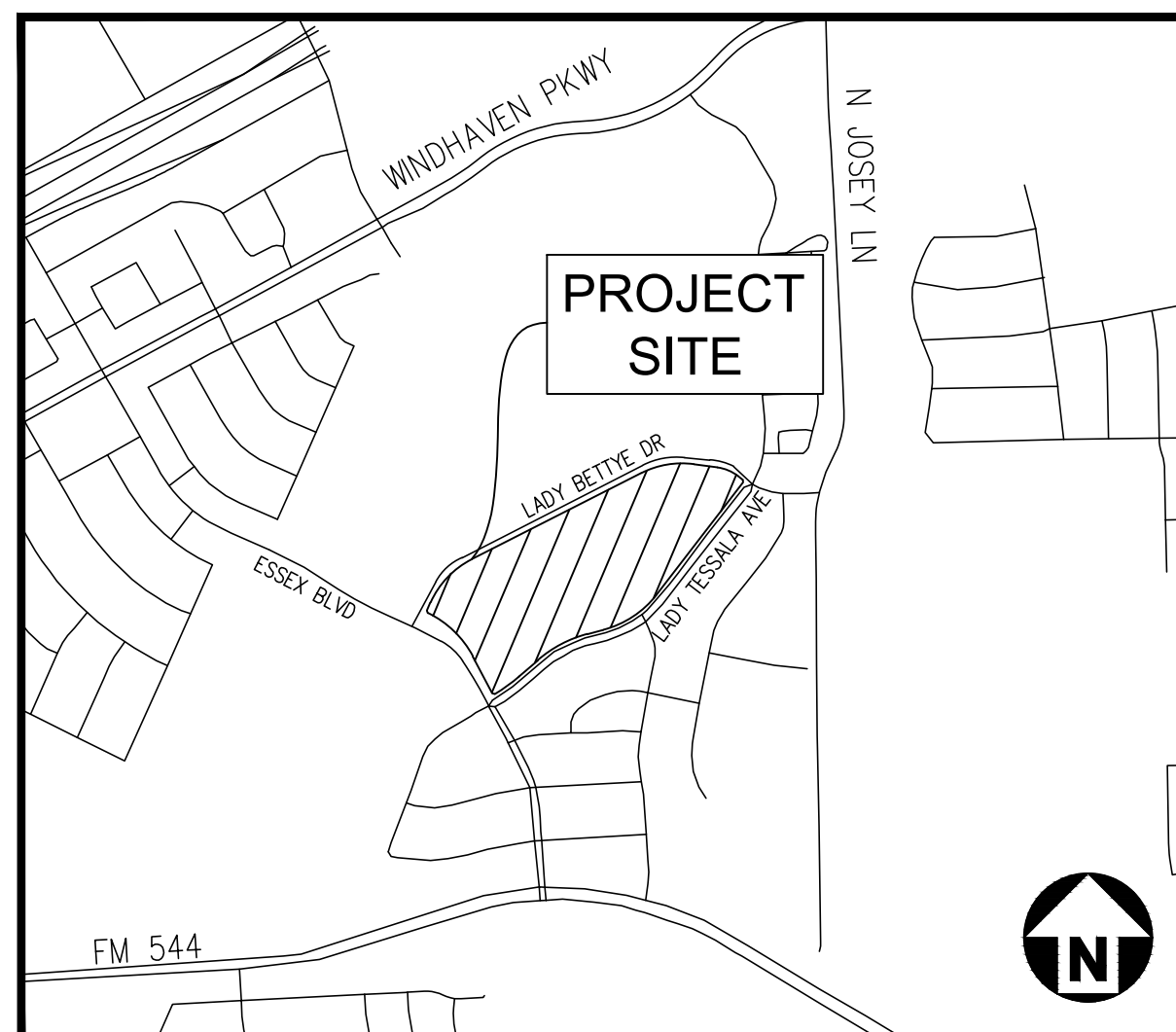
PROJECT NUMBER: BRL23003

CITY CASE NUMBER: 24-\_\_-\_\_-PP

DATE: SEPTEMBER, 2024

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L2.00	PRELIMINARY HARDSCAPE PLAN
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VICINITY MAP  
SCALE: 1"=1000'

24-09-5-PP



McADAMS

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### CONTACT

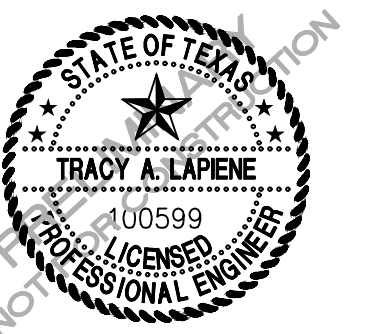
JOSH BARTON  
JBARTON@MCADAMSCO.COM  
PHONE: 469.313.8845

### CLIENT

BRIGHT REALTY  
4400 STATE HIGHWAY 121, SUITE 900  
LEWISVILLE, TEXAS 75056  
972.410.6597  
RW SMITH



### PROJECT DIRECTORY



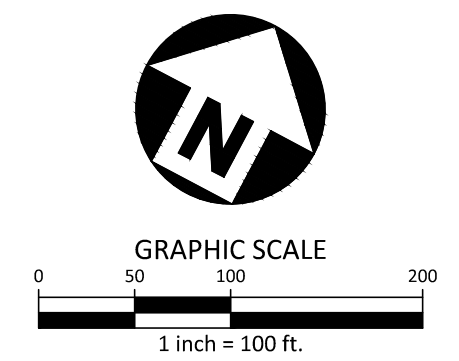
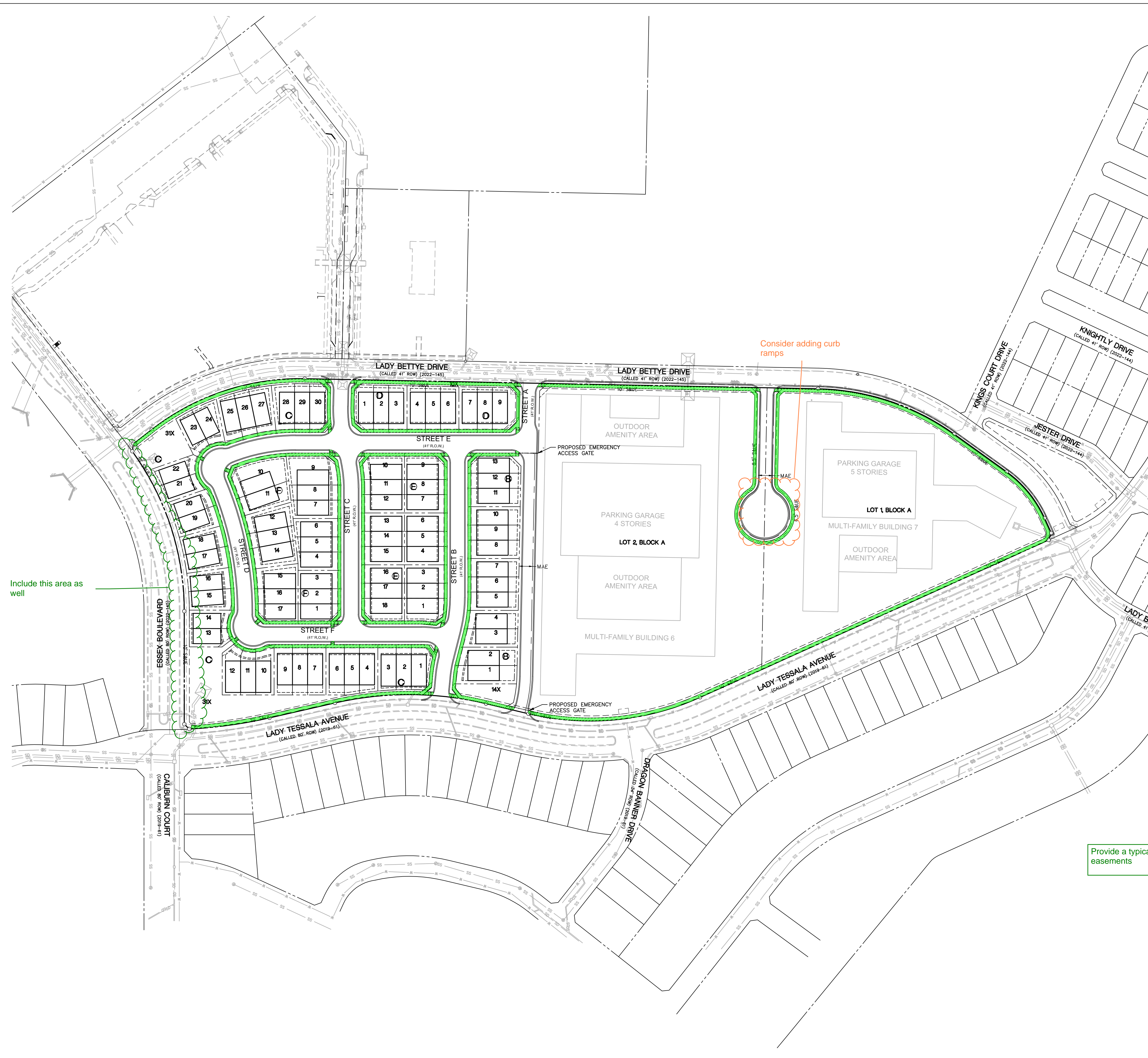
### REVISIONS

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### PRELIMINARY PLAT FOR:

DISCOVERY AT THE REALM  
CITY OF LEWISVILLE, TEXAS, 75056  
PROJECT NUMBER: BRL23003





 ACCESSIBLE ROUTE PATH

Include this area as well

Consider adding curb ramps

Provide a typical street section with ROW and easements

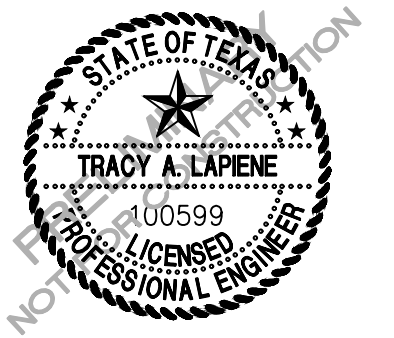
please update

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**DISCOVERY AT THE REALM**  
 PRELIMINARY PLAT  
 "STREET NUMBER" "STREET NAME"  
 CITY OF LEWISVILLE, TEXAS, 75056



**REVISIONS**

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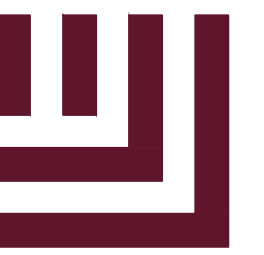
**PLAN INFORMATION**

PROJECT NO.	BRL23003
FILENAME	BRL23003-ADA1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	100 SCALE
DATE	09/16/2024

**SHEET**

**ACCESSIBLE ROUTING PLAN**  
**C2.00**

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PROJECT  
DISCOVERY AT THE REALM  
INFRASTRUCTURE IMPROVEMENTS

BRIGHT REALTY  
4400 TX-11  
SUITE 900

LANDDESIGN PROJ# 8520077

REVISION / ISSUANCE

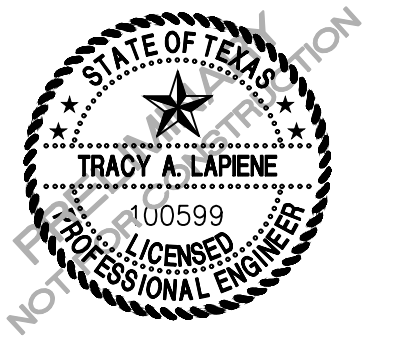
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DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE  
VERT: 1" = 200'  
HORZ: 1" = 200'  
0 100 200 400

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER  
C4-01



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

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CHECKED BY TL  
DRAWN BY JW  
SCALE N.T.S.  
DATE 09/16/2024

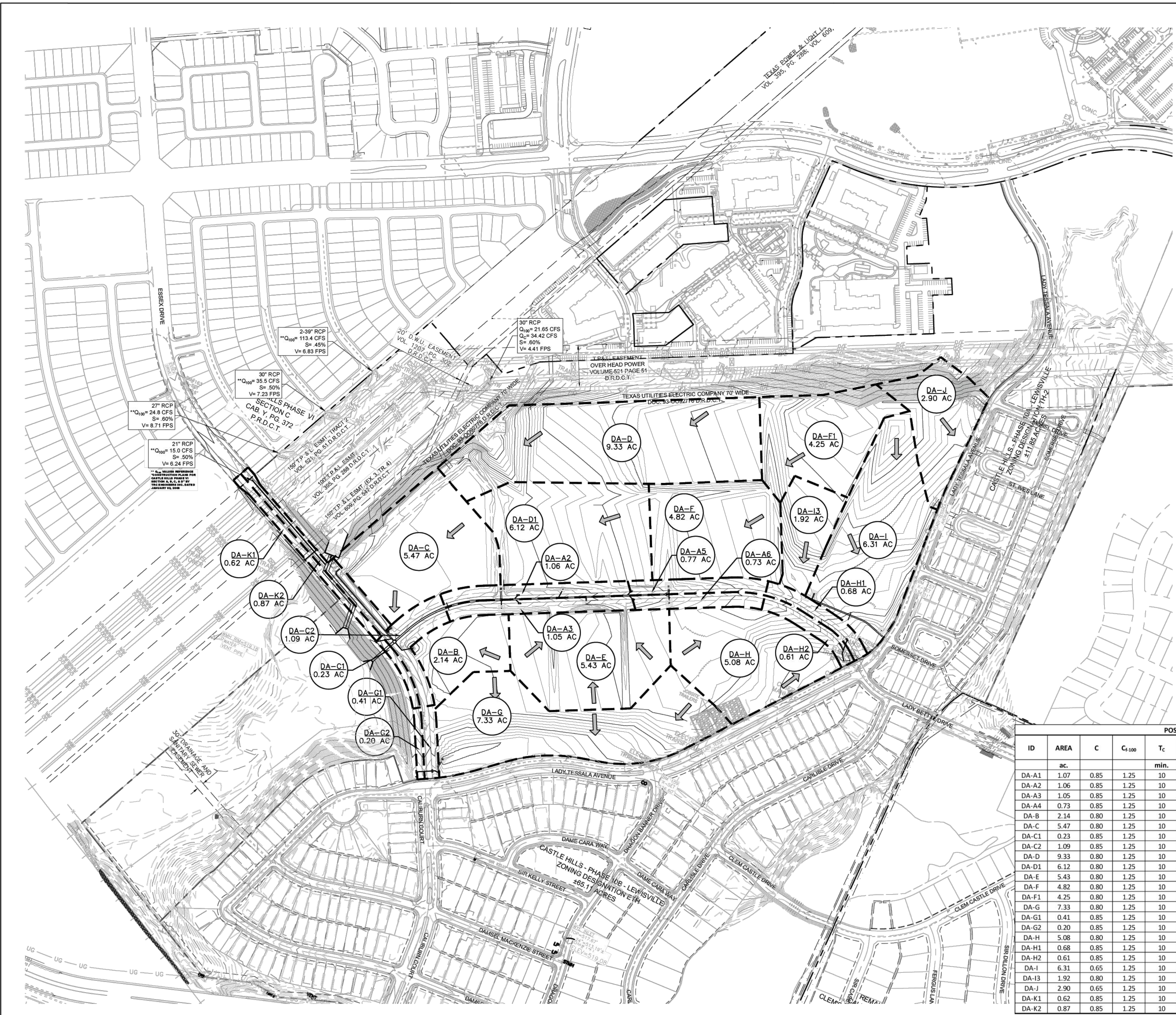
SHEET

EXISTING DRAINAGE AREA MAP

C3.00

LEGEND

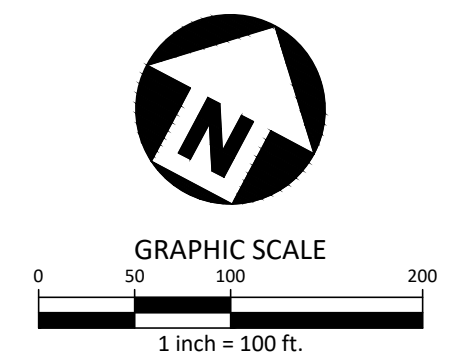
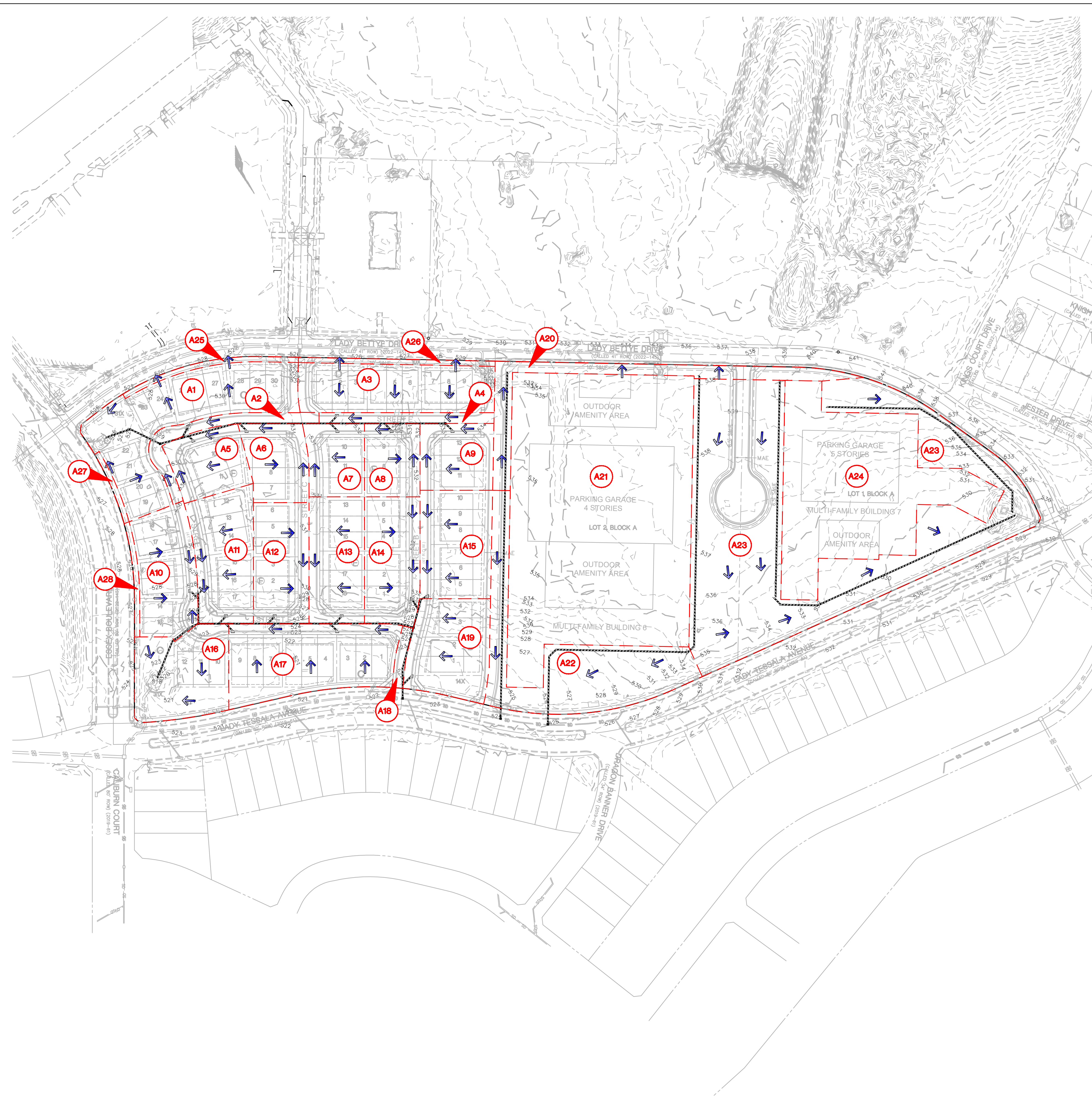
- FLOODWAY LIMITS
- 500 YR FLOODPLAIN LIMIT
- PROPOSED CONTOURS
- EXIST. CONTOURS
- DRAINAGE DIVIDE
- PROPERTY LINE
- 100 YR FLOODPLAIN LIMIT
- EXISTING STORM LINE
- DRAINAGE ID AREA (ACRES)
- DRAINAGE FLOW DIRECTION



POST-DEVELOPED DRAINAGE AREA							COMMENTS
ID	AREA	C	C <sub>100</sub>	T <sub>c</sub>	I <sub>100</sub>	Q <sub>100</sub>	
	ac.			min.	in/hr	cfs	
DA-A1	1.07	0.85	1.25	10	8.76	9.96	DRAINS TO CURB INLET
DA-A2	1.06	0.85	1.25	10	8.76	9.87	DRAINS TO CURB INLET
DA-A3	1.05	0.85	1.25	10	8.76	9.77	DRAINS TO CURB INLET
DA-A4	0.73	0.85	1.25	10	8.76	6.79	DRAINS TO CURB INLET
DA-B	2.14	0.80	1.25	10	8.76	18.75	DRAINS TO Y-INLET
DA-C	5.47	0.80	1.25	10	8.76	47.92	DRAINS TO Y-INLET
DA-C1	0.23	0.85	1.25	10	8.76	2.14	DRAINS TO CURB INLET
DA-C2	1.09	0.85	1.25	10	8.76	10.15	DRAINS TO CURB INLET
DA-D	9.33	0.80	1.25	10	8.76	81.73	DRAINS TO Y-INLET
DA-D1	6.12	0.80	1.25	10	8.76	53.61	DRAINS TO Y-INLET
DA-E	5.43	0.80	1.25	10	8.76	47.57	DRAINS TO Y-INLET
DA-F	4.82	0.80	1.25	10	8.76	42.22	DRAINS TO Y-INLET
DA-F1	4.25	0.80	1.25	10	8.76	37.23	DRAINS TO DA-F
DA-G	7.33	0.80	1.25	10	8.76	64.21	DRAINS TO Y-INLET
DA-G1	0.41	0.85	1.25	10	8.76	3.82	DRAINS TO CURB INLET
DA-G2	0.20	0.85	1.25	10	8.76	1.86	DRAINS TO CURB INLET
DA-H	5.08	0.80	1.25	10	8.76	44.50	DRAINS TO EX. Y-INLET
DA-H1	0.68	0.85	1.25	10	8.76	6.33	DRAINS TO CURB INLET
DA-H2	0.61	0.85	1.25	10	8.76	5.68	DRAINS TO CURB INLET
DA-I	6.31	0.65	1.25	10	8.76	44.91	DRAINS TO Y-INLET
DA-I3	1.92	0.80	1.25	10	8.76	16.82	DRAINS TO Y-INLET
DA-J	2.90	0.65	1.25	10	8.76	20.64	DRAINS TO EX. Y-INLET
DA-K1	0.62	0.85	1.25	10	8.76	5.77	DRAINS TO CURB INLET
DA-K2	0.87	0.85	1.25	10	8.76	8.10	DRAINS TO CURB INLET

\*FOR REFERENCE ONLY\*

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PROPOSED DRAINAGE CALCULATIONS									
Drainage Area	Area (Ac)	C	Cf	C*Cf	Tc (min)	I (in/hr)	Q100 (cfs)	Comments	
A1	1.15	0.70	1.25	1.00	10	9.60	11.02	SHEET FLOW TO EXISTING Y-INLET	
A2	0.23	0.95	1.25	1.19	10	9.60	2.58	SHEET FLOW TO CURB INLET	
A3	0.78	0.70	1.25	1.00	10	9.60	7.52	SHEET FLOW TO CURB INLET	
A4	0.16	0.95	1.25	1.19	10	9.60	1.78	SHEET FLOW TO CURB INLET	
A5	0.40	0.70	1.25	1.00	10	9.60	3.84	SHEET FLOW TO CURB INLET	
A6	0.39	0.70	1.25	1.00	10	9.60	3.78	SHEET FLOW TO CURB INLET	
A7	0.35	0.70	1.25	1.00	10	9.60	3.34	SHEET FLOW TO CURB INLET	
A8	0.34	0.70	1.25	1.00	10	9.60	3.25	SHEET FLOW TO CURB INLET	
A9	0.41	0.70	1.25	1.00	10	9.60	3.90	SHEET FLOW TO CURB INLET	
A10	0.60	0.70	1.25	1.00	10	9.60	5.79	SHEET FLOW TO CURB INLET	
A11	0.65	0.70	1.25	1.00	10	9.60	6.21	SHEET FLOW TO CURB INLET	
A12	0.56	0.70	1.25	1.00	10	9.60	5.35	SHEET FLOW TO CURB INLET	
A13	0.58	0.70	1.25	1.00	10	9.60	5.60	SHEET FLOW TO CURB INLET	
A14	0.58	0.70	1.25	1.00	10	9.60	5.58	SHEET FLOW TO CURB INLET	
A15	0.64	0.70	1.25	1.00	10	9.60	6.18	SHEET FLOW TO CURB INLET	
A16	0.67	0.70	1.25	1.00	10	9.60	6.47	SHEET FLOW TO EXISTING Y-INLET	
A17	0.98	0.70	1.25	1.00	10	9.60	9.38	SHEET FLOW TO CURB INLET	
A18	0.06	0.95	1.25	1.19	10	9.60	0.63	SHEET FLOW TO CURB INLET	
A19	0.64	0.70	1.25	1.00	10	9.60	6.12	SHEET FLOW TO CURB INLET	
A20	0.52	0.80	1.25	1.00	10	9.60	4.98	SHEET FLOW TO CURB INLET	
A21	4.21	0.80	1.25	1.00	10	9.60	40.44	FLOW TO ROOF DRAIN	
A22	1.13	0.80	1.25	1.00	10	9.60	10.89	SHEET FLOW TO LADY TESSALA AVE	
A23	3.63	0.80	1.25	1.00	10	9.60	34.89	SHEET FLOW TO Y-INLET	
A24	2.09	0.80	1.25	1.00	10	9.60	20.04	FLOW TO ROOF DRAIN	
A25	0.08	0.70	1.25	1.00	10	9.60	0.76	SHEET FLOW TO LADY BETTYE DRIVE	
A26	0.09	0.70	1.25	1.00	10	9.60	0.82	SHEET FLOW TO LADY BETTYE DRIVE	
A27	0.03	0.70	1.25	1.00	10	9.60	0.32	SHEET FLOW TO LADY ESSEX BLVD	
A28	0.05	0.70	1.25	1.00	10	9.60	0.48	SHEET FLOW TO LADY ESSEX BLVD	
<b>Total</b>	<b>22.00</b>						<b>211.95</b>		

\*If C\*Cf<1.00 round up to 1.00

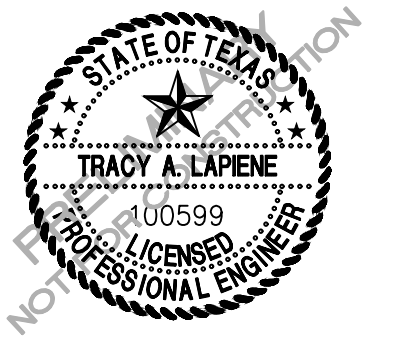


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927.410.6597  
RW SMITH



**DISCOVERY AT THE REALM**  
PRELIMINARY PLAT  
"STREET NUMBER" "STREET NAME"  
CITY OF LEWISVILLE, TEXAS, 75056



**REVISIONS**

NO.	DATE	DESCRIPTION
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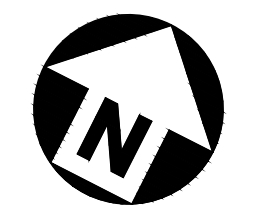
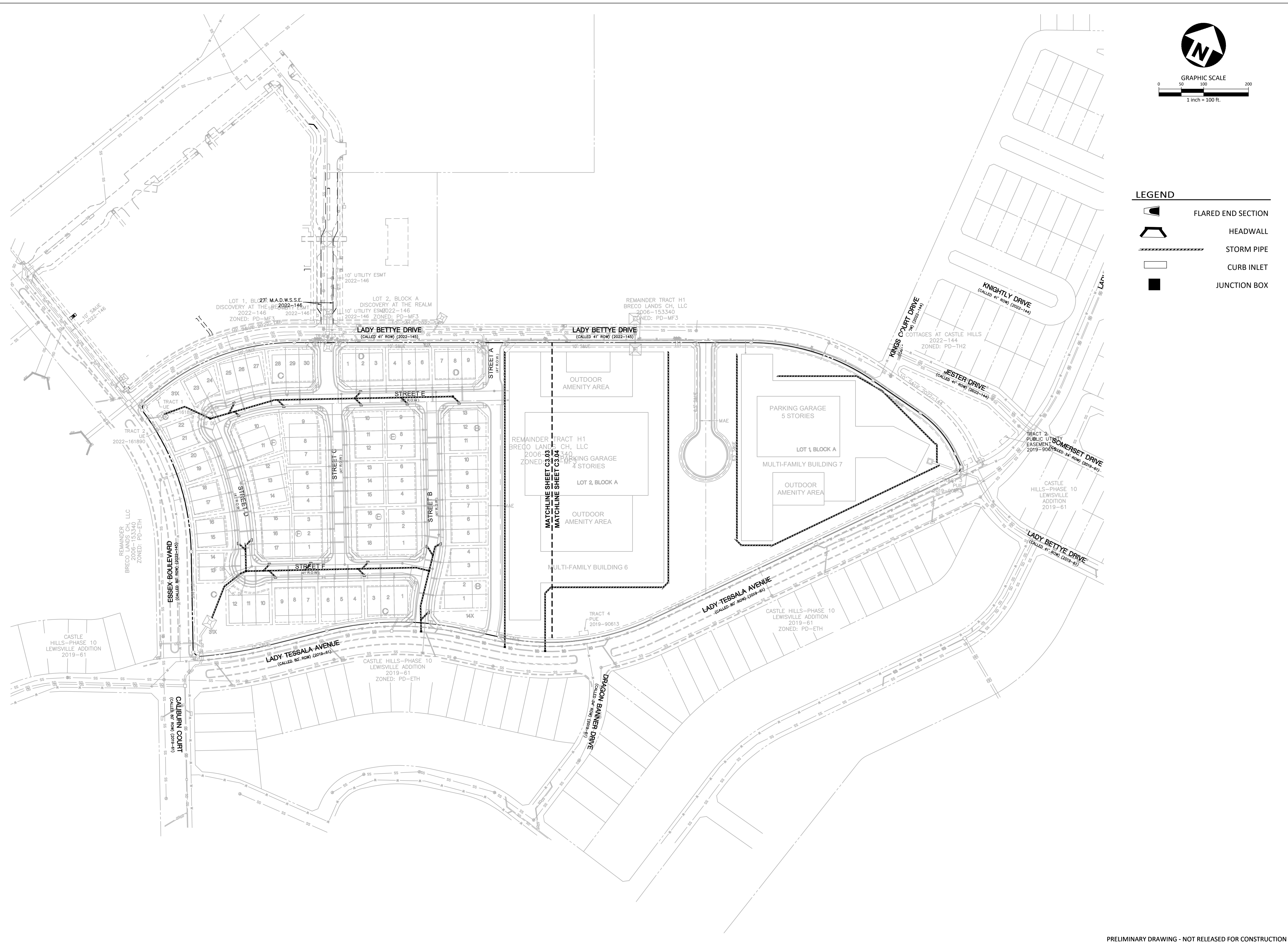
**PLAN INFORMATION**

PROJECT NO.	BRL23003
FILENAME	BRL23003-PDAM.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	100 SCALE
DATE	09/16/2024

**SHEET**  
**PROPOSED DRAINAGE AREA MAP**  
**C3.01**






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GRAPHIC SCALE  
0 50 100 200  
1 inch = 100 ft.

**LEGEND**

-  FLARED END SECTION
-  HEADWALL
-  STORM PIPE
-  CURB INLET
-  JUNCTION BOX



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PRELIMINARY PLAT  
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**REVISIONS**

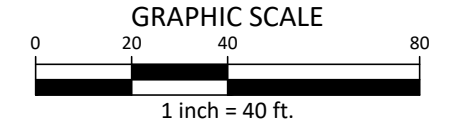
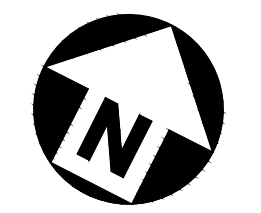
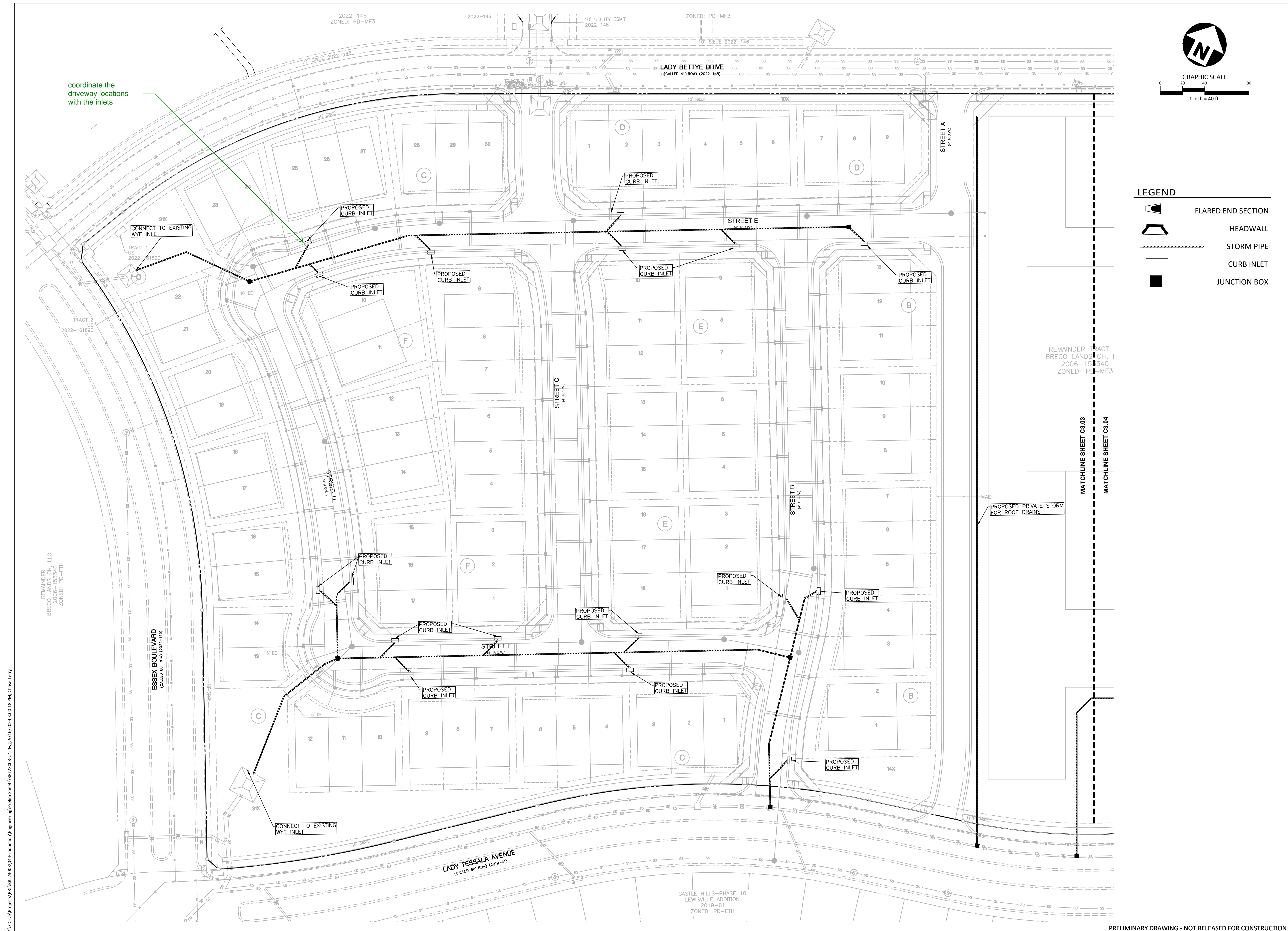
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**PLAN INFORMATION**




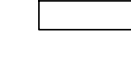

PROJECT NO.	BRL23003
FILENAME	BRL23003-U1.DWG
CHECKED BY	TL
DRAWN BY	JW
SCALE	100 SCALE
DATE	09/16/2024

**SHEET**

**PRELIMINARY OVERALL  
STORM SEWER PLAN  
C3.02**



**LEGEND**

-  FLARED END SECTION
-  HEADWALL
-  STORM PIPE
-  CURB INLET
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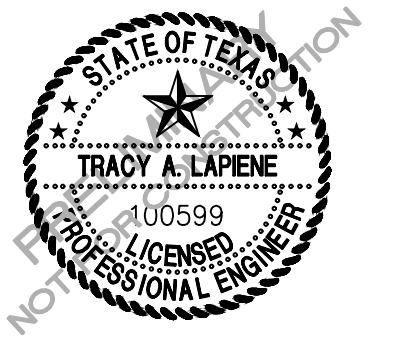
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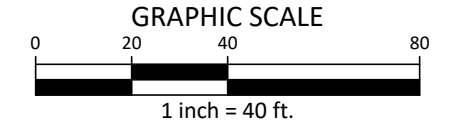
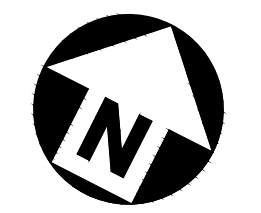
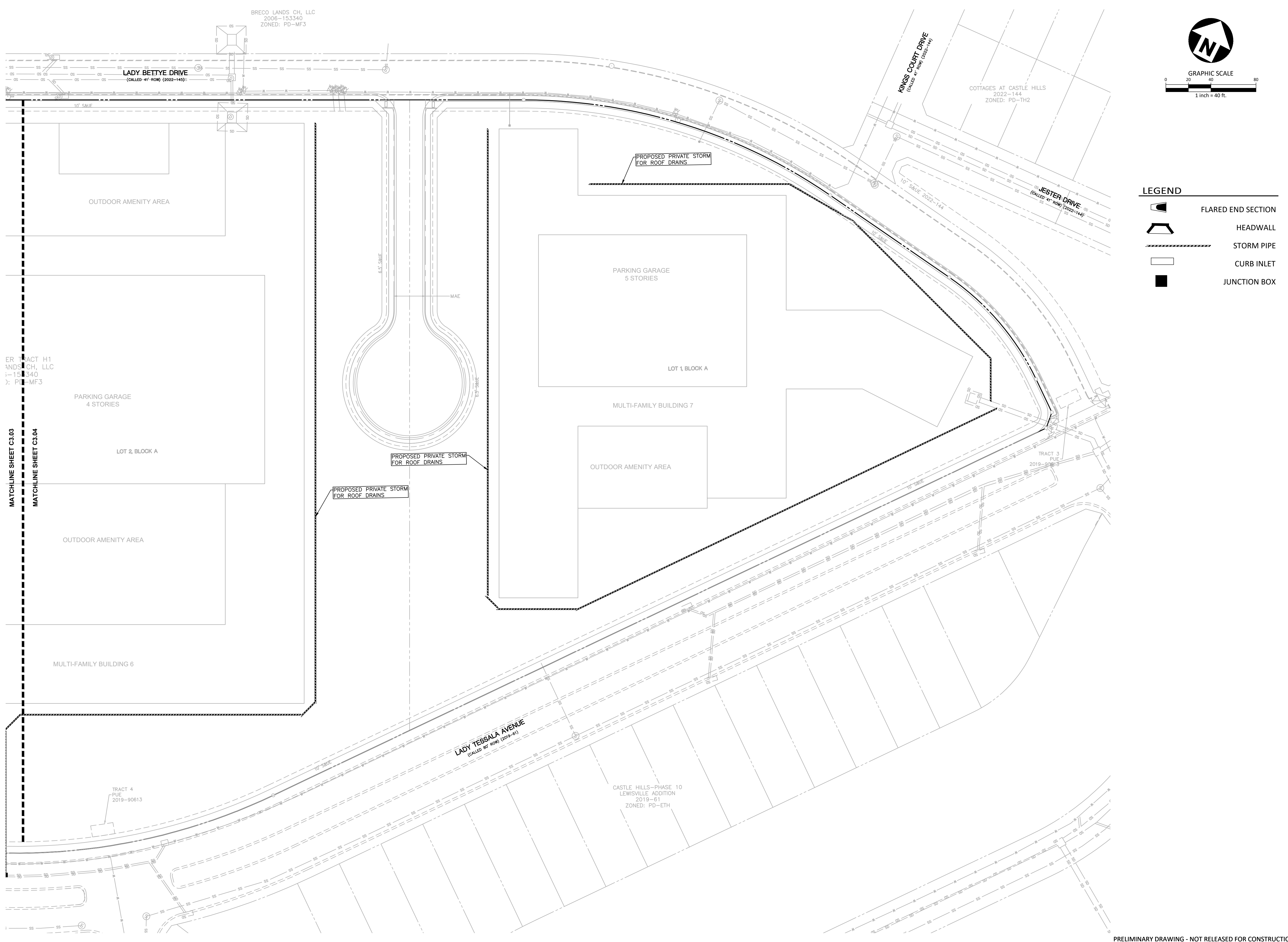
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PROJECT NO. BRL23003  
FILENAME BRL23003-U1.DWG  
CHECKED BY TL  
DRAWN BY JW  
SCALE 40 SCALE  
DATE 09/16/2024

**SHEET**

**PRELIMINARY STORM  
SEWER PLAN  
C3.03**

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- LEGEND**
- FLARED END SECTION
  - HEADWALL
  - STORM PIPE
  - CURB INLET
  - JUNCTION BOX

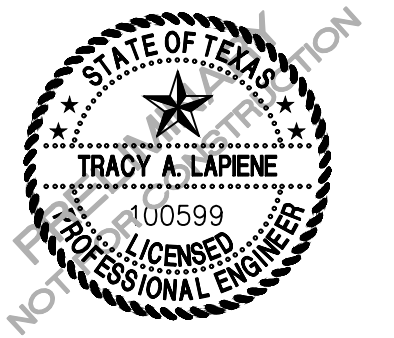


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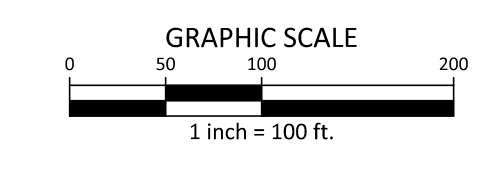
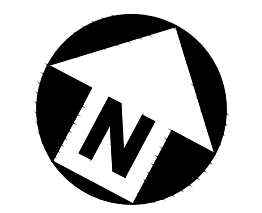
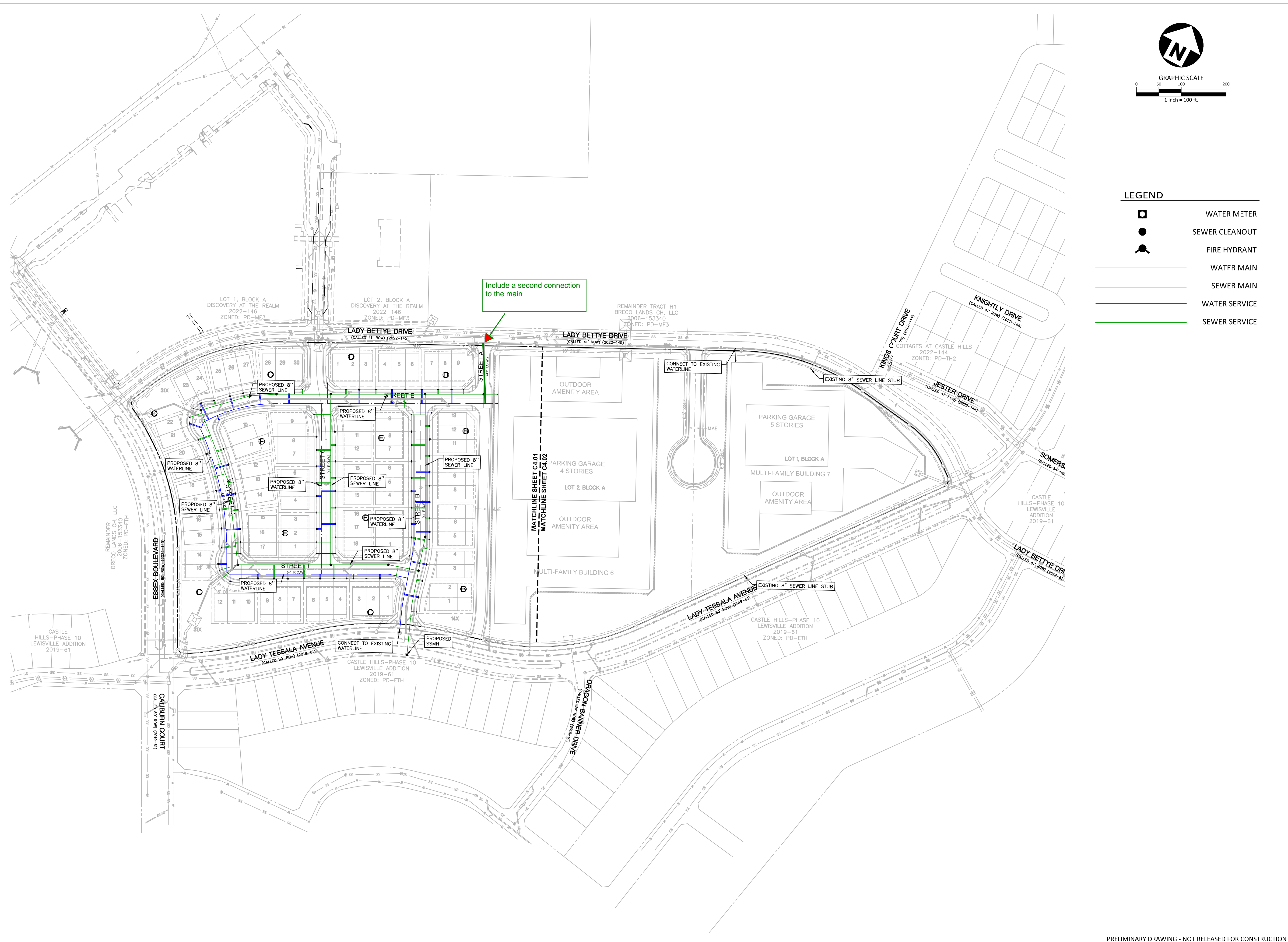
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FILENAME	BRL23003-U1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	40 SCALE
DATE	09/16/2024








**SHEET**

**PRELIMINARY STORM  
 SEWER PLAN  
 C3.04**

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**LEGEND**

-  WATER METER
-  SEWER CLEANOUT
-  FIRE HYDRANT
-  WATER MAIN
-  SEWER MAIN
-  WATER SERVICE
-  SEWER SERVICE



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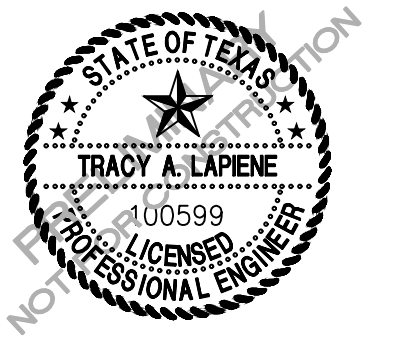
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**DISCOVERY AT THE REALM**  
PRELIMINARY PLAT  
"STREET NUMBER" "STREET NAME"  
CITY OF LEWISVILLE, TEXAS, 75056



**REVISIONS**

NO.	DATE	DESCRIPTION
1		
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**PLAN INFORMATION**

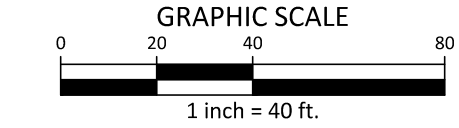
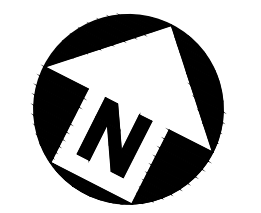
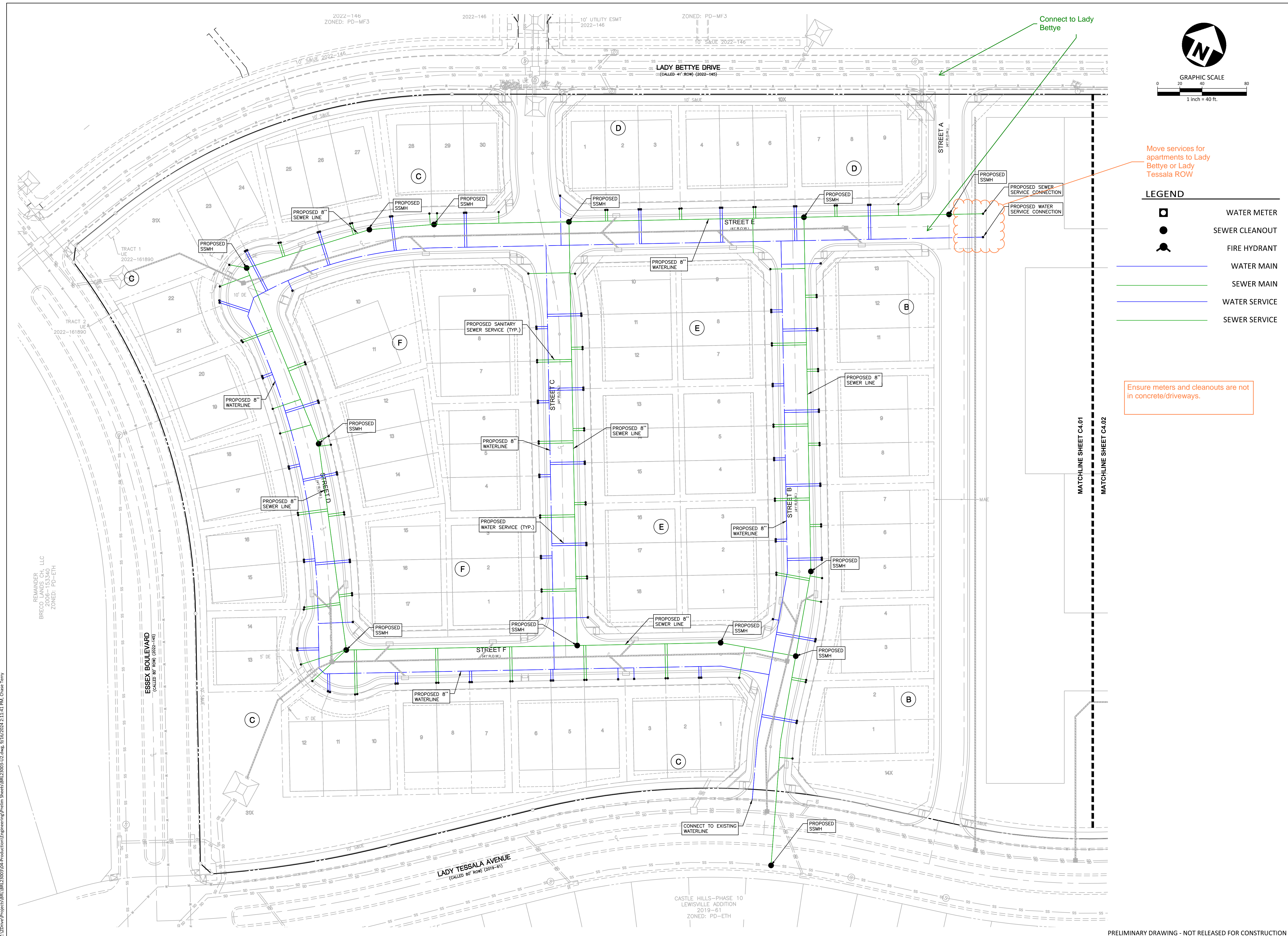
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FILENAME	BRL23003-U2.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	100 SCALE
DATE	09/16/2024

**SHEET**

**PRELIMINARY OVERALL  
WATER & SEWER PLAN**






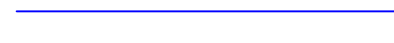

**C4.00**

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Move services for apartments to Lady Bettye or Lady Tessala ROW

**LEGEND**

-  WATER METER
-  SEWER CLEANOUT
-  FIRE HYDRANT
-  WATER MAIN
-  SEWER MAIN
-  WATER SERVICE
-  SEWER SERVICE

Ensure meters and cleanouts are not in concrete/driveways.

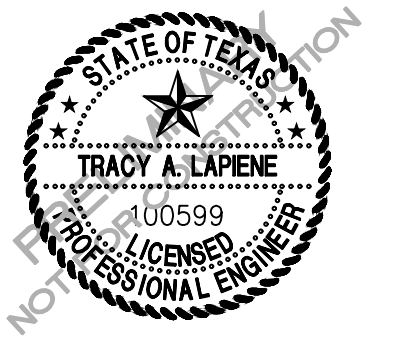


**McAdams**  
The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
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phone 972. 436. 9712  
fax 972. 436. 9715  
TBPE: 19762 TBPLS: 10194440  
www.mcadamsco.com

**CLIENT**  
BRIGHT REALTY  
4400 STATE HWY 121, SUITE 900  
LEWISVILLE, TX 75056  
927.410.6597  
RW SMITH



**DISCOVERY AT THE REALM**  
PRELIMINARY PLAT  
"STREET NUMBER" "STREET NAME"  
CITY OF LEWISVILLE, TEXAS, 75056



**REVISIONS**

NO.	DATE	DESCRIPTION
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**PLAN INFORMATION**

PROJECT NO.	BRL23003
FILENAME	BRL23003-U2.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	40 SCALE
DATE	09/16/2024

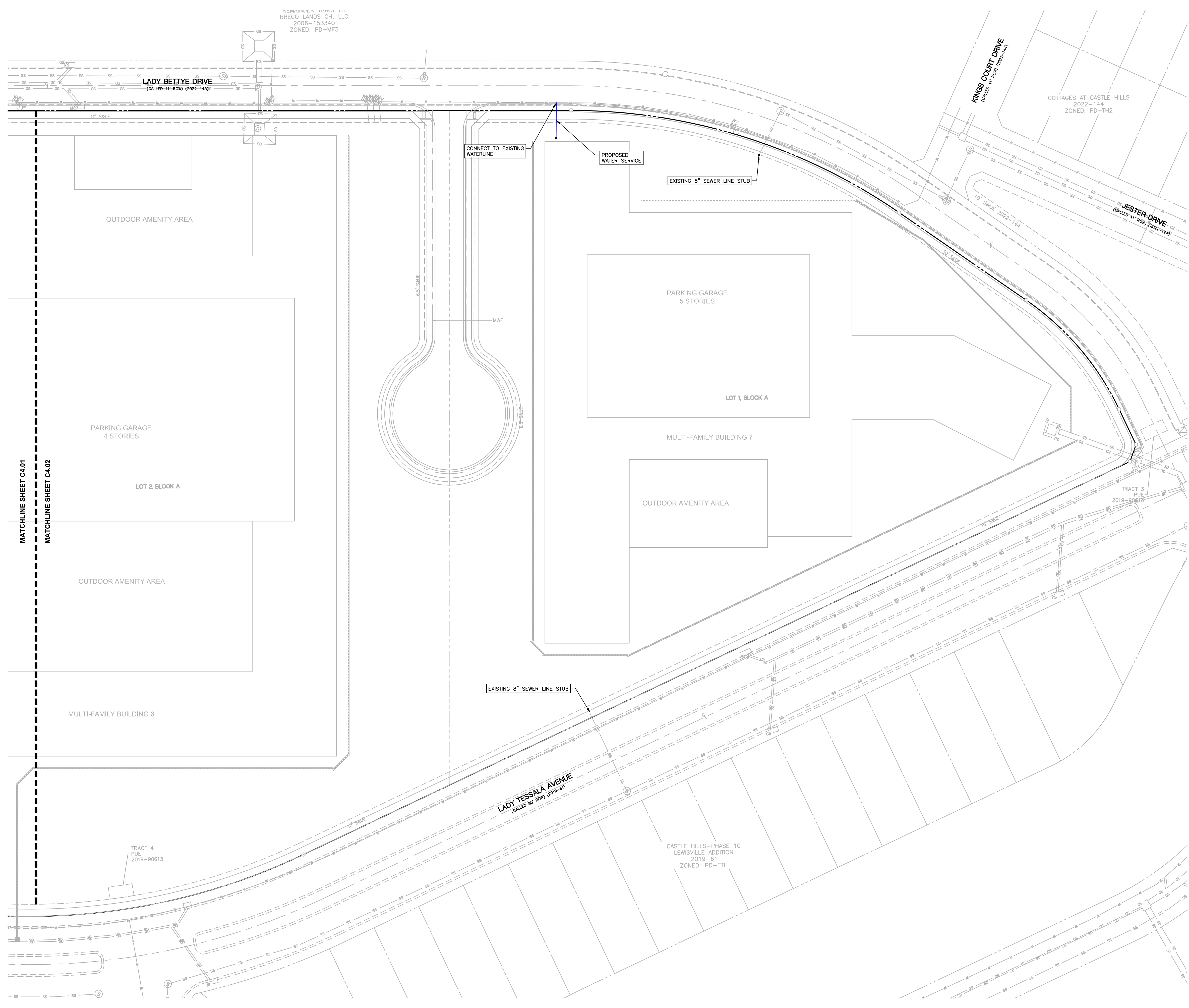
**SHEET**

**PRELIMINARY WATER & SEWER PLAN**  
**C4.01**

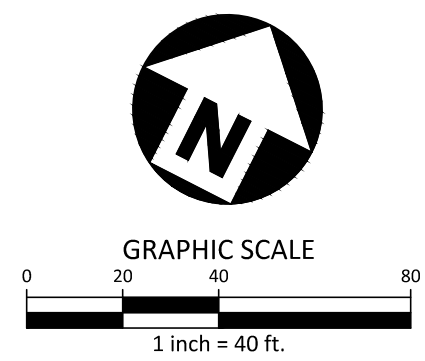
REMAINDER, LLC  
2006-153340  
ZONED: PD-ETH

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CASTLE HILLS-PHASE 10  
LEWISVILLE ADDITION  
2019-61  
ZONED: PD-ETH



REMAINING PACE 11  
 BRECO LANDS CH, LLC  
 2006-153340  
 ZONED: PD-MF3



- LEGEND**
- WATER METER
  - SEWER CLEANOUT
  - FIRE HYDRANT
  - WATER MAIN
  - SEWER MAIN
  - WATER SERVICE
  - SEWER SERVICE

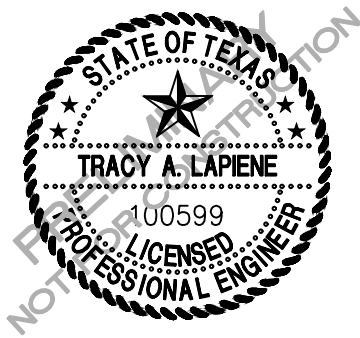


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 CITY OF LEWISVILLE, TEXAS, 75056



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**PLAN INFORMATION**

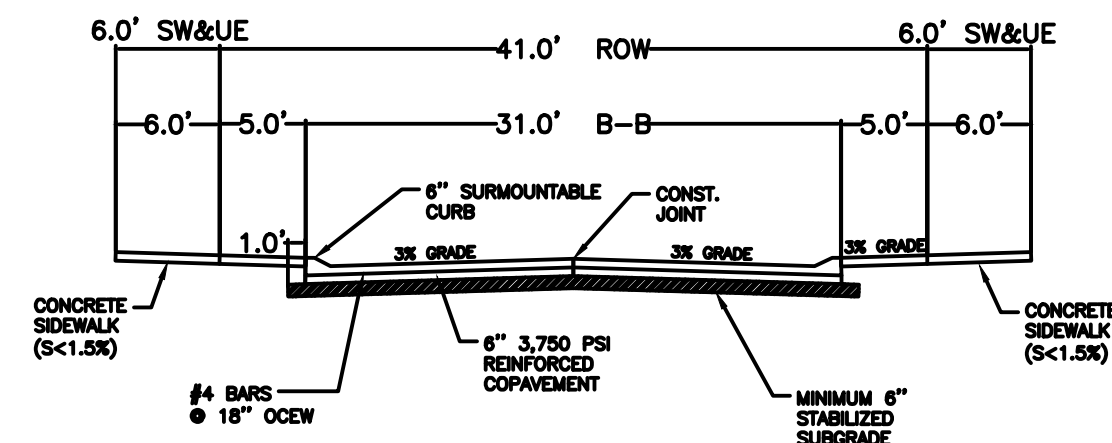
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CHECKED BY	TL
DRAWN BY	CT
SCALE	40 SCALE
DATE	09/16/2024

**SHEET**

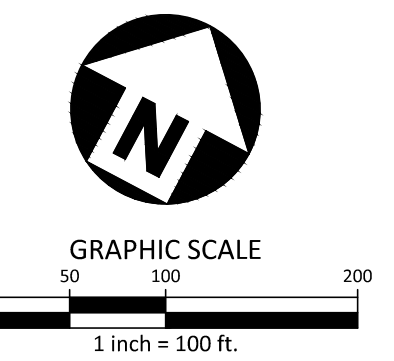
**PRELIMINARY WATER & SEWER PLAN**  
**C4.02**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

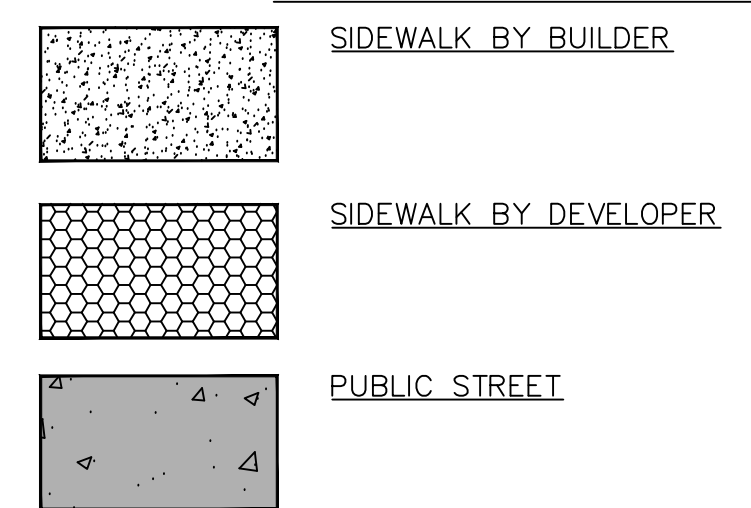
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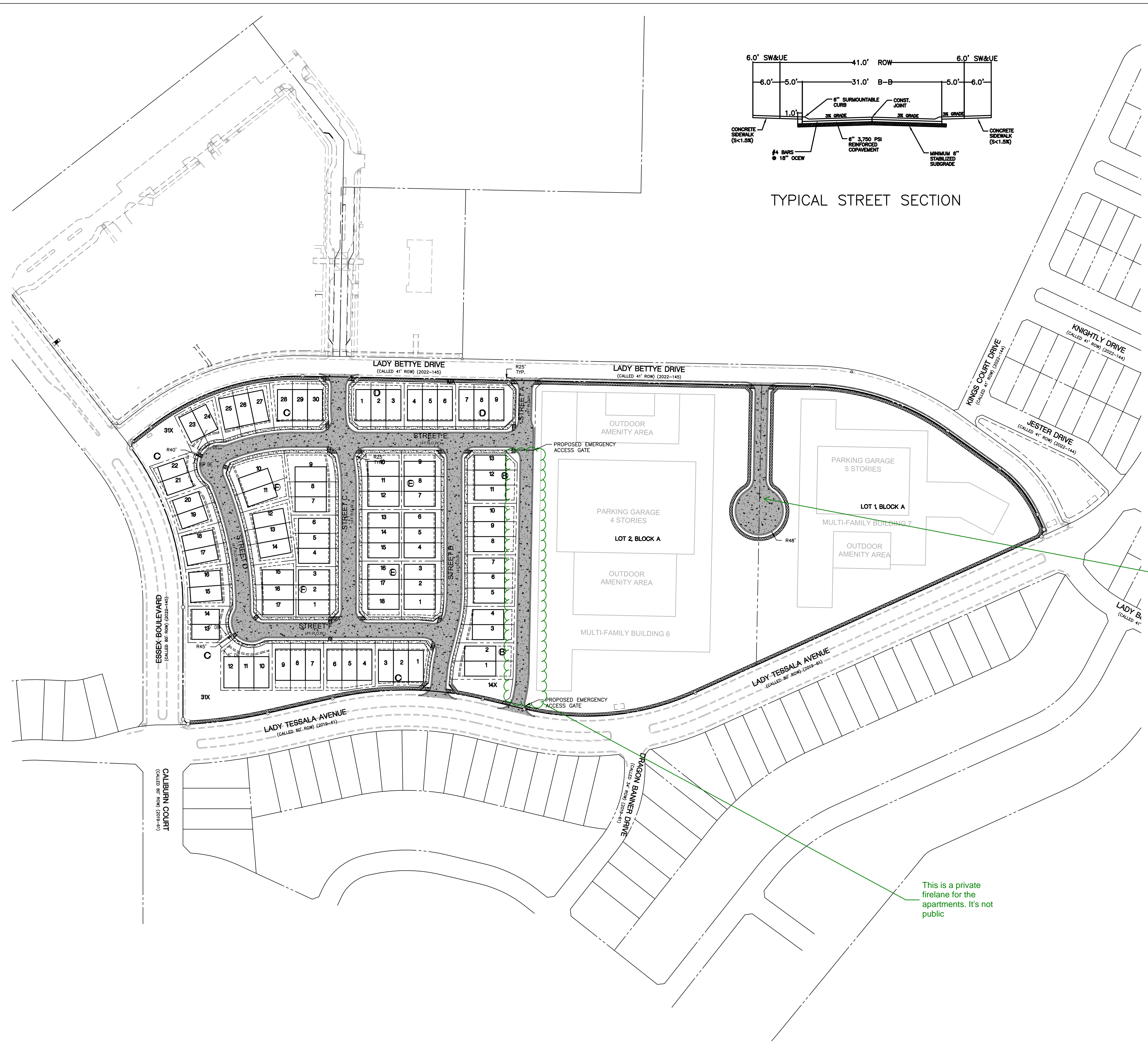
TYPICAL STREET SECTION



PAVING SPECIFICATIONS:

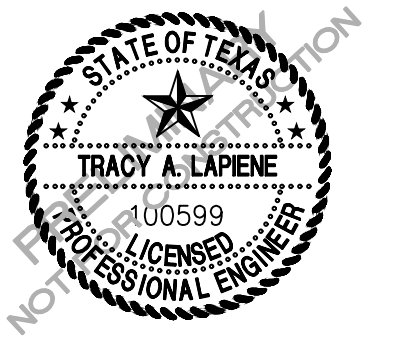


GENERAL NOTES:  
1. THERE ARE NO TREES ON SITE



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**DISCOVERY AT THE REALM**  
 PRELIMINARY PLAT  
 "STREET NUMBER" "STREET NAME"  
 CITY OF LEWISVILLE, TEXAS, 75056



**REVISIONS**

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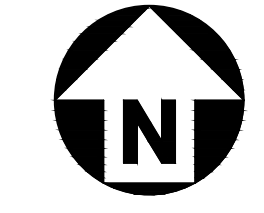
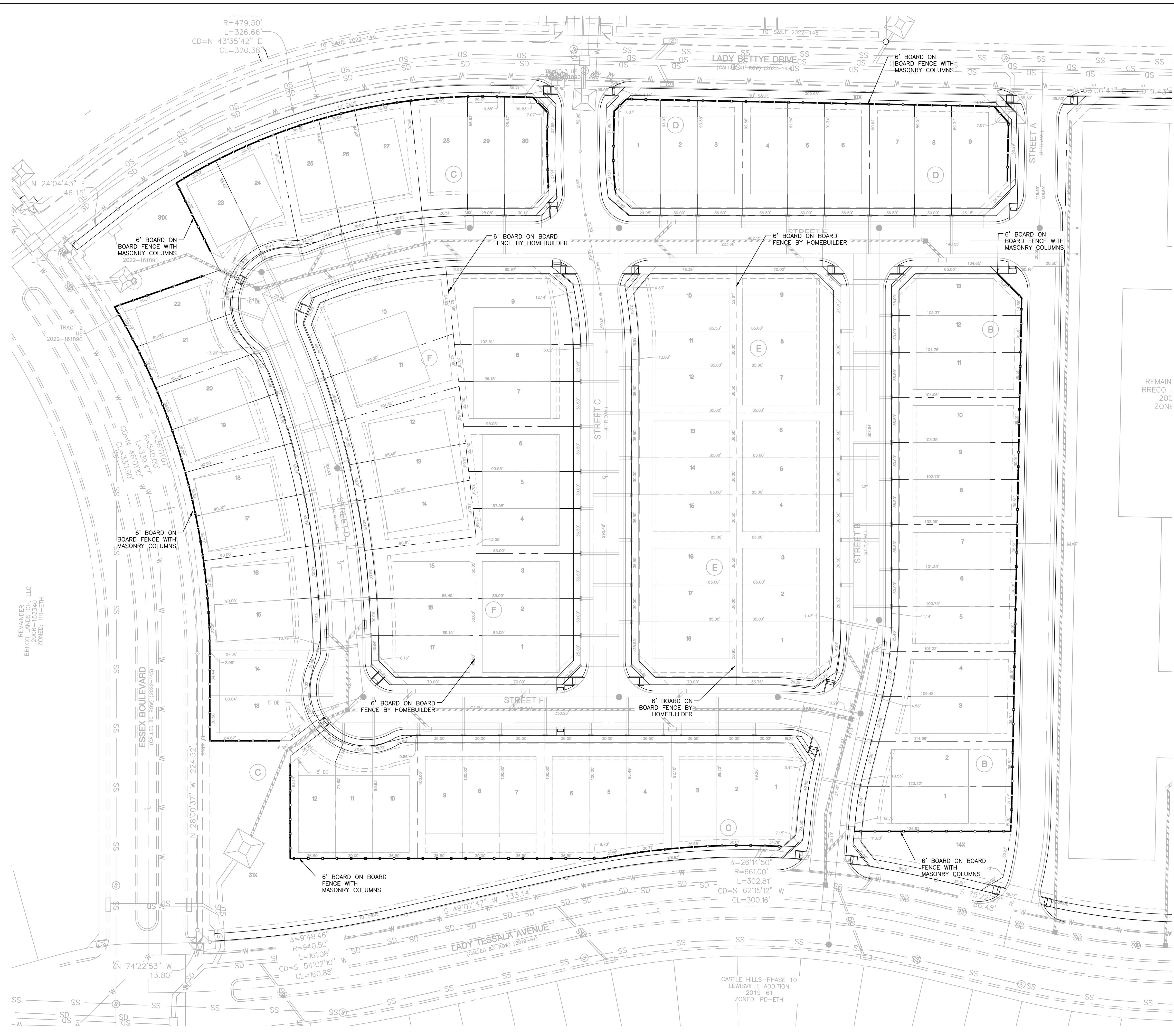
**PLAN INFORMATION**

PROJECT NO.	BRL23003
FILENAME	BRL23003-PV1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	100 SCALE
DATE	09/16/2024

**SHEET**


**PRELIMINARY PAVING PLAN**

**C7.00**



GRAPHIC SCALE  
 0 20 40 80  
 1 inch = 40 ft.

LEGEND


 6' Board on Board Wood Fence with Masonry Columns



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 RW SMITH



**DISCOVERY AT THE REALM**  
 PRELIMINARY PLAT  
 "STREET NUMBER" "STREET NAME"  
 CITY OF LEWISVILLE, TEXAS, 75056

PRELIMINARY PLANS  
 THIS DOCUMENT IS FOR INTERIM REVIEW  
 AND IS NOT INTENDED FOR CONSTRUCTION,  
 BIDDING, OR PERMIT PURSUE  
 JUSTIN W. SPARKS 2968  
 REGISTERED LANDSCAPE ARCHITECT  
 STATE OF TEXAS 2968

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO. BRL23003  
 FILENAME BRL23003-HS1.DWG  
 CHECKED BY JS  
 DRAWN BY XAD  
 SCALE 40 SCALE  
 DATE 09/16/2024

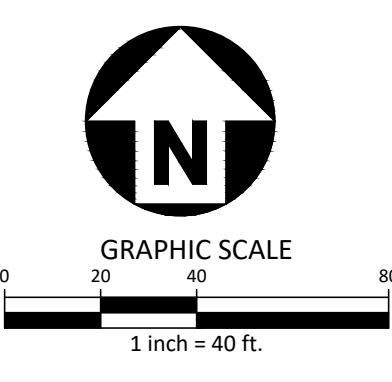
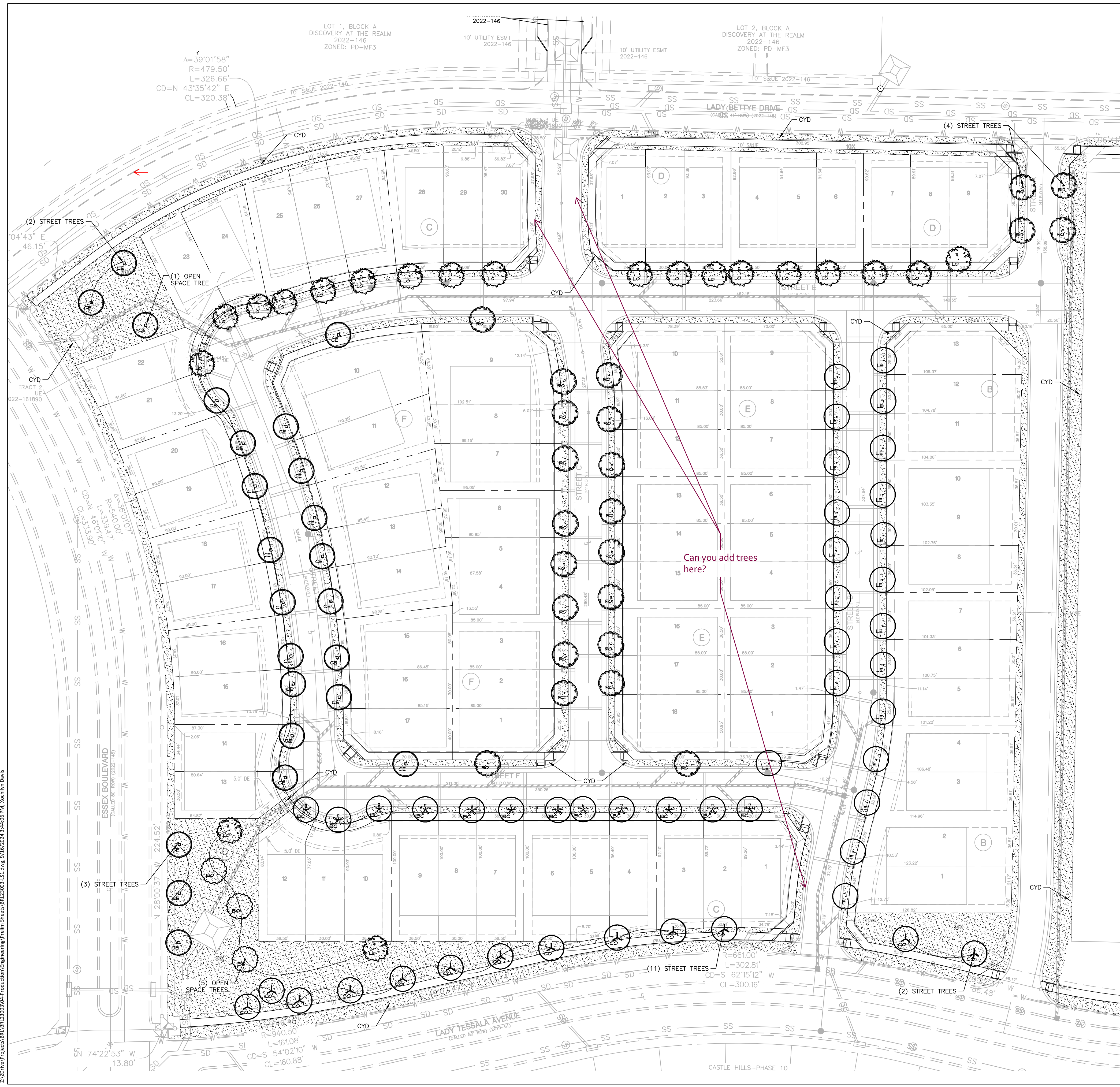
SHEET

PRELIMINARY  
 HARDSCAPE PLAN  
**L2.00**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**PLANT SCHEDULE**

SYMBOL CODE BOTANICAL / COMMON NAME

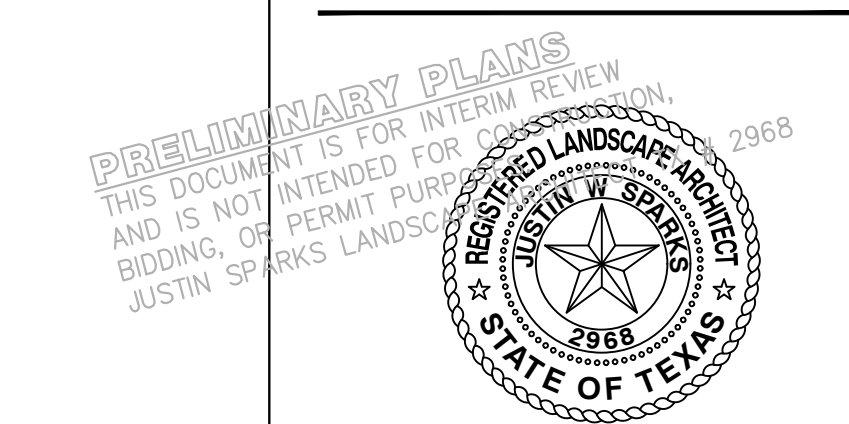
- TREES**
- BC Taxodium distichum Bald Cypress
  - BO Quercus macrocarpa Burr Oak
  - CE Ulmus crassifolia Cedar Elm
  - CO Quercus muehlenbergii Chinkapin Oak
  - LO Quercus virginiana Southern Live Oak
  - RO Quercus shumardii Shumard Red Oak
  - UL Ulmus parvifolia 'Bosque' Bosque Elm

How many of each tree are you planting?

- GROUND COVERS**
- CYD Cynodon dactylo Bermuda 419

Non Native Species:  
 Prefer Mexican sycamore, Southern Magnolia or Pecan

**DISCOVERY AT THE REALM**  
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do you have preliminary landscape sheets for the other lots in the Preliminary Plat?

**REVISIONS**

NO.	DATE	DESCRIPTION
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**PLAN INFORMATION**

PROJECT NO. BRL23003  
 FILENAME BRL23003-LS1.DWG  
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 SCALE 40 SCALE  
 DATE 09/16/2024

**SHEET**

**PRELIMINARY LANDSCAPE PLAN**  
**L5.00**



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