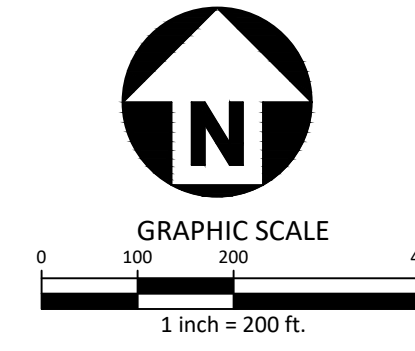


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**CONCEPT PLANT SCHEDULE**

- OPEN AREA TREE
- RESIDENTIAL TREE
- PARKING TREE
- RIGHT-OF-WAY TREE
- VEGETATED GROUNDCOVER



DISCOVERY AT THE REALM MULTI-FAMILY AND TOWNHOUSES  
LANDSCAPE REQUIREMENTS COMPLIANCE  
City of Lewisville

**RESIDENTIAL LANDSCAPING REQUIREMENTS**

One shade tree (three-inch caliper minimum) shall be provided for all single-family residential lots less than 6,000 square feet. Two shade trees (three-inch caliper minimum) shall be provided for all single-family residential lots of 6,000 square feet to less than 9,000 square feet.

REQUIRED: 87 residential trees  
PROVIDED: 88 residential trees

**MULTI-FAMILY AND NON-RESIDENTIAL LANDSCAPING REQUIREMENTS:**

A minimum of 10 percent of the site must be landscaped.  
REQUIRED: 50.56 acres x 0.10 = 5.05 acres or 219,978 square feet  
PROVIDED: 15 acres or 669,500 square feet

One shade tree (three-inch caliper minimum) shall be provided for each 6,000 square feet of open area.  
REQUIRED: 8.05 acres or 350,658 square feet of open area/6,000 square feet = 58 open area trees  
PROVIDED: 58 open area trees

One shade tree (three-inch caliper minimum) shall be provided for each 500 square feet of landscape strip area adjacent to the right-of-way.

REQUIRED:  
Lady Tessala Ave - 1,103 LF of right-of-way x 10' square feet of landscape strip = 11,030 square feet/500 square feet = 22 trees  
PROVIDED: 52 trees

Lady Bettye Drive - 2,008 LF of right-of-way x 10' square feet of landscape strip for both sides of the street = 20,080 square feet total/500 square feet = 40 trees  
PROVIDED: 40 trees

Townhome Streets (Street E, Street F, Street G, Street H, Secondary access road to Townhomes) - 2,400 LF of right-of-way x 10' square feet of landscape strip for both sides of the street = 24,000 square feet/500 square feet = 48 trees  
PROVIDED: 48 trees. Lot trees are being counted towards requirement.

REQUIRED:  
A landscape island is required at the end of all rows of parking spaces and at a ratio of one (1) landscape island for every 15 parking spaces or fraction thereof. Landscape islands must be spaced no more than 15 parking spaces apart and must be a minimum of 8 feet by 18 feet in size. Each landscape island must contain one (1) three-inch (3") caliper shade tree unless utilities are present, then an ornamental tree may be used in its place.

PROVIDED:  
1 shade tree per landscape island.

\*All landscape shall be 100% watered by underground automatic irrigation system. Irrigation system shall have a freeze sensor. Contractor to ensure that all existing irrigation is operable, restored and meets all of TCEQ requirements. Any new irrigation will be added to existing system if applicable.

NOTE:  
Reference notes on Sheet "DP" for 50 foot accessible open space area for additional information.

The Landscape Plan is not a regulatory document and the landscape and hardscape locations are subject to change at time of Engineering Site Plan.

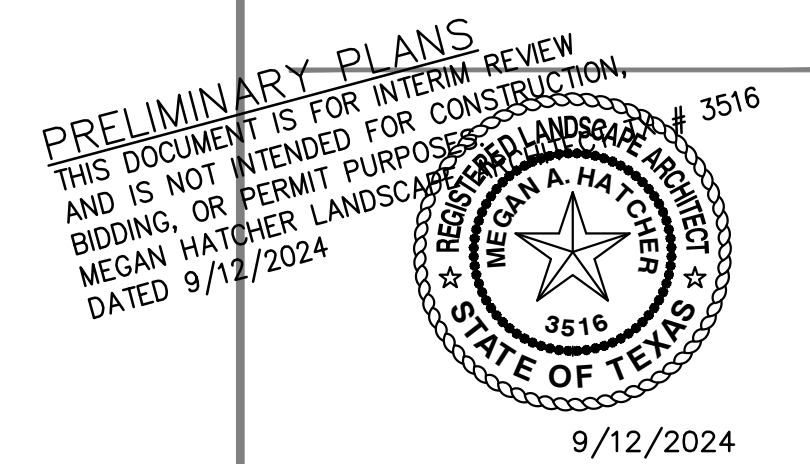


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**CLIENT**

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4400 STATE HIGHWAY 121, SUITE 900  
LEWISVILLE, TEXAS 75056

**BRIGHT TOWN HOMES**  
50.562 ACRES  
A. SINGLETON SURVEY, ABSTRACT NO. 1138  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS



**REVISIONS**

NO.	DATE	DESCRIPTION
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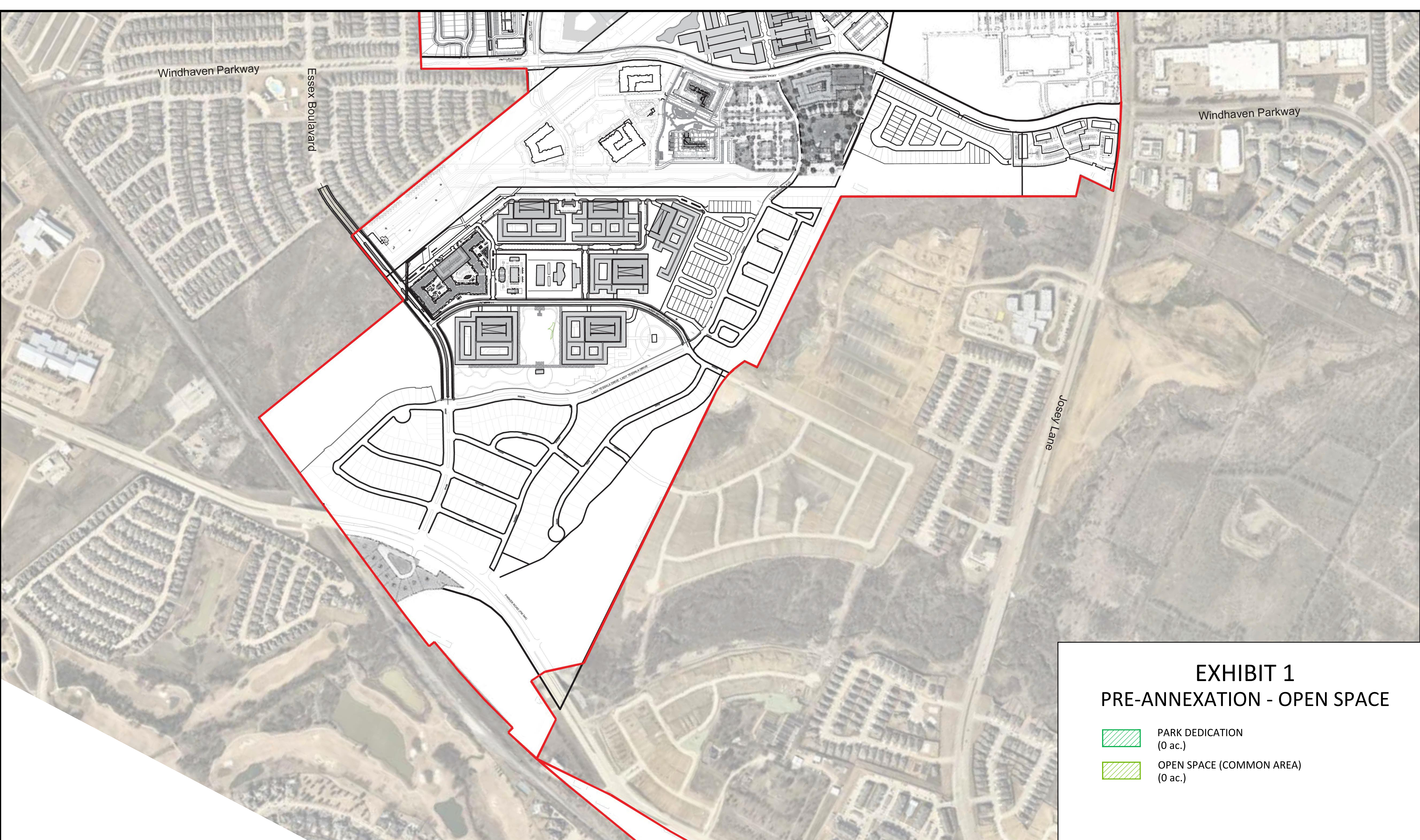
**PLAN INFORMATION**

PROJECT NO.	BRL23003
FILENAME	BRL23003 - LS1.DWG
CHECKED BY	MAH
DRAWN BY	XAD
SCALE	200 SCALE
DATE	07/16/2024

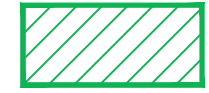

**SHEET**

**CONCEPT LANDSCAPE PLAN**

**L5.00**

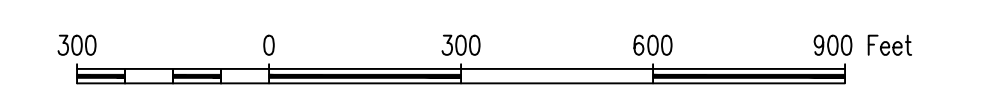


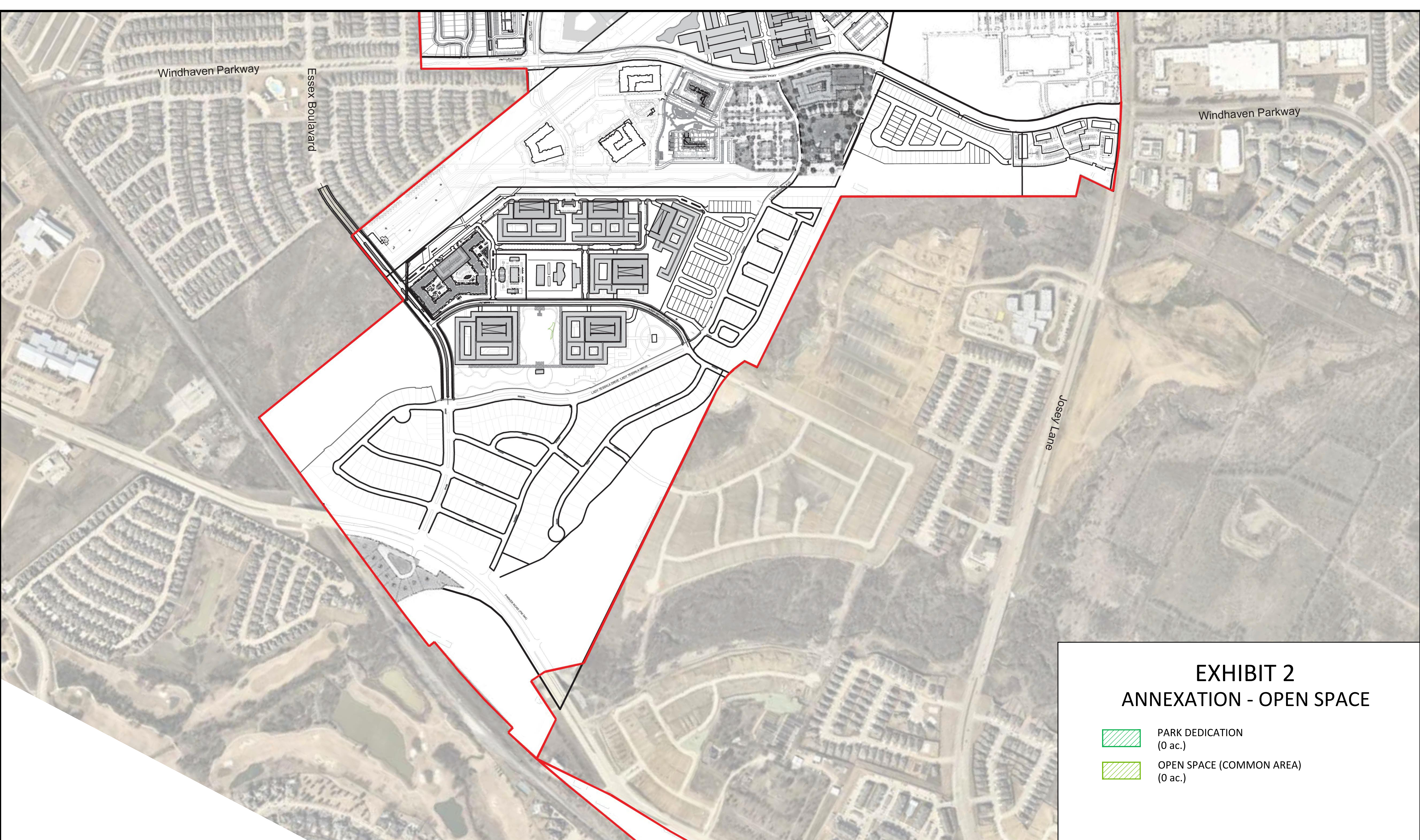
## EXHIBIT 1 PRE-ANNEXATION - OPEN SPACE

-  PARK DEDICATION  
(0 ac.)
-  OPEN SPACE (COMMON AREA)  
(0 ac.)

PRE-ANNEXATION - OPEN SPACE  
DISCOVERY AT THE REALM

Castle Hills  
Denton County, Texas





**EXHIBIT 2**  
**ANNEXATION - OPEN SPACE**

 **PARK DEDICATION**  
 (0 ac.)

 **OPEN SPACE (COMMON AREA)**  
 (0 ac.)

**ANNEXATION - OPEN SPACE**  
**DISCOVERY AT THE REALM**



Castle Hills  
 Denton County, Texas



WINDHA

JOSEY

### EXHIBIT 3 CASTLE HILLS PD - OPEN SPACE

-  PARK DEDICATION  
(8.03 ac.)
-  OPEN SPACE (COMMON AREA)  
(30.78 ac.)

CASTLE HILLS PD - OPEN SPACE  
DISCOVERY AT THE REALM

Castle Hills  
Denton County, Texas

300 0 300 600 900 Feet

Job No. SPEC23511 Date: February 16, 2024 By: JS  
M:\Projects\SPEC\SPEC 2023\SPEC23511 Discovery at the Realm South  
Infrastructure\04-Production\Planning and LA\Exhibits\Planning\CAD Files\2023-01-02 SPEC23511 Bright  
Town Homes Open Space Exhibits.dwg



This concept plan is intended for conceptual  
developmental use and shall not be interpreted  
as an official or submitted document. All aerial  
and map images were attained from best  
available information. This plan is subject to  
change.



MCADAMS

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This open space/trail area, to be built by others, may be relocated during the Engineering Site Plan process.

## EXHIBIT 4

### POST CASTLE HILLS PD - OPEN SPACE

Exhibit 5B Concept Plan Page 4 of 4, Realm Open Space

- PARK DEDICATION (8.57 ac.)
- OPEN SPACE (COMMON AREA) (73.10 ac.)
- HIKE AND BIKE TRAIL

### POST CASTLE HILLS PD - OPEN SPACE DISCOVERY AT THE REALM

Castle Hills  
Denton County, Texas

