

MCADAMS

The John R. McAdams Company, Inc.
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www.mcadamsco.com

CLIENT

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

**Bright Town Homes
Overall Concept Plan**

54.021 ACRES

in the A. SINGLETON SURVEY, ABSTRACT
NO. 1138

CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

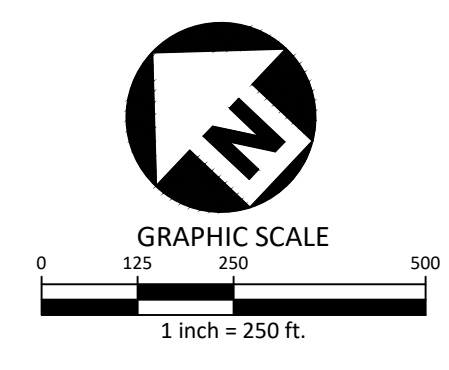
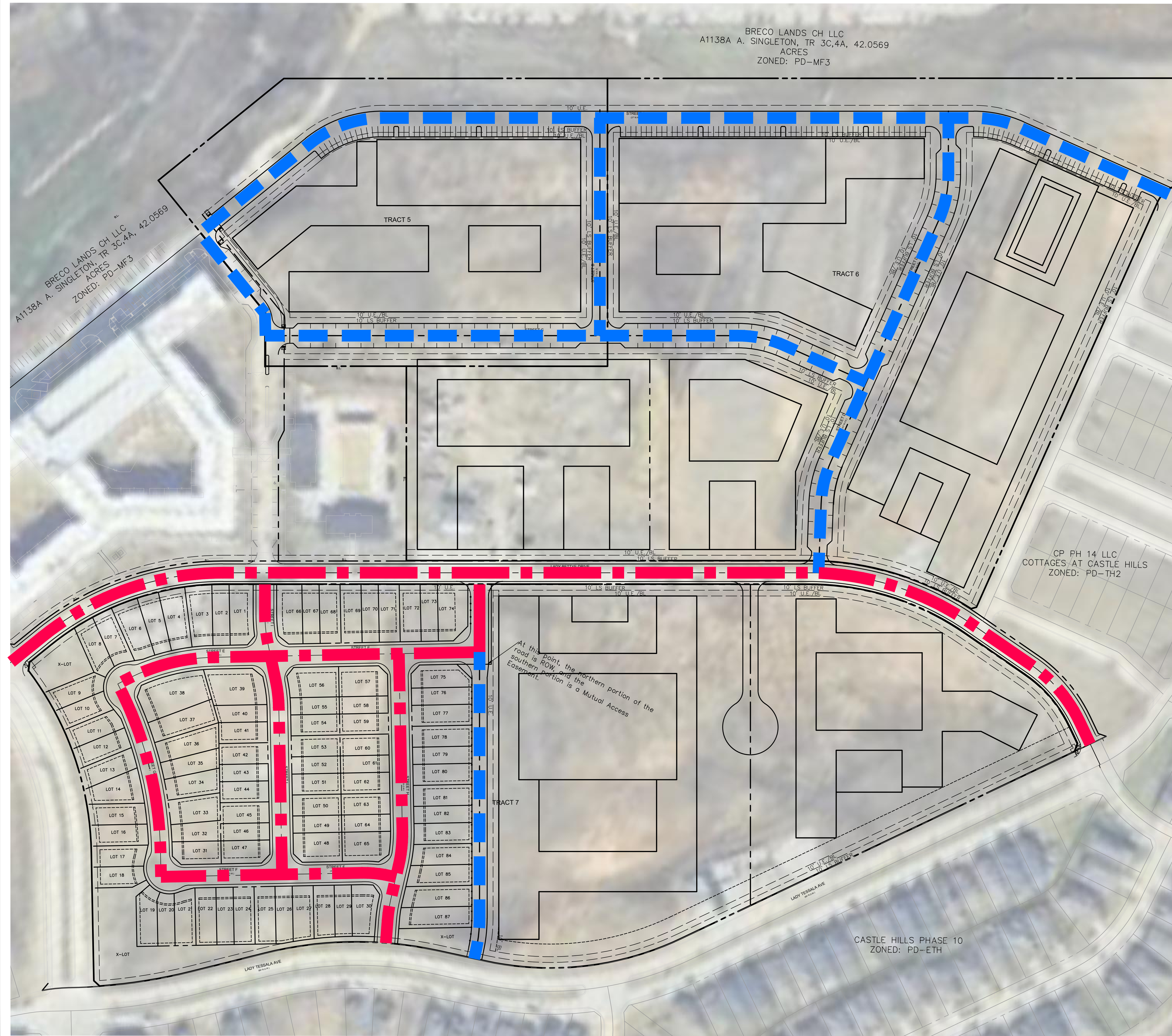
REVISIONS

NO.	DATE	DESCRIPTION
CARA	CARA	CARA
CARA	CARA	CARA
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PLAN INFORMATION

PROJECT NO.	CARA
FILENAME	RL23003 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	250 SCALE
DATE	4/5/2024
SHEET	

DP



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**Bright Town Homes
 Street Exhibit**
 54.021 ACRES
 in the A. SINGLETON SURVEY, ABSTRACT
 NO. 1138
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

STREET CLASSIFICATION

Right-Of-Way

Mutual Access Easement

REVISIONS

NO.	DATE	DESCRIPTION
CARA	CARA	
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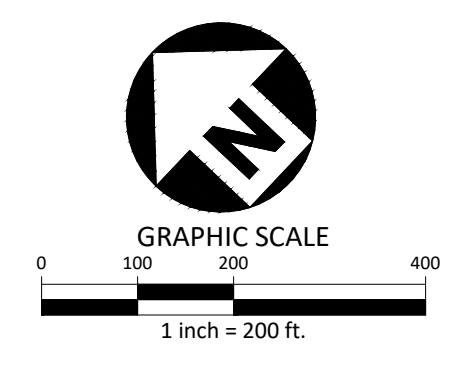
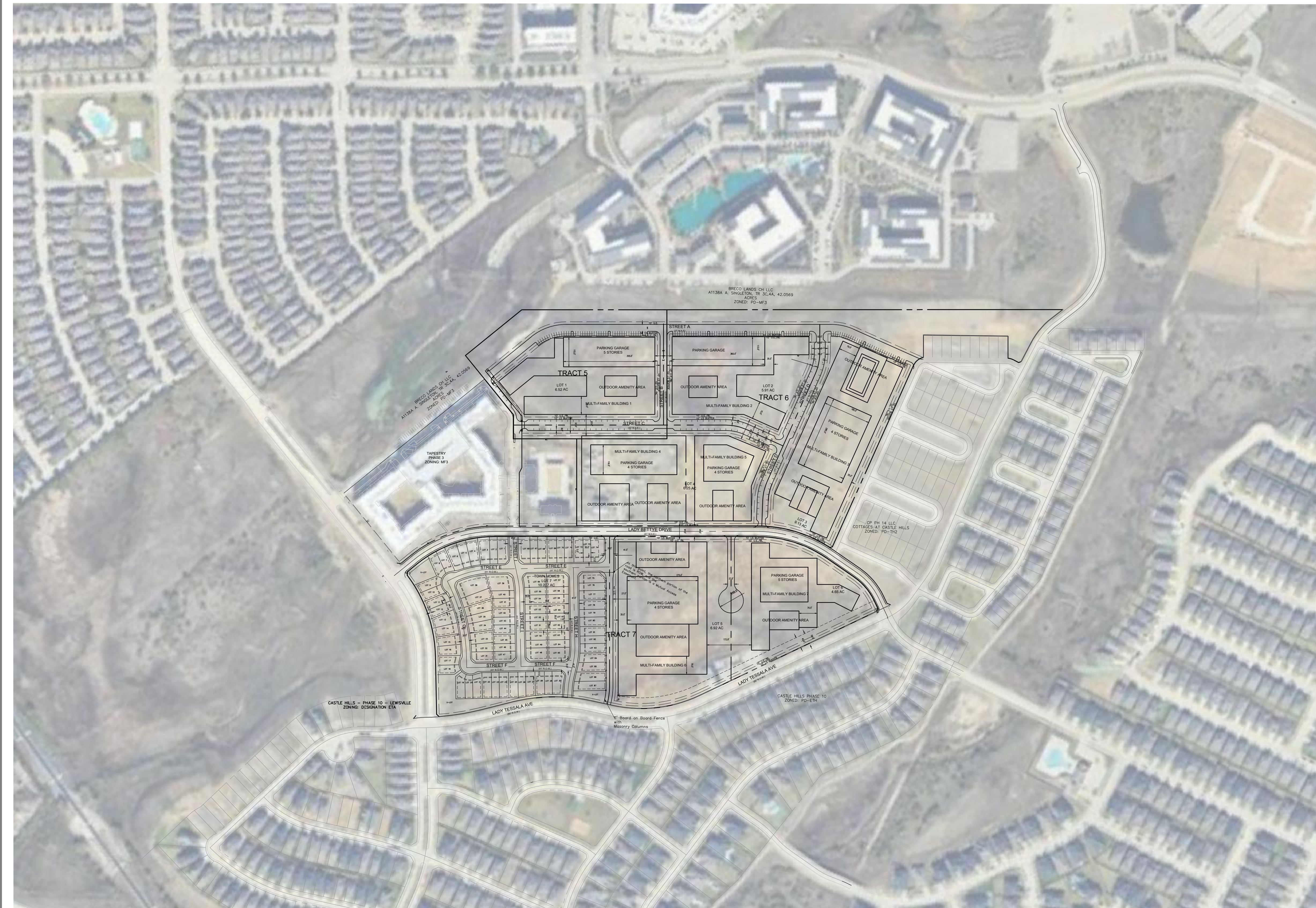
PLAN INFORMATION

PROJECT NO.	CARA
FILENAME	REL33003 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	80 SCALE
DATE	4/5/2024

SHEET

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 54.021 ACRES
 in the A. SINGLETON SURVEY, ABSTRACT NO. 1138
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

Town Home Detail



REVISIONS

NO.	DATE	DESCRIPTION
CARA	CARA	
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CARA	CARA	

PLAN INFORMATION

PROJECT NO.	CARA
FILENAME	BR2303 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	200 SCALE
DATE	4/5/2024

SHEET

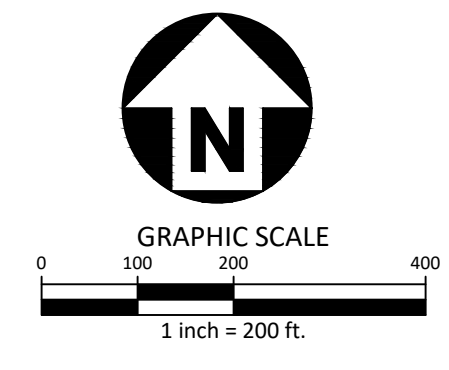
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CONCEPT PLANT SCHEDULE

- 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: 22 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.



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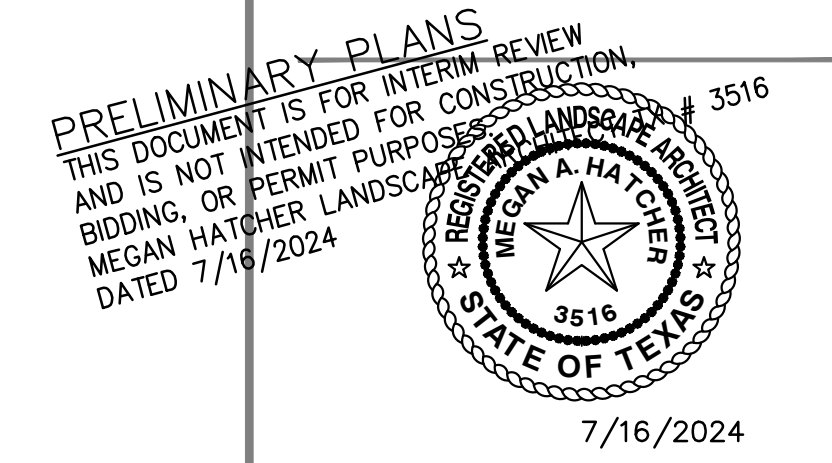
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BRIGHT TOWN HOMES
50.562 ACRES
A. SINGLETON SURVEY, ABSTRACT NO. 1138
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS



REVISIONS

NO.	DATE	DESCRIPTION

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



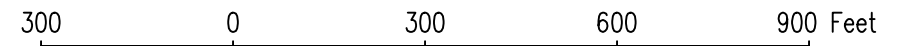
EXHIBIT 4 POST CASTLE HILLS PD - OPEN SPACE

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

The John R. McAdams Company, Inc.
111 Hillside Drive
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972.436.9712
201 Country View Drive
Roanoke, Texas 76262
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**POST CASTLE HILLS PD - OPEN SPACE
DISCOVERY AT THE REALM**

Castle Hills
Denton County, Texas



Job No. SPEC23511 Date: February 16, 2024 By: JS
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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.

