



ARMSTRONG HILLS

A NEW KELLER RESIDENTIAL
COMMUNITY

HOLMES BUILDERS

- Holmes Builders has been building custom homes in DFW for over 40 years.
- Developed 7 residential subdivisions similar in size to Armstrong Hills.
- Developed Stony Brook a 47-lot community in Southlake in 2020.
- Holmes Builders would plan to build the homes on 75% of the lots in Armstrong Hills.





HOLMES BUILDERS

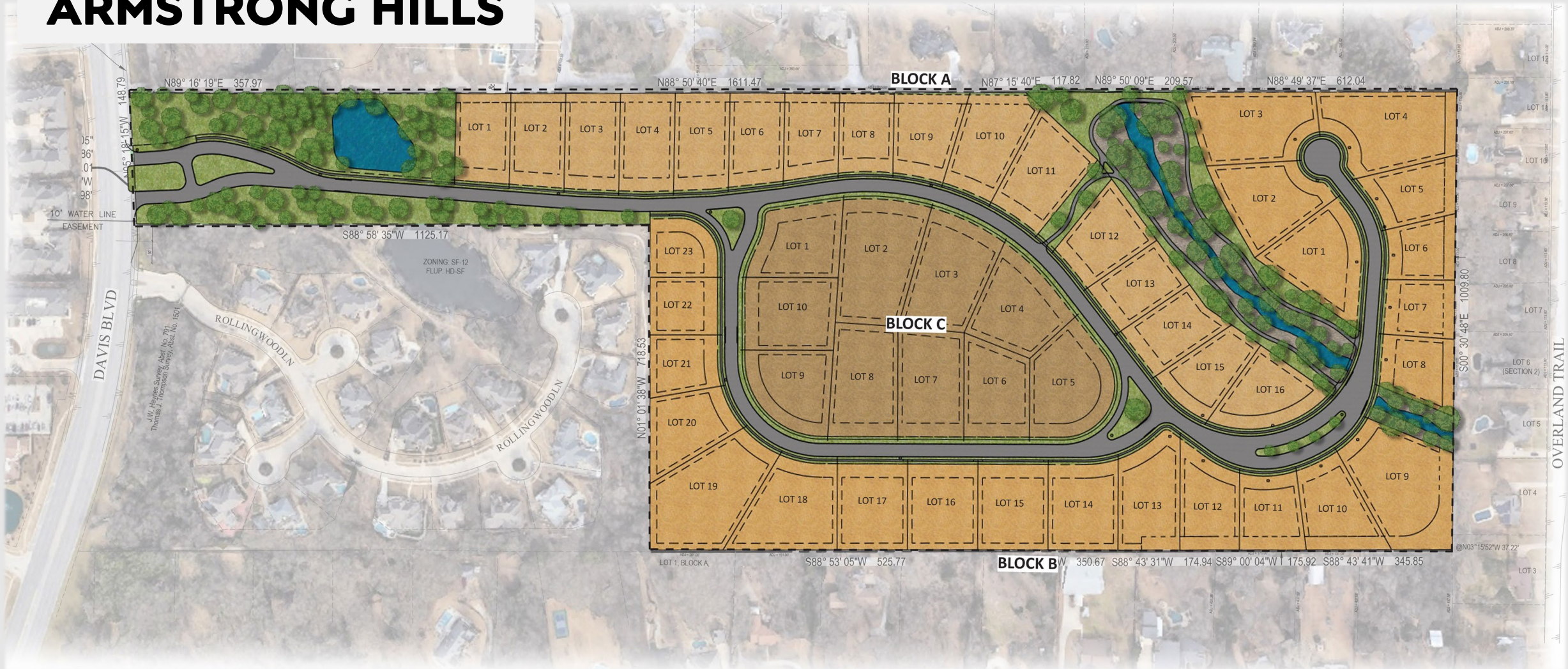




HOLMES BUILDERS



ARMSTRONG HILLS



- 49 Residential Lots
- Homes Planned
- We believe our plan for 49 lots works with the land to preserve trees and maintain the natural topography as well as providing a diverse and interesting layout.
- Avg Lot Size – 30,754 sqft
- 3,000 sq ft and up
- \$2.4 million and up

- Entry



GREEN SPACE

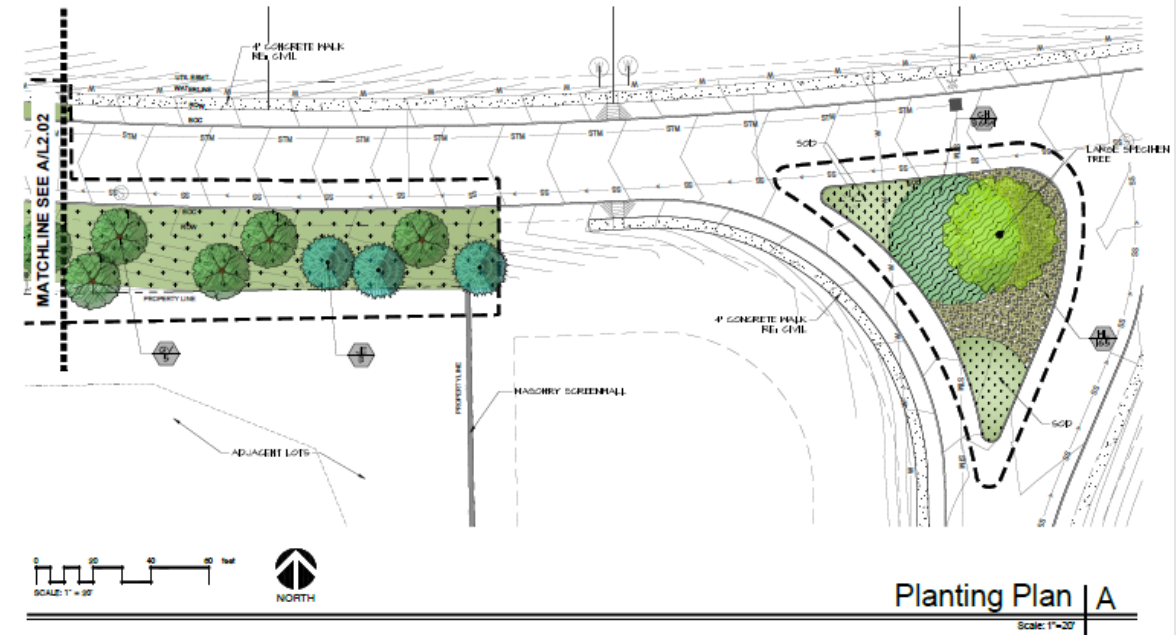
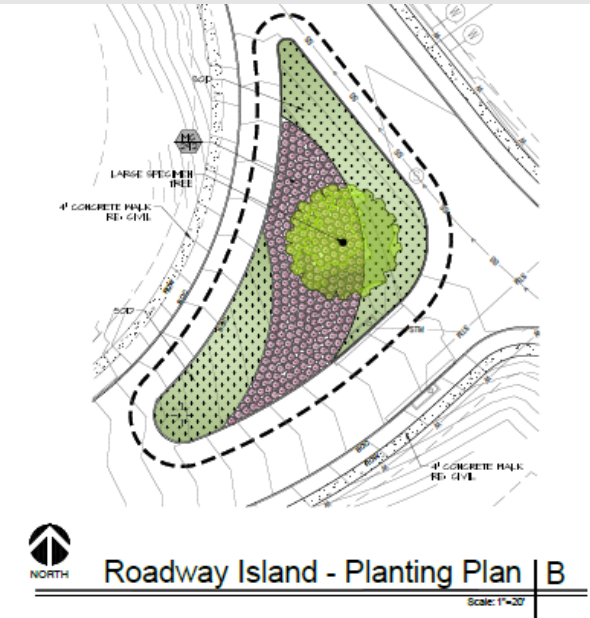
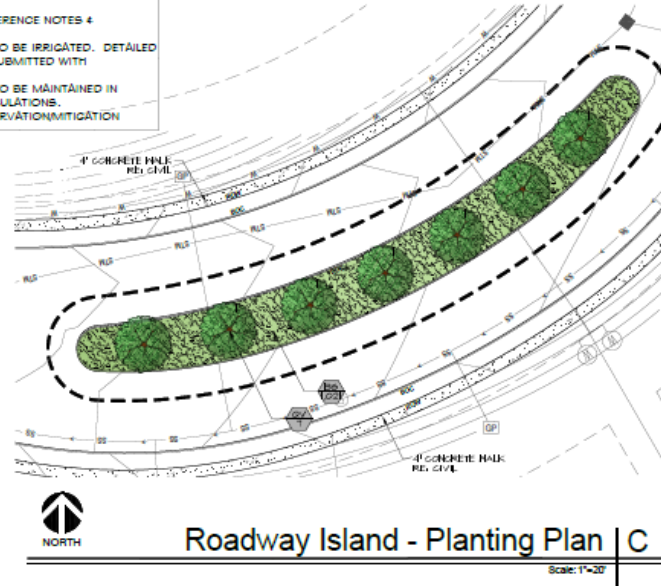
- Entry



GREEN SPACE

- Islands

NOTE:
1. RE: SHEET L2.00 FOR REFERENCE NOTES & SCHEDULES
2. ALL LANDSCAPED AREAS TO BE IRRIGATED. DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. ALL LANDSCAPED AREAS TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.
4. RE: CIVIL FOR TREE PRESERVATION/MITIGATION




GREEN SPACE

- Thompson's Trail
 - Trail for the whole neighborhood to use.
 - Sign memorializing the land's history.

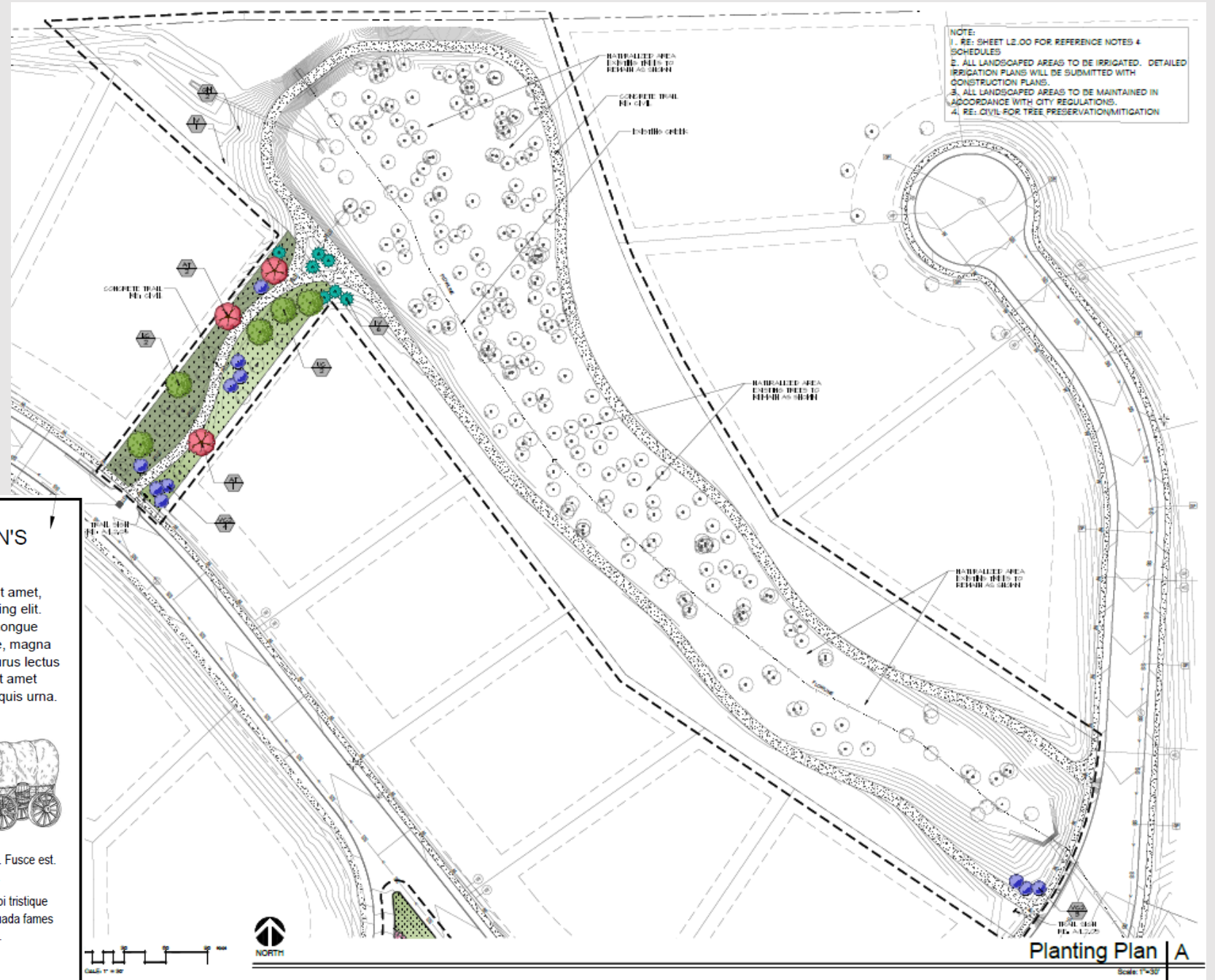
THOMPSON'S TRAIL

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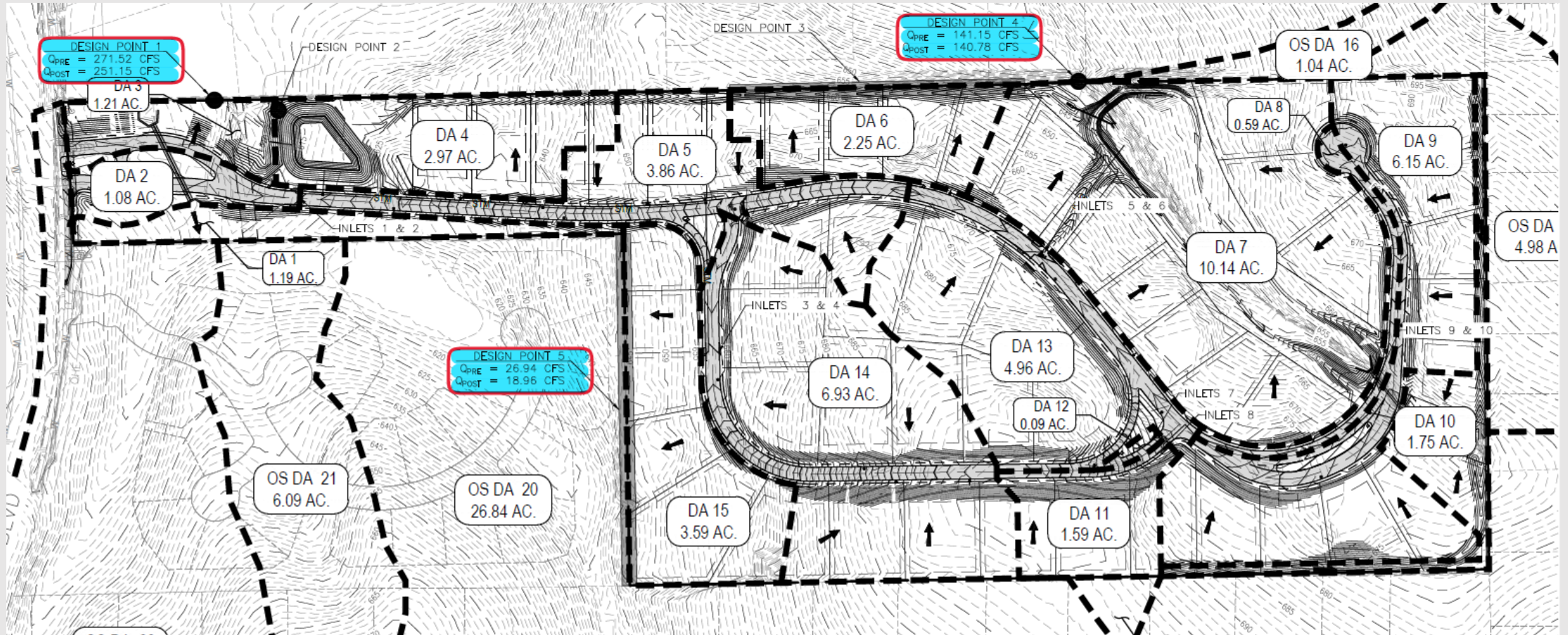


Nunc viverra imperdiet enim. Fusce est. Vivamus a tellus.

Pellentesque habitant morbi tristique senectus et netus et malesuada fames ac turpis egestas.



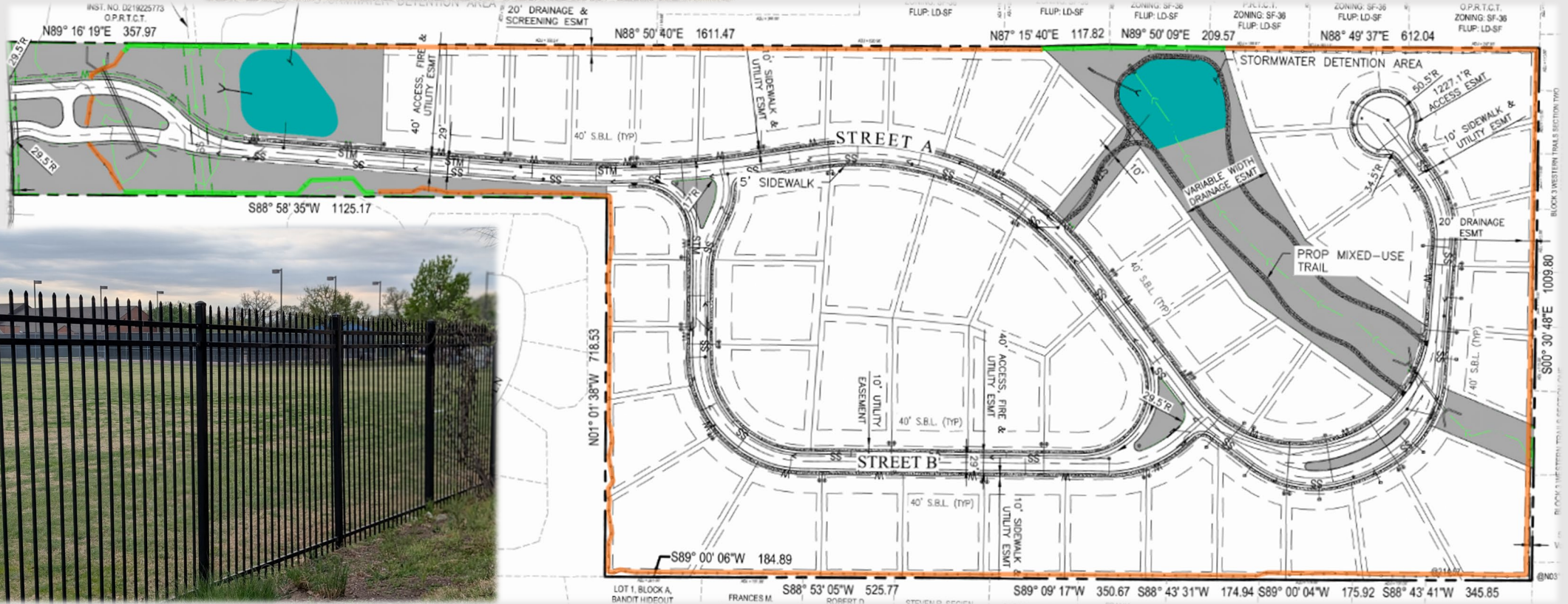
DRAINAGE



| Drainage Area | Pre-Development | Post Development |
|---------------|-----------------|------------------|
| DP-1 | 271.52 CFS | 251.15 CFS |
| DP-4 | 141.15 CFS | 140.78 CFS |
| DP-5 | 26.94 CFS | 18.96 CFS |

FENCING

- Combination of a meandering stone wall and wrought iron around perimeter of property.



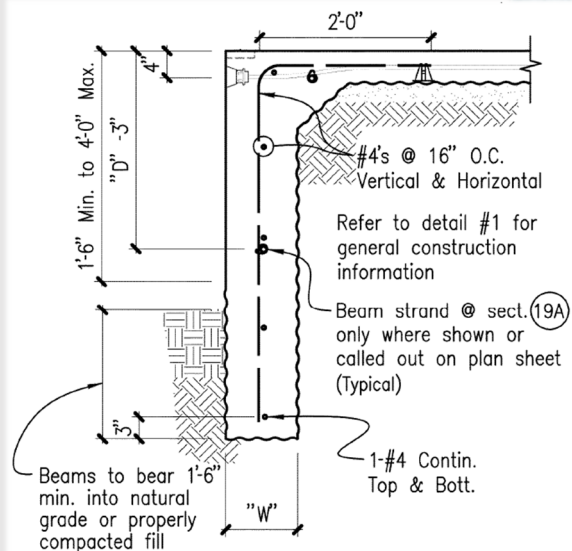
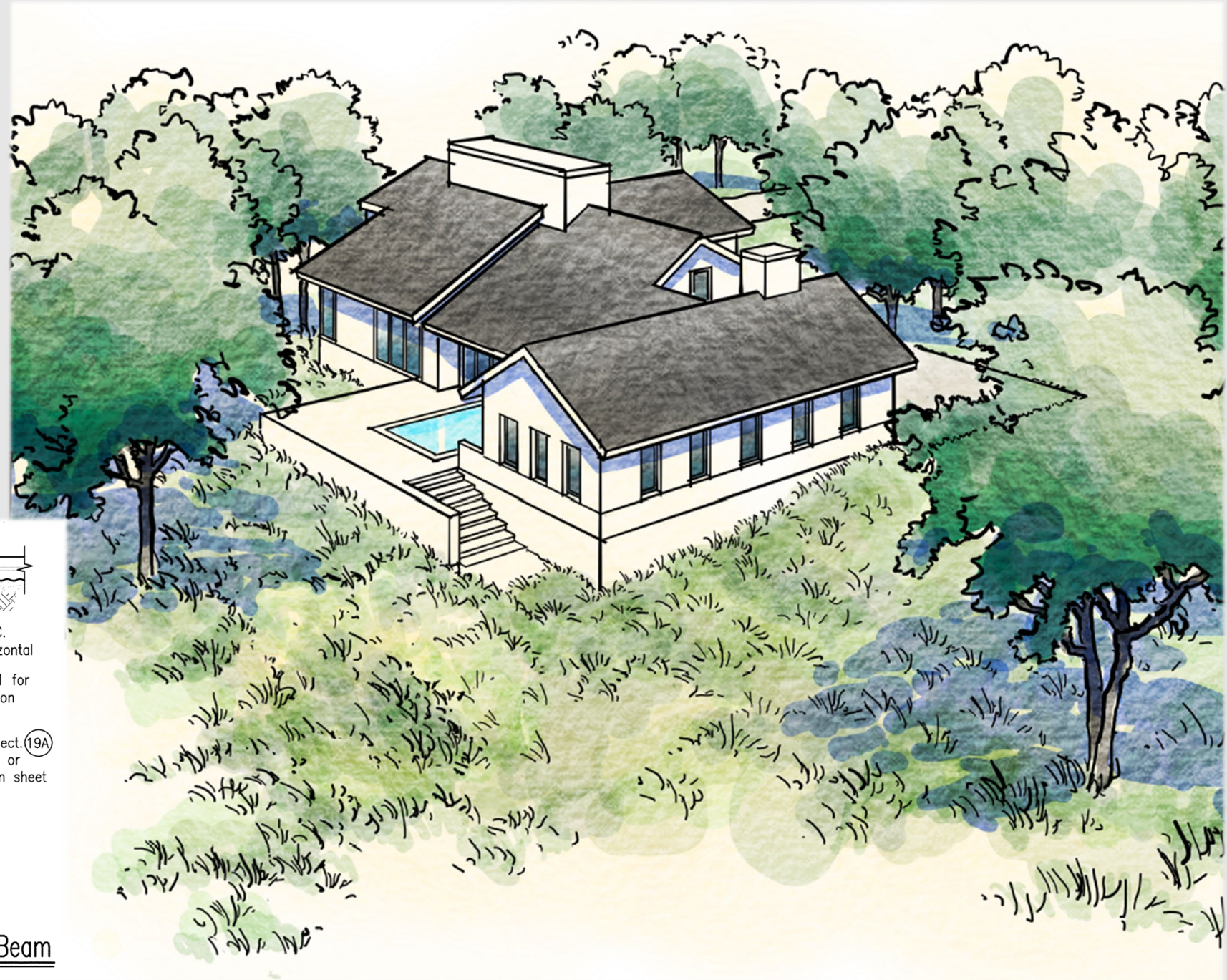
WORKING WITH THE LAND

We adjusted lot sizes to save trees near Entry green space and Lot 1.



WORKING WITH THE LAND

Designing homes with internal dropped grade beams instead of retaining walls to save trees and maintain natural topography.



19 Alternate Perimeter Grade Beam



WORKING WITH THE LAND

The site's topography will give us the opportunity to design unique homes that work with the land.





THANK YOU