Parking and Building Summary

District	Building Number	Use	MF Units/TH Units	Square Feet (SF)	Parking Ratio	Parking Required	Parking Provided	Parking Method	On-Street Parking	Total Parking
Commercial District	1	Commercial		24,775	1 Stall per 300 SF	83	48	Surface Lot	13	**534**
		Multifamily	164		1.4 Stalls per Unit	230	325	5-Story Garage		
						312	**373**			
	2	Commercial		15,225	1 Stall per 300 SF	51	148	Surface Lot		
		Multifamily	101		1.4 Stalls per Unit	141				
						192	**148**			
Urban Living District	3	Multifamily	292		1.45 Stalls per Unit	**409**	358	Parking Deck	49	**763**
							36	Tuck Under Garage		
							18	On-Site Parking		
							412			
	4	Multifamily	202		1.45 Stalls per Unit	**283**	238	Parking Deck		
							28	Tuck Under Garage		
							36	On-Site Parking		
							302			
Townhome District	N/A	Townhome	201	N/A	1 Stall per 4 Units*	**51**	**234**	On Street	N/A	**237**
Total			**759/201**	**40,000**		**1247**	**1479**		**98**	**1544**

*Parking ratio exclusively fr on-street parking. A minimum two car garage shall be provided per townhome units.

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Exhibit B.1 - Concept Plan
Fronterra

City of Lewisville
Denton County, Texas

80 0 80 160 240 Feet

N

Job No. 2020310056 Date: March 30, 2021 By: AM

M:\Projects\CenturionCADG\2020310056- Fronterra\04-Production\Planning and LA\Exhibits\Planning\Zoning Base\Working CAD Files\CADG2020310056X.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.

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Exhibit B.2 - District Plan
Fronterra

City of Lewisville
Denton County, Texas

80 0 80 160 240 Feet

N

Job No. 2020310056 Date: March 31, 2021 By: AM

M:\Projects\CenturionCADG\2020310056- Fronterra\04-Production\Planning and LA\Exhibits\Planning\Zoning Base\Working CAD Files\CADG2020310056X.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.

LOT 1D–1, BLOCK A
MUGNO INDUSTRIAL
SUBDIVISION
CAB. X, PG. 971
PR.D.C.T
ZONED: LIGHT INDUSTRIAL

LOT 1, BLOCK B
MCGEE PARK ADDITION
CAB. F, PG. 89
ZONED: LIGHT INDUSTRIAL

BLDG 4
202 MULTIFAMILY UNITS

PARKING DECK
238 STALLS

TUCK UNDER PARKING GARAGE
28 STALLS

RESIDENT
AMENITY
AREA

REMNANT
LOT 1, BLOCK B
MCGEE PARK ADDITION
CAB. F, PG. 89
P.R.D.C.T.
ZONED: LIGHT INDUSTRIAL

RETAIL C - 9,500

PARKING GARAGE
(COMMERCIAL & RESIDENTIAL)
325 STALLS

BUILDING 1

RESIDENT
AMENITY
AREA

RETAIL A - 15,275

MULTIFAMILY
164 UNITS

POND

0.83 Acre
Public Plaza/Open
Space

RETAIL A
15,225 SF

BUILDING 2

MULTIFAMILY
101 UNITS

INTERSTATE HIGHWAY 35E
(VARIABLE WIDTH R.O.W.)

McGEE LANE

MOCCASIN

SUMMIT

PARKING DECK
358 STALLS

TUCK UNDER PARKING GARAGE
36 STALLS

RESIDENT
AMENITY
AREA

LIVE/WORK UNITS - 5,000 SF

BLDG 3
292 MULTIFAMILY UNITS

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

0.18 Acre
Resident
Pool

1.83 ACRES
FLEX FIELD/OPEN
SPACE

0.12 Acre
Resident Dog
Park

PROPOSED
MONITORING
AND ODOR
ABATEMENT
EASEMENT

LOT 1R, BLOCK A
BLAKE C. BOWEN
ADDITION
CAB. Y, PG. 368
P.R.D.C.T.
ZONED: LIGHT INDUSTRIAL

Open Space Area		
	Publically Accessible	4.82 Acres
	Private	0.3 Acre
	Total	5.12 Acres

MCADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Exhibit B.6 - Open Space Plan
Fronterra

City of Lewisville
Denton County, Texas

80 0 80 160 240 Feet

N

Job No. 2020310056 Date: March 31, 2021 By: AM

M:\Projects\CenturionCADG\2020310056- Fronterra\04-Production\Planning and LA\Exhibits\Planning\Zoning Base\Working CAD Files\CADG2020310056X.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

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Open Space Concept Plan
Fronterra

City of Lewisville
Denton County, Texas

20 0 20 40 60 Feet

N

Job No. 2020310056 Date: February 26, 2021 By: MR

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

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Exhibit B.3 - Street Type
Fronterra

City of Lewisville
Denton County, Texas

80 0 80 160 240 Feet

N

Job No. 2020310056 Date: February 26, 2021 By: AM

M:\Projects\CenturionCADG\2020310056-Fronterra\04-Production\Planning and LA\Exhibits\Planning\Zoning Base\Working CAD Files\CADG2020310056X.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.

LOT 1D–1, BLOCK A
MUGNO INDUSTRIAL
SUBDIVISION
CAB. X, PG. 971
PR.D.C.T
ZONED: LIGHT INDUSTRIAL

LOT 1, BLOCK B
MCGEE PARK ADDITION
CAB. F, PG. 89
ZONED: LIGHT INDUSTRIAL

BLDG 4
202 MULTIFAMILY UNITS

REMNANT
LOT 1, BLOCK B
MCGEE PARK ADDITION
CAB. F, PG. 89
P.R.D.C.T.
ZONED: LIGHT INDUSTRIAL

TUCK UNDER PARKING GARAGE
28 STALLS

PARKING DECK
238 STALLS

RESIDENT
AMENITY
AREA

RETAIL C - 9,500

PARKING GARAGE
(COMMERCIAL & RESIDENTIAL)
325 STALLS

BUILDING 1

RETAIL A - 15,275

RESIDENT
AMENITY
AREA

RESIDENT
AMENITY
AREA

PARKING DECK
358 STALLS

LIVE/WORK UNITS - 5,000 SF

MULTIFAMILY
184 UNITS

TUCK UNDER PARKING GARAGE
36 STALLS

McGEE LANE

SUMMIT

INTERSTATE HIGHWAY 35E
(VARIABLE WIDTH R.O.W.)

POND

0.83 Acre
Public Plaza/Open
Space

RETAIL A
15,225 SF

BUILDING 2

MULTIFAMILY
101 UNITS

BLDG 3
292 MULTIFAMILY UNITS

OPEN SPACE

OPEN SPACE

OPEN SPACE

0.18 Acre
Resident
Pool

1.83 ACRES
FLEX FIELD/OPEN
SPACE

LOT 1R, BLOCK A
BLAKE C. BOWEN
ADDITION
CAB. Y, PG. 368
P.R.D.C.T.
ZONED: LIGHT INDUSTRIAL

PROPOSED
MONITORING
AND ODOR
ABATEMENT
EASEMENT

0.12 Acre
Resident Dog
Park

Fronterra - Street Types	
	Public ROW
	Private Drives

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

B.8 - Public/Private Streets Exhibit
Fronterra

City of Lewisville
Denton County, Texas

80 0 80 160 240 Feet

N

Job No. 2020310056 Date: March 31, 2021 By: AM

M:\Projects\CenturionCADG\2020310056- Fronterra\04-Production\Planning and LA\Exhibits\Planning\Zoning Base\Working CAD Files\CADG2020310056X.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.

OPTIONAL SCREENING

LOT 1D–1, BLOCK A
MUGNO INDUSTRIAL
SUBDIVISION
CAB. X, PG. 971
PR.D.C.T
ZONED: LIGHT INDUSTRIAL

LOT 1, BLOCK B
MCGEE PARK ADDITION
CAB. F, PG. 89
ZONED: LIGHT INDUSTRIAL

BLDG 4
202 MULTIFAMILY UNITS

PARKING DECK
238 STALLS

TUCK UNDER PARKING GARAGE
28 STALLS

RESIDENT
AMENITY
AREA

REMNANT
LOT 1, BLOCK B
MCGEE PARK ADDITION
CAB. F, PG. 89
P.R.D.C.T.
ZONED: LIGHT INDUSTRIAL

RETAIL C - 9,500

PARKING GARAGE
(COMMERCIAL & RESIDENTIAL)
325 STALLS

BUILDING 1

RETAIL A - 15,275

RESIDENT
AMENITY
AREA

MULTIFAMILY
164 UNITS

PARKING DECK
358 STALLS

RESIDENT
AMENITY
AREA

LIVE/WORK UNITS - 5,000 SF

TUCK UNDER PARKING GARAGE
36 STALLS

MOCCASIN

SUMMIT

McGEE LANE

INTERSTATE HIGHWAY 35E
(VARIABLE WIDTH R.O.W.)

POND

0.83 Acre
Public Plaza/Open
Space

RETAIL A
15,225 SF

BUILDING 2

MULTIFAMILY
101 UNITS

BLDG 3
292 MULTIFAMILY UNITS

OPEN SPACE

OPEN SPACE

OPEN SPACE

0.18 Acre
Resident
Pool

1.83 ACRES
FLEX FIELD/OPEN
SPACE

0.12 Acre
Resident Dog
Park

PROPOSED
MONITORING
AND ODOR
ABATEMENT
EASEMENT

LOT 1R, BLOCK A
BLAKE C. BOWEN
ADDITION
CAB. Y, PG. 368
P.R.D.C.T.
ZONED: LIGHT INDUSTRIAL

OPTIONAL SCREENING

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Exhibit B.7 - Screening Plan
Fronterra

City of Lewisville
Denton County, Texas

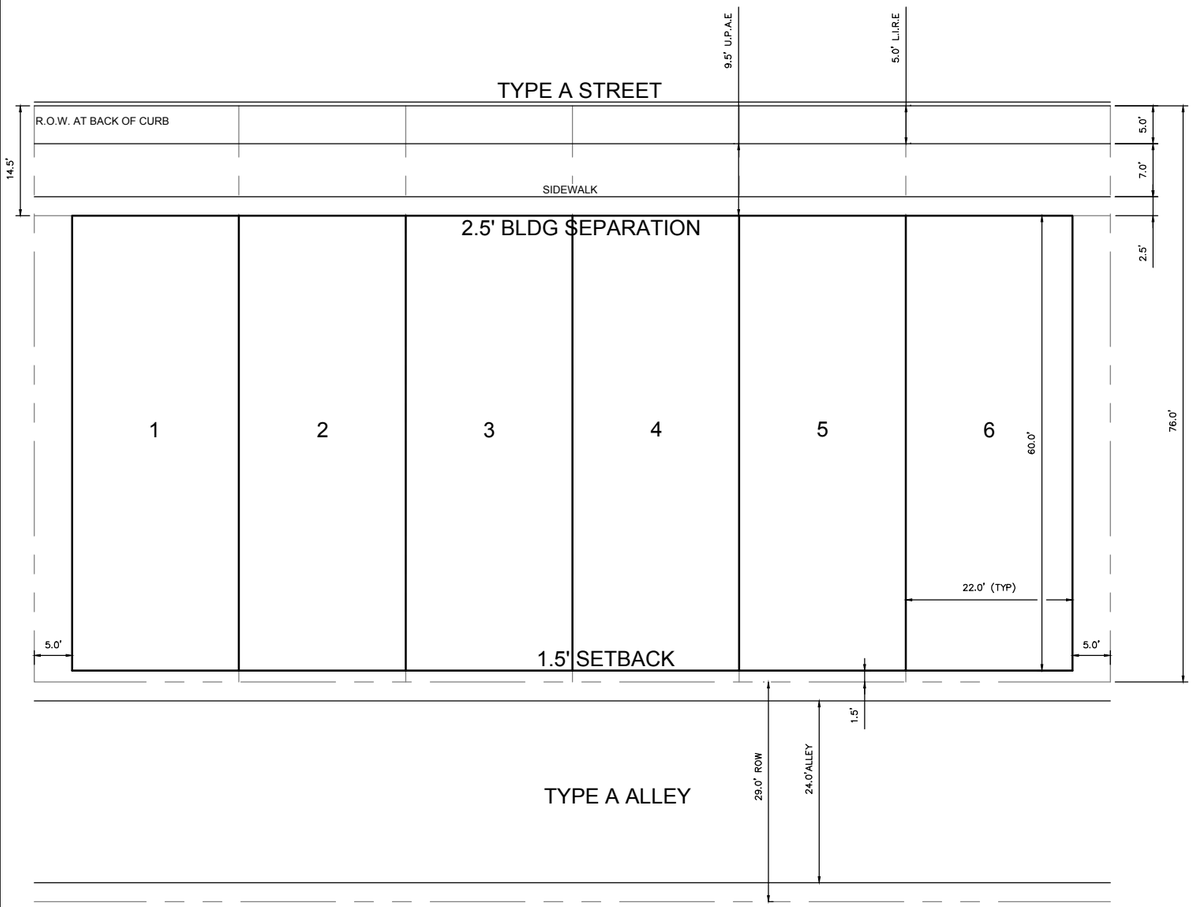
80 0 80 160 240 Feet

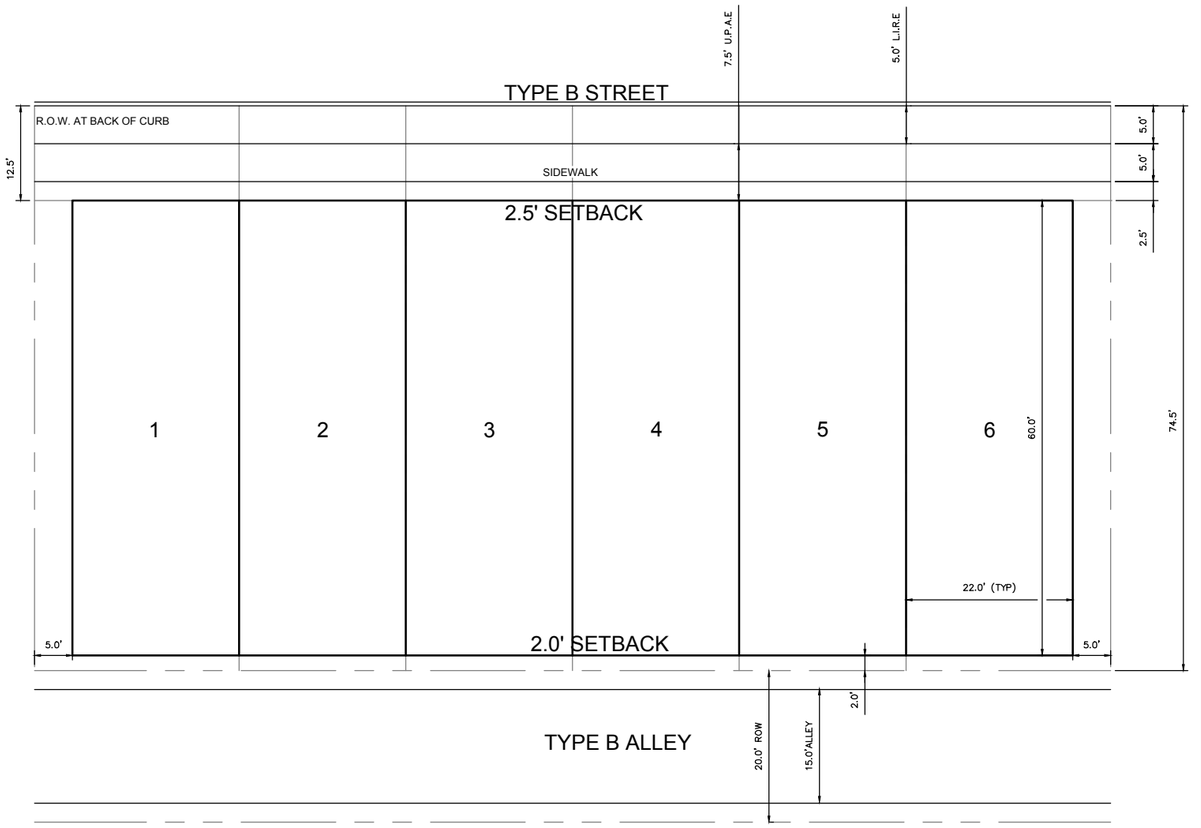
N

Job No. 2020210056 Date: March 31, 2021 By: AM

M:\Projects\CenturionCADG\2020310056- Fronterra\04-Production\Planning and LA\Exhibits\Planning\Zoning Base\Working CAD Files\CADG2020310056X.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.





FRANCHISE METER LOCATIONS ARE TO BE DETERMINED UPON DISCUSSIONS WITH TNMP AND SUBMITTED ALONG WITH CONSTRUCTION PLANS.

L.I.R.E	Landscape, Irrigation, Roadway Easement
U.P.A.E	Utility, Pedestrian Access Easement

N

Exhibit B.5 - Townhome Lot Detail
Fronterra

City of Lewisville
Denton County, Texas

20 0 20 40 60 Feet

McAdams

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

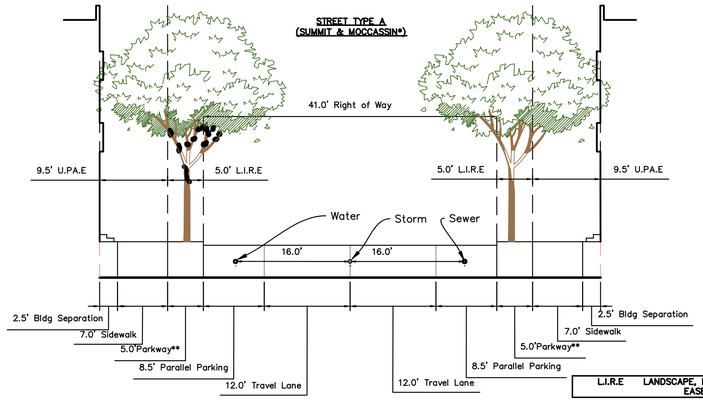
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Job No. 2020310056 Date: March 17, 2021 By: AM

M:\Projects\CenturionCADG\2020310056- Fronterra\04-Production\Planning and LA\Exhibits\Planning\Exhibits\Working CAD Files\2020.09.22 Townhouse layout.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.

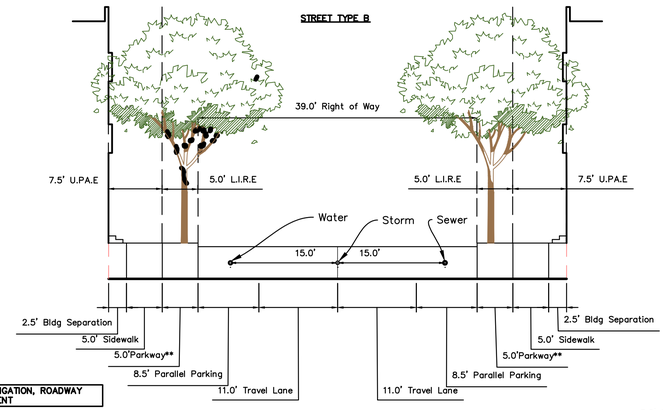
STREET TYPE A
(SUMMIT & MOCCASSIN*)



* THE NORTH SIDE OF MOCCASSIN TRAIL TO PROVIDE 12.0' TRAIL.

** ROOT BARRIERS ARE REQUIRED FOR TREES IN PARKWAY.

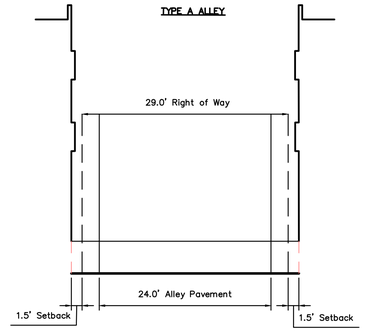
STREET TYPE B



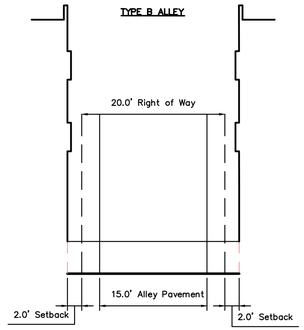
L.I.R.E	LANDSCAPE, IRRIGATION, ROADWAY EASEMENT
U.P.A.E	UTILITY, PEDESTRIAN ACCESS EASEMENT

** ROOT BARRIERS ARE REQUIRED FOR TREES IN PARKWAY.

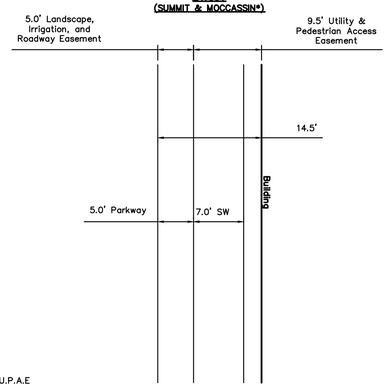
TYPE A ALLEY



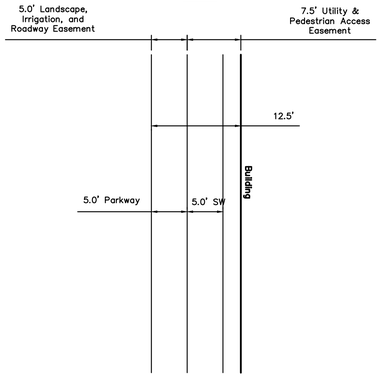
TYPE B ALLEY



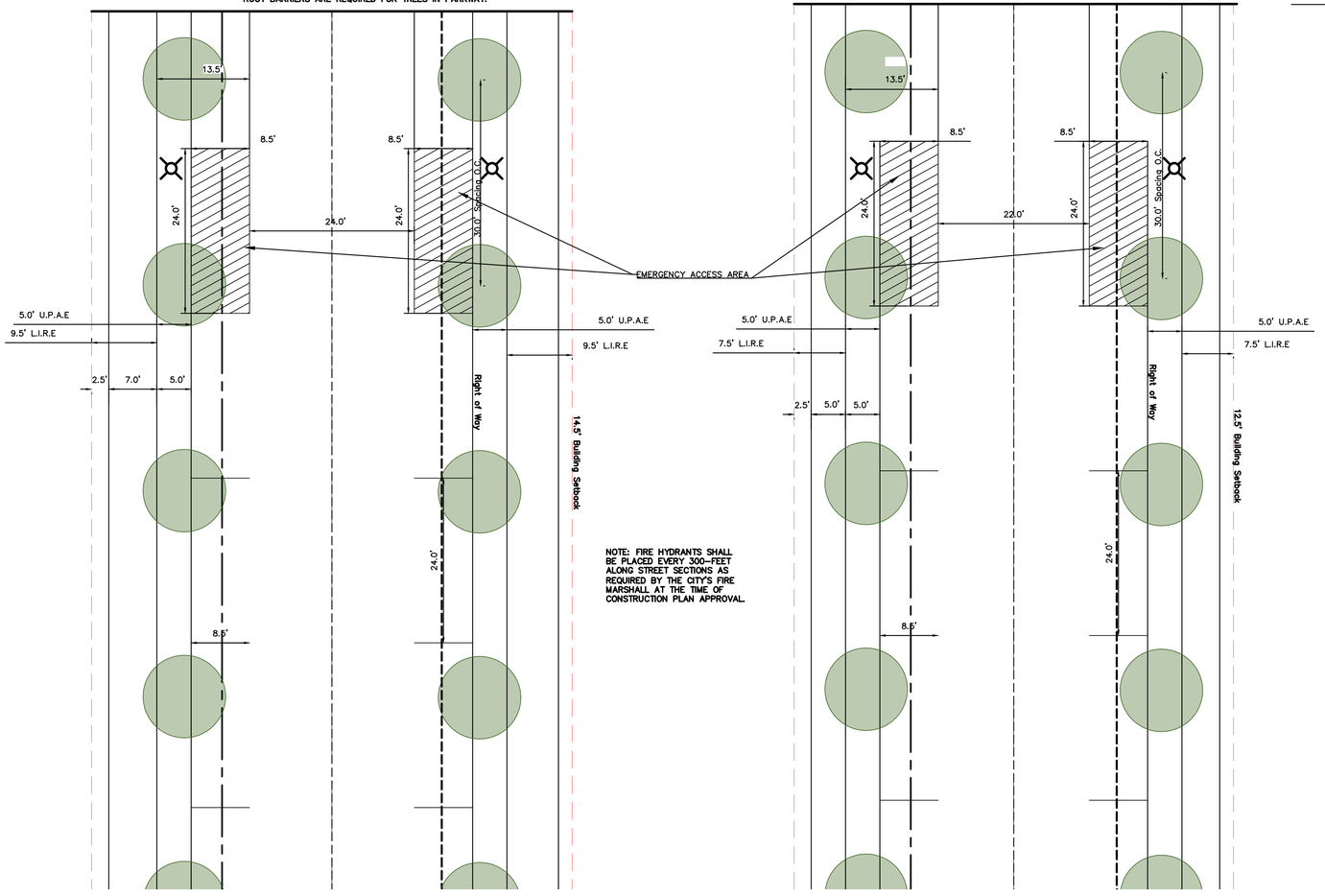
TYPE A-EASEMENT LAYOUT
(SUMMIT & MOCCASSIN*)



TYPE B-EASEMENT LAYOUT



PLEASE NOTE: TREES WILL BE TRIMMED A MINIMUM OF 14-FEET CLEARANCE OVER TRAVEL PATH AND ROOT BARRIERS BASED ON MATURE CANOPY.



NOTE: FIRE HYDRANTS SHALL BE PLACED EVERY 300-FEET ALONG STREET SECTIONS AS REQUIRED BY THE CITY'S FIRE MARSHALL AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

MCADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Exhibit B.4 - Street Section Exhibit
Fronterra

City of Lewisville
Denton County, Texas

10 0 10 20 30 Feet

Job No. 20200310056 Date: March 17, 2021 By: AM
M:\Projects\CenturionCADG\2020310056- Fronterra\04-Production\Planning and LA\Exhibits\Planning\Exhibits\Working CAD Files\Street Section.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.