

PRELIMINARY PLAT for LAKESIDE CROSSING

PRELIMINARY PLAT FRONTERRA

remove old name.

Lot 1-5, & 6X Block A, Lot 1-7, & 8x, Block B, Lots 1-6, Block C, Lots 1-14, & 15X-16X, Block D, Lots 1-23, Block E, Lots 1-2, Block F, Lots 1-6, & 7X, Block G, Lots 1-8, & 9X, Block H, Lots 1-8, & 9X, Block I, Lot 1-6 & 7X, Block J, Lots 1-3, & 4X, Block K, Lot 1-19, & 20X, Block L, Lots 1-23, & 24X, Block M, Lot 1-19, & 20X-21X, Block N, Lots 1X, Block O, Lots 1-23, & 24X, Block P, Lot 1, Block Q, Lots 1X, Block R, Lot 1-30, Block S, & Lot 1X, Block T

35.825 Acres

Zoned MU-MIXED-USE, PD ORDINANCE NUMBER 0419-21-ZON

in the

P.K. WAGNER SURVEY SURVEY, ABSTRACT NO. 1342

CITY OF LEWISVILLE

DENTON COUNTY COUNTY, TEXAS

FEBRUARY 2022

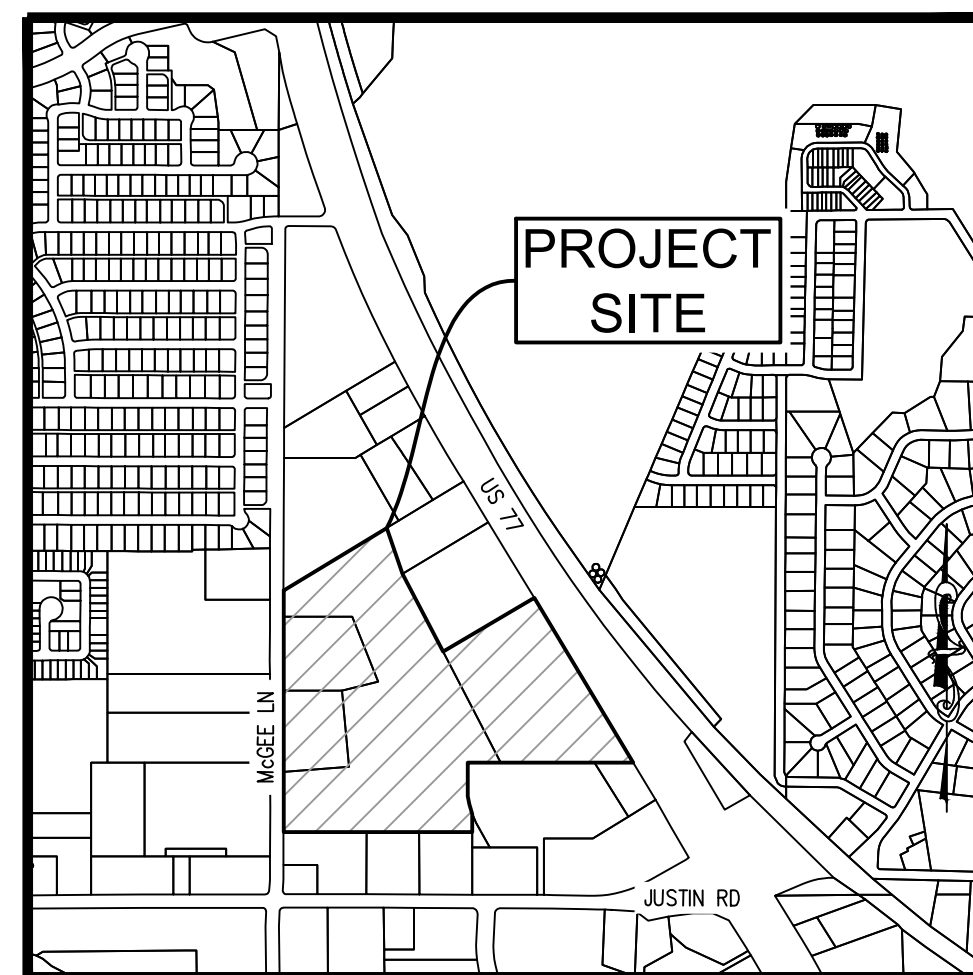
are any phases anticipated? If so, please list them.

Sheet List Table

C0.01	COVER SHEET
V1.01	PRELIMINARY PLAT
V1.02	PRELIMINARY PLAT
C0.02	PUD STANDARDS
C0.03	PUD STANDARDS
C0.04	CONCEPT PLAN
C2.01	STREET TYPE PLAN
C2.02	PUBLIC & PRIVATE STREET TYPE
C2.03	STREET SECTION
C3.01	PRELIMINARY EXISTING DRAINAGE AREA MAP
C3.02	PRELIMINARY PROPOSED DRAINAGE AREA MAP
C4.01	OVERALL PRELIMINARY SANITARY SEWER AND WATER PLAN
C4.02	PRELIMINARY SANITARY SEWER & WATER PLAN
C4.03	PRELIMINARY SANITARY SEWER & WATER PLAN
C4.04	OVERALL PRELIMINARY STORM SEWER PLAN
C4.05	PRELIMINARY STORM SEWER PLAN
C4.06	PRELIMINARY STORM SEWER PLAN
T1.00	PRELIMINARY TREE MITIGATION PLAN
T1.01	PRELIMINARY TREE MITIGATION PLAN
L1.00	PRELIMINARY LANDSCAPE PLAN
L1.01	PRELIMINARY LANDSCAPE PLAN
L1.02	PRELIMINARY LANDSCAPE PLAN
L1.03	PRELIMINARY LANDSCAPE PLAN

PD Standards, not PUD. but also I really don't need the PD copied into the plat.

order listed is not reflective of plan set.



Vicinity Map 1"=1000'

Will have additional comments on ESP.

Full comments on TIA will be sent separately. Based on Traffic Impact Statement, improvements to light at Summit and 407 required to at a minimum maintain current LOS. Developer is required to include those improvements in these plans.

OWNER/DEVELOPER
CENTURION AMERICAN DEVELOPMENT GROUP
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
Ph. 469-892-7200
Contact: DERRICK GOODMAN



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TBPE: 19762 TBPLS: 10194440
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Contact: Joshua M. Barton, P.E.

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LAKESIDE CROSSING
PRELIMINARY PLAT FRONTERRA
204 LOTS
35.825 Acres
in the
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CITY OF LEWISVILLE
DENTON COUNTY COUNTY, TEXAS

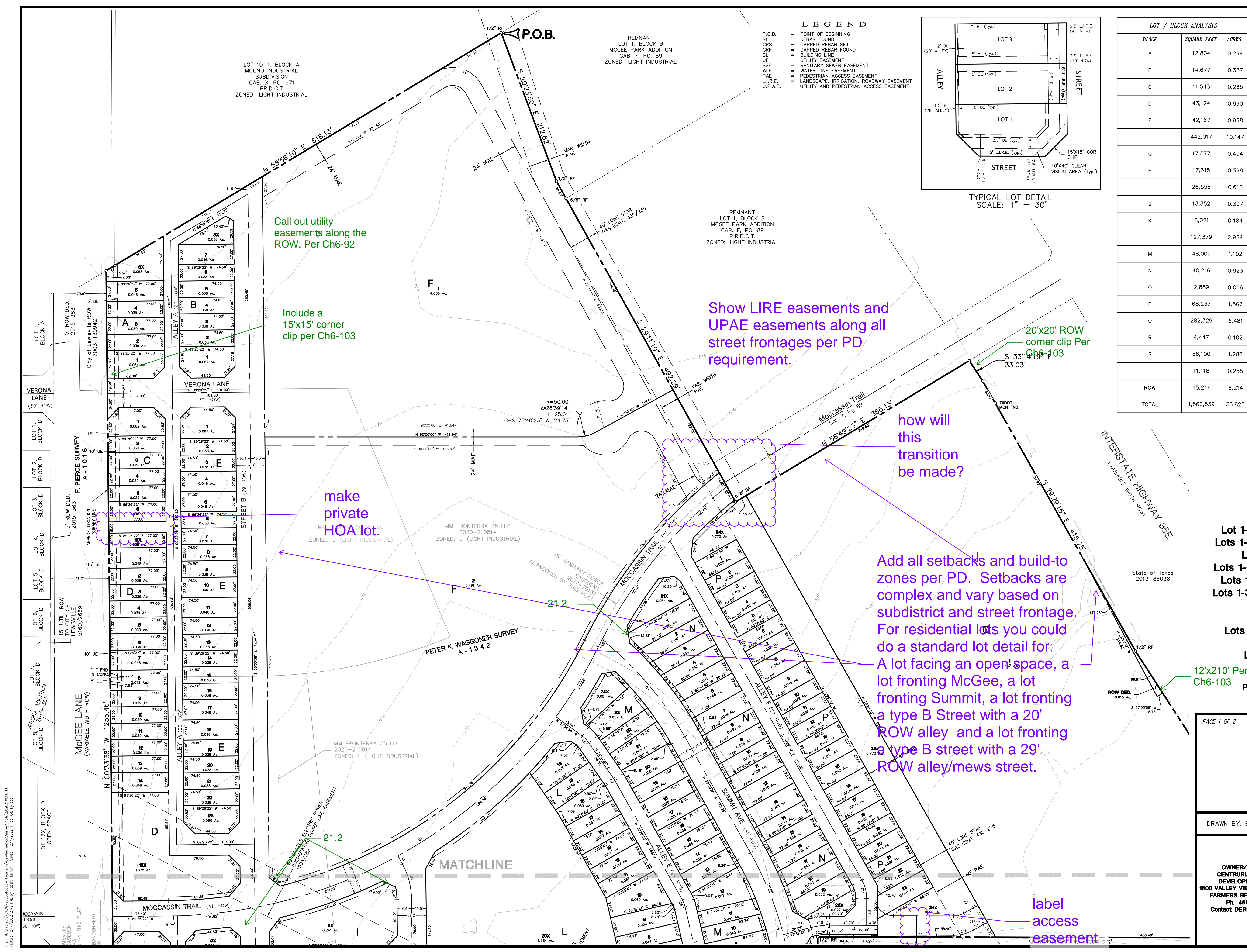
COVER SHEET

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JOSHUA M. BARTON, P.E. #129227
DATE: 2/7/2022

Drawn By: AU
Date: 02/07/2022
Scale: N.T.S.
Revisions:

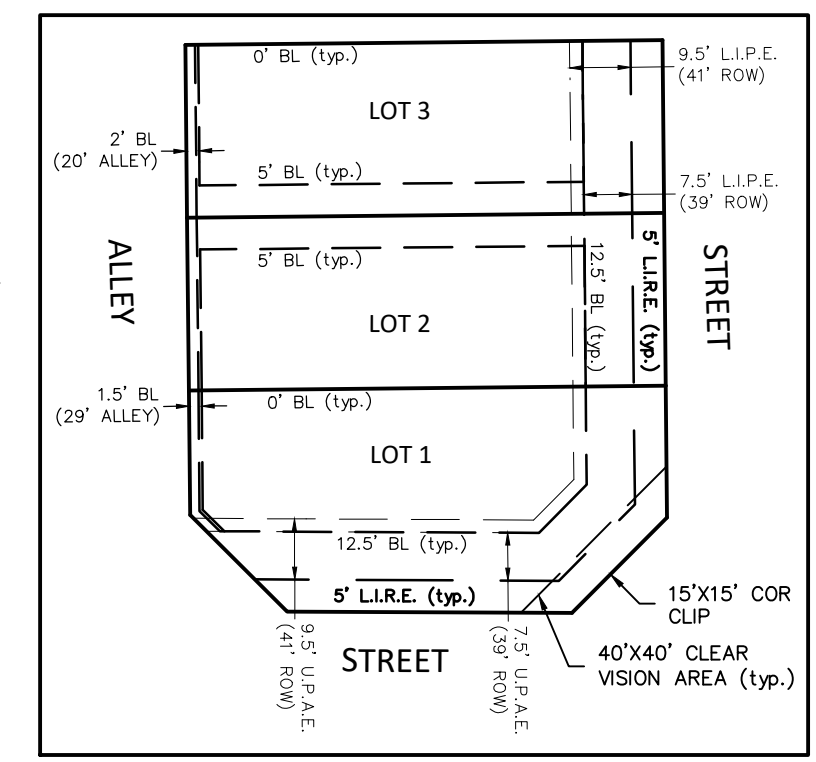
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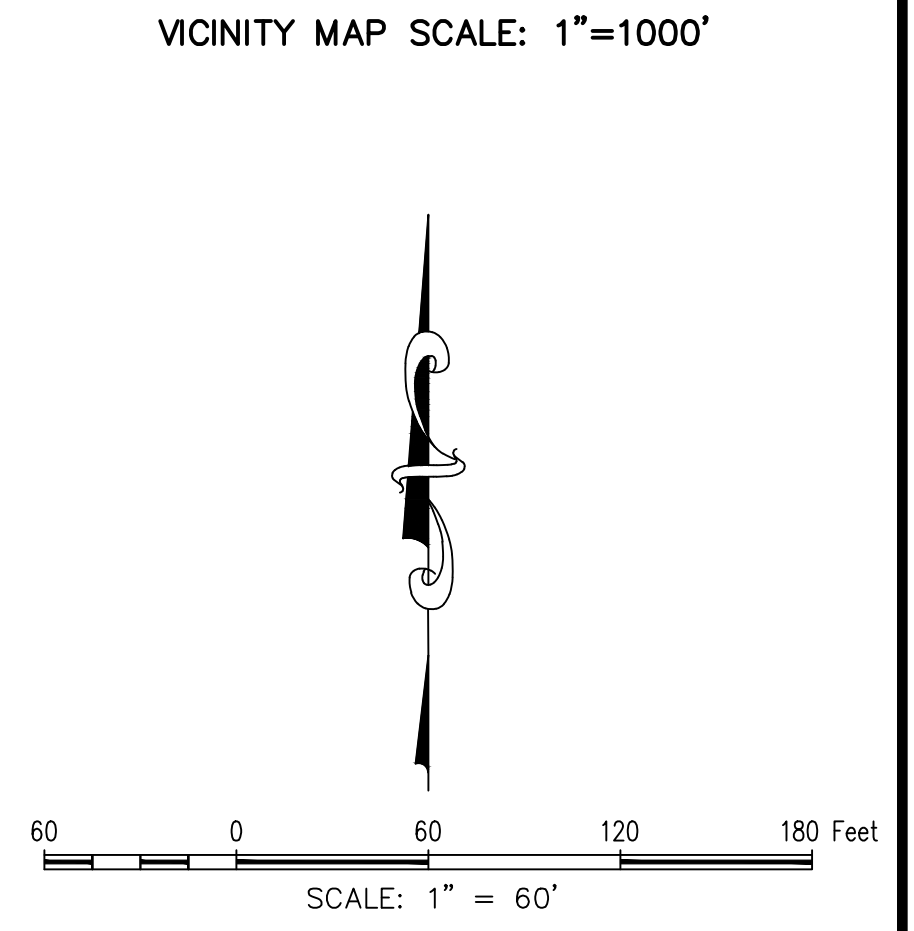
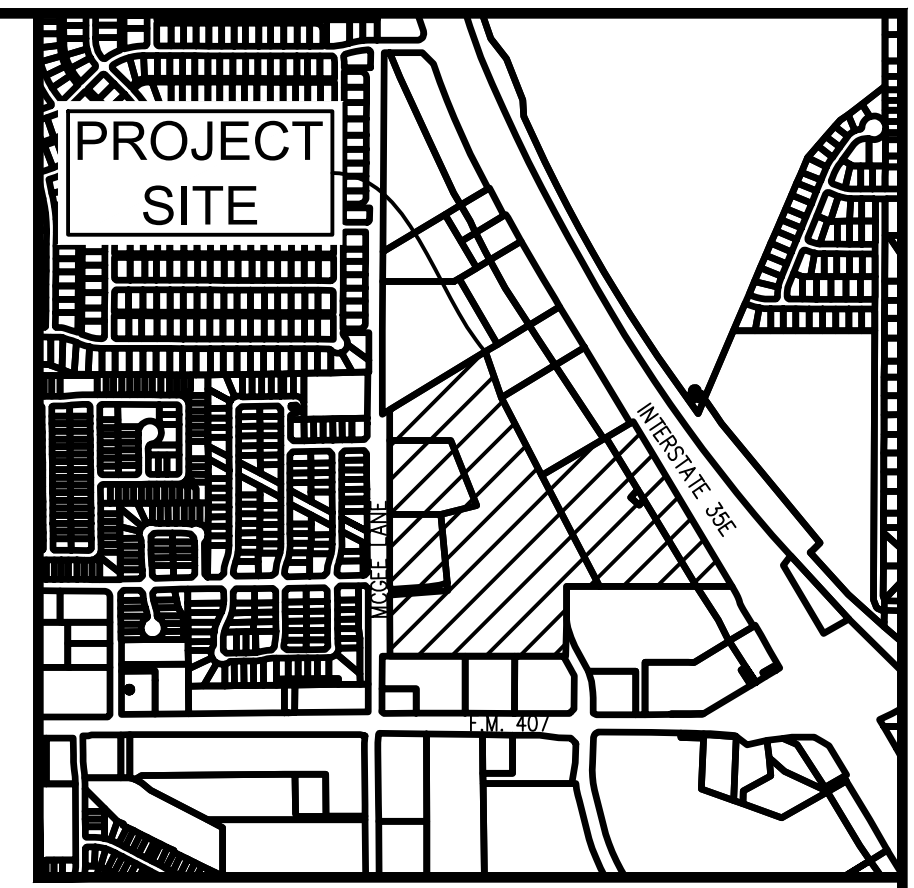
LEGEND

- P.O.B. = POINT OF BEGINNING
- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT
- L.I.R.E. = LANDSCAPE, IRRIGATION, ROADWAY EASEMENT
- U.P.A.E. = UTILITY AND PEDESTRIAN ACCESS EASEMENT



LOT / BLOCK ANALYSIS

BLOCK	SQUARE FEET	ACRES
A	12,804	0.294
B	14,677	0.337
C	11,543	0.265
D	43,124	0.990
E	42,167	0.968
F	442,017	10.147
G	17,577	0.404
H	17,315	0.398
I	26,558	0.610
J	13,352	0.307
K	8,021	0.184
L	127,379	2.924
M	48,009	1.102
O	40,216	0.923
P	2,889	0.066
Q	68,237	1.567
R	282,329	6.481
S	4,447	0.102
T	11,118	0.255
ROW	15,246	0.348
TOTAL	1,560,539	35.825



Call out utility easements along the ROW. Per Ch6-92

Include a 15'x15' corner clip per Ch6-103

Show LIRE easements and UPAE easements along all street frontages per PD requirement.

20'x20' ROW corner clip Per Ch6-103

make private HOA lot.

how will this transition be made?

Add all setbacks and build-to zones per PD. Setbacks are complex and vary based on subdistrict and street frontage. For residential lots you could do a standard lot detail for: A lot facing an open space, a lot fronting McGee, a lot fronting Summit, a lot fronting a type B Street with a 20' ROW alley and a lot fronting a type B street with a 29' ROW alley/mews street.

12'x210' Per Ch6-103

label access easement

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35,825 Acres
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CITY OF LEWISVILLE
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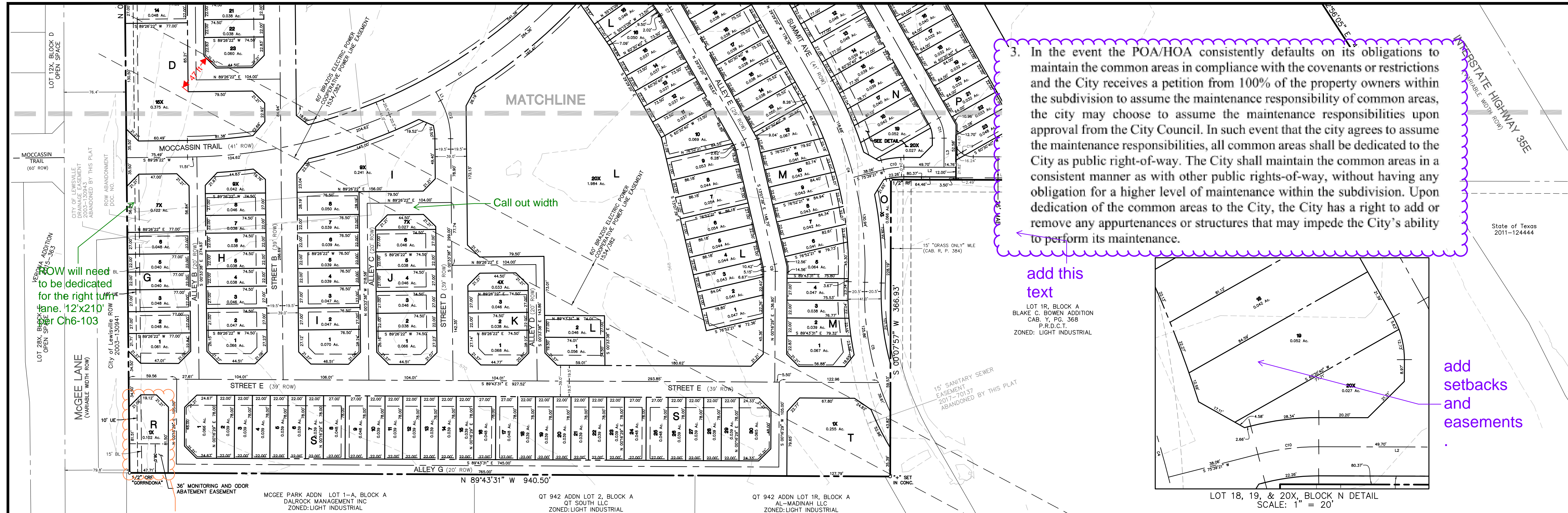
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PAGE 1 OF 2

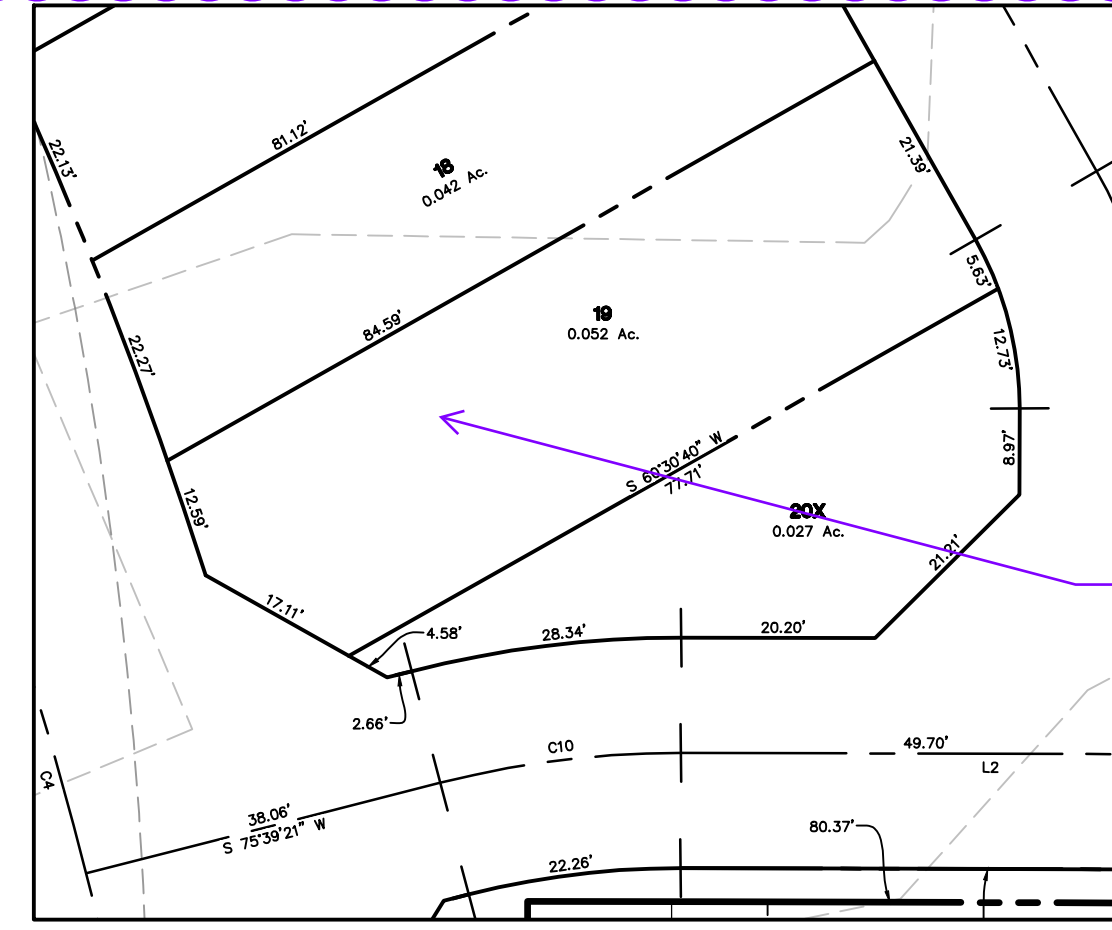
DRAWN BY: BC DATE: 4/16/2021 SCALE: 1" = 60' JOB. No. CADG 2020310056

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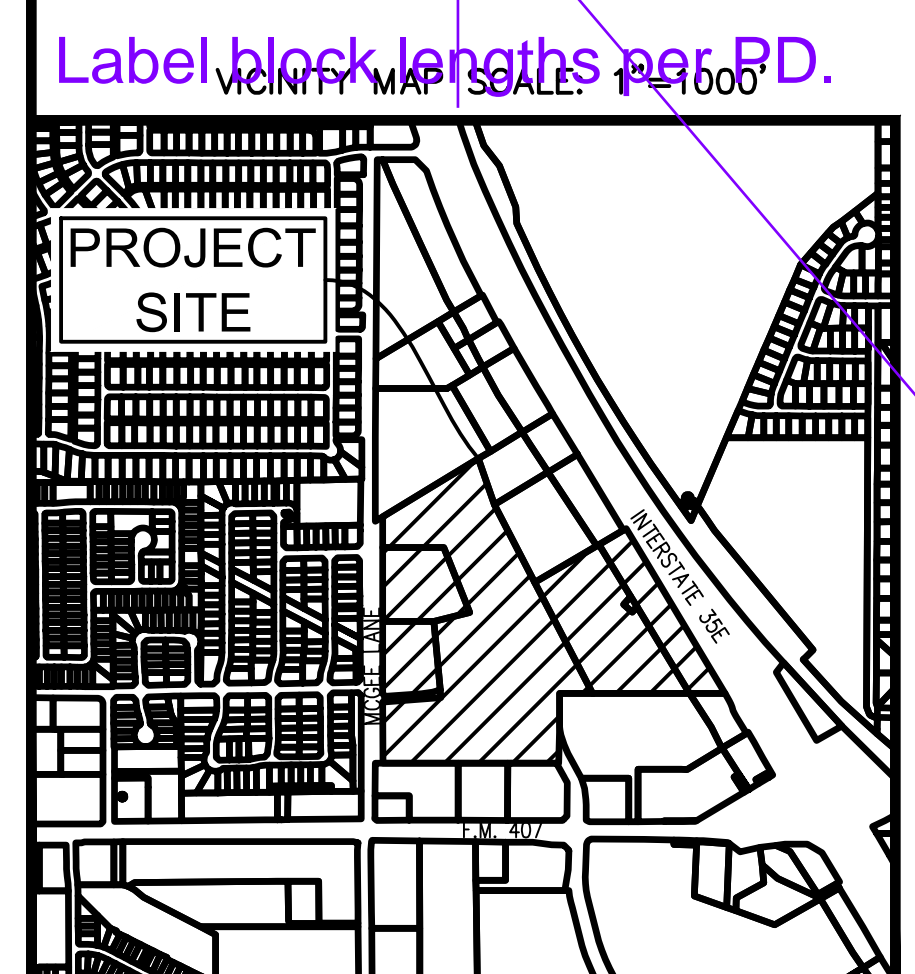
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3. In the event the POA/HOA consistently defaults on its obligations to maintain the common areas in compliance with the covenants or restrictions and the City receives a petition from 100% of the property owners within the subdivision to assume the maintenance responsibility of common areas, the city may choose to assume the maintenance responsibilities upon approval from the City Council. In such event that the city agrees to assume the maintenance responsibilities, all common areas shall be dedicated to the City as public right-of-way. The City shall maintain the common areas in a consistent manner as with other public rights-of-way, without having any obligation for a higher level of maintenance within the subdivision. Upon dedication of the common areas to the City, the City has a right to add or remove any appurtenances or structures that may impede the City's ability to perform its maintenance.



add note with the lots that will be open space that is publicly accessible per the PD and note that maintenance is still the HOA/POA responsibility. Need to see HOW/POA docs with final plat. If public plaza in mixed use district will not be separate lot, show easement.



LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the Peter K. Wagner Survey, Abstract No. 1342, City of Lewisville, Denton County, Texas, and being part of a called 33.18 acre tract of land described in deed to Lewisville 33 Partners, LP recorded in Instrument No. 2005-20991, Official Records, Denton County, Texas, and part of a called 3.6120 acre tract of land described in deed to Foremost Investments, LTD, recorded in Instrument No. 2005-45591, Official Records, Denton County, Texas, and part of a called 2.432 acre tract of land described in deed to Lewisville 33 Partners, LP, recorded in Instrument No. 2007-58245, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the northwest corner of Phase I, of Lot 1, Block B, McGee Park Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 89, Plat Records, Denton County, Texas, and being in the south line of Lot 10-1, Block A of Mungo Industrial Subdivision, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 971, Plat Records, Denton County, Texas;

THENCE S 20°23'50" E, with the west line of said Lot 1, Block B, McGee Park, a distance of 212.62 feet to a 1/2 inch rebar found;

THENCE S 29°11'10" E, continuing with the west line of said Lot 1, Block B, McGee Park and passing at a distance of 26.00 feet to a 5/8 inch rebar found at the common corner of Phase I and Phase II of the aforementioned Lot 1, Block B, McGee Park, and continuing with said course passing the southwest corner thereof, same being the northwest corner of Moccasin Trail, recorded in Cabinet 7, Page 89, and continuing a total distance of 492.22 feet to a 5/8 inch rebar found at the southwest corner of said Moccasin trail;

THENCE S 58°49'30" E, with the south line of Moccasin Trail a distance of 366.04 feet to a 1/2" rebar set with cap stamped "MCADAMS" the west line of Interstate 35 East;

THENCE S 33°24'12" E, with the west line of Interstate 35 East, a distance of 33.03 feet to a 1/2" rebar set with cap stamped "MCADAMS";

THENCE S 29°29'15" E, with the west line of Interstate 35 East, passing a TxDOT Man found at a distance of 33.57 feet, continuing a total distance of 415.75 feet to a 1/2 inch rebar set with cap stamped "MCADAMS";

THENCE S 32°56'05" E, continuing with the west line Interstate 35 East a distance of 458.33 feet to a 1/2 inch rebar set with cap stamped "MCADAMS" in the north line of the Blake C. Bowen Addition, an addition to the City of Lewisville, according to the plat thereof recorded in Cabinet Y, Page 368, Plat Records, Denton County, Texas;

THENCE N 89°50'54" W, with the north line of said Blake C. Bowen Addition a distance of 675.23 feet to a 1/2 inch capped rebar found at the north east corner thereof;

THENCE S 00°07'57" W, with the west line of said Blake C. Bowen Addition a distance of 366.92 feet to an "X" set in concrete;

THENCE N 89°43'31" W, with the south line of said 33.18 acres, a distance of 940.50 feet to a 1/2 inch rebar found with cap stamped "GORRNDONA";

THENCE N 00°33'38" W, with the east line of McGee Lane, passing a "+" found in concrete at a distance of 710.10 feet, and continuing a total distance of 1255.46 feet to a 1/2 inch rebar set with cap stamped "MCADAMS";

THENCE N 58°56'10" E, with the south line of said Mungo Industrial Subdivision a distance of 618.13 feet to the POINT OF BEGINNING and containing approximately 35.825 acres of land.

NOTES:

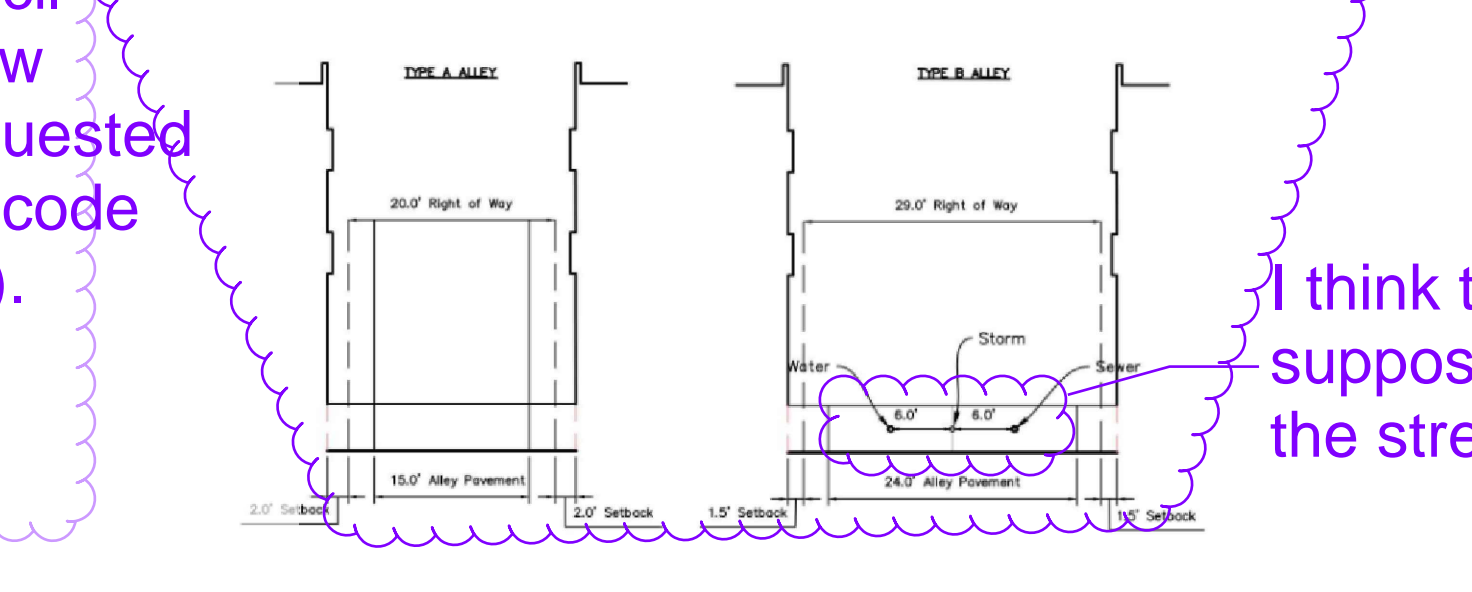
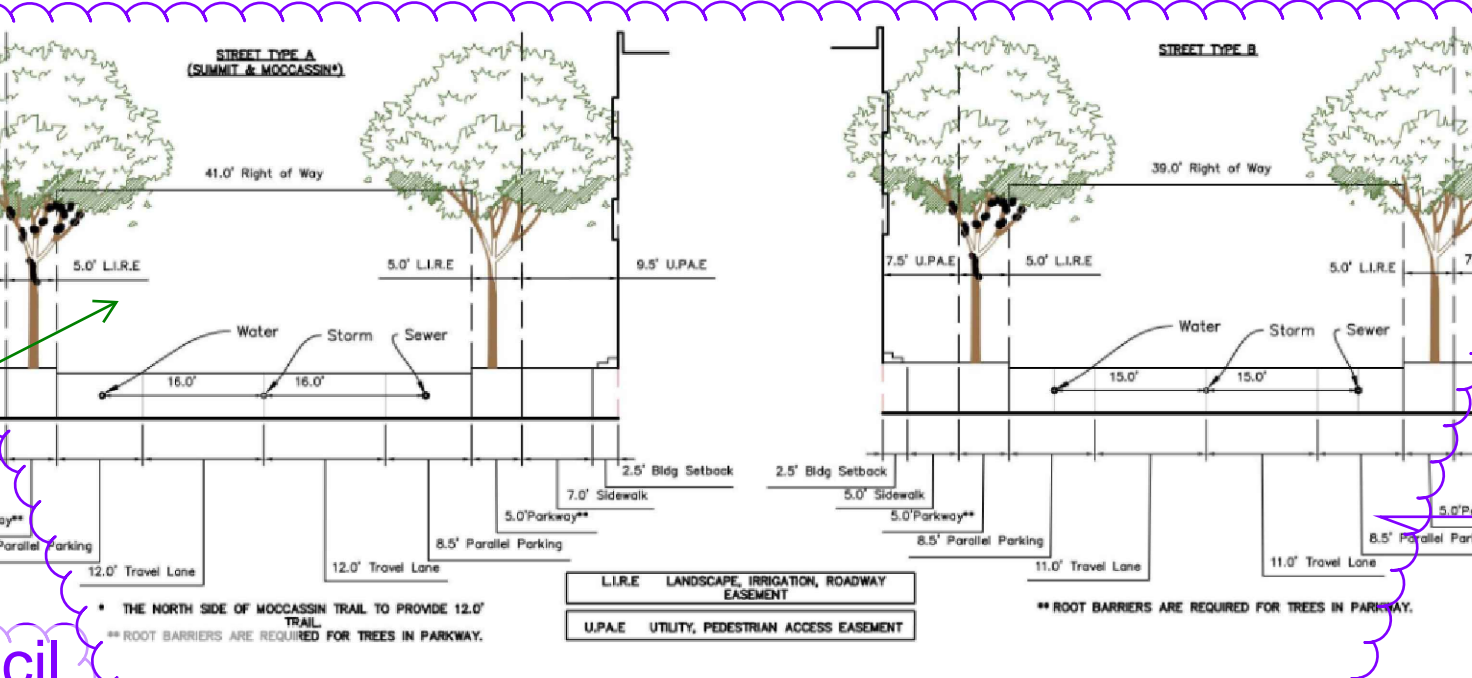
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.
- According to the Flood Insurance Rate Map (FIRM) for the City of Lewisville, Texas, the FLOOD INSURANCE RATE MAP (FIRM) for the City of Lewisville, Texas, shows that this property appears to be in Flood Zone AE (Areas of Special Flood Hazard). Flood elevations have been determined for this property and/or the structures thereon will be one from flooding or flood damage. On rare occasions, greater floods can occur which could result in property damage from natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- All "X" Lots are open space lots and accessible to the public but maintained and dedicated to the homeowner's association (HOA) with exclusion for dog park and pool, per PD.
- All corners are 1/2" capped rebar set, stamped "MCADAMS", unless otherwise noted.
- HOA to maintain street trees and parkway landscaping.

LAND USE SUMMARY TABLE

Lot Type	Lot Requirements				Unit Quantity	Acres	Density per Acre
	Min. Lot Area Required	Min Lot Area Provided	Min. Lot Width at Building Line	Min. Dwelling Size Req.			
RESIDENTIAL LOTS	1,320 SF	1,408 SF	22'	1,250 SF	202	29.576	6.83
HOA "X" LOTS					17	4.295	
STREET ROW					1	6.214	
TOTAL					219	35.825	

MINIMUM LOT SIZE: 1,875 SF
 MINIMUM DWELLING UNIT SIZE: THE MINIMUM SQUARE FOOTAGE OF A DWELLING UNIT SHALL BE 1,600 SF, EXCLUSIVE OF GARAGES, BREEZEWAYS, AND PORCHES.

PARK DEDICATION STATEMENT:
 PARK DEVELOPMENT FEE= \$1,100/DU DUE AT FINAL PLAT
 PARK DEDICATION: 3 ACRE/100 DU DUE AT FINAL PLAT
 FEE IN LIE OF DEDICATION= 152,622/ACRE



Add multifamily summary table as well.

these cross section are shown more clearly on subsequent pages, you can remove from this page.

does not match table

Call out these easements and setbacks on the Plat

do not need council signature if no new variances are requested update based on code appendix, 6-73(b).

ALL VARIANCES REQUESTED

*Preliminary Plat for review Recommended for Approval

Mary Ellen Mikso, Chairman
 Planning and Zoning Commission

*Approved for preparation of Final Plat

TJ Gilmore, Mayor
 City of Lewisville, Texas

Date

PRELIMINARY PLAT
LAKESIDE CROSSING
 Lot 1-5, & 6X Block A, Lot 1-7, & 8x, Block B, Lots 1-6, Block C, Lots 1-14, & 15X-16X, Block D, Lots 1-23, Block E, Lots 1-2, Block F, Lots 1-6, & 7X, Block G, Lots 1-8, & 9X, Block H, Lots 1-8, & 9X, Block I, Lot 1-6 & 7X, Block J, Lots 1-3, & 4X, Block K, Lot 1-19, & 20X, Block L, Lots 1-23, & 24X, Block M, Lot 1-19, & 20X-21X, Block N, Lots 1X, Block O, Lots 1-23, & 24X, Block P, Lot 1, Block Q, Lots 1X, Block R, Lot 1-30, Block S, & Lot 1X, Block T

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 Plotted: 2/7/2022 2:42 PM by Hajar, Hanan; Saved: 2/7/2022 11:58 AM by Hajar

5. **Garage Requirements:**

- a. Residential townhome lots that are rear entry shall have a minimum two (2) car garage accessed from an alley.
- b. Off-street guest/overflow parking shall be provided at one (1) stall per every four (4) units.

7. **Architectural Requirements:** The townhome buildings shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:

- a. All town homes to be rear-entry.
- b. A minimum of 80% of each street facing façade shall consist of a Primary Building Materials however this may be reduced to 70% provided that the remaining 30% of said façade is stucco (3/4" cement based).
- c. Elevations shall be in general compliance with the elevations attached within this Planned Development.
- d. All windows shall generally maintain symmetry across the entire façade and shall provide a minimum 3" reveal when abutting a Primary Building Material on street facing façade.
- e. All windows shall provide sills and headers.

V. **DEVELOPMENT AND DESIGN STANDARDS**

A. **Streets:** The development shall be served by two different street types that have been designed to best serve the development.

- 1. **Street Types:** The following street types shall guide the street design for Lakeside Crossing. Exhibit B.3 shall be the conceptual guide of street alignment and configuration of the proposed street network.

Lakeside Crossing Street Standards	Type A (Summit & Moccasin)	Type B
Public ROW Width (feet)	41.0-foot	39.0-foot
Minimum Pavement Width	41.0-foot	39.0-foot
On-Street Parking	Parallel	Parallel
Building Setback	14.5-foot	12.5-foot
Landscape & Irrigation Easement	5.0-foot	5.0-foot
Street Trees with Root Barriers	Required	Required
Utility & Pedestrian Access Easement	9.5-foot	7.5-foot
Parkway Width	5.0-foot	5.0-foot

Sidewalk Width	7-feet/12-foot (north side of Moccasin only)	5.0-foot
ROW Clips	15-foot x 15-foot	15-foot x 15-foot
Clear Visibility Area	40' x 40'	40' x 40'

Fronterra Alley Standards	Type A	Type B
Public ROW Width (feet)	29.0-foot	20.0-foot
Minimum Pavement Width	24.0-foot	15.0-foot
Building Setback	2.0-foot	2.0-foot

The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis. All other exceptions to the Street Design Standards shall be approved by the City Council.

- 1. All public streets, as shown on Exhibit "B.8", will be owned and maintained by the City of Lewisville.
- 2. All landscape strips and improvements within the sidewalk easement shall be maintained by the Property Owners Association.
- 3. In the event the POA/HOA consistently defaults on its obligations to maintain the common areas in compliance with the covenants or restrictions and the City receives a petition from 100% of the property owners within the subdivision to assume the maintenance responsibility of common areas, the city may choose to assume the maintenance responsibilities upon approval from the City Council. In such event that the city agrees to assume the maintenance responsibilities, all common areas shall be dedicated to the City as public right-of-way. The City shall maintain the common areas in a consistent manner as with other public rights-of-way, without having any obligation for a higher level of maintenance within the subdivision. Upon dedication of the common areas to the City, the City has a right to add or remove any appurtenances or structures that may impede the City's ability to perform its maintenance.
- 4. A Traffic Impact Analysis, as approved by the city, will determine if deceleration lanes are required. If required right of way dedication will be needed and the concept plan can be amended to reduce lot or dwelling unit counts or commercial square footage. If approved by the City Engineer, a street easement in-lieu of right of way dedication shall be allowed.

B. **Screening and Fences:** All development within Lakeside Crossing shall comply with the IH-35 Overlay District regulations.

- 1. Perimeter fencing may be provided along the northern and southern property lines of the Lakeside Crossing Planned Development Boundary as shown on Exhibit B.7 – Screening Plan. Perimeter fencing may be ornamental metal or board on board, with a minimum height of six (6) feet.
- 2. The Homeowners Association/Property Owners Association shall be responsible for the maintenance of all required screening devices and fencing on privately owned property (not within the ROW).

C. **Landscape and Pedestrian Standards:** All development within the Lakeside Crossing development shall comply with the City of Lewisville's Landscape Ordinance and the IH-35 Corridor Overlay requirements, except for the following:

- 1. Parking lots adjacent to IH-35 shall have a minimum of 15 -foot wide landscape area along the frontage from the existing right-of-way at the time of this Planned Development.
- 2. Parking lots adjacent to a Primary Street may have a minimum of 4-feet wide landscape area between the sidewalk and parking lot.
- 3. Landscape islands may be a minimum of 9' wide.
- 4. Parking garages and surface parking lots internal to blocks located within the Urban Living District are excluded from the one (1) tree per every eight (8) spaces requirement. Surface parking lots visible to public streets shall provide parking lot trees as required.
- 5. One (1) tree shall be planted per every eight (8) parking stalls within the Mixed-Use District as shown on Exhibit B.1.
- 6. One (1) tree per every eight (8) parking stalls shall not be required because of the following:
 - i. Parking stall is underneath the podium;
 - ii. Due to the building placement, the planting of a tree would not be adequate space, or sunlight for the tree to fully mature; and
 - iii. An easement prohibits the planting of a tree.

D. **Park and Open Space Standards:** The following section shall regulate the areas designated as Open Space as depicted on Exhibit "B.6". The uses and design shall be in accordance with the IH-35 Corridor Overlay District

- 1. Open space shall be owned and maintained by the Lakeside Crossing Property Owner's Association (POA) or Homeowner's Association (HOA).
- 2. Open Space as shown as "open to the public" on Exhibit B.6 will be accessible to the public and owned and maintained by the HOA/POA. Said open space shall include a 6' trail, shade trees, and benches.
- 3. A minimum of 3.0 acres of public open space shall be provided in the Lakeside Crossing Development.
- 4. A minimum of 1.8 acres will be provided in the Townhome District and will contain at a minimum:
 - i. 5 picnic tables;
 - ii. 8 benches; and
 - iii. One graded flex field.

- 5. A minimum 0.4-acre public plaza will be provided in the Mixed-Use District, which will contain the following:
 - i. Hardscaping;
 - ii. Landscaping; and
 - iii. An approximate 0.25-acre pond and/or water feature.
 - iv. Adjacent restaurants may have patio seating within the plaza.

E. **Signage Standards:** All signage for this development shall comply with Chapter 11 of the Lewisville Zoning Ordinance; furthermore, the signage guidelines set forth in the IH-35 Corridor Overlay District standards shall be followed in the design of all signage within the development.

- F. **Block Standards:** The following block standards shall apply:
 - 1. The maximum perimeter block length shall be 3000'.
 - 2. The maximum block length shall be 1,000'.

VI. **REQUESTED DEVIATIONS**

A. **Lot Requirement Comparison**

	Townhome Lot Requirement Comparison	
	Required:	Requested: Rear Entry
Front Yard Setback	Shall not exceed 25-foot	12.5-foot & 14.5 feet
Side Yard Setback	Shall not exceed 25-foot	None
Rear Yard Setback	Shall not exceed 25-foot	1.5-foot minimum
Lot Area	1,700 square feet	1,320 square feet
Lot Depth	75-foot	64-foot
Minimum Dwelling Size	1,200 square feet	1,250 square feet
Building Height	Shall not exceed 80-foot	35-foot or 2 stories

delete page

B. **Additional Deviations**

	Requirement Comparison	
	Required	Requested
Landscape Standards	5-foot wide landscape area between the Sidewalk and Parking Lot. 1 Tree every 8 spaces	4-foot wide landscape area between the Sidewalk and Parking Lot. N/A in parking garages and surface parking lots internal to blocks in Urban Living District and Mixed Use Subdistrict. Parking Lots visible from public streets will meet the tree planting requirement.
Landscape Islands	Minimum of ten (10) feet in width with a minimum of 50% plant cover.	Minimum of nine (9) feet in width with a minimum of 50% plant cover.
Clear Visibility Triangle	45' x 45'	40' x 40'
Build-to-Zones (defined as: an area of a specified depth, parallel to and touching a specified lot line or other setback line, within which the building's Facade shall be placed.)	a) 10-foot to 80*-feet along I-35E b) 0-foot to 10-foot along Primary Streets at 80% building frontage	a) Along I-35E - Setback of 25-foot b) Along Moccasin shall have a build to range of 14.5'-35' with a minimum of 70% of the building frontage within the build to zone c) Along Type A Streets 14.5' Setback d) Along Type B Streets 12.5' Setback
Maximum Block Length	600'	1000'
Maximum Perimeter Block Length	1600'	3000'

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.mcadamsco.com



LAKESIDE CROSSING
PRELIMINARY PLAT FRONTERRA
204 LOTS
36.825 Acres
in the
P.K. WAGNER SURVEY, ABSTRACT NO. 1342
CITY OF LEWISVILLE
DENTON COUNTY COUNTY, TEXAS

PUD STANDARDS

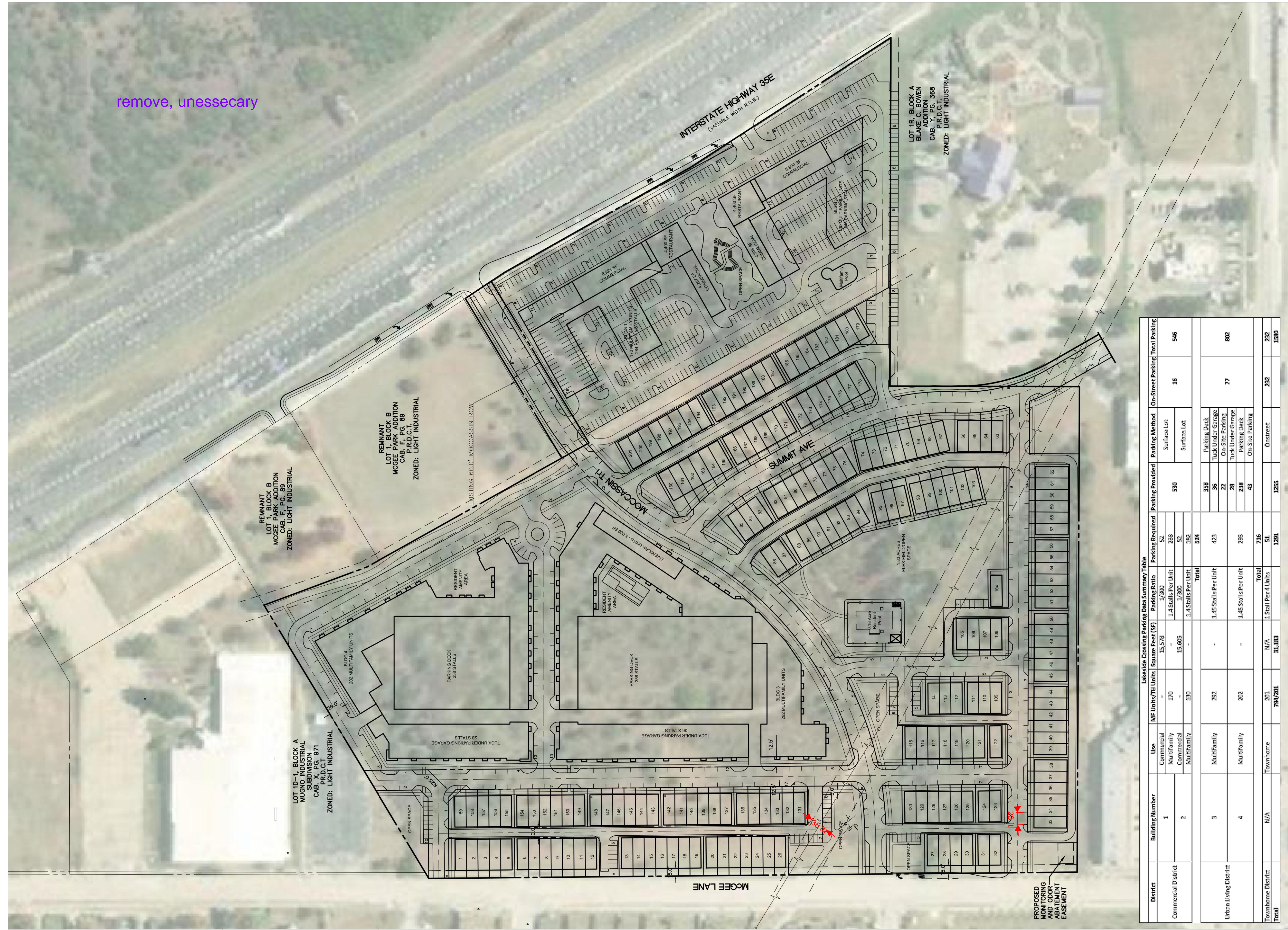
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JOSHUA M. BARTON, P.E. #129227
DATE 2/7/2022

Drawn By: AU
Date: 02/07/2022
Scale: N.T.S.
Revisions:

2020310056

C0.03

OWNER/DEVELOPER
CENTURION AMERICAN DEVELOPMENT GROUP
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
Ph. 469-892-7200
Contact: DERRICK GOODMAN



Lakeside Crossing Parking Data Summary Table

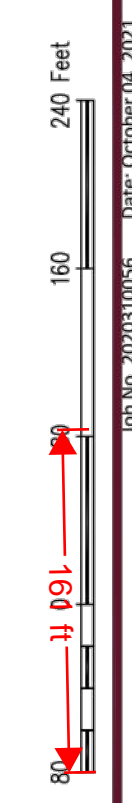
District	Building Number	Use	MF Units/TH Units	Square Feet (SF)	Parking Ratio	Parking Required	Parking Provided	Parking Method	On-Street Parking	Total Parking
Commercial District	1	Commercial	-	15,278	1/300	52	-	Surface Lot	16	546
	2	Multifamily	170	-	1.4 Stalls Per Unit	238	530	Surface Lot	-	-
		Commercial	-	15,605	1/300	52	-	Surface Lot	-	-
		Multifamily	130	-	1.4 Stalls Per Unit	182	-			
		Total				524				
Urban Living District	3	Multifamily	292	-	1.45 Stalls Per Unit	423	358	Parking Deck	-	-
	4	Multifamily	202	-	1.45 Stalls Per Unit	293	22	Tuck Under Garage	77	802
								On-Site Parking		
								Tuck Under Garage		
								Parking Deck		
								On-Site Parking		
Townhome District	N/A	Townhome	201	N/A	1 Stall Per 4 Units	716	-	Onstreet	232	232
Total			794/201	31,883		1291	1255		232	1580



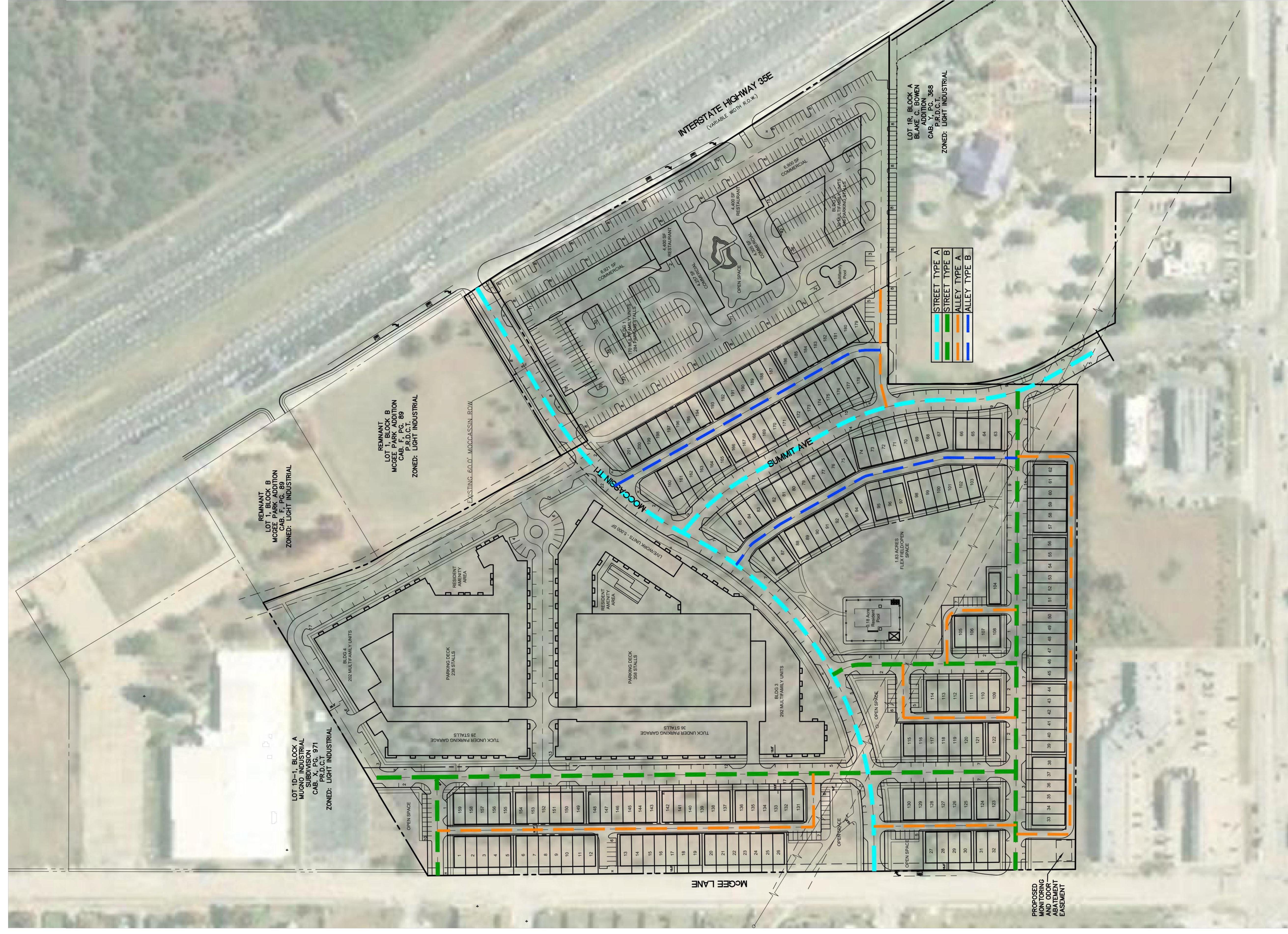
The John P. McAdams
 Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 201.426.8772
 201.426.8772
 Rowlett, Texas 75082
 940.240.1012
 www.mcadamsco.com

**Exhibit B.1 - Concept Plan
 Fronterra**

City of Lewisville
 Denton County, Texas



Job No. 202010056 DATE: October 04, 2021 By: AM
 M:\Projects\2020\202010056 - Fronterra\04-Production\Planning and
 U:\Subsites\Planning\2020\202010056 - Fronterra\04-Production\0202010056_V2.dwg
 LA\Subsites\Planning\2020\202010056 - Fronterra\04-Production\0202010056_V2.dwg
 as an official or submitted document. All aerial
 photography and other information shown on this plan is subject to
 change.



MCADAMS

The John P. McAdams
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 111 Hillside Drive
 Lewisville, Texas 75057
 201-272-456 / 877-2
 201-272-456 / 877-2
 Round Rock, Texas 78682
 840.240.1012
 www.mcadamsco.com

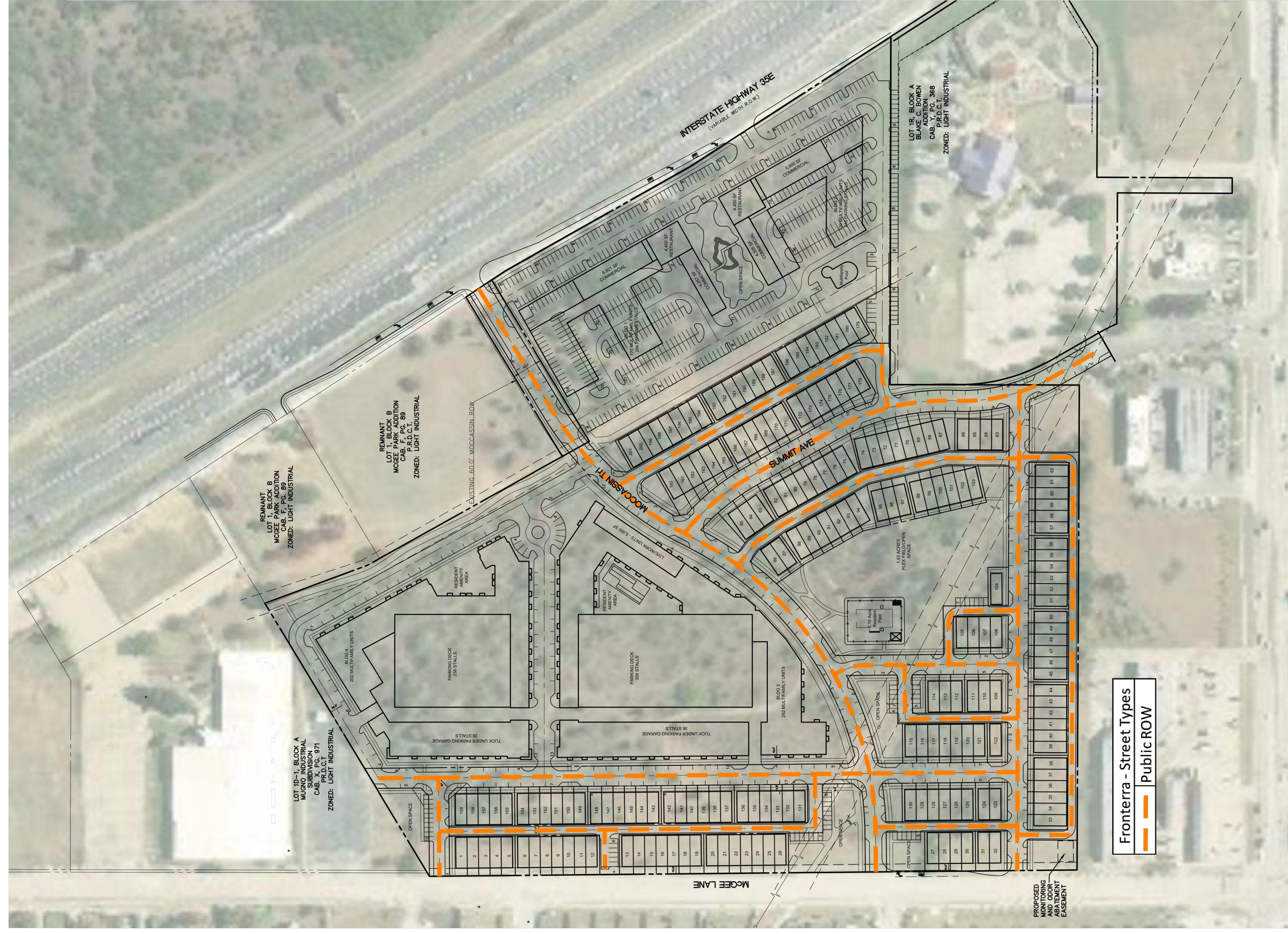
**Exhibit B.3 - Street Type
 Fronterra**

City of Lewisville
 Denton County, Texas



0 60 120 180 240 Feet

Job No: 202310266 Date: November 16, 2023 By: AM
 M:\Projects\2023\202310266 - Fronterra\04-Production\Planning and
 LA\Exhibits\Planning\ zoning\Working CAD
 This concept plan is intended for conceptual
 developmental use and shall not be interpreted
 as an official or submitted document. All aerial
 information is for informational purposes only.
 available information. This plan is subject to
 change.



Fronterra - Street Types
 Public ROW



The John P. McAdams
 Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 201-426-8772
 201-426-8772
 Roadside, Texas 75092
 840.240.1012
 www.mcadamsco.com

B.8 - Public Streets Exhibit
 Fronterra

City of Lewisville
 Denton County, Texas

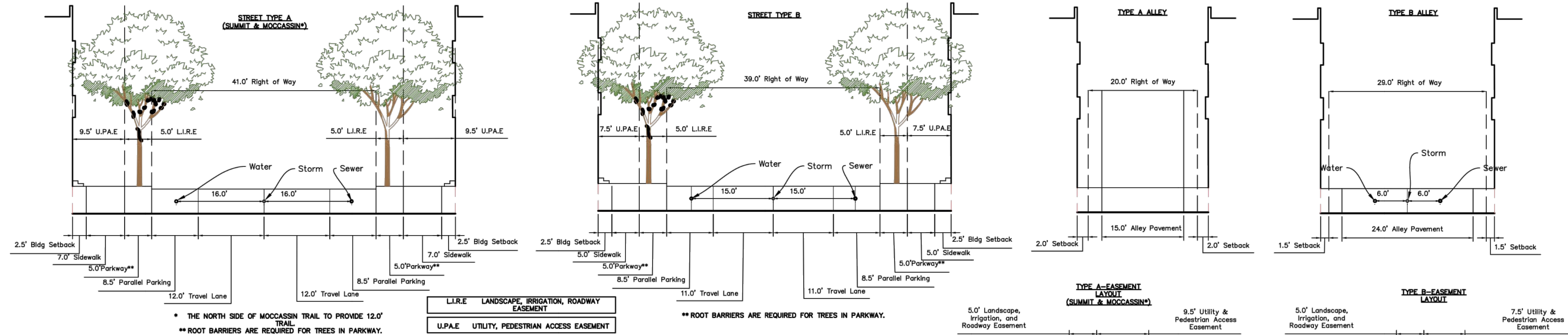


0 60 120 180 240 Feet

Job No: 202010056 Date: November 16, 2021 By: AM

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 LA\Subsites\Planning\Coning Base\Working CAD Files\CAD\202010056 02.dwg

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 developmental use and shall not be interpreted
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 and map images were obtained from best
 available information. This plan is subject to
 change.



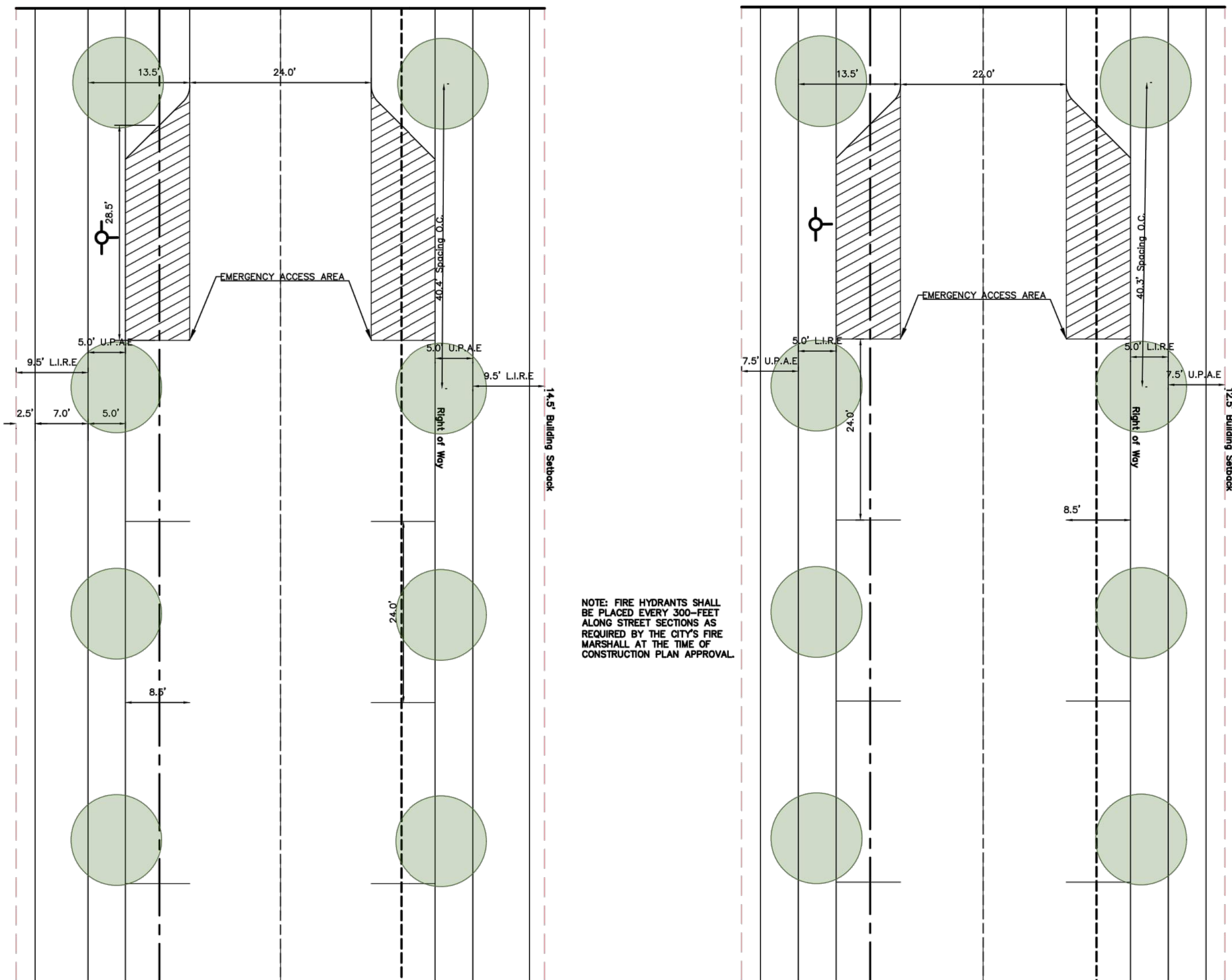
* THE NORTH SIDE OF MOCCASSIN TRAIL TO PROVIDE 12.0' TRAIL
 ** ROOT BARRIERS ARE REQUIRED FOR TREES IN PARKWAY.

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

** ROOT BARRIERS ARE REQUIRED FOR TREES IN PARKWAY.

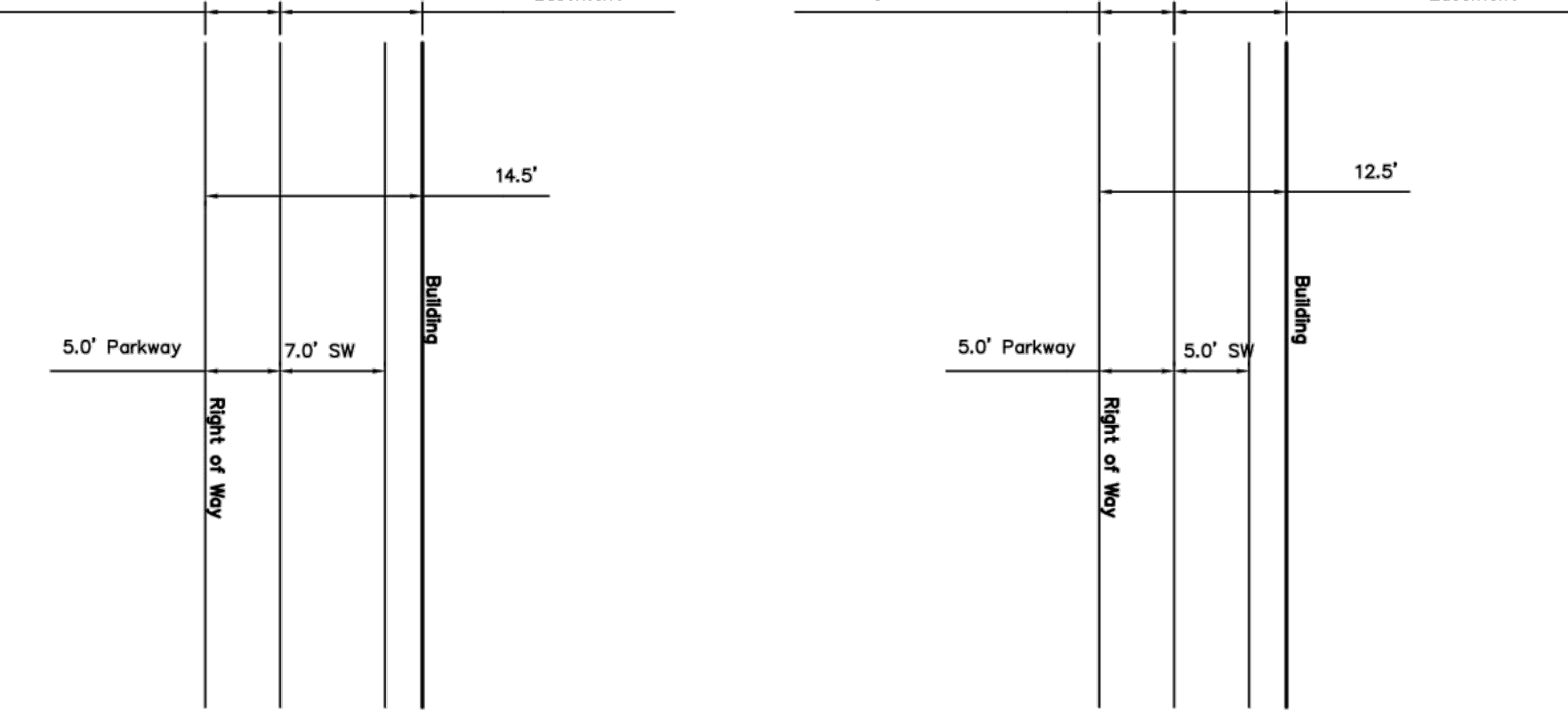
TYPE A-EASEMENT LAYOUT (SUMMIT & MOCCASSIN*)
 5.0' Landscape, Irrigation, and Roadway Easement
 9.5' Utility & Pedestrian Access Easement

TYPE B-EASEMENT LAYOUT
 5.0' Landscape, Irrigation, and Roadway Easement
 7.5' Utility & Pedestrian Access Easement



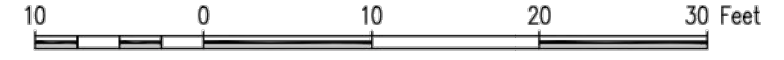
NOTE: FIRE HYDRANTS SHALL BE PLACED EVERY 300- FEET ALONG STREET SECTIONS AS REQUIRED BY THE CITY'S FIRE MARSHALL AT THE TIME OF CONSTRUCTION PLAN APPROVAL

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



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

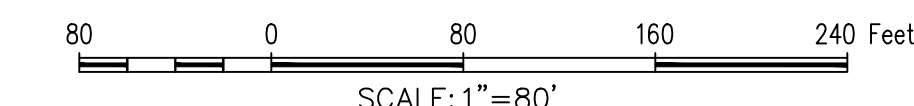
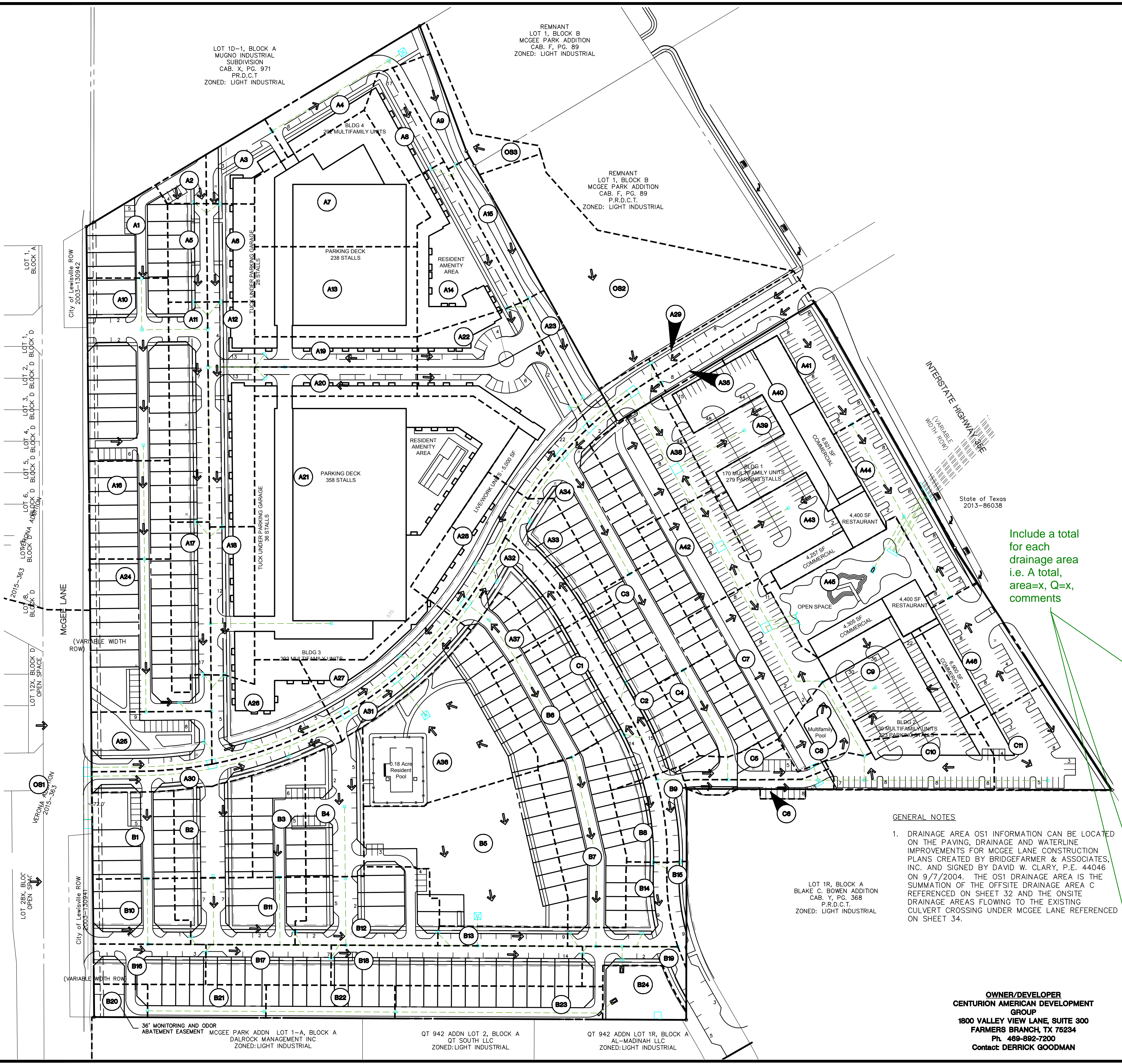
Exhibit B.4 - Street Section Exhibit
 Lakeside Crossing - Planned Development
 City of Lewisville
 Denton County, Texas



Job No. 20200310056 Date: November 16, 2021 By: AM
 M:\Projects\CADG\2020310056- Fronterra\04-Production\Planning and LA\Exhibits\Planning\Exhibits\Working CAD Files\Street Section.dwg

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 Date: 07/2022 2:58 PM By: Jerrico



PROPOSED DRAINAGE CALCULATIONS									
Drainage Area	Area (Ac)	C	Cf	Tc (min)	I (in/hr)	Q100 (cfs)	Comments		
A1	0.35	0.75	1.25	10	8.82	2.9	SHEET FLOW TO PROPOSED GRATE INLET		
A2	0.09	0.75	1.25	10	8.82	0.8	SHEET FLOW TO PROPOSED CURB INLET		
A3	0.25	0.75	1.25	10	8.82	2.0	SHEET FLOW TO PROPOSED CURB INLET		
A4	0.37	0.75	1.25	10	8.82	3.0	SHEET FLOW TO PROPOSED DROP INLET		
A5	0.22	0.75	1.25	10	8.82	1.8	SHEET FLOW TO PROPOSED CURB INLET		
A6	0.27	0.75	1.25	10	8.82	2.2	SHEET FLOW TO PROPOSED CURB INLET		
A7	0.95	0.75	1.25	10	8.82	7.9	DOWNSPOUTS PIPED TO PROPOSED GRATE INLET		
A8	0.25	0.75	1.25	10	8.82	2.1	SHEET FLOW TO PROPOSED CURB INLET		
A9	0.21	0.75	1.25	10	8.82	1.7	SHEET FLOW TO PROPOSED CURB INLET		
A10	0.86	0.75	1.25	10	8.82	7.1	SHEET FLOW TO PROPOSED GRATE INLET		
A11	0.50	0.75	1.25	10	8.82	4.1	SHEET FLOW TO PROPOSED CURB INLET		
A12	0.60	0.75	1.25	10	8.82	5.0	SHEET FLOW TO PROPOSED CURB INLET		
A13	0.85	0.75	1.25	10	8.82	7.0	DOWNSPOUTS PIPED TO PROPOSED GRATE INLET		
A14	0.62	0.75	1.25	10	8.82	5.1	SHEET FLOW TO PROPOSED GRATE INLET		
A15	0.22	0.75	1.25	10	8.82	1.8	SHEET FLOW TO PROPOSED CURB INLET		
A16	0.46	0.75	1.25	10	8.82	3.8	SHEET FLOW TO PROPOSED CURB INLET		
A17	0.37	0.75	1.25	10	8.82	3.0	SHEET FLOW TO PROPOSED CURB INLET		
A18	0.39	0.75	1.25	10	8.82	3.2	SHEET FLOW TO PROPOSED CURB INLET		
A19	0.28	0.75	1.25	10	8.82	2.4	SHEET FLOW TO PROPOSED CURB INLET		
A20	0.28	0.75	1.25	10	8.82	2.3	SHEET FLOW TO PROPOSED CURB INLET		
A21	2.99	0.75	1.25	10	8.82	24.7	DOWNSPOUTS PIPED TO PROPOSED GRATE INLET		
A22	0.96	0.75	1.25	10	8.82	7.9	SHEET FLOW TO PROPOSED CURB INLET		
A23	0.28	0.75	1.25	10	8.82	2.3	SHEET FLOW TO PROPOSED CURB INLET		
A24	0.78	0.75	1.25	10	8.82	6.4	SHEET FLOW TO PROPOSED CURB INLET		
A25	0.41	0.75	1.25	10	8.82	3.3	SHEET FLOW TO PROPOSED CURB INLET		
A26	0.50	0.30	1.25	10	8.82	1.7	SHEET FLOW TO PROPOSED CURB INLET		
A27	0.36	0.75	1.25	10	8.82	3.0	SHEET FLOW TO PROPOSED CURB INLET		
A28	0.42	0.75	1.25	10	8.82	3.5	SHEET FLOW TO PROPOSED CURB INLET		
A29	0.18	0.75	1.25	10	8.82	1.5	SHEET FLOW TO PROPOSED CURB INLET		
A30	0.31	0.75	1.25	10	8.82	2.5	SHEET FLOW TO PROPOSED CURB INLET		
A31	0.20	0.75	1.25	10	8.82	1.6	SHEET FLOW TO PROPOSED CURB INLET		
A32	0.31	0.75	1.25	10	8.82	2.6	SHEET FLOW TO PROPOSED CURB INLET		
A33	0.34	0.75	1.25	10	8.82	2.9	SHEET FLOW TO PROPOSED CURB INLET		
A34	0.57	0.75	1.25	10	8.82	4.7	SHEET FLOW TO PROPOSED GRATE INLET		
A35	0.19	0.75	1.25	10	8.82	1.6	SHEET FLOW TO PROPOSED CURB INLET		
A36	1.06	0.55	1.25	10	8.82	6.4	SHEET FLOW TO PROPOSED DROP INLET		
A37	0.18	0.75	1.25	10	8.82	1.5	SHEET FLOW TO PROPOSED GRATE INLET		
A38	0.51	0.75	1.25	10	8.82	4.2	SHEET FLOW TO PROPOSED GRATE INLET		
A39	0.30	0.75	1.25	10	8.82	2.5	SHEET FLOW TO PROPOSED GRATE INLET		
A40	1.03	0.75	1.25	10	8.82	8.5	DOWNSPOUTS PIPED TO PROPOSED GRATE INLET		
A41	0.39	0.75	1.25	10	8.82	3.2	SHEET FLOW TO PROPOSED GRATE INLET		
A42	0.48	0.75	1.25	10	8.82	4.0	SHEET FLOW TO PROPOSED GRATE INLET		
A43	0.40	0.75	1.25	10	8.82	3.3	SHEET FLOW TO PROPOSED GRATE INLET		
A44	0.52	0.75	1.25	10	8.82	4.3	SHEET FLOW TO PROPOSED GRATE INLET		
A45	0.72	0.80	1.25	10	8.82	6.4	RETENTION POND		
A46	0.52	0.75	1.25	10	8.82	4.3	SHEET FLOW TO PROPOSED GRATE INLET		
B1	0.41	0.75	1.25	10	8.82	3.4	SHEET FLOW TO PROPOSED GRATE INLET		
B2	0.42	0.75	1.25	10	8.82	3.5	SHEET FLOW TO PROPOSED GRATE INLET		
B3	0.34	0.75	1.25	10	8.82	2.8	SHEET FLOW TO PROPOSED GRATE INLET		
B4	0.45	0.75	1.25	10	8.82	3.7	SHEET FLOW TO PROPOSED GRATE INLET		
B5	1.26	0.55	1.25	10	8.82	7.6	SHEET FLOW TO PROPOSED DROP INLET		
B6	0.37	0.75	1.25	10	8.82	3.1	SHEET FLOW TO PROPOSED GRATE INLET		
B7	0.05	0.75	1.25	10	8.82	0.4	SHEET FLOW TO PROPOSED GRATE INLET		
B8	0.21	0.75	1.25	10	8.82	1.7	SHEET FLOW TO PROPOSED CURB INLET		
B9	0.12	0.75	1.25	10	8.82	1.0	SHEET FLOW TO PROPOSED CURB INLET		
B10	0.33	0.75	1.25	10	8.82	2.7	SHEET FLOW TO PROPOSED CURB INLET		
B11	0.47	0.75	1.25	10	8.82	3.9	SHEET FLOW TO PROPOSED CURB INLET		
B12	0.57	0.75	1.25	10	8.82	4.7	SHEET FLOW TO PROPOSED CURB INLET		
B13	0.14	0.30	1.25	10	8.82	0.5	SHEET FLOW TO PROPOSED CURB INLET		
B14	0.28	0.75	1.25	10	8.82	2.3	SHEET FLOW TO PROPOSED CURB INLET		
B15	0.09	0.75	1.25	10	8.82	0.7	SHEET FLOW TO PROPOSED CURB INLET		
B16	0.26	0.75	1.25	10	8.82	2.2	SHEET FLOW TO PROPOSED CURB INLET		
B17	0.29	0.75	1.25	10	8.82	2.4	SHEET FLOW TO PROPOSED CURB INLET		
B18	0.58	0.75	1.25	10	8.82	4.8	SHEET FLOW TO PROPOSED CURB INLET		
B19	0.17	0.75	1.25	10	8.82	1.4	SHEET FLOW TO PROPOSED CURB INLET		
B20	0.10	0.75	1.25	10	8.82	0.8	SHEET FLOW TO PROPOSED GRATE INLET		
B21	0.23	0.75	1.25	10	8.82	1.9	SHEET FLOW TO PROPOSED GRATE INLET		
B22	0.25	0.75	1.25	10	8.82	2.0	SHEET FLOW TO PROPOSED GRATE INLET		
B23	0.40	0.75	1.25	10	8.82	3.3	SHEET FLOW TO PROPOSED GRATE INLET		
B24	0.23	0.80	1.25	10	8.82	2.0	DETENTION BASIN		
C1	0.42	0.75	1.25	10	8.82	3.4	SHEET FLOW TO PROPOSED CURB INLET		
C2	0.43	0.75	1.25	10	8.82	3.5	SHEET FLOW TO PROPOSED CURB INLET		
C3	0.37	0.75	1.25	10	8.82	3.1	SHEET FLOW TO PROPOSED GRATE INLET		
C4	0.32	0.75	1.25	10	8.82	2.7	SHEET FLOW TO PROPOSED GRATE INLET		
C5	0.19	0.75	1.25	10	8.82	1.6	SHEET FLOW TO PROPOSED CURB INLET		
C6	0.13	0.75	1.25	10	8.82	1.1	SHEET FLOW TO PROPOSED CURB INLET		
C7	0.70	0.75	1.25	10	8.82	5.8	SHEET FLOW TO PROPOSED GRATE INLET		
C8	0.26	0.75	1.25	10	8.82	2.1	SHEET FLOW TO PROPOSED GRATE INLET		
C9	0.69	0.75	1.25	10	8.82	5.7	SHEET FLOW TO PROPOSED GRATE INLET		
C10	0.47	0.75	1.25	10	8.82	3.8	SHEET FLOW TO PROPOSED GRATE INLET		
C11	0.49	0.75	1.25	10	8.82	4.1	SHEET FLOW TO PROPOSED GRATE INLET		
OS1	43.08	VARIES	N/A	VARIES	VARIES	276.0	CONCENTRATED FLOW THROUGH EXISTING BOX CULVERTS		
OS2	0.17	0.30	1.25	15	7.19	0.5	SHEET FLOW ONSITE TO PROPOSED CURB INLET		
OS3	1.59	0.30	1.25	15	7.19	4.3	SHEET FLOW ONSITE TO PROPOSED DROP INLET		

GENERAL NOTES

1. DRAINAGE AREA OS1 INFORMATION CAN BE LOCATED ON THE PAVING, DRAINAGE AND WATERLINE IMPROVEMENTS FOR MCGEE LANE CONSTRUCTION PLANS CREATED BY BRIDGEFARMER & ASSOCIATES, INC. AND SIGNED BY DAVID W. CLARY, P.E. 44046 ON 9/7/2004. THE OS1 DRAINAGE AREA IS THE SUMMATION OF THE OFFSITE DRAINAGE AREA C REFERENCED ON SHEET 32 AND THE ONSITE DRAINAGE AREAS FLOWING TO THE EXISTING CULVERT CROSSING UNDER MCGEE LANE REFERENCED ON SHEET 34.

Include a total for each drainage area i.e. A total, area=x, Q=x, comments

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

OWNER/DEVELOPER
CENTURION AMERICAN DEVELOPMENT GROUP
 1800 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75234
 Ph. 469-892-7200
 Contact: DERRICK GOODMAN

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75067
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 www.mcadamsco.com

MCADAMS

LAKESIDE CROSSING

LAKESIDE CROSSING
 PRELIMINARY PLAT FRONTERRA
 204 LOTS
 35.825 Acres
 In the
 P.K. WAGNER SURVEY, ABSTRACT NO. 1342
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

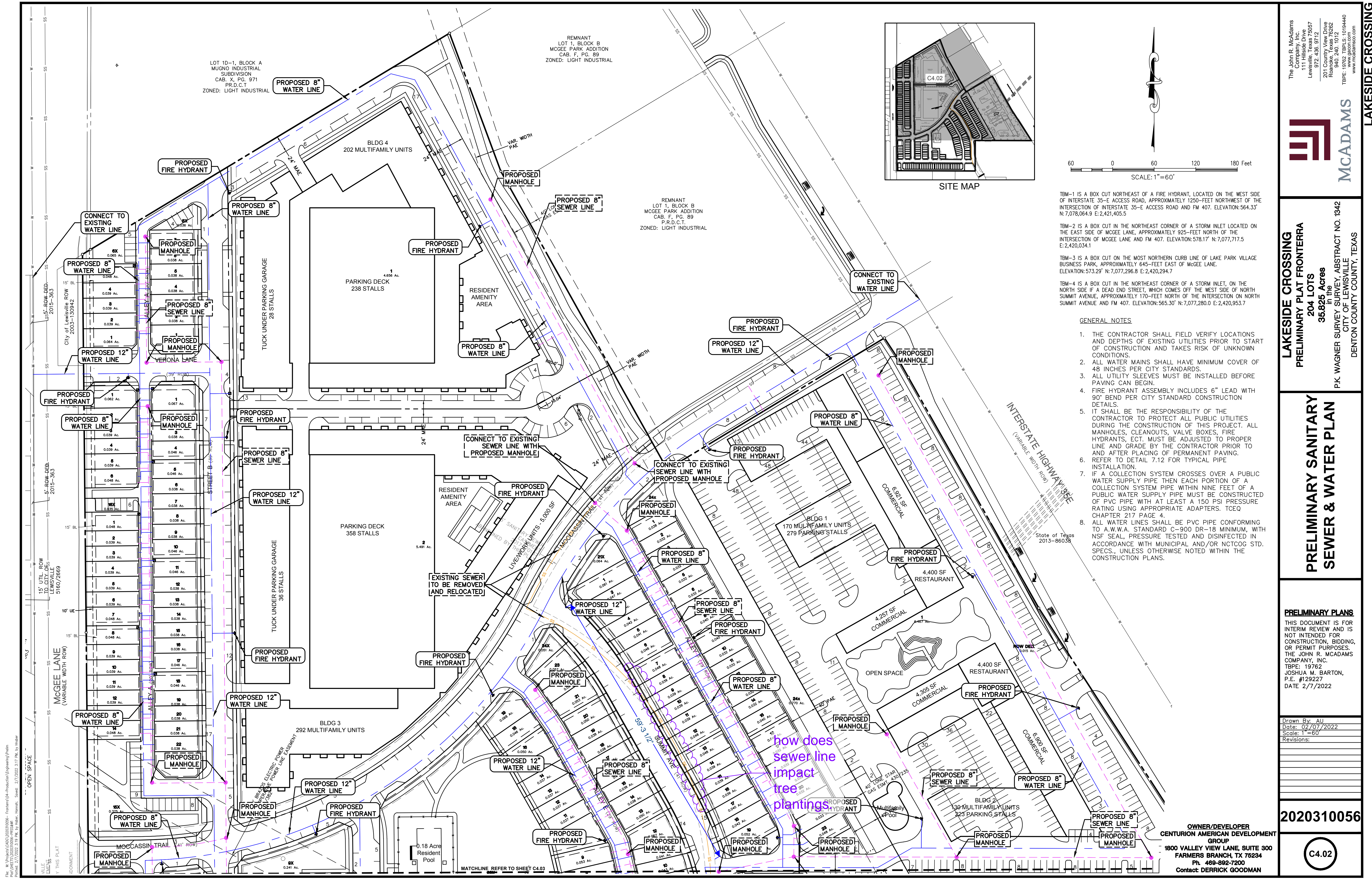
PRELIMINARY PROPOSED DRAINAGE AREA MAP

PRELIMINARY PLANS
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Drawn By: CM
 Date: 02/07/2022
 Scale: 1"=80'
 Revisions:

2020310056

C3.02



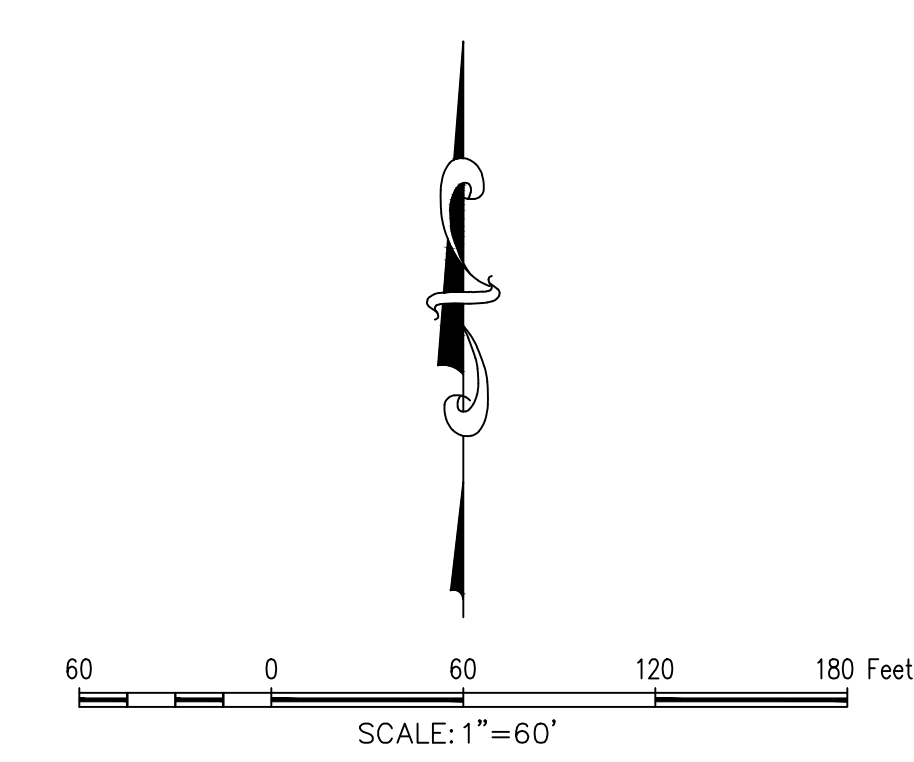
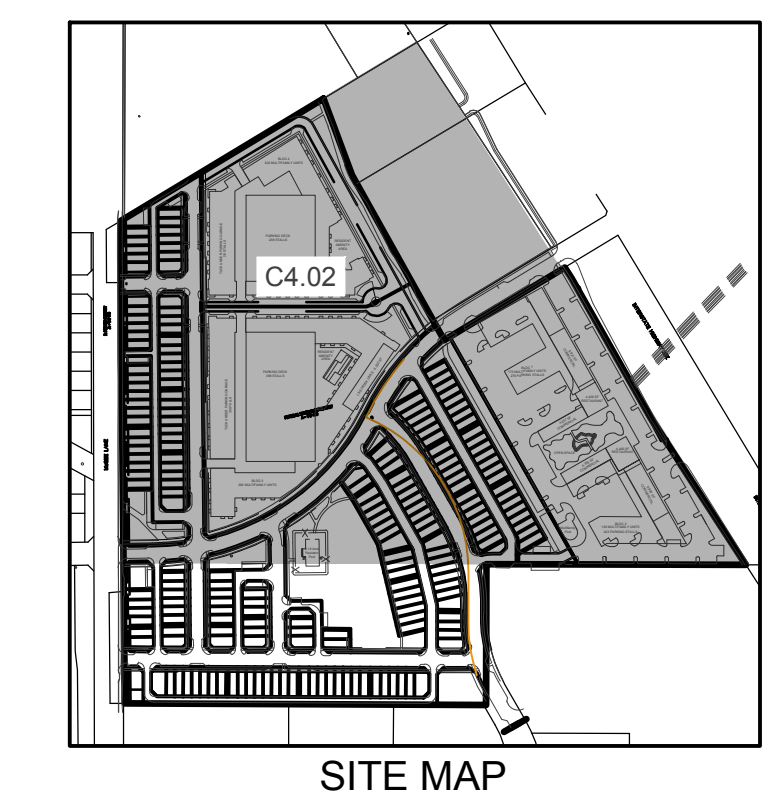
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 P:\SHEETS\2020\10056 - PRELIMINARY
 Date: 02/07/2022 3:10 PM By: [Name]
 Scale: 1"=60'

2020310056

LOT 10-1, BLOCK A
 MUGNO INDUSTRIAL
 SUBDIVISION
 CAB. X, PG. 971
 P.R.D.C.T.
 ZONED: LIGHT INDUSTRIAL

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

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



TBM-1 IS A BOX CUT NORTHEAST OF A FIRE HYDRANT, LOCATED ON THE WEST SIDE OF INTERSTATE 35-E ACCESS ROAD, APPROXIMATELY 1250-FEET NORTHWEST OF THE INTERSECTION OF INTERSTATE 35-E ACCESS ROAD AND FM 407. ELEVATION: 564.33' N: 7,078,064.9 E: 2,421,405.5

TBM-2 IS A BOX CUT IN THE NORTHEAST CORNER OF A STORM INLET LOCATED ON THE EAST SIDE OF MCGEE LANE, APPROXIMATELY 925-FEET NORTH OF THE INTERSECTION OF INTERSTATE 35-E ACCESS ROAD AND FM 407. ELEVATION: 578.17' N: 7,077,717.5 E: 2,420,034.1

TBM-3 IS A BOX CUT ON THE MOST NORTHERN CURB LINE OF LAKE PARK VILLAGE BUSINESS PARK, APPROXIMATELY 645-FEET EAST OF MCGEE LANE. ELEVATION: 573.29' N: 7,077,296.8 E: 2,420,294.7

TBM-4 IS A BOX CUT IN THE NORTHEAST CORNER OF A STORM INLET, ON THE NORTH SIDE IF A DEAD END STREET, WHICH COMES OFF THE WEST SIDE OF NORTH SUMMIT AVENUE, APPROXIMATELY 170-FEET NORTH OF THE INTERSECTION ON NORTH SUMMIT AVENUE AND FM 407. ELEVATION: 565.30' N: 7,077,280.0 E: 2,420,953.7

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS.
2. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER CITY STANDARDS.
3. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
4. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER CITY STANDARD CONSTRUCTION DETAILS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ECT. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING.
6. REFER TO DETAIL 7.12 FOR TYPICAL PIPE INSTALLATION.
7. IF A COLLECTION SYSTEM CROSSES OVER A PUBLIC WATER SUPPLY PIPE THEN EACH PORTION OF A COLLECTION SYSTEM PIPE WITHIN NINE FEET OF A PUBLIC WATER SUPPLY PIPE MUST BE CONSTRUCTED OF PVC PIPE WITH AT LEAST A 150 PSI PRESSURE RATING USING APPROPRIATE ADAPTERS. TCEQ CHAPTER 217 PAGE 4.
8. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

McADAMS
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 www.mcadamsco.com
 TBPE: 19762 TBPLS: 1019440

LAKESIDE CROSSING
 PRELIMINARY PLAT FRONTERRA
 204 LOTS
 35.825 Acres
 In the
 P.K. WAGNER SURVEY, ABSTRACT NO. 1942
 CITY OF LEWISVILLE
 DENTON COUNTY COUNTY, TEXAS

**PRELIMINARY SANITARY
 SEWER & WATER PLAN**

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 JOSHUA M. BARTON, P.E. #129227 DATE 2/7/2022

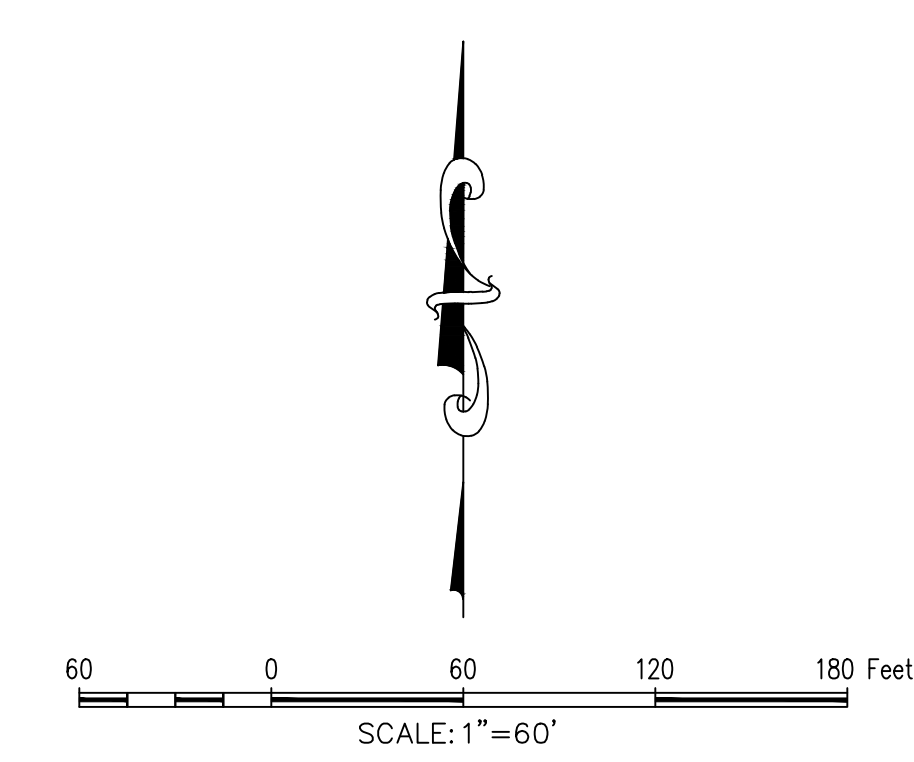
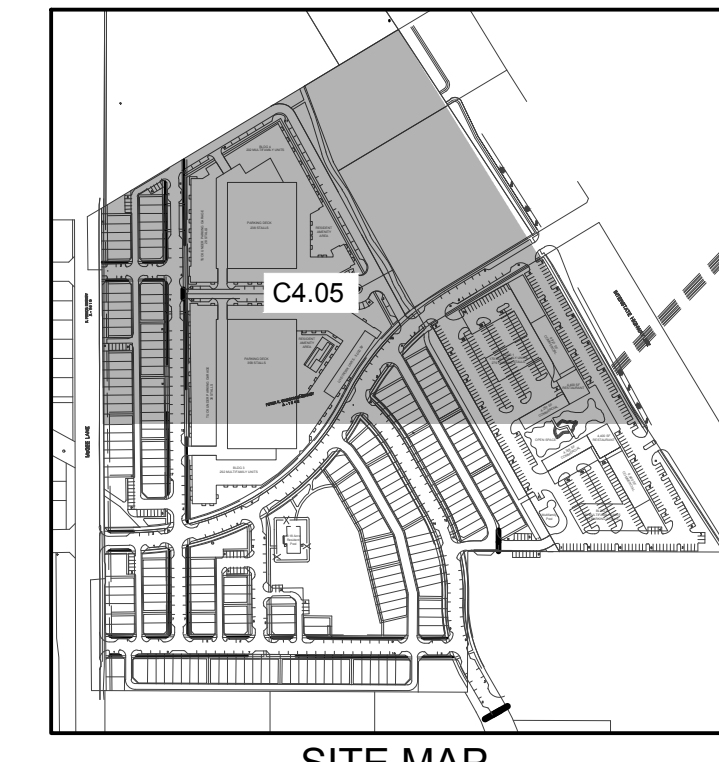
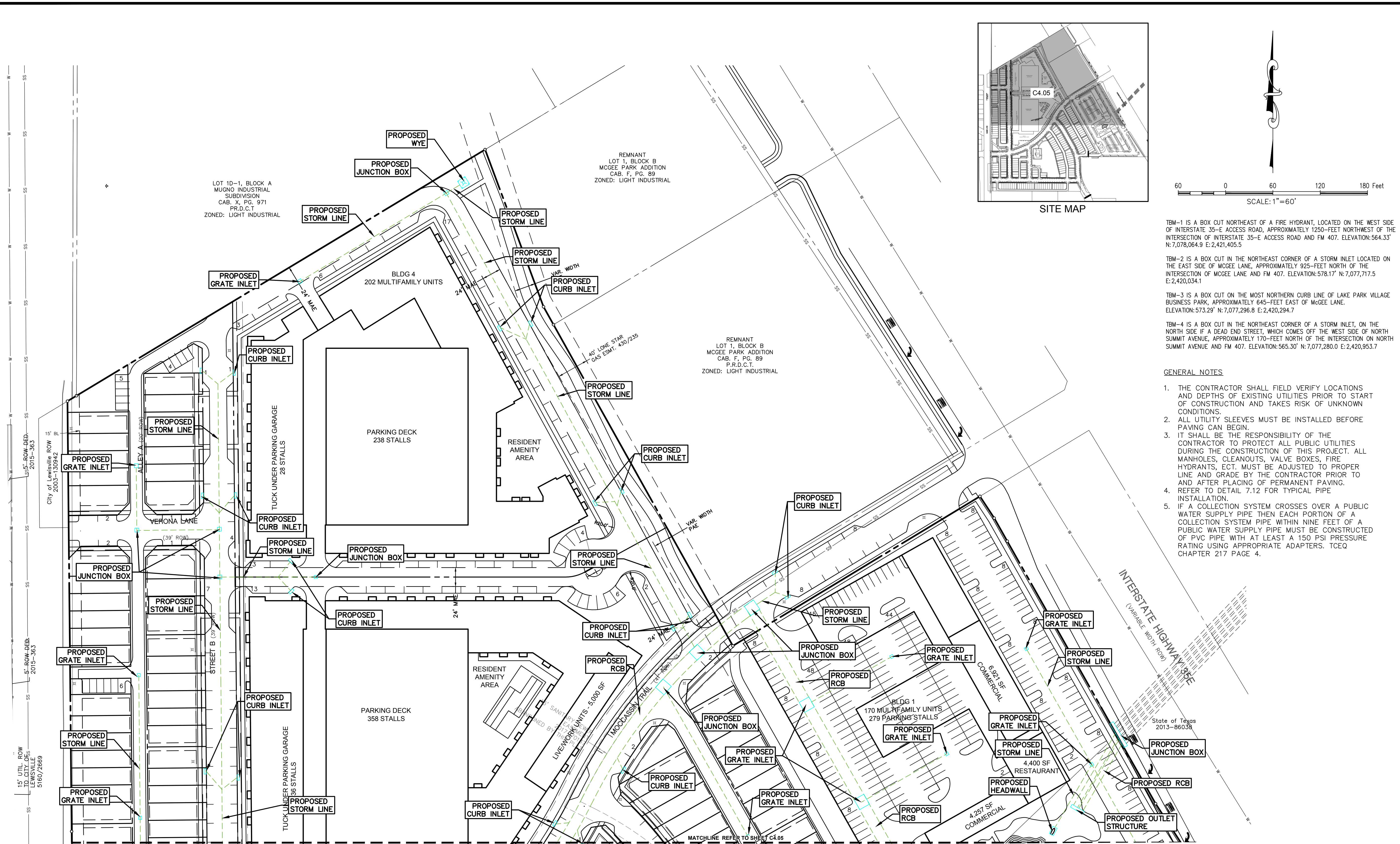
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2020310056

OWNER/DEVELOPER
 CENTURION AMERICAN DEVELOPMENT GROUP
 1800 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75234
 Ph. 469-892-7200
 Contact: DERRICK GOODMAN

C4.02

LAKESIDE CROSSING




TBM-1 IS A BOX CUT NORTHEAST OF A FIRE HYDRANT, LOCATED ON THE WEST SIDE OF INTERSTATE 35-E ACCESS ROAD, APPROXIMATELY 1250-FEET NORTHWEST OF THE INTERSECTION OF INTERSTATE 35-E ACCESS ROAD AND FM 407. ELEVATION: 564.33' N: 7,078,064.9 E: 2,421,405.5

TBM-2 IS A BOX CUT IN THE NORTHEAST CORNER OF A STORM INLET LOCATED ON THE EAST SIDE OF MCGEE LANE, APPROXIMATELY 925-FEET NORTH OF THE INTERSECTION OF MCGEE LANE AND FM 407. ELEVATION: 578.17' N: 7,077,717.5 E: 2,420,034.1

TBM-3 IS A BOX CUT ON THE MOST NORTHERN CURB LINE OF LAKE PARK VILLAGE BUSINESS PARK, APPROXIMATELY 645-FEET EAST OF MCGEE LANE. ELEVATION: 573.29' N: 7,077,296.8 E: 2,420,294.7

TBM-4 IS A BOX CUT IN THE NORTHEAST CORNER OF A STORM INLET, ON THE NORTH SIDE OF A DEAD END STREET, WHICH COMES OFF THE WEST SIDE OF NORTH SUMMIT AVENUE, APPROXIMATELY 170-FEET NORTH OF THE INTERSECTION ON NORTH SUMMIT AVENUE AND FM 407. ELEVATION: 565.30' N: 7,077,280.0 E: 2,420,953.7

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MCADAMS

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 TBP#: 19762 TBP#: 1019440
 www.mcadamsco.com

LAKESIDE CROSSING
 PRELIMINARY PLAT FRONTERRA
 204 LOTS
 35.825 Acres
 In the
 P.K. WAGNER SURVEY, ABSTRACT NO. 1942
 CITY OF LEWISVILLE
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PRELIMINARY STORM SEWER PLAN

PRELIMINARY PLANS
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 TBP#: 19762
 JOSHUA M. BARTON, P.E. #29222
 DATE 2/14/2022

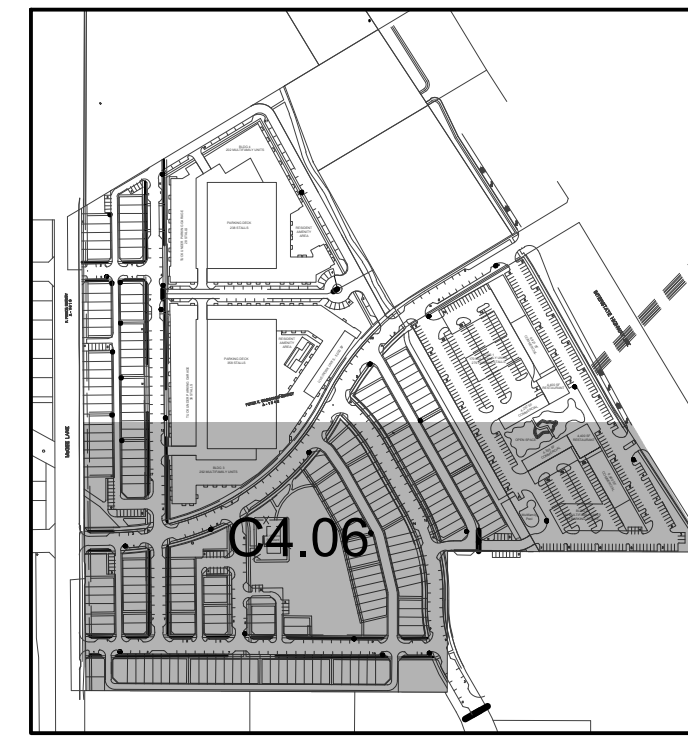
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2020310056

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OWNER/DEVELOPER
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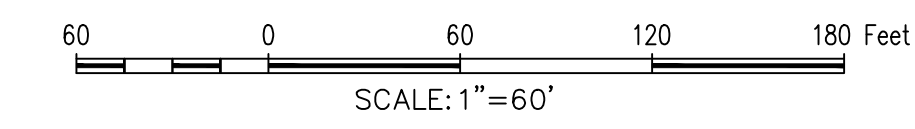
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SITE MAP

GENERAL NOTES

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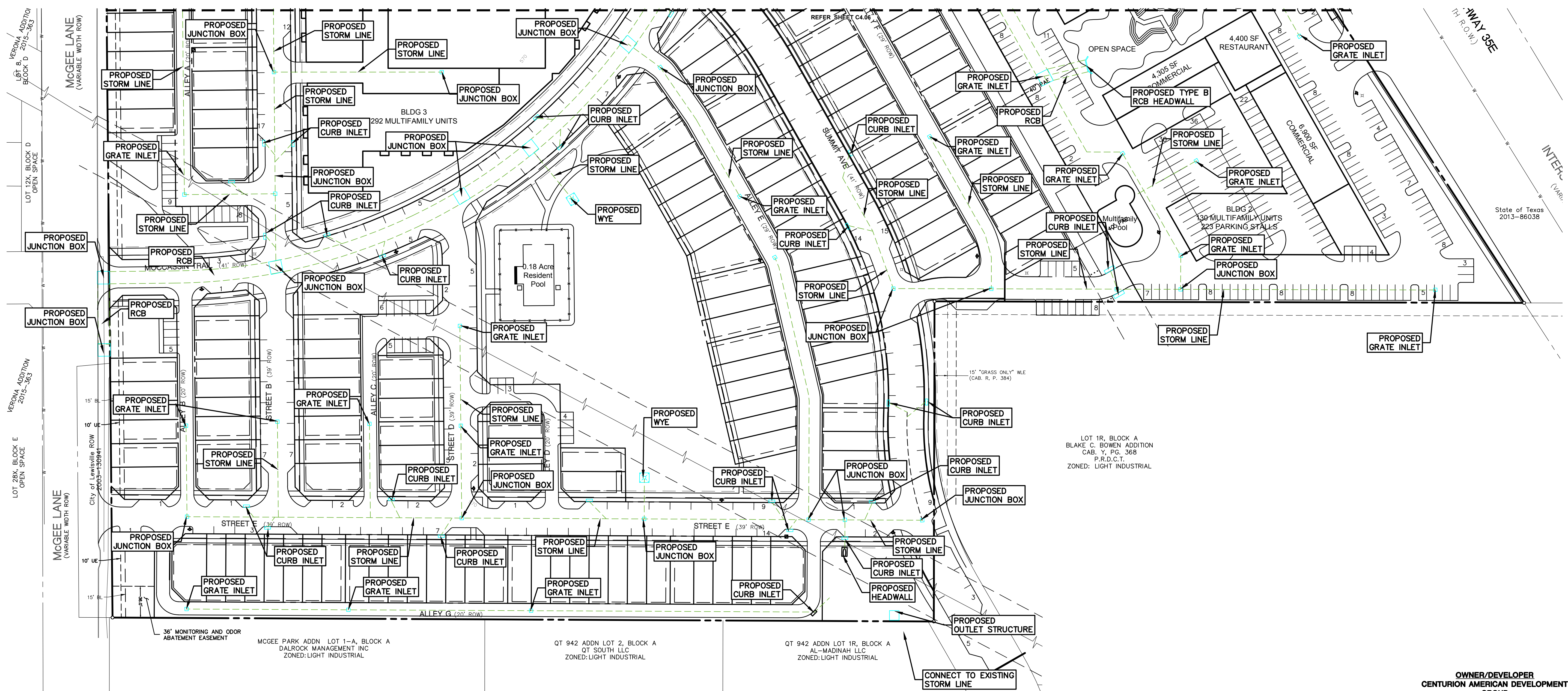


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MCADAMS

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PRELIMINARY STORM SEWER PLAN

PRELIMINARY PLANS
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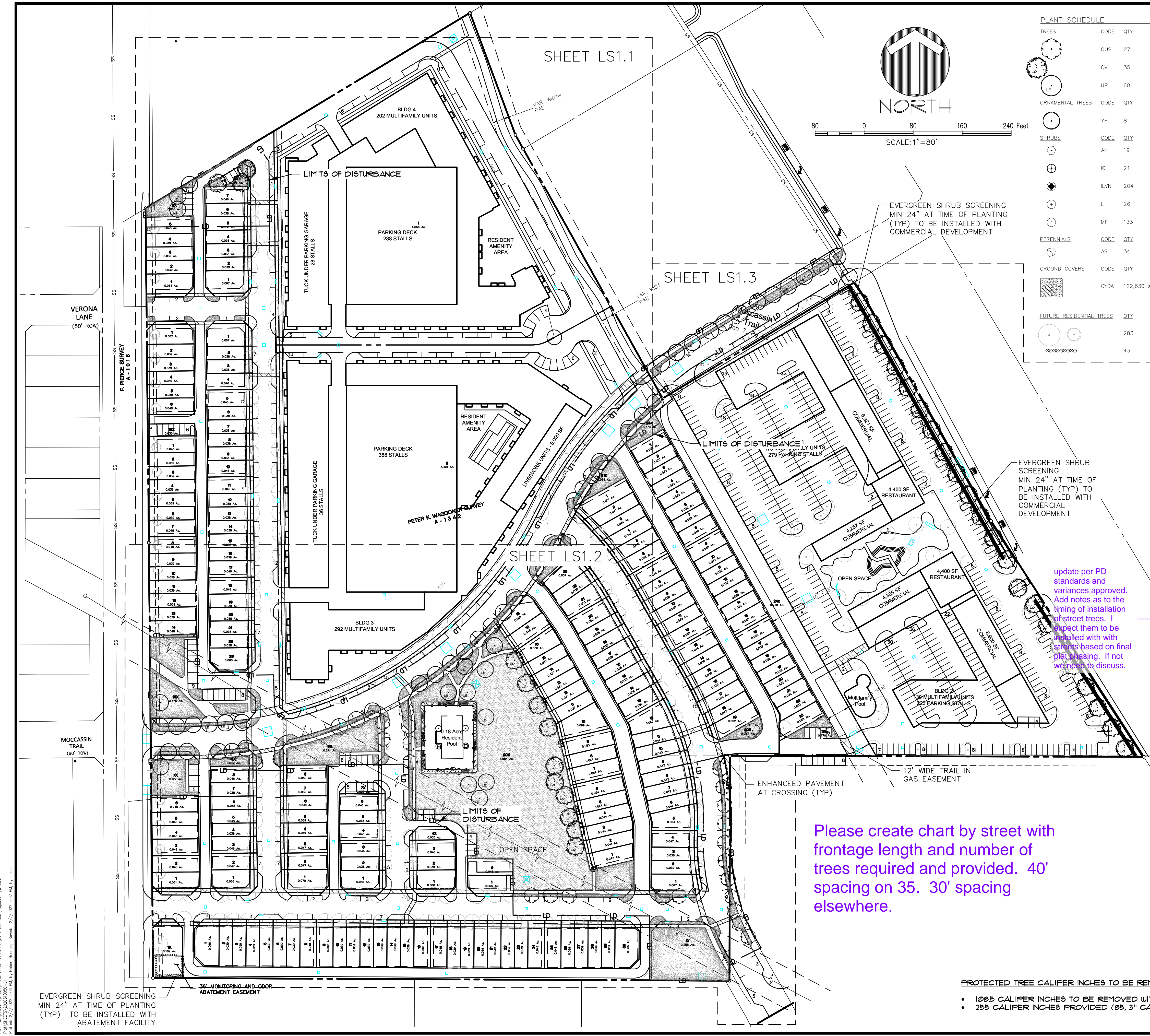
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OWNER/DEVELOPER
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 1800 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75234
 Ph. 469-892-7200
 Contact: DERRICK GOODMAN



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80 0 80 160 240 Feet
SCALE: 1"=80'

PLANT SCHEDULE								
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL.	HEIGHT	
	QUS	27	Shumard Red Oak	Quercus shumardii	3"			
	QV	35	Southern Live Oak	Quercus virginiana	3"			
	UP	60	Lacebark Elm	Ulmus parvifolia	3"			
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL.	HEIGHT	
	YH	8	Yaupon Holly	Ilex vomitoria	20 GAL	7'-8"	PER PLAN	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	AK	19	Glossy Abelia	Abelia x grandiflora "Kaleidoscope"	3 gal	24"	3'-0"	FULL
	IC	21	Carissa Holly	Ilex cornuta "Carissa"	15 gal			
	ILVN	204	Dwarf Yaupon	Ilex vomitoria "Nana"	5 gal	24" Min		
	L	26	Loropetalum	Loropetalum chinense	3 gal	36"	PER PLAN	FULL
	MF	133	Mexican Feathergrass	Nassella tenuissima	3 gal	12"	2'-0"	XERI
	AS	34	Autumn Sage	Salvia greggii	1 gal	12"	24" c.c.	XERI
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	AS	34	Autumn Sage	Salvia greggii	1 gal	12"	24" c.c.	XERI
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	
	CYDA	129,630 sf	Bermuda 419	Cynodon dactylon	Sod			
FUTURE RESIDENTIAL TREES	QTY	COMMON NAME	REMARKS					
	283	FUTURE TREES	TO BE SELECTED FROM APPROVED PLANTING LIST					
	43	FUTURE SHRUBS	TO BE SELECTED FROM APPROVED PLANTING LIST					

LEGEND

- ENHANCED PAVEMENT AT CROSSINGS
- LIMITS OF DISTURBANCE

City of Lewisville, TX Landscape Standards:

These Standards apply to new trees and shrubs, Hardscape and Open Space treatments, screening of service parking and utilitarian uses, and Parking Lot landscaping. Landscaping can reduce the urban heat island effect, soften the built environment and contribute to pedestrian comfort in addition to increasing property values and rents.

Trees and plant materials
Plantings may be placed in natural groupings along Street frontages.
Tree and plant materials shall be selected by the landscape architect or designer designing the landscape plan from the approved plant material list provided in Appendix G. No artificial trees, shrubs, ground covers, turf, or seasonal colors are permitted.
Specific Standard for Administrative Modification: An Administrative Modification may be requested to use other species that are drought tolerant and adaptive.
Irrigation systems provided within all landscaped areas including the Secondary Walkway Area and shall be installed and maintained by the developer or property owner per current Parks and Recreation Department standards.

Canopy trees shall be:
Planted along Street frontages within the Amenity Zone and/or Secondary Walkway.
Planted at an average spacing of forty feet on center along all Street frontages and a minimum three (3) inch caliper and at least ten (10) feet in height with a single trunk at planting.
Tree preservation and landscape maintenance shall comply with the provisions in the LDR.
Parking Lots with frontage on IH-35E shall provide a minimum twenty-foot wide landscape area between the Public ROW and Parking Lot. Canopy trees shall be placed at an average spacing of forty feet. A solid evergreen shrubbery hedge with a minimum 24-inch height at the time of planting shall be planted in a manner which will screen the view of parked vehicles from the Street.
Specific Standard for Administrative Modification: An Administrative Modification may be requested to allow any of the following (minimum height of 36-inches) as a Parking Lot screen:
Retaining walls
Berms or
A combination of retaining wall, berm, and/or evergreen screening hedge.
Parking Lots adjacent to all other Street frontages (except alleys) shall use one or both of the following screening methods:
A minimum five-foot wide landscape area between the Sidewalk and Parking Lot, with a solid evergreen shrubbery hedge with a minimum 24-inch height at the time of planting planted within the landscape area in a manner which will screen the view of parked vehicles from the Street or
A Masonry (brick or stone) wall a minimum of 36-inches in height installed between the Sidewalk and the Parking Lot, placed such that a minimum two-foot parking space overhang is provided on the Parking Lot side of the wall, and wheel stops are provided for the parking spaces.
All Parking Lots shall include the following landscaping elements:
Expanses of parking in excess of 120 parking spaces shall be organized into blocks of parking with no more than 120 spaces in each block. Each block of parking shall be separated from other parking blocks by a minimum of one (1) ten-foot landscape island with plant cover and trees as required below, as well as walkways of at least four (4) feet in width leading to the front facade of the building. Driveways between the parking blocks shall be provided.
Landscape islands shall be a minimum of ten (10) feet in width with a minimum of 50% plant cover. A landscape island shall be required on the end of each row of parking in addition to between each parking block.
Each Parking Lot shall include canopy trees at a ratio of one (1) tree per eight (8) parking spaces.

Screening of Service Areas and Utilities:
Ground-mounted equipment: All ground-mounted mechanical, electrical or other utility equipment shall be located behind the rear line of the building or along alleys without frontage along any Streets. If an Alternative Standard is approved allowing placement along a Street frontage, the equipment shall be screened and the screening shall be as tall as the equipment being screened and shall eliminate the view of the equipment from any adjoining Streets (excluding alleys). The screening may be evergreen shrubbery or Masonry walls matching the Principal Building material and color(s) of the site. All screening shall be architecturally integrated into the building elevation and facade along that Street.

****VARIANCE REQUESTED**

update per PD standards and variances approved. Add notes as to the timing of installation of street trees. I expect them to be installed with streets based on final plat phasing. If not we need to discuss.

Please create chart by street with frontage length and number of trees required and provided. 40' spacing on 35. 30' spacing elsewhere.

PROTECTED TREE CALIPER INCHES TO BE REMOVED:

- 108.5 CALIPER INCHES TO BE REMOVED WITHIN THE CURRENT LIMITS OF DISTURBANCE.
- 255 CALIPER INCHES PROVIDED (85, 3" CALIPER TREES)

OWNER/DEVELOPER
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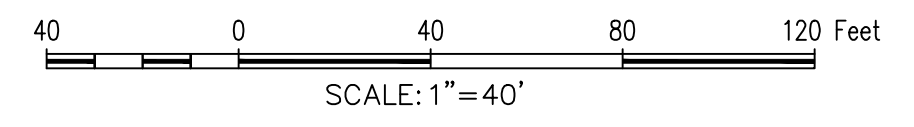
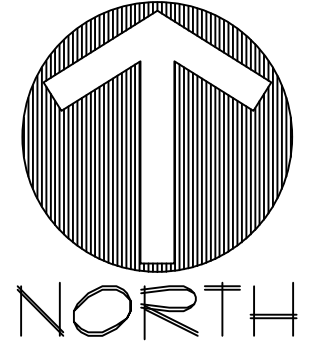
PRELIMINARY LANDSCAPE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 07/02/2022.
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: JN
Date: 02/07/2022
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Revisions:

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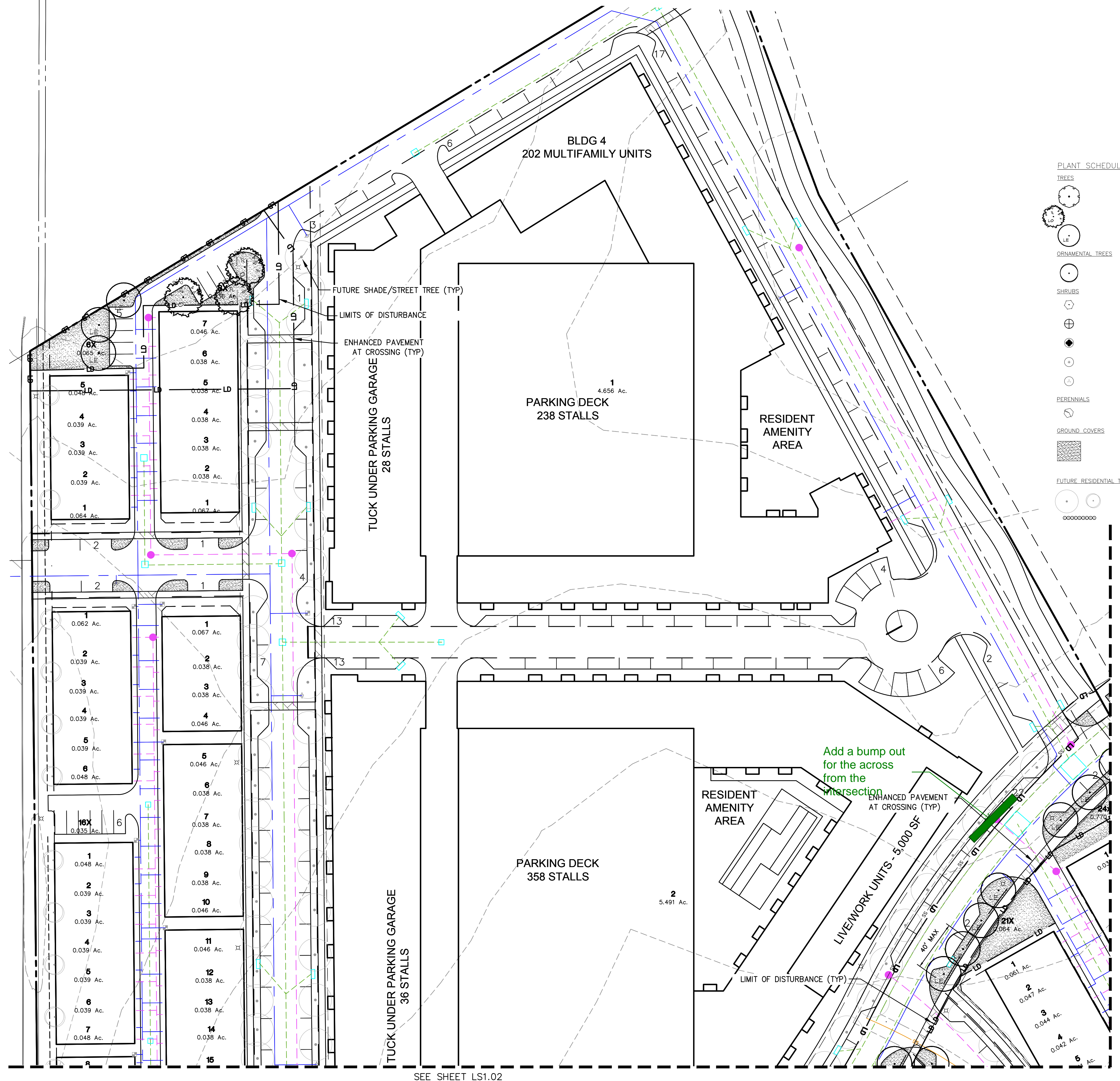
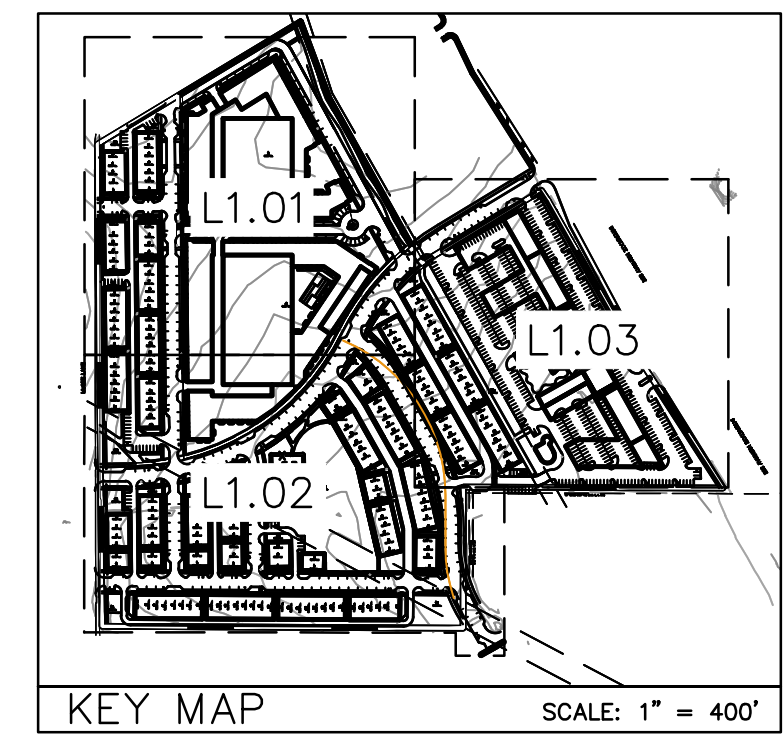


PLANT SCHEDULE

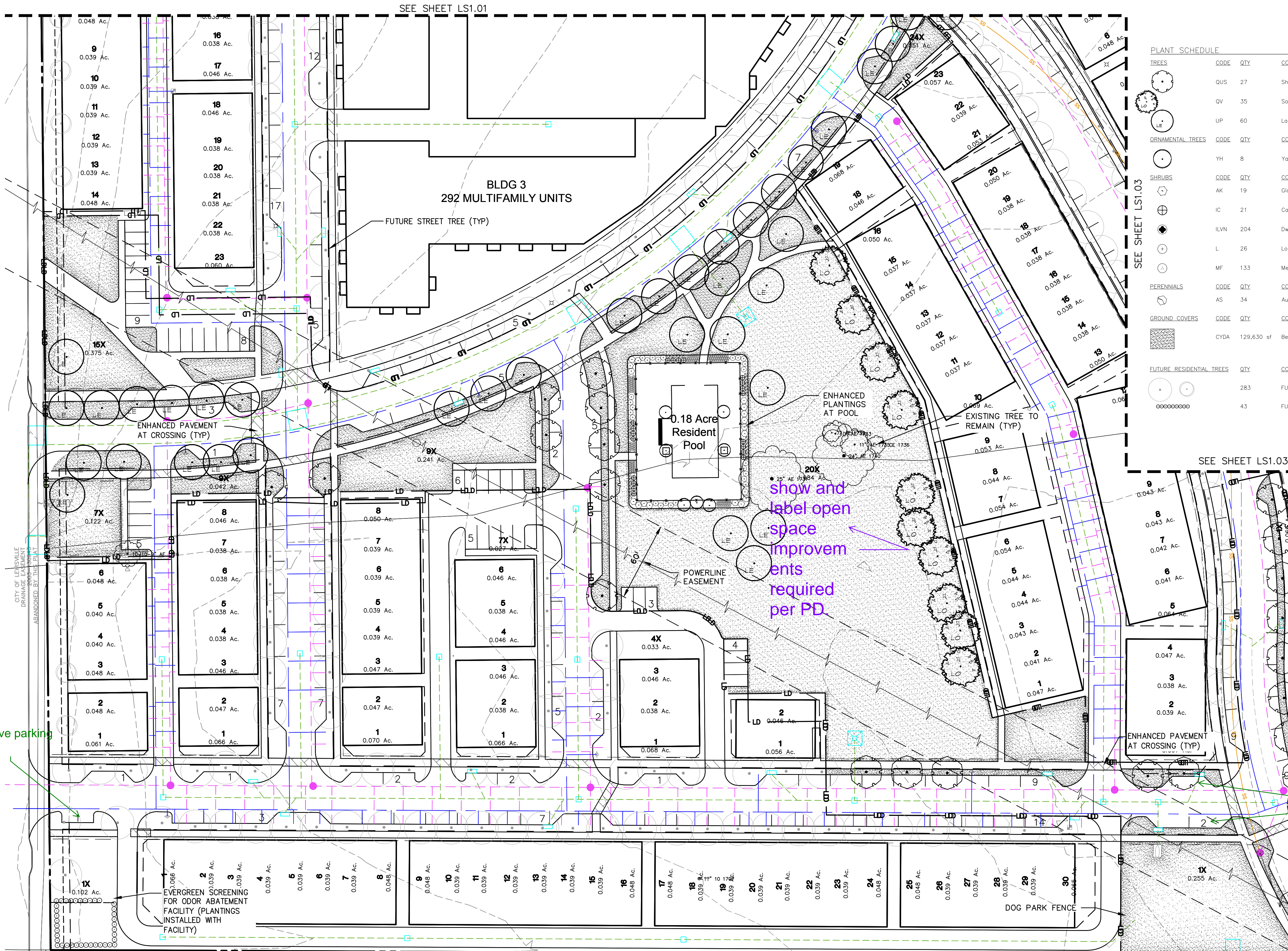
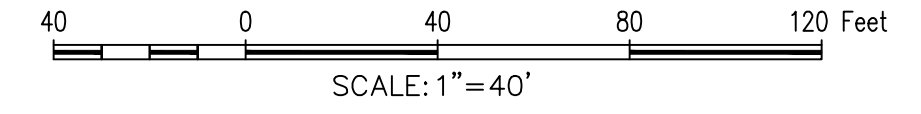
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FUTURE RESIDENTIAL TREES	QTY	COMMON NAME	REMARKS					
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LEGEND

	ENHANCED PAVEMENT AT CROSSINGS
	LIMITS OF DISTURBANCE



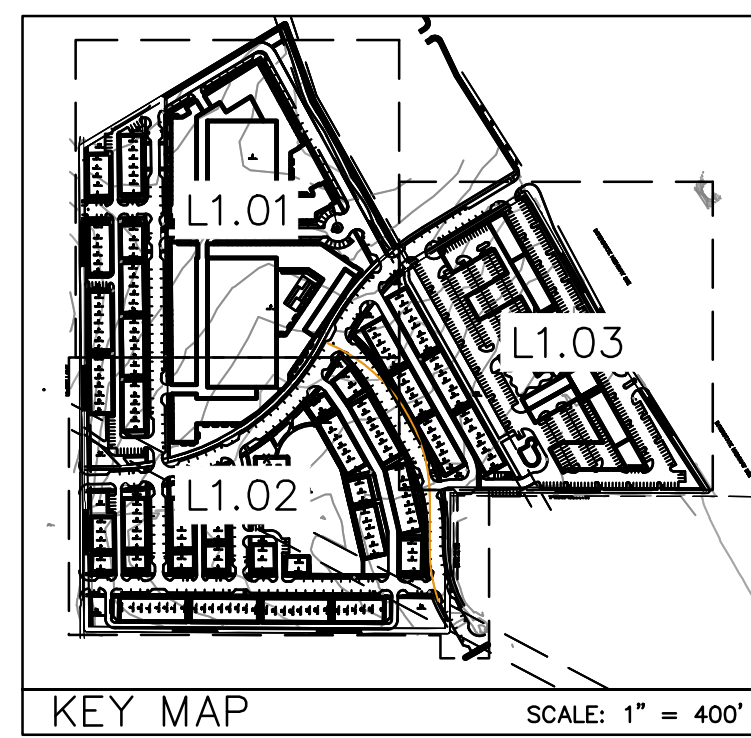
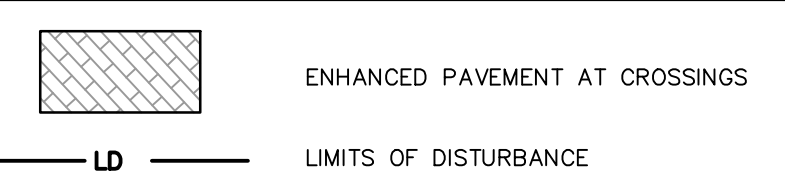
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PLANT SCHEDULE

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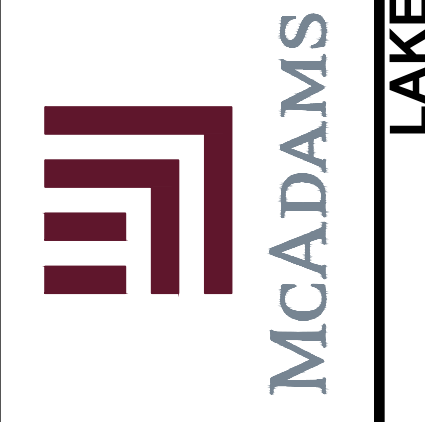


Remove parking stall

Remove parking stall next to the intersection

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The John R. McAdams Company, Inc. (DBA: G&A McAdams) 111 Hillside Drive Lewisville, Texas 75057 972.456.9712 201 Country View Drive Rockwall, Texas 75087 940.240.1012 TBP#: 19762 TBPIS: 10194440 www.mcadamsco.com



LAKESIDE CROSSING PRELIMINARY PLAT FRONTERRA 204 LOTS 35.825 Acres in the P.K. WAGNER SURVEY SURVEY, ABSTRACT NO. 1842 CITY OF LEWISVILLE DENTON COUNTY COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN

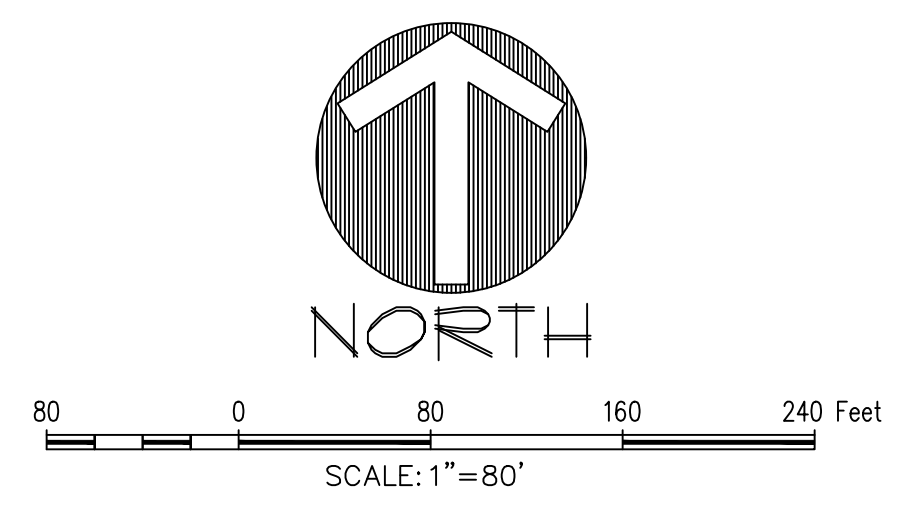
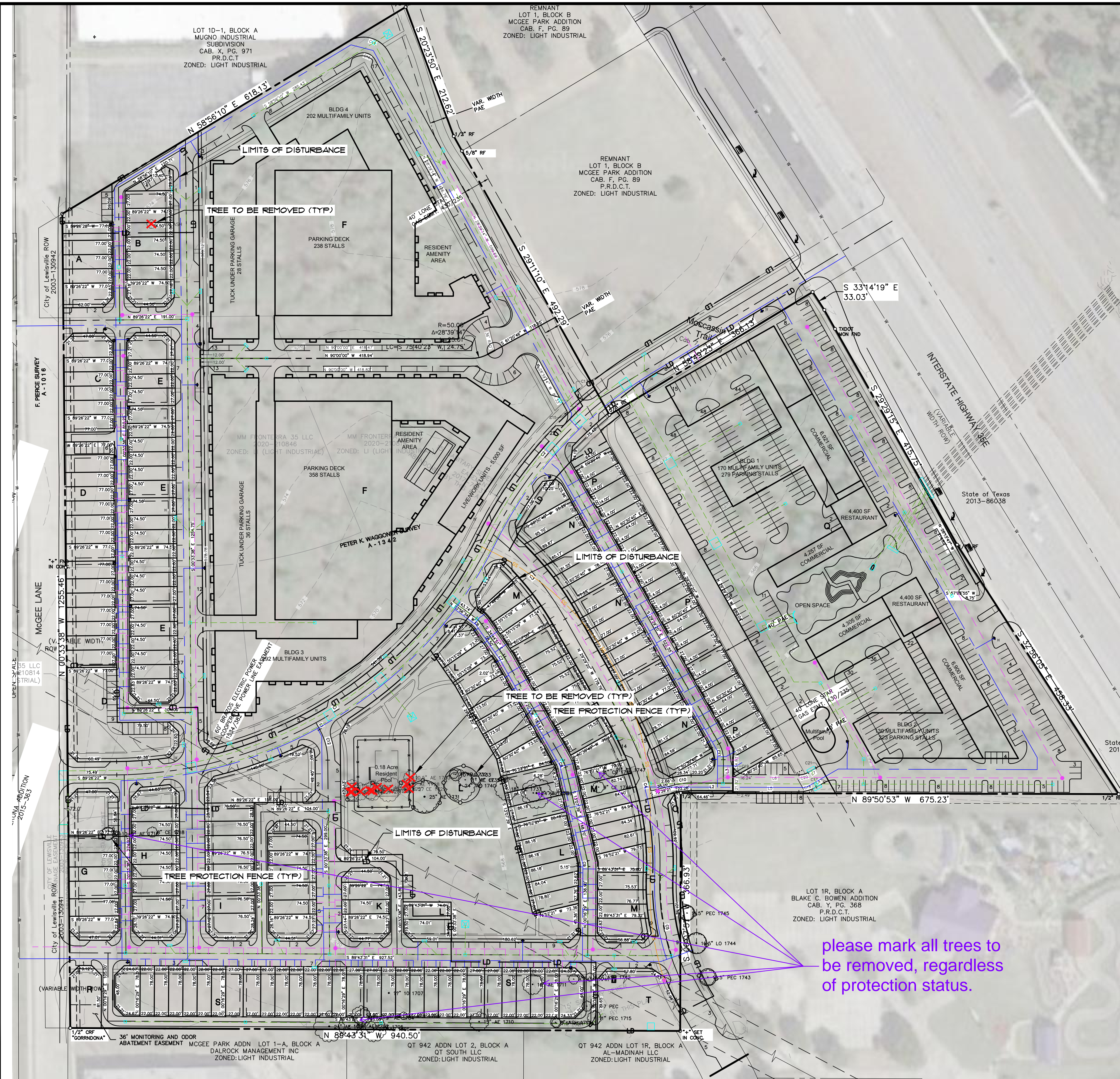
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 07/02/2022 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: JN Date: 02/07/2022 Scale: 1"=40' Revisions:




2020310056

OWNER/DEVELOPER CENTURION AMERICAN DEVELOPMENT GROUP 1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TX 75234 Ph. 469-592-7200 Contact: DERRICK GOODMAN

L1.02



LEGEND

-  TREE TO REMAIN
-  TREE TO BE REMOVED
-  TREE PROTECTION FENCE

NOTE:
SEE T1.01 FOR TREE PROTECTION SCHEDULE, NOTES, AND DETAILS

CITY OF LEWISVILLE TREE MITIGATION REQUIREMENTS
 Sec. 6-125 - Tree survey and mitigation requirements.
 This section shall apply to all new construction in single-family and commercial developments.

A tree survey and mitigation plan shall be prepared by a civil engineer, arborist, landscape architect or surveyor. A tree survey and mitigation plan shall be required with single-family preliminary plans, single-family final plats with construction plans, engineering site plan submittals and with individual building permit applications for single-family residential development (new lots). Trees within rights-of-way and city easements do not have to be shown.

Tree surveys, protection and inspection shall include the following:

1. Single-family: Protected trees (both caliper size and species) outside the building pad, driveways and mutual accesses.
2. Commercial: Protected trees (both caliper size and species) outside the building pad, driveways and mutual accesses.
3. Established drip lines that fall within or encroach onto building areas for single-family parcels of land or building pads for commercial parcels of land, shall be considered as establishing the tree within the "exempted area."

All protected trees shall be protected during construction by marking protected trees, fencing drip lines and inspections by the developer. All tree protection measures shall be in place and approved prior to the commencement of any on-site construction. Protection measures such as fencing shall be maintained at all times during construction.

If determined by a registered arborist and the city that a protected tree is diseased, it shall be exempt from the requirements of this section.

Prior to the issuance of a certificate of occupancy a third party inspection shall be conducted verifying on-site compliance with the approved plan, paid for by the developer. The results must be submitted to and approved by the city.

Protected tree list. Only trees from the list provided in this section will be considered to meet the requirement of a protected tree for this chapter.

Scientific Name	Common Name	Minimum Caliper
Fraxinus texensis	Texas Ash	5"
Juglans nigra	Black Walnut	5"
Quercus macrocarpa	Bur Oak	5"
Quercus virginiana	Live Oak	5"
Quercus shumardii	Shumard Red Oak	5"
(aka. Texana)	(aka. Texas Red Oak)	
Quercus muhlenbergii	Chinquapin Oak	5"
Carya illinoensis	Pecan	5"
Carya texana	Texas Hickory	5"
Quercus acutisilva	Sawtooth Oak	5"
Quercus spicata	Post Oak	5"
Quercus marilandica	Black Jack Oak	5"
Ulmus crassifolia	Cedar Elm	5"
Ulmus parvifolia	Lacebark Elm	5"

(K) Mitigation/replacement costs.

1. City-authorized removal of protected trees. Protected trees, if removed, shall be replanted on a 1:1 ratio per caliper inch and shall be from the protected tree list. If protected trees are removed and not replaced, penalties for removal shall be paid according to the following chart.

Size of Caliper Removed	Cost of Removing Protected Trees*
5"-9"	\$500.00
10"-14"	\$1000.00
15"-24"	\$1500.00
25"+	\$2000.00


- Per tree
 - a. Payment for tree removal shall be due prior to the approval of the applicable tree survey. Funds received for tree removal shall be designated to a general beautification fund as determined by the city.
 - b. Required tree planting for interior landscaping and the ten-foot landscape strip will not count towards replanting or the cost assessed for removing protected trees. (See Figures 34-37 as examples).
- 2. Unauthorized removal of trees.
 - a. Any person who removes a tree without the required city authorization set forth in this chapter shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine not to exceed \$5000 for each tree removed, and each and every day such violation shall continue until mitigation is provided as set forth in subsection 6-121(K)(2)(b).
 - b. Any person who removes a tree without the required city authorization set forth in this chapter shall replace such tree on a 2:1 caliper basis or pay the applicable mitigation costs for the equivalent amount of caliper inches. Replacement trees shall be from the city's approved tree list and shall be at least six feet tall. Replacement trees shall be planted in locations as approved by the building official.

PROTECTED TREE CALIPER INCHES TO BE REMOVED:

- 10.83 CALIPER INCHES TO BE REMOVED WITHIN THE CURRENT LIMITS OF DISTURBANCE.

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MCADAMS

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 PRELIMINARY PLAT FRONTERRA
 204 LOTS
 35.825 Acres in the
 P.K. WAGNER SURVEY, ABSTRACT NO. 1842
 CITY OF LEWISVILLE
 DENTON COUNTY COUNTY, TEXAS

PRELIMINARY TREE MITIGATION PLAN

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 Date: 02/07/2022
 Scale: 1" = 80'
 Revisions:

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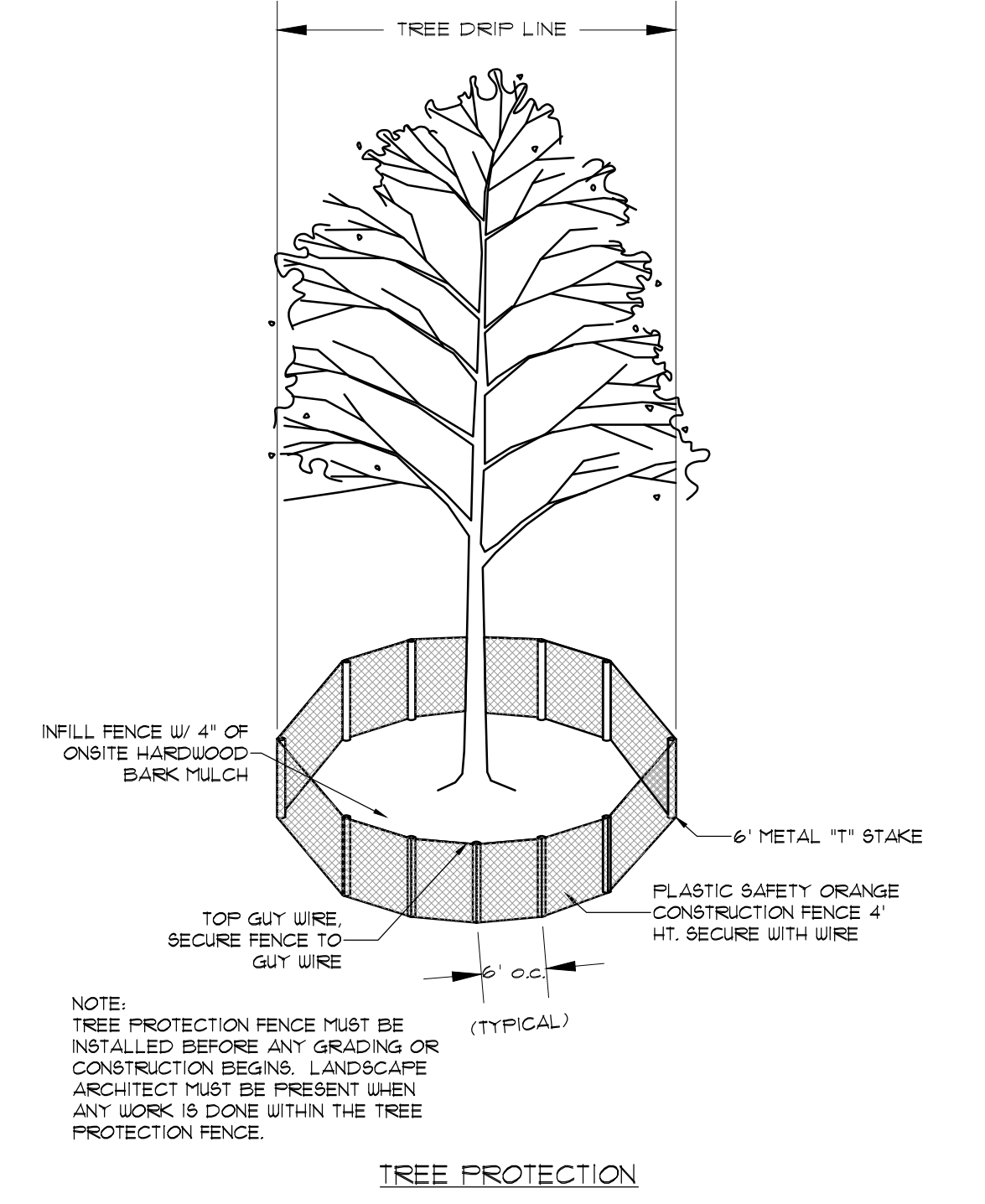
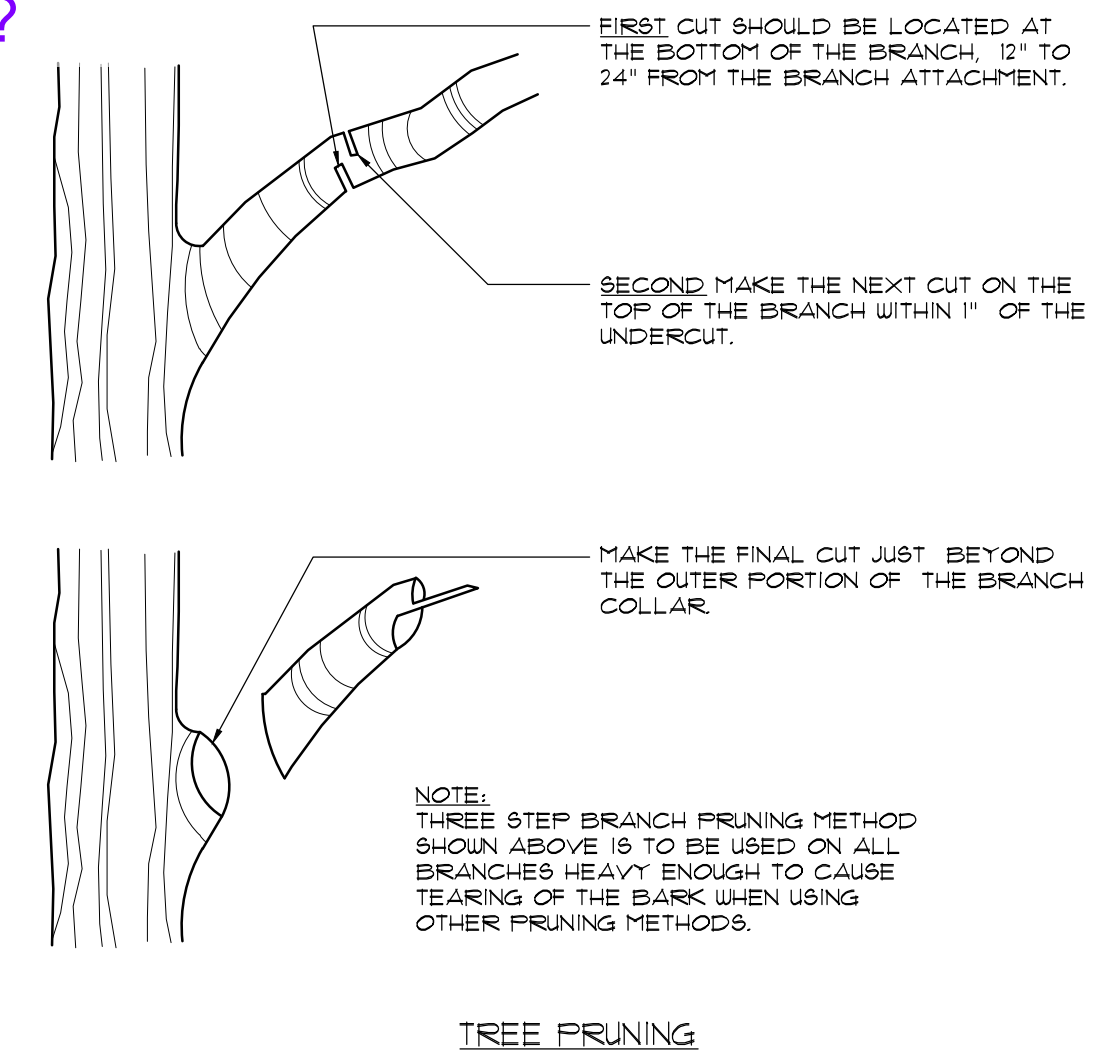
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TAG #	CALIPER INCHES	BOTANICAL NAME	COMMON NAME	PROTECTED	REMOVED	REMARKS
1701	24	Ulmus americana	American Elm	No	N/A	
1702	16.5	Ulmus americana	American Elm	No	N/A	
1703	14.5	Ulmus americana	American Elm	No	N/A	
1704	23	Ulmus americana	American Elm	No	N/A	Multi-trunk
1705	9	Ulmus americana	American Elm	No	N/A	
1706	20	Ulmus americana	American Elm	No	N/A	
1708	6	Fraxinus texensis	Texas Ash	Yes	N/A	
1710	15	Ulmus americana	American Elm	No	N/A	
1711	16	Ulmus americana	American Elm	No	N/A	
1712	8	Fraxinus texensis	Texas Ash	Yes	N/A	
1713	7.5	Fraxinus texensis	Texas Ash	Yes	N/A	
1714	11.5	Carya illinoensis	Pecan	Yes	N/A	Multi-trunk
1715	11	Carya illinoensis	Pecan	Yes	N/A	
1716	19	Ulmus americana	American Elm	No	No	Multi-trunk
1718	8	Ulmus crassifolia	Cedar Elm	Yes	N/A	
1720	8	Ulmus americana	American Elm	No	No	
1721	13.5	Ulmus americana	American Elm	No	Yes	
1722	11	Ulmus americana	American Elm	No	Yes	
1723	13.5	Ulmus americana	American Elm	No	Yes	
1724	13.5	Ulmus americana	American Elm	No	Yes	
1725	15	Ulmus americana	American Elm	No	No	
1726	6.5	Ulmus americana	American Elm	No	Yes	
1727	20	Ulmus americana	American Elm	No	Yes	
1728	9	Ulmus americana	American Elm	No	Yes	
1729	6.5	Ulmus crassifolia	Cedar Elm	Yes	No	
1730	10.5	Ulmus americana	American Elm	No	Yes	
1731	25	Ulmus americana	American Elm	No	No	
1732	7	Ulmus americana	American Elm	No	No	
1733	10	Ulmus americana	American Elm	No	No	
1735	11	Ulmus americana	American Elm	No	No	
1736	7	Ulmus crassifolia	Cedar Elm	Yes	No	
1737	18	Ulmus americana	American Elm	No	N/A	
1738	14	Ulmus americana	American Elm	No	N/A	
1739	24	Ulmus americana	American Elm	No	N/A	
1740	24	Ulmus americana	American Elm	No	No	
1741	8	Fraxinus texensis	Texas Ash	Yes	N/A	
1742	6.5	Fraxinus texensis	Texas Ash	Yes	N/A	
1743	12.5	Carya illinoensis	Pecan	Yes	No	
1744	16.5	Quercus virginiana	Live Oak	Yes	No	
1745	11.5	Carya illinoensis	Pecan	Yes	No	
1746	9	Ulmus crassifolia	Cedar Elm	Yes	N/A	
1747	11	Ulmus crassifolia	Cedar Elm	Yes	N/A	
1749	11	Ulmus crassifolia	Cedar Elm	Yes	N/A	
2095	11	Fraxinus texensis	Texas Ash	Yes	Yes	Multi-trunk

what does N/A mean?

add column for mitigation required.



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Quercus stellata	Post Oak	5"
Quercus marilandica	Black Jack Oak	5"
Ulmus crassifolia	Cedar Elm	5"
Ulmus parvifolia	Lacebark Elm	5"

- NOTES:**
- A protected tree shall be considered to be preserved only if a minimum of seventy-five percent (75%) of the critical root zone is maintained at undisturbed natural grade and no more than twenty-five percent (25%) of the canopy is removed due to building encroachment.
 - The following procedures shall be followed on all types on construction projects (i.e. residential subdivisions, commercial, multi-family, industrial developments, residential builders and municipal/public)
 - Tree Flagging or Marking:** Trees that are shown on an approved plan by the City for preservation/protection shall be flagged with bright fluorescent orange vinyl tape or ribbon wrapped around the main trunk at a height of four and one-half feet (4.5') or more such that it is very visible to workers operating construction equipment. Trees that are marked for preservation/protection shall have protective fencing in accordance with the requirements of this Code.
 - Protective Fencing:** In those situations where a protected tree is so close to the construction area that construction equipment might infringe on the root system or is within twenty feet (20') of the construction area, a protective fencing shall be required between the outer limits of the critical root zone of the tree and the construction activity area. Four feet (4') high protective fencing shall be supported at a maximum of ten feet (10') intervals by approved methods. At regular intervals, signs shall be required that states in English and in Spanish, "Tree Protection Area. No grading, parking vehicles, or storing equipment permitted. Violators may be fined." All protective fencing shall be in place prior to commencement of any major site work involving heavy equipment for construction of utilities and roadways and shall remain in place until all site work has been completed. This provision does not apply to clearing the right-of-way for the purpose of access to the site for site preparation. (Amended by Ord. No. 1818 on October 18, 2016)
 - Protective fencing shall not be required for clearing the rights-of-way for the purpose of access to the site. Once the site is accessible by heavy equipment, protective fencing shall be placed in accordance with this Code.

- Tree Pruning Restrictions.** No protected tree shall be pruned in a manner that significantly disfigures the tree or in a manner that would reasonably lead to the death of the tree.
- Allowed Pruning:** Protected trees may be strategically pruned to allow construction or demolition of a structure. All pruning shall take place in accordance with approved arboricultural techniques and the recommendations of Exhibit G. Reasonable pruning of trees also may be performed or contracted to be performed by the owner of the tree when unrelated to construction activity.
 - Required Pruning:** The owners of all large trees (as defined in Section 820) adjacent to a public right-of-way shall be required to maintain a minimum clearance of fifteen feet (15') above the traveled pavement or curb of a public street. Said owners shall also remove all dead, diseased or dangerous trees, or broken or decayed limbs that constitute a menace to the safety of the public. The City shall also have the right to prune trees overhanging within public a right-of-way that interfere with the proper spread of light along the street from a street light or interfere with visibility of any traffic control device or sign or as necessary to preserve the public safety.
 - Tree Topping:** It shall be unlawful as a normal practice for any person, firm, or City department to top any street tree, park tree or other tree on public property. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this Code at the determination of the City.

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