

AGENDA

FLOWER MOUND TOWN COUNCIL

WORK SESSION

OCTOBER 20, 2016

**FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

6:00 P.M.

An agenda information packet is available online at www.flower-mound.com/AgendaCenter

Please silence or turn off all electronic devices in the Council Chambers.

A. CALL WORK SESSION TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG
"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

D. WORK SESSION ITEM

Presentation and discussion regarding the following:

1. The Town's Master Plan (Land Use Plan, Land Use Plan Map, Specific Plan Areas, and Area Plans) including density definitions, infill development, and senior housing
2. The Town's Land Development Regulations involving the Town's floodplain standards and process for flood studies, and the Town's requirement and process for Traffic Impact Analyses
3. The River Walk at Central Park including progress, parking, floodplain, and updated Traffic Impact Analysis.
4. Updating the Town Council on direction received during the July 22, 2016, Strategic Planning Session, and the September 15, 2016, Town Council work session including topics involving transportation, infrastructure, facilities, parks, sustainability plan, tree farm, tree ordinance, Urban Design Plan, sign standards, landscape standards, undergrounding of overhead utilities, detention and retention pond standards, administrative approvals, and discussing timing and prioritization of any direction associated with items 1-3 above.

Town Council Work Session Agenda

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E. ADJOURN WORK SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: October 17, 2016, at 12:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

A handwritten signature in black ink, appearing to read "Theresa Scott", written over a horizontal line.

Theresa Scott, Town Secretary

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Theresa Scott, Town Secretary, at (972) 874-6076.



MEMORANDUM – OCTOBER 19, 2016

TO: Town Council

FROM: Tommy Dalton, Assistant Town Manager

THROUGH: Doug Powell, Executive Director Development Services

RE: October 20, 2016, Town Council / Planning and Zoning Commission Joint Work Session

The Town Council conducted their Strategic Planning Session (SPS) on July 22, 2016. As follow-on to the SPS, the Council discussed various development standards on September 15, 2016. The purpose of this work session is continue discussion on several land use related items with the Planning and Zoning Commission, continue discussion on Council requested topics, and prioritize the various initiatives the Town has been working on over the past few months.

The topics to be discussed during the work session include:

1. The Town's Master Plan (Land Use Plan, Land Use Plan Map, Specific Plan Areas, and Area Plans) including density definitions, infill development, and senior housing
2. The Town's Land Development Regulations involving the Town's floodplain standards and process for flood studies, and the Town's requirement and process for Traffic Impact Analyses
3. The River Walk at Central Park including progress, parking, floodplain, and updated Traffic Impact Analysis
4. Updating the Town Council on direction received during the July 22, 2016, Strategic Planning Session, and the September 15, 2016, Town Council work session including topics involving transportation, infrastructure, facilities, parks, sustainability plan, tree farm, tree ordinance, Urban Design Plan, sign standards, landscape standards, undergrounding of overhead utilities, detention and retention pond standards, administrative approvals, and discussing timing and prioritization of any direction associated with items 1-3 above

Staff will recap the summary information below, provide examples where applicable, and discuss with the Council any concerns and consensus with moving forward with the initiatives, prior to dedicating staff time and resources.

SUMMARY INFORMATION

Item 1: Land Use Plan – Several topics fall under the Town's Land Use Plan:

- **Density:** This topic was previously discussed during the May 29, 2015, and July 22, 2016, SPS. A Master Plan Amendment (MPA16-0002) to amend Section 1, Land Use Plan, by modifying the Medium Density and High Density definitions, and by creating two new residential land use categories, "Medium High Density" and "High Density Single-Family Detached" was denied by the Planning and Zoning Commission on February 8, 2016 ([Video](#), [Packet](#)).

Prior discussion occurred on May 29, 2015, at the Strategic Planning Session where staff was directed to review with P&Z the difference between the Master Plan (Land Use) designation and the LDR (Zoning) designation for residential lot size.

The Planning and Zoning Commission conducted work session on the following dates:

- Aug 10, 2015 – work session ([Video](#))
- Nov 9, 2015 – works session ([Video](#), [Packet](#) – last item)



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An update was presented to the Town Council on November 19, 2015, ([Video](#)) where direction was provided to proceed with a narrow focus and to only amend the Master Plan at this time. Another work session was conducted by the Planning and Zoning Commission on December 14, 2015 ([Video](#)).

- **Infill Development:** This topic was previously discussed during the July 22, 2016, SPS. Infill areas in eastern Flower Mound were discussed in conjunction with the item above. In addition, it was a topic studied by the Master Plan Update Steering Committee during the 2006 update (attachment 1).
- **Senior Housing:** This topic was previously discussed during the June 6, 2014, and July 22, 2016, SPS. The Council has routinely discussed housing options for seniors. Currently there are three developments targeted for seniors; Orchard Flower (NWC Flower Mound Road and Old Orchard), The Legends (NEC Chinn Chapel and Dixon), and Overture Flower Mound (Lakeside DFW). Orchard Flower contains 98 single-family detached units, The Legends contains 91 single-family detached units, and Overture contains 200 Multi-family units. In addition, it was a topic studied by the Master Plan Update Steering Committee during the 2006 update (attachment 1).
- **Specific Planning Areas:** This topic was previously discussed during the May 29, 2015, and July 22, 2016, SPS. On December 14, 2014, Council directed staff to initiate a RFP process to study the FM 2499 SPA corridor ([Video](#) – fast forward to 1:25). The RFP received one response from Kimley-Horn. The estimated cost at the time was \$260,000, and was expected to involve at least a 14 month process. Town Council choose not to pursue the study in November, 2015. In addition, it was a topic studied by the Master Plan Update Steering Committee during the 2006 update (attachment 1). Recent discussions have included examining the SPAs to determine their relevance due to their current build-out conditions.

Item 2: Traffic Impact Analysis and Floodplain Regulations:

- **Traffic Impact Analysis (TIA):** During the September 15, 2016, Town Council work session the Council requested additional information on the Town's requirements and process. The Town will provide a presentation and discuss the process and requirements.
- **Floodplain Regulations:** During the September 15, 2016, Town Council work session the Council requested additional information on the Town's requirements and process. The Town will provide a presentation and discuss the process and requirements.

Item 3: The River Walk at Central Park: The purpose of this item is for staff to brief the Council and Commission on the items below. The developer will be present at the work session and will be available for any questions.

- **Progress of Project:** Staff will provide an update on the progress during the meeting.
- **Parking:** The developer has provided staff with an updated parking analysis (attachment 2). Both staff and the developer will be available for any questions concerning parking.
- **Floodplain and amenity project:** The initial LOMR submittal has been reviewed by the Town and returned to the developer. There will be one more staff review prior to submitting the LOMR to FEMA for review. Work continues on the river walk amenity.
- **Update to the Traffic Impact Analysis:** On January 15, 2015, the Town Council approved a rezoning request for the River Walk (Z14-0007). However, a portion of the companion development agreement regarding the TIA was exempted/tabled from approval pending further analysis. There was disagreement on the responsibility for the



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improvements identified by the TIA. Over the past few months the Town and developer have been working to determine the final land use numbers in order to re-run the TIA and identify proportionality costs for necessary roadway improvements. An update will be provided during the meeting.

ATTACHMENTS

1. 2006 Master Plan Update Steering Committee Report
2. River Walk Parking Analysis

Master Plan Update

Town of Flower Mound



Final Report Summary

On September 15, 2005, Town Council held a joint meeting with the Planning and Zoning Commission to discuss the Master Plan Update. In November 2005, the Town Council and the citizens of the Town of Flower Mound initiated an update of the Town's 2001 Master Plan. The intent and desire of the Town Council was to maintain and enhance Flower Mound's exceptional quality of life, while maintaining the Town's rural atmosphere and natural features. Four issues were identified by Town Council as focus points.

On December 19, 2005, Town Council approved Resolution No. 38-05 creating a Master Plan Steering Committee to solicit public input and provide a recommendation to the Town Council for the update to the Town's current Master Plan and to appoint the members. The Steering Committee would focus on Senior Housing, the Lakeside Business District, the Denton Creek District, and Infill development. Other areas of concern for citizens would be identified by the Steering Committee through public meetings.

On January 26, 2006, the Master Plan Steering Committee began the first of a series of public forums for informational gathering purposes and public education. Citizens were welcomed each week to express their concerns and ask questions. To allow for the maximum amount of public involvement five Saturday public meetings were also held. In total 32 meetings were held.

The 32 public meetings included stakeholder meetings for the Lakeside Business District, Denton Creek District, and Cross Timbers Conservation District. A tour of Flower Mound was held on April 22, 2006. Public workshops were also held to educate the Steering Committee and the public over issues such as Economic Development, the Town's Thoroughfare Plan, Public Safety, Mixed Use Developments, and Public Utilities.

After the July 21, 2006, DRAFT Report was issued to Town Council a large public education campaign was initiated by the Steering Committee to receive input from citizens over the proposed recommendations. Communication was sent to the Home Owner's Associations with registered emails with the Town in order to solicit feedback and provide answers to citizens' questions and concerns. Community outreach was also accomplished through a series of informative meetings with local organizations, and through filmed segments that aired on FMTV.

The four focus areas that the Steering Committee was initially charged with by Town Council have been researched and analyzed. The Steering Committee's efforts have resulted in the attached report. It is a culmination of citizens' concerns, needs of the Town, and a vision for the future of Flower Mound.

For each issue discussion that follows, the format consists of five common elements intended to frame the issue;

- The Issue
- Background
- Options Considered
- Recommendation
- Implementation

Master Plan Update

Town of Flower Mound



Senior Housing

The Issue

The citizens of Flower Mound have expressed a desire for more options for older residents in the Town. These range from care facilities (such as nursing homes or assisted living) to homes designed with seniors in mind (smaller yards, low maintenance, senior-oriented neighborhood amenities, etc.). Although the target population is seniors in general, the public input can be characterized as follows:

- Current and future “empty-nesters” who want to down-size but still want to live in the Town.
- Residents who would like to relocate their aging parents to Flower Mound to have them closer.
- Developers who want to provide senior housing at greater density than the Master Plan currently allows.

Background

Senior housing is already allowed in all of the Town's residential zoning categories. Age restrictions are established through deed restrictions. Under current Town ordinances, age-restricted developments would be subject to the same requirements as residential developments without age restrictions. This is the mechanism that other municipalities have employed for age restricted developments.

Developers who have addressed this issue to the Steering Committee have claimed that the locations in the Town that would be favorable for senior housing are zoned at a residential density that is too low to make development practical. They cite the desire to put residents close together to create a sense of community within the development, along with other items such as security, maintenance, traffic, and amenity design as the primary drivers for greater density within these developments. Although the option of pursuing a Master Plan Amendment to allow greater density within their development is available, developers perceive the Town's bias against any increase in residential density as the critical barrier that must be overcome.

Options Considered

The Steering Committee considered three general approaches for dealing with the Senior Housing issue:

No Action – Since age-restricted housing is already allowed by right in all residential zoning categories in the Town, the current Master Plan does not provide any real barriers to age-restricted housing developments *at current densities*.

Modifications to Zoning Ordinances to Promote Senior Housing Developments – This approach would entail modifications to the Master Plan and/or the Town's ordinances to provide relief from requirements that are perceived as barriers to these types of development. The primary form of relief requested is an increase in density.

Clustering – This approach would reduce or eliminate minimum lot size requirements within the property, so long as the net residential density allowed under the zoning classification for the property was not exceeded. Clustering may not be used to increase residential density above that allowed

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under current zoning. The concept is very analogous to conservation development, but without the need for a third party involvement or a conservation easement. The property freed up by clustering would be preserved as an open space amenity for the residents, and would remain part of the development for example, as an X lot maintained by the HOA. Clustering may only be applied to interior lots within the development. Any lot that shares a border with an adjacent development must meet the "Straight Zoning" requirements for minimum lot width. (Note: Clustering as described in this section is not permitted within the Cross Timbers Conservation Development District.)

Recommendation

The Master Plan Steering Committee recommends modification of the Master Plan and residential zoning classifications to allow residential clustering. The excess property within a development would be required to remain as open space, although development within these areas compatible with the open space concept should be considered on a case-by-case basis and subject to approval by the Planning & Zoning Commission and Town Council. Examples might include golf course developments or some limited types of amenities for the residents (such as hike and bike trails).

Note that clustering is recommended irrespective of whether the development is age-restricted. This approach addresses the need expressed to the Steering Committee by the senior housing developers to provide smaller lot sizes, but does not increase residential density. Additional information on clustering is provided in Attachment 6.

The Steering Committee does not recommend changes to the Master Plan or Town Ordinances to specifically promote or regulate senior housing. Age restrictions in a development are adequately enforced through the deed restrictions. Furthermore, discussions with the Town's legal counsel have shown that the Town's regulation of senior housing (including such things as the provision of zoning incentives) has the potential to expose the Town to liabilities under the federal Fair Housing Act and other laws. The clustering approach addresses the stated needs of the developers while avoiding this exposure.

Implementation

Implementation of clustering will require changes to the Master Plan and to the Town's zoning ordinance.

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Lakeside Business District

The Issue

The current development standards for the Lakeside Business District do not allow residential development of any kind within the district. Property owners within the district have asked if the Town would allow residential towers along the lake and a mixed use development along Long Prairie Rd. Developers have claimed that the market for campus commercial is weak, and that residential is necessary for any meaningful retail development.

The Town Council, through its charge in Resolution #38-05, “desires to appoint an advisory committee to assist it and its consultants in addressing land use issues related to the update of the Town’s Master Plan” and “created a Master Plan Steering Committee for the purpose of assisting the Town Council in addressing land use issues related to the update of the Town’s Master Plan”.

Background

The Steering Committee believes that the Lakeside Business District is an area of special interest and unique character that affords an opportunity for extremely high quality development. Because of its location in the center of the metroplex and proximity to DFW airport and Grapevine Lake, Lakeside is perfectly situated to become a destination not only for residents of Flower Mound but also surrounding communities and visitors from other areas.

The community showed strong interest in this area and residents appeared in large numbers at the public hearings to voice their opinions. Through this process (and also emails received) the committee received overwhelming support for residential components in a “village” mixed use setting. This included significant input from residents in the adjacent subdivisions of Woodlake Estates, Estates of Flower Mound, and Shady Point Acres.

The original intent of this district “to create a balanced tax base to ensure the Town’s long term economic health and prosperity” should be maintained.

Options Considered

The Committee considered several options including a recommendation to make no changes. The Committee considered mixed use development only in the areas currently master planned for campus commercial in the western part of the Lakeside Business District. The design of mixed use developments was discussed including the differences between mixed use buildings and mixed use developments. After considerable discussion on the location of mixed use and the design elements required, the Committee considered several general options:

No Action – Land use designations would remain as in Master Plan 2001. Development would come either under current zoning, pursuant to a Master Plan and zoning amendment, or not at all.

Village mixed use – Mixed use buildings with restrictions on height, location, adjacency, and design. Appropriate transitions to surrounding uses would be necessary.

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Lake Front residential – Multi-story buildings on the lake front with restrictions on height and design. Appropriate transitions to surrounding uses would be necessary.

Lake Front mixed use – Multi-story buildings on the lake front with restrictions on height and design. Appropriate transitions to surrounding uses would be necessary.

Other Land Uses – Other designations that are not currently contemplated in the Master Plan, but would bring unique and high quality development to this area.

Recommendation

After significant public input, the Committee believes “village” mixed use (within certain parameters as outlined in the implementation process described below) should be allowed (in addition to the currently planned campus commercial use) within a specified area within the Lakeside district (See Attachment 5).

The Committee has conducted significant research on its own and has gathered extensive public input that has allowed it to develop a new vision for “village” mixed use development within the defined area. Key justifications behind this recommendation include:

Market for campus commercial – the Dallas/Fort Worth metropolitan area currently includes approximately 160 million square feet of vacant class A and class B office space including approximately 30 million square feet in Las Colinas alone. Of the top 25 markets for this type of office space in the United States, Dallas/Fort Worth currently ranks last.

Upscale dining and shopping – our residents desire upscale dining and shopping opportunities that are not available in Flower Mound today.

Financial impact – residents would strongly prefer to be able to spend their shopping and dining dollars in Flower Mound than to travel to other communities as they currently do for many of the most desirable services not currently available in the town.

Residential alternatives – there is a desire on the part of residents for alternative residential options that reflect changing lifestyles including age-restricted housing, town homes, brownstones, patio homes, etc.

Lakefront access and enjoyment – the community has a strong desire for access to and enjoyment of the area along the lakefront. Through research and conversations with key representatives from the Army Corps of Engineers – Elm Fork Project, the committee has learned that the town can work with the Corps to develop public access and significantly improve the ecology/habitat and the views/vistas along the lakefront.

Residential as part of “village” mixed use – the public input received clearly indicates that residential elements are desirable as part of the overall “village” mixed use development.

Demand for “village” mixed use development – residents indicated a desire for Flower Mound to encourage development of highly successful and exemplary quality “village” mixed use on the same or higher level as Southlake Town Center.

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Based on the Committee's research and the public input received, we believe a New Vision is needed for Lakeside. The public input during this meeting is summarized below:

Desirable

- ~~Residents' general consensus is for building heights of 2 – 4 stories in all areas~~
- "Village" look and feel that creates a sense of community
- Extremely high quality (materials and design)
- Public access to the lakefront
- Upscale dining and retail opportunities. South Lake Town Center was the example cited most frequently
- A mix of residential options that may include age-restricted housing, patio homes, brownstones, town homes, etc.
- Significant consideration for transitions both within the area and at the area's borders with existing residential neighborhoods
- Preserve green space

*Amended by
Town Council*

Undesirable

- Tall, view obstructing buildings along the lakefront and/or visible from adjacent neighborhoods
- Conventional apartment buildings
- Big-box retail

Other thoughts to be provided for the consultant as direction from the Master Plan Update Committee

The design of the "village" mixed use area must create a "destination" that is desirable for town residents, residents of surrounding communities and visitors from other areas.

Examples of other cities that have successful destination locations include Southlake (Town Center), San Antonio (Riverwalk), San Francisco (Fisherman's Warf), New Orleans (French Quarter), etc. It is not the intention to create an area that mimics any of these examples. The plan for this area must be in keeping with elements from the vision for Flower Mound as stated in the Master Plan including preserving the natural environment, mitigate the ill effects of intense urbanization, create a balanced tax base and ensure that all development is of enduring and exemplary quality and design.

The plan should also consider the following:

- Incorporate places to walk, cafes with outside seating, etc.
- Must incorporate the whole lakefront
- Perhaps include an area for outdoor performances (away from residential)
- Incorporate unique architectural elements and extremely high quality materials in all structures
- Incorporate an area that promotes nightlife in this area – along the lakefront

New Vision – Residential land uses within a "village" mixed use setting should be allowed in this district to accompany campus commercial. All development must be of exemplary and enduring quality and design. All development should promote Lakeside as a unique and highly desirable destination.

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The committee recommends that this area now be referred to simply as **Lakeside District**. This area should be renamed to eliminate the word “business” reflecting this new vision which now includes other types of land use.

Implementation

The town will engage a consultant who is a recognized expert specializing in unique and exemplary mixed use development. As part of their charge they will outline how to structure the Master Plan and zoning in this area to make it attractive for a SENSATIONAL, UNIQUE development that will result in this area becoming a destination – especially along the lakefront.

- The selection of the consultant will include representatives from the Master Plan Update Committee.
- The key directions to the consultant will be based on the information received through the Master Plan Update Committee public input process.
- An Area Plan and necessary land development regulations for the area identified (See Attachment 5) will be created including:
 - o Recommended land use
 - o Economic analysis
 - o Public/stakeholder input
 - o Army Corps of Engineers – Elm Fork project

Upon approval by the Planning and Zoning Commission and Town Council of the consultant's work, the Master Plan and necessary land development regulations for this area will be incorporated into the town's ordinances.

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Denton Creek

The Issue

The Denton Creek area is a portion of the Town which has had little development, primarily due to the lack of infrastructure. With the improvements being planned to be in place within the next couple of years, the plan for this area was reviewed to ensure that the vision did not need to be changed before the impending development takes place.

Background

The current development standards for the Denton Creek District, although containing a mixture of uses, does not specifically allow mixed use developments. The location and size of this important area lends itself to mixed use developments as an option for meeting the Town's objectives. The Committee also looked at the types of large scale uses that would be appropriate for the area.

Options Considered

The Committee considered several options when reviewing the challenges that face the Denton Creek District including allowing for mixed use developments. Recognizing the unique opportunity with the pending infrastructure improvements, the Steering Committee thoroughly examined Denton Creek. Based on this analysis, the following general approaches were identified:

No Action – Land Use designations would remain as in Master Plan 2001. Development would come either under current zoning, pursuant to a Master Plan and zoning amendment, or not at all.

No Action with Residential Clustering – Land Use designations would remain as in Master Plan 2001. Clustering would be available as a tool for residential developers to help deal with the areas natural topography. Additional information on clustering is provided in Attachment 6.

Mixed Use – A vertical mix of commercial and residential uses within the same building with various numbers of stories and various building heights considered.

Addition of Western Section of CTCDD – Several Committee members made multiple visits to the area and determined that this area is not comprised of the same natural elements found in the CTCDD. An addition of the Western Section of the Cross Timbers Conservation Development District to act as a buffer between SPA 8 and the CTCDD.

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Recommendation

The Committee is recommending changing the Land Use Plan to allow for mixed use development in selected areas as an option. In addition, the Committee believes that the area is suitable for a regional hospital and related medical offices. The addition of a mixed use land use category will require a definition to be added to the Master Plan:

Mixed Use – Definition to be determined with consultant assistance.

The Committee has also proposed adding language that specifies a desire to have hospital and medical facilities located in the Denton Creek District:

Regional Campus Commercial – Large scale uses serving a regional market, and suitable for location easily accessible from an Interstate freeway, such as: regional hospital with supporting medical offices and congregate care facilities, corporate offices, office parks, hotels and resorts, retail, entertainment, restaurants and similar uses. These should be developed in large scale planned campus settings.

The Committee is recommending that the land use map be changed to show light industrial uses adjacent to the railroad and to provide a retail corridor along Cross Timbers Rd. (See Attachment 1). The industrial change will provide a buffer to the residential areas to the west and matched the land uses contained in SPA 8. The retail along Cross Timbers Rd will provide a better entrance to the Town vs. the existing industrial land use designation.

The Committee recommends that the far Western section of the CTCDD be placed on the Denton Creek District with Mixed Use and Estate Residential land uses (See Attachment 1). The Estate Residential would permit conservation development only (e.g., the Sanctuary).

Implementation

Implementation of adding a mixed use land use will require changes to the Master Plan and to the Town's zoning ordinance.

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Infill

The Issue

Changes in Land Use, zoning, and development over time have resulted in some parcels in Town remaining undeveloped. The current Land Use designations and/or zoning for these parcels are viewed by land owners and developers as barriers to development. These various undeveloped parcels are frequently referred to as “Infill development.”

Background

The Town Council has charged the Steering Committee with making recommendations on how the Land Use should change for Infill sites in Town to encourage development. Many of these sites are adjacent to other developed parcels with inconsistent zoning or Land Use designations in the Master Plan. By changing the Land Use designations for these parcels, developers could have more flexibility to develop Infill sites.

Options Considered

Recognizing the unique situations surrounding the Town’s infill sites, the Steering Committee examined eleven identified Infill locations in detail. Based on this analysis, the following general approaches were identified:

No Action – Land Use designations would remain as in Master Plan 2001. Development would come either under current zoning, pursuant to a Master Plan and zoning amendment, or not at all.

No Action with Clustering – Land Use designations would remain as in Master Plan 2001. Clustering would be available as a tool for developers to help deal with Infill issues. Additional information on clustering is provided in Attachment 6.

Transitional Land Use Designation – This approach would establish a new land use designation of Transitional that would be applied to certain properties that presented unique development challenges due to site features and/or existing adjacent land uses. The intent is to provide developers the flexibility to adapt a project to the needs and limitations of the site, without the need to go through the Master Plan Amendment process (although a zoning change, if required, would still go through the current process). Details are provided below.

Transitional Land Use Designation with Clustering – This option combines the Transitional Land Use designation described above with clustering, in an effort to give developers a broader range of options in dealing with site features and/or existing adjacent land uses.

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Transitional Land Use Designation

The Transitional land use designation would be applied to infill parcels where the following conditions exist:

- The adjacent properties have been mostly or completely developed;
- Based on this development, the Master Plan 2001 land use designation is probably not appropriate; AND
- Designation of one particular land use could preclude innovative approaches that deal creatively with the site's features and relationship with adjacent properties, potentially resulting in a lower quality development or no development at all.

A parcel designated Transitional would not require a Master Plan Amendment to be developed, although the usual zoning change process would apply if the development project required a change from existing zoning. With this additional flexibility and reduced procedural requirements, the developer would be expected to demonstrate the following to the satisfaction of the Planning & Zoning Commission:

Effective Transition Planning – The development should provide setbacks, screening, buffers, etc. to provide effective transitions to surrounding developments. This is highly dependent on site conditions, but in general must be adequate to prevent interference with the adjacent owners' use and enjoyment of their property.

Neighborhood Support – Because the transition planning will necessarily be evaluated on a case-by-case basis, developers in Transitional areas are expected to work with the neighbors (primarily adjacent property owners and/or their representatives, such as a HOA) in the design of the development. Total support of the neighbors is not required, but the developer must demonstrate a good faith effort to work constructively with the neighbors and must show how the project design is sensitive to the pre-existing developments and uses.

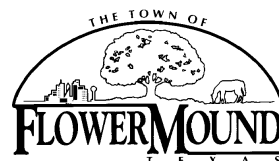
Neutral Residential Density – Residential density in Transitional areas shall not increase over Master Plan 2001 levels. However, clustering will be allowed in Transitional areas in order to provide the developer with greater flexibility in dealing with site issues. (The Committee feels that additional density should be allowed at three of the sites listed in the table (#6, 8b, and 10) because of adjacent uses and to offer increased creativity to developers.)

As a means of tracking the residential density tied to a particular parcel, the Transitional designation applied to a parcel with a residential land use designation will carry an identifier indicating the density associated with the Transitional designation. It is important to note that the purpose of this identifier is ONLY to reference the residential density; it does NOT indicate that residential development is expected or required on that property. Non-residential designations will not carry an identifier. Transitional designations will therefore be as follows:

Master Plan 2001 Land Use Designation	Corresponding Designation	Transitional
Rural Residential	Transitional (A)	
Estate Residential	Transitional (E)	
Low Density Residential	Transitional (L)	
Medium Density Residential	Transitional (M)	

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High Density Residential	Transitional (H)
All other land use categories	Transitional

Recommendations

The Steering Committee then reviewed the eleven locations again to develop site-specific recommendations. The following table is a summary of the recommendations on the ten specific locations reviewed:

No.	Location	Size (Approx.)	Current Land Use(s)	Recommendation	Reason
1	NW Intersection of Flower Mound Rd and Old Orchard	29 acres	Med. Dens. Res.	New SPA	SPA more appropriate to control development in town gateway
2	North of the Cedar Creek Addition on Kirkpatrick Lane	25 acres	Med. Dens. Res.	No Change	Completely surrounded by residential. Clustering could be used.
3	1500 Spinks Rd, east of Shadowridge South Ph.II, and south of Cedar Bluff Ph.I	12.9 acres	Med. Dens. Res.	Transitional (M)	Residential on west, industrial on east. Clustering or retail/office possible transitional uses.
4	East of Flower Mound Farms Addition and west of Lexington	3.5 acres	Flood Plain/Med. Dens. Res	No Change	Completely surrounded by residential. Conservation development or clustering could be used.
5	SW Intersection of Cross Timbers Rd and Fireside Dr.	10 acres	Retail, Office, Med. Dens. Res.	No Change	Current plan appropriate to adjacent uses. Clustering could be used.
6	South of Pecan Acres, west of Lexington, and North of Westchester 3	20 acres	Est. Dens. Res., SPA 4	Transitional (E)	Completely surrounded by high density - narrow tract. The Committee recommends allowing higher density but no greater than Pecan Acres.
7	4000 Morriss Rd, north of Cortadera Park, and bound by Timber Creek Dev.	5.4 acres	Med. Dens. Res.	No Change	Surrounded by residential and park. Clustering could be used.

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8(a)	1500 Long Prairie Rd, north of Middle School Addition #14, and south of Temple Baptist	92 acres	Est. Dens. Res	No Change	Surrounded by residential. Large track estate dens. <u>with sewer</u> . On south end of town. Natural features on east of property. Conservation dev. or clustering could be used.
8(b)	NW intersection of Long Prairie Rd and Spinks Rd,	10 acres	Lakeside Bus. Dist.	Transitional	Small tract with medium density to the west. The Committee recommends allowing same density as adjacent neighborhoods. Conservation or clustering could be used.
9	NW intersection of Lopo Rd and Garden Ridge, east of Timber Creek Addition No. 1	2.5 acres	Med. Dens. Res.	Transitional (M)	Office, retail or clustering development could be used.
10.	1800 Forest Vista Dr, NW intersection of Forest Vista and Morriss Rd	4 acres	Retail	Transitional	Surrounded by residential and day care center. The Committee recommends allowing same density as adjacent neighborhoods. Conservation or clustering could be used.
11.	West of Rippy and South of Waketon, adjacent to Waketon Ranch and Robertson's Creek	53 acres	SPA 5 with Low Dens. Res.	No Change	Surrounded by residential and retail. Clustering could be used.

Implementation

Implementation of clustering will require changes to the Master Plan and to the Town's zoning ordinance.

Master Plan Update

Town of Flower Mound



Cross Timbers Conservation Development District

The Issue

The citizens and stakeholders of Flower Mound have expressed a wide range of opinions regarding the CTCDD (Cross Timbers Conservation Development District). These many varied opinions led to the request and approval by council for a Blue Ribbon Committee to Study the Feasibility of Sewer in part or all of the CTCDD. The other four issues are listed below:

- Whether to allow any type or amount of retail development in the CTCDD.
- Review conservation developments that would allow home sites without increasing density while retaining the rural nature of such developments.
- Consider modifying Area Plan 5 of the CTCDD with the removal of D, E, F, and G to possibly act as a buffer between the CTCDD and SPA 8.
- Consider review of the Urban Design Plan relative to design criteria for the CTCDD.

Background

The CTCDD currently has one small retail/office shopping center on the Northwest corner of Cross Timbers and Shiloh. The CTCDD has only one conservation Development currently (Chimney Rock). The CTCDD Urban Design Plan follows the current Urban Design Standards.

Landowners and developers have expressed interest in more retail availability as well as allowing for increased density in the CTCDD. A few citizens have also supported this position, but by far most citizens favor no increase in density and are very much in favor of expanding the utilization of conservation developments to create more open space, as well as protecting sensitive areas of the environment.

Since any additional retail, school, churches, and conservation developments (that may have problems with septic on one acre lots) might require sewer rather than septic, the Steering Committee requested the appointment of the Blue Ribbon Sewer Committee for the CTCDD to be appointed and study this outside the scope of the Master Plan Review Process.

Options Considered

The citizens of Flower Mound were adamant about the protection of the Cross Timbers Conservation Development District. The Steering Committee analyzed the various issues that arose from the public meetings along with the challenges that developers face. Based on this analysis, the following general approaches were identified:

No Action – Land Use designations would remain as in Master Plan 2001. Development would come either under current zoning, pursuant to a Master Plan and zoning amendment, or not at all.

No Action with sewer extension – Land Use designations would remain as in Master Plan 2001. The future extension of sewer to the CTCDD would be provided for.

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Retail Development with sewer extension – In this scenario, the possibility for retail development within the CTCDD would be allowed in designated areas. Land Use designations would change from the Master Plan 2001. The cost of sewer extension would be provided for by the developers.

Ranchette Development Standards – In this approach, Land Use designations would remain as in the Master Plan 2001. Lots of five acres or greater, within the CTCDD, would be allowed greater flexibility due to the increased lot size. Allowances for barns and building articulation would be considered if lots meet the minimum lot requirements of the CTCDD.

Promotion of Conservation Development – The expansion of conservation developments within the CTCDD could be progressed by providing allowances for flood plain in density calculations.

SPA 8 Transitional Area – The Committee recognized the need to buffer the western edge of the CTCDD from the encroachment of commercial, industrial, and retail uses within SPA 8.

Recommendation

- The Master Plan Steering Committee recommends updating the Land Use Plan to include the existing retail on the Northwest corner of Cross Timbers and Shiloh. (See Attachment 4)
- The Master Plan Steering Committee recommends modification of the Master Plan to further encourage conservation development (residential clustering-one home per acre and the remainder open space) by allowing the conservation developer to include flood plain contained within, where the flood plain is part of the environmentally conserved open space, as acreage in the calculation for purposes of establishing density. No development is allowed in the flood plain.
- The Master Plan Steering Committee also recommends that any developments at 3 acres per residential unit or less within the CTCDD be required to be a conservation development. Any developments greater than 3 acres per residential unit would not be subject to this conservation development requirement. The Steering Committee also recommends the establishment of a Conservation Development Ordinance for the Town of Flower Mound that will allow residential architectural of a much more rural character within the CTCDD than is currently allowed.
- The Master Plan Steering Committee recommends modification of the Land Use Plan to remove the far western section of the existing CTCDD from the CTCDD and add this section to the Denton Creek District, so that this area can serve as a buffer next to SPA 8 (See Attachment 2). Several Committee members made multiple visits to the area and determined that this area is not comprised of the same natural elements found in the CTCDD.
- The Master Plan Steering Committee recommends the Urban Design Plan requires that façade articulation of low-rise non-residential buildings (one to two stories) within the CTCDD should be very rural in design.

Implementation

The Master Plan Steering Committee recognizes that many of the recommendations listed above might require sewer rather than septic. If the Blue Ribbon Sewer Committee determines that sewer is impractical for parts of

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the CTCDD that are impacted by these changes and the landowner/developer is unable to utilize septic systems on the lot size required as a conservation development, the conservation development requirement would be removed and the original 2 acre minimum, lot size would be required.

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Right of Way Landscaping / Trails

The Issue

The current thoroughfare plan is comprised of several major roadways that bisect the Town; providing needed access but also create negative impacts. Many of the roadways have sparse landscaping and can create barriers to pedestrian and bicycle travel.

The Town's current trail system is comprised of an extensive network of trails and sidewalks serving pedestrians, bicyclists and equestrian riders. The system needs to be reviewed to identify gaps in the existing trail system and review ways to complete these missing segments.

Background

The Committee discussed the need to address the visual impact of the major roadways within the Town. The right-of-ways for these roadways should also be viewed as opportunities to provide additional landscaping and extend the Town's trail system. The Committee's observations about medians for the major thoroughfares include:

- Median landscape should be adjusted to reflect the "Rural" character we wish to maintain in Flower Mound, incorporating native materials sized appropriately for the median application.
- Many current medians along major arterials throughout the Town may be eliminated with the construction of additional lanes.

The Town's current trail system is dependant upon new development to provide for new trail sections. The Committee believes that the current standards for the Town's trail system are appropriate and reasonable standards. The focus should be on completing the previously master planned trail system.

Recommendation

With the widening of several major arteries the Town should consider moving from the now nonexistent medians to perimeters of the right-of-way and incorporate aspects of trail system for walking and biking. This extended edge of the roadway would also act as a buffering element to surrounding areas. This concept should be applied along Cross Timbers Rd to the western edge of SPA 8 at 377, along Long Prairie Rd from Silveron/Lakeside DFW to Justin Rd, and along Flower Mound Rd east of Long Prairie Rd to the Lewisville border. This trail system will provide great connectivity throughout the Town and pedestrian access to Flower Mound's unique assets in the Cross Timbers Conservation District to the west, Bakersfield Park to the east, Murrell Park/Lake Grapevine to the south and the Chinn Chapel soccer complex to the North. These improvements will also provide significant linkage to bike and trail network within the Town and provide non-vehicle travel alternatives.

A review of the existing trails system should be conducted to highlight key "fill in" sections that would result in highest trail connectivity; an issue raised by several citizens. The Town should also develop innovative and creative ways to fund trail section completions. Any incorporated trail additions/expansion along major arterial

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routes throughout the Town should be considered to provide alternative transportation modes internally to Town work and recreation areas and reduce non-pass thorough traffic.

Implementation

Implementation of median design and extension/completions of the town's previously planned trail system will require changes to the Master Plan as well as to the Town's Capital Improvement Program (CIP). Creative funding options for these improvements/completions should be considered during the design/completion phase of these improvements. Both the Park Board and Keep Flower Mound Beautiful Board along with appropriate Town staff will oversee design and completion of our Right of Ways, Medians and Trail System.

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Gateways

The Issue

The gateways, or major thoroughfares entrances leading into Flower Mound are the front door to our community. The current entrances to the Town are not well defined nor do they have any consistent theme or identity.

Background

The entrances to the Town should be prominent and provide an adequate sense of arriving at this special area known as the Town of Flower Mound. The current Master Plan does contain a "Gateway" concept, but it has not been applied consistently for all major Town entrances. The "Town Entrance Landscape" designation also appears in Lakeside and Denton Creek District sections, but again it is not consistent with other locations in Town.

Recommendation

Flower Mound Gateways should be a standard defined in terms of signage and landscape criteria and be applied consistently to all boundary entrances. The common themes for all of the existing area districts can be spelled out along with any unique district differences that need to be incorporated into the design. For those signs the "Flower Mound" designation should be primary on all Gateways, District designation should be secondary.

The commercial vs. rural character of each area containing a gateway sign could allow some specific differences; most current Gateways are located in or near commercial activities. The rural nature of Flower Mound should be evident in all the gateway designs; with the Flower Mound namesake, native flowers and plants should be a key element. Signage material is currently specified in a vague manner; the quality and rural character; should be more specific and consistent; design and materials should address both soft and hard landscape and overall signage layout and construction.

Implementation

Implementation, redesign of gateway entrances for our major thoroughfare entrances to town will require changes to the Master Plan as well as to the Town's Capital Improvement Program (CIP). Creative funding options for these improvements should be considered during the design/redesign phase of each gateway. Both Park Board and Keep Flower Mound Beautiful along with appropriate Town staff will oversee design and updating of our designated gateway entrances to the Town.

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Town of Flower Mound



Specific Plan Areas (SPAs)

The Issue

The Committee discussed the functional contents of the existing Specific Plan Areas (SPAs), and how much of the text for each SPA is repetitive. The Committee also received comments from citizens who expressed a desire to see coordinated development and Town gateway features along Flower Mound Rd at the eastern entrance of Town. The current Land Use designations and/or zoning for parcels of land in this area are viewed by land owners and developers as being incongruent and barriers to development.

Background

The existing SPAs have provided needed development standards for ensuring proper development of the Town's commercial corridors. The language of the SPAs however is redundant and could be consolidated to make the text less repetitive and more explicit.

The widening of Flower Mound Rd was recently completed and now presents an opportunity to coordinate development and provide gateway features to clearly distinguish our Town's entrance. Changes in Land Use, zoning, and development in surrounding areas have caused this area to remain undeveloped. The landowners in the area located along Flower Mound Rd at Duncan / Old Orchard have not been able to agree on how the land should be developed.

Options Considered

The Steering Committee considered three options for addressing barriers to development near the Town gateway along Flower Mound Rd and Duncan / Old Orchard:

No Action – Developers and landowners could develop the parcels to the north and south of Flower Mound Rd without any change to the Master Plan. Landowners with undesirable Land Use designations could apply for a Master Plan Amendment and a request for rezoning to achieve their desired development goals.

Land Use Changes – The following changes to the Land Use Plan were considered: (a) Medium Density Residential could become Retail for land immediately South of the Shell station and continuing South to the border of the Low Density Residential subdivision; (b) Medium Density Residential could become Office for all land North and South of Flower Mound Rd extending West to the border of the Medium Density Residential subdivisions; and (c) Land Use designation for the four lots North of Flower Mound Rd could be divided in half East to West – North of the dividing line could be Medium Density Residential.

New SPA – A new SPA could be created to coordinate and remove barriers to development at the Town gateway along Flower Mound Rd. This would allow for consistent development on both sides of Flower Mound Rd and provide for a means to ensure gateway features are installed at our eastern entrance into Town.

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Recommendation

The Master Plan Steering Committee recommends creation of a new SPA near the Town gateway along Flower Mound Rd. The SPA requirements for a gateway monument sign(s), landscaping, and flowers would be consistent with the Steering Committee's recommendation for all Town gateways. Further requirements for coordinated development colors and materials on both sides of Flower Mound Rd would also be included in the SPA. Specific SPA requirements should be developed based on input from the current landowners, as was done with the other SPAs in the Town.

The Master Plan Steering Committee also recommends creating a one-page description in the Master Plan (Introduction of Chapter 3 – Specific Plan Areas) containing common text for all SPAs in Town. This would remove the redundant text in the separate SPA descriptions. Each SPA description would only contain the differences or exceptions to the general one-page description for all SPAs. The following should be included in the one-page description recommended above: "All roads within SPAs should meet minimum municipal road standards at the time a SPA is at least 50 percent developed".

Implementation

Implementation of a new SPA at the Town gateway along Flower Mound Rd would require landowner and stakeholder meetings to fully develop the SPA requirements. Upon agreement to the fully developed SPA requirements, the Town would initiate a Master Plan Amendment to update the Master Plan to implement the new SPA at the Town gateway along Flower Mound Rd.

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Architectural Standards

The Issue

The Master Plan 2001 states that a goal is to “ensure all development is of enduring and exemplary quality.” Maintaining high development standards is a means to continue building upon the heritage and character of the Town. High development standards will contribute to the current high quality of life that Flower Mound is characterized by.

Background

The current architectural standards were new elements contained in the adoption of the Master Plan 2001 document. The buildings constructed under these new standards are therefore just now being constructed. The Committee believes that the current architectural standards need to be updated to ensure that the goal of all development is of enduring and exemplary quality and design.

Recommendation

The committee believes that the vision statement for the Town should be updated to rephrase the requirement that it “ensures all development is of enduring and exemplary quality and design.” This will further reinforce the high standards required not only in terms of materials but also architecture and development layout among other things. The Master Plan will be updated throughout to replace the current use of “enduring and exemplary quality” with “enduring and exemplary quality and design.” This requirement will need to be reinforced through the new development application process and review process with the Planning and Zoning Commission. The Urban Design Plan and Land Development Regulations should be updated to address the following:

- Updated color pictures showing examples of acceptable and unacceptable development should replace the current pictures in the Master Plan. Included in the pictures should be examples of acceptable alternatives to franchise architecture. The updated color pictures should be accompanied by text descriptions of what about the examples is acceptable or unacceptable. “Acceptable” examples should be provided from existing developments in the Town to the extent possible.
- Provide more clarity in the requirements for roofing. The description and examples for hip and gable, mansard, and parapet construction requirements should be clearer for developers.
- The buffer requirement for a three foot berm next to masonry walls should be removed from the Land Development Regulations.
- Replacing the term “enduring and exemplary quality” with “enduring and exemplary quality and design” throughout the Master Plan.

The Town’s application process should include enhanced development checklists to ensure developers are very clear on the Town’s minimum architectural standards.

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Implementation

Implementation of architectural standards will require changes to the Master Plan, specifically the Urban Design Plan requirements.

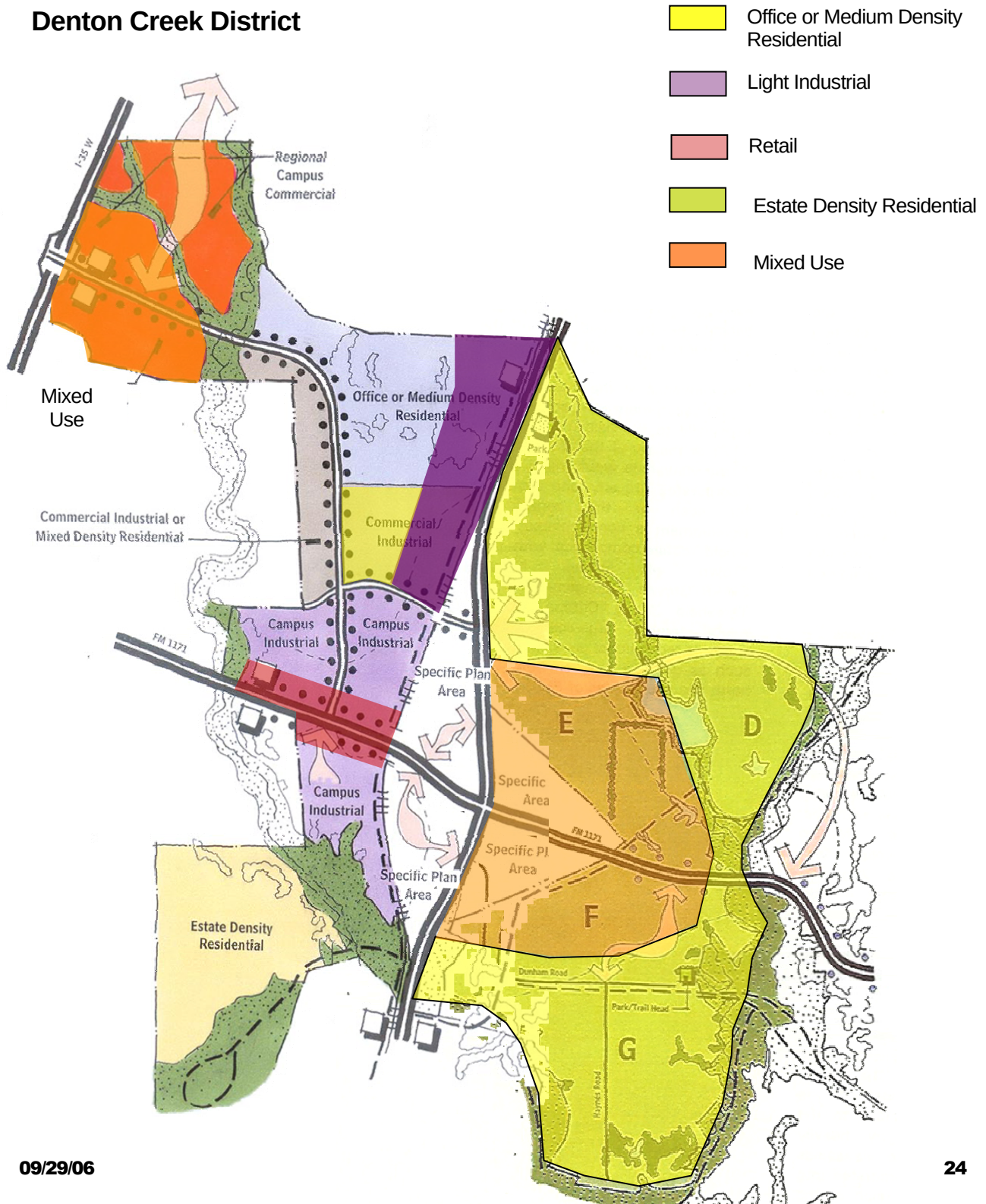
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Attachment 1

Denton Creek District



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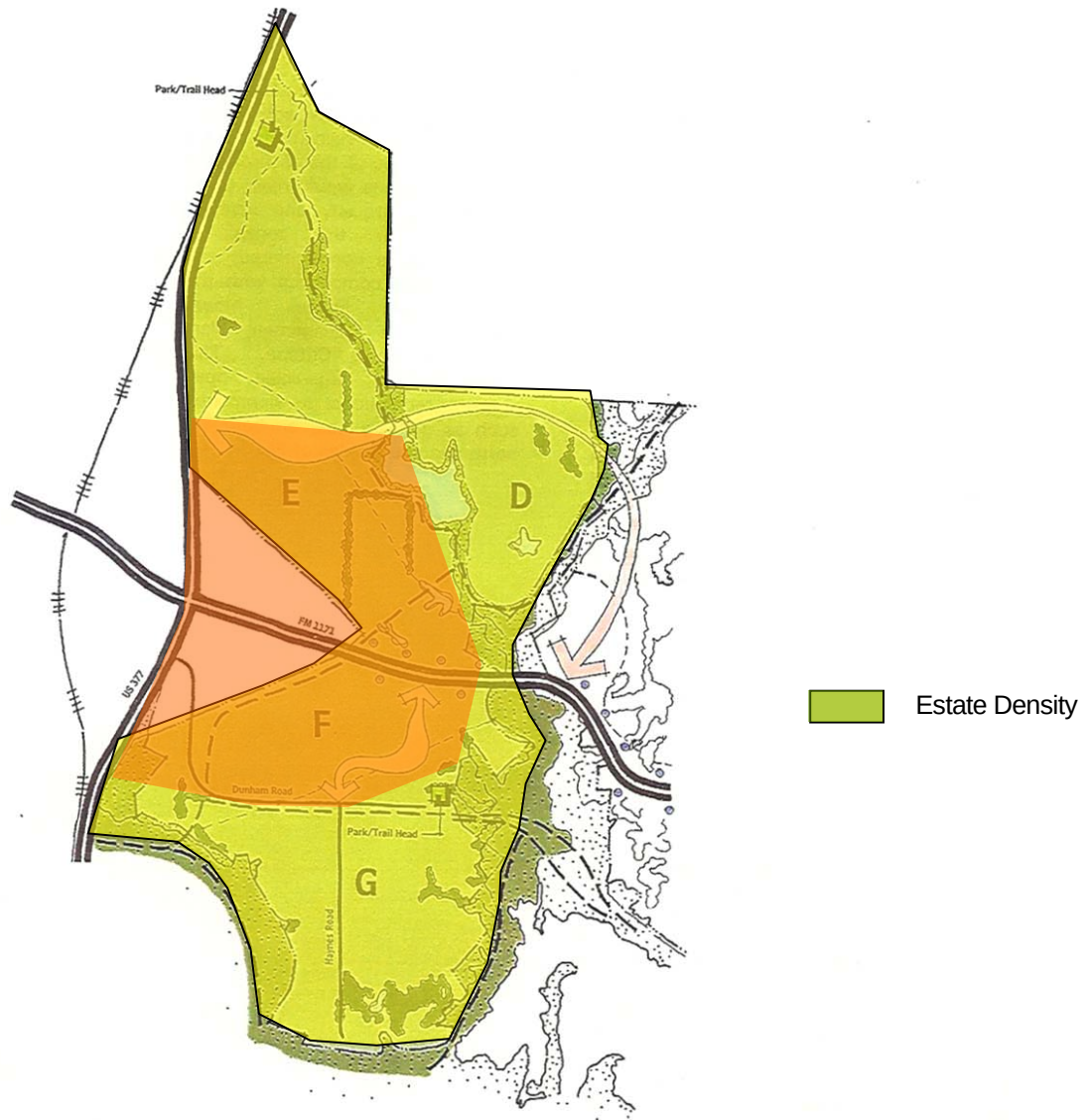


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2.0 AREA PLANS

Area Plan 5 (West) - White's Branch to US 377



2.40

Flower Mound Master Plan 2001

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Town of Flower Mound



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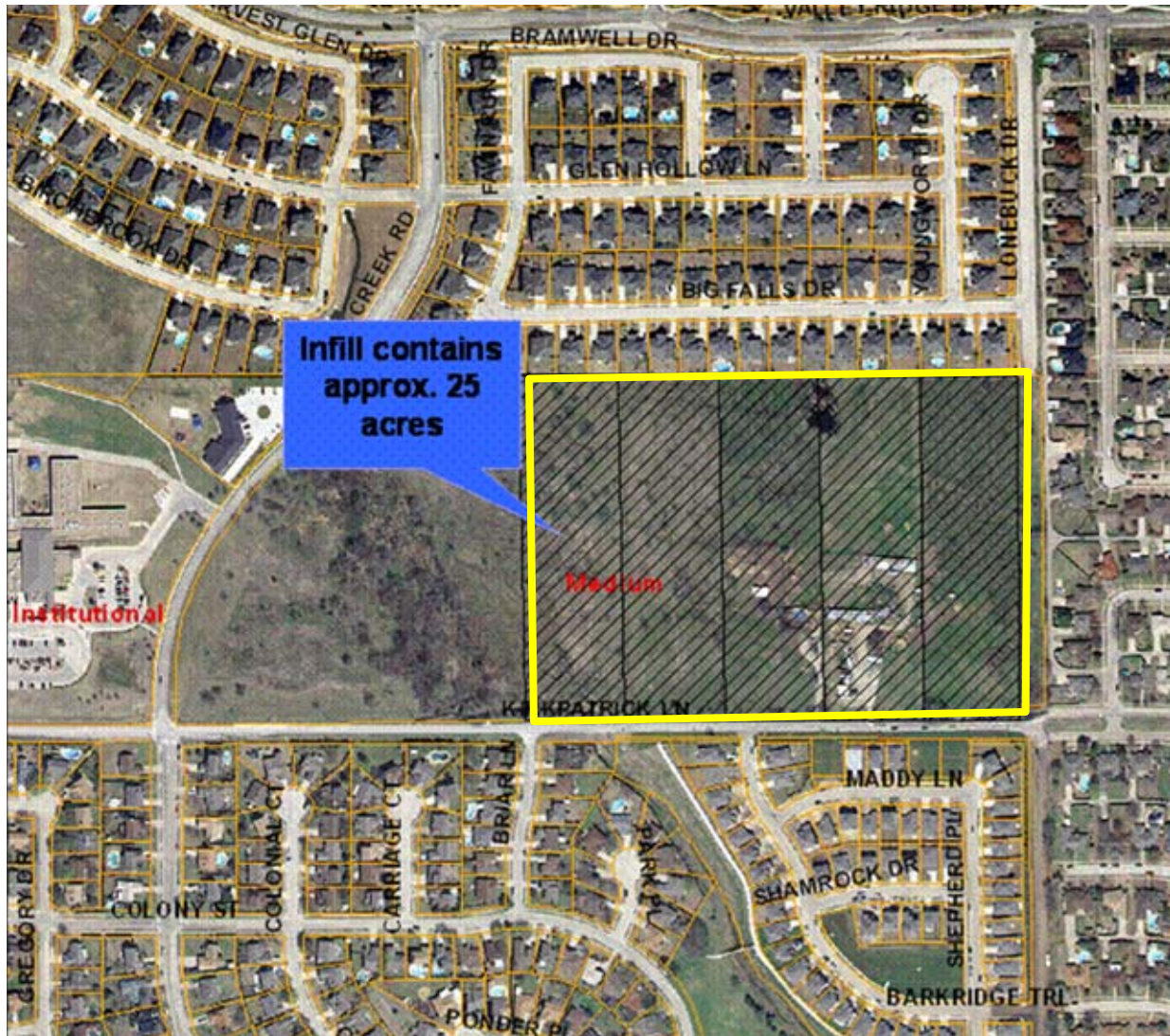
Infill Site 1

Current Land Use: Retail and Medium Density Residential uses

Recommended Land Use: New SPA with Retail and Medium Density Residential uses

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Infill Site 2

Current Land Use: Medium Density Residential use

Recommended Land Use: Medium Density Residential use

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Infill Site 3

Current Land Use: Medium Density Residential use

Recommended Land Use: Transitional (M) use

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Infill Site 4

Current Land Use: Flood Plain and Medium Density Residential uses

Recommended Land Use: Flood Plain and Medium Density Residential uses

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Infill Site 5

Current Land Use: Retail, Office, and Medium Density Residential uses

Recommended Land Use: Retail, Office, and Medium Density Residential uses

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Infill Site 6

Current Land Use: Estate Density Residential and SPA 4 with Professional Office uses

Recommended Land Use: Transitional (E) use

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Infill Site 7

Current Land Use: Medium Density Residential use

Recommended Land Use: Medium Density Residential use

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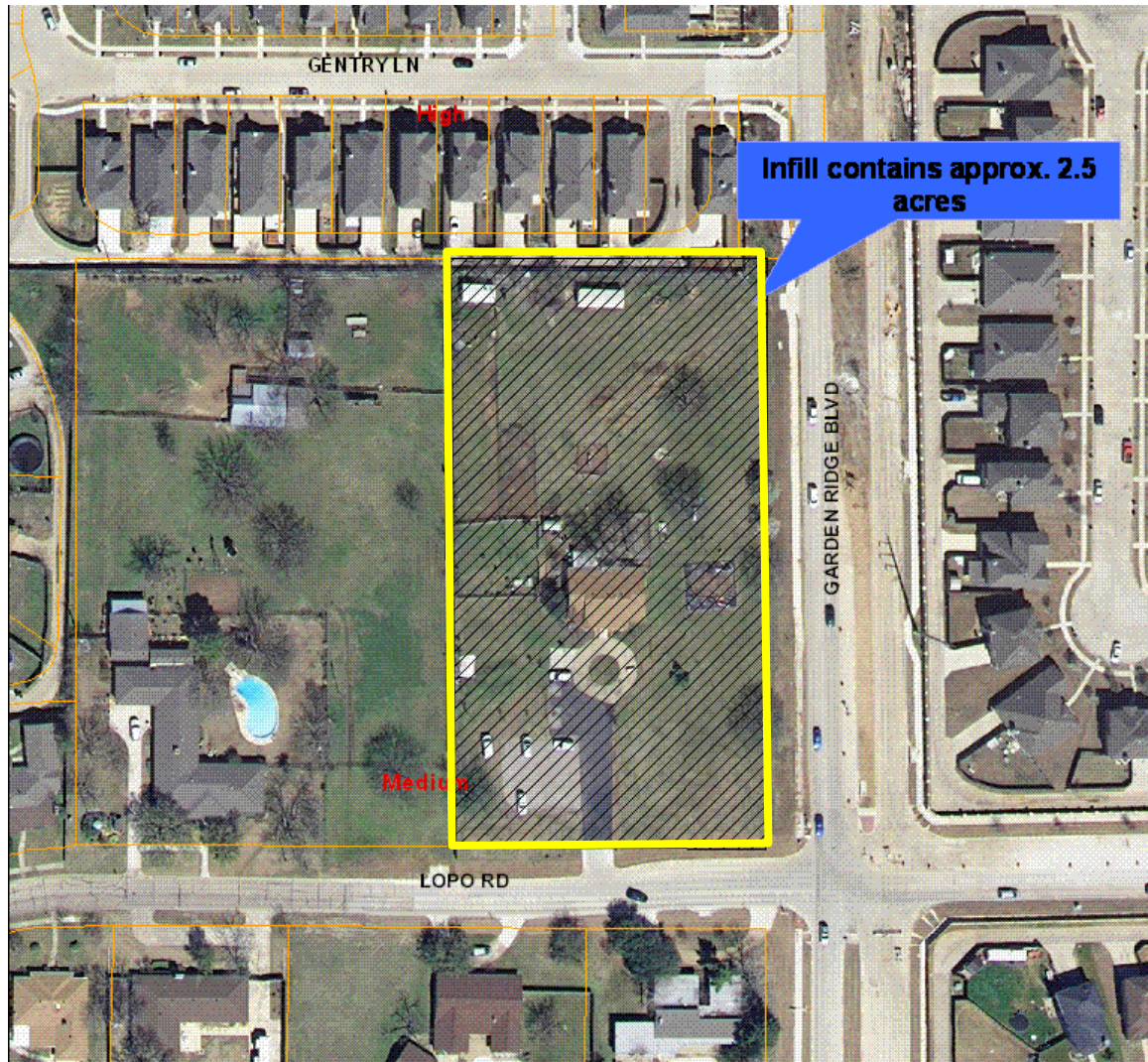
Infill Site 8a and 8b

Current Land Use: Estate Density Residential use (8a) and Lakeside Business District use (8b)

Recommended Land Use: Estate Density Residential use (8a) and Transitional use (8b)

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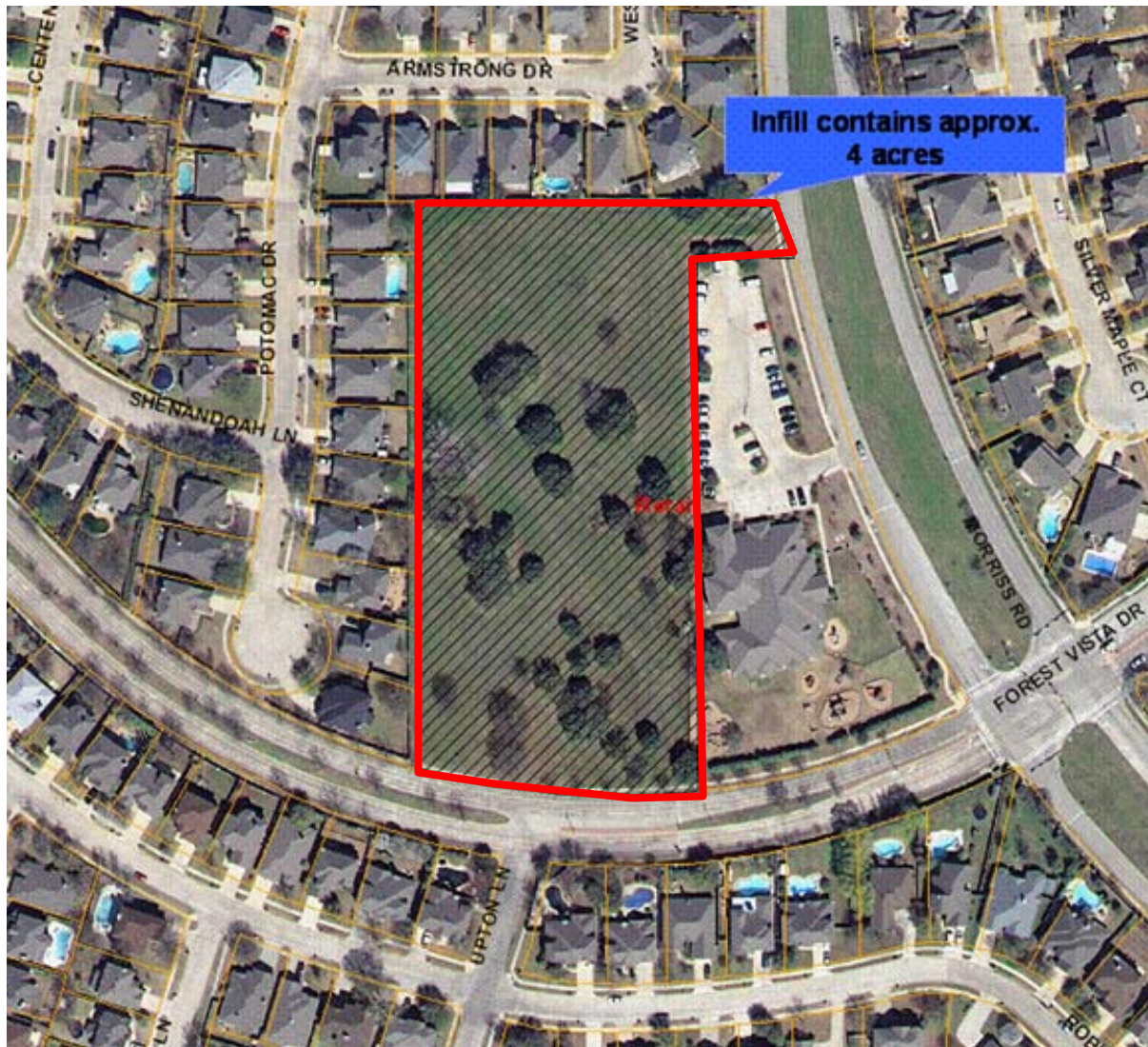
Infill Site 9

Current Land Use: Medium Density Residential use

Recommended Land Use: Transitional (M) use

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Infill Site 10

Current Land Use: Retail use

Recommended Land Use: Transitional use

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Infill Site 11

Current Land Use: Specific Plan Area 5 with Estate Residential Density use

Recommended Land Use: No Change

Master Plan Update

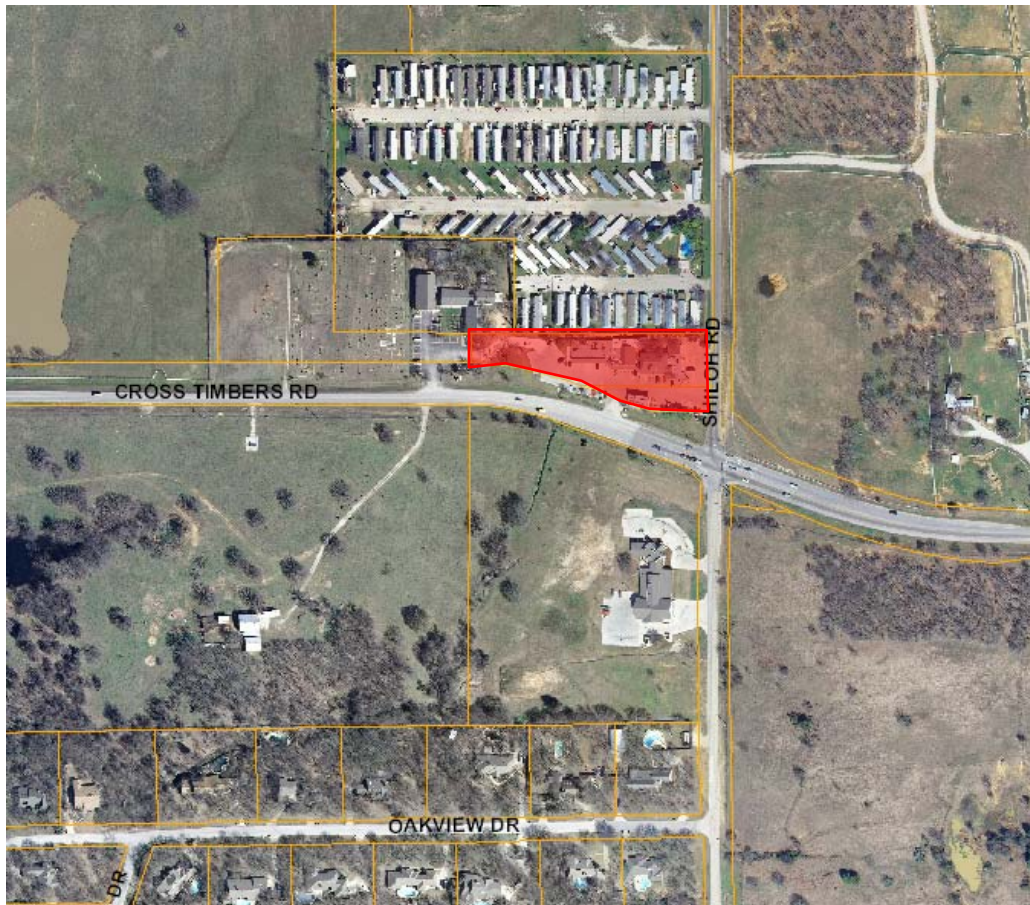
Town of Flower Mound



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CTCDD – Northwest Corner of Cross Timbers and Shiloh



 Current Retail

Master Plan Update

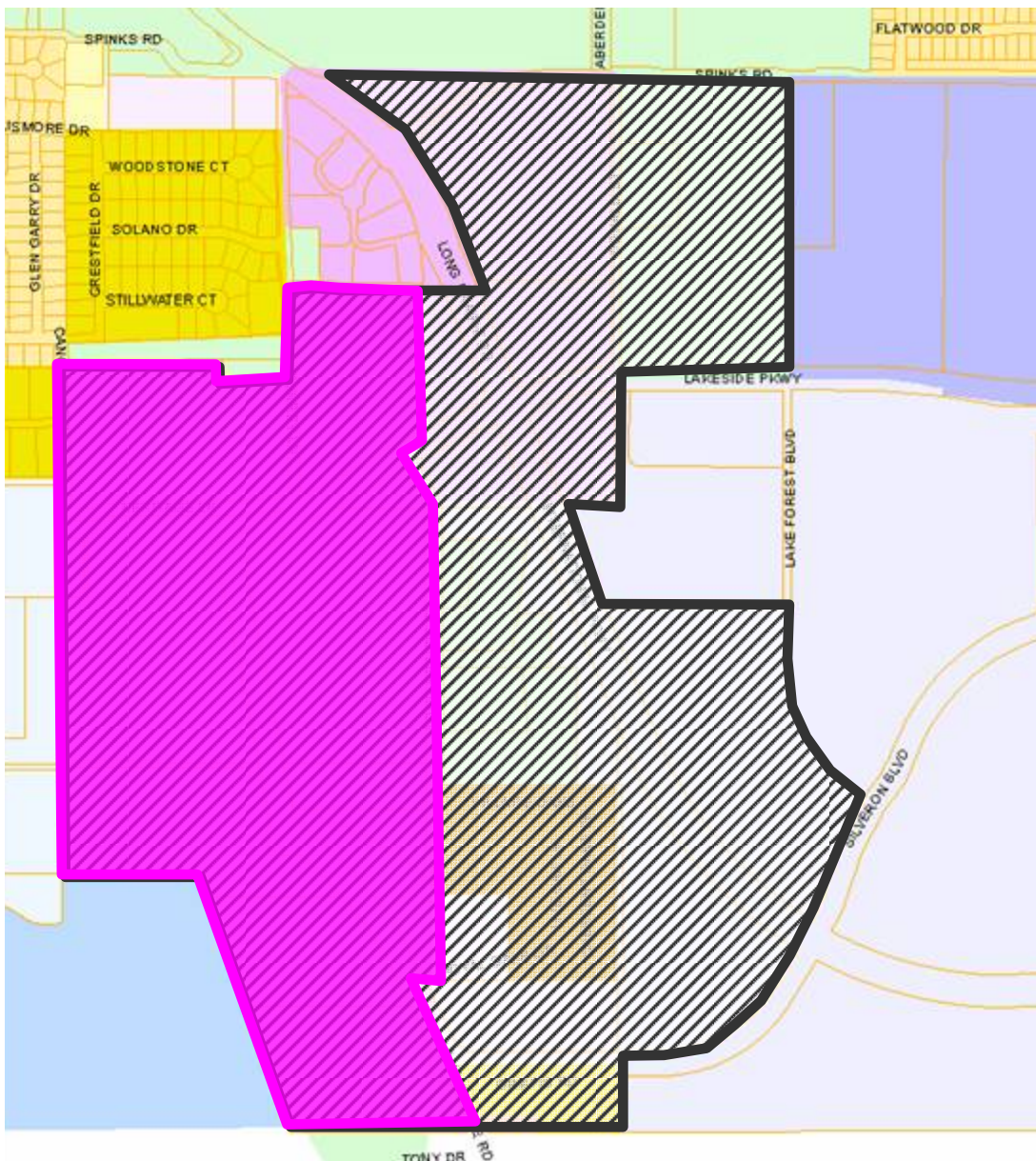
Town of Flower Mound



Attachment 5

Lakeside – Mixed Use Area

-  Committee Recommendation
-  Mixed Use / Campus Commercial



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Town of Flower Mound



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CLUSTERING

The following is intended as a conceptual illustration of the changes that may be required to the Master Plan and the zoning ordinances in order to implement clustering. Variations from this approach are acceptable if they nonetheless adhere to the overall direction provided herein and are consistent with good planning principles and the desires of the community.

General

Within Conservation Developments, the Conservation Development regulations (Sec. 98-277) supersede these regulations.

Clustering is allowed only in the following zoning classifications:

- SF-E Single Family Estate District
- SF-30 Single Family District
- SF-15 Single Family District
- SF-10 Single Family District

Clustering as described in this section is not permitted within the Cross Timbers Conservation Development District.

Definitions

Open Space Common Area - land within or related to a development, typically in control of a homeowner's association and which may be platted as an X lot or public easement, that is designed and intended for the common use or enjoyment of development residents and their guests and may include such complementary structures and improvements as are necessary and appropriate.

Residential Lot – A lot within a development that will contain one dwelling unit. X-lots, conservation easements, and other common areas are not considered to be residential lots.

Density Neutrality

Clustering may not be used to increase residential density above that allowed under current zoning. The number of Residential Lots allowed in a cluster development will be determined as follows:

1. The developer must provide an “unclustered” layout for the development. This layout will be used to determine the maximum number of potential Residential Lots in the development. This layout shall conform with the current or proposed zoning for the

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property and shall be in accordance with all Town requirements, including but not limited to:

- Street design
 - Storm water retention/detention
 - Minimum lot size
 - Compatibility buffers and setbacks
 - Avoidance of the floodplain
2. The number of Residential Lots contained in the “unclustered” layout will establish the maximum for the clustered development. The developer may then use this number for designing the cluster development, further subject to the other limitations outlined below.
 3. The remaining property within the development that is not part of a Residential Lot, neighborhood landscaping, neighborhood entry features, roads, etc. shall be Open Space Common Area.

Minimum Residential Lot Dimensions

Every residential lot within the development must be equal to or greater than the minimum residential lot size and minimum lot width shown in the table below:

ZONING DISTRICT	MINIMUM LOT SIZE, SQ. FT.	
	STRAIGHT ZONING	CLUSTERED
SF-E Single Family Estate District	43,560	21,780
SF-30 Single Family District	30,000	15,000
SF-15 Single Family District	15,000	10,000
SF-10 Single Family District	10,000	7,500
ZONING DISTRICT	MINIMUM LOT WIDTH, FT.	
	STRAIGHT ZONING	CLUSTERED ¹
SF-E Single Family Estate District	150	75
SF-30 Single Family District	100	50
SF-15 Single Family District	80	40
SF-10 Single Family District	70	35

Compatibility Buffers, Setbacks and Other Dimensions

ZONING DISTRICT	MINIMUM FLOOR AREA PER DWELLING UNIT, SQ. FT.	
	STRAIGHT ZONING	CLUSTERED
SF-E Single Family Estate District	2,400	2,100

¹ These values apply ONLY to interior lots within the development. Any lot that shares a border with an adjacent development must meet the “Straight Zoning” requirement for minimum lot width.

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SF-30 Single Family District	2,100	1,800
SF-15 Single Family District	1,800	1,800
SF-10 Single Family District	1,800	1,500
MINIMUM FRONT YARD, FT.		
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED
SF-E Single Family Estate District	40	25
SF-30 Single Family District	25	20
SF-15 Single Family District	25	20
SF-10 Single Family District	25	20

MINIMUM SIDE YARD, FT.		
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED ²
SF-E Single Family Estate District	20	10
SF-30 Single Family District	15	10
SF-15 Single Family District	12	10
SF-10 Single Family District	10	10
MINIMUM REAR YARD, FT.		
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED ³
SF-E Single Family Estate District	20	20
SF-30 Single Family District	30	30
SF-15 Single Family District	30	30
SF-10 Single Family District	25	25
MAXIMUM LOT COVERAGE, %		
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED
SF-E Single Family Estate District	25	35
SF-30 Single Family District	35	35
SF-15 Single Family District	35	40
SF-10 Single Family District	40	50

Maximum floor area ratios and maximum heights apply to both straight zoning and clustered developments as in the current regulations.

² These values apply ONLY to interior lots within the development. Any lot that shares a border with an adjacent development must meet the "Straight Zoning" requirement for minimum side yard width. However, dedicated green space may be counted toward meeting the "Straight Zoning" requirement for minimum side yard width.

³ These values apply ONLY to interior lots within the development. Any lot that shares a border with an adjacent development must meet the "Straight Zoning" requirement for minimum rear yard width. However, dedicated green space may be counted toward meeting the "Straight Zoning" requirement for minimum rear yard width.



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

October 18, 2016

Mr. Tommy Dalton, Assistant Town Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: The River Walk at Central Park – Parking Analysis and Update

Tommy,

There has been a lot of discussion lately regarding the status of available parking within the River Walk Property and whether or not it will be adequate. Recently, we took a look back at the parking provided with all of the existing projects and those that have been approved but are waiting to start construction and the projects under construction.

Within the e-mail sent to you on October 12th there were three attachments. The first was a colored breakdown of all the projects within the River Walk and how their parking breaks down as either on street or onsite parking. This information covered all existing, under construction and approved projects waiting to start construction. We used a copy of the approved site plan, for the non-subdivision properties, and we used sheets from the construction plans for the residential subdivisions that best showed the available parking. The red hi-lighted areas indicate onsite parking and the green hi-lighted areas indicate on street parking. We compiled this information into a chart and presented it to staff and the Planning and Zoning Commission as part of the approval for the LG River Walk Apartments.

The second piece of information was a hi-lighted copy of the latest concept plan for the River Walk. This was intended to show the location of all parking throughout the property. This exhibit still shows the locations of the on street and onsite parking but it provides additional details for both categories. The onsite parking is broken down to show those parking spaces within garages, both public and private, (orange hi-lights) as well as those spaces within parking lots (red hi-lights). The on street parking spaces are broken down into those spaces counted by one of the various approved projects as required parking (green hi-lights) and those spaces that remain unaccounted for by an approved site project (yellow hi-lights). In addition, this map indicates those few spaces that have been counted twice, meaning two different projects are showing the parking space as accounted for parking space. These few spots are located at the south end of the channel (magenta hi-lights). Most of the known future parking is also indicated on this map (blue hi-lights).

Information is provide on each of the approved projects within the River Walk. The information was taken from the colored breakdowns previously mentioned. It is intended to indicate the on street and onsite parking and how many of the total spots are above the minimum required

parking. A residential example could be The River Walk Villas, The information listed indicates 194 onsite parking spaces, 252 on street parking spaces and 252 extra spaces. This means that there are 194 onsite or garage parking spaces and that there are 252 parking spaces are above the required minimum. Minimum parking for the Villas is based on the River Walk code. It requires that residential other than multifamily, more than 1,600 SF, require two parking spaces. Each Villa property will be larger than 1,600 SF and will have two spaces within their garage. Since all required parking is onsite, all of the on street parking is above minimum, therefore there are 252 parking spaces indicated as extra. A non-residential example could be The River Walk Chapel and Reception Hall. The information listed indicates 59 on site, 46 offsite, 46 shared and 18 extra. This means that there are 59 parking spaces within the adjacent parking structure and parking lot and 46 on street parking spaces. The 46 shared parking spaces indicates those parking spaces that are counted by the Chapel site and the adjacent use as parking spaces, the 18 extra indicates that the site is parked above the minimum requirements by 18 spaces, which reduces the shared parking number to 28. If you look further into the shared parking spaces, you can see that each adjacent use is parked above minimum and that those parking spaces counted twice are all within the extra parking provided for each use. The remaining projects can all be interpolated similarly.

The third piece of information provided was a comparison of the original TIA prepared by DeShazo, Tang and Associates, Inc (DTA), the 2014-2015 TIA prepared by Lee Engineering, LLC. (Lee), and the current and anticipated future uses. In 2008, when the DTA study was performed the uses and direction of River Walk was still somewhat unknown. Most of the information in the study was based on projected and anticipated uses and square footage. That was still the case in the Lee study, some projects were already built and the known square footages were included but many were still unknown and updated assumptions and desired build outs were accounted for. We took the numbers from the DTA study (2008 TIA), and placed them within an attached spreadsheet, we also included the numbers from the Lee study (2014 TIA). Once the comparison was completed we looked how the updated uses and square footages would translate into parking within the River Walk.

Once all of this information was compiled, we analyzed the parking using three different calculation methods. First was a straight code calculation to determine the required parking, secondly, we reduced the first calculation by 20%, and thirdly we utilized the mixed use parking chart within the River Walk ordinance. The mixed use parking chart, within the ordinance did not include some of the uses currently proposed. The Chapel, Reception Hall, and Amphitheater had to be added chart and their schedule of mixed use parking percentages were discussed with Staff prior to finalizing the information. The first analysis resulted in 6411 required parking spaces, the second, a quick 20% reduction, yielded 5129 parking spaces, the third, indicates that the highest required parking is during the Weekday 6 AM to 6 PM time and that 5113 parking spaces would be required.

Currently, all of the approved and under construction phases of the River Walk require that a minimum 3,442 parking spaces be provided. The analysis indicates that there will be 4,759 parking spaces provided, or approximately 40% more parking than minimally required. Going forward we anticipate this to continue. The next residential property, Lakeshore Terrace, which is scheduled for a Planning and Zoning Commission meeting on October 24th, will be adding to

the amount of extra parking. Each residence will provide two onsite parking spaces and all of the street parking (112 spaces) will be above and beyond minimum. In addition to Lakeshore Terrace, we anticipate a parking structure to be built in the medical quadrant for the Courtyard by Marriott Hotel, the remaining medical building, and for public parking. We also anticipate another parking structure to be built somewhere within the remaining portion of the retail area by the future promenade.

I hope that this helps explain the information presented. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, reading "Robert J. Dollak, Jr.", written in a cursive style.

Robert J. Dollak, Jr., PE
Project Engineer

PROJECT	REQUIRED	PROVIDED	TOTAL
PRESBYTERIAN HOSPITAL	373	ONSITE = 416	416
PARK CENTRAL APARTMENTS	385	ONSITE = 393 STREET = 137	530
MOB 103 & MOB 101	365	ONSITE = 387 STREET = 8	395
MARKET STREET	362	ONSITE = 445	445
RIVER WALL EAST INFRASTRUCTURE	0	STREET = 125	125
RIVER WALK VILLAS	194	ONSITE = 194 STREET = 252	446
RIVER WALK VILLAGE APARTMENTS	458	ONSITE = 415 STREET = 111	526
RIVER WALK WEST INFRASTRUCTURE	0	STREET = 112	112
COURTYARD BY MARRIOTT (WITH MOB 109; 18 ADDN FUT. SPACES)	186	ONSITE = 210 STREET = 54	264
RIVERSIDE POINT	144	ONSITE = 144 DRIVEWAYS = 144	288
WATERFRONT ALLEY	315	ONSITE = 265 STREET = 53	315
RIVER WALK CHAPEL AND RECEPTION HALL	87	ONSITE = 59 OFFSITE = 46	105
THE PINNACLE AT RIVER WALK	110	ONSITE = 110 STREET = 70	180
RIVER WALK RETAIL (INC. FUTURE BUILDING)	88	ONSITE = 92 STREET = 27	119
PARKMONT PLACE	104	ONSITE = 104 STREET = 85	189
LG RIVER WALK APARTMENTS	271	ONSITE = 224 STREET = 80 TANDEM = 57	361
TOTALS	3442		4816

~40% OR 1374 SPACES OVER PARKED

RIVER WALK PARKING ANALYSIS - 10/19/2016

Use	Parking Based On	River Walk Ratio	2008 TIA	2014 TIA	Difference	Current	Future	Total	Required Parking		
									(Actual)	(Rounded)	
Retail	Square Footage	1/250	630,396	335,951	(294,445)	116,987	195,000	311,987	1247.95	1248	
Restaurant	Square Footage	1/75	inc. above	25,996	25,996	25,595	7,630	33,225	443.00	443	
Office	Square Footage	1/300	1,081,530	207,260	(874,270)	31,710	215,140	246,850	822.83	823	
Medical Office	Square Footage	1/300	299,670	395,643	95,973	83,054	110,946	194,000	646.67	647	
Hospital	Beds	1/bed + 1 per day employee	350	100	100	0	100	0	100	450.00	450
Hotel	Rooms	1/room	639	125	(514)	146	0	146	146.00	146	
	Conference Space	1/150 SF (not in RW Ord)	---	---	---	6,000	0	6,000	40.00	40	
Multifamily	Unit Type		1,016	665	(351)	890	0	890			
1 Bedroom		1/1				564		564	564.00	564	
2 Bedrooms		1.8/1				294		294	529.20	530	
3+ Bedrooms		2/1				32		32	64.00	64	
Senior Living	Unit Type		557	225	(332)	0	0	0			
1 Bedroom		1/1				0		0	0.00		
2 Bedrooms		1.8/1				0		0	0.00		
3+ Bedrooms		2/1				0		0	0.00		
Townhomes/Villas	Unit Size		145	360	215	359	0	359			
< 1,600 SF		1/per				0		0	0.00		
> 1,600 SF		2/per				359		359	718.00	718	
Chapel	Guests	65% of TOFM Code (1/3)	---	---	N/A	194	0	194	42.03	43	
Reception Hall	Guests	65% of TOFM Code	---	---	N/A	207	0	207	44.85	45	
Amphitheater	Guests	65% of TOFM Code (1/3)	---	---	N/A	3,000		3,000	650.00	650	
									Total	6411	
ALLOWED 20% REDUCTION PER FLOWER MOUND CODE										5129	

PARKING ANALYSIS - 10/19/2016

River Walk Schedule of Mixed Use Parking Chart

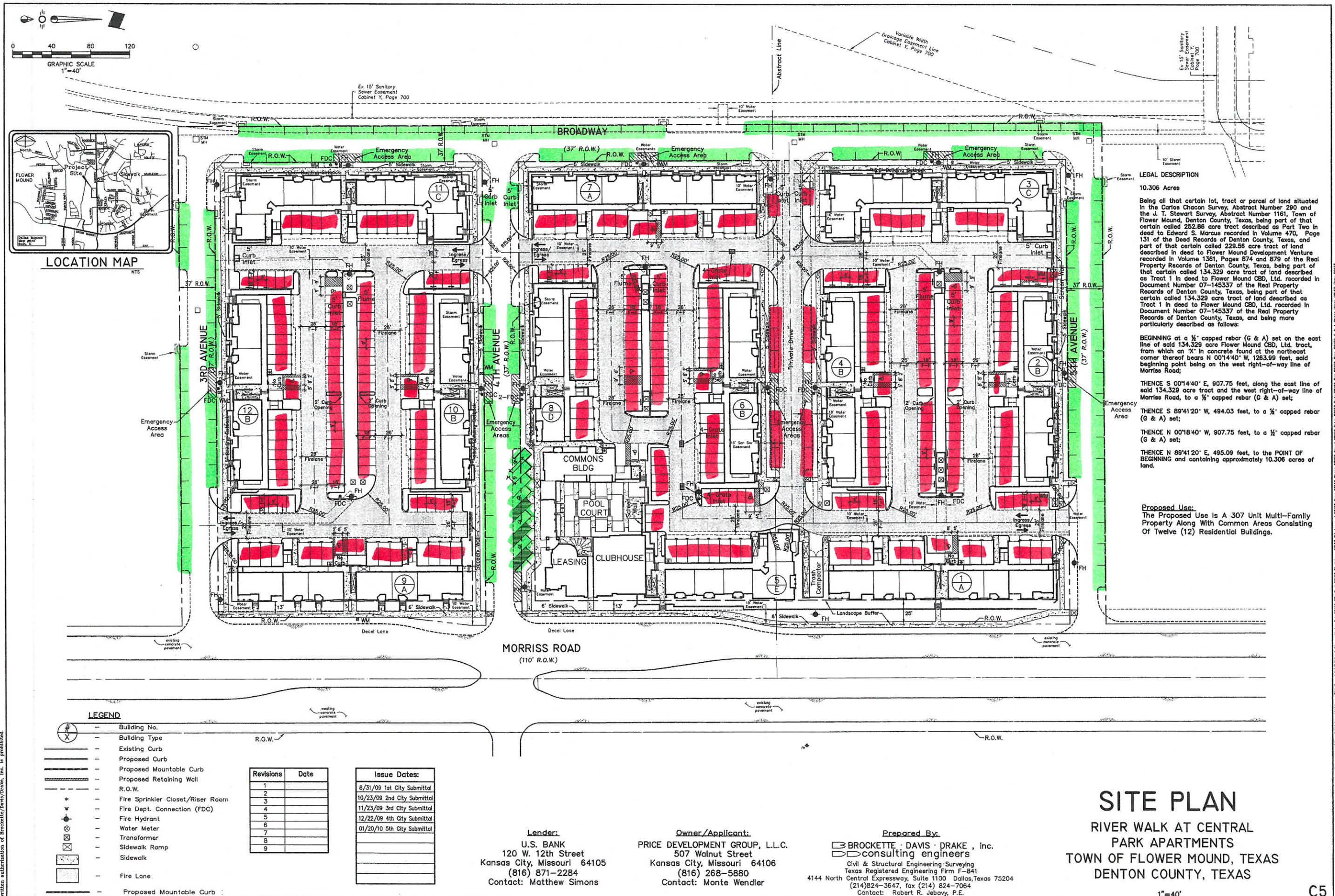
	SCHEDULE OF MIXED USE PARKING - PERCENTAGES				
	Weekday		Weekend		Night
	Daytime 6A - 6P	Evening 6P - Mid	Daytime 6A - 6P	Evening 6P - Mid	Midnight - 6A
General & Professional Office	100%	10%	10%	5%	5%
Laboratory - Medical or Dentist	100%	10%	10%	5%	5%
Hospital	100%	100%	100%	100%	100%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%
Multifamily	100%	100%	100%	100%	100%
Residential non Multifamily	100%	100%	100%	100%	100%

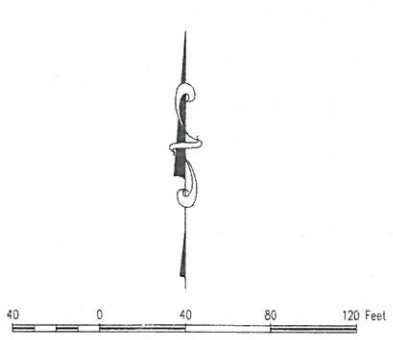
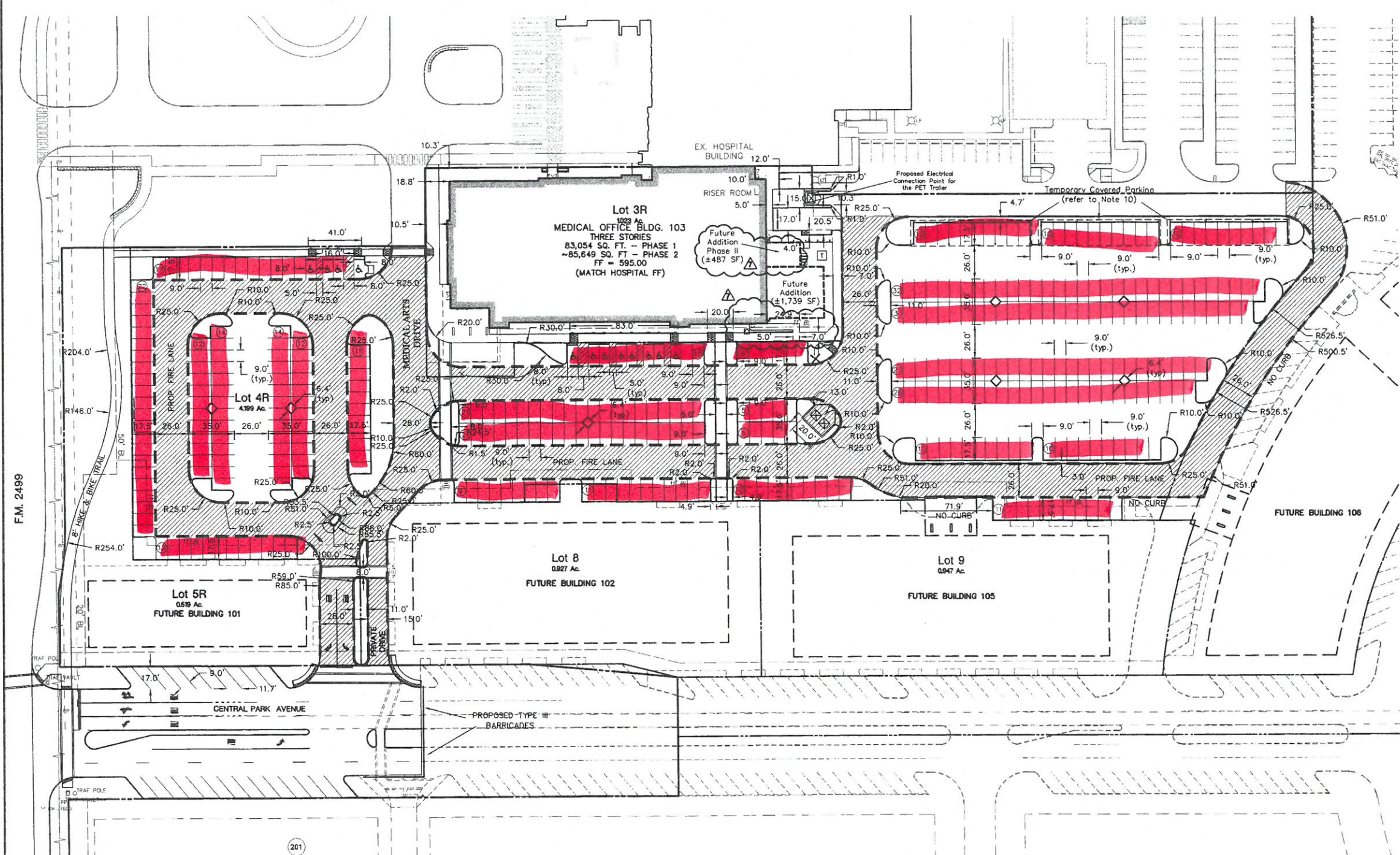
Revised Schedule of Mixed Use Parking Chart

	SCHEDULE OF MIXED USE PARKING - PERCENTAGES				
	Weekday		Weekend		Night
	Daytime 6A - 6P	Evening 6P - Mid	Daytime 6A - 6P	Evening 6P - Mid	Midnight - 6A
General & Professional Office	100%	10%	10%	5%	5%
Laboratory - Medical or Dentist	100%	10%	10%	5%	5%
Hospital	100%	100%	100%	100%	100%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%
Multifamily	100%	100%	100%	100%	100%
Residential non Multifamily	100%	100%	100%	100%	100%
Chapel	50%	50%	100%	100%	5%
Reception Hall	50%	50%	100%	100%	5%
Amphitheater	50%	50%	100%	100%	5%

Required Parking

	SCHEDULE OF MIXED USE PARKING - PERCENTAGES				
	Weekday		Weekend		Night
	Daytime 6A - 6P	Evening 6P - Mid	Daytime 6A - 6P	Evening 6P - Mid	Midnight - 6A
General & Professional Office	823	82	82	41	41
Laboratory - Medical or Dentist	647	65	65	32	32
Hospital	450	450	450	450	450
Retail	624	1123	1248	874	62
Restaurant	222	443	443	443	44
Hotel	102	146	102	146	102
Multifamily	1158	1158	1158	1158	1158
Residential non-Multifamily	718	718	718	718	718
Chapel	22	22	43	43	2
Reception Hall	23	23	45	45	2
Amphitheater	325	325	650	650	33
Total	5113	4554	5004	4600	2645





SITE DATA TABLE		
Physical Address	4370 Medical Arts Drive	
Gross Site Area	4.815 A; 209,741 SF	
Net Site Area	4.815 A; 209,741 SF	
Sub-District	Sub-District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
MOB #103 (1st Floor)	29,787 SF; ±15.9%	
Impervious Coverage	±90%	
Pervious Area	±10%	
Parking Summary - TRWCP or Town	Required	Provided
Surface Parking*		
Building 103 - Proposed		
Medical Office (1:300)	274	276
Retail	00	00
Restaurant	00	00
Other (ADA Compliant)	08	12
Total 103 Parking*	282	288
Building 101 - (Future ±24,000 SF)		
Medical Office (16,000)	30	44
Retail (4000)	24	13
Restaurant (4000)	30	44
Other (ADA)*	0	0
Total 101 Parking*	84	101
Total Parking*	365	389
Building Data (MOB Building #103)		
Height Zone	Five Story	
Height (story/feet)	3 Stories; 46' 8"	
Peak Height	56' 0"	
Mean Height	46' 8"	
Total Square Footage	83,054 SF	

*The requirements are based on the Parking Study performed by Deshazo Group, Inc., and is in accordance with the TRWCP parking requirements. The ADA parking for building 101 will be provided in the future when the accessible route is determined. These spots have been removed from the parking counts but will be installed in the future as required.

AS-BUILT
RECORD DRAWING

THE INFORMATION ON THESE PLANS HAS BEEN REVISED TO REFLECT CHANGES TO PUBLIC IMPROVEMENTS MADE DURING CONSTRUCTION PROVIDED TO ENGINEER BY THE CONTRACTOR. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS IS IN GENERAL CONFORMANCE WITH THESE PLANS. THE RESPONSIBILITY FOR ACCURACY AND COMPLETION OF THE RECORD DRAWING IS THE RESPONSIBILITY OF THE CONTRACTOR.

[Signature]
G & A Consultants, Inc.
Date: 8/27/2012



G&A CONSULTANTS, INC.	
F-1708	
Rev:	03/02/12
Drawn By:	SM
Date:	07/19/2010
Scale:	1"=40'
Revisions:	
08/12/2010	
08/13/2010	
09/20/2010	
10/05/2010	
10/18/2010	
01/28/2011	Blgd. FP
08/31/2011	
10/04/2011	
12/19/2011	01/06/12
06/27/2012	As-Built



OWNER/DEVELOPER
RMI RW MEDICAL PARK I LP
13760 NOEL ROAD, SUITE 600
DALLAS, TEXAS 75240
Ph: (214) 234-8221
Fax: (214) 234-8201
Contact: Deryn Eudaly

10037

C4

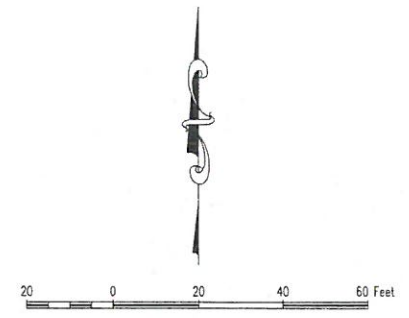
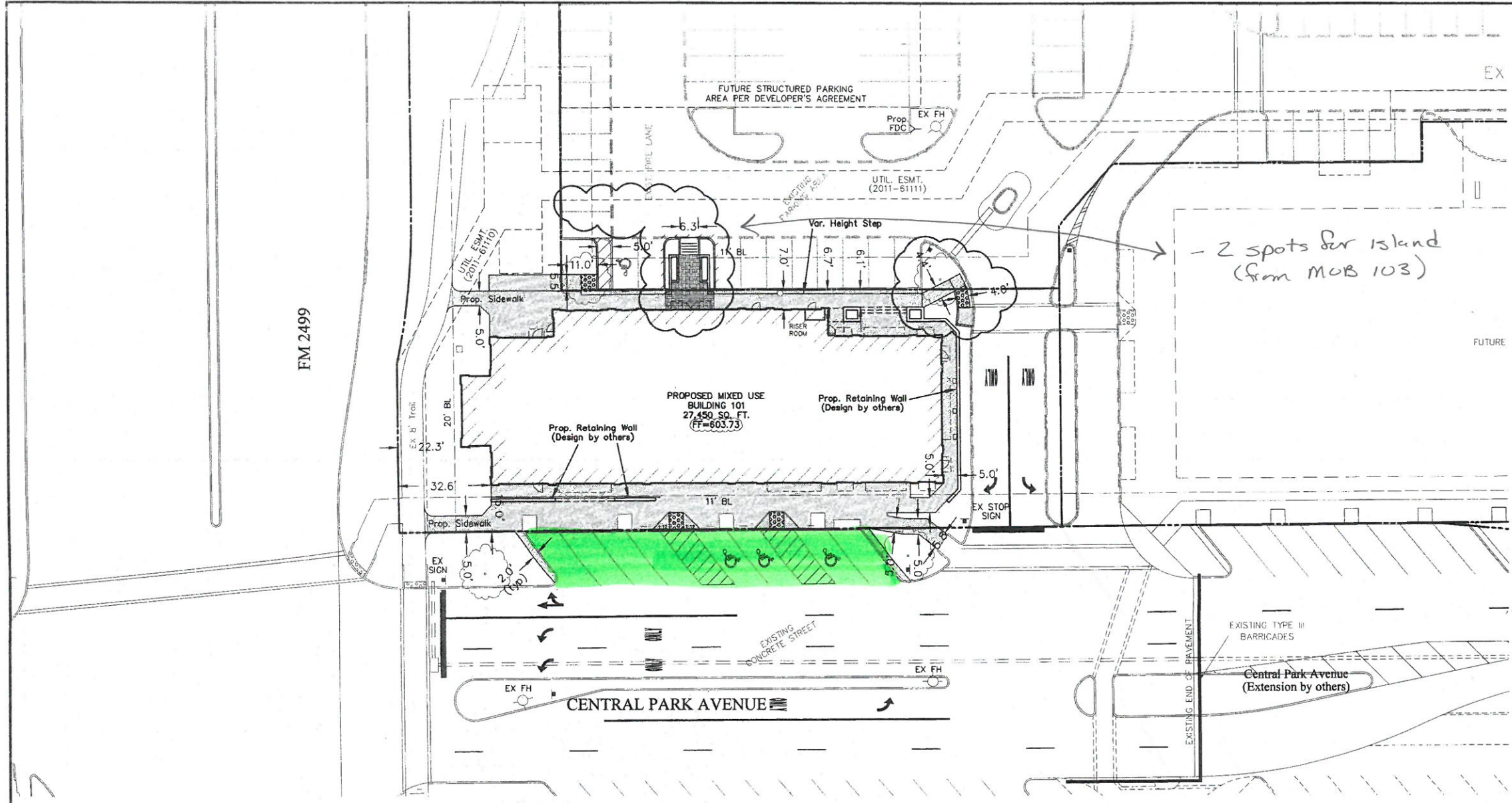
BM: TxDOT PANEL POINT #21 - PK NAIL AT THE SW CORNER OF POPLAR DRIVE AND FM 2499.
TxDOT ELEV. 583.27; PROJECT ELEVATION 583.40
TBM - RR SPIKE IN THE NW SIDE OF AN OAK TREE (TREE TAG 72) ~ 35 FEET EAST OF THE NW CORNER OF LOT 2, THE RIVER WALK AT CENTRAL PARK ELEV. 592.10

LEGEND

C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	Down Guy Wire
C.M.	Control Monument	443 Existing Contours
Mon.	Monument	445 Proposed Contours
BM	Benchmark	Concrete Pavement
FH	Fire Hydrant	Asphalt Pavement
WM	Water Meter	Wood Fence
WV	Water Valve	Chain Link Fence
W/L	Water Line	Wire Fence
ICV	Irrigation Control Valve	Masonry Wall
SSMH	Sanitary Sewer Manhole	Existing Tree
CO	Sanitary Sewer Cleanout	(FL) Flowline
UP	Utility Pole	Centerline of Creek, Swale, or Waterway
LP	Light Pole	Creek, Swale, or Waterway Embankment
TC	Top of Curb	
TP	Top of Pavement	
TW	Top of Wall	
FG	Finished Grade	
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plat Records	

NOTES:

- CONTRACTOR IS TO CONTACT TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CBD.
- REFER TO SHEET C16 FOR PAVING HATCH LEGEND.
- IF RETAINING WALLS ARE ADDED TO THESE PLANS THEY MUST BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDING.
- FUTURE STRUCTURED PARKING WITHIN THE PARKING AREAS DEPICTED ON THIS SITE PLAN ARE SUBJECT TO THE RIVER WALK AT CENTRAL PARK ZONING ORDINANCE AND A DEVELOPER'S AGREEMENT.
- THE COVERED PARKING LOCATIONS SHOWN ARE TO BE REMOVED IN THE FUTURE WHEN THE STRUCTURED PARKING ARE CONSTRUCTED.
- THE CONTRACTOR IS TO POT HOLE THE PROPOSED COLUMNS FOR THE COVERED PARKING TO LOCATE ANY POSSIBLE EXISTING FRANCHISE UTILITIES. THERE MAY BE AN EXISTING GAS LINE ALONG THE NORTHERN SIDE OF THE PROPOSED COVERED PARKING.



SITE DATA TABLE		
Physical Address	2560 Central Park Avenue	
Gross Site Area	0.731 A; 31,842 SF	
Net Site Area	0.731 A; 31,842 SF	
Sub-District	Sub-District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
MOB #101 (1st Floor)	9,224 SF; ±29.0%	
Impervious Coverage	±90%	
Pervious Area	±10%	
Parking Summary - TRWCP or Town	Required	Provided
Surface Parking*		
Building 101 - Proposed		
Medical Office (1:300) 27,450 SF	92	92
Other (ADA Compliant)	4	4
Total 101 Parking*	92	92
Building Data (MOB Building #101)		
Height Zone	Four Story	
Height (story/feet)	3 Stories; 38' 0"	
Peak Height	69' 8"	
Mean Height	50' 10"	
Total Square Footage	27,450 SF	

- NOTES:
- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
 - THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
 - THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
 - REFER TO SHEET C9 FOR PAVING HATCH LEGEND.
 - ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDING.
 - FUTURE STRUCTURED PARKING WITHIN THE PARKING AREAS DEPICTED ON THIS SITE PLAN ARE SUBJECT TO THE RIVER WALK AT CENTRAL PARK ZONING ORDINANCE AND A DEVELOPER'S AGREEMENT.
 - ALL UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM STREET VIEW BY A MINIMUM SIX-FOOT HIGH SCREENING DEVICE WHETHER SHOWN ON THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A WALL, CONSTRUCTED OF OR FINISHED WITH MATERIALS TO MATCH THE MAIN BUILDING OF THE SITE; PROVIDED, HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED.
 - THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 - THE 11/06/2013 REVISIONS ARE TO ADJUST THE FINISHED FLOOR ELEVATION BY 1-INCH (0.08') AND THE CORRESPONDING SPOT ELEVATIONS AROUND THE BUILDING. IT ALSO ADDS THE ISLAND ALONG THE NORTHERN FACADE OF THE BUILDING.
 - THE 11/20/2013 REVISIONS ARE TO ADD THE SIDEWALK TO THE NORTHEASTERN PORTION OF THE BUILDING AND ADJUST THE LOCATION OF THE ADA SPOTS ALONG CENTRAL PARK AVENUE.

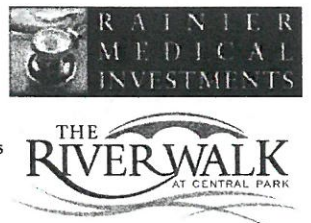
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TxDOT ELEV. 583.27; PROJECT ELEVATION 583.40

1BM - RR SPIKE IN THE NW SIDE OF AN OAK TREE (TREE TAG 72) ~ 35 FEET EAST OF THE NW CORNER OF LOT 2, THE RIVER WALK AT CENTRAL PARK ELEV. 592.10

LEGEND		
C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	Down Guy Wire
C.M.	Control Monument	Existing Contours
Mon.	Monument	Proposed Contours
BM	Benchmark	Concrete Pavement
FH	Fire Hydrant	Asphalt Pavement
WM	Water Meter	Wood Fence
WV	Water Valve	Chain Link Fence
W/L	Water Line	Wire Fence
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LP	Light Pole	Creek, Swale, or Waterway Embankment
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TW	Top of Wall	
FG	Finished Grade	
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plot Records	

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services

OWNER/DEVELOPER
RW MEDICAL PARK 1 LP
750 PORT AMERICA PLACE, SUITE 275
GRAPEVINE, TEXAS 76051
Ph. (214) 234-8221
Fax (214) 234-8223
Contact: Mr. Bill Reisch



STE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, INC.
LAND SURVEYING LANDSCAPE ARCHITECTURE
11111 Dallas Drive, Suite 114 • Dallas, TX 75242 • P: 817.888.4043
F: 817.888.4043
TXBPE Firm No. 1798

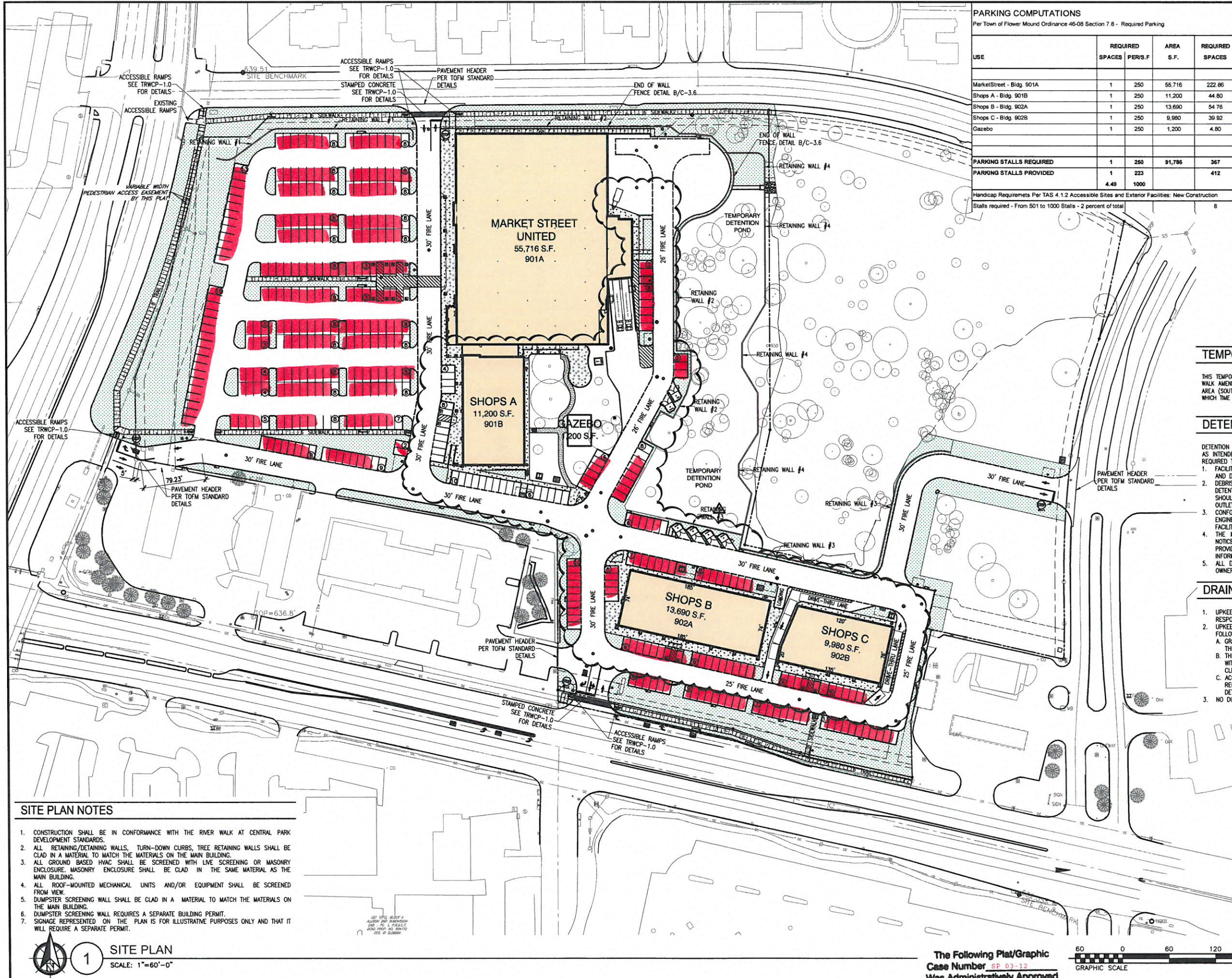
RIVER WALK MEDICAL VILLAGE, BUILDING 101
Lot 5R, Block A
The River Walk At Central Park 08/2010
0.731 Acres
In the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLAN & DIMENSIONAL
CONTROL PLAN

STATE OF TEXAS
COUNTY OF DALLAS
R. VON BOUGHNER
69087
11/20/2013
G&A CONSULTANTS, INC.
F-1798
Drawn By: SM
Date: 04/11/2011
Scale: 1" = 20'
Revisions:
05/08/11
07/28/11
08/17/11
09/07/11
09/07/11 P&Z
10/28/11 A02 Ranges
04/08/13: 04/19/13
11/06/13
11/20/13

11025

C4



PARKING COMPUTATIONS				
Per Town of Flower Mound Ordinance 46-08 Section 7.8 - Required Parking				
USE	REQUIRED SPACES	PER S.F.	AREA S.F.	REQUIRED SPACES
Market Street - Bldg 901A	1	250	55,716	222.86
Shops A - Bldg 901B	1	250	11,200	44.80
Shops B - Bldg 902A	1	250	13,690	54.76
Shops C - Bldg 902B	1	250	9,980	39.92
Gazebo	1	250	1,200	4.80
PARKING STALLS REQUIRED	1	250	91,786	367
PARKING STALLS PROVIDED	1	223		412
	4.49	1000		
Handicap Requirements Per TAS 4.1.2 Accessible Sites and Exterior Facilities: New Construction				
Stalls required - From 501 to 1000 Stalls - 2 percent of total				
				8

Site Data Table	
Physical Address	
Gross Site Area	12.91 Acs. / 562,337.13 S.F.
Net Site Area	12.91 Acs. / 562,337.13 S.F.
Sub-district	CBD
Current Use	RAW LAND
Lot Coverage Data	% Acres
* Building Coverage	16.11% 2.08
* Impervious Coverage	48.73% 6.29
* Pervious Coverage	35.16% 4.54
Parking Summary: TWRC Standards	
	Required Provided
Surface Parking	
* Retail	362 386
Total Parking	362 386
Building Data:	
Market Street SHOPS A	
* Height Zone	ONE - TWO STORY
* Height (story/feet)	1 Story / 24'-0" 1 Story / 23'-6"
* Peak Height	41'-4" 32'-6"
* Mean Height	32'-8" 28'-0"
* Total Square Footage: S.F.	55,716.00 11,200
Building Data:	
SHOPS B SHOPS C	
* Height Zone	ONE - TWO STORY
* Height (story/feet)	1 Story / 24'-0" 1 Story / 23'-6"
* Peak Height	32'-6" 32'-6"
* Mean Height	28'-0" 28'-0"
* Total Square Footage: S.F.	13,690.00 9,980

TEMPORARY DETENTION POND NOTE

THIS TEMPORARY DETENTION POND MUST BE REMOVED AT SUCH TIME AS THE RIVER WALK AMENITY IS CONSTRUCTED, OR THE NEXT PHASE OF BUILDINGS IN THIS RETAIL AREA (SOUTH OF PHASE EUCLID AVENUE AND WEST OF FORUMS DRIVE) BEGINS, AT WHICH TIME THE CLOUT PLANS MUST BE INSTALLED.

DETENTION FACILITY MAINTENANCE PLAN

- DETENTION FACILITIES MUST BE PROPERLY MAINTAINED IF THEY ARE TO FUNCTION AS INTENDED OVER A LONG PERIOD OF TIME. THE FOLLOWING MEASURES ARE REQUIRED TO ENSURE THE FACILITY FUNCTIONS PROPERLY:
1. FACILITIES SHOULD BE MOVED AT LEAST TWICE A YEAR TO CONTROL WEEDS AND DISCOURAGE WOODY GROWTH.
 2. DEBRIS, LITTER AND ACCUMULATED SEDIMENT SHOULD BE REMOVED FROM DETENTION FACILITIES AT LEAST TWICE A YEAR. PARTICULAR ATTENTION SHOULD BE GIVEN TO REMOVAL OF DEBRIS, LITTER AND SEDIMENT AROUND OUTLET STRUCTURES.
 3. CONFORMANCE WITH THE MAINTENANCE PLAN APPROVED BY THE TOWN ENGINEER IS THE RESPONSIBILITY OF THE OWNER OF THE DETENTION FACILITY.
 4. THE MAINTENANCE PLAN IS SUBJECT TO MODIFICATION UPON WRITTEN NOTICE FROM THE TOWN AND IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE THE TOWN WITH THE NECESSARY REVISED MAINTENANCE INFORMATION.
 5. ALL DETENTION PONDS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.

DRAINAGE EASEMENT NOTES

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - A. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - B. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - C. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services Division

NOTES:
1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL WORK IN THE TOWN OF FLOWER MOUND REQUIRES A TOWN PERMIT.

ISSUES		
NO.	DATE	DESCRIPTION
1	05.04.2012	PRELIMINARY SET
2	05.21.2012	PERMIT SET
3	07.02.2012	PERMIT SET
4	07.17.2012	PERMIT SET
5	11.05.2012	PERMIT SET
6	11.29.2012	ISSUED FOR CONSTRUCTION
7	01.28.2013	REVISION NO. 1
8	03.05.2013	R1 ISSUED FOR CONSTRUCTION

5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-705-1078 F. 214-407-8912

RIVER WALK MARKET

NEO FM 2499 AND FM 1171
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Cabre & Associates
Development, Engineering, Construction
Limited Liability Corporation
15202 River Mound, Suite 200
Frisco, Texas 75034
www.CabreAndAssociates.com

DRAWING TITLE:
SITE PLAN

DRAWN BY: OC
APPROVED BY: OC
DATE: NOVEMBER 29, 2012
SCALE: AS SHOWN
JOB NUMBER: 11-16
DRAWING NUMBER: C-1.0

SITE PLAN NOTES

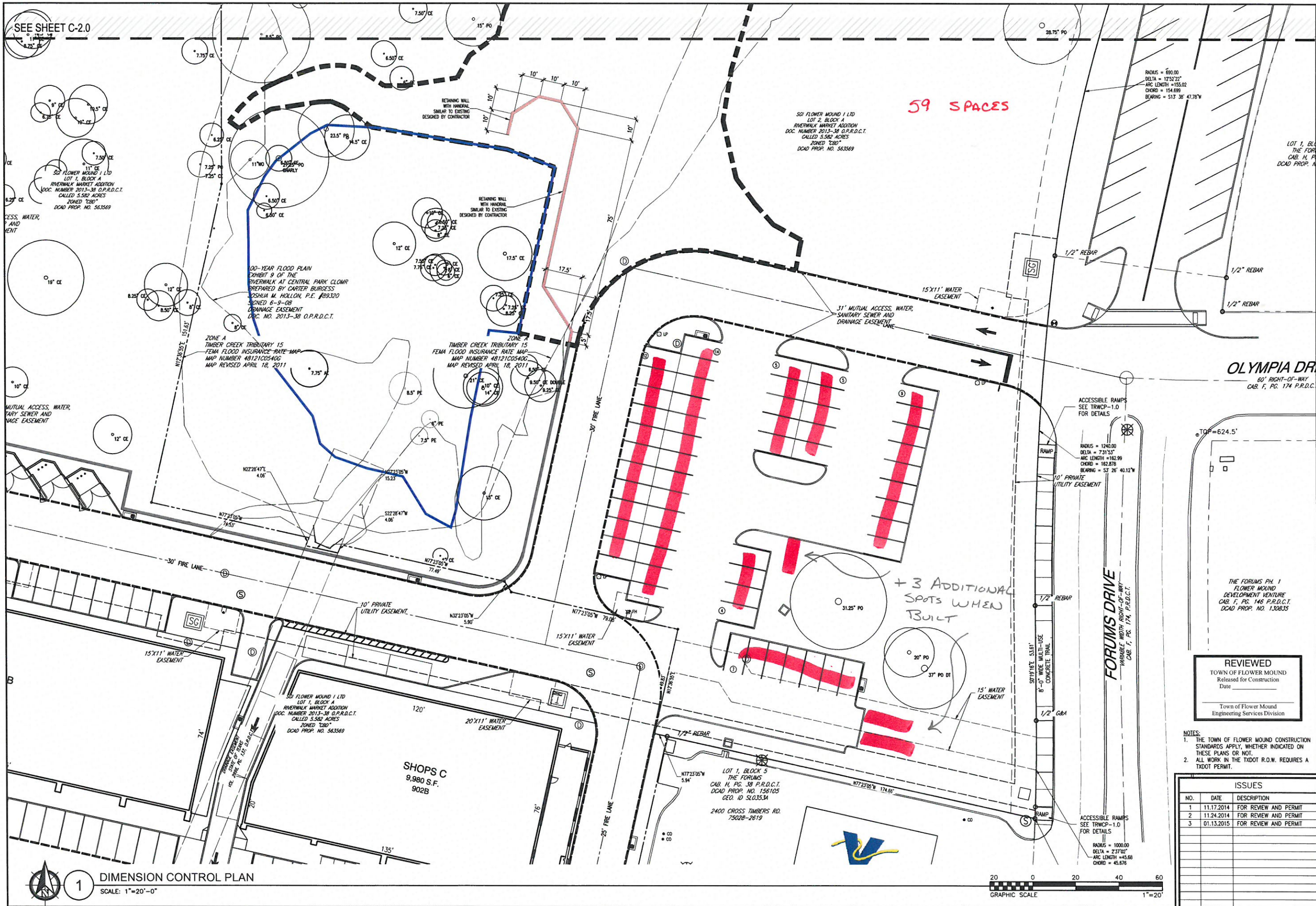
1. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE RIVER WALK AT CENTRAL PARK DEVELOPMENT STANDARDS.
2. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE, MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT WILL REQUIRE A SEPARATE PERMIT.

10' 1/2" BLDG A
ALLIED 2ND SDRGSH
CAB - 10' 1/2" BLDG
BOLD FROM NO. 80416
200-45-20000

1 SITE PLAN
SCALE: 1"=60'-0"

The Following Plat/Graphic
Case Number **SP 03-12**
Was Administratively Approved
On Date **3/15/2013**

60 0 60 120 180
GRAPHIC SCALE
1"=60'



THE SHULTZ GROUP
DEVELOPMENT AND REAL ESTATE

5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-705-1078 F. 214-407-8912

RIVER WALK MARKET
PHASE IIB - DRAINAGE IMPROVEMENTS
SWQ FORUMS DRIVE AND OLYMPIA DRIVE
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PARTIAL DIMENSION CONTROL PLAN

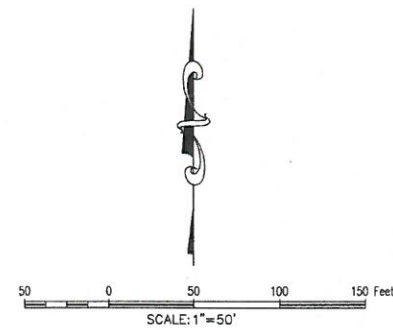
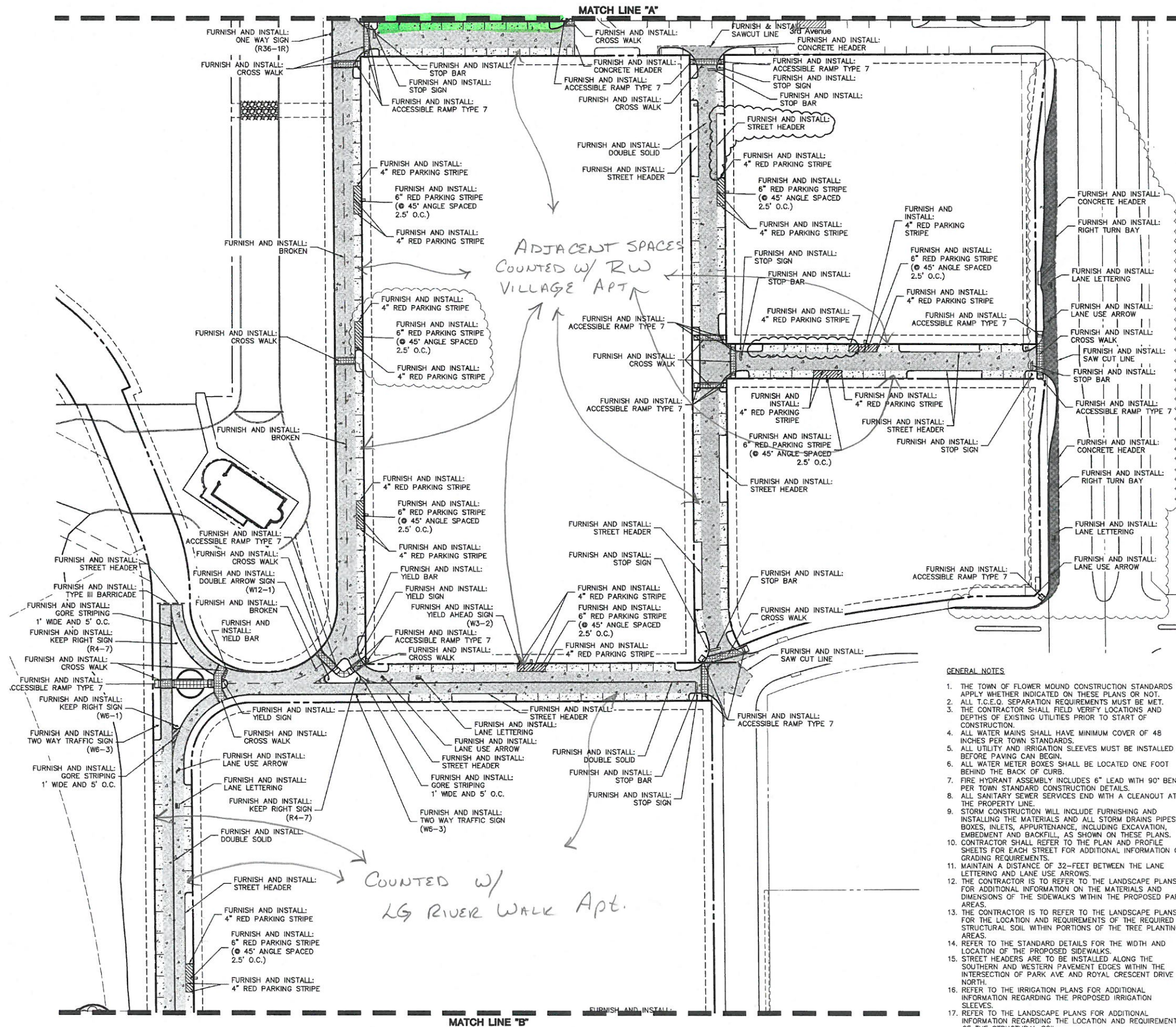
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services Division

NOTES:

- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL WORK IN THE TxDOT R.O.W. REQUIRES A TxDOT PERMIT.

ISSUES		
NO.	DATE	DESCRIPTION
1	11.17.2014	FOR REVIEW AND PERMIT
2	11.24.2014	FOR REVIEW AND PERMIT
3	01.13.2015	FOR REVIEW AND PERMIT

DRAWN BY: OC
APPROVED BY: OC
DATE: JANUARY 13, 2015
SCALE: 1"=20'
JOB NUMBER: 14-03
DRAWING NUMBER: C-2.1



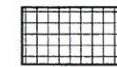
BM: TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN ELEV. 599.65 (CALLED 600.29)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE OF A CONCRETE MEDIAN NEAR THE APPROX. Q. OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX. Q. OF CENTRAL PARK AVE. ELEV. 607.08 (CALLED 607.58)

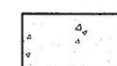
TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE ROAD AND EUCLID AVE. ELEV. 639.01 (CALLED 639.51)

TBM - "C" CUT ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE, EAST OF MORRIS ROAD ELEV. 576.15

PAVING SPECIFICATIONS:



SIDEWALK AREA:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
(HATCH PATTERN DOES NOT REFLECT CONSTRUCTION OR EXPANSION JOINT LOCATIONS)



PARKING AREA:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.



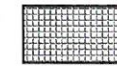
FIRE LANE:
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE OR APPROVED EQUAL



TURN LANE:
10" 4,200 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.



STAMPED CONCRETE AREA:
PER THE RIVER WALK AT CENTRAL PARK STANDARDS



MULTI-USE TRAIL (HIKE AND BIKE TRAIL):
5 1/2" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.

GENERAL NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL T.C.E.O. SEPARATION REQUIREMENTS MUST BE MET.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER TOWN STANDARDS.
5. ALL UTILITY AND IRRIGATION SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
6. ALL WATER METER BOXES SHALL BE LOCATED ONE FOOT BEHIND THE BACK OF CURB.
7. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER TOWN STANDARD CONSTRUCTION DETAILS.
8. ALL SANITARY SEWER SERVICES END WITH A CLEANOUT AT THE PROPERTY LINE.
9. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDED AND BACKFILL, AS SHOWN ON THESE PLANS.
10. CONTRACTOR SHALL REFER TO THE PLAN AND PROFILE SHEETS FOR EACH STREET FOR ADDITIONAL INFORMATION ON GRADING REQUIREMENTS.
11. MAINTAIN A DISTANCE OF 32-FEET BETWEEN THE LANE LETTERING AND LANE USE ARROWS.
12. THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE MATERIALS AND DIMENSIONS OF THE SIDEWALKS WITHIN THE PROPOSED PARK AREAS.
13. THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR THE LOCATION AND REQUIREMENTS OF THE REQUIRED STRUCTURAL SOIL WITHIN PORTIONS OF THE TREE PLANTING AREAS.
14. REFER TO THE STANDARD DETAILS FOR THE WIDTH AND LOCATION OF THE PROPOSED SIDEWALKS.
15. STREET HEADERS ARE TO BE INSTALLED ALONG THE SOUTHERN AND WESTERN PAVEMENT EDGES WITHIN THE INTERSECTION OF PARK AVE AND ROYAL CRESCENT DRIVE NORTH.
16. REFER TO THE IRRIGATION PLANS FOR ADDITIONAL INFORMATION REGARDING THE LOCATION AND REQUIREMENTS OF THE STRUCTURAL SOIL.
17. REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION REGARDING THE LOCATION AND REQUIREMENTS OF THE STRUCTURAL SOIL.



OWNER/DEVELOPER
CTMGT RIVERWALK LLC
1221 N 135E
CARROLLTON, TEXAS 75006
Ph: 469-892-7200
Fax: 469-892-7202
Contact: MR. JACK DAWSON

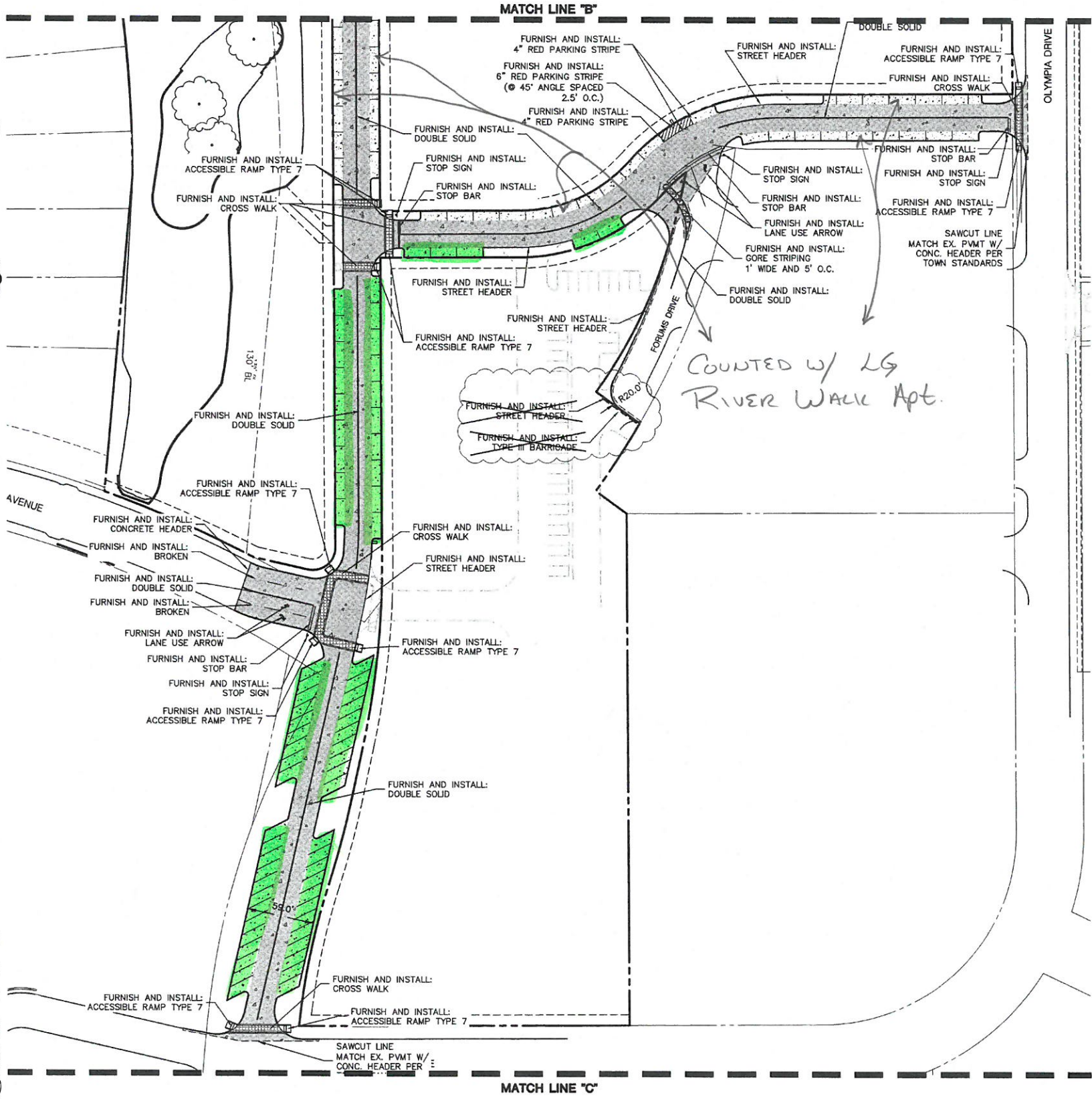


Drawn By: JAC
Date: 11/11/2013
Scale: 1"=50'
Revisions:
1/10/2014
1/28/2014
2/25/2014
3/31/2014
4/3/2015 TURN LANE
2/9/2015 ADA RAMP

13045A

C10

- PAVING SPECIFICATIONS:**
- SIDEWALK AREA:**
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W.
(HATCH PATTERN DOES NOT REFLECT
CONSTRUCTION OR EXPANSION JOINT LOCATIONS)
- PARKING AREA:**
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON SUB-BASE COMPACTED TO
95% STD. PROCTOR DENSITY.
- FIRE LANE:**
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON SUB-BASE COMPACTED TO
OR APPROVED EQUAL
- TURN LANE:**
10" 4,200 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON SUB-BASE COMPACTED TO
95% STD. PROCTOR DENSITY.
- STAMPED CONCRETE AREA:**
PER THE RIVER WALK AT CENTRAL PARK
STANDARDS



- BM: TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST
OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN
ELEV. 599.65 (CALLED 600.29)
- TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE
OF A CONCRETE MEDIAN NEAR THE APPROX. C. OF LONG PRAIRIE ROAD, ~40'
SOUTH OF THE APPROX. C. OF CENTRAL PARK AVE.
ELEV. 607.08 (CALLED 607.58)
- TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK
OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE
ROAD AND EUCLID AVE.
ELEV. 639.01 (CALLED 639.51)
- TBM - "C" CUT ON THE TOP OF CURB ALONG THE CENTERLINE OF THE
MEDIAN NOSE ON EATON DRIVE; EAST OF MORRIS ROAD
ELEV. 576.15
- GENERAL NOTES**
1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY
WHETHER INDICATED ON THESE PLANS OR NOT.
 2. ALL T.C.E.D. SEPARATION REQUIREMENTS MUST BE MET.
 3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF
EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 4. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER
TOWN STANDARDS.
 5. ALL UTILITY AND IRRIGATION SLEEVES MUST BE INSTALLED BEFORE
PAVING CAN BEGIN.
 6. ALL WATER METER BOXES SHALL BE LOCATED ONE FOOT BEHIND THE
BACK OF CURB.
 7. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER
TOWN STANDARD CONSTRUCTION DETAILS.
 8. ALL SANITARY SEWER SERVICES END WITH A CLEANOUT AT THE
PROPERTY LINE.
 9. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE
MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS,
APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL,
AS SHOWN ON THESE PLANS.
 10. CONTRACTOR SHALL REFER TO THE PLAN AND PROFILE SHEETS FOR
EACH STREET FOR ADDITIONAL INFORMATION ON GRADING
REQUIREMENTS.
 11. MAINTAIN A DISTANCE OF 32-FOOT BETWEEN THE LANE LETTERING
AND LANE USE ARROWS.
 12. THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR
ADDITIONAL INFORMATION ON THE MATERIALS AND DIMENSIONS OF THE
SIDEWALKS WITHIN THE PROPOSED PARK AREAS.
 13. THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR THE
LOCATION AND REQUIREMENTS OF THE REQUIRED STRUCTURAL SOIL
WITHIN PORTIONS OF THE TREE PLANTING AREAS.
 14. REFER TO THE STANDARD DETAILS FOR THE WIDTH AND LOCATION OF
THE PROPOSED SIDEWALKS.
 15. STREET HEADERS ARE TO BE INSTALLED ALONG THE SOUTHERN AND
WESTERN PAVEMENT EDGES WITHIN THE INTERSECTION OF PARK AVE
AND ROYAL CRESCENT DRIVE NORTH.
 16. REFER TO THE IRRIGATION PLANS FOR ADDITIONAL INFORMATION
REGARDING THE PROPOSED IRRIGATION SLEEVES.
 17. REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
REGARDING THE LOCATION AND REQUIREMENTS OF THE STRUCTURAL
SOIL.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date: 2/12/15
By: [Signature]
Town of Flower Mound
Engineering Services Division

OWNER/DEVELOPER
CTMGIT RIVERWALK, LLC
1221 N 135E
CARROLLTON, TEXAS 75006
Ph: 469-892-7200
Fax: 469-892-7202
Contact: MR. JACK DAWSON



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive - Lawrenceville, GA 30046
P: 770-962-8712 • F: 770-962-8715
610 Bryant Nelson Blvd., Ste 114 • Roswell, GA 30076 • P: 404-581-1712 • F: 404-581-1715
TYPED: [Signature] DATE: 2/12/15

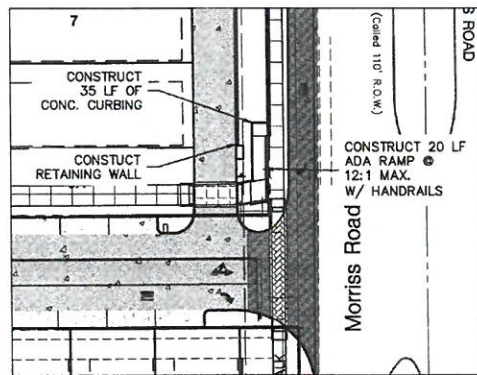
RIVER WALK INFRASTRUCTURE IMPROVEMENTS
THE RIVER WALK AT CENTRAL PARK 12/2013
66,957 ACRES
G. CHACON SURVEY, ABSTRACT NO. 289
J. T. STEWART SURVEY, ABSTRACT NO. 181
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PAVING, SIGNAGE & STRIPING PLAN

13045A

C11

- PAVING SPECIFICATIONS:**
- SIDEWALK AREA:**
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W.
(HATCH PATTERN DOES NOT REFLECT CONSTRUCTION OR EXPANSION JOINT LOCATIONS)
- PARKING AREA:**
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.
- STREETS:**
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE OR APPROVED EQUAL
- TURN LANES:**
10" 4,200 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY
- STAMPED CONCRETE AREA:**
PER THE RIVER WALK AT CENTRAL PARK STANDARDS (WITH ADDITIONAL THICKNESS)
- STAMPED CONCRETE AREA:**
PER THE RIVER WALK AT CENTRAL PARK STANDARDS
- MULTI USE TRAIL (HIKE AND BIKE TRAIL):**
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.



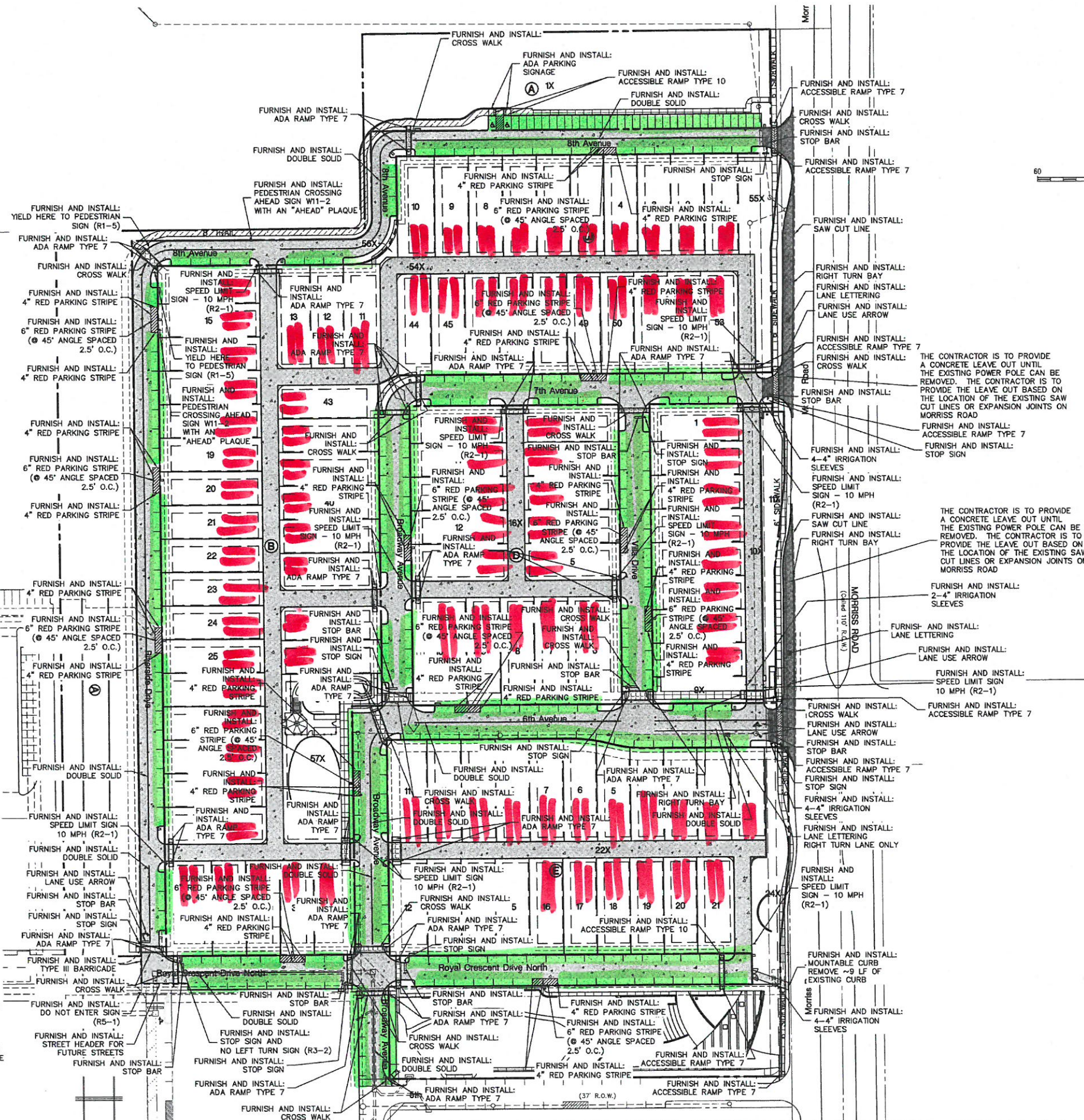
6TH AVENUE AND MORRISS ROAD
SCALE 1" = 40'

BM: TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST OF MORRISS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN ELEV. 599.65 (CALLED 600.29)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE OF A CONCRETE MEDIAN NEAR THE APPROX. E. OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX. E. OF CENTRAL PARK AVE. ELEV. 607.06 (CALLED 607.58)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE ROAD AND EUCLID AVE. ELEV. 639.01 (CALLED 639.51)

TBM - "C" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE, EAST OF MORRISS ROAD ELEV. 576.15



GENERAL NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. MAINTAIN A DISTANCE OF 32'-FEET BETWEEN THE LANE LETTERING AND LANE USE ARROWS.
3. THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE MATERIALS AND DIMENSIONS OF THE SIDEWALKS WITHIN THE PROPOSED PARK AREAS.
4. THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR THE LOCATION AND REQUIREMENTS OF THE REQUIRED STRUCTURAL SOIL WITHIN PORTIONS OF THE TREE PLANTING AREAS.
5. REFER TO THE STANDARD DETAILS FOR THE WIDTH AND LOCATION OF THE PROPOSED SIDEWALKS.
6. STREET HEADERS ARE TO BE INSTALLED ALONG THE SOUTHERN AND WESTERN PAVEMENT EDGES WITHIN THE INTERSECTION OF RIVERSIDE DRIVE AND ROYAL CRESCENT DRIVE NORTH.
7. REFER TO THE IRRIGATION PLANS FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED IRRIGATION SLEEVES.
8. REFER TO THE STANDARD DETAILS FOR ADDITIONAL INFORMATION ON THE COLOR AND WIDTH OF THE PROPOSED STRIPING. TYPICALLY, THE STOP BAR SHALL BE 4 FEET MINIMUM FROM THE CROSS WALK STRIPE.
9. THERE SHOULD BE 32 FEET BETWEEN THE LANE LETTERING AND LANE USE ARROW, MEASURED FROM THE TOP OF THE LANE LETTERING TO THE BOTTOM OF THE LANE USE ARROW.
10. ALL STOP SIGNS LISTED ARE TO BE A COMBINATION STOP SIGN AND STREET SIGN.
11. REFER TO SHEET C42 FOR ADDITIONAL INFORMATION ON ACCESSIBLE RAMPS.

AS-BUILT RECORD DRAWING

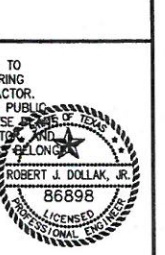
THE INFORMATION ON THESE PLANS HAS BEEN REVISED TO REFLECT CHANGES TO PUBLIC IMPROVEMENTS MADE DURING CONSTRUCTION PROVIDED TO ENGINEER BY THE CONTRACTOR. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS IS IN GENERAL CONFORMANCE WITH THESE PLANS AND BASED UPON INFORMATION PROVIDED BY THE CONTRACTOR. THE RESPONSIBILITY FOR ACCURACY AND COMPLETENESS BELONGS TO THE CONTRACTOR.

Robert J. Dollak, Jr.
G & A Consultants, Inc.
Date: 5/8/15

STATE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive - Lewisville, TX 76097 - P: 972.438.9712 - F: 972.438.9715
611 Dallas Drive, Suite 114 - Roanoke, TX 76262 - P: 802.831.9712 - F: 817.860.4043
TBPCE Firm No. 1790 TBPCLS Firm No. 10047700

RIVER WALK VILLAS
A Portion of Lot 2P1, Block A
THE RIVER WALK AT CENTRAL PARK VILLAS
21539 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PAVING, SIGNAGE AND STRIPING PLAN



G&A CONSULTANTS, INC.
TBPCE F-1798

Drawn By: SM
Date: 10/07/2013
Scale: 1"=60'
Revisions:
11/18/2013 - Bid
12/17/2013
01/17/2014
07/24/2014 - ADA Ramps
07/27/2015 - RAMP, IRN LN
07/27/2015 - RAMP
07/27/2015 - RAMP
07/27/2015 - As-built

OWNER/DEVELOPER
CTMG RIVERWALK, LLC
222 N 135E
CARROLLTON, TEXAS
Ph: 469-892-7200
Fax: 469-892-7202
Contact: MR. JACK DAWSON

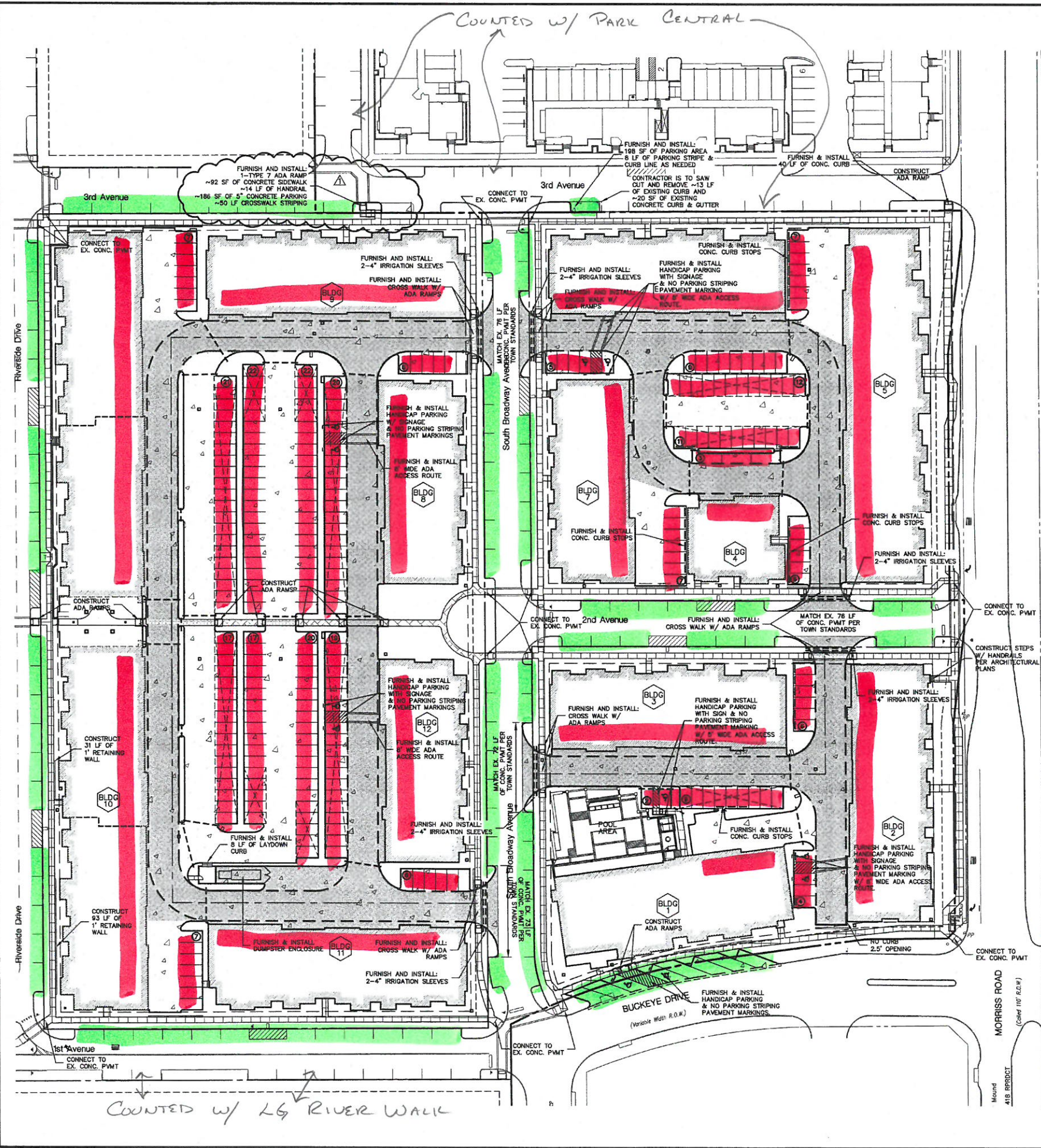


13125

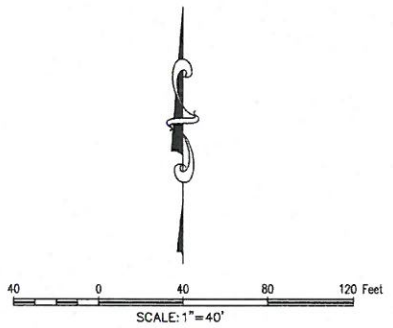
C4

RIVER WALK VILLAS

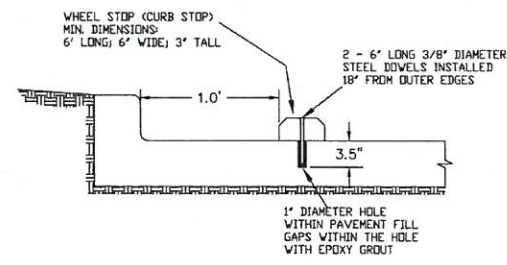
File: 2:101713104\Drawings\17 - Road Plan\Sheet Set\1004A.PAW
Printed: 6/7/2016 8:27 AM by Scott M. Wood - 1004A
Sheet: 1004A-1 of 1



- PAVING SPECIFICATIONS:**
- SIDEWALK AREA:**
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
18" O.C.E.W.
(HATCH PATTERN DOES NOT REFLECT CONSTRUCTION OR EXPANSION JOINT LOCATIONS)
- PARKING AREA:**
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.
- FIRE LANE:**
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
18" O.C.E.W. ON 8" STABILIZED SUBGRADE OR
8" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
18" O.C.E.W. ON SUBGRADE COMPACTED TO 95% STD. PROCTOR DENSITY.
- STAMPED CONCRETE AREA:**
PER THE RIVER WALK AT CENTRAL PARK STANDARDS.
- STAMPED CONCRETE AREA:**
REFER TO LANDSCAPE PLANS FOR INFORMATION ON COLOR AND PATTERN.
- 4-INCH IRRIGATION SLEEVE



- PAVING NOTES:**
- CONTRACTOR IS TO REFER TO THE IRRIGATION PLANS FOR ADDITIONAL INFORMATION REGARDING THE IRRIGATION SLEEVES SHOWN ON THIS SHEET AND THE MEP PLANS FOR THE LOCATION OF ELECTRICAL SLEEVES TO BE PLACED PRIOR TO THE INSTALLATION OF THE PAVING.
 - THE CONTRACTOR SHOULD COORDINATE WITH THE RESPECTIVE FRANCHISE COMPANIES FOR THE LOCATION OF ANY REQUIRED UTILITY EXTENSIONS TO DETERMINE THE LOCATION OF ANY ADDITIONAL SLEEVES.
 - ANY SLEEVES SHOWN ON THIS PLAN ARE TO BE A MINIMUM OF 2' BELOW GRADE AND EXTEND A MINIMUM OF 2' BEYOND THE BACK OF CURB OR 2.5' FROM THE EDGE OF PAVEMENT WHERE NO CURBS ARE PROPOSED. SLEEVES ARE TO BE CAPPED AT BOTH ENDS FOR FUTURE USE.
 - ALL SLEEVES ARE TO BE PLACED PRIOR TO PAVEMENT.
 - THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 - CONTRACTOR IS TO CONNECT TO THE EXISTING PAVEMENT USING #4 DOWELS 18" ON CENTER. EXTEND THE DOWEL A MINIMUM OF 12 INCHES INTO BOTH THE EXISTING AND PROPOSED PAVEMENTS.
 - VISIBILITY TRIANGLES ARE TO BE CLEAR AT ALL STREET INTERSECTIONS & DRIVEWAY INTERSECTIONS.
 - REFER TO THE LANDSCAPE PLANS FOR INFORMATION REGARDING THE RE-VEGETATION OF THE AREAS DISTURBED BY THE GRADING AND PAVING ACTIVITIES.
 - REFER TO STANDARD DETAILS SHEET (C13) FOR ADDITIONAL INFORMATION REGARDING THE ADA SIGNAGE AT EACH ACCESSIBLE PARKING SPOT.



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date: 6-15-16
Town of Flower Mound Engineering Services

OWNER/DEVELOPER
SWBC REAL ESTATE
5940 SHERRY LANE, SUITE 750
DALLAS, TX 75225
Ph: (214) 987-6317
Fax: (214) 987-0708
Contact: MRL SPENCER K BYINGTON



STEELING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hildebrand Drive - Lewisville, TX 76057 - P: 972.438.9712 - F: 972.438.9715
611 Dallas Drive, Suite 114 - Rowena, TX 76082 - P: 817.831.8712 - F: 817.890.4043
TBEPLS Firm No. 10047700

RIVER WALK VILLAGE
Lot 1, 2, & 3, Block D
THE RIVER WALK AT CENTRAL PARK 12/2013
9.568 Acres
J. T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

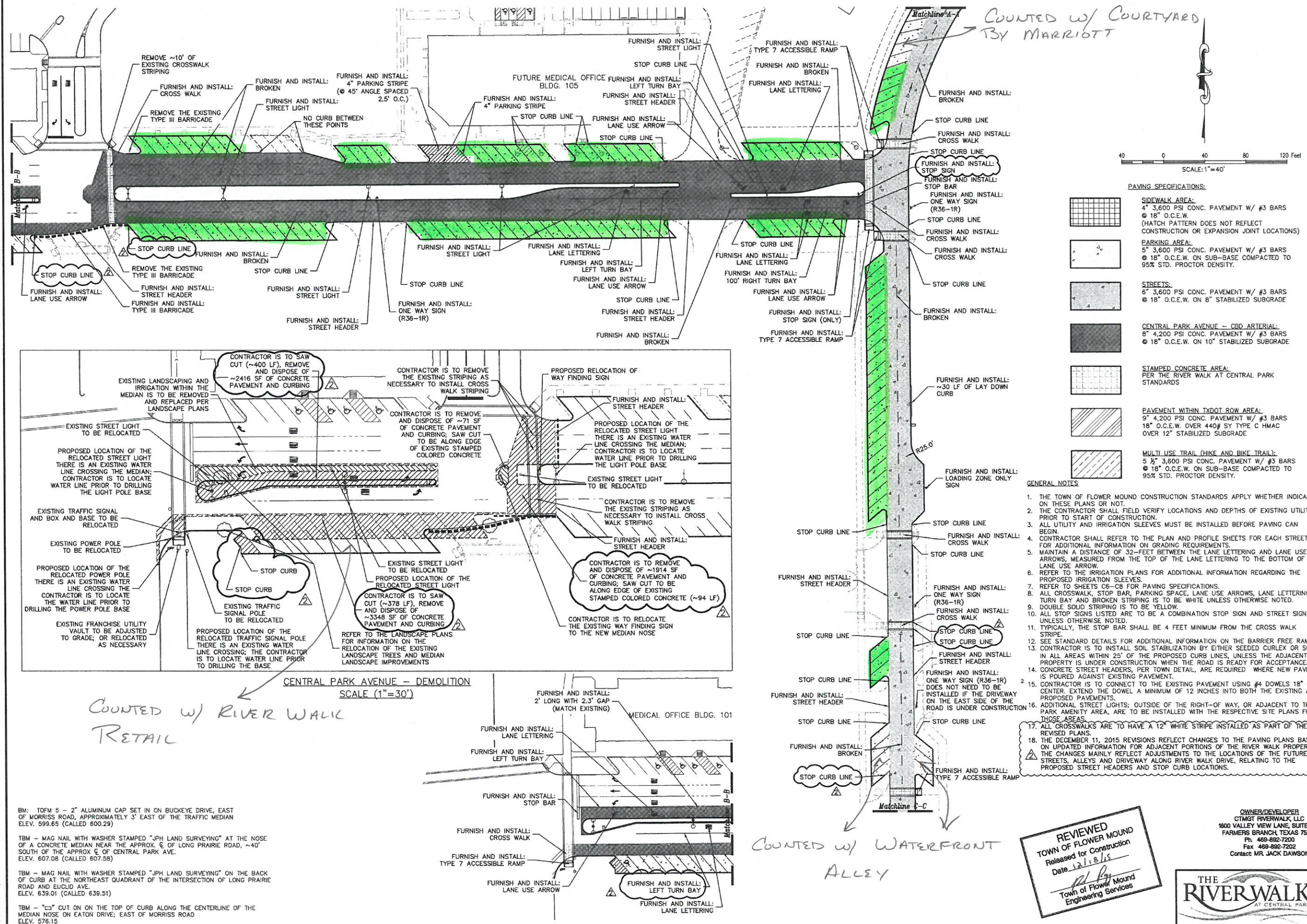
PAVING, SIGNAGE AND STRIPING PLAN

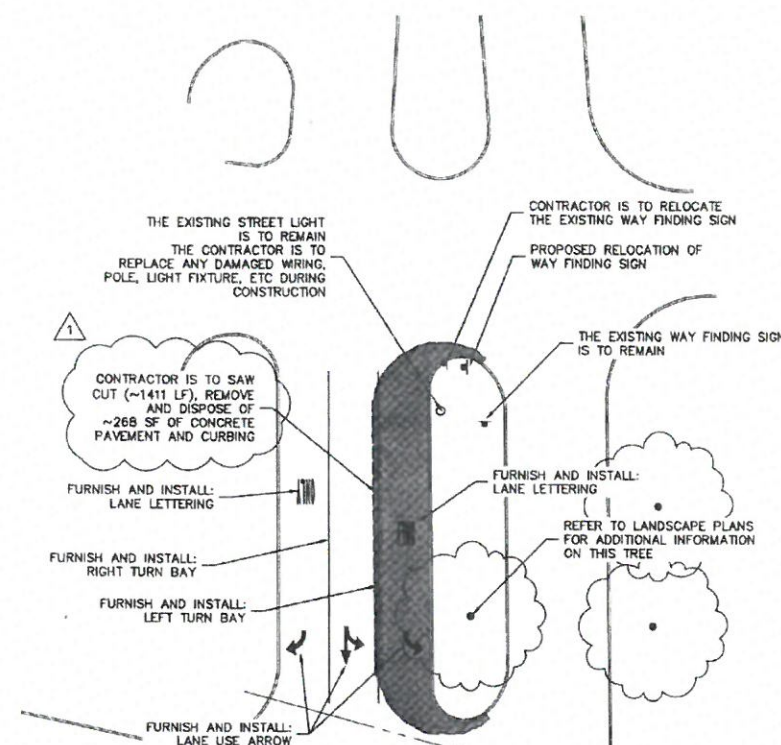
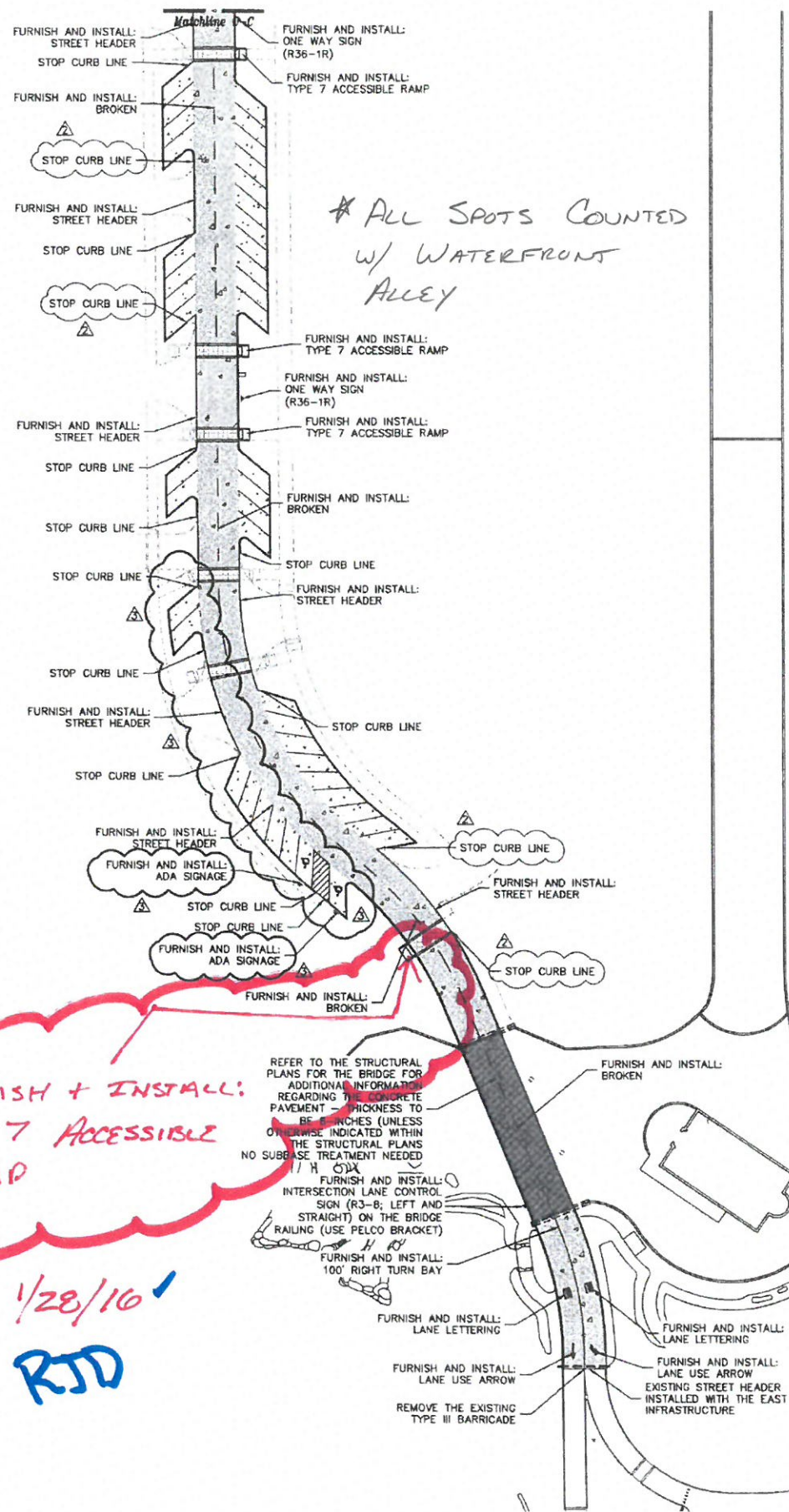
13094

C6

Drawn By: SM/TC
Date: 03/03/14
Scale: 1"=40'
Revisions:
03/28/14
04/22/14
05/19/14-BID PLANS
07/01/2015
06/15/2014
05/23/2016
06/10/2016

G&A CONSULTANTS, INC.
TBEPLS F-1798
Robert J. Dollak, Jr.
86898
Professional Engineer
State of Texas
6/10/16





1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF UTILITIES PRIOR TO START OF CONSTRUCTION.
3. ALL UTILITY AND IRRIGATION SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
4. CONTRACTOR SHALL REFER TO THE PLAN AND PROFILE SHEETS FOR EACH STREET FOR ADDITIONAL INFORMATION ON GRADING REQUIREMENTS.
5. MAINTAIN A DISTANCE OF 32'-FEET BETWEEN THE LANE LETTERING AND LANE USE ARROWS, MEASURED FROM THE TOP OF THE LANE LETTERING TO THE BOTTOM OF THE LANE USE ARROW.
6. REFER TO THE IRRIGATION PLAN FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED IRRIGATION SLEEVES.
7. REFER TO SHEETS CB-CB FOR PAVING SPECIFICATIONS.
8. ALL CROSSWALK, STOP BAR, PARKING SPACE, LANE USE ARROWS, LANE LETTERING, TURN BAR AND BROKEN STRIPING IS TO BE WHITE UNLESS OTHERWISE NOTED.
9. DOUBLE SOLID STRIPING IS TO BE YELLOW.
10. ALL STOP SIGNS LISTED ARE TO BE A COMBINATION STOP SIGN AND STREET SIGN, UNLESS OTHERWISE NOTED.
11. TYPICALLY, THE STOP BAR SHALL BE 4 FEET MINIMUM FROM THE CROSS WALK STRIPE.
12. SEE STANDARD DETAILS FOR ADDITIONAL INFORMATION ON THE BARRIER FREE RAMPS.
13. CONTRACTOR IS TO INSTALL SOIL STABILIZATION BY EITHER SEEDED CURLEX OR SOD IN ALL AREAS WITHIN 25' OF THE PROPOSED CURB LINE UNLESS THE OWNER EXCEPTS THE DOWEL UNDER CONSTRUCTION WHEN THE ROAD IS READY FOR ACCEPTANCE.
14. CONCRETE STREET HEADERS, PER TOWN DETAIL, ARE REQUIRED WHERE NEW PAVING IS POURED AGAINST EXISTING PAVEMENT.
15. CONTRACTOR IS TO CONNECT TO THE EXISTING PAVEMENT USING #4 DOES AT 18" ON CENTER EXTENDING FROM THE DOWEL A MINIMUM OF 12 INCHES INTO BOTH THE EXISTING AND PROPOSED PAVEMENTS.
16. ADDITIONAL STREET LIGHTS; OUTSIDE OF THE RIGHT-OF-WAY, OR ADJACENT TO THE PARK AMENITY AREA, ARE TO BE INSTALLED WITH THE RESPECTIVE SITE PLANS FOR THOSE AREAS.
17. CROSSWALKS ARE TO HAVE A 12" WHITE STRIPE INSTALLED AS PART OF THE REVISED PLANS.
18. THE 12/11/15 & 1/7/16 REVISIONS REFLECT CHANGES TO THE PAVING PLANS BASED ON UPDATED INFORMATION FOR ADJACENT PORTIONS OF THE RIVER WALK PROPERTY. THE CHANGES MAINLY RELATE TO ADJUSTMENTS TO THE LOCATIONS OF THE FUTURE STREETS, ALWAYS AND DRIVEWAYS, AND THE WALK DRIVEWAY RELATING TO THE PROPOSED STREET HEADERS AND STOP CURB LOCATIONS.

BM: TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST
OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN
ELEV. 599.65 (CALLED 600.29)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOS
OF A CONCRETE MEDIAN NEAR THE APPROX. C. OF LONG PRAIRIE ROAD, ~40'
SOUTH OF THE APPROX C. OF CENTRAL PARK AVE.
ELEV. 607.08 (CALLED 607.58)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE ROAD AND EUCLID AVE.
ELEV. 639.01 (CALLED 639.51)

TBM - "D" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF T
MEDIAN NOSE ON EATON DRIVE; EAST OF MORRIS ROAD
ELEV. 576.15

PAYING SPECIFICATION

SIDEWALK AREA:
4" 3,600 PSI CON

4 3,000 PSI CONC. PAYEMENT W/ #5 BAR
© 18" O.C.E.W.

(HATCH PATTERN

CONSTRUCTION OR EXPANSION JOINT LOCATIONS

PARKING AREA:
5" 3,600 PSI CON

© 18" O.C.E.W. ON SUB-BASE COMPACTED

95% STD. PROCTO

STREET:
6" 3.60

© 18" O.C.E.W. ON 8" STABILIZED SUBGRADE

CENTRAL PARK AVENUE - CBD ARTERIAL:
B" 4.200 PSI CONC. PAVEMENT W/ #3 BAR

18" O.C.E.W. ON 10" STABILIZED SUBGRA

STARTED CONCRETE AREA:
PER THE RIVER WALK AT C

STANDARDS

9" 4,200 PSI CONC. PAVEMENT W/ #4

18" O.C.E.W. OVER 440# SY TYPE C HMAC

OVER 12" STABILIZ

MULTI-USE TRAIL

5 1/2" 3,600 PSI CONC. PAVEMENT W/ 43

● 18" O.C.E.W. ON

95% STD. PROCTO

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 1/16/11
[Signature]
Town of Flower Mound
Engineering Services

OWNER/DEVELOPER
CTMG T RIVERWALK, LLC
1500 VALLEY VIEW LANE, SUITE
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Fax 469-892-7202
Contact MR. JACK DAWSON

THE RIVERWALK
AT CENTRAL PARK

GA
SITE PLANNING CIVIL/ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVIVING LANDSCAPE ARCHITECTURE
111 Middle Drive • Nashville, TN 37057 • P: 615.538.8712 • F: 615.458.0716
30 Bryant Avenue Blvd, Ste 114 • Nashville, TN 37203 • P: 602.331.3712 • F: 617.500.0643
www.gacn.com

**RIVER WALK WEST INFRASTRUCTURE
IMPROVEMENTS**
THE RIVER WALK AT CENTRAL PARK 03/2016
29.146 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 269
J.T. STEWART SURVEY, ABSTRACT NO. 1161
THE TOWN OF FLOWER MOUND

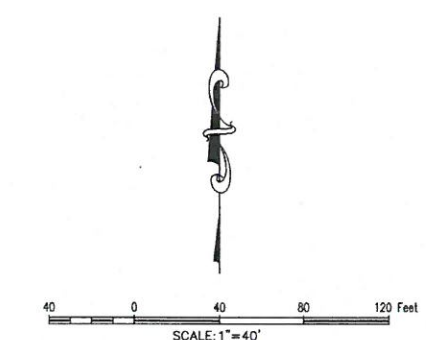
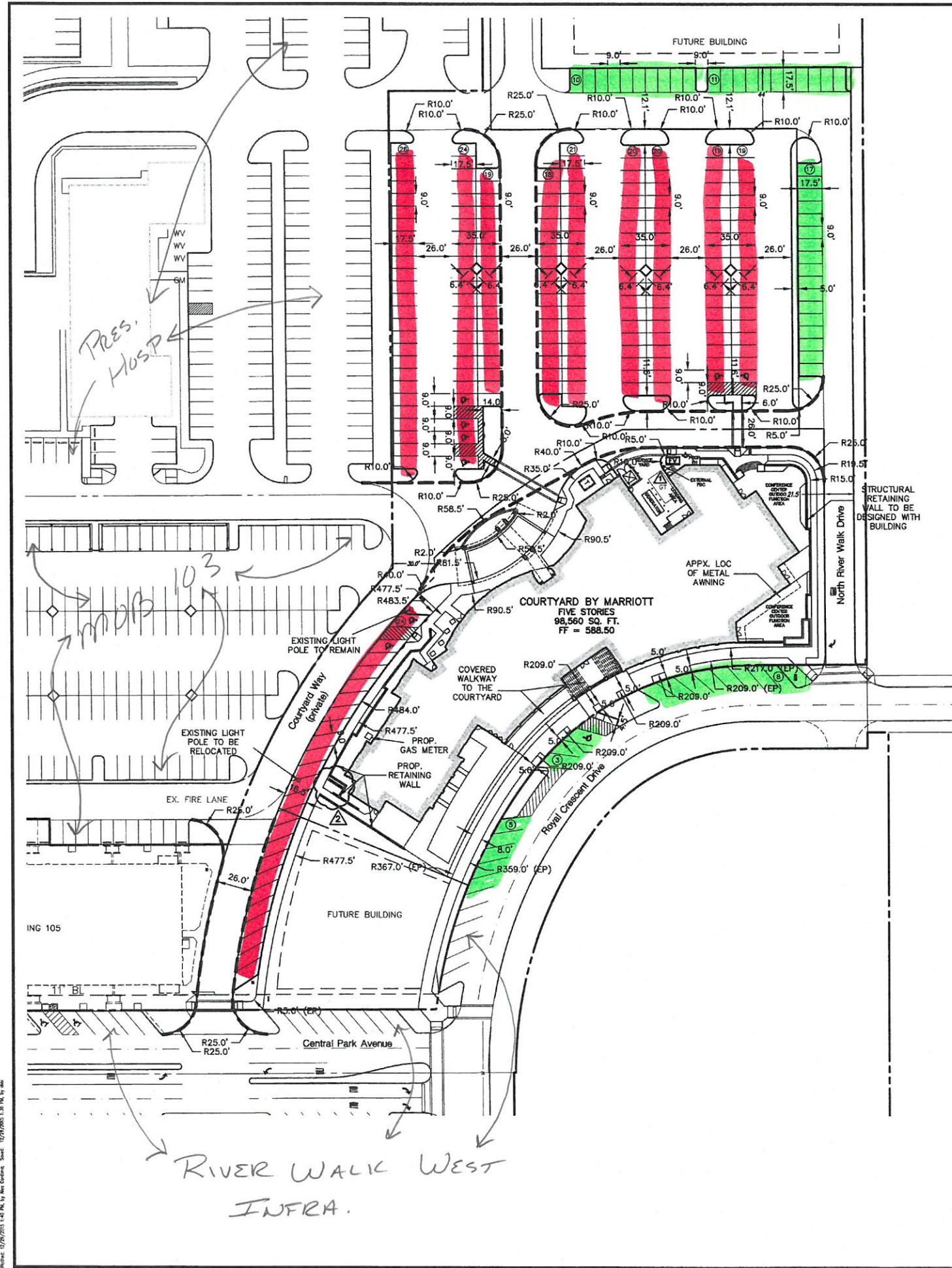
PAVING, SIGNAGE AND STRIPING PLAN - SOUTH

STATE OF TEXAS
ROBERT J. DOLLAK, JR.
86898
LICENSE
MECHANICAL
EXPIRATION DATE 12/92
G&A CONSULTANTS, L.L.C.
TDSG E-7208

Drawn By:	SM
Date:	08/04/2014
Scale:	1" = 40'
Revisions:	
	3/19/2015
	5/5/2015
	6/25/2015
	12/11/2015
	1/07/2016

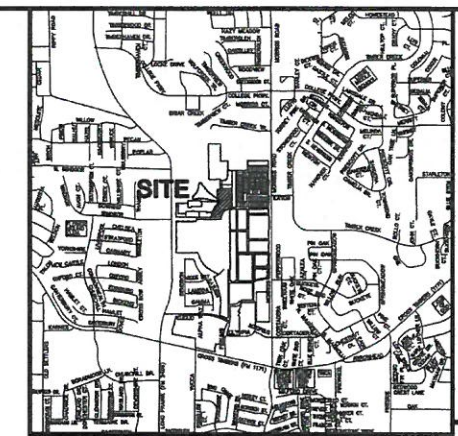
14044

C8



TBM #1 - BOX CUT ON THE SOUTH END OF THE MEDIAN, EAST OF MEDICAL OFFICE BUILDING 101 AND NORTH OF CENTRAL PARK AVENUE, ~300' EAST OF THE INTERSECTION OF FM 2499 AND CENTRAL PARK AVENUE. ELEV. 602.22'

TBM #2 - BOX CUT ON THE CURB LINE OF THE LANDSCAPE ISLAND WITHIN THE EXISTING PARKING LOT, ~30' SSW OF THE NORTHEASTLY PROPERTY CORNER OF LOT 4R ELEV. 568.58'



Vicinity Map 1"=2000'

NOTES:

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
7. REFER TO SHEET C6 FOR PAVING HATCH LEGEND.
8. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
9. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
10. ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING. PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE SOUTHERN AND EASTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.

SITE DATA TABLE - COURTYARD BY MARRIOTT		
Physical Address	TBD	
Gross Site Area	3,482 A;	151,676 SF
Net Site Area	3,482 A;	151,676 SF
Sub-District	Sub-District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
Hotel (Net Floor)	30,229 SF;	±44.3%
Conference Area	6,000 SF	
Impervious Coverage	±90%	
Pervious Area	±10%	
Parking Summary - TRWOP B or Town D	Required	Provided
Surface Parking		
Hotel - 1 space per Lodging Room		
Conference Area - 1 space per 150 Square Feet		
Future Building 109	TBD	21
Courtyard by Marriott		
Lodging Rooms	146	146
Conference Area	40	81
Future Building 109	0	21
Existing On Street Parking	0	16
Total Parking	186	264
Accessible Parking	7	9
Building Data		
Height Zone	Five Story	
Height (story/feet)	5 Stories; 70' 0"	
Peak Height	67' 4"	
Mean Height	59' 10.5"	
Total Square Footage	95,951 SF	



COURTYARD BY MARRIOTT
 Lot 10R & 13, Block A
 THE RIVER WALK AT CENTRAL PARK 3/2015
 3.482 Acres
 C. CHACON SURVEY, ABSTRACT NO. 299
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS

SITE PLAN AND DIMENSION CONTROL PLAN

COURTYARD BY MARRIOTT

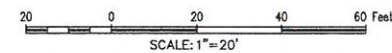
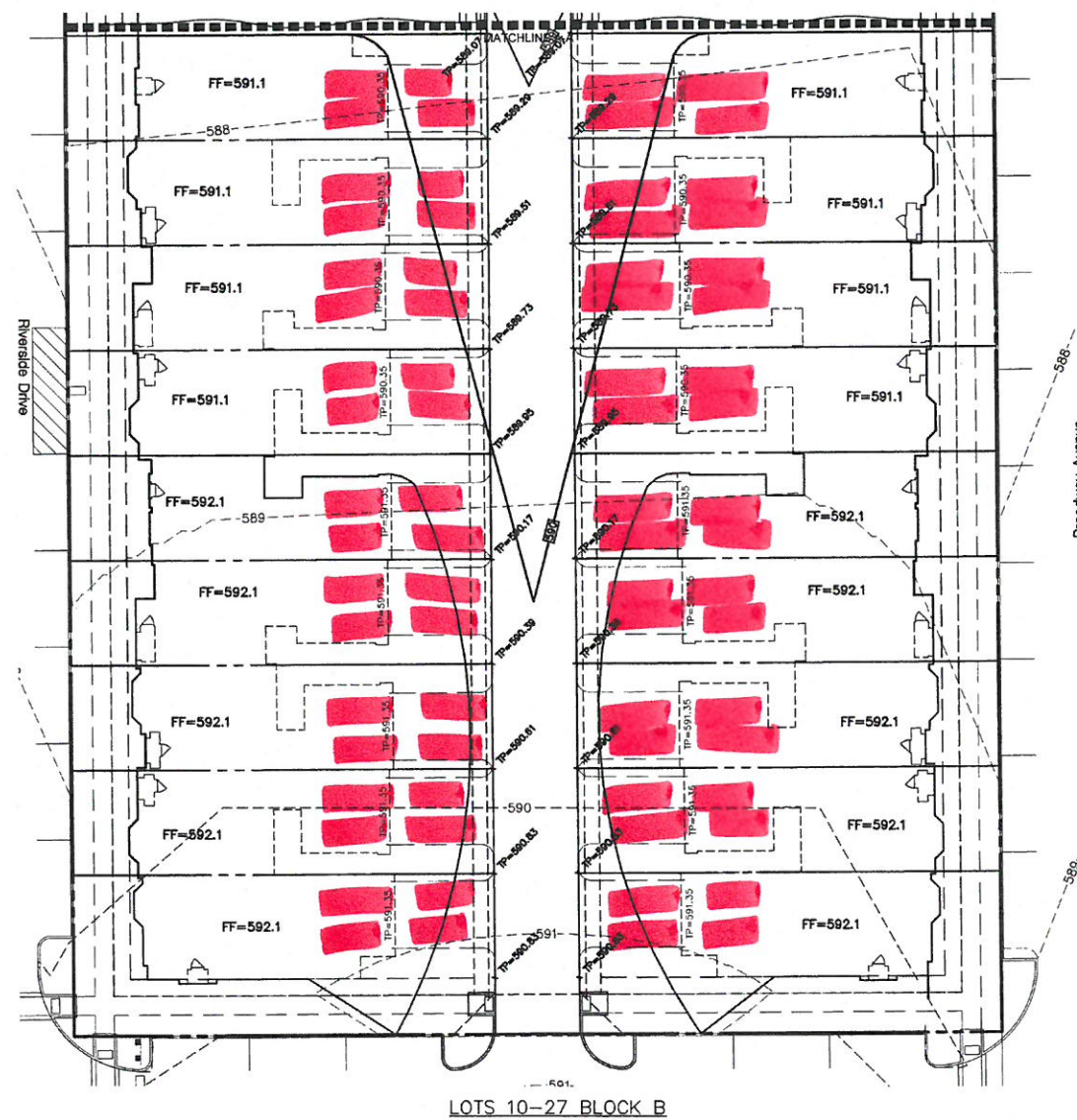
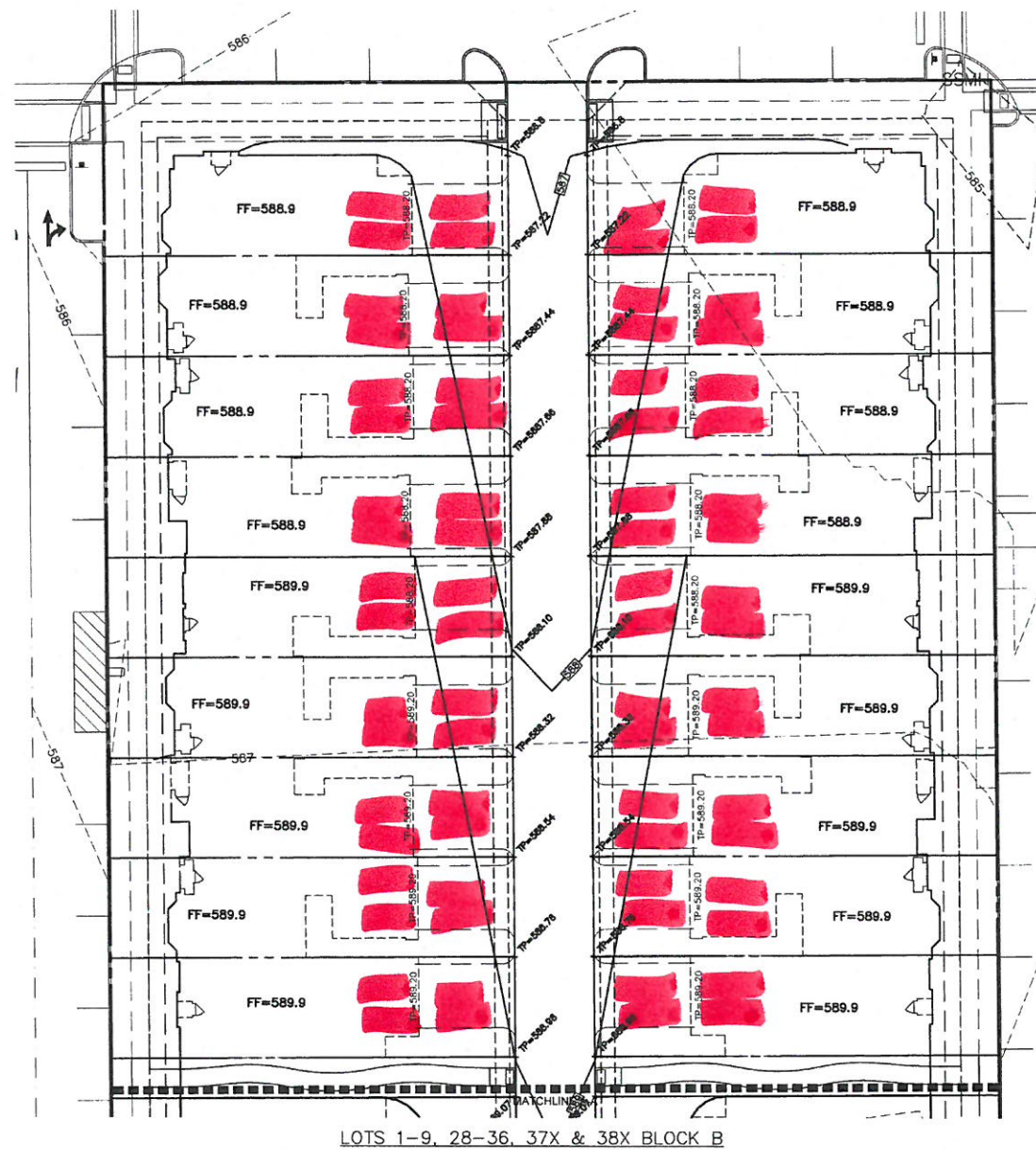
OWNER/DEVELOPER
 NEW ERA PARTNERS
 801 HANOVER DRIVE, SUITE 600
 GRAPEVINE, TX 76031
 Ph: 214-234-8229
 Contact: MR. BILL RESCH

THE RIVER WALK
 AT CENTRAL PARK

14178

C5

File: E:\WORK\LAND\DWG\VP A Civil Plan\LOT GRADING PLAN - NORTH.dwg
Plotted: 8/25/2015 2:30 PM by: J. J. DALLAK, JR.
Title: LOT GRADING PLAN - NORTH



TBM #1 - BOX CUT ON THE SOUTH END OF THE MEDIAN, EAST OF MEDICAL OFFICE BUILDING 101 AND NORTH OF CENTRAL PARK AVENUE, ~300' EAST OF THE INTERSECTION OF FM 2499 AND CENTRAL PARK AVENUE. ELEV. 602.22'
TBM #2 - BOX CUT IN CONCRETE AT THE SOUTHEAST CORNER OF AN INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BROADWAY AND ROYAL CRESCENT DRIVE NORTH. ELEV=585.13'

UTILITY NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL T.C.E.Q. SEPARATION REQUIREMENTS MUST BE MET.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER TOWN STANDARDS.
5. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN. REFER TO THE IRRIGATION PLANS AND PAVING PLANS FOR ADDITIONAL INFORMATION.
6. ALL WATER METER BOXES SHALL BE LOCATED ~1' BEHIND THE CURB AND LOCATED WITH THE PROPOSED UTILITY EASEMENT.
7. SANITARY SEWER SERVICE LINES ARE TO EXTEND TO ~2' BEHIND THE EDGE OF PAVEMENT.



OWNER/DEVELOPER
CADD RIVER WALK, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 76234
Ph. 469-692-7200
Contact: MR. JACK DAWSON



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive - Lewisville, TX 76047 • P: 972-458-8712 • F: 972-458-8715
810 Bryant Mill Road, Suite 114 - Houston, TX 77058 • P: 281-251-8719 • F: 281-251-8715
TSP-C Firm No. 1004752

RIVERSIDE POINT
Lot 1-36: 37X-39X, Block B & C
RIVERSIDE POINT
4.989 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 289
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LOT GRADING PLAN - NORTH

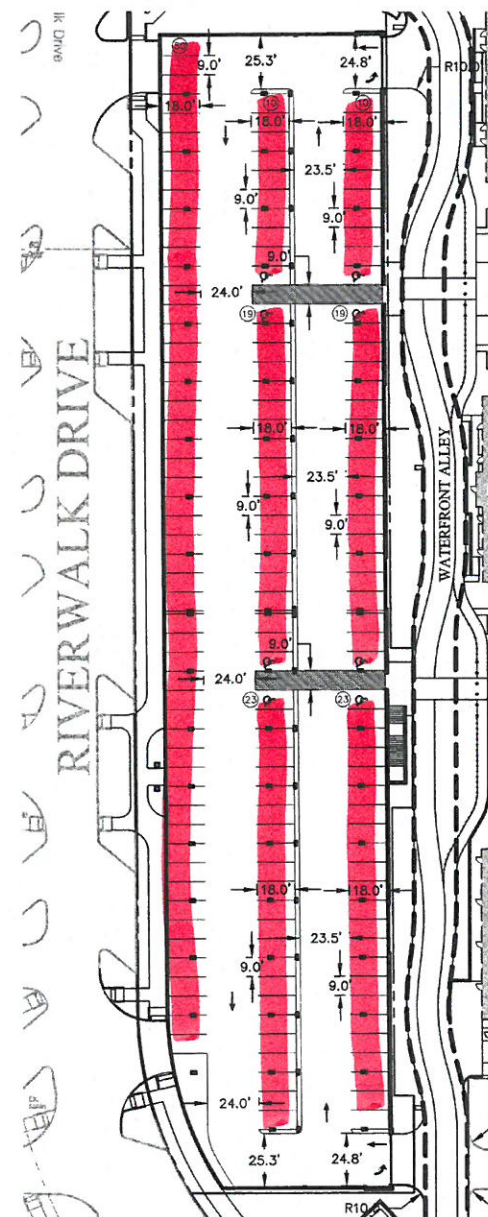
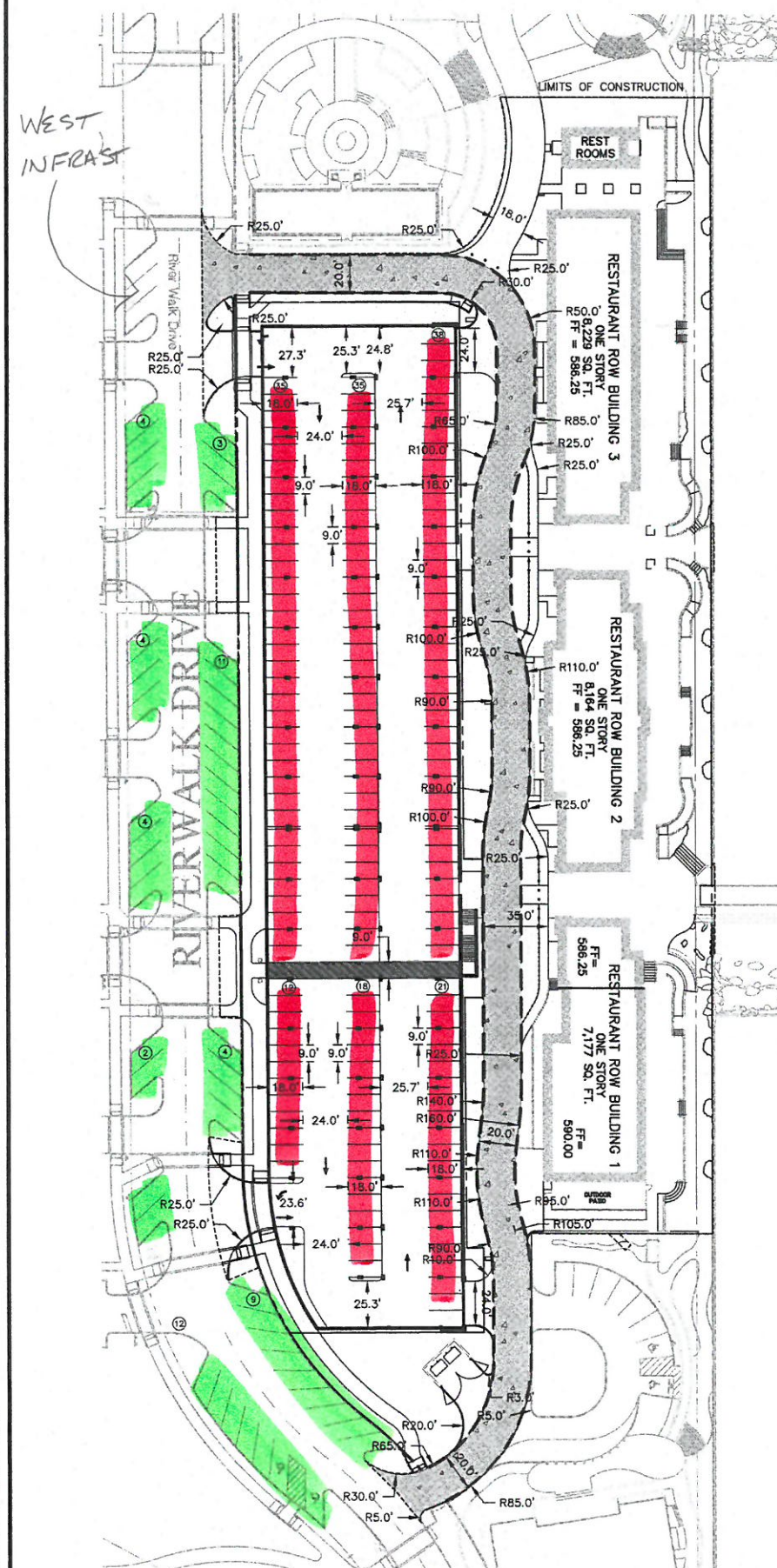
Reviewed
TOWN OF FLOWER MOUND
Released for Construction
Date: 7-8-15
Town of Flower Mound
Engineering Services

G&A CONSULTANTS, LLC
TBPE F-1788
Drawn By: ASSC
Date: 04/08/2015
Scale: 1"=20'
Revisions:
5/11/2015
5/27/2015
6/20/2015

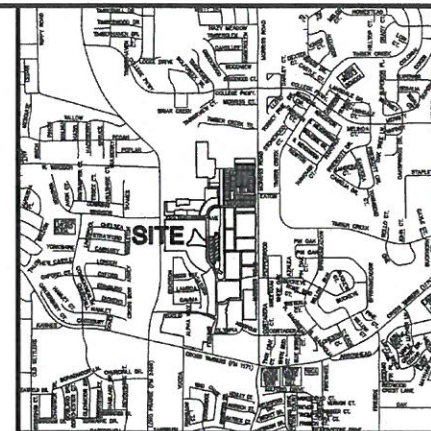
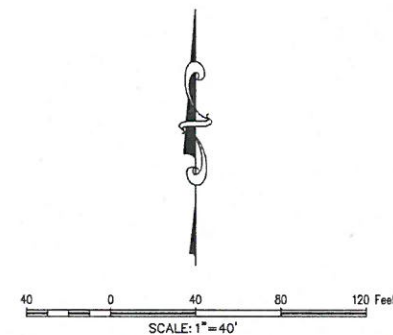
14045

C7

NO ON STREET PARKING COUNTED

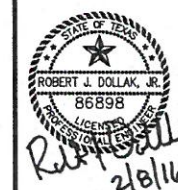


BOTTOM DECK OF PODIUM PARKING



SITE DATA TABLE - RESTAURANT ROW			
Physical Address	TBD		
Gross Site Area	3,664 A; 159,604 SF		
Net Site Area	3,664 A; 159,604 SF		
Sub-District	Sub-District "A"		
Current Use	Vacant Property		
Lot Coverage			
Building Coverage			
Building 1	8,229 SF;	±5.2%	
Building 2	8,164 SF;	±5.1%	
Building 3	7,177 SF;	±4.5%	
Impervious Coverage	±90%		
Pervious Area	±10%		
Parking Summary - TRWCP B or Town D			
	Required	Provided	
Surface Parking			
Restaurant - 1 space per 75 Square Feet			
Restaurant Row			
Building 1	110	105	
Building 2	109	104	
Building 3	96	104	
Existing On Street Parking	N.A.	53	
Total Parking	315	315	
Accessible Parking	8	8	
* Remainder Spaces	N.A.	51	
Building 1 Data			
Height Zone	One - Two Story		
Height (story/feet)	1 Story; 40' 0"		
Peak Height	26' 0"		
Mean Height	23' 0"		
Total Square Footage	8,229 SF		
Building 2 Data			
Height Zone	One - Two Story		
Height (story/feet)	1 Story; 40' 0"		
Peak Height	26' 0"		
Mean Height	23' 0"		
Total Square Footage	8,164 SF		
Building 3 Data			
Height Zone	One - Two Story		
Height (story/feet)	1 Story; 40' 0"		
Peak Height	26' 0"		
Mean Height	23' 0"		
Total Square Footage	7,177 SF		
* Remainder spaces for use by Choeul/Reception Hall			

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
7. REFER TO SHEET C5 FOR PAVING HATCH LEGEND.
8. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
9. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
10. ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL, OR SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE SOUTHERN AND EASTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.

G&A CONSULTANTS, LLC
TYPE E-1798

1BPE F-1/88

Drawn By: SM
Date: 08/10/2015

Scale: 1"=40'

Revisions:
09/11/2015

10/19/2015

2/4/2016

OWNER/DEVELOPER
MRW INVESTORS, INC.
1800 VALLEY VIEW, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR JACK DAWSON

Abstract

THE 

OVER WALK

VERVALN



RESTAURANT ROW
Lot 3, 4 & 5, Block A
RIVER WALK AT CENTRAL PARK 08/2015
3.664 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

RESTAURANT ROW
Lot 3, 4 & 5, Block A

RIVER WALK AT CENTRAL PARK 06/2015
3.664 Acres

- in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

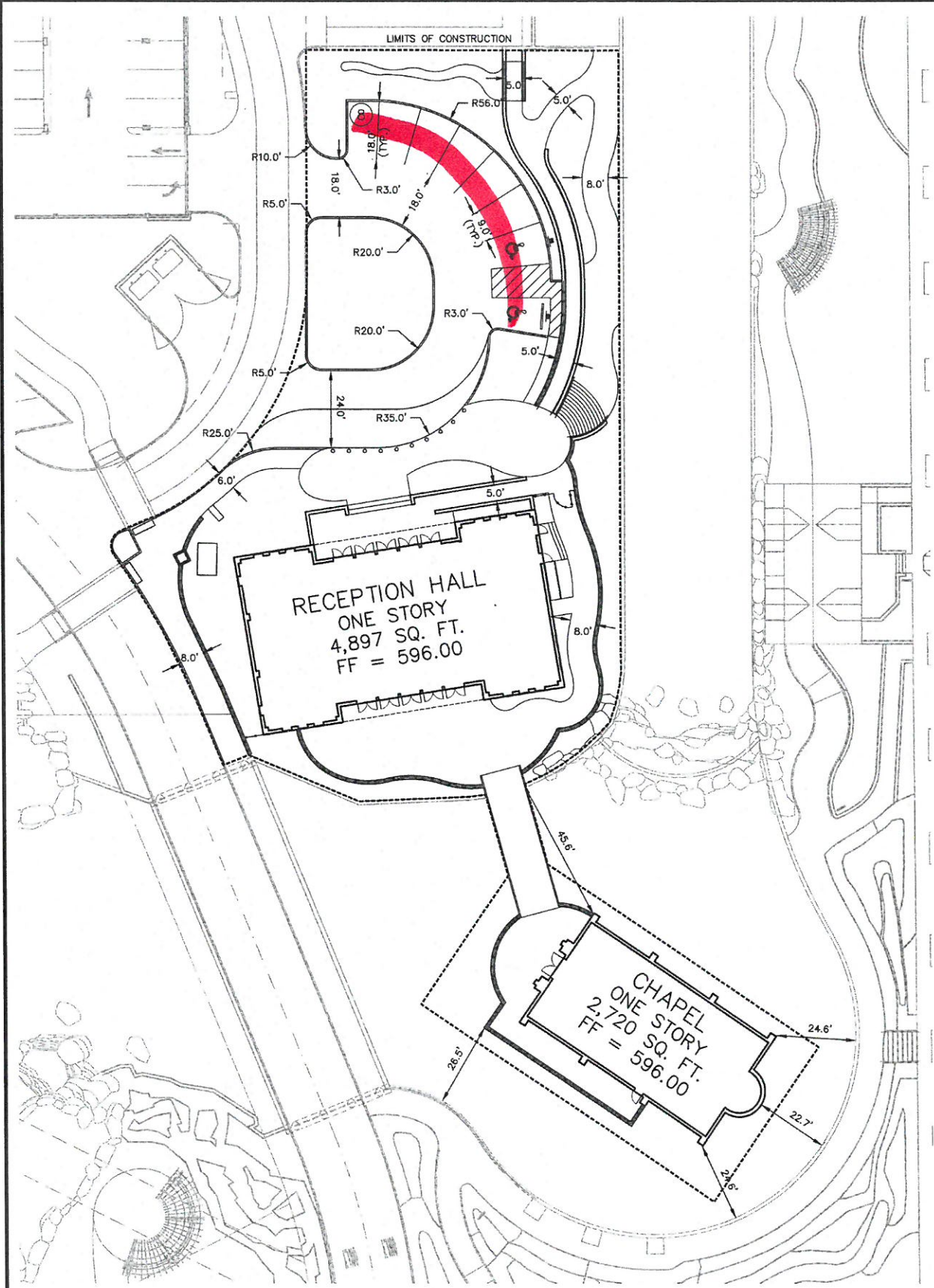
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SITE PLAN AND DIMENSIONAL CONTROL PLAN

15104

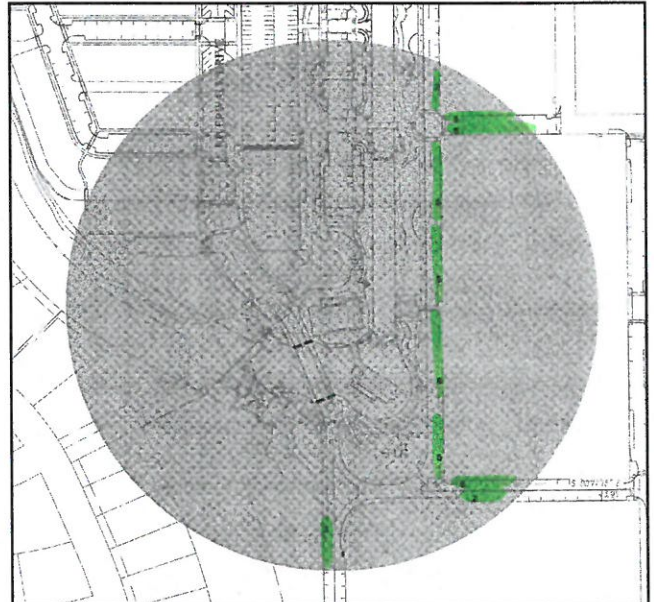
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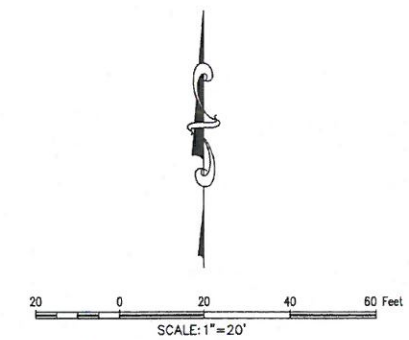


NOTES:

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
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11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
12. THE RETAINING WALLS USED TO CREATE THE ISLAND WILL BE THE SAME STONE USED TO CREATE THE VARIOUS WATER FALLS WITHIN THE CHANNEL.
13. OFFSITE PARKING ONLY USES PARKING SPOTS ACCOUNTED FOR IN THE "OFFSITE PARKING" WINDOW.

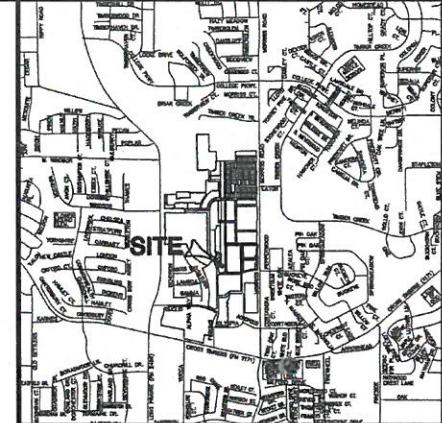


OFFSITE PARKING WITHIN 500' (N.T.S.)
* REFER TO NOTE 13



TBM #1 - BOX CUT ON THE SOUTH END OF THE MEDIAN, EAST OF MEDICAL OFFICE BUILDING 101 AND NORTH OF CENTRAL PARK AVENUE, ~300' EAST OF THE INTERSECTION OF FM 2499 AND CENTRAL PARK AVENUE. ELEV. 602.22'

TBM #2 - BOX CUT IN CONCRETE AT THE SOUTHEAST CORNER OF AN INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BROADWAY AND ROYAL CRESCENT DRIVE NORTH. ELEV=585.13'



SITE DATA TABLE – RIVER WALK CHAPEL AND RECEPTION HALL		
Physical Address	TBD	
Gross Site Area	0.737 A:	32,104 SF
Net Site Area	0.737 A:	32,104 SF
Sub-District	Sub-District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
Chapel	2,720 SF:	±8.5%
Reception Building	4,897 SF:	±15.3%
Impervious Coverage	±90%	
Pervious Area	±10%	
Parking Summary – TRWOP or Town □		
	Required	Provided
Surface Parking		
*Remainder Spaces	N.A.	51
Chapel	64	4
Reception Building	69	4
Offsite Parking	N.A.	46
Total Parking	133	105
Accessible Parking	2	6
RW allowed 65% reduction	87	105
Building Data		
Chapel		
Height Zone	One-Two Story	
Height (story/feet)	1 Story: 40' 0"	
Peak Height	36' 9.5"	
Mean Height	26' 4"	
Total Square Footage	2,720 SF	
Reception Hall		
Height Zone	One-Two Story	
Height (story/feet)	1 Story: 40' 0"	
Peak Height	24' 0"	
Mean Height	22' 0"	
Total Square Footage	4,897 SF	
*Refer to Restaurant Row Site Data Table for more information		

*Refer to Restaurant Row Site Data Table for more information



OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 76234
Ph. 469-682-7500
Contact: MR. JACK DAWSON



SITE PLANNING CIVIL ENGINEERING PLATING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 HIGHLAND DRIVE • LUBBOCK, TEXAS 79401 • P: 877.438.8712 • F: 877.438.8715
144 CHASE TOWN BLVD. NORTH, SUITE 2 • AUSTIN, TEXAS 78728 • P: 469.246.0192 • F: 469.246.0028
TBPE Firm No. 1798 TBPE Firm No. 1049709

RIVER WALK CHAPEL AND RECEPTION HALL
Lot 4, Block A
THE RIVER WALK AT CENTRAL PARK 06/2015
0.737 Acres
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

**SITE PLAN AND
DIMENSIONAL CONTROL
PLAN**

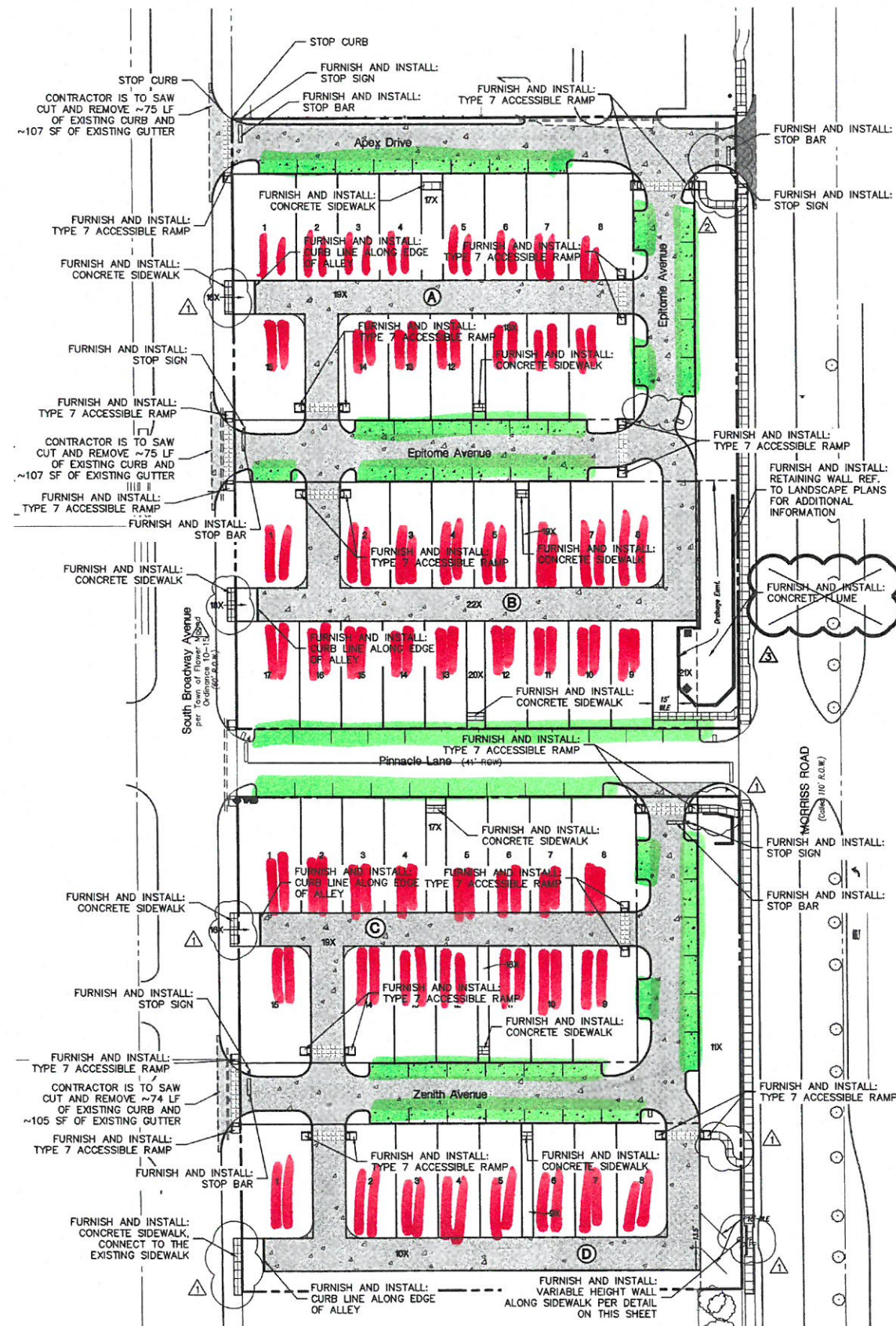
STATE OF TEXAS
COUNTY OF DENTON
ROBERT J. DOLLA, JR.
86898
2/6/16

G&A CONSULTANTS, LLC
TBPE F-1798

Drawn By: SM
Date: 08/10/15
Scale: 1"=20'
Revisions:
08/17/15
10/19/15

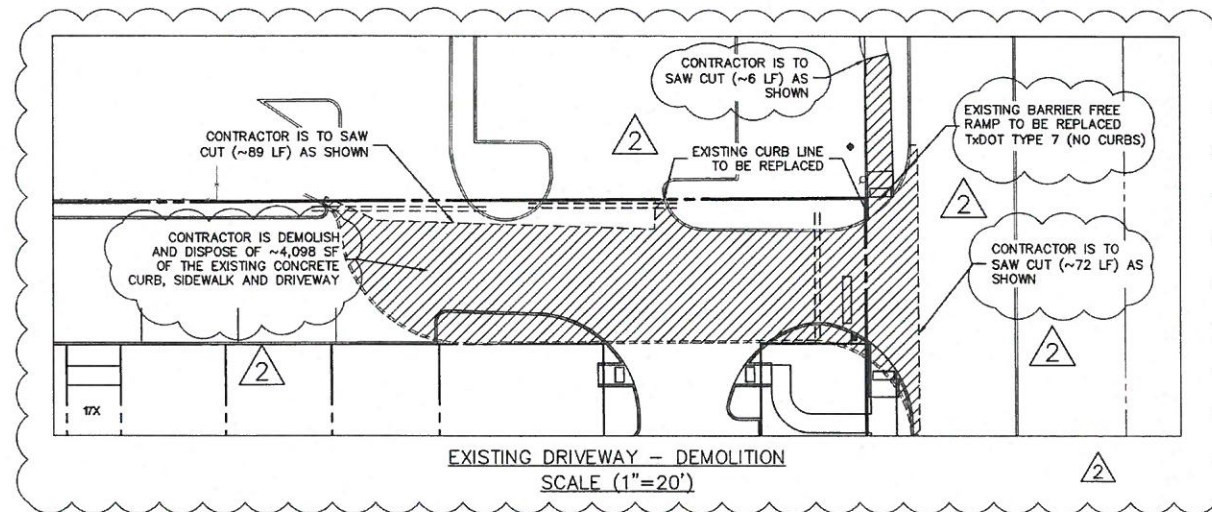
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C4



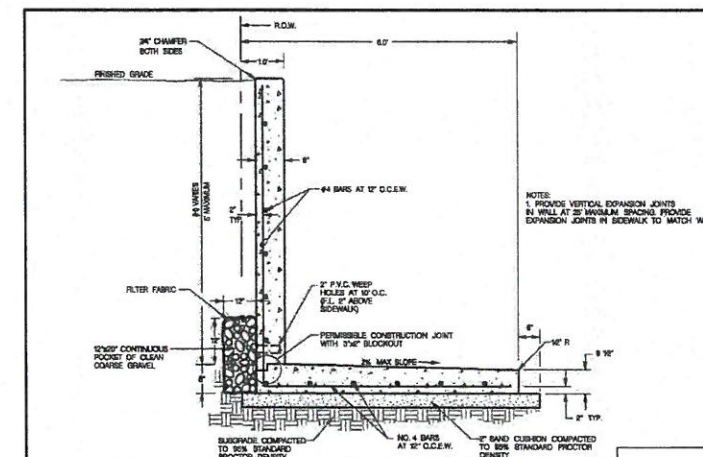
PAVING SPECIFICATIONS:

- SIDEWALK AREA:**
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
(HATCH PATTERN DOES NOT REFLECT CONSTRUCTION OR EXPANSION JOINT LOCATIONS)
- PARKING AREA:**
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.
- STREETS:**
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE
- STREETS (WITHIN MORRIS RIGHT-OF-WAY):**
6" 4,200 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE
- STAMPED CONCRETE AREA:**
PER THE RIVER WALK AT CENTRAL PARK STANDARDS



GENERAL NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. ALL UTILITY AND IRRIGATION SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
4. CONTRACTOR SHALL REFER TO THE PLAN AND PROFILE SHEETS FOR EACH STREET FOR ADDITIONAL INFORMATION ON GRADING REQUIREMENTS.
5. REFER TO THE IRRIGATION PLANS FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED IRRIGATION SLEEVES.
6. REFER TO SHEETS C6-C8 FOR PAVING SPECIFICATIONS.
7. ALL CROSSWALK, STOP BAR, PARKING SPACE, LANE USE ARROWS, LANE LETTERING, TURN BAY AND BROKEN STRIPING IS TO BE WHITE UNLESS OTHERWISE NOTED.
8. ALL STOP SIGNS LISTED ARE TO BE A COMBINATION STOP SIGN AND STREET SIGN, UNLESS OTHERWISE NOTED. TYPICALLY, THE STOP BAR SHALL BE 4 FEET MINIMUM FROM THE CROSS WALK.
9. SEE STANDARD DETAILS FOR ADDITIONAL INFORMATION ON THE BARRIER FREE RAMPS.
10. CONTRACTOR IS TO INSTALL SOIL STABILIZATION BY EITHER SEEDS CORTEX OR SOD IN ALL AREAS WITHIN 25' OF THE PROPOSED CURB LINES, UNLESS THE ADJACENT PROPERTY IS UNDER CONSTRUCTION WHEN THE ROAD IS READY FOR ACCEPTANCE.
11. CONCRETE STREET HEADERS, PER TOWN DETAIL, ARE REQUIRED WHERE NEW PAVING IS POURED AGAINST EXISTING PAVEMENT.
12. THE PAVEMENT WITHIN THE MORRIS ROAD RIGHT-OF-WAY, SHALL BE 4200 PSI, INCLUDING THE STAMPED COLORED CONCRETE FOR THE CROSSWALKS.



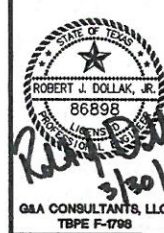
OWNER/DEVELOPER
CADG RIVER WALK, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 78234
PH. 469-892-7200
Contact: MR. JACK DAWSON



STEEL PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hildebrand Drive • Lewisville, TX 76057 • P: 972-458-9712 • F: 972-458-9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940-246-9012 • F: 940-246-1028
TYPE B Form No. 1004750

THE PINNACLE AT RIVER WALK
Lot 1, Block A & B
THE PINNACLE AT RIVER WALK
In the
4.577 Acres
JT STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PAVING, SIGNAGE, & STRIPING PLAN



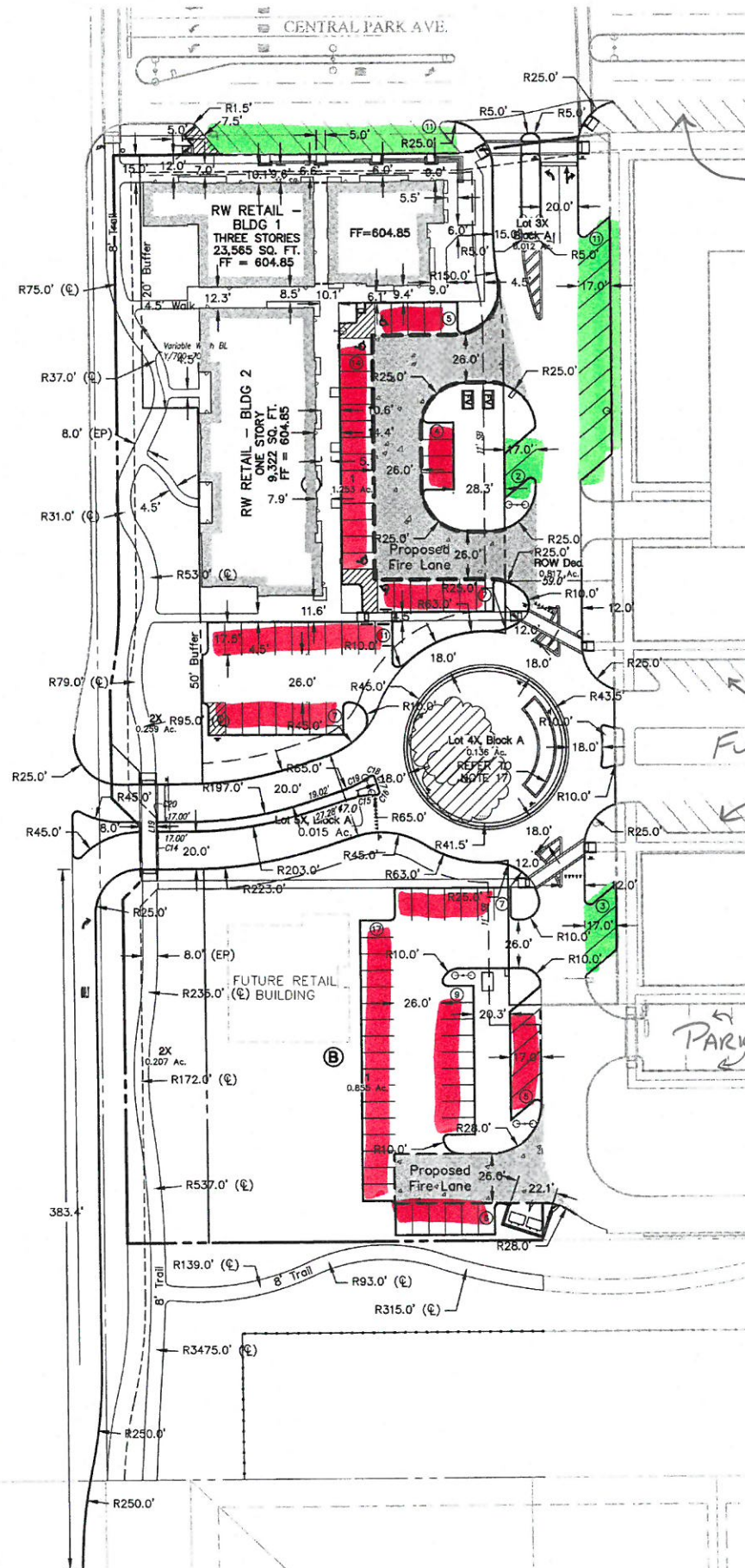
G&A CONSULTANTS, LLC
TYPE F-0768
Drawn By: MDD
Date: 5/04/2015
Scale: 1"=40'
Revised:
08/15/2015
07/08/2015
03/30/2016

15002

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THE PINNACLE AT RIVER WALK

FM 2499 - LONG PRAIRIE ROAD



RIVER WALK WEST INFR.

FUTURE

PARKMONT PLACE

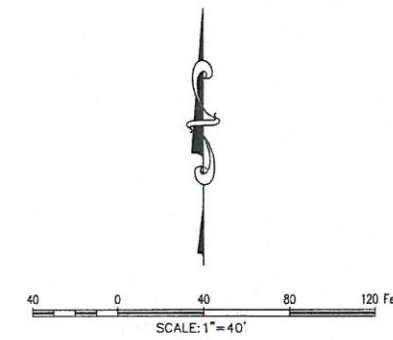
SITE DATA TABLE – RIVER WALK RETAIL			
Physical Address	TBD		
Gross Site Area	3,555 A;	154,856 SF	
Net Site Area	3,555 A;	154,856 SF	
Sub-District	Sub-District "A"		
Current Use	Vacant Property		
Lot Coverage			
Building Coverage			
Building 1	7,855 SF;	±5.1%	
Building 2	9,322 SF;	±6.0%	
Impervious Coverage	±75%		
Pervious Area	±25%		
Parking Summary – TRMCP or Town D	Required	Provided	
Surface Parking			
Retail – 1 space per 250 Square Feet			
Office – 1 space per 300 Square Feet			
RIVER WALK RETAIL			
Building 1 (Retail 7,855 SF)	32	17	
Building 1 (Office 15,710 SF)	53	17	
Building 2 (Retail 9,322 SF)	36	17	
Existing On Street Parking	N.A.	11	
Proposed On Street Parking	N.A.	21	
Parking for Future Building	N.A.	36	
Total Parking	88*	119	
Accessible Parking	5	5	
Building 1 Data			
Height Zone	Three Story		
Height (story/feet)	3 Story; 50' 0"		
Peak Height	64' 0"		
Mean Height	57' 0"		
Total Square Footage	23,565 SF		
Building 2 Data			
Height Zone	Three Story		
Height (story/feet)	3 Story; 50' 0"		
Peak Height	33' 0"		
Mean Height	28' 6"		
Total Square Footage	9,322 SF		

* refer to the Schedule of Mixed Use Parking; Section 7.9 of the River Walk Ordinance, and detailed below

SCHEDULE OF MIXED USE PARKING - PERCENTAGES					
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	
Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%

SCHEDULE OF MIXED USE PARKING - BLDGS. 1&2					
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	
Office	53	6	6	3	3
Retail	35	62	69	49	4
Restaurant	0	0	0	0	0
Totals	88	68	75	52	7

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-3					
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	
Office	53	6	6	3	3
Retail	39	70	78	55	4
Restaurant	14	27	27	27	3
Totals	106	103	111	85	10



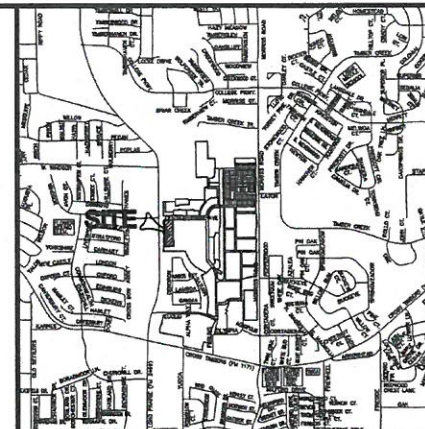
BM: TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEY DRIVE, EAST OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN ELEV. 599.65 (CALLED 600.29)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE OF A CONCRETE MEDIAN NEAR THE APPROX. E. OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX. E. OF CENTRAL PARK AVE. ELEV. 607.08 (CALLED 607.58)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE ROAD AND EUCLID AVE. ELEV. 639.01 (CALLED 639.51)

TBM - "C" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE; EAST OF MORRIS ROAD ELEV. 576.15

Vicinity Map 1"=2000'



NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
- REFER TO SHEET C4 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
- THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- THE ABBREVIATION CL= CENTER LINE.
- THE ABBREVIATION EP=EDGE OF PAVEMENT.
- A SITE PLAN WILL BE REQUIRED FOR THE FUTURE BUILDING INDICATED ON THIS PLAN.
- A TxDOT PERMIT WILL BE REQUIRED BEFORE ANY WORK CAN OCCUR WITHIN THE TxDOT RIGHT-OF-WAY.
- THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE PROPOSED AMENITY FOUNTAIN. THE AMENITY FOUNTAIN WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO CONSTRUCTION.
- THE ALIGNMENT OF THE 8' MULTI USE TRAIL WITHIN THE BUFFER IS TO BE FIELD ADJUSTED TO MAXIMIZE THE PRESERVATION OF THE EXISTING TREES. THE TRAIL SHALL REMAIN OUTSIDE OF THE TxDOT ROW, UNLESS CURRENTLY SHOWN WITHIN THE TxDOT ROW.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 05/26/16
Town of Flower Mound
Engineering Services

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hildebrand Drive • Suite 200 • P.O. Box 8712 • F. 76208-8712
144 Old Town Blvd. North, Ste. 2 • Anglen, TX 76226 • F. 840.240.1012 • F. 840.240.1028
TYPE Form No. 1798

RIVER WALK RETAIL
Lot 1R, Block 1
RIVER WALK RETAIL ADDITION
2.384 Acres
C. CHACON SURVEY, ABSTRACT NO. 289
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

**AMENDED SITE PLAN AND
DIMENSIONAL CONTROL
PLAN**

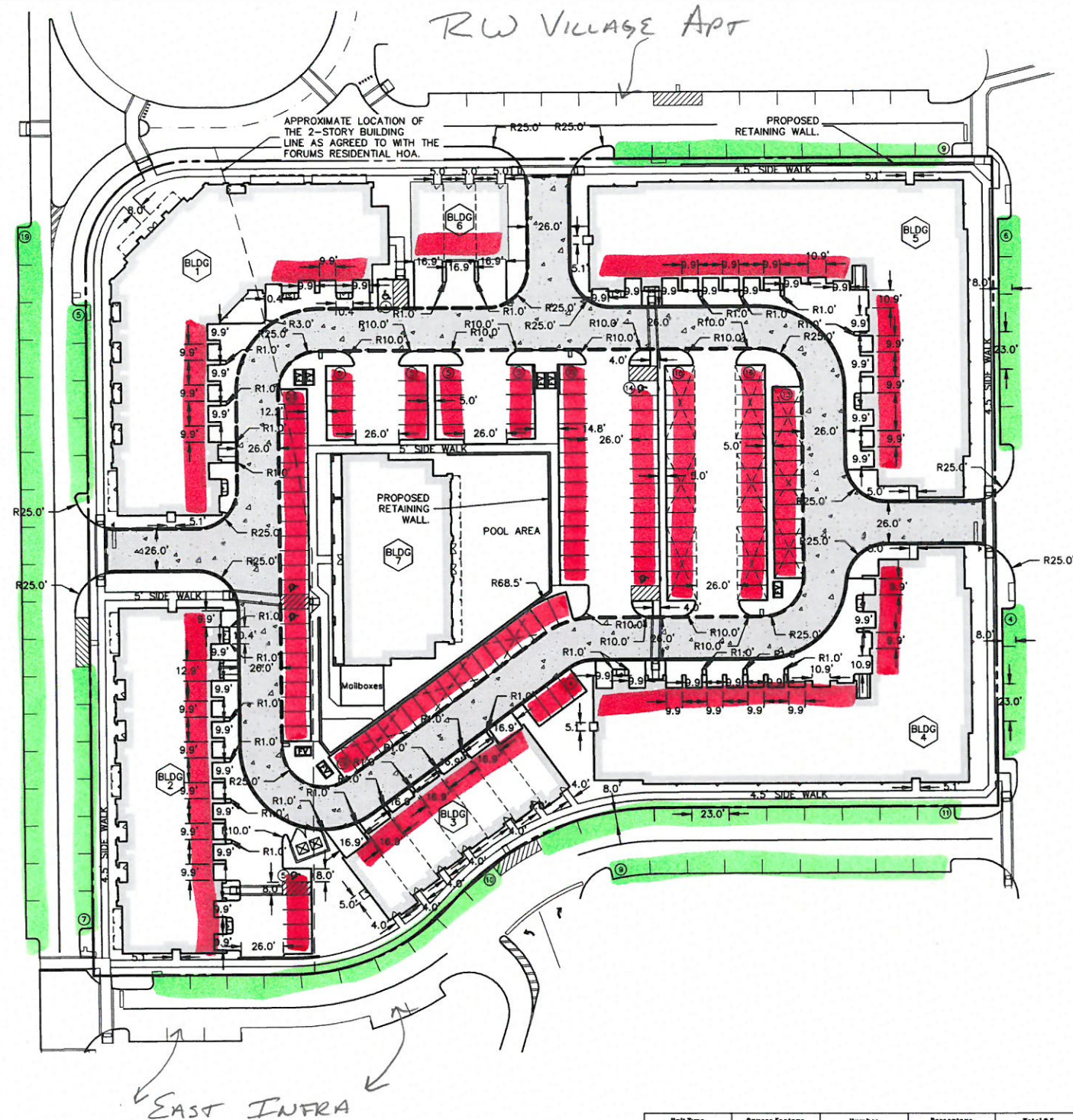
STATE OF TEXAS
COUNTY OF DENTON
ROBERT J. DOLLAH, JR.
8689
G&A CONSULTANTS, LLC
TYPE F-7785
Drawn By: SM
Date: 11/23/2015
Scale: 1" = 40'
Revisions:
12/18/2015
01/13/2016
03/21/2016 ASP
04/27/2016

15238

C3

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 76284
Ph. 480-892-7200
Contact MR. JACK DAWSON





RW Village Apt

APPROXIMATE LOCATION OF THE 2-STORY BUILDING LINE AS AGREED WITH THE FORUMS RESIDENTIAL HOA.

PROPOSED RETAINING WALL

PROPOSED RETAINING WALL

POOL AREA

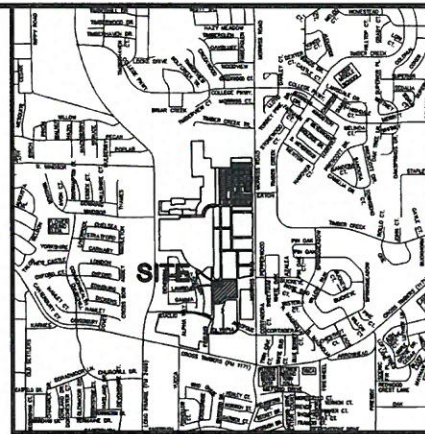
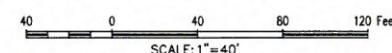
EAST INFRA

BM: TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN ELEV. 599.65 (CALLED 600.29)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE OF A CONCRETE MEDIAN NEAR THE APPROX. E. OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX. E. OF CENTRAL PARK AVE. ELEV. 607.08 (CALLED 607.58)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE ROAD AND EUCLID AVE. ELEV. 639.01 (CALLED 639.51)

TBM - "C" CUT ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE, EAST OF MORRIS ROAD ELEV. 576.15



SITE DATA TABLE LG RIVER WALK	
Physical Address	VARIABLE - TBD
Gross Site Area	5,618 A: 244,720 SF
Net Site Area	5,618 A: 244,720 SF
Sub-District	Sub-District "D"
Current Use	Vacant Property
Lot Coverage	
Building Coverage	
ALL BUILDINGS (1st Floors)	94,785 SF; ±38.7%
Impervious Coverage	±90%
Pervious Area	±10%
Parking Summary - TRWCP or Town	
Surface Parking	
Single Bedroom/Efficiency Units - One spot per unit	
Two Bedroom Units - 1.8 spots per unit	
Three or More Bedroom Units - 2 spots per unit	
LG River Walk - Proposed	
Single Bedroom/Eff. Units (171)	171
Two Bedroom Units (44)	80
Three or More Bedroom Units (10)	20
Garages	N/A
Existing On Street Parking	N/A
Proposed On Street Parking	N/A
Total Parking	271
Accessible Parking	7
Building Data (Building #1)	
Height Zone	One-Two and Four Story
Height (story/feet)	2 Story/40' & 4 Story/60'
Peak Height	53' 11"
Mean Height	48' 2"
Total Square Footage	43,020 SF
Building Data (Building #2)	
Height Zone	Two Story
Height (story/feet)	2 Story; 40' 0"
Peak Height	36' 7"
Mean Height	33' 3 1/2"
Total Square Footage	28,236 SF
* Two of the proposed garages are designated as accessible parking spaces	

Building Data (Building #3)	
Height Zone	Three Story
Height (story/feet)	3 Stories; 50' 0"
Peak Height	46' 5"
Mean Height	40' 11"
Total Square Footage	19,092 SF
Building Data (Building #4)	
Height Zone	Four Story
Height (story/feet)	4 Stories; 60' 0"
Peak Height	55' 1"
Mean Height	51' 0"
Total Square Footage	78,436 SF
Building Data (Building #5)	
Height Zone	Four Story
Height (story/feet)	4 Stories; 60' 0"
Peak Height	55' 1"
Mean Height	51' 0"
Total Square Footage	91,700 SF
Building Data (Building #6)	
Height Zone	Three Story
Height (story/feet)	3 Stories; 50' 0"
Peak Height	50' 11"
Mean Height	43' 2"
Total Square Footage	5,187 SF
Building Data (Building #7)	
Height Zone	Two Story
Height (story/feet)	2 Story; 40' 0"
Peak Height	00' 0"
Mean Height	00' 0"
Total Square Footage	26,472 SF

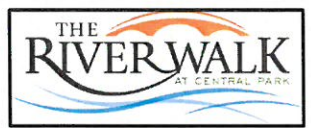
Indicates Covered Parking Locations (refer to Arch. Plans for additional information)

- NOTES:
- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 1.5 FEET UNLESS OTHERWISE NOTED. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
 - THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
 - REFER TO SHEET XX FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
 - ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
 - THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 - ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
 - THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - ALL PARKING SPACES ARE 9.0' WIDE AND 17.5' LONG UNLESS OTHERWISE NOTED.
 - ALL INTERNAL CROSSWALKS ARE TO BE 4.0' WIDE; ALL CROSSWALKS ADJACENT TO A STREET ARE TO BE 4.5' WIDE, UNLESS OTHERWISE NOTED. THE WIDTH IS MEASURED FROM THE INSIDE OF STRIPE TO INSIDE OF STRIPE.

Unit Type	Square Footage	Number	Percentage	Total S.F.
A1	700	45	20%	31,500
A2	732	14	6%	10,248
A3	800	89	40%	71,200
A4	801	4	2%	3,204
A5	926	19	8%	17,594
B1	1,008	12	5%	12,096
B2	1,216	10	4%	12,160
B3	1,303	22	10%	28,666
TH	1,900	10	4%	19,000
Average Unit Size				
Totals	914.1	225		205,668
Total Percentage of One bedrooms				76%
Total Percentage of Two bedrooms				20%
Total Percentage of Three bedrooms				4%

Building 1										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
4	6	0	4	5		0	6	2	0	27	1	24,928	24,928
Building 2										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
7	8	0	0	2		0	0	4	0	21	1	17,820	17,820
Building 3										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
0	0	0	0	0		0	0	0	7	7	1	13,300	13,300
Building 4										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
9	0	40	0	6		6	0	8	0	69	1	60,328	60,328
Building 5										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
15	0	48	0	6		6	0	8	0	83	1	70,928	70,928
Building 6										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
0	0	0	0	0		0	0	0	3	3	1	5,700	5,700
Building 7										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
10	0	1	0	0		0	4	0	0	15	1	12,664	12,664

OWNER/DEVELOPER
LEON CAPITAL GROUP
2301 CEDAR SPRINGS, SUITE 200
DALLAS, TEXAS 75201
Ph. 214-868-7848
Contact: MR. JASON MCLANE



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date
Town of Flower Mound
Engineering Services

SITE PLANNING CIVIL/ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

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TBPES Firm No. 1798 TBPES Firm No. 10047700

LG RIVER WALK APARTMENTS
Lot 1, Block G
THE RIVER WALK AT CENTRAL PARK 08/2014
5.618 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

**SITE PLAN AND
DIMENSIONAL CONTROL
PLAN**

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #68898
DATE 5/13/2016

Drawn By: SM
Date: 02/08/2016
Scale: 1"=40'
Revisions:
03/02/2016
03/28/2016

15260

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