

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-3					
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	53	6	6	3	3
Retail	35	62	69	49	4
Restaurant	30	60	60	60	6
Totals	118	128	135	112	13

	SCHEDULE OF MIXED USE PARKING - BLDGS. 1&2				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Night 6A
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 - PERCENTAGES				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%

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. $\frac{1}{4}$ OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX $\frac{1}{4}$ OF CENTRAL PARK AVE.
ELEV. 607.08 (CALLED 607.58)

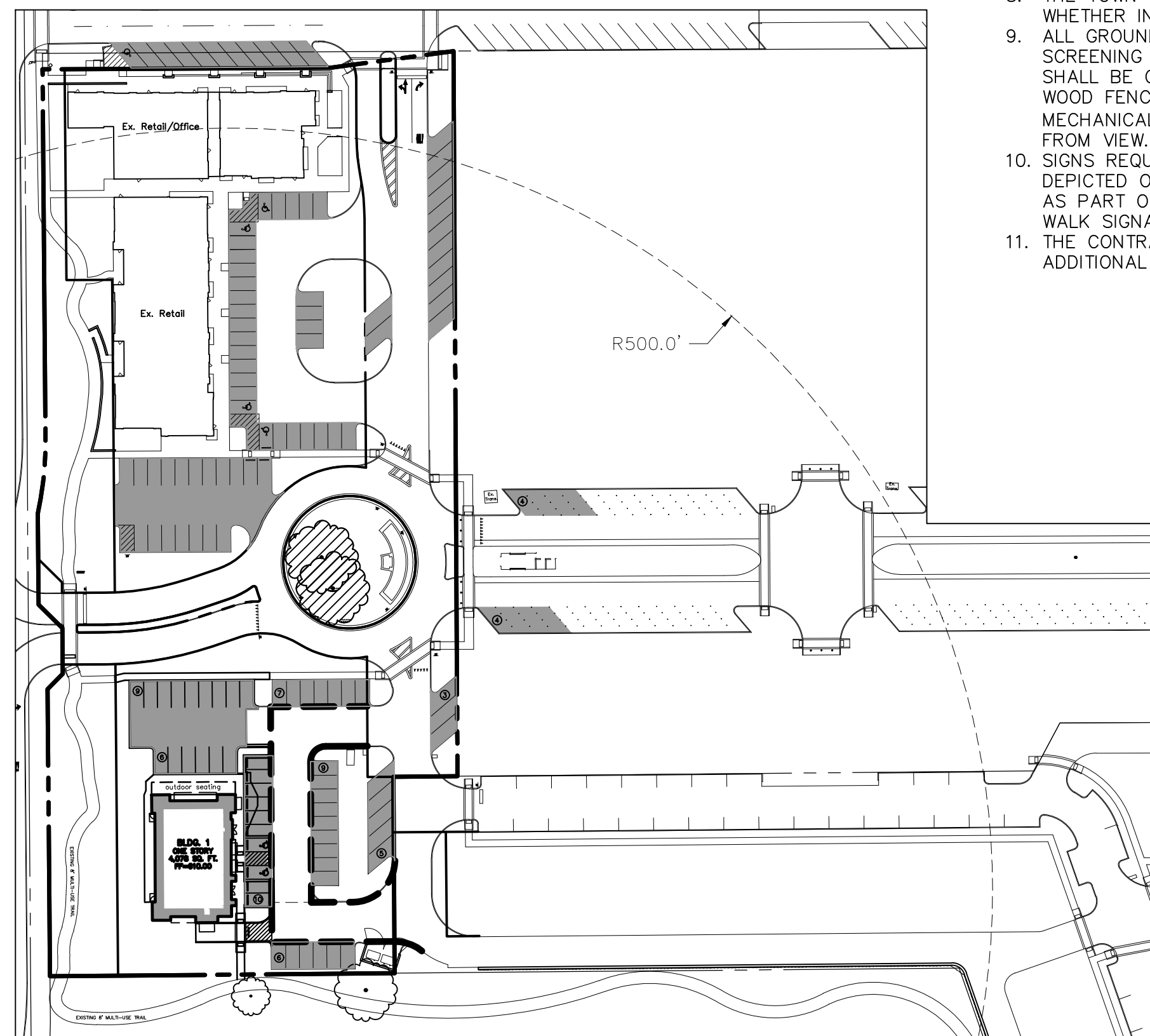
TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK
OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE
ROAD AND EUCLID AVE.
ELEV. 639.01 (CALLED 639.51)

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

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'x 17.5' UNLESS OTHERWISE NOTED.
5. IN THE EVENT OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. REFER TO SHEET C7.00 FOR PAVING HATCH LEGEND.
7. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
8. THE TOWN OF FLOWER MOUNT CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THE LANDSCAPE PLANS OR NOT.
9. 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. WOOD FENCING SHALL BE PROHIBIT. ALL ROOF MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
10. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED FOR CONSTRUCTION. SIGNS MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
11. THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	63.00'	42°32'37"	46.78'	S 79°10'14" E, 45.71'
C2	44.50'	50°45'39"	39.42'	S 83°16'45" E, 38.15'
C3	223.50'	16°37'59"	64.88'	N 79°39'25" E, 64.66'



The hatched areas represent the parking for River Walk Retail Phases I & II, 135 parking spaces (another 47 parking spaces within 500' of the Building Entrance)



OWNER/DEVELOPER
MRW INVESTORS
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FARMERS BRANCH, TEXAS
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SITE & DIMENSIONAL CONTROL PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
ROBERT JOHN DOLLAH, JR.
P.E. #86898
DATE 4/19/2022

Drawn By: ASC
Date: 08/10/2020
Scale: 1"=20'
Revisions:
11/03/2020
07/29/2021
01/04/2022
02/14/2022
03/17/2022
03/29/2022
04/11/2022
04/19/2022

MRW-20010

C2.00



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