

SITE DATA TABLE – RIVER WALK RETAIL – PHASE II		
Physical Address	TBD	
Gross Site Area	0.855 A; 37,243 SF	
Net Site Area	0.855 A; 37,243 SF	
Sub-District	Sub-District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
Building 1	4,078 SF; ±10.9%	
Impervious Coverage	±85%	
Pervious Area	±55%	
Parking Summary – TRWCP <input checked="" type="checkbox"/> or Town <input type="checkbox"/>		
	Required	Provided
Surface Parking		
Restaurant – 1 space per 75 Square Feet		
RIVER WALK RETAIL – PHASE II		
Building 1 (Restaurant 4,078 SF)	54	52
Building 1 (Patio 456 SF)	6	0
Existing On Street Parking	N.A.	N.A.
Total Parking	60	52
Accessible Parking	2	2
Building 1 Data		
Height Zone	One Story	
Height (story/feet)	3 Story; 50' 0"	
Peak Height	23' 3"	
Mean Height	24' 6"	
Total Square Footage	4,078 SF	

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

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

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

BM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE
OF A CONCRETE MEDIAN NEAR THE APPROX. 1/4 OF LONG PRAIRIE ROAD, ~40'
SOUTH OF THE APPROX 1/4 OF CENTRAL PARK AVE.
LEV. 607.08 (CALLED 607.58)

BM - 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.
LEV. 639.01 (CALLED 639.51)

BM - "□" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE
EDIAN NOSE ON EATON DRIVE; EAST OF MORRISS ROAD
FV. 576.15

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'x 17.5' 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.

REFER TO SHEET C7.00 FOR PAVING HATCH LEGEND.

ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.

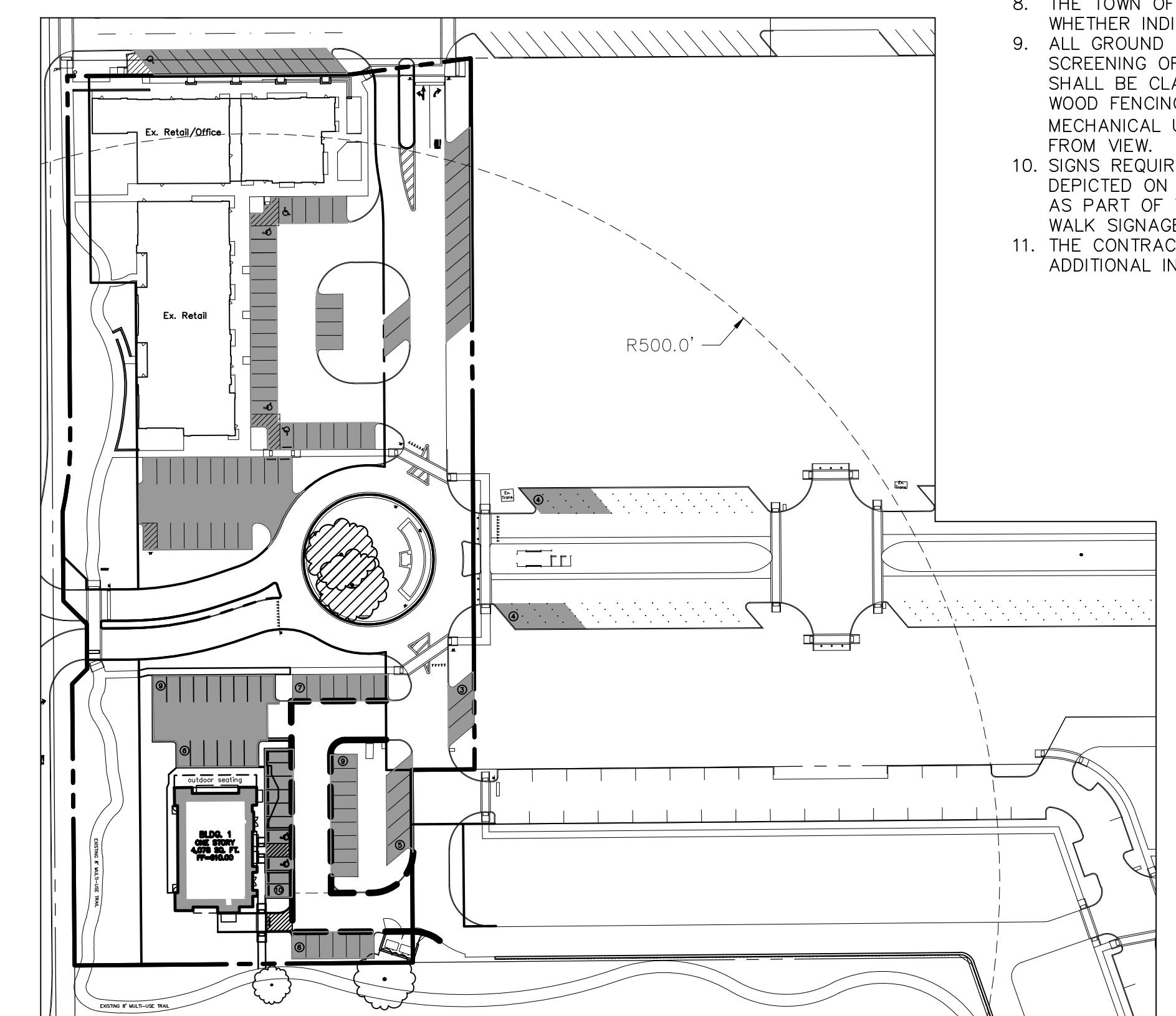
THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

ALL 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.

0. 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 CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



SCALE 1"=80'
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)

SHIITE & 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.
BPE: 19762
ROBERT JOHN DOLLAK, JR.
E. #86898
1/16/2005

rown By: ASC
ate: 08/10/2020
cale: 1"=20'
evisions:
/03/2020
/29/2021
/04/2022
/14/2022
/17/2022
/29/2022
/11/2022
/19/2022

MRW-20010



THE RIVERWALK AT CENTRAL PARK

OWNER/DEVELOPER
MRW INVESTORS
300 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. 214-287-9009
Contact: MICHAEL BEATY

C2.00