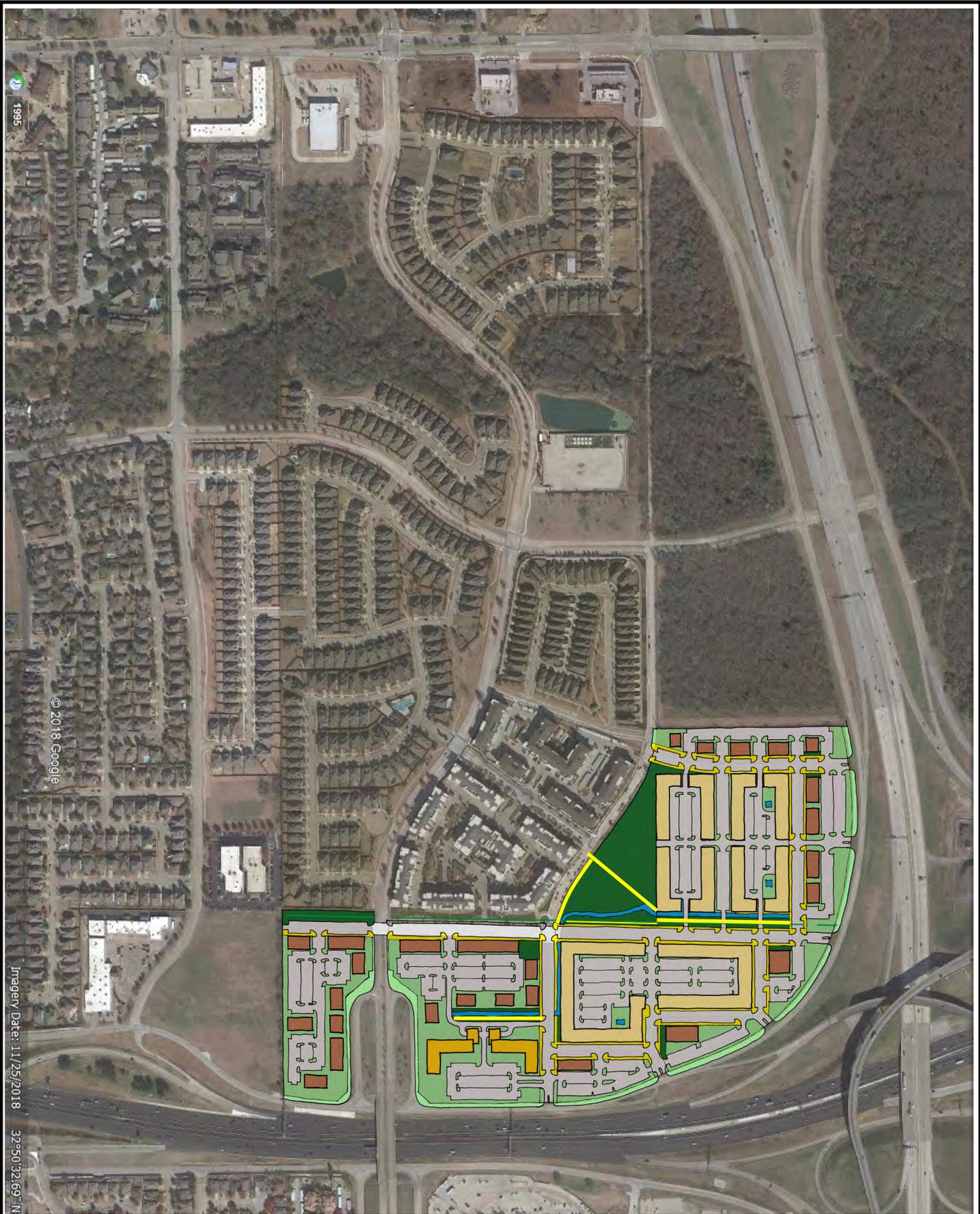


RIVERWALK CONCEPT PLAN SUBMITTAL EULESS, TX

February 5, 2020

NOTE

As anticipated in the Riverwalk zoning document, the Regulating Plan shall be updated from time to time to facilitate new Concept Plans. This Concept Plan is intended to comply with all regulations of the Riverwalk zoning document, and represents the Applicant's best representation of anticipated development on the land remaining within the Riverwalk zoning district. City approval of the Concept Plan shall not grant any waivers, relief or new entitlements, and only affirms that the Applicant's Concept Plan is consistent with the regulations. Where conflicts between the Concept Plan and the Riverwalk zoning regulations occur, the Riverwalk zoning regulations shall govern.



1995

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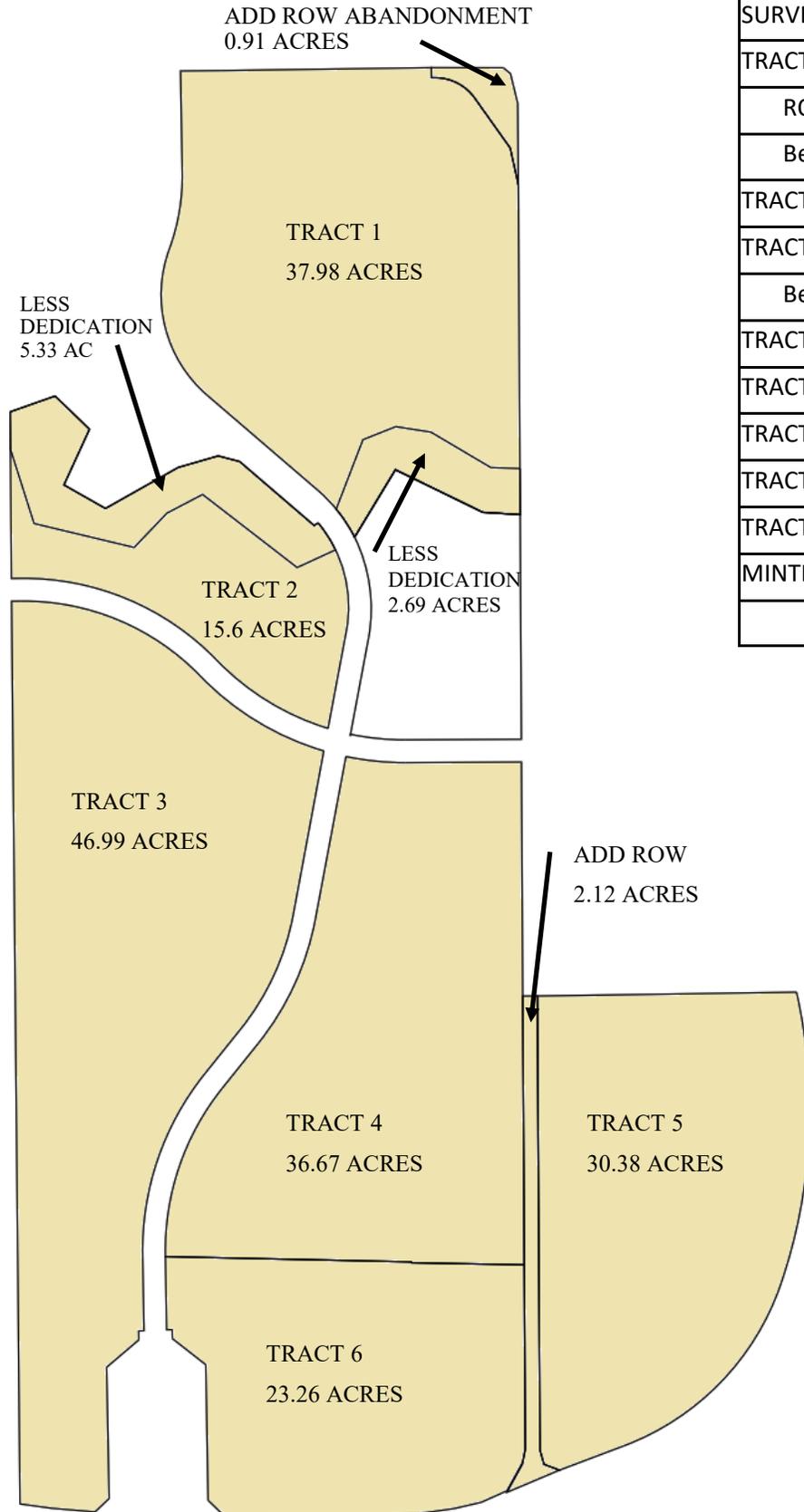
Imagery Date: 11/25/2018

32°50'32.69" N

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BEAR CREEK RIVERWALK OVERVIEW OF RIVERWALK DISTRICT

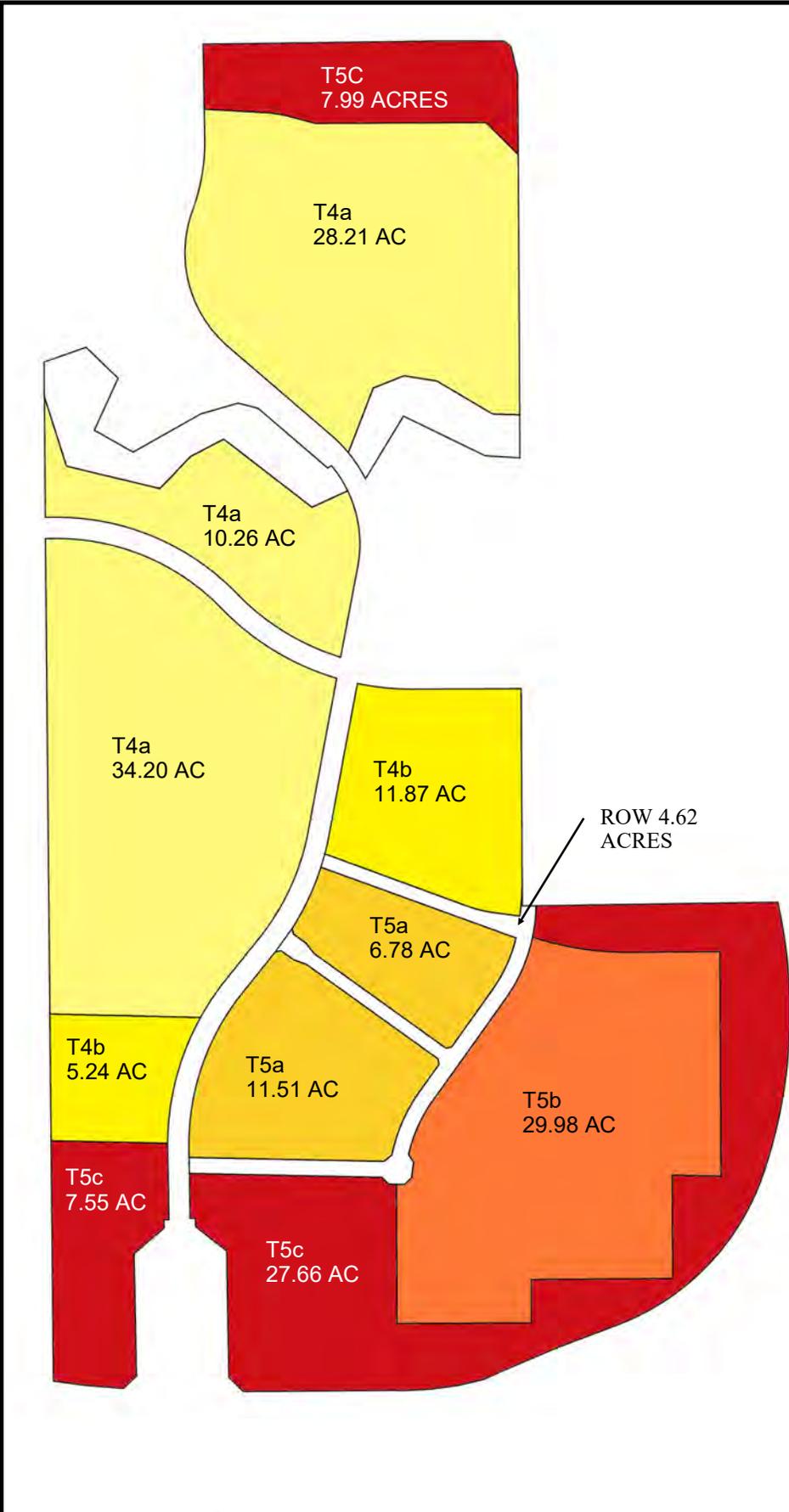


SURVEY TRACTS	TRACT AREAS
TRACT 1 - ORIGINAL	37.984
ROW Abandonment	0.91
Bear Creek Dedication	-2.69
TRACT 1 - CURRENT	36.200
TRACT 2 - ORIGINAL	15.60
Bear Creek Dedication	-5.33
TRACT 2 - CURRENT	10.261
TRACT 3	46.995
TRACT 4	36.667
TRACT 5	30.386
TRACT 6	23.258
MINTERS CHAPEL ROW	2.114
TOTALS	185.881

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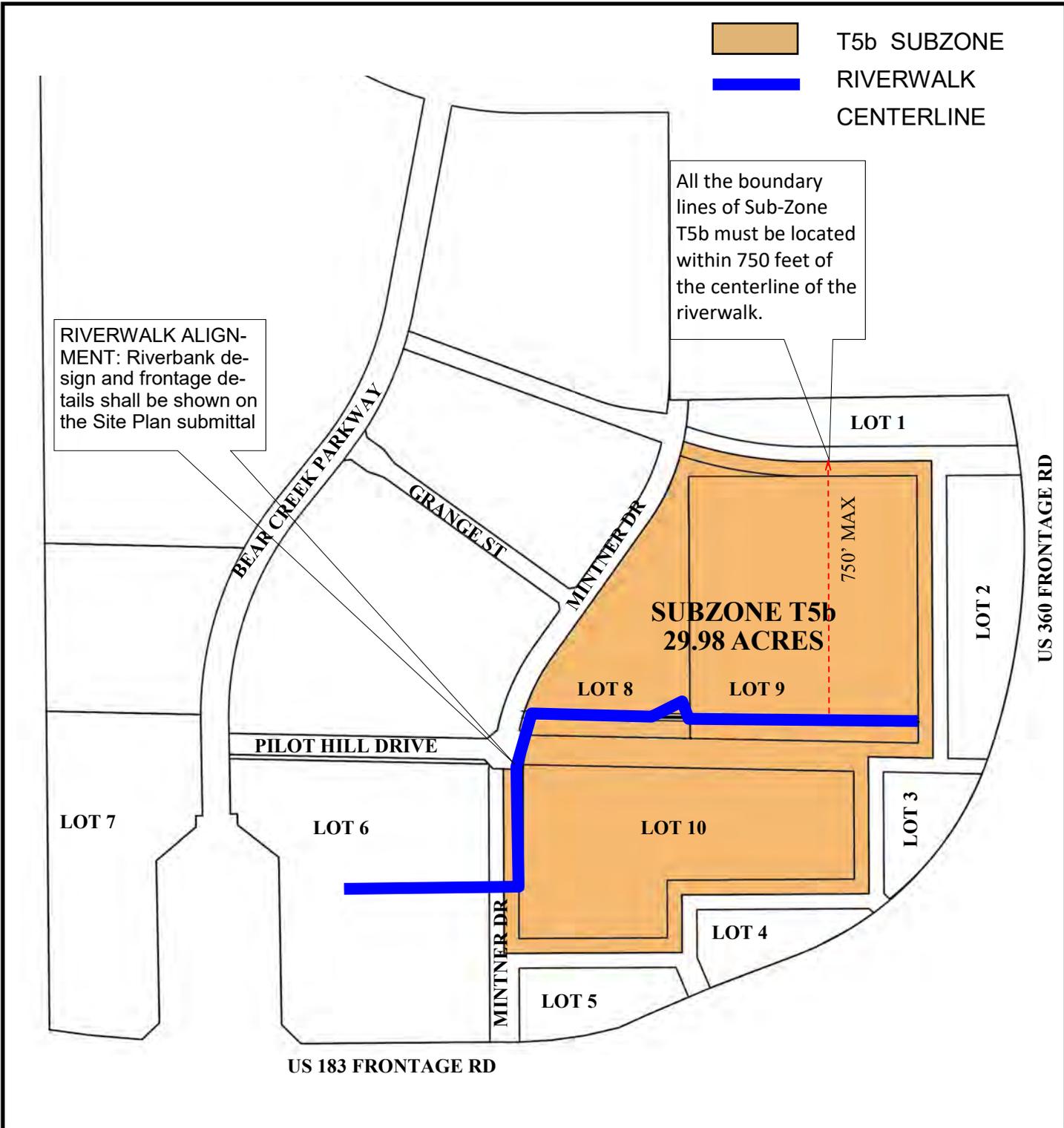
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**BEAR CREEK RIVERWALK
 ORIGINAL SURVEY PLAN**



REGULATING PLAN TRACTS		
ZONE	ACRES	SUBTOT
T4a	28.21	
	10.26	
	34.20	
		72.67
T4b	5.24	
	11.87	
		17.12
T5a	6.78	
	11.51	
		18.28
T5b	29.98	
		29.98
T5c	7.99	
	7.55	
	27.67	
		43.21
ROW		4.62
TOTAL		185.88

SUBZONE T5b INCLUDES A 5-ACRE PARK.



RIVERWALK

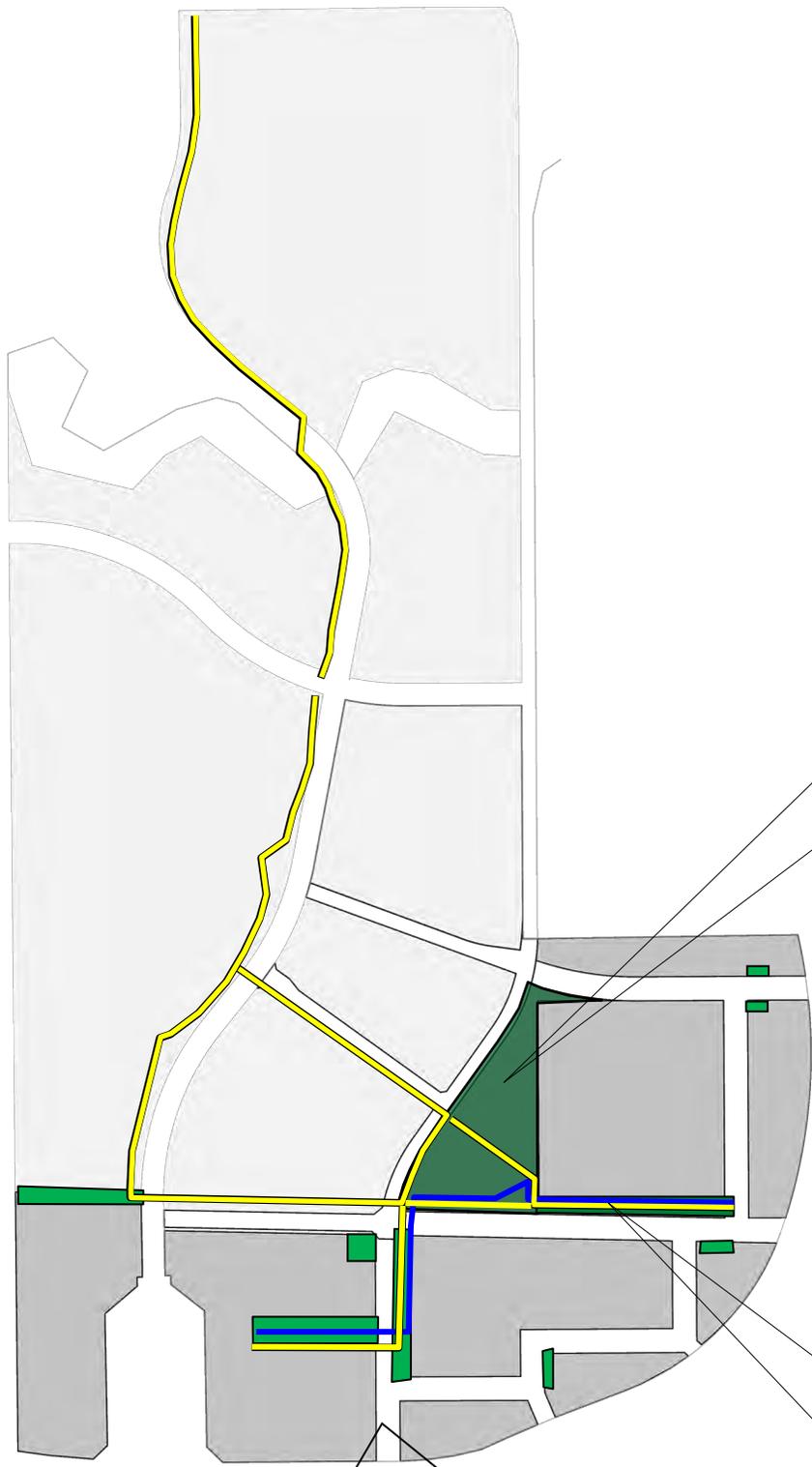
T5b AREA	AREA RATIO	RIVERWALK LENGTH REQUIRED	RIVERWALK LENGTH PROVIDED
29.98 ACRES	750 SF/ LF	29.98 AC = 1,069,833 SF / 750 SF = 1,742 LF	2,123 LF

For each linear foot of the riverwalk amenity that is dedicated and constructed, a maximum of 750 square feet of Sub-Zone T5b shall be entitled.

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**BEAR CREEK RIVERWALK
 SUBZONE T5B: RIVERWALK ANALYSIS**



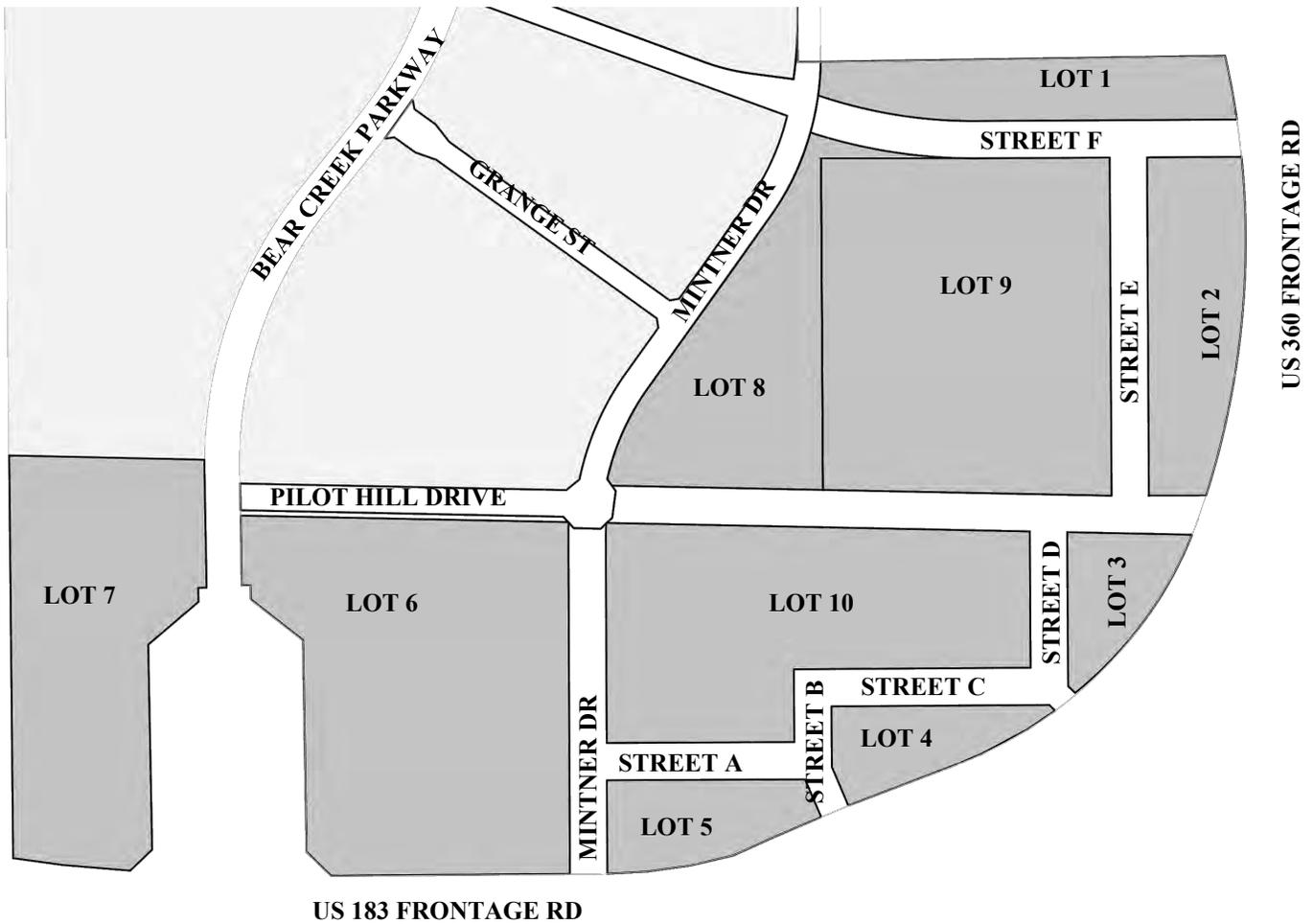
PROPOSED OPEN SPACE:
 Per Section 11, Open Space Type a, Park
 Minimum area = 5 acres
 Provided area = 5 acres minimum

T5b required open space: 29.98 acres x 5%
 = 1.50 acres. T5b open space provided = 5
 acres minimum.

RESIDENTIAL UNITS MUST BE WITHIN
 800' OF AN OPEN SPACE.

T5c required open space: 43.21 acres x 5% = 2.16 acres.
 T5c open space provided = 2.16 acres minimum.

PROPOSED TRAIL:
 Shall comply with Section 11, Paragraph B,
 Trail Connections.



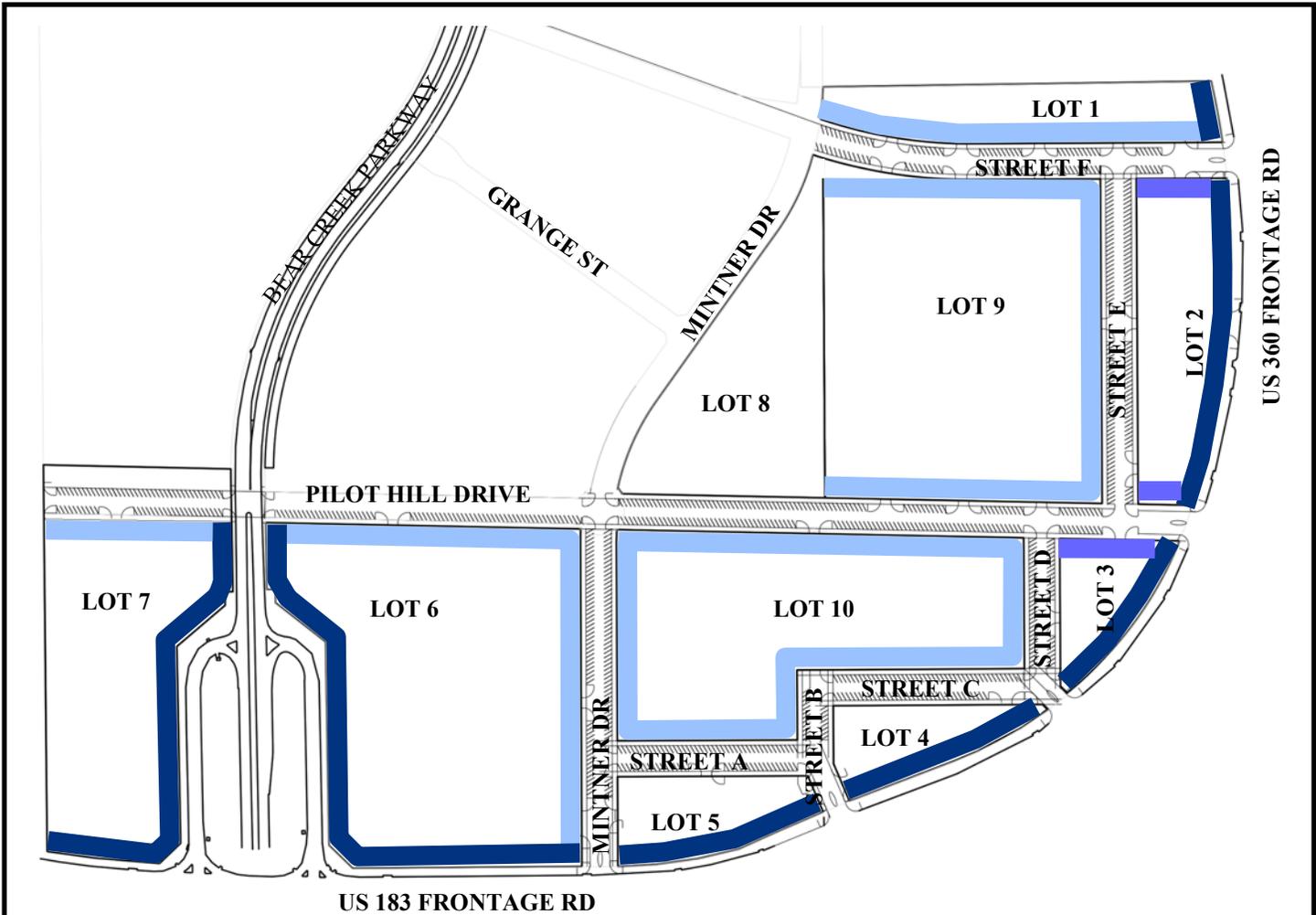
LOT SUMMARY

LOT #	SUBZONE	LOT TYPE	LOT AREA	USE	COMMENTS
LOT 1	T5c	C2	2.785	COMMERCIAL	1. NO RESIDENTIAL UNITS SHAL BE LOCATED ON THE GROUND FLOOR. 2. REQUIRED COVERED PARKING, SECTION 14, PARAGRAPH B, SHALL BE SATISFIED BY AT-GRADE PARKING GARAGE WITHIN THE BUILDING ENVELOPES IN ADDITION TO CARPORTS.
LOT 2	T5c	C2	3.426	COMMERCIAL	
LOT 3	T5c	C2	1.409	COMMERCIAL	
LOT 4	T5c	C2	1.529	COMMERCIAL	
LOT 5	T5c	C2	1.804	COMMERCIAL	
LOT 6	T5c	C2	11.522	COMMERCIAL	
LOT 7	T5c	C2	7.545	COMMERCIAL	
LOT 8	T5b	PARK	4.936	OPEN SPACE	
LOT 9	T5b	C1	11.134	MIXED-USE	
LOT 10	T5b	C1	8.513	MIXED USE	
ROW	T5b & T5c	N / A	10.365	STREETS	
TOTAL			64.968		

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**BEAR CREEK RIVERWALK
 LOT SUMMARY**



STREET TYPE C2 PERMITS ANGLED-IN PARKING ON BOTH SIDES OF THE STREET AND M2 PERMITS PARALLEL PARKING ON BOTH SIDES.

FRONTAGE TYPE C3
FRONTAGE TYPE M1

STREET SUMMARY		FRONTAGE SUMMARY		
STREET	STREET TYPE	STREET	NORTH OR WEST FRONTAGE TYPE	SOUTH OR EAST FRONTAGE TYPE
STREET A	C2 OR M2	STREET A	M1	NOT FRONTAGE
STREET B	C2 OR M2	STREET B	M1	NOT FRONTAGE
STREET C	C2 OR M2	STREET C	M1	NOT FRONTAGE
STREET D	C2 OR M2	STREET D	M1	NOT FRONTAGE
STREET E	C2 OR M2	STREET E	M1	NOT FRONTAGE
STREET F	C2 OR M2	STREET F	M1	M1
MINTNER	C2 OR M2	MINTNER	M1	M1
PILOT HILL	C2	PILOT HILL	M1	M1
TXDOT FRONTAGE RD	N / A	TXDOT FRONTAGE RD	C3	C3

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**BEAR CREEK RIVERWALK
STREET & FRONTAGE SUMMARY**



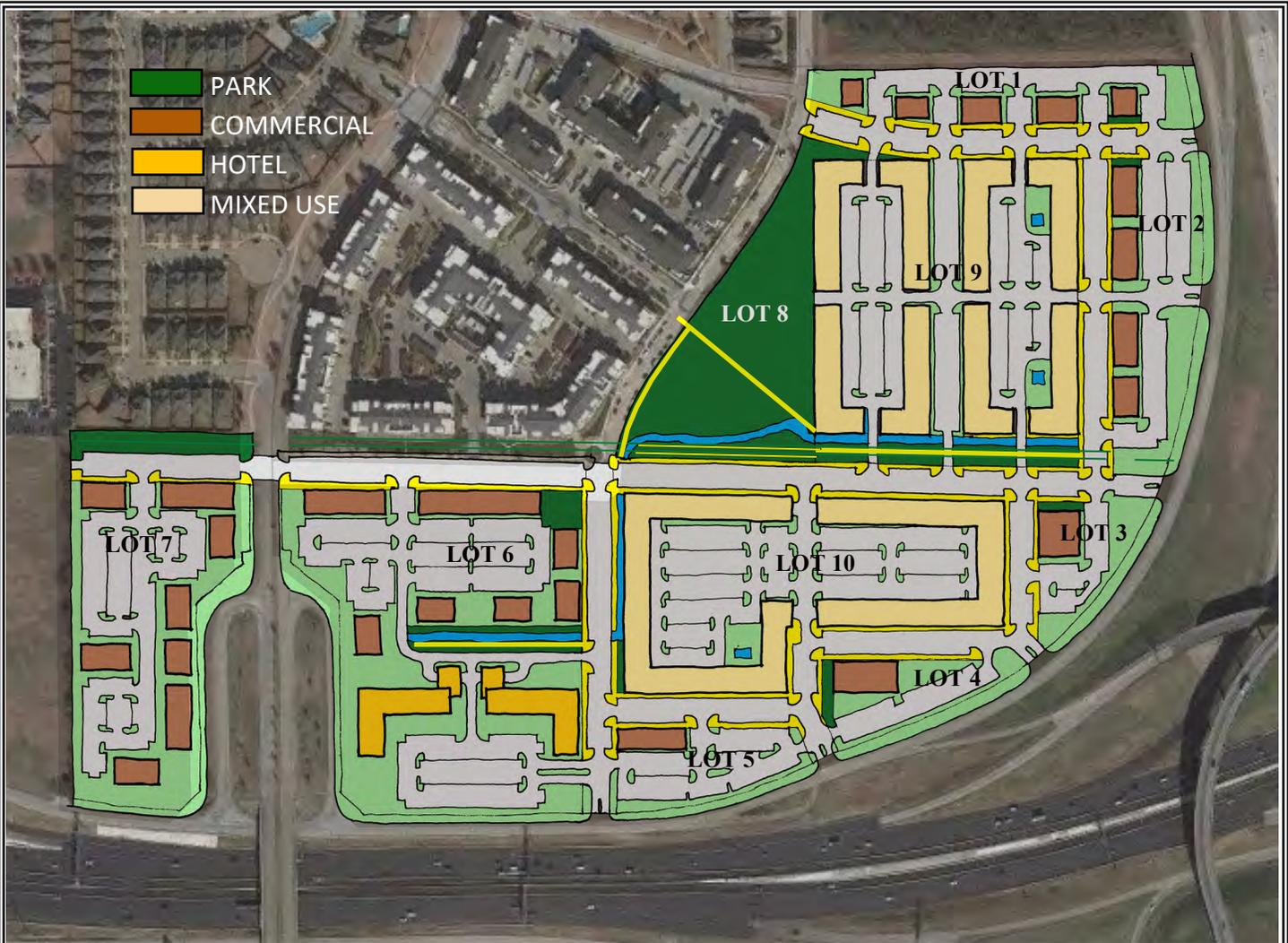
PARKING SUMMARY

LOT #	SURFACE LOTS	ON-STREET	GARAGE	TOTAL
LOT 1	190	45		235
LOT 2	210	64		274
LOT 3	69	31		100
LOT 4	92	44		136
LOT 5	159	38		197
LOT 6	501	116		617
LOT 7	288	71		359
LOT 8		41		41
LOT 9	394	147	267	808
LOT 10	439	261	171	871
TOTAL	2342	858	438	3638

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**BEAR CREEK RIVERWALK
 PARKING SUMMARY**



INTENSITY OF USES SUMMARY

	COMMERCIAL X 1000 SF	HOTEL (KEYS)	RESIDENTIAL UNITS	REQUIRED PARKING	PARKING PROVIDED	COMMENTS / NOTES
LOT 1	24.3	0	0	73	235	1. SQUARE FOOTAGES ARE APPROXIMATE ESTIMATES AND MAY VARY IN THE FINAL SITE PLANS. 2. BUILDING FOOTPRINTS ARE CONCEPTUAL AND MAY VARY IN THE FINAL SITE PLANS. 3. HOTEL ROOM KEY QUANTITIES ARE ESTIMATED AND MAY VARY IN THE FINAL SITE PLANS. 4. RESIDENTIAL UNIT COUNTS ARE CONCEPTUAL ESTIMATES AND MAY VARY IN THE FINAL SITE PLANS. 5. HOTELS MUST BE FULL SERVICE HOTELS.
LOT 2	29.4	0	0	89	274	
LOT 3	11.7	0	0	36	100	
LOT 4	13.7	0	0	42	136	
LOT 5	10.0	0	0	30	197	
LOT 6	60.2	200	0	380	617	
LOT 7	61.6	0	0	185	359	
LOT 8	4.0	0	0	40	41	
LOT 9	34.3	0	361	103 + 361	808	
LOT 10	56.1	0	388	169 + 388	871	
TOTALS	305.3	200	749	1896	3638	

- COMBINED OFFICE AND RETAIL USES ARE CALCULATED USING THE RETAIL PARKING RATIO .
- ESTIMATED DENSITY: T5b AREA 29.98 ACRES/749 UNITS EQUALS 24.98 UNITS PER ACRE.

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BEAR CREEK RIVERWALK CONCEPT PLAN INTENSITY OF USES