

An architectural rendering of a city street scene. The scene shows a wide sidewalk on the left with several people walking. In the background, there are multi-story buildings with arched windows and doorways. A street with a car is visible in the middle ground. On the right, there is a landscaped area with trees, a bench, and a person walking a dog. The overall style is a soft, watercolor-like sketch.

**The River Walk
at Central Park**
Project Update 4-01-08

TREE PRESERVATION AND ESTABLISHMENT

Northwest Buffer, 20' width- 51 Trees

FM 2499, Variable Buffer 25-50' width (North of Euclid)- 224 Trees

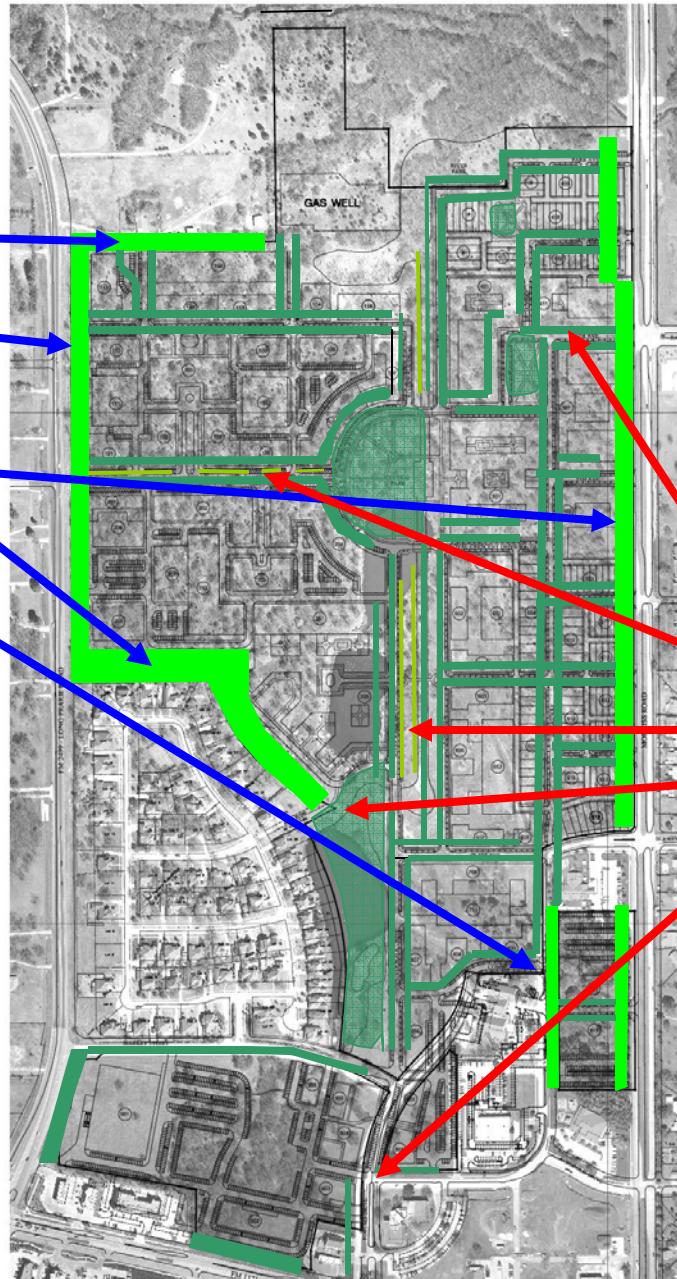
Saturn Park Variable Buffer, Min 130' width- 102 Trees

Morriss Road Buffer, 25' width- 177 Trees

Olympia Street Buffer, 15' Buffer- 42 Trees

Total Preserved Buffer Trees- 596 Trees

Total Buffer Trees Preserved and Required Zoning Ordinance Trees Installed= 4,108 Trees



Street Trees: 1,096 (6" cal.)

Median Trees: 28 (6" cal.)

River Walk Trees: 146 (6" cal.)

Public Space Trees: 368 (3" cal.)

Existing Roads Street Buffer Trees: 204 (3" cal.)

Total 6" caliper trees= 1,270 trees (x) 2 (factor for TOFM standard)= 2,540 Trees

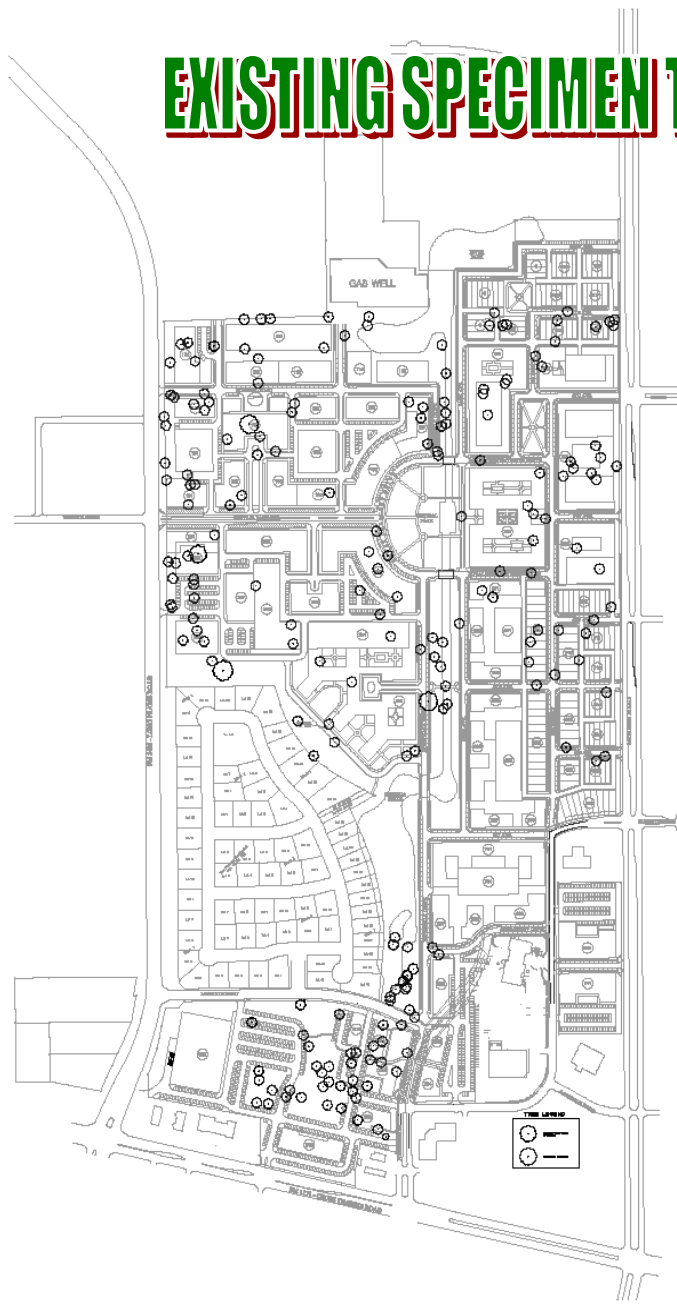
Total 3" caliper trees= 572 Trees

Grand Total of Equivalent required provided trees: 3,112 (3" cal.)

The River Walk at Central Park Town of Flower Mound Tree Count Exhibit

Specimen	Saved	Removed	3" Equivalent Saved	ECC Removed
17 acres	14	0		
G&A	7	0		
35 acres	<u>2</u>	<u>0</u>		
	23	0	23x2 = 46	
Proposed ECC Specimen				
17 acres	16	11 (306")		
G&A	22	36 (911")		
35 acres	<u>30</u>	<u>19 (519")</u>		
	68	66 (1736")	68x2 = 136	1157
6"- Proposed Specimen				
17 acres	151	209		
G&A	61	215		
35 acres	<u>55</u>	<u>446</u>		
	267	870		
27.7 acre unsurveyed 6" trees	<u>207</u>	<u>1180</u>		
	474	2050	474x1= 474	2050
			planted total	
			<u>3112x1= 3112</u>	
			3776	3207
Total trees	2527			

EXISTING SPECIMEN TREES

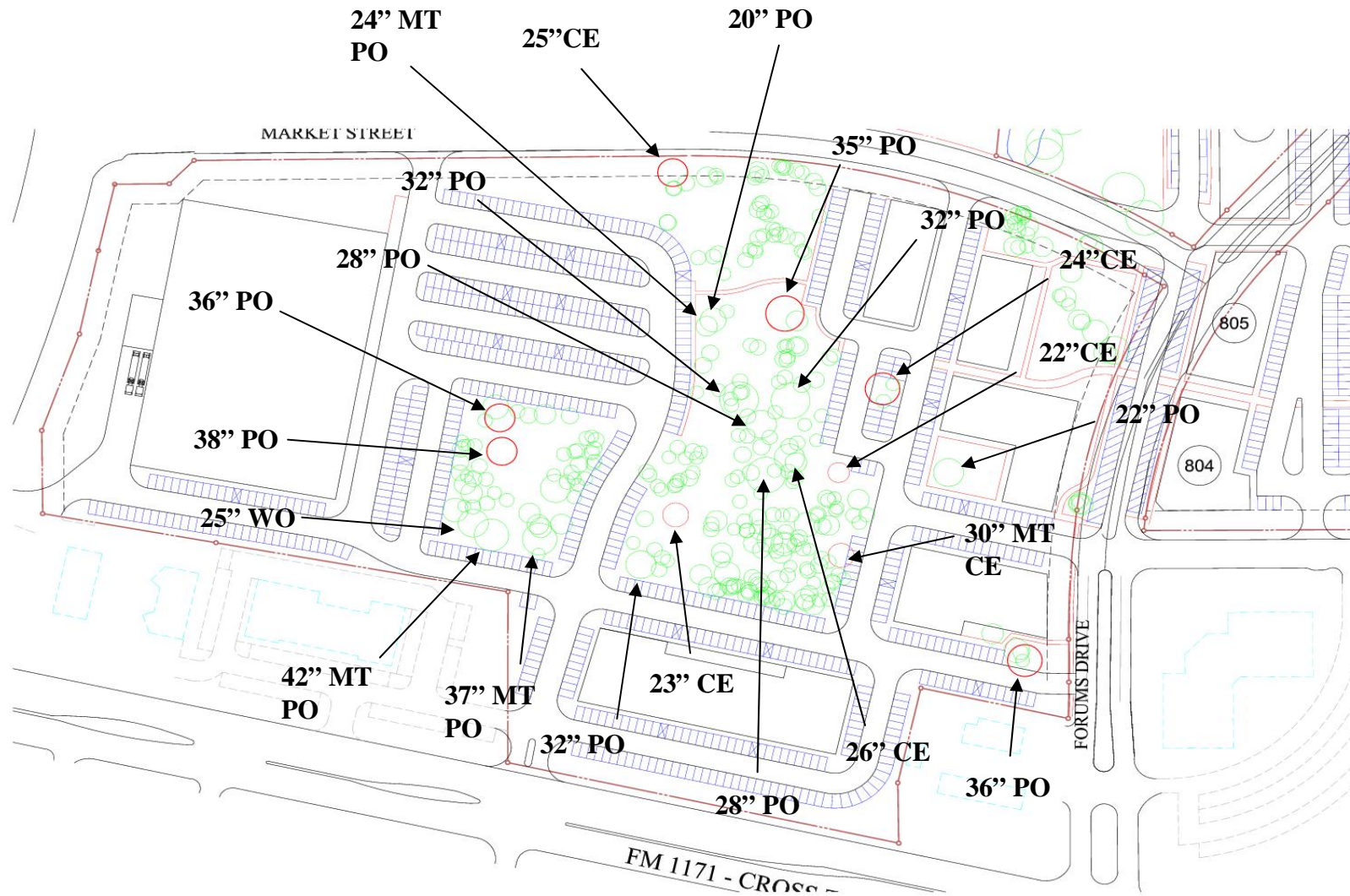


EXISTING TREE CANOPY

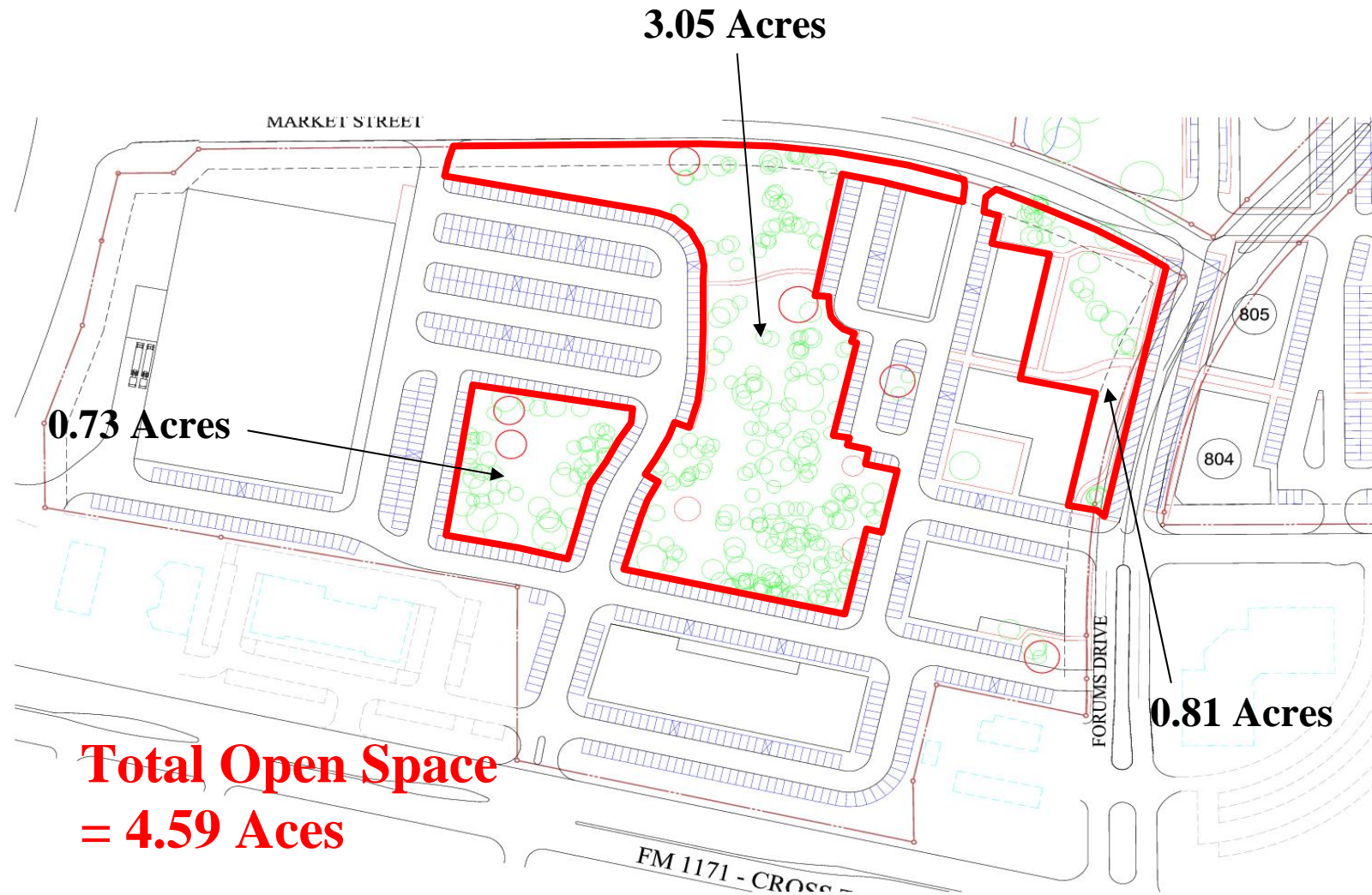
- SITE: 158 ACRES
- Existing tree canopy as per aerial 71.8 acres (46%)
- 70% of existing tree canopy= 50.26 acres
- Preserved Tree Canopy 12.4 acres
- Projected Tree Canopy from Planted Trees 1,842 trees @ 1,000 s.f. canopy= (42.3 acres)
- Post Development Future Tree Canopy= 54.7 acres (76% of existing tree canopy)



Proposed Revised Layout for Retail Area



Proposed Revised Layout for Retail Area



Park Land

Private Parks

River Walk Park	15.2
Central Park	3.86
Broadway Park	0.83
7 th Avenue Park	0.56
Saturn Park	3.01
Euclid Park	4.59

Total Private Parks 28.05

Private Land Donated to

Timber Trails Park

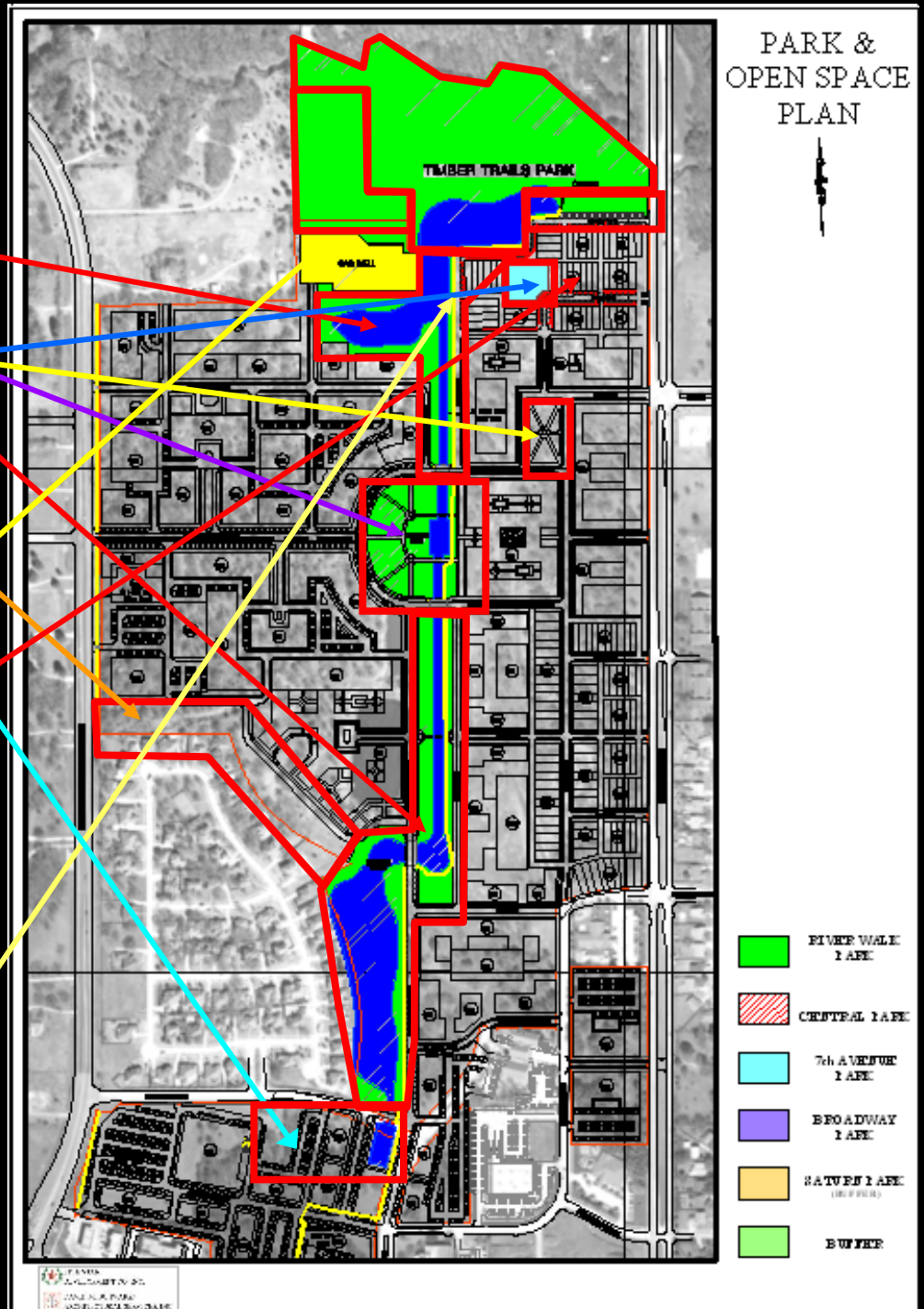
Panhandle Donation	3.79
Edge Park Donation	1.31

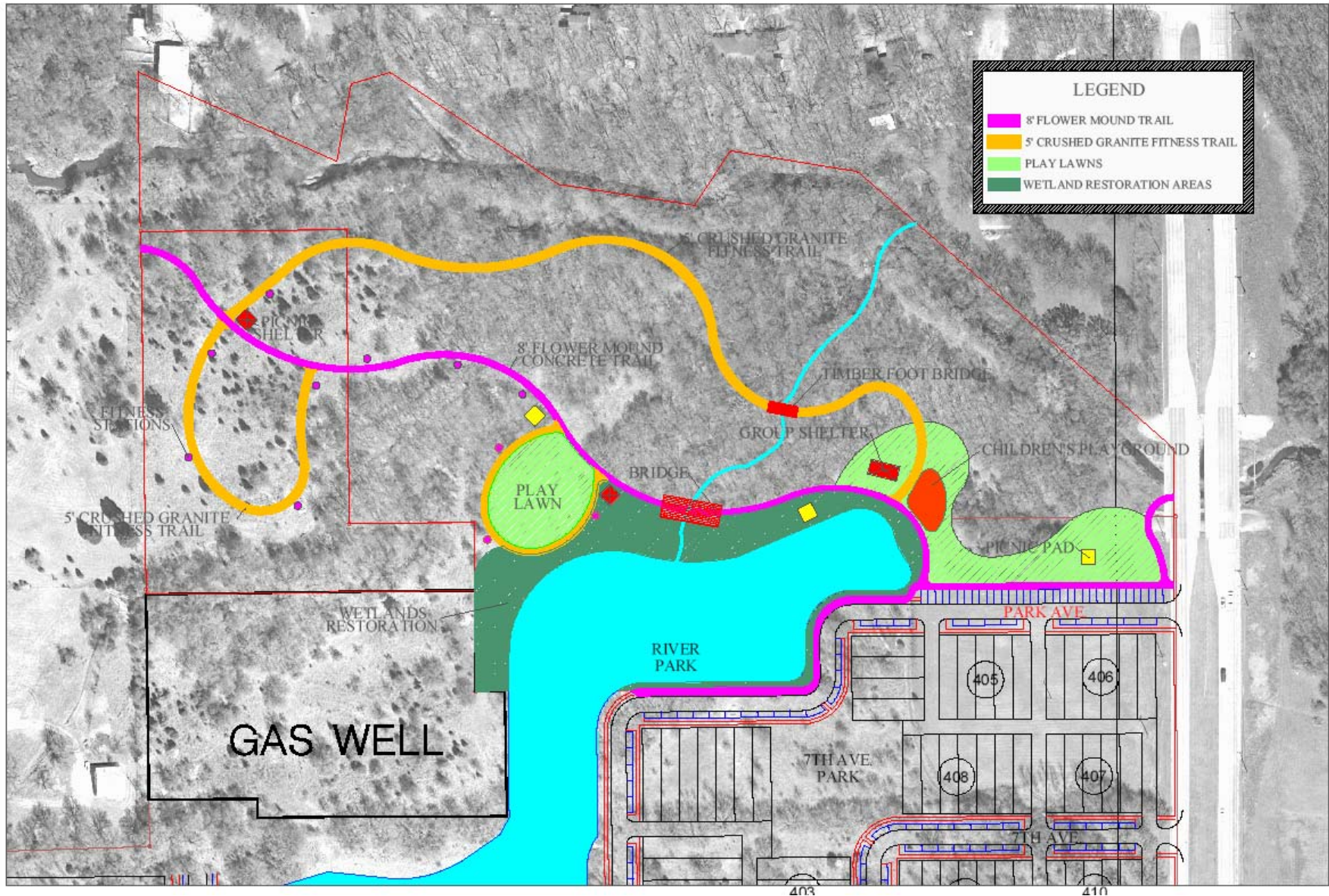
Total Donated 5.10

Total Park Land Dedication 33.15

Existing Timber Trails Park 14.02

Total Park Land = 47.17





The River Walk at Central Park Town of Flower Mound Park Fee Reconciliation

TYPICAL TOWN PARK REQUIREMENTS

Park Land Development Fees:

\$1,388/unit (x) 1,800 units = \$2,498,400

Park Land Dedication Requirements:

3.36 acres/100 units (x) 1800 units = 60.48 acres

PROPOSED INVESTMENT IN PRIVATE & PUBLIC PARKS

Park Land Development Fees:

\$275 * 1800 units in TOFM Land Trust \$495,000
\$425 * 1800 units in TOFM Park Fund \$765,000
\$688 * 1800 units in CBD Park Improvements \$1,238,400

\$2,498,400

Park Land Dedication Requirements:

Required 60.48 acres
Private Park Development <28.05 ac.>
Timber Trails Park Dedication <5.10 ac.>
Net Park Land Dedication 27.33 ac.

Fees In Lieu of Park Land Dedication

Approximate Land cost- \$100,000/ac (x) 27.33 ac. = \$2,733,000

Estimated Fees invested in private (The River Walk at Central Park)

and public park development **\$5,231,400(Minimum)**