

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FORT WORTH	817-392-8100
CITY OF FORT WORTH WATER DEPT.	817-392-8296

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

- SITE CONSTRUCTION NOTES**
- EXISTING EDGE OF PAVEMENT
  - CONSTRUCT 18" CURB WALL PER DETAIL
  - CONSTRUCT 6" INTEGRAL CURB PER DETAIL
  - CONSTRUCT 6" INTEGRAL CURB W/ ADJACENT SIDEWALK PER DETAIL
  - PAINT PARKING STALLS PER DETAIL
  - PAINT ACCESSIBLE PARKING PER DETAIL
  - PAINT FIRE LANE STRIPE PER DETAIL
  - CONSTRUCT ACCESSIBLE RAMP PER DETAIL
  - STANDARD FIRE HYDRANT SEE DETAIL
  - END CIVIL SIDEWALK. RE: LA FOR CONTINUATION
  - ENTRANCE GATE OPENING. PROVIDE POSITIVE DRAINAGE TO DRIVEWAY LA PLANS FOR MORE DETAILS
  - PAINT GARAGE PARKING PER DETAIL
  - COVERED PARKING RE: ARCHITECTURAL PLANS FOR DETAILS

**Parking Summary**

Parking Spaces Type	Required Per Approved Site Plan	Allowed Per 5% change	Provided
Garage			77
Open			453
ADA			15
	576	548	545

**ACCESSIBLE PARKING**

	REQUIRED	PROVIDED
GARAGE ADA	4	
COVERED ADA	2	2
UNCOVERED ADA	8	12
ELECTRIC VEHICLE ADA	1	1

**AP-25-0609**

**REFER TO**

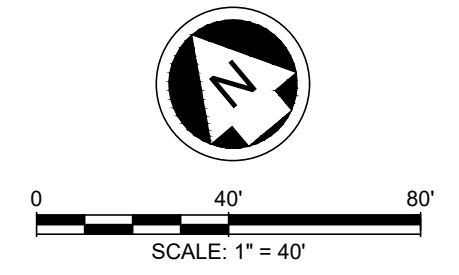
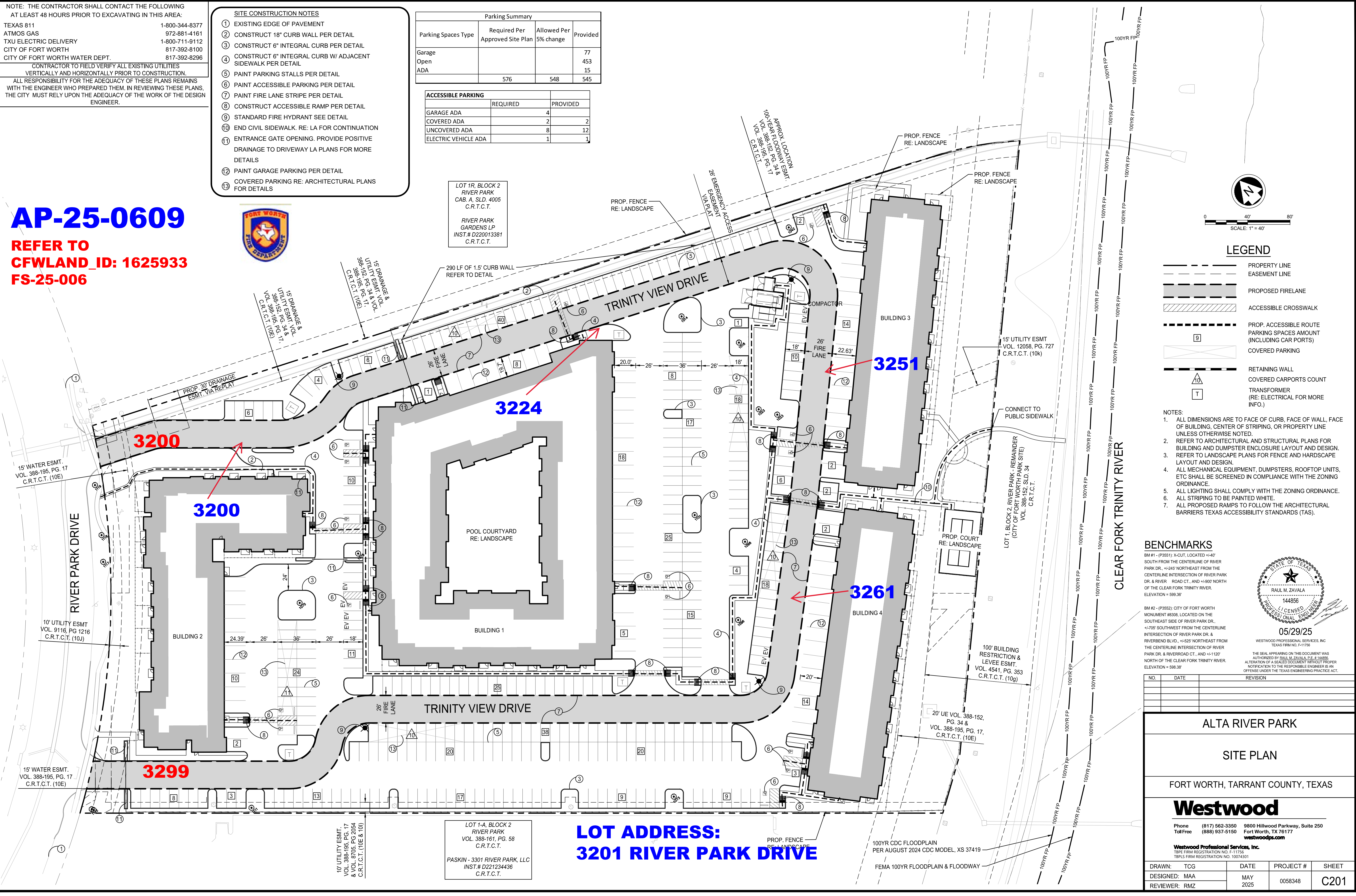
**CFWLAND\_ID: 1625933**

**FS-25-006**



LOT 1R, BLOCK 2  
RIVER PARK  
CAB. A, SLD. 4005  
C.R.T.C.T.

RIVER PARK  
GARDENS LP  
INST.# D220013381  
C.R.T.C.T.



**LEGEND**

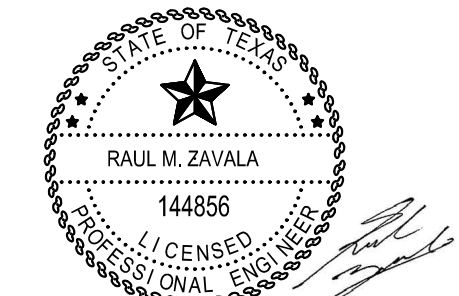
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROP. ACCESSIBLE ROUTE
- COVERED CARPORTS COUNT
- TRANSFORMER (RE: ELECTRICAL FOR MORE INFO.)

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
  - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
  - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
  - ALL STRIPING TO BE PAINTED WHITE.
  - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

**BENCHMARKS**

BM #1 - (P3551) X-CUT, LOCATED +1.40' SOUTH FROM THE CENTERLINE OF RIVER PARK DR. +1.245' NORTHEAST FROM THE CENTERLINE INTERSECTION OF RIVER PARK DR. & RIVER ROAD CT. AND +1.800' NORTH OF THE CLEAR FORK TRINITY RIVER. ELEVATION = 599.36'

BM #2 - (P3552) CITY OF FORT WORTH MONUMENT #8308, LOCATED ON THE SOUTHEAST SIDE OF RIVER PARK DR. +1.705' SOUTHWEST FROM THE CENTERLINE INTERSECTION OF RIVER PARK DR. & RIVERBEND BLVD. +1.525' NORTHEAST FROM THE CENTERLINE INTERSECTION OF RIVER PARK DR. & RIVERROAD CT. AND +1.120' NORTH OF THE CLEAR FORK TRINITY RIVER. ELEVATION = 598.38'



05/29/25

WESTWOOD PROFESSIONAL SERVICES, INC.  
TEXAS FIRM NO. F-11756

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAUL M. ZAVALA, P.E. #144856. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

**ALTA RIVER PARK**

**SITE PLAN**

FORT WORTH, TARRANT COUNTY, TEXAS

**Westwood**

Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250  
Toll Free (888) 937-5150 Fort Worth, TX 76177  
westwoodps.com

Westwood Professional Services, Inc.  
TPE FIRM REGISTRATION NO. F-11756  
TBS FIRM REGISTRATION NO. 10074301

DRAWN:	TOG	DATE	PROJECT #	SHEET
DESIGNED:	MAA	MAY 2025	0058348	C201
REVIEWER:	RMZ			

**LOT ADDRESS:**

**3201 RIVER PARK DRIVE**

LOT 1-A, BLOCK 2  
RIVER PARK  
VOL. 388-161, PG. 58  
C.R.T.C.T.

PASKIN - 3301 RIVER PARK, LLC  
INST.# D221234436  
C.R.T.C.T.

10' UTILITY ESMT.  
VOL. 388-195, PG. 17  
& VOL. 8705, PG. 2054  
C.R.T.C.T. (10E & 10J)

100YR CDC FLOODPLAIN  
PER AUGUST 2024 CDC MODEL, XS 37419

FEMA 100YR FLOODPLAIN & FLOODWAY

Drawn: N. KOSAR, 05/08/2025, C:\Projects\25-0609\Drawings\SitePlan.dwg, 5/29/25 11:25 AM  
 Last Saved by: MAA, 05/29/25 11:25 AM  
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ALTA RIVER PARK