

Valencia on the Lake

Developer Update

January, 2021

Happy New Year Everyone! We are pleased to pass along some very exciting news from the developer of Valencia on the Lake. The developer has heard from many of the residents of Valencia regarding some possible ways to make our community even better. Our residents seem to almost unanimously want the following three (3) areas improved: (1) more pedestrian connectivity; (2) more parks & playgrounds; (3) and they want the remainder of Rockhill Parkway constructed as soon as possible.

Well, the residents of Valencia have spoken and the developer has listened. The developer has been working closely with the Town of Little Elm planning and engineering staff to find a creative solution. We think you will be encouraged with the proposed plan to make these desired items a reality, and much sooner than you may expect.

Given that these requested items represent a fairly significant change to the current phasing/construction schedule, as well as the budget, the developer is proposing to amend the Valencia on the Lake Development Agreement in order to clarify and document the scope and timing of these new, desired, improvements. The following details capture the proposed modifications and the “check-and-balances” being put in place to ensure these improvements are realized as planned. Before these improvements can become a reality, the amendment must first be approved by the Town of Little Elm Town Council but we wanted to share the positive news with you and communicate the specific details, prior to formally presenting to the Town Council on February 2nd, 2021.

The developer is proposing the following:

Fast-Tracked timing of Rockhill Parkway (see attached Exhibit J)

- If the amendment is approved by Town Council, a condition of the Town’s acceptance of the next phase of development (Phase 2B-2-4A), the developer will be required to construct the remaining portion of Rockhill Parkway, in its entirety.
 - o The remaining portion of Rockhill Parkway consists of the following:
 - Final two (2) lanes of Rockhill Parkway, in its entirety.
 - Eight-foot (8’) sidewalk along the entire length of Rockhill Parkway, from Riola Drive to Casinos Drive.

Two (2) New Parks (see attached Parks Exhibit)

- The proposed amendment requires that the developer construct two (2) new parks, each with open play areas and playground structures.

- **Park A** is strategically located in the “middle” of Valencia, adjacent to the school property, and when construction of the school and school’s recreational facilities are complete, would serve as a large open space with playground and recreational facilities for all ages.
 - The construction of Park A is directly tied to the construction and acceptance of Phase 2B-2-4A.
- **Park B** is located adjacent to the existing Amenity Center and sport courts. This park is near the point of the peninsula and boast incredible views of the lake and has a great connection to untouched nature of the Corps. property. The park will also consist of a traditional playground structure as well as wellness/exercises equipment and large open play fields.
 - The construction of Park B is directly tied to the construction and acceptance of Phase 4B/4C.

No Townhomes (see attached Exhibit D)

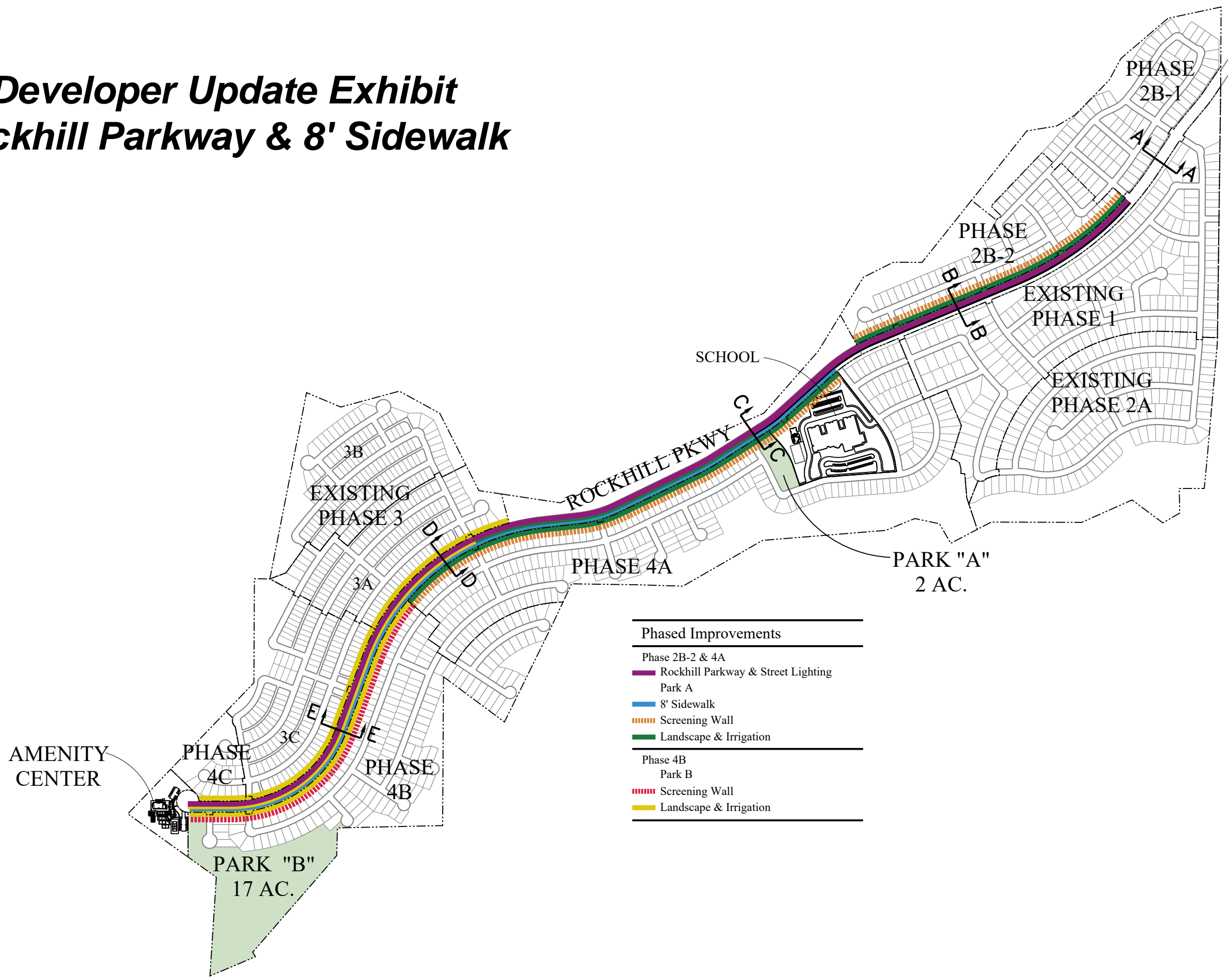
- As part of this proposed amendment to the Development Agreement, the developer has agreed to relinquish the right to construct townhomes in Phase 4C.

Concept Plan Modification (see attached Exhibit D)

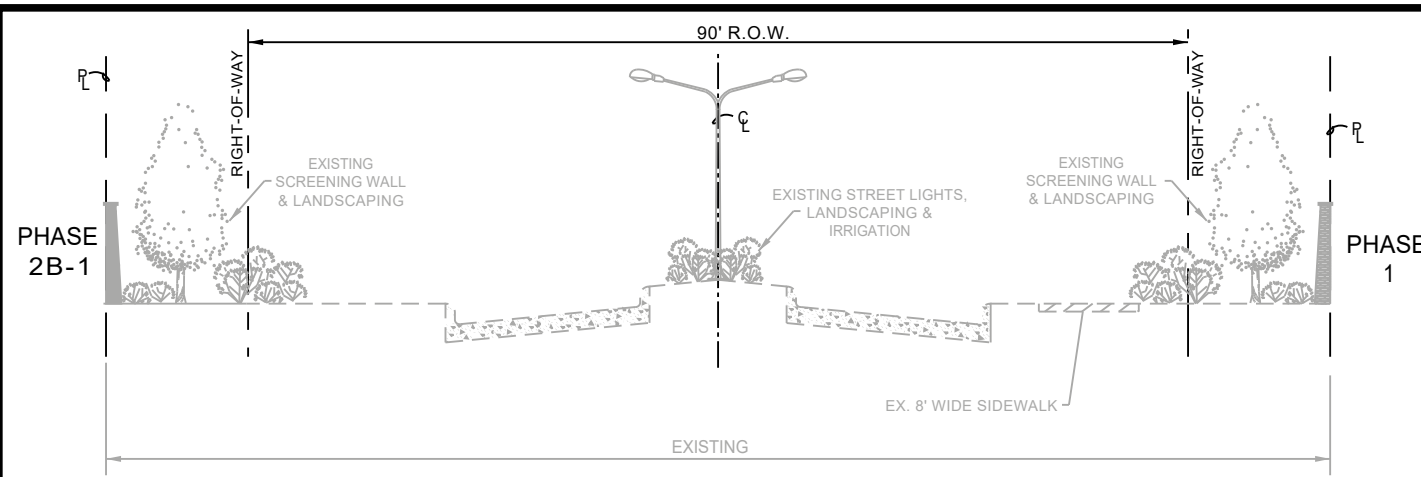
- In order to facilitate these additional parks, trails, and a much quicker timeline, the developer is proposing to modify the Phase 4 Concept Plan as shown on Exhibit D. This modified plan accounts for the removal of the townhome lots and transitions the remaining lots to a more consistent mix of 50’ and 60’ lots.

Developer Update Exhibit

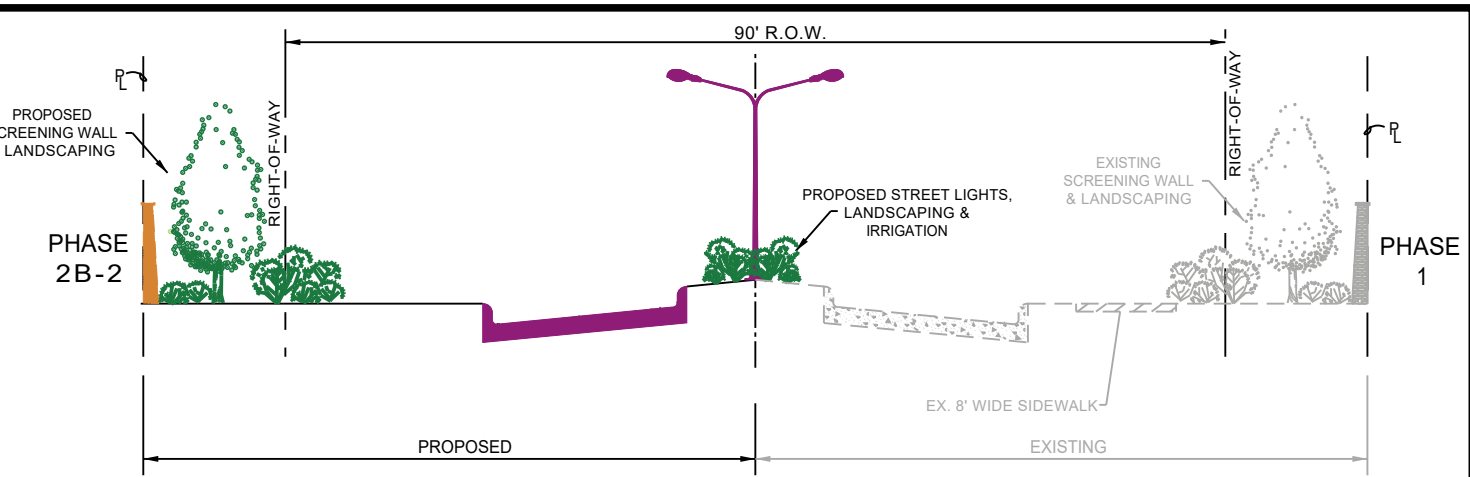
Rockhill Parkway & 8' Sidewalk



S:\2019\2019004-00 Valencia\CAD\04-EXHIBITS\2019004-00LP11Valencia Phased Impmts Exhibit.dwg Nov 23, 2020 - 9:50 am chancock



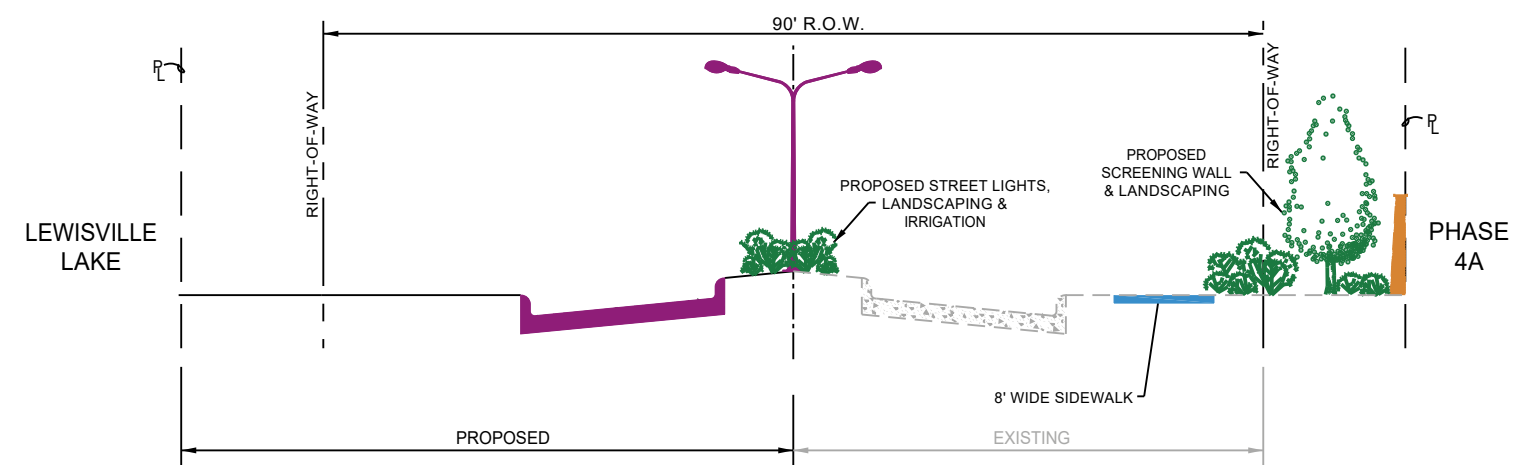
PHASE 2B-1 TYPICAL SECTION A-A
ROCKHILL PARKWAY
SCALE: N.T.S.



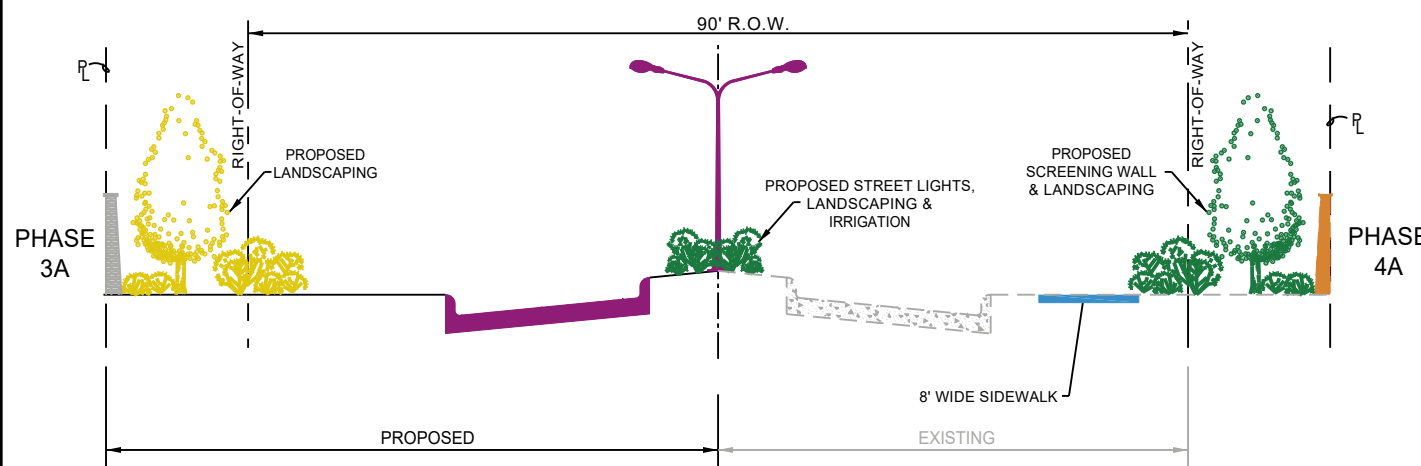
PHASE 2B-2 TYPICAL SECTION B-B
ROCKHILL PARKWAY
SCALE: N.T.S.

Phased Improvements

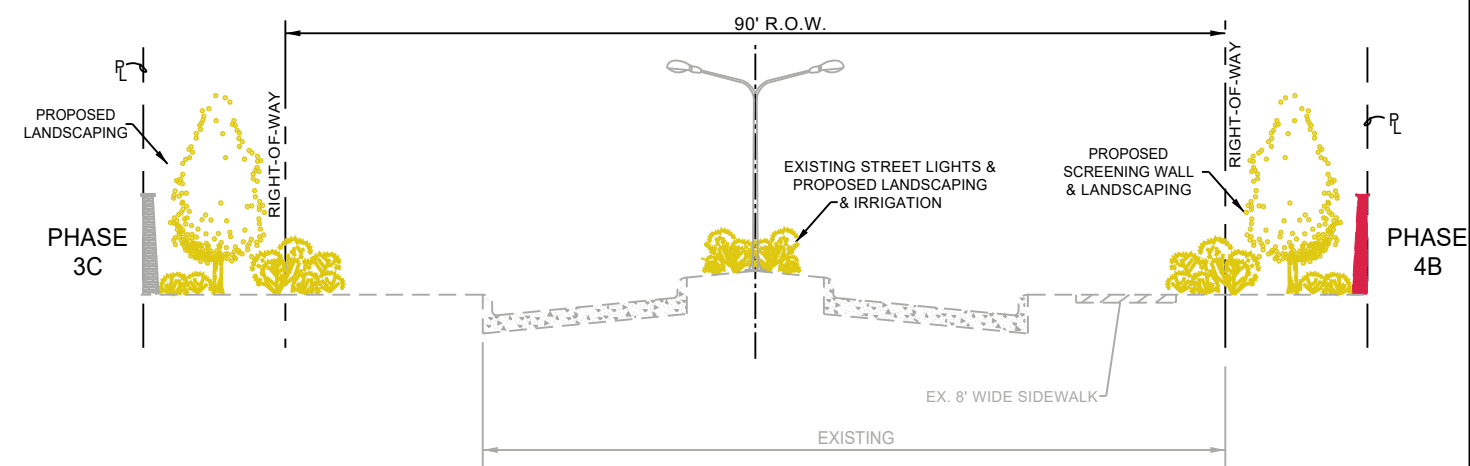
- Phase 2B-2 & 4A
 - Rockhill Parkway & Street Lighting
 - Park A
 - 8' Sidewalk
 - Screening Wall
 - Landscape & Irrigation
-
- Phase 4B
 - Park B
 - Screening Wall
 - Landscape & Irrigation



PHASE 4A TYPICAL SECTION C-C
ROCKHILL PARKWAY
SCALE: N.T.S.



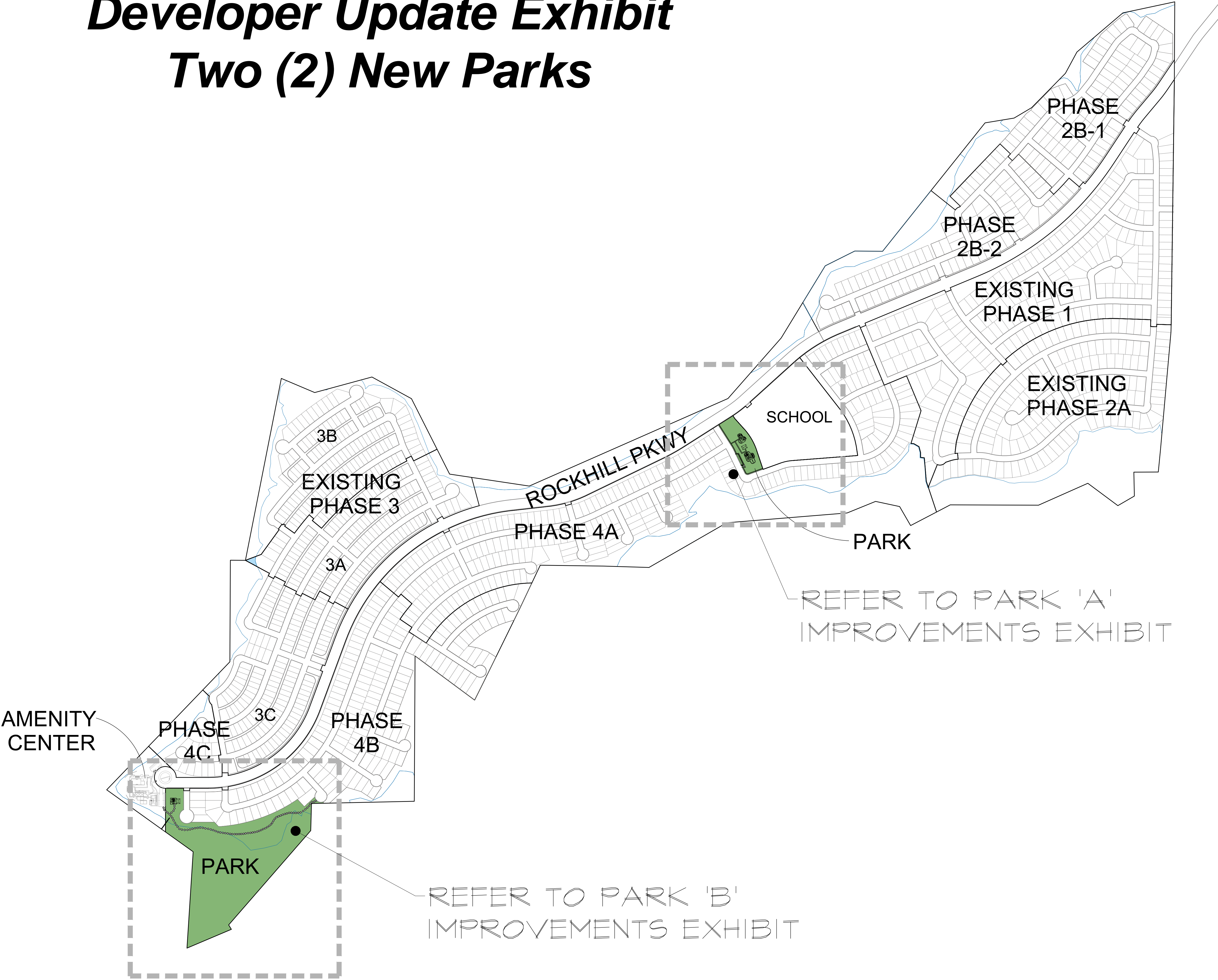
PHASE 4A TYPICAL SECTION D-D
ROCKHILL PARKWAY
SCALE: N.T.S.



PHASE 4B TYPICAL SECTION E-E
ROCKHILL PARKWAY
SCALE: N.T.S.

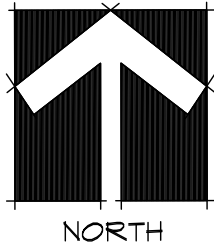
Developer Update Exhibit

Two (2) New Parks



VALENCIA ON THE LAKE

PARKS EXHIBIT



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

400 200 0 400
SCALE: 1" = 400'

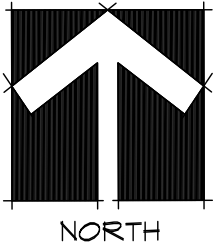
NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE & SUBJECT TO CHANGE.

**Developer Update Exhibit
Two (2) New Parks**



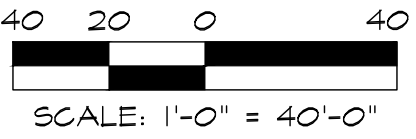
VALENCIA ON THE LAKE

**PARK 'A' IMPROVEMENTS
EXHIBIT**



Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch



SCALE: 1"=0' = 40'-0"

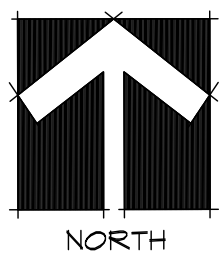
NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE & SUBJECT TO CHANGE.

Developer Update Exhibit
Two (2) New Parks



VALENCIA ON THE LAKE

PARK 'B' IMPROVEMENTS
EXHIBIT



Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

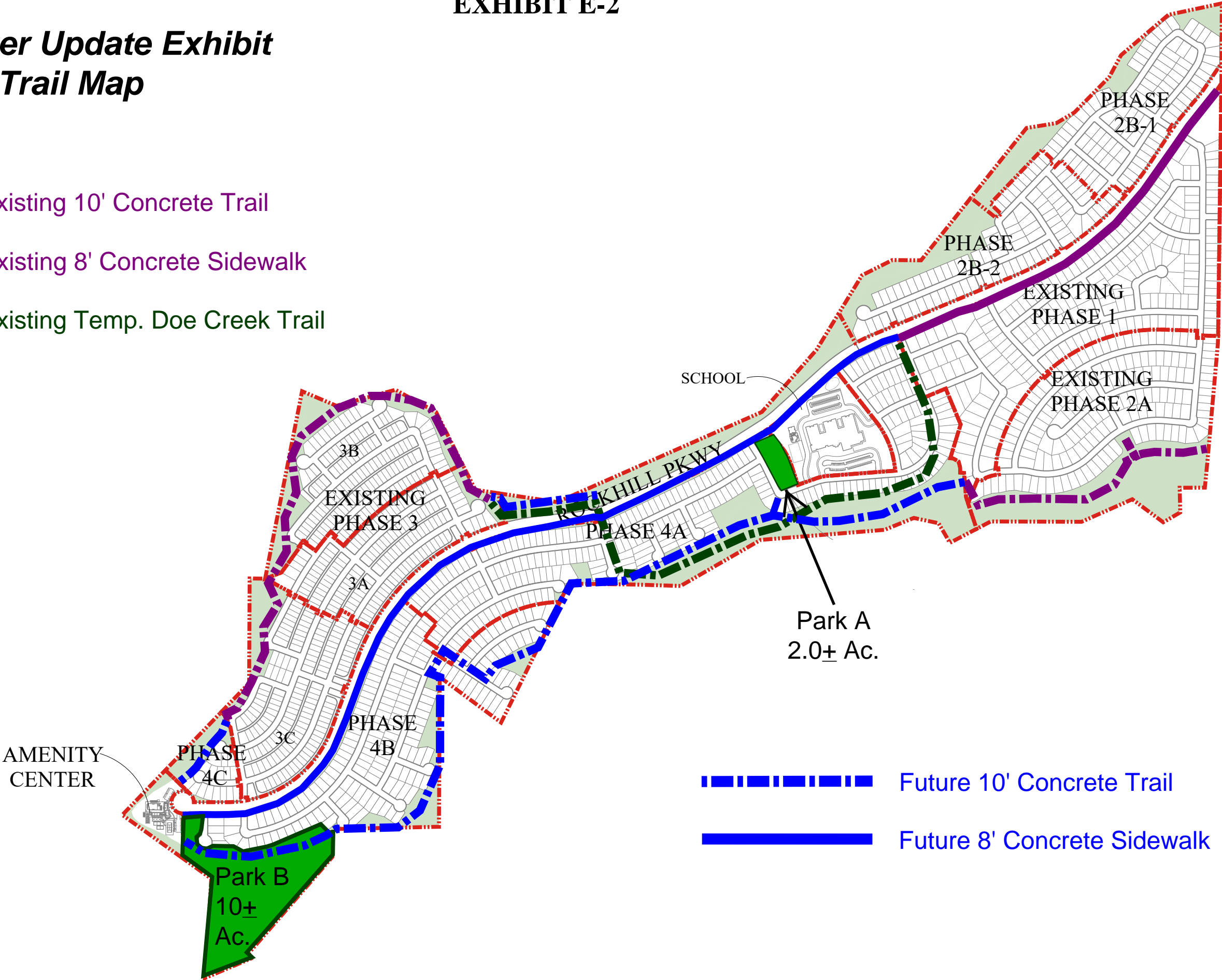
80 40 0 80
SCALE: 1"=0' = 80'-0"

NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE & SUBJECT TO CHANGE.



Developer Update Exhibit
Trail Map

- Existing 10' Concrete Trail
- Existing 8' Concrete Sidewalk
- Existing Temp. Doe Creek Trail



- Future 10' Concrete Trail
- Future 8' Concrete Sidewalk

Existing Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 1		62.4
60'x 120' Lot	169	
80'x 135' Lot	41	
Total Lots	210	
Phase 2A		51.9
60'x 120' Lot	154	
Total Lots	154	
Phase 3		80.7
3A 40'x 100' Lot	126	24.2
3A 50'x 115' Lot	14	
3B 40'x 100' Lot	118	28.5
3B 50'x 115' Lot	21	
3C 40'x 100' Lot	142	28.0
3C 50'x 115' Lot	8	
Total Lots	429	

Phase 2B - Amendment No. 4		
Approved Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 2B		57.7
2B 60'x 120' Lot	175	
Total Lots	175	

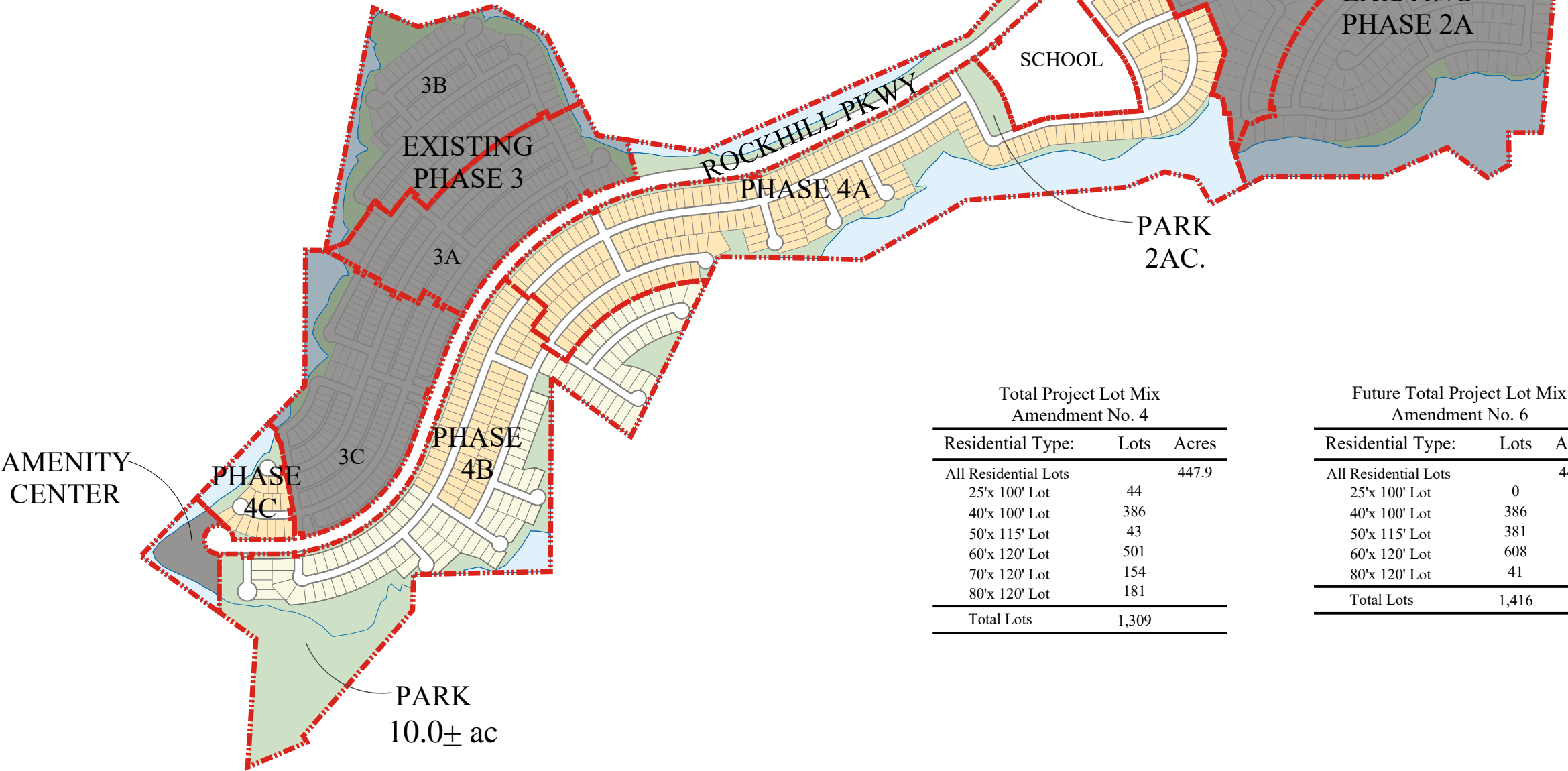
Proposed Phase 2B - Amendment No. 6		
Approved Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 2B		57.7
2B-1 60'x 120' Lot	89	28.8
2B-2 60'x 120' Lot	90	28.9
Total Lots	179	

Developer Update Exhibit
Concept Plan

EXHIBIT D
CONCEPT PLAN

Phase 4 - Amendment No. 4		
Future Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 4		149.9
25'x 100' Lot	44	
60'x 120' Lot	3	
70'x 120' Lot	154	
80'x 110' Lot	140	
Total Lots	341	

Proposed Phase 4 - Amendment No. 6		
Future Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 4		149.9
4A 50'x 120' Lot	250	
4B 50'x 120' Lot	72	
4B 60'x 120' Lot	106	
4C 50'x 110' Lot	16	
Total Lots	444	



Total Project Lot Mix Amendment No. 4		
Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	44	
40'x 100' Lot	386	
50'x 115' Lot	43	
60'x 120' Lot	501	
70'x 120' Lot	154	
80'x 120' Lot	181	
Total Lots	1,309	

Future Total Project Lot Mix Amendment No. 6		
Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	0	
40'x 100' Lot	386	
50'x 115' Lot	381	
60'x 120' Lot	608	
80'x 120' Lot	41	
Total Lots	1,416	