



**TOWN OF WESTLAKE, TEXAS
PLANNING AND ZONING COMMISSION
MEETING AGENDA**

September 13, 2016

**WESTLAKE TOWN HALL
1301 Solana Blvd.
Building 4, Suite 4202
2ND FLOOR, COUNCIL CHAMBERS
WESTLAKE, TEXAS 76262**

**Work Session 5:00 p.m.
Regular Session 6:00 p.m.**

Work Session

- 1. CALL TO ORDER**
- 2. DISCUSSION REGARDING ITEMS LISTED ON THE REGULAR MEETING AGENDA.**
- 3. DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND UPDATES ON DEVELOPMENT TRENDS, INCLUDING PERIMETER ROAD PROJECTS FOR SOLANA BOULEVARD AND F.M. 1938 (DAVIS BOULEVARD), PROGRESS PROJECTS AND TOWN COUNCIL ACTIONS ON PAST AGENDA ITEMS.**
- 4. ADJOURNMENT**

Regular Session

- 1. CALL TO ORDER**

2. **DISCUSSION AND CONSIDERATION OF THE MINUTES FROM THE MEETING HELD ON AUGUST 1, 2016.**
3. **CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION FOR A TEMPORARY CONCRETE BATCHING PLANT TO BE LOCATED AT THE PLANNED ESTATES OF QUAIL HOLLOW SUBDIVISION, AN 80-ACRE SITE LOCATED NEAR THE SOUTHEAST CORNER OF DOVE ROAD AND DAVIS BOULEVARD.**
4. **CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING A REPLAT FOR ENTRADA BLOCK I (VESTA HOMES) TO REPLAT AN APPROXIMATELY 1.023-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD 1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. THE REPLAT SHOWS BLOCK I, LOTS 1XR, 2XR, 3-14, 15X AND 16X. THE PROPOSED LOTS ARE LOCATED NEAR THE INTERSECTION OF SOLANA BOULEVARD, GRANADA TRAIL, AND THE PLANNED CORTES DRIVE.**
5. **DISCUSSION AND CONSIDER A RECOMMENDATION REGARDING A SITE PLAN FOR (VESTA HOMES) APPROXIMATELY 1.023-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD 1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. THE AREA SHOWN ON THIS PD SITE PLAN IS LOCATED NEAR THE INTERSECTION OF SOLANA BOULEVARD, GRANADA TRAIL, AND THE PLANNED CORTES DRIVE.**
6. **ADJOURNMENT**

CERTIFICATION

I certify that the above notice was posted at the Town Hall of the Town of Westlake, 1301 Solana Blvd., Bldg. 4, Ste. 4202, Westlake, Texas, 76262, September 07, 2016, by 5:00 p.m. under the Open Meetings Act, Chapter 551 of the Texas Government Code.

Kelly Edwards, TRMC, Town Secretary

If you plan to attend this public meeting and have a disability that requires special needs, please advise the Town Secretary 48 hours in advance at 817-490-5710 and reasonable accommodations will be made to assist you.

Planning and Zoning

Item # 2 –

Back up material has not
been provided for this
item.

**DISCUSSION REGARDING ITEMS LISTED ON THE REGULAR MEETING
AGENDA.**

NO ACTION WILL BE TAKEN DURING THE WORK SESSION.

Planning and Zoning

Item # 3

Back up material has not
been provided for this
item.

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, INCLUDING PERIMETER ROAD
PROJECTS FOR SOLANA BOULEVARD AND F.M. 1938 (DAVIS
BOULEVARD), PROGRESS PROJECTS AND TOWN COUNCIL ACTIONS ON
PAST AGENDA ITEMS.**

Planning and Zoning

Item # 4 – Adjournment
Work Session

Back up material has not
been provided for this
item.



**MINUTES OF THE
TOWN OF WESTLAKE, TEXAS
PLANNING AND ZONING COMMISSION MEETING**

August 1, 2016

PRESENT: Chairman Tim Brittan, Commissioners Liz Garvin, Greg Goble, Ryan Groce, and Michelle Lee.

ABSENT: Alternate Ken Kraska and Sharon Sanden

OTHERS PRESENT: Town Manager Tom Brymer, Town Attorney Ben Stool, Town Secretary Kelly Edwards, Director of Public Works Jarrod Greenwood, Interim Director of Planning Rick Chaffin, Development Coordinator Joel Enders, Director of Building Construction/Zoning Enforcement Eddie Edwards and Communications Specialist Susan McFarland.

Work Session

1. CALL TO ORDER

Chairman Brittan called the work session to order at 5:00 p.m.

2. DISCUSSION REGARDING ITEMS LISTED ON THE REGULAR MEETING AGENDA.

No additional discussion.

3. DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND TOWN COUNCIL ACTIONS ON PAST AGENDA ITEMS.

Town Manager Brymer introduced our Summer interns working with the Town. He then provided an overview of the organizational structure changes in the Planning Department.

Staff provided an update regarding Quail Hollow update and shared a copy of the design manual for the subdivision.

Discussion ensued regarding the Phasing of the subdivision, a request for a Special Use Permit to allow a Batch Plat during the construction.

Staff provided an update regarding Granada Phase II which will begin concrete work within the next two weeks, final walk through should occur within 6-8 weeks, and that they could begin selling lots by November.

Staff provided an update regarding Entrada.

Discussion ensued regarding infrastructure, drainage, franchised utilities, construction of Arta, CO's for CVS and/or Primrose, retaining walls, the pedestrian bridge, retail corner, sanitary sewer, determine a phasing plan showing the completion of infrastructure, bell tower, an update on the gas well pad site, additional residential townhomes, lake homes the Hotel and Restaurant plan.

Staff provided an update regarding the sign construction at Fidelity.

Staff continues working with Hillwood regarding project Blizzard.

4. DISCUSSION REGARDING AN AMENDMENT TO CHAPTERS 1 AND 82, AMENDING CHAPTER 1, SECTION 1-2 BY DELETING THE DEFINITION OF PRELIMINARY PLAT AND ADDING THE DEFINITION OF SITE EVALUATION; AMENDING CHAPTER 82 PROVIDING FOR PRELIMINARY SITE EVALUATIONS AND PROVIDING STANDARDS FOR PRELIMINARY SITE EVALUATIONS AND PLATS.

Interim Director of Planning Chaffin provided a presentation and overview of the item.

Discussion ensued regarding the expiration of the submittal, assurances for the applicant, complete and incomplete submissions and the process for developers.

5. ADJOURNMENT

Chairman Brittan adjourned the work session at 5:57 p.m.

Regular Session

1. CALL TO ORDER

Chairman Brittan called the regular session to order at 6:06 p.m.

2. DISCUSSION AND CONSIDERATION OF THE MINUTES FROM THE MEETING HELD ON APRIL 25, 2016.

MOTION: Commissioner Goble made a motion to approve the minutes. Commissioner Garvin seconded the motion. The motion carried by a vote of 5-0.

3. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION CONSIDERATION OF AN APPLICATION TO REPLAT AN APPROXIMATELY 2.616-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD 1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. THE REPLAT SHOWS BLOCK I, LOTS 1 AND 2X, AND BLOCK J, LOTS 11-16, 17X, 18X, AND 19X; THE PROPOSED LOTS ARE LOCATED NEAR THE INTERSECTION OF SOLANA BOULEVARD, GRANADA TRAIL, AND CORTES DRIVE.

Coordinator Enders provided a presentation and overview of the item as submitted noting the stipulations outlined in the Developers Agreement.

Discussion ensued regarding the previous approved plat and adjustments included in the replat as they design and develop the specific sites.

Mr. Beaty spoke in favor of the replat and provided an update regarding the development of this area.

Chairman Brittan opened the public hearing.

No one addressed the Commission.

Chairman Brittan closed the public hearing.

MOTION: Commissioner Groce made a motion to recommend approval of the replat. Commissioner Lee seconded the motion. The motion carried by a vote of 5-0.

4. ADJOURNMENT

There being no further business to come before the Commissioners, Chairman Brittan asked for a motion to adjourn.

MOTION: Commissioner Garvin made a motion to adjourn the meeting. Commissioner Goble seconded the motion. The motion carried by a vote of 5-0.

Chairman Brittan adjourned the meeting at 6:13 p.m.

APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 13, 2016.

ATTEST:

Chairman, Tim Brittan

Kelly Edwards, Town Secretary



Westlake Planning and Zoning Commission



TYPE OF ACTION

Regular Meeting - Action Item

Tuesday, September 13, 2016

TOPIC: Conduct a Public Hearing and Consider a Recommendation of a Specific Use Permit for a temporary concrete batch plant to be located on the planned Estates of Quail Hollow subdivision, an 80-acre site located near the southeast corner of Dove Road and Davis Boulevard.

STAFF CONTACT: Jarrod Greenwood, Director of Public Works
Joel Enders, Development Coordinator

Strategic Alignment

<u>Vision, Value, Mission</u>	<u>Perspective</u>	<u>Strategic Theme & Results</u>	<u>Outcome Objective</u>
Mission: Westlake is a unique community blending preservation of our natural environment and viewsapes, while serving our residents and businesses with superior municipal and academic services that are accessible, efficient, cost-effective, & transparent.	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
<u>Strategic Initiative</u>			
Outside the Scope of Identified Strategic Initiatives			

Time Line - Start Date: September 13, 2016 **Completion Date:** September 19, 2016

Funding Amount: 00.00 **Status -** **Not Funded** **Source -** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

The Estates of Quail Hollow subdivision, currently in the infrastructure phase of development, is zoned R-1 “Estate Residential District.”¹ Pursuant to Section 102-61 of the Westlake Code of Ordinances, a Specific Use Permit, to be approved by the Planning and Zoning Commission and Town Council, is required for the construction and use of a temporary concrete batch plant related to the construction of roads or other infrastructure for all property zoned R-1. Note that

¹ The related preliminary plat approved via Resolution 16-11, and SUP for private streets and gated entrances approved via Ordinance 780.

the proposed batch plant is for temporary, on-site use only, and will be removed after the completion of necessary infrastructure.

Zoning ordinances typically provide for two types of uses – uses by right and by special exception, i.e. specific/conditional use permits. For our purposes we use the term Specific Use Permit. The uses that are permitted by right are those which are allowed without additional approvals being required. A Specific Use, on the other hand, may be permitted within a zoning district, but the use is conditional and not granted automatically (or entitled) like a use by right. SUPs require additional public hearings and scrutiny – meaning the approval is discretionary.

Developers often request temporary concrete batch plants, particularly where a subdivision is built with concrete streets. Westlake examples include Granada, Entrada, and now Quail Hollow. From a municipal perspective, a temporary concrete batch plant has two primary advantages when compared to premixed concrete that is delivered by a third party. First, a batch plant greatly reduces the amount of construction traffic that must enter and exit the site. Second, a batch plant generally reduces overall construction time, giving the developer greater flexibility and predictability. There are several additional points to consider when evaluating a temporary batch plant request:

Dust/Exhaust: Particulates that are generated as part of the mixing process and emissions from the generator necessary to operate the batch plant are regulated by the Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA). For example, a batch plant must utilize dust filters that meet specific TCEQ/EPA requirements to prevent particles from escaping into the atmosphere. Every batch plant requires an Air Quality Standard Permit from the TCEQ before operations can begin.

Location: Per TCEQ requirements, batch plant exhaust/filter equipment must be located at least 100 feet from any property line. In this case, the edge of the batch plant area is greater than 360 feet from Dove Road at the closest point and approximately 1,000 feet from the Vaquero subdivision (see attached site map).

Hours of Operation & Noise: Hours of operation are regulated by the noise produced during operation. Daytime noise levels in Westlake are limited to 56 decibels at a residential property line, dropping to 49 decibels between 7:00pm and 7:00am. For comparison purposes, 56 decibels is roughly equivalent to the ambient background noise in a restaurant or office. Given the proposed location of the temporary batch plant and the relatively low level of noise produced by related equipment, sound issues are not anticipated to be a problem. If noise becomes an issue at any point during operation, Town staff have the ability to take appropriate corrective action.

The Planning and Zoning Commission/Town Council may, in the interest of the public welfare, recommend/establish conditions of operation, location, arrangement, and construction of any authorized Specific Use. In approving any Specific Use, the council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties and citizenry who may be affected by the particular use.

The Council shall not grant an SUP for a particular use except upon a finding that the use will:

- a. Complement or be compatible with the surrounding uses and community facilities;
- b. Contribute to, enhance or promote the welfare of the area affected by the SUP and adjacent properties;
- c. Not be detrimental to the public health, safety or general welfare; and
- d. Conform in all other respects to all applicable zoning regulations and standards.

RECOMMENDATION

Staff recommends approval of this Specific Use Permit as proposed.

ATTACHMENTS

1. Quail Hollow vicinity map
2. Proposed temporary concrete batch plant vicinity map
3. Survey drawing and legal description of proposed temporary concrete batch plant area



SUP-07-26-16
Quail Hollow Vicinity Map



SUP-07-26-16

Proposed Temporary Concrete Batch Plant Area



POLYGON ENTERPRISES, INC.
VOL. 9339 PG. 1071, D.R.T.C.T.

3.306 ACRES

MILLER SURVEYING
EST. 1985

I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 in the State of Texas, certify that this plat represents an accurate survey made on the ground under my supervision on August 2, 2016 of the 3.306 acre tract described herein, and that the boundary lines, corners and dimensions shown herein are as indicated.

MILLER
Surveying, Inc.

Commercial • Residential • Municipal
430 Mid Cities Blvd. Hurst, Texas 76054
817-577-1052 T&LSP No. 10100400
MillerSurvey.net



SUP-07-26-16
Survey Drawing and Legal Description of Proposed Temporary Concrete Batch Plant Area

FIELD NOTE DESCRIPTION OF A
3.306 ACRE TRACT OF LAND

Being a tract of land out of the Leroy Bogguss Survey, Abstract No. 196 and situated in the City of Southlake, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in August 2016, said tract being a portion a portion of the same tract of land described in the deed to Polygon Enterprises, Inc. recoded in Volume 9339, Page 1071 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch capped steel rod found for the northeast corner of said Polygon, said rod being in Dove Road; Thence South 00 degrees 23 minutes 47 seconds West with the easterly boundary line of said Polygon tract a distance of 1593.77 feet; Thence WEST a distance of 364.57 feet to the point of beginning of the tract described herein;

Thence SOUTH a distance of 320.00 feet;

Thence WEST a distance of 450.00 feet;

Thence NORTH a distance of 320.00 feet;

Thence WEST a distance of 450.00 feet to the point of beginning and containing 3.306 acres of land, more or less.





Westlake Planning and Zoning Commission



TYPE OF ACTION

Regular Meeting - Action Item

Tuesday, September 13, 2016

TOPIC: Conduct a public hearing and consider recommendation of an application to replat an approximately 1.02-acre portion of Planned Development District 1, Planning Area 2 (PD 1-2), established by Ordinance 703 for the property generally located south of State Highway 114, east of Davis Boulevard, and north of Solana Boulevard, commonly known as Westlake Entrada. The replat shows Block I, Lots 1XR, 2XR, 3-14, 15X and 16X. The proposed lots are located near the intersection of Solana Boulevard, Granada Trail, and the planned Cortes Drive.

STAFF CONTACT: Joel Enders, Development Coordinator & Management Analyst

Strategic Alignment

<u>Vision, Value, Mission</u>	<u>Perspective</u>	<u>Strategic Theme & Results</u>	<u>Outcome Objective</u>
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
<u>Strategic Initiative</u>			
Outside the Scope of Identified Strategic Initiatives			

Time Line - Start Date: September 13, 2016 **Completion Date:** September 19, 2016

Funding Amount: 00.00 **Status -** **Not Funded** **Source -** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

Ordinance 761, approved December 14, 2015, approved a final plat of Entrada that included Block M (Primrose site), Block N (CVS Site), Block O (Information Center site), and Block A (Retail Corner site). The remainder of Entrada Phase I was platted as **Block B, Lot 1**. This final plat was approved in an effort to accommodate closing deadlines related to a CVS Pharmacy and Primrose School, and was accompanied by an amendment to the Development Agreement (Res. 15-35) to ensure timely completion of infrastructure and acquisition of offsite easements necessary to serve Blocks M, N, O, and A. At the time Ordinance 761 was approved, it was

understood that the developer would eventually need to replace Block B, Lot 1 via replat or replats in order to fully define the necessary lots, easements, rights-of-way, roads, etc. that were omitted from the first plat.

Instead of a single, comprehensive replat, the developer has chosen to submit a number of replats that define sections of what is currently Block B, Lot 1. The replat under consideration establishes Entrada Block I, which includes:

1. 12 residential lots, related easements, and rights-of-way
2. Common areas (depicted as lots 2XR, 15X, and 16X)
3. A public access and utility easement to be used for residential vehicular access (Piedra Court/Lot 1XR), which will be privately maintained but publicly accessible.

Pursuant to Entrada's zoning (Ordinance 703), every lot, parcel, and tract in the development is subject to PD Site Plan approval. The PD Site Plan relative to this proposed replat is being considered concurrently for recommendation/approval by the Planning and Zoning Commission and Town Council. Note that approval of both items is required for the applicant to move forward.

Town staff has determined that the subject replat substantially comports to the Entrada Development Plan (Ordinance 720) and Preliminary Plat (Resolution 13-32).

Approval of this replat is a prerequisite to the issuance of building permits, but is not the only remaining requirement that the developer must meet:

1. Resolution 14-46, which amends the Entrada Economic Development agreement, specifies that **the developer must pay the Town \$10,000 per residential unit depicted on the approved PD Site Plan prior to the signing of each respective plat**, to be used for the benefit of Westlake Academy.
2. Exhibit A, Section 3(F) of the Entrada Development Agreement (Resolution 13-34), states that **“There will be no building permits for the Development issued until all public and private infrastructure for Phase 1, as shown on the approved Development Plan and Preliminary Plat for the Development, has been completed and accepted by the Town,** unless a separate agreement for issuance of building permits that amends this Agreement has been entered into and agreed to by the Town and the Developer.” Note that the amendments to the Entrada Development Agreement specified in Resolution 15-35 are only applicable to Blocks M, N, O, and A, and do not apply to the area shown on this subject replat.

Staff recommended the amendment to the Entrada Development Agreement in order to facilitate initial development; the developer may begin vertical construction prior to infrastructure completion and acceptance in Blocks M, N, O, and A, but all public and private infrastructure must be completed and accepted by the Town prior to the issuance of a Certificate of Occupancy for any residential or commercial structure. In the absence of further modification to the Entrada Development Agreement, all public and private infrastructure associated with areas of Phase I outside of these four blocks must be completed and accepted prior to the issuance of any building permit for vertical construction.

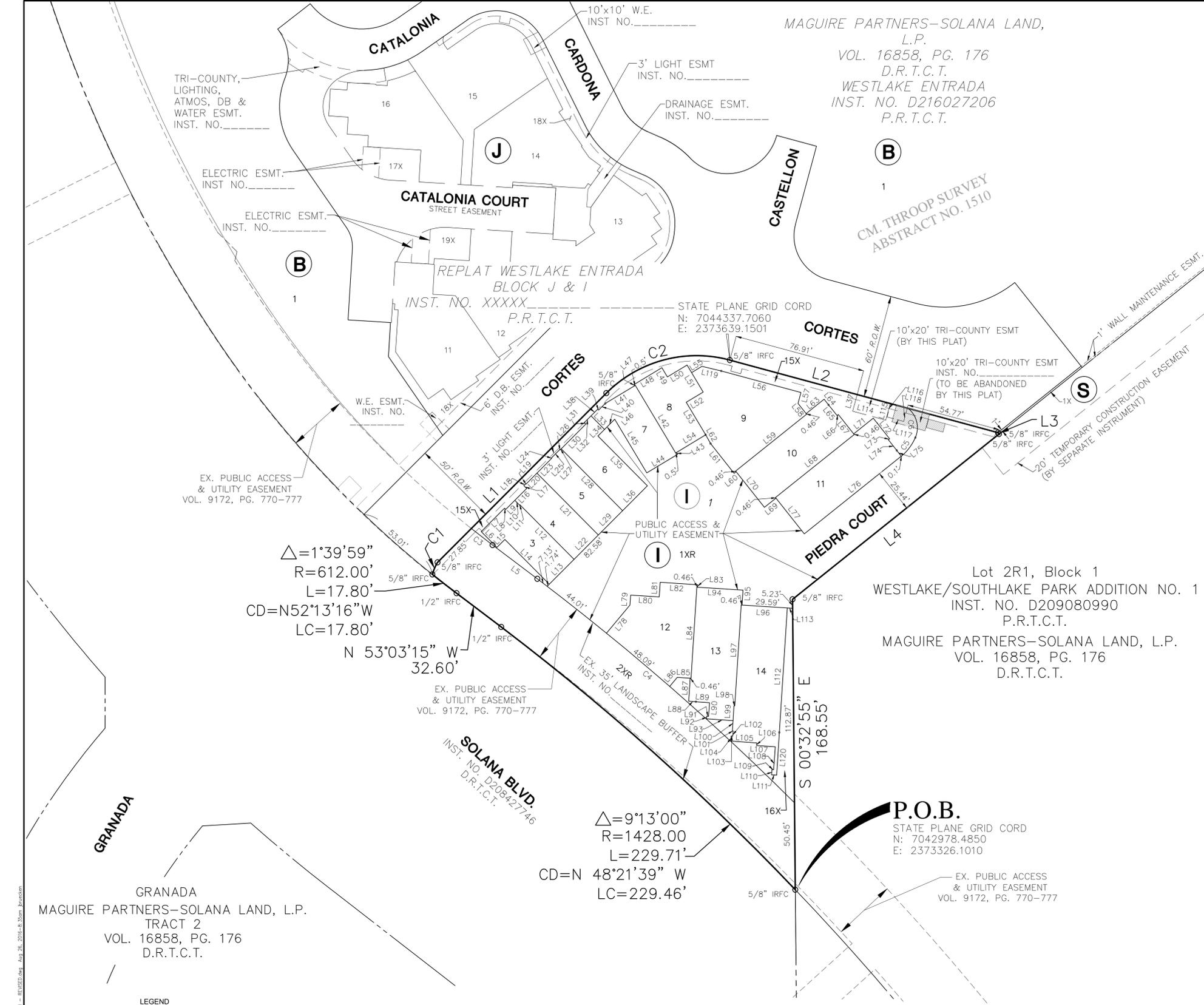
Currently, Entrada is split into Phase I (73 acres) and Phase II (12.8 acres). The developer and Town Staff are currently discussing further modification of Entrada's phasing plan which would require additional amendments to the Entrada Development Agreement and the approval of Town Council. However, in no circumstance will Town staff recommend any agreement that would allow for the issuance of a building permit prior to the completion and acceptance of all public and private infrastructure necessary to serve a particular area.

RECOMMENDATION

Staff recommends approval of this replat.

ATTACHMENTS

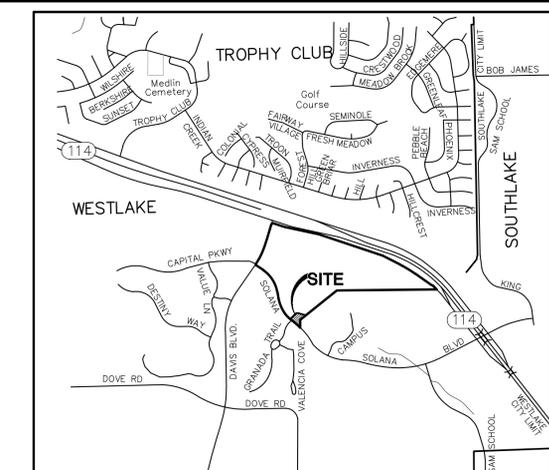
1. Replat document for consideration



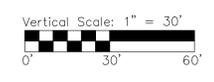
MAGUIRE PARTNERS-SOLANA LAND, L.P.
VOL. 16858, PG. 176
D.R.T.C.T.
WESTLAKE ENTRADA
INST. NO. D216027206
P.R.T.C.T.

CM THROOP SURVEY
ABSTRACT NO. 1510

Lot 2R1, Block 1
WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1
INST. NO. D209080990
P.R.T.C.T.
MAGUIRE PARTNERS-SOLANA LAND, L.P.
VOL. 16858, PG. 176
D.R.T.C.T.



VICINITY MAP
(1"=2000')



Line #	Direction	Length
L1	N45°04'30"E	139.09'
L2	S74°55'30"E	161.91'
L3	S38°32'55"E	1.00'
L4	S51°27'05"W	153.96'
L5	S53°03'15"E	32.65'
L6	S44°55'30"E	12.97'
L7	N45°04'30"E	19.21'
L8	S44°53'40"E	1.00'
L9	N45°04'30"E	7.48'
L10	N44°55'30"W	3.96'
L11	S45°05'34"W	0.27'
L12	N44°55'30"W	44.67'
L13	N45°04'30"E	20.42'
L14	S44°55'30"E	36.66'
L15	N45°04'30"E	6.54'
L16	N45°04'30"E	9.77'
L17	N44°55'30"W	2.33'
L18	N45°04'30"E	1.48'
L19	S44°55'30"E	0.27'
L20	N45°04'30"E	9.03'
L21	N44°55'30"W	50.69'
L22	N45°04'30"E	20.00'
L23	N45°04'30"E	12.17'
L24	N44°55'30"W	0.27'

Line #	Direction	Length
L25	N45°04'30"E	6.95'
L26	S44°55'30"E	0.27'
L27	N45°04'30"E	0.88'
L28	N44°55'30"W	50.69'
L29	N45°04'30"E	20.00'
L30	N45°04'30"E	20.35'
L31	N44°55'30"W	1.27'
L32	N45°04'30"E	5.48'
L33	S44°55'30"E	11.13'
L34	S45°04'30"W	5.41'
L35	S44°55'30"E	40.83'
L36	N45°04'30"E	20.42'
L37	N15°20'48"E	10.00'
L38	N45°04'30"E	5.48'
L39	S44°55'30"E	0.76'
L40	N45°17'18"E	5.47'
L41	N59°00'42"E	20.42'
L42	N30°59'18"W	45.75'
L43	S30°59'18"E	1.28'
L44	S59°05'40"W	20.92'
L45	N30°59'16"W	36.35'
L46	S45°04'30"W	8.38'
L47	N30°59'18"W	0.79'
L48	N58°59'56"E	19.08'

Line #	Direction	Length
L49	S30°59'18"E	6.21'
L50	N59°00'42"E	13.37'
L51	S30°59'18"E	18.29'
L52	S59°00'42"W	11.54'
L53	S30°59'18"E	22.04'
L54	S59°00'30"W	20.42'
L55	N58°44'46"E	7.03'
L56	S74°55'30"E	48.09'
L57	S15°04'30"W	6.55'
L58	S38°32'55"E	8.04'
L59	S51°27'05"W	52.91'
L60	S51°27'05"W	1.50'
L61	N38°32'55"W	21.96'
L62	N29°17'23"W	5.89'
L63	N51°27'05"E	13.42'
L64	S38°32'55"E	4.21'
L65	S38°50'55"E	7.96'
L66	N51°27'05"E	0.92'
L67	S38°32'55"E	14.79'
L68	N51°27'05"E	58.68'
L69	S51°27'05"W	8.60'
L70	N38°32'55"W	26.96'
L71	N51°27'05"E	14.60'
L72	S38°32'55"E	15.25'

LOT	SQ. FT.	ACREAGE
1XR	12,551.89	0.288
2XR	9,261.20	0.213
3	1,089.18	0.025
4	995.69	0.023
5	1,015.70	0.023
6	1,095.20	0.025
7	1,064.83	0.024
8	1,150.33	0.026
9	2,437.31	0.056
10	1,782.03	0.041
11	1,970.78	0.045
12	2,003.61	0.046
13	1,908.51	0.044
14	2,201.04	0.051
15X	2,701.58	0.062
16X	1,302.24	0.030

Line #	Direction	Length
L73	S51°27'05"W	0.92'
L74	S38°14'55"E	7.96'
L75	S38°32'55"E	4.31'
L76	S51°27'05"W	72.32'
L77	N38°32'55"W	26.96'
L78	N40°03'39"E	21.32'
L79	N3°41'04"E	5.78'
L80	S86°18'56"E	16.72'
L81	N3°41'04"E	8.52'
L82	S86°18'56"E	21.96'
L83	S3°41'04"W	1.43'
L84	S3°41'04"W	52.97'
L85	S86°18'56"E	8.04'
L86	N40°03'39"E	6.86'
L87	S3°41'04"W	13.42'
L88	S86°18'56"E	4.21'
L89	S86°00'56"E	7.96'
L90	S4°00'50"W	7.02'
L91	N85°59'10"W	1.12'
L92	S4°00'50"W	1.50'
L93	S85°59'10"E	15.51'

Line #	Direction	Length
L94	S86°18'56"E	26.96'
L95	N3°41'04"E	8.67'
L96	N86°18'56"W	26.96'
L97	N3°41'04"E	58.68'
L98	S86°18'56"E	0.46'
L99	N3°41'04"E	8.61'
L100	S3°41'04"W	5.99'
L101	S86°18'56"E	0.45'
L102	S4°06'47"W	2.93'
L103	N85°59'10"W	0.96'
L104	S4°00'50"W	3.00'
L105	S85°59'10"E	15.20'
L106	S4°00'50"W	1.50'
L107	S85°59'10"E	10.92'
L108	S4°11'21"W	13.36'
L109	N85°59'10"W	1.00'
L110	S4°00'50"W	3.00'
L111	S85°59'10"E	3.00'
L112	N3°41'04"E	72.37'
L113	N86°18'56"W	3.09'
L114	N74°55'30"W	20.00'

Line #	Direction	Length
L115	N15°20'48"E	10.00'
L116	S15°04'30"W	8.00'
L117	S74°55'30"E	10.00'
L118	N15°04'30"E	8.00'
L119	S76°43'06"E	11.60'
L120	N3°39'20"E	24.87'

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	14°34'33"	30.00'	7.63'	N22°57'07"E	7.61'
2	60°00'00"	74.50'	78.02'	S75°04'30"W	74.50'
3	1°33'33"	577.00'	15.70'	S52°16'29"E	15.70'
4	7°46'34"	1463.00'	198.56'	N49°04'52"W	198.41'
5	26°47'10"	29.33'	13.71'	N36°52'41"E	13.59'
6	75°31'01"	14.33'	18.89'	N14°16'25"W	17.55'

- LEGEND**
- IRFC IRON ROD WITH YELLOW PLASTIC CAP FOUND
 - CIRS IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BROWN & GAY" SET
 - D.B. DUCT BANK
 - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
 - CC# COUNTY CLERK FILE NUMBER
 - U.E. UTILITY EASEMENT
 - VOL. VOLUME
 - PG. PAGE
 - ROW RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - ESMT. EASEMENT
 - W.Y. WITH YELLOW CAP
 - W.L.I.&M.E. WATER, LIGHTING, IRRIGATION & MAINTENANCE EASEMENT
 - W.M.E. WALL MAINTENANCE EASEMENT
 - W.E. WATER EASEMENT
 - INST. NO. INSTRUMENT NUMBER

- NOTES:**
- Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
 - No Floodplain exists on this site.
 - Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - Unless otherwise noted, all boundary corner & lot corners are 5/8" iron rod set with yellow cap stamp "BGE".
 - Purposed of the Replat is to subdivide existing Block I, Lot 1 for development.

DEVELOPER
VESTA CUSTOM HOMES
660 N. Carroll, Suite 110
Southlake, Texas 76092
Contact: Richard Hudson
Telephone: (469) 631-2014

OWNER
MAGUIRE PARTNERS - SOLANA LAND L.P.
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

SURVEYOR/ENGINEER
BGE, Inc.
2529 Dallas Parkway, Suite 204
Frisco, Texas 75034
Contact: Jason Frey, P.E.
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Registration No. 10193953
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BROWN & GAY ENGINEERS, INC.
2500 West Loop West, Suite 1000, Houston, Texas 77020
Aug. 26, 2016 @ 3:00pm, Junction

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MAGUIRE PARTNERS-SOLANA LAND, L.P., is the owner of a tract or parcel of land situated in the C.M. Throop Survey, Abstract No. 1510, the W. Medlin Survey, Abstract No. 1958, the William Pea Survey, Abstract No. 1246 and the Joseph Henry Survey, Abstract No. 742, Town of Westlake, Tarrant County, Texas, and being a portion of Tract 2 as described in the Special Warranty Deed to Maguire Partners-Solana Land, L.P. as recorded in Volume 16858, Page 176, Deed Records, Tarrant County Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with yellow cap at the southwest corner of Lot 2R1, Block 1 of the Westlake/Southlake Park Addition No. 1, an addition to the Town of Westlake as recorded in instrument No. D209080990, Plat Records, Tarrant County, Texas, said point being on the northerly right-of-way line of Solana Boulevard (formerly Kirkwood Boulevard (a variable width right-of-way) as recorded in instrument Number D208427746, Deed Records, Tarrant County, Texas, and being the beginning of a non-tangent curve to the left whose chord bears North 48°21'39" West, 229.46 feet;

THENCE along the Northeastly right-of-way of said Solana Boulevard the following course:

In a Northwestly direction along said curve to the left having a central angle of 9°13'00", a radius of 1428.00 feet, an arc length of 229.71 feet to a 1/2 inch iron rod with yellow cap found for corner;

North 53°03'15" West a distance of 32.60 feet to a 1/2 inch iron rod with yellow cap found for corner, said point being at the beginning of a curve to the right whose chord bears North 52°13'16" West, 17.80 feet,

In a Northwestly direction along said curve to the right having a central angle of 1°39'59", a radius of 612.00 feet, an arc length of 17.80 feet to a 5/8 inch iron rod with yellow cap found for corner, said point being at the beginning of a non-tangent curve to the right whose chord bears North 22°57'07" East, 7.61, said point being the Southerly right-of-way line of Cortes (50 foot right-of-way) at this point 53.01 feet;

THENCE in a Northeastly direction departing the northeastly right-of-way line of said Solana Boulevard and along the southerly right-of-way line of said Cortes and along said curve to the right having a central angle of 14°34'33", a radius of 30.00 feet, an arc length of 7.63 feet to a 5/8 inch iron rod with yellow cap found for corner;

THENCE along the Southerly right-of-way line of said Cortes the following course:

North 45°04'30" East a distance of 139.09 feet to a 5/8 inch iron rod with yellow cap found for corner, said point being at the beginning of a tangent curve to the right whose chord bears South 75°04'30" East, 74.50 feet;

In a Southeastly direction along said curve to the right having a central angle of 60°00'00", a radius of 74.50 feet, an arc length of 78.02 feet to a 5/8 inch iron rod with yellow cap found for corner;

South 74°55'30" East a distance of 161.91 feet to a 5/8 inch iron rod with yellow cap found for corner;

THENCE South 38°32'55" East departing the southerly right-of-way line of said Cortes a distance of 1.00 feet to a 5/8 inch iron rod with yellow cap found for corner, said point being in the west line of said Lot 2R1, Block 1;

THENCE South 51°27'05" West along the west line of said Lot 2R1, Block 1 a distance of 153.96 feet to a 5/8 inch iron rod found for corner;

THENCE South 00°32'55" East continuing along the west line of said Lot 2R1, Block 1 a distance of 168.55 feet to the POINT OF BEGINNING containing 44531 square feet or 1.022 acres of land more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT MAGUIRE PARTNERS-SOLANA LAND, L.P., DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT OF WESTLAKE ENTRADA-BLOCK I, AN ADDITION TO THE TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS. THE EASEMENTS THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED, AND IN ACCORDANCE WITH THE EASEMENT DOCUMENTS FILED WITH THE TOWN OF WESTLAKE AND TARRANT COUNTY. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES AND THE PUBLIC AND PRIVATE UTILITIES FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE FOR THE USE OF A PARTICULAR EASEMENT. THE MAINTENANCE OF PAVING OR ANY OTHER SURFACE ON THE UTILITY AND FIRE LANE EASEMENTS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, OR OTHER PERMANENT IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE. ANY PUBLIC UTILITY FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE TO USE A PARTICULAR EASEMENT SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS OR OTHER IMPROVEMENTS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS SYSTEM IN THE EASEMENT AND THAT PUBLIC UTILITY SHALL AT ALL TIMES HAVE FULL RIGHT OF INGRESS AND EGRESS UPON THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS SYSTEM, SUBJECT TO COMPLYING WITH ALL ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS, AND IN ACCORDANCE WITH THE EASEMENT DOCUMENTS FILED WITH THE TOWN OF WESTLAKE AND TARRANT COUNTY. THE TOWN OF WESTLAKE, TEXAS, AND THE PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS, MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. NO GENERIC "U.E.S" (UTILITY EASEMENTS) WILL BE ALLOWED. NO EASEMENT WILL BE ALLOWED BY SEPARATE INSTRUMENT WITHOUT WRITTEN APPROVAL BY THE TOWN OF WESTLAKE.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, THE OWNERS, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, RESERVE AND RETAIN THE RIGHT TO GRANT OTHER RIGHTS AND EASEMENTS ACROSS, OVER OR UNDER THE EASEMENT TRACT(S) TO SUCH OTHER PERSONS AS THE OWNERS DEEM PROPER, PROVIDED SUCH OTHER GRANTS ARE SUBJECT TO THE EASEMENTS TO THE TOWN OF WESTLAKE GRANTED IN THE EASEMENT DOCUMENTS, AND THE USES GRANTED DO NOT MATERIALLY INTERFERE WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE FOR THE PURPOSES SET FORTH HEREIN AND THE TOWN APPROVES SAID ADDITIONAL EASEMENTS OR ADDITIONAL USES IN WRITING. ANY DAMAGES TO FACILITIES LOCATED IN SAID EASEMENTS AS A RESULT OF THE USE GRANTED TO SUCH OTHER PERSON SHALL BE PROMPTLY REPAIRED BY SUCH OTHER PERSON, AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGE TO SUCH OTHER PERSON'S FACILITIES IN CONNECTION WITH THE USE OF SAID EASEMENT BY THE TOWN OF WESTLAKE.

IN ADDITION, NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNS, MAY USE THE EASEMENT TRACT(S) IDENTIFIED IN THE EASEMENT DOCUMENTS, AND SHOWN WITHIN THE BOUNDARIES OF THE PLATTED PROPERTY FOR PAVING, PEDESTRIAN WALKWAY, PARKING, LANDSCAPING AND AERIAL IMPROVEMENT PURPOSES (THE "IMPROVEMENTS"), WHICH DO NOT MATERIALLY INTERFERE WITH OR PREVENT THE USE BY THE TOWN OF WESTLAKE OF SAID EASEMENTS FOR THE PURPOSES SET FORTH HEREIN. ANY DAMAGES TO FACILITIES LOCATED IN THE EASEMENTS IDENTIFIED ON THE PLATTED PROPERTY AS A RESULT OF SUCH USES SHALL BE PROMPTLY REPAIRED BY THE THEN-CURRENT OWNER OF THE PLATTED PROPERTY THAT CAUSED SUCH DAMAGE, AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGES TO THE IMPROVEMENTS IN CONNECTION WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE.

THAT THE UNDERSIGNED DOES HEREBY DEDICATE TO THE TOWN OF WESTLAKE, IN FEE SIMPLE, TO THE PUBLIC IN PERPETUITY FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR PUBLIC PURPOSES.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20_____.

By: MAGUIRE PARTNERS-SOLOANA LAND, L.P.
a Texas limited partnership

By: _____ Printed Title: _____

Printed Name: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared

_____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Westlake, Texas.

Dated this the _____ day of _____, 20_____.

PRELIMINARY
RELEASED 8-26-16 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

David F. McCullah
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public, in and for The State of Texas, on this day personally appeared David F. McCullah, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____.

Notary Public, State of Texas

APPROVED BY THE TOWN COUNCIL OF WESTLAKE, TEXAS
on the _____ day of _____, 20_____
ATTEST:
MAYOR
TOWN SECRETARY

REVIEWED BY:
TOWN ATTORNEY
TOWN ENGINEER

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF WESTLAKE, TEXAS
on this _____ day of _____, 20_____
ATTEST:
Town Planning & Zoning Chairperson
Town Secretary

NOTES:

- 1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. No Floodplain exists on this site.
3. Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
4. Unless otherwise noted, all boundary corner & lot corners are 5/8" iron rod set with yellow cap stamp "BGE".
5. Purposed of the Replat is to subdivide Block I, Lot 1 for development.

REPLAT OF WESTLAKE ENTRADA

BLOCK I, LOTS 1XR, 2XR, 3-14, 15X & 16X
BEING A REPLAT OF WESTLAKE ENTRADA BLOCK I, LOT 1
RECORDED IN DOCUMENT _____ COUNTY CLERK RECORD
TARRANT COUNTY, TEXAS
BEING A TOTAL OF 1.022 ACRES IN THE
CM THROOP SURVEY, ABSTRACT NO. 1510
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS
AUGUST 2016

DEVELOPER
VESTA CUSTOM HOMES
660 N. Carroll, Suite 110
Southlake, Texas 76092
Contact: Richard Hudson
Telephone: (469) 631-2014

OWNER
MAGUIRE PARTNERS - SOLANA LAND L.P.
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
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TBPLS Registration No. 10193953
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Westlake Planning and Zoning Commission



TYPE OF ACTION

Regular Meeting - Action Item

Tuesday, September 13, 2016

TOPIC: Conduct a Public Hearing and Consider a Recommendation of a Planned Development Zoning District (PD) Site Plan for an approximately 1.02-acre portion of Planned Development District 1, Planning Area 2 (PD 1-2), established by Ordinance 703 for the property generally located south of State Highway 114, east of Davis Boulevard, and north of Solana Boulevard, commonly known as Westlake Entrada. The area shown on this PD Site Plan is located near the intersection of Solana Boulevard, Granada Trail, and the planned Cortes Drive.

STAFF CONTACT: Joel Enders, Development Coordinator & Management Analyst

Strategic Alignment

<u>Vision, Value, Mission</u>	<u>Perspective</u>	<u>Strategic Theme & Results</u>	<u>Outcome Objective</u>
Mission: Westlake is a unique community blending preservation of our natural environment and viewscapes, while serving our residents and businesses with superior municipal and academic services that are accessible, efficient, cost-effective, & transparent.	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
<u>Strategic Initiative</u>			
Outside the Scope of Identified Strategic Initiatives			

Time Line - Start Date: September 13, 2016

Completion Date: September 19, 2016

Funding Amount: 00.00 **Status -** **Not Funded** **Source -** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

The subject PD Site Plan is generally located near the intersection of Solana Boulevard, Granada Trail, and Cortes Drive, southeast of the “First Six” residential homes that received PD Site Plan approval in April 2016. (see attached site map). The Entrada “Block I Residential” area includes 12 interconnected, townhome-style single family residences, each home totaling between 2,560 and 3,335 square feet. The Site Plan follows Entrada’s overall design theme which strives to capture the architecture, livability, scale, and essential visual qualities of the Spanish-Catalonian village archetype.

PD Site Plan approval is required for every lot, parcel, and tract in the Entrada development. The PD Site Plan approval process gives the Planning and Zoning Commission, as well as the Town Council, the ability to approve or deny a plan based on the quantitative (development standards, densities, building sizes, etc.) and qualitative (design guidelines and architectural standards) criteria specified in the PD zoning ordinances relative to this property. PD 1-2 zoning regulations give the Developer a great deal of latitude with regards to lot layout and design and encourages the Developer to be creative and build a unique development. It also gives the Town opportunities to verify that the proposed development will reflect what was presented by the Developer during the zoning change application process and agreed to by all when the zoning (Ord. 703) and subsequent Development Plan (Ord. 720) were originally approved. Staff and our consulting architect have spent many hours reviewing this site plan and related elevations against a comprehensive set of criteria described in the attached Staff Report.

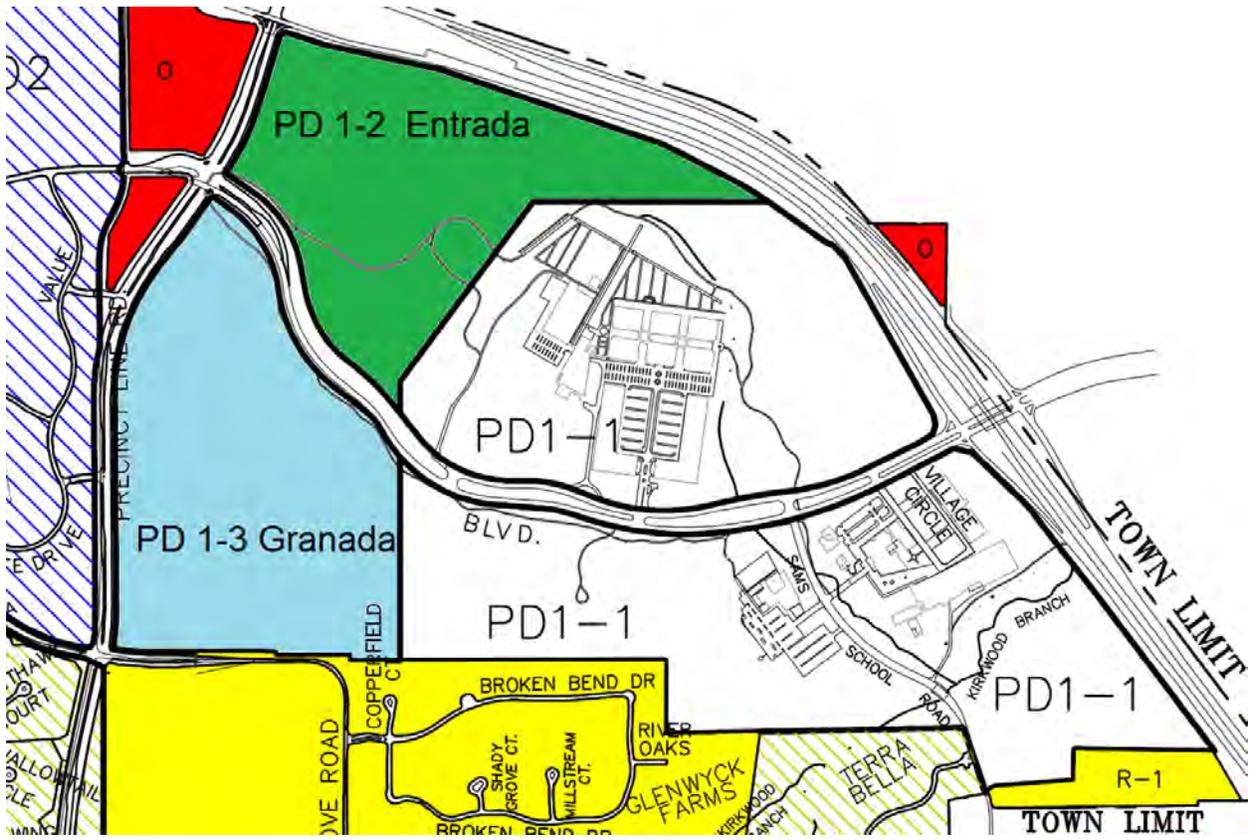
RECOMMENDATION

Staff recommends approval of this PD Site Plan, subject to the conditions provided in the attached Staff Report.

ATTACHMENTS

1. Existing PD Location Map and Vicinity Map
2. Staff Report
3. Entrada Development Plan
4. PD Site Plan Submittal

EXISTING PD LOCATION MAP



VICINITY MAP
Case SP-03-15-16





TOWN OF WESTLAKE, TX

STAFF REPORT TO PLANNING AND ZONING COMMISSION

Date: 9/13/16

Request: Review and Recommendation of a Planned Development (PD) Site Plan

Agenda Item: Conduct a Public Hearing and Consider a Recommendation of a Planned Development Zoning District (PD) Site Plan for an approximately 1.02-acre portion of Planned Development District 1, Planning Area 2 (PD 1-2), established by Ordinance 703 for the property generally located south of State Highway 114, east of Davis Boulevard, and north of Solana Boulevard, commonly known as Westlake Entrada. The area shown on this PD Site Plan is located near the intersection of Solana Boulevard, Granada Trail, and the planned Cortes Drive.

CASE INFORMATION

Development Name: Westlake Entrada

Location: The subject area is generally located in the southeastern portion of the 85-acre Entrada development, near the intersection of Solana Boulevard, Granada Trail, and Cortes Drive (see attached site map).

Owner: Maguire Partners-Solana Land, LP (Mehrdad Moayedi, Centurion American)

Applicant: Vesta Custom Homes

Developer: Centurion American Development Group

Site Size: 1.02 acres, shown as part of Block B on the Entrada Final Plat approved 12/14/15. Note that the lot and block numbers shown on the PD Site Plan anticipate a replat (running concurrently with this PD Site Plan) that will establish the subject area as Block I, Lots 1XR, 2XR, 3-14, 15X and 16X.

Approved Use(s): The subject PD Site plan shows Single Family Residential Attached uses, which are permitted under Entrada's zoning as set out in Ordinance 703.

Summary: The Entrada residential component is perhaps the most unique, defining element of the development. The "Block I Residential" will help set the tone for the residences that follow while displaying Entrada's intricate and interconnected architectural design theme to those travelling along Solana Boulevard. Like the previously approved six residential homes directly to the northwest, these residences will be located at the main entrance of the development, providing a vital first impression to the visitor. The Site Plan follows Entrada's overall design theme which strives to capture the architecture, livability, scale, and essential visual qualities of the Spanish-Catalonian village archetype.

The purposes of a PD Site Plan are to ensure that the development of individual building lots, parcels, or tracts within the Planned Development Zoning District or Planning Area are consistent with the approved Concept Plan and Development Plan, and to ensure that the standards applicable within the Planned Development Zoning District and/or Planning Area are met for each such lot, parcel or tract. The following sections detail the requirements that must be considered

when evaluating this PD Site Plan, the architectural challenges associated with this submittal, and staff recommendations.

Note that the individual lots shown on this PD Site Plan are proposed, not existing, and must be reflected on an approved replat (running concurrently with this PD Site Plan).

I. ZONING RELATED REQUIREMENTS APPLICABLE TO THIS PD SITE PLAN

Ordinance 703, which established the zoning requirements and development regulations for the PD1-2 Planning Area, applies to this site plan. The uses shown on the PD Site Plan are permitted by right under this district's zoning as shown on the Land Use Schedule included in Ordinance 703. This ordinance also imposes certain requirements on building materials, roofing materials, and the pace of development of residential to commercial structures. Included in the zoning regulations which govern development in this Planning Area are:

- Development Standards for Planning Area 2, PD1-2 (Art. III, Ord. 703)
- Design Guidelines for Planning Area 2, PD1-2 (Exhibit "4", Ord. 703)
- Roadway Design Standards for Planning Area 2, PD1-2 (Exhibit "5", Ord. 703)
- Concept Plan for Planning Area 2, PD1-2 (Exhibit "2", Ord. 703)

In addition, at the time of the adoption of Ordinance No. 703 setting the zoning for PD1-2, the following Staff recommendations were adopted by Council that apply to this Site Plan:

- Dedication of water and sewer easements for public lines. All on-site and off-site water and sewer improvements necessary to serve the development are the developer's responsibility.
- A detailed landscape plan and parking plan must be submitted with the Site Plans.
- Sidewalks and trails internal to the site will need to connect by access points to sidewalks, trails, or public rights-of-way on the perimeter of the site as well as to sidewalks or trails on adjacent tracts.

Ordinance 703 imposes no minimum front, rear, or side yard setbacks, except to accommodate necessary Building Code and/or Fire Code regulations. In addition, there are no slope-proximity requirements for any structure in Entrada.

II. RELATION OF PD SITE PLAN TO APPROVED ENTRADA DEVELOPMENT PLAN

The Town required the Developer to prepare a more detailed instrument, known as a Development Plan (Ordinance 720) for the entire 85-acre Entrada tract prior to any PD Site Plan submittals. PD Site Plans must comport with the approved Development Plan (unless the Development Plan is amended with Town approval). In effect the Development Plan becomes a master site plan, meaning that all site plans for all portions of the site must fit within the template created by the Development Plan, with allowance for minor changes in configuration if said changes are considered beneficial by Town staff and consulting architects. Town staff has determined that the subject Site Plan substantially comports to the Entrada Development Plan.

The Development Plan for Entrada, as recommended by the Planning & Zoning Commission and adopted by the Council in Ordinance 720, has several attached conditions for approval. Relevant to the subject PD Site Plan are the following additional conditions:

- All site plans submitted subsequent to approval of this Development Plan shall comport to all the design standards and guidelines as set out Ordinance No. 703.
- A Lighting Plan must be submitted for this Development Plan that meets the requirements of the Section 14 of the zoning ordinance for this site (Ordinance No. 703) as well as Chapter 102 of the Town's Code of Ordinances. This plan should emphasize use of bollard lights along trails, plazas, and gathering areas. It should also emphasize shielded low intensity down lighting for parking lots and intersections. *(Note: Lighting Plan approved by Town Council on 12/14/15)*
- A Master Landscape Plan for all common areas, right-of-ways, public and private open spaces, and Town Edge Landscape zones must be submitted along with the next Site Plan and before any buildings permits are issued, other than the Site Plan and building permit for the Sales Office. *(Note: Master Landscape Plan approved by Town Council on 12/14/15)*

III. DEVELOPMENT RATIOS AND SQUARE FOOTAGES

Ordinance 703 established ratios of residential to non-residential construction to prevent uneven development and ensure that residential uses are not prioritized over retail, office, or other uses. The pace of residential development within PD 1-2 is as follows:

- First Year of Active Development: Developer is entitled to ten (10) residential units initially. After the initial ten (10) units, Developer is entitled to units eleven (11) through (30) after 45,000 non-residential air conditioned square footage is permitted. "First year of active development" is defined as beginning on the date of the issuance of the first vertical building permit for PD Planning Area 2 (PD 1 -2).
- Second year of active development shall not exceed an additional sixty (60) residential units. Third year of active development shall not exceed and additional eighty (80) residential units. Year four of active development and subsequent will be based upon the 1500:1 ratio. From Residential Unit 31 forward, Developer must demonstrate to the Westlake Building Official that the 45,000 air-conditioned square feet of non-residential building space is substantially completed, and that for Residential Unit 31 forward, Developer must also demonstrate to the Westlake Building Official that a ratio of 1,500 sq. ft. of non-residential use building space has been permitted for each additional Residential Unit permitted.
- Developer is to maintain a database illustrating conformance to this requirement to the Westlake Building Official and include an up-to-date report with each new Residential Unit building permit application. Non-residential use buildings must be substantially outwardly completed within six-months of being included in the 1500:1 ratio, which is 1500 square feet of non-residential to each Residential Unit calculations.

The following table lists non-residential buildings and their associated square footage approved via the PD Site Plan process for the Entrada development to date:

Building	Use	SF
CVS	Retail	12,900
CVS SF Subtotal		12,900
Primrose	Institutional	12,070
Primrose SF Subtotal		12,070
Starbucks	Restaurant	1,900
Sales Center	Office	3,300
Retail 1	Restaurant	1,300
Office/Retail	Office	7,328
Office/Retail	Retail	17,320
Davis-114 Retail Corner SF Subtotal		31,148
Restaurants West	Restaurant	14,951
Restaurant Center	Restaurant	5,020
Restaurants East	Restaurant	7,380
Restaurant Row SF Subtotal		27,351
West Building	Retail	22,215
North Building	Office	15,215
Gas Pad Area SF Subtotal		37,430
Stage Building	Entertainment	8,328
Ticketing Building	Entertainment	4,231
Concessions Building	Entertainment	3,456
Upper Mezzanine	Entertainment	4,362
Amphitheater SF Subtotal		20,377
Grand Total		141,276

Based on commercial square footage approved via PD Site Plan to date, up to 30 residential units may be permitted this calendar year, assuming at least 45,000 square feet of non-residential, air conditioned space is permitted within the year (i.e. construction drawings are approved and a building permit is issued). An additional 60 units may be permitted next year assuming that 135,000 square feet of non-residential, air conditioned space is permitted within the year and the Developer can demonstrate that 45,000 square feet of non-residential building space is substantially completed.

Proposed square footages for the residences depicted on this PD Site Plan are listed below:

3-Story Townhomes

LOT	3	4	5	6	7	8
AC SF	2260	2260	2260	2260	2260	2260
GARAGE	460	460	460	460	460	460
TOTAL SF	2720	2720	2720	2720	2720	2720

2-Story Townhomes

LOT	9	10	11	12	13	14
AC SF	2855	2100	2100	2855	2100	2100
GARAGE	480	460	460	480	460	460
TOTAL SF	3335	2560	2560	3335	2560	2560

Note that the proposed square footages exceed the minimum home size (1800 sf, heated/air conditioned area only) required for this zoning district by Ordinance 703.

IV. ARCHITECTURAL REQUIREMENTS & CHALLENGES SPECIFIC TO THIS PD SITE PLAN

This project seeks to place a residential land use on a site that is irregular in shape and isolated from the general fabric of Entrada by a 4 lane street (Cortes). The major design challenges that were addressed include:

Form of the plan: In the first proposal, the cluster of 12 units was arrayed in an efficient but orthogonal relationship that had the effect of moving units to the center of the irregular property and exposed the odd shaped lot corners to the street, which had the further effect of surrounding the units with land between the street and buildings. This layout was in sharp contrast to the intent of Entrada’s Design Guidelines and work done or being done on other residential areas of Entrada. Therefore, the first step was to preserve the number of units but work with the Architect to formulate a site plan that:

1. Created a more organic relationship between the unit blocks and thereby moving the design away from suburban relationships to more “village” relationships.
2. Allowed the unit blocks to address the street in a way that was more compliant with the intent of the guidelines.
3. Created the opportunity for the emergence of subordinate masses that would make the architecture more intricate.

The result was a site plan in which the unit blocks relate to each other with angular spaces between, creating opportunity for articulation of courtyards, gate heads, etc. These angular relationships also have compositional impact on the architecture as the tension created between buildings is more consistent with the village archetype.

Note the differences between the first proposed lot layout and final layout, and the transformative effect those adjustments ultimately had on the final building elevations versus those that were initially proposed:

First Proposed Layout:



Final Submittal:



First Proposed Elevations (looking southeast from Cortes Drive):



A

Final Submittal:



ELEVATION A

Addressing the street where there was no real street: Solana Boulevard, with its 35 ft. landscape setback requirement, created a condition where the units could not actually face the street in a manner specified by the guidelines. Therefore, the challenge was to redefine the landscape setback/trail space as a type of plaza/trail head. Establishing a “Public Space” before the units facing Solana Boulevard results in a truly unique residential interface between pedestrian movement and building, which is actually more village-like than a vehicular street (see following). The convergence of residential and pedestrian activity in this section will be a view into the spirit of Entrada for all to see.



Rendering of the Plaza looking from Solana Boulevard

Addressing other streets: Similar creative thinking was necessary for other streets as the lot geometry (a result of the streets) presented challenges on all sides. The use of gate heads and court yards filled some of the space, creating a more intricate dialogue between buildings, walls, and gate structures.

Composition of mass: As a result of the site plan and its impact on the unit design, a very interesting architectural form emerged. Punctuated by taller (almost tower like) form components rising from simple gable roof forms, the design gives the impression of a development that is not dictated by the lot (a land development and suburban determinism), but by practical necessity specific to the structure (a medieval determinism).

Material: It became clear that the complexity of the architectural mass demanded a greater continuity of material to bring it all together. Therefore, this project is predominantly stone, which (when expressed in walls that are more solid than void) render a clearly tectonic feel.

The final rendition of a PD Site Plan submittal is the result of a review and revision process that includes several steps:

1. Town staff, consulting architects and engineers receive, review, and comment on the first submittal. Comments identify the ways in which the submitted design falls short of the Catalonian Archetype and provide recommendations for improvement.
2. Town consulting architect meets with Merriman Associates Architects, who are leading the design process from the developer side, to review the comments provided by Town and sketch ways in which these comments can be reasonably addressed.
3. Merriman provides a revised PD Site Plan incorporating staff recommended changes. Town staff and consultants review and provide additional comments.
4. Merriman makes final revisions and submits to Town for review. At this stage any remaining comments should be easily addressed and minor in nature.
5. The final PD Site Plan Submittal is delivered to the Town for inclusion in Planning and Zoning Commission and Town Council agenda packets.

Town staff have determined that the subject PD Site Plan substantially comports with the approved Entrada Design Guidelines and other architectural standards defined by Ordinance 703, with the exception of the eighth listed recommended condition for approval (see page 10).

V. ADDITIONAL REQUIREMENTS

While PD Site Plans are an important element of the design and quality control process, they are not a final approval for construction. Note that:

- 1) Construction drawings submitted along with an application for building permit will be reviewed for detailed compliance with Design Guidelines and compliance with the approved PD Site Plan as well as other PD ordinance regulations, the Code of Ordinances, the UDC, and the International Code Council (ICC) construction codes.
- 2) Resolution 14-46, which amends the Entrada Economic Development agreement, specifies that the developer must pay the Town \$10,000 per residential unit depicted on the approved PD Site Plan prior to the signing of each respective plat, to be used for the benefit of Westlake Academy.
- 3) Exhibit A, Section 3(F) of the Entrada Development Agreement (Resolution 13-34) states that “There will be no building permits for the Development issued until all public and private infrastructure for Phase 1, as shown on the approved Development Plan and Preliminary Plat for the Development, has been completed and accepted by the Town, unless a separate agreement for issuance of building permits that amends this Agreement has been entered into and agreed to by the Town and the Developer.” Currently, Entrada is split into Phase I (73 acres) and Phase II (12.8 acres). The developer and Town Staff are currently discussing further modification of Entrada’s phasing plan which would require additional amendments to the Entrada Development Agreement and the approval of Town Council. However, in no circumstance will Town staff recommend any agreement that would allow for the issuance of a building permit prior to the completion and acceptance of all public and private infrastructure necessary to serve a particular area.

VI. PARKING

Parking is provided by attached two-car garages facing an interior motor court (Piedra Court). Garage doors are proposed to be 16’ wide single doors, but will be constructed to appear as two separate, carriage-style doors. No on-street parking is shown on this site plan.

VII. ADDRESSING, SIGNS & WAYFINDING

Wayfinding signs are not shown on this PD Site Plan, but will be approved separately as part of a wayfinding and monument sign package currently under review by Town staff and consultants.

Address numbers will be reflected on ceramic tiles (or cast stone approved on a case-by-case basis) that are flush mounted into a surrounding wall, on the residence itself or a connected walled courtyard, depending on visibility.

VIII. STAFF RECOMMENDATION

Staff recommends approval of this PD Site Plan subject to the following conditions:

1. Fulfillment of all zoning requirements as set out in Ordinance 703 in addition to the conditions accepted by the Town Council at the time of zoning approval (April 22, 2013).
2. All Development Plan conditions for approval established in Ordinance 720 (adopted October 28, 2013) apply to this PD Site Plan.
3. All building elevations shown on this PD Site Plan include the requirement that structures meet all aspects of the Entrada Design Guidelines established by Ordinance 703 and Ordinance 760.
4. Town Staff will review and approve an exterior stone wall mockup and exterior wall stucco mockup to ensure compliance with the approved PD Design Guidelines prior to the issuance of building permits. Plans for building construction shall include said mockup photos as referenced details.
5. If, at any time, there is a conflict between the approved Design Guidelines, PD Site Plan, and vertical construction drawings, the Design Guidelines shall be controlling.
6. Where building walls face the street, particularly at intersections, the Town may require wall mounted, ceramic tile street name signs as shown in the approved Design Guidelines in the interest of space and/or aesthetics.
7. The following statements shall be added to the PD Site Plan to clarify the scope of Site Plan approval:
 - 1) PD Site Plans are recommended for approval based on a determination that the plans reflect general compliance with the approved PD Concept Plan, PD Development Plan, Master Landscape Plan, Design Guidelines, and other PD ordinance regulations. The individual building elevations are approved conceptually, subject to compliance with PD Design Guidelines to be shown in detail on construction plans that are to be submitted when applying for a building permit.
 - 2) Construction drawings submitted along with an application for a building permit will be reviewed for detailed compliance with Design Guidelines and compliance with the approved PD Site Plan as well as other PD ordinance regulations, the Code of Ordinances, the UDC, and the International Code Council (ICC) construction codes.
 - 3) The individual lots shown on this PD Site Plan are approved conceptually, and must be reflected on an approved replat prior to the issuance of any building permits for vertical construction.
8. With the exception of Lots 7,8,9, and 12, staff recommend that exterior garage doors be either (a) set back within an arched inset having a depth similar to that shown for lots 4-6 or (b) carriage-style double doors.

ENTRADA
 85,921 ACRES
 in the
 C.M. THROUGH SURVEY, ABSTRACT NO. 1510
 W. MEDJIN SURVEY, ABSTRACT NO. 1958
 TOWN OF WESTLAKE
 TARRANT COUNTY, TEXAS

**DEVELOPMENT PLAN
 OVERALL**

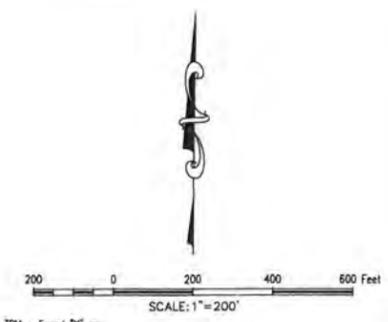
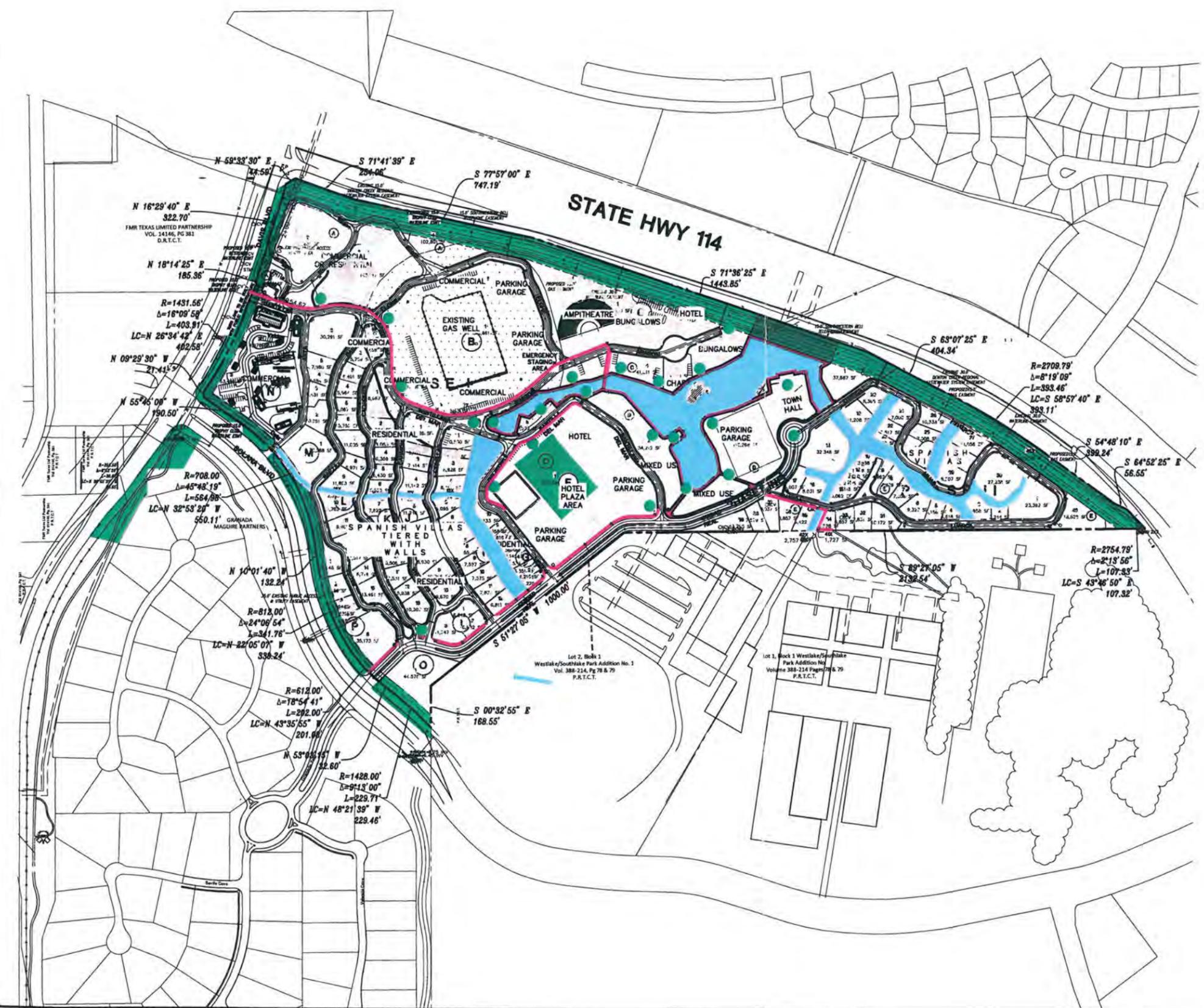
PRELIMINARY PLANS
 THIS DOCUMENT IS FOR
 INTERIM REVIEW AND IS
 NOT INTENDED FOR
 CONSTRUCTION, BIDDING,
 OR PERMIT PURPOSES.
 GAA CONSULTANTS, P.C. 1798
 ROBERT JOHN DOLLAH, JR.,
 P.E. #68898
 DATE 10/23/2013

Drawn By: JJ
 Date: 10/11/2013
 Scale: 1" = 200'
 Revisions:
 10/23/2013

12139R

DP1

OWNER/DEVELOPER
 MAGUIRE PARTNERS - SOLANA LAND, LP
 1221 N. I-35E, SUITE 200
 CARROLLTON, TEXAS
 Ph: (469) 892-7200
 Fax: (469) 892-7202
 Contact: JACK DAWSON



TBM - Found "X" on
 TBM - Found "Y" on

LEGEND

C.R.F.	Copped Rebar Found	Overhead Power Lines
C.R.S.	Copped Rebar Set	Down Guy Wire
C.M.	Control Monument	443
Mon.	Monument	443
BM	Benchmark	Existing Contours
FH	Fire Hydrant	Proposed Contours
WM	Water Meter	Concrete Pavement
WV	Water Valve	Asphalt Pavement
W/L	Water Line	Wood Fence
ICV	Irrigation Control Valve	Chain Link Fence
SSMH	Sanitary Sewer Manhole	Wire Fence
CO	Sanitary Sewer Cleanout	Masonry Wall
UP	Utility Pole	Existing Tree
LP	Light Pole	(FL) Flowline
TC	Top of Curb	Centerline of Creek, Swale, or Waterway
TP	Top of Pavement	Creek, Swale, or Waterway Embankment
TW	Top of Wall	
FG	Finished Grade	
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plot Records	

- PUBLIC ART
- PUBLIC ART & GATHERING
- PUBLIC WALK
- DOWNLIGHTING AT INTERSECTIONS
- DOWNLIGHTING BOLLARDS AT 150' CENTERS ALONG TRAIL
- LANDSCAPING

TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

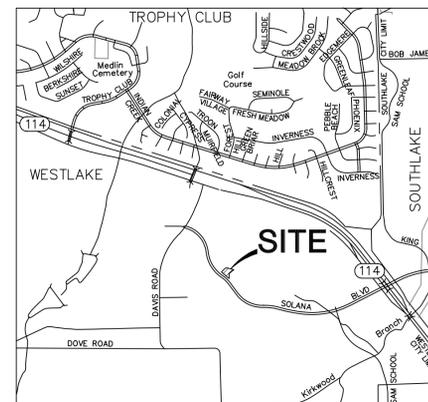
WESTLAKE ENTRADA

PD SITE PLAN PACKAGE FOR LOTS 1RX, 2RX, 3-14, 15X, 16X BLOCK I - RESIDENTIAL

AUGUST 2016

SHEET INDEX

No.	Sheet Title
C1	COVER SHEET
C2	REPLAT (1 OF 2)
C3	REPLAT (2 OF 2)
C4	KEY MAP
C5	SITE PLAN
A1	ARCHITECTURAL PLANS
L1	LANDSCAPE PLAN & DETAILS
C6	GENERAL NOTES
C7	PAVING PLAN
C8	PROPOSED DRAINAGE AREA MAP
C9	GRADING PLAN
C10	WATER, STORM, DUCTBANK & SEWER PLAN
C11	EROSION CONTROL PLAN
C12	LIGHTING PLAN
C13	LIGHTING DETAILS



VICINITY MAP
(NOT TO SCALE)

DEVELOPER:

VESTA CUSTOM HOMES
660 N. CARROLL, SUITE 110
SOUTHLAKE, TX 76092
TEL: 469.631.2014
CONTACT: RICHARD HUDSON



TOWN OF WESTLAKE

3 VILLAGE CIRCLE
SUITE 202
WESTLAKE TEXAS 76262
TEL: 817-430-0941



MERRIMAM ASSOCIATES/ARCHITECTS, INC.
300 N. FIELD STREET
DALLAS, TEXAS 75202
TEL: 214.347.7069
CONTACT: JULIANNA TURNER



BGE, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046

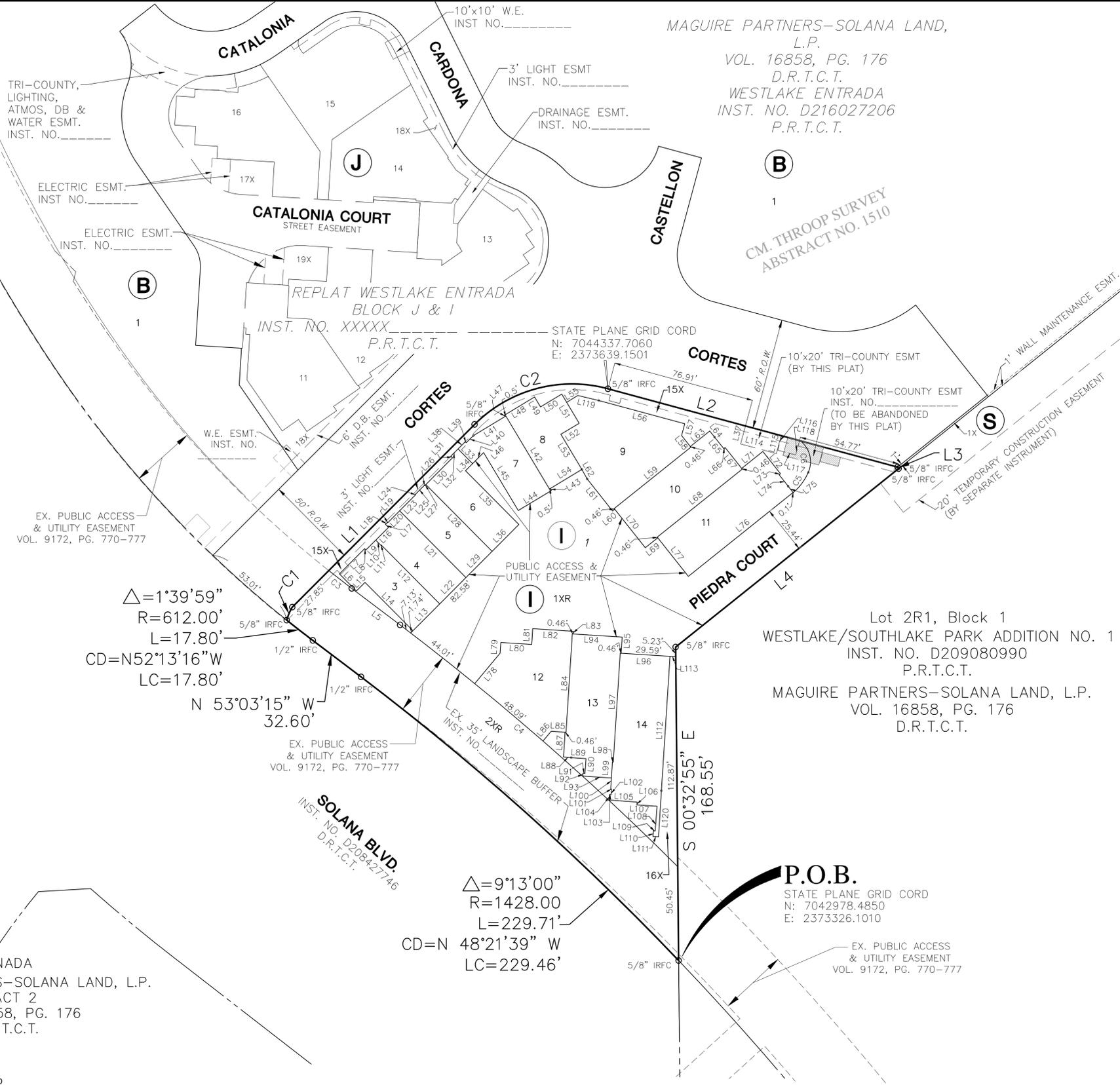
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THESE PLANS ARE ISSUED FOR
THE PURPOSE OF PRELIMINARY
REVIEW AND ARE NOT INTENDED
FOR CONSTRUCTION.
WHEN ISSUED IN
FINAL FORM THEY WILL BE
SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BROWN & GAY ENGINEERS, INC.
TEXAS REGISTERED ENGINEERING
FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
AUGUST 31, 2016

TOWN OF WESTLAKE

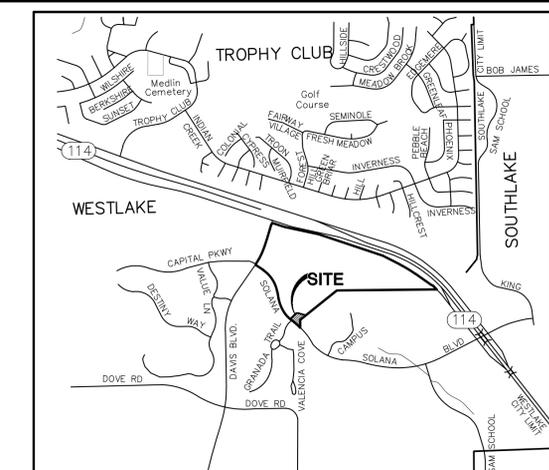
APPROVED _____
TITLE _____
DATE _____



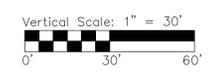
MAGUIRE PARTNERS-SOLANA LAND, L.P.
VOL. 16858, PG. 176
D.R.T.C.T.
WESTLAKE ENTRADA
INST. NO. D216027206
P.R.T.C.T.

CM THROOP SURVEY
ABSTRACT NO. 1510

Lot 2R1, Block 1
WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1
INST. NO. D209080990
P.R.T.C.T.
MAGUIRE PARTNERS-SOLANA LAND, L.P.
VOL. 16858, PG. 176
D.R.T.C.T.



VICINITY MAP
(1"=2000')



Line #	Direction	Length
L1	N45°04'30"E	139.09'
L2	S74°55'30"E	161.91'
L3	S38°32'55"E	1.00'
L4	S51°27'05"W	153.96'
L5	S53°03'15"E	32.65'
L6	S44°55'30"E	12.97'
L7	N45°04'30"E	19.21'
L8	S44°53'40"E	1.00'
L9	N45°04'30"E	7.48'
L10	N44°55'30"W	3.96'
L11	S45°05'34"W	0.27'
L12	N44°55'30"W	44.67'
L13	N45°04'30"E	20.42'
L14	S44°55'30"E	36.66'
L15	N45°04'30"E	6.54'
L16	N45°04'30"E	9.77'
L17	N44°55'30"W	2.33'
L18	N45°04'30"E	1.48'
L19	S44°55'30"E	0.27'
L20	N45°04'30"E	9.03'
L21	N44°55'30"W	50.69'
L22	N45°04'30"E	20.00'
L23	N45°04'30"E	12.17'
L24	N44°55'30"W	0.27'

Line #	Direction	Length
L25	N45°04'30"E	6.95'
L26	S44°55'30"E	0.27'
L27	N45°04'30"E	0.88'
L28	N44°55'30"W	50.69'
L29	N45°04'30"E	20.00'
L30	N45°04'30"E	20.35'
L31	N44°55'30"W	1.27'
L32	N45°04'30"E	5.48'
L33	S44°55'30"E	11.13'
L34	S45°04'30"W	5.41'
L35	S44°55'30"E	40.83'
L36	N45°04'30"E	20.42'
L37	N15°20'48"E	10.00'
L38	N45°04'30"E	5.48'
L39	S44°55'30"E	0.76'
L40	N45°17'18"E	5.47'
L41	N59°00'42"E	20.42'
L42	N30°59'18"W	45.75'
L43	S30°59'18"E	1.28'
L44	S59°05'40"W	20.92'
L45	N30°59'16"W	36.35'
L46	S45°04'30"W	8.38'
L47	N30°59'18"W	0.79'
L48	N58°59'56"E	19.08'

Line #	Direction	Length
L49	S30°59'18"E	6.21'
L50	N59°00'42"E	13.37'
L51	S30°59'18"E	18.29'
L52	S59°00'42"W	11.54'
L53	S30°59'18"E	22.04'
L54	S59°00'30"W	20.42'
L55	N58°44'46"E	7.03'
L56	S74°55'30"E	48.09'
L57	S15°04'30"W	6.55'
L58	S38°32'55"E	8.04'
L59	S51°27'05"W	52.91'
L60	S51°27'05"W	1.50'
L61	N38°32'55"W	21.96'
L62	N29°17'23"W	5.89'
L63	N51°27'05"E	13.42'
L64	S38°32'55"E	4.21'
L65	S38°50'55"E	7.96'
L66	N51°27'05"E	0.92'
L67	S38°32'55"E	14.79'
L68	N51°27'05"E	58.68'
L69	S51°27'05"W	8.60'
L70	N38°32'55"W	26.96'
L71	N51°27'05"E	14.60'
L72	S38°32'55"E	15.25'

LOT	SQ. FT.	ACREAGE
1XR	12,551.89	0.288
2XR	9,261.20	0.213
3	1,089.18	0.025
4	995.69	0.023
5	1,015.70	0.023
6	1,095.20	0.025
7	1,064.83	0.024
8	1,150.33	0.026
9	2,437.31	0.056
10	1,782.03	0.041
11	1,970.78	0.045
12	2,003.61	0.046
13	1,908.51	0.044
14	2,201.04	0.051
15X	2,701.58	0.062
16X	1,302.24	0.030

Line #	Direction	Length
L73	S51°27'05"W	0.92'
L74	S38°14'55"E	7.96'
L75	S38°32'55"E	4.31'
L76	S51°27'05"W	72.32'
L77	N38°32'55"W	26.96'
L78	N40°03'39"E	21.32'
L79	N3°41'04"E	5.78'
L80	S86°18'56"E	16.72'
L81	N3°41'04"E	8.52'
L82	S86°18'56"E	21.96'
L83	S3°41'04"W	1.43'
L84	S3°41'04"W	52.97'
L85	S86°18'56"E	8.04'
L86	N40°03'39"E	6.86'
L87	S3°41'04"W	13.42'
L88	S86°18'56"E	4.21'
L89	S86°00'56"E	7.96'
L90	S4°00'50"W	7.02'
L91	N85°59'10"W	1.12'
L92	S4°00'50"W	1.50'
L93	S85°59'10"E	15.51'

Line #	Direction	Length
L94	S86°18'56"E	26.96'
L95	N3°41'04"E	8.67'
L96	N86°18'56"W	26.96'
L97	N3°41'04"E	58.68'
L98	S86°18'56"E	0.46'
L99	N3°41'04"E	8.61'
L100	S3°41'04"W	5.99'
L101	S86°18'56"E	0.45'
L102	S4°06'47"W	2.93'
L103	N85°59'10"W	0.96'
L104	S4°00'50"W	3.00'
L105	S85°59'10"E	15.20'
L106	S4°00'50"W	1.50'
L107	S85°59'10"E	10.92'
L108	S4°11'21"W	13.36'
L109	N85°59'10"W	1.00'
L110	S4°00'50"W	3.00'
L111	S85°59'10"E	3.00'
L112	N3°41'04"E	72.37'
L113	N86°18'56"W	3.09'
L114	N74°55'30"W	20.00'

Line #	Direction	Length
L115	N15°20'48"E	10.00'
L116	S15°04'30"W	8.00'
L117	S74°55'30"E	10.00'
L118	N15°04'30"E	8.00'
L119	S76°43'06"E	11.60'
L120	N3°39'20"E	24.87'

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	14°34'33"	30.00'	7.63'	N22°57'07"E	7.61'
2	60°00'00"	74.50'	78.02'	S75°04'30"W	74.50'
3	1°33'33"	577.00'	15.70'	S52°16'29"E	15.70'
4	7°46'34"	146.300'	198.56'	N49°04'52"W	198.41'
5	26°47'10"	29.33'	13.71'	N36°52'41"E	13.59'
6	75°31'01"	14.33'	18.89'	N14°16'25"W	17.55'

REPLAT
OF
WESTLAKE ENTRADA
BLOCK 1, LOTS 1XR, 2XR, 3-14, 15X & 16X
BEING A REPLAT OF WESTLAKE ENTRADA BLOCK 1, LOT 1
RECORDED IN DOCUMENT _____ COUNTY CLERK RECORD
TARRANT COUNTY, TEXAS
BEING A TOTAL OF 1.022 ACRES IN THE
CM THROOP SURVEY, ABSTRACT NO. 1510
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS
AUGUST 2016

- LEGEND**
- IRFC IRON ROD WITH YELLOW PLASTIC CAP FOUND
 - CIRS IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BROWN & GAY" SET
 - D.B. DUCT BANK
 - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
 - CC# COUNTY CLERK FILE NUMBER
 - U.E. UTILITY EASEMENT
 - VOL. VOLUME
 - PG. PAGE
 - ROW RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - ESMT. EASEMENT
 - W.Y. WITH YELLOW CAP
 - W.L.I.&M.E. WATER, LIGHTING, IRRIGATION & MAINTENANCE EASEMENT
 - W.M.E. WALL MAINTENANCE EASEMENT
 - W.E. WATER EASEMENT
 - INST. NO. INSTRUMENT NUMBER

- NOTES:**
- Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
 - No Floodplain exists on this site.
 - Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - Unless otherwise noted, all boundary corner & lot corners are 5/8" iron rod set with yellow cap stamp "BGE".
 - Purposed of the Replat is to subdivide existing Block 1, Lot 1 for development.

DEVELOPER
VESTA CUSTOM HOMES
660 N. Carroll, Suite 110
Southlake, Texas 76092
Contact: Richard Hudson
Telephone: (469) 631-2014

OWNER
MAGUIRE PARTNERS - SOLANA LAND L.P.
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

SURVEYOR/ENGINEER
BGE, Inc.
2529 Dallas Parkway, Suite 204
Frisco, Texas 75034
Contact: Jason Frey, P.E.
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Registration No. 10193953
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BROWN & GAY ENGINEERS, INC.
2500 West Loop South, Suite 1000, Houston, Texas 77025
Aug. 26, 2016 @ 3:30pm, Junction

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MAGUIRE PARTNERS-SOLANA LAND, L.P., is the owner of a tract or parcel of land situated in the C.M. Throop Survey, Abstract No. 1510, the W. Medlin Survey, Abstract No. 1958, the William Pea Survey, Abstract No. 1246 and the Joseph Henry Survey, Abstract No. 742, Town of Westlake, Tarrant County, Texas, and being a portion of Tract 2 as described in the Special Warranty Deed to Maguire Partners-Solana Land, L.P. as recorded in Volume 16858, Page 176, Deed Records, Tarrant County Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with yellow cap at the southwest corner of Lot 2R1, Block 1 of the Westlake/Southlake Park Addition No. 1, an addition to the Town of Westlake as recorded in instrument No. D209080990, Plat Records, Tarrant County, Texas, said point being on the northerly right-of-way line of Solana Boulevard (formerly Kirkwood Boulevard (a variable width right-of-way) as recorded in instrument Number D208427746, Deed Records, Tarrant County, Texas, and being the beginning of a non-tangent curve to the left whose chord bears North 48°21'39" West, 229.46 feet;

THENCE along the Northeasterly right-of-way of said Solana Boulevard the following course:

In a Northwesterly direction along said curve to the left having a central angle of 9°13'00", a radius of 1428.00 feet, an arc length of 229.71 feet to a 1/2 inch iron rod with yellow cap found for corner;

North 53°03'15" West a distance of 32.60 feet to a 1/2 inch iron rod with yellow cap found for corner, said point being at the beginning of a curve to the right whose chord bears North 52°13'16" West, 17.80 feet,

In a Northwesterly direction along said curve to the right having a central angle of 1°39'59", a radius of 612.00 feet, an arc length of 17.80 feet to a 5/8 inch iron rod with yellow cap found for corner, said point being at the beginning of a non-tangent curve to the right whose chord bears North 22°57'07" East, 7.61, said point being the Southerly right-of-way line of Cortes (50 foot right-of-way) at this point 53.01 feet;

THENCE in a Northeasterly direction departing the northeasterly right-of-way line of said Solana Boulevard and along the southerly right-of-way line of said Cortes and along said curve to the right having a central angle of 14°34'33", a radius of 30.00 feet, an arc length of 7.63 feet to a 5/8 inch iron rod with yellow cap found for corner;

THENCE along the Southerly right-of-way line of said Cortes the following course:

North 45°04'30" East a distance of 139.09 feet to a 5/8 inch iron rod with yellow cap found for corner, said point being at the beginning of a tangent curve to the right whose chord bears South 75°04'30" East, 74.50 feet;

In a Southeasterly direction along said curve to the right having a central angle of 60°00'00", a radius of 74.50 feet, an arc length of 78.02 feet to a 5/8 inch iron rod with yellow cap found for corner;

South 74°55'30" East a distance of 161.91 feet to a 5/8 inch iron rod with yellow cap found for corner;

THENCE South 38°32'55" East departing the southerly right-of-way line of said Cortes a distance of 1.00 feet to a 5/8 inch iron rod with yellow cap found for corner, said point being in the west line of said Lot 2R1, Block 1;

THENCE South 51°27'05" West along the west line of said Lot 2R1, Block 1 a distance of 153.96 feet to a 5/8 inch iron rod found for corner;

THENCE South 00°32'55" East continuing along the west line of said Lot 2R1, Block 1 a distance of 168.55 feet to the POINT OF BEGINNING containing 44531 square feet or 1.022 acres of land more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT MAGUIRE PARTNERS-SOLANA LAND, L.P., DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT OF WESTLAKE ENTRADA-BLOCK I, AN ADDITION TO THE TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS. THE EASEMENTS THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED, AND IN ACCORDANCE WITH THE EASEMENT DOCUMENTS FILED WITH THE TOWN OF WESTLAKE AND TARRANT COUNTY. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES AND THE PUBLIC AND PRIVATE UTILITIES FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE FOR THE USE OF A PARTICULAR EASEMENT. THE MAINTENANCE OF PAVING OR ANY OTHER SURFACE ON THE UTILITY AND FIRE LANE EASEMENTS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, OR OTHER PERMANENT IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE. ANY PUBLIC UTILITY FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE TO USE A PARTICULAR EASEMENT SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS OR OTHER IMPROVEMENTS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS SYSTEM IN THE EASEMENT AND THAT PUBLIC UTILITY SHALL AT ALL TIMES HAVE FULL RIGHT OF INGRESS AND EGRESS UPON THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS SYSTEM, SUBJECT TO COMPLYING WITH ALL ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS, AND IN ACCORDANCE WITH THE EASEMENT DOCUMENTS FILED WITH THE TOWN OF WESTLAKE AND TARRANT COUNTY. THE TOWN OF WESTLAKE, TEXAS, AND THE PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS, MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. NO GENERIC "U.E.S" (UTILITY EASEMENTS) WILL BE ALLOWED. NO EASEMENT WILL BE ALLOWED BY SEPARATE INSTRUMENT WITHOUT WRITTEN APPROVAL BY THE TOWN OF WESTLAKE.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, THE OWNERS, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, RESERVE AND RETAIN THE RIGHT TO GRANT OTHER RIGHTS AND EASEMENTS ACROSS, OVER OR UNDER THE EASEMENT TRACT(S) TO SUCH OTHER PERSONS AS THE OWNERS DEEM PROPER, PROVIDED SUCH OTHER GRANTS ARE SUBJECT TO THE EASEMENTS TO THE TOWN OF WESTLAKE GRANTED IN THE EASEMENT DOCUMENTS, AND THE USES GRANTED DO NOT MATERIALLY INTERFERE WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE FOR THE PURPOSES SET FORTH HEREIN AND THE TOWN APPROVES SAID ADDITIONAL EASEMENTS OR ADDITIONAL USES IN WRITING. ANY DAMAGES TO FACILITIES LOCATED IN SAID EASEMENTS AS A RESULT OF THE USE GRANTED TO SUCH OTHER PERSON SHALL BE PROMPTLY REPAIRED BY SUCH OTHER PERSON, AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGE TO SUCH OTHER PERSON'S FACILITIES IN CONNECTION WITH THE USE OF SAID EASEMENT BY THE TOWN OF WESTLAKE.

IN ADDITION, NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNS, MAY USE THE EASEMENT TRACT(S) IDENTIFIED IN THE EASEMENT DOCUMENTS, AND SHOWN WITHIN THE BOUNDARIES OF THE PLATTED PROPERTY FOR PAVING, PEDESTRIAN WALKWAY, PARKING, LANDSCAPING AND AERIAL IMPROVEMENT PURPOSES (THE "IMPROVEMENTS"), WHICH DO NOT MATERIALLY INTERFERE WITH OR PREVENT THE USE BY THE TOWN OF WESTLAKE OF SAID EASEMENTS FOR THE PURPOSES SET FORTH HEREIN. ANY DAMAGES TO FACILITIES LOCATED IN THE EASEMENTS IDENTIFIED ON THE PLATTED PROPERTY AS A RESULT OF SUCH USES SHALL BE PROMPTLY REPAIRED BY THE THEN-CURRENT OWNER OF THE PLATTED PROPERTY THAT CAUSED SUCH DAMAGE, AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGES TO THE IMPROVEMENTS IN CONNECTION WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE.

THAT THE UNDERSIGNED DOES HEREBY DEDICATE TO THE TOWN OF WESTLAKE, IN FEE SIMPLE, TO THE PUBLIC IN PERPETUITY FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR PUBLIC PURPOSES.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20_____.

By: MAGUIRE PARTNERS-SOLOANA LAND, L.P.
a Texas limited partnership

By: _____ Printed Title: _____

Printed Name: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared

_____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Westlake, Texas.

Dated this the _____ day of _____, 20_____.

PRELIMINARY
RELEASED 8-26-16 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

David F. McCullah
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public, in and for The State of Texas, on this day personally appeared David F. McCullah, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____.

Notary Public, State of Texas

APPROVED BY THE TOWN COUNCIL OF WESTLAKE, TEXAS
on the _____ day of _____, 20_____
ATTEST:
MAYOR
TOWN SECRETARY

REVIEWED BY:
TOWN ATTORNEY
TOWN ENGINEER

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF WESTLAKE, TEXAS
on this _____ day of _____, 20_____
ATTEST:
Town Planning & Zoning Chairperson
Town Secretary

NOTES:

- 1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. No Floodplain exists on this site.
3. Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
4. Unless otherwise noted, all boundary corner & lot corners are 5/8" iron rod set with yellow cap stamp "BGE".
5. Purposed of the Replat is to subdivide Block I, Lot 1 for development.

REPLAT OF WESTLAKE ENTRADA

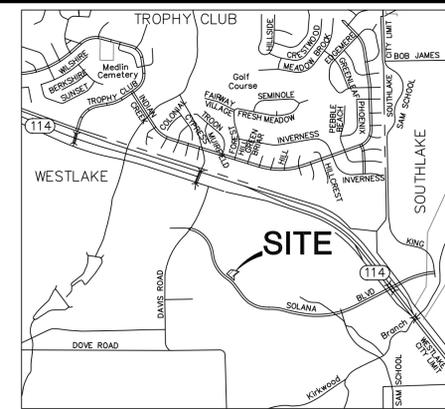
BLOCK I, LOTS 1XR, 2XR, 3-14, 15X & 16X
BEING A REPLAT OF WESTLAKE ENTRADA BLOCK I, LOT 1
RECORDED IN DOCUMENT _____ COUNTY CLERK RECORD
TARRANT COUNTY, TEXAS
BEING A TOTAL OF 1.022 ACRES IN THE
CM THROOP SURVEY, ABSTRACT NO. 1510
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS
AUGUST 2016

DEVELOPER
VESTA CUSTOM HOMES
660 N. Carroll, Suite 110
Southlake, Texas 76092
Contact: Richard Hudson
Telephone: (469) 631-2014

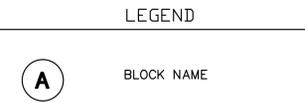
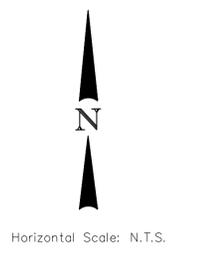
OWNER
MAGUIRE PARTNERS - SOLANA LAND L.P.
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

SURVEYOR/ENGINEER
BGE, Inc.
2529 Dallas Parkway, Suite 204
Frisco, Texas 75034
Contact: Jason Frey, P.E.
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Registration No. 10193953
Copyright 2016

BROWN & GAY ENGINEERS, INC.
 03 Projects_LAND - SITE - FRISCO\Breckard Gaska\Westlake_Entrada_Site_Plans\Block I Residential\03_CADD\01_Construction_Plans\01_Site\01_Site_Map\01_Site_Map_Block I Residential.dwg Aug 31, 2016 - 8:57am Jbrueden



VICINITY MAP
(NOT TO SCALE)



BGE
BGE, Inc.
 2595 Dallas Parkway, Suite 204
 Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Contact: Jason Frey
 Tel: 972-464-4821
 Copyright 2016

maa
MERRIMAM ASSOCIATES/ ARCHITECTS, INC.
 300 N. Field Street
 Dallas, TX 75202
 Contact: Julianna Turner
 Tel: 214-347-7069

DEVELOPER
VESTA CUSTOM HOMES
 660 N. Carroll, Suite 110
 Southlake, TX 76092
 Contact: Richard Hudson
 Tel: 469-631-2014

VESTA CUSTOM HOMES
 BLOCK I RESIDENTIAL
 PD SITE PLAN PACKAGE
**BLOCK I RESIDENTIAL
 AT WESTLAKE ENTRADA**
 TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS
 BEING 1.022 ACRES

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BROWN & GAY ENGINEERS, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 JASON A. FREY, P.E.
 TEXAS REGISTRATION NO. 88485
 AUGUST 31, 2016

CAUTION !!
 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

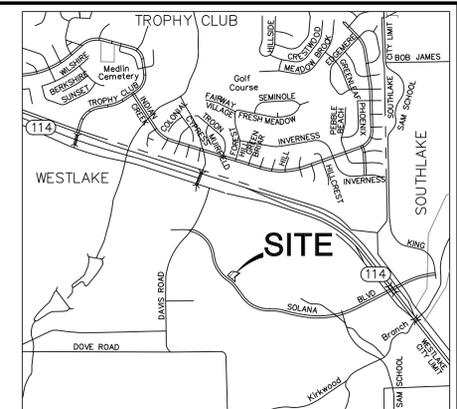
REVISIONS		
REV NO.	DATE	DESCRIPTION

DRAWN BY:
 CHECKED BY:
 DATE:
 PROJECT NUMBER:

Sheet No.
KEY MAP
C4

**LOT 1
BLOCK B**
WESTLAKE ENTRADA - CVS
INST.# D216027207
P.R.T.C.T.
WESTLAKE ENTRADA
REPLAT OF BLOCK B
INST.# _____
P.R.T.C.T.
ZONING: PD1-2
LAND USE: RESIDENTIAL

**LOT 1
BLOCK B**
WESTLAKE ENTRADA - CVS
INST.# D216027207
P.R.T.C.T.
WESTLAKE ENTRADA
REPLAT OF BLOCK B
INST.# _____
P.R.T.C.T.
ZONING: PD1-2
LAND USE: RESIDENTIAL



BGE
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2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
Contact: Jason Frey
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Copyright 2016

maa
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Dallas, TX 75202
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Tel: 214-347-7069

DEVELOPER
VESTA CUSTOM HOMES
660 N. Carroll, Suite 110
Southlake, TX 76092
Contact: Richard Hudson
Tel: 469-631-2014

VESTA CUSTOM HOMES
BLOCK I RESIDENTIAL
PD SITE PLAN PACKAGE
**BLOCK I RESIDENTIAL
AT WESTLAKE ENTRADA**
BEING 1.022 ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BROWN & GAY ENGINEERS, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
AUGUST 31, 2016

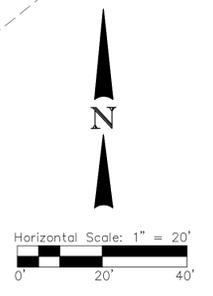
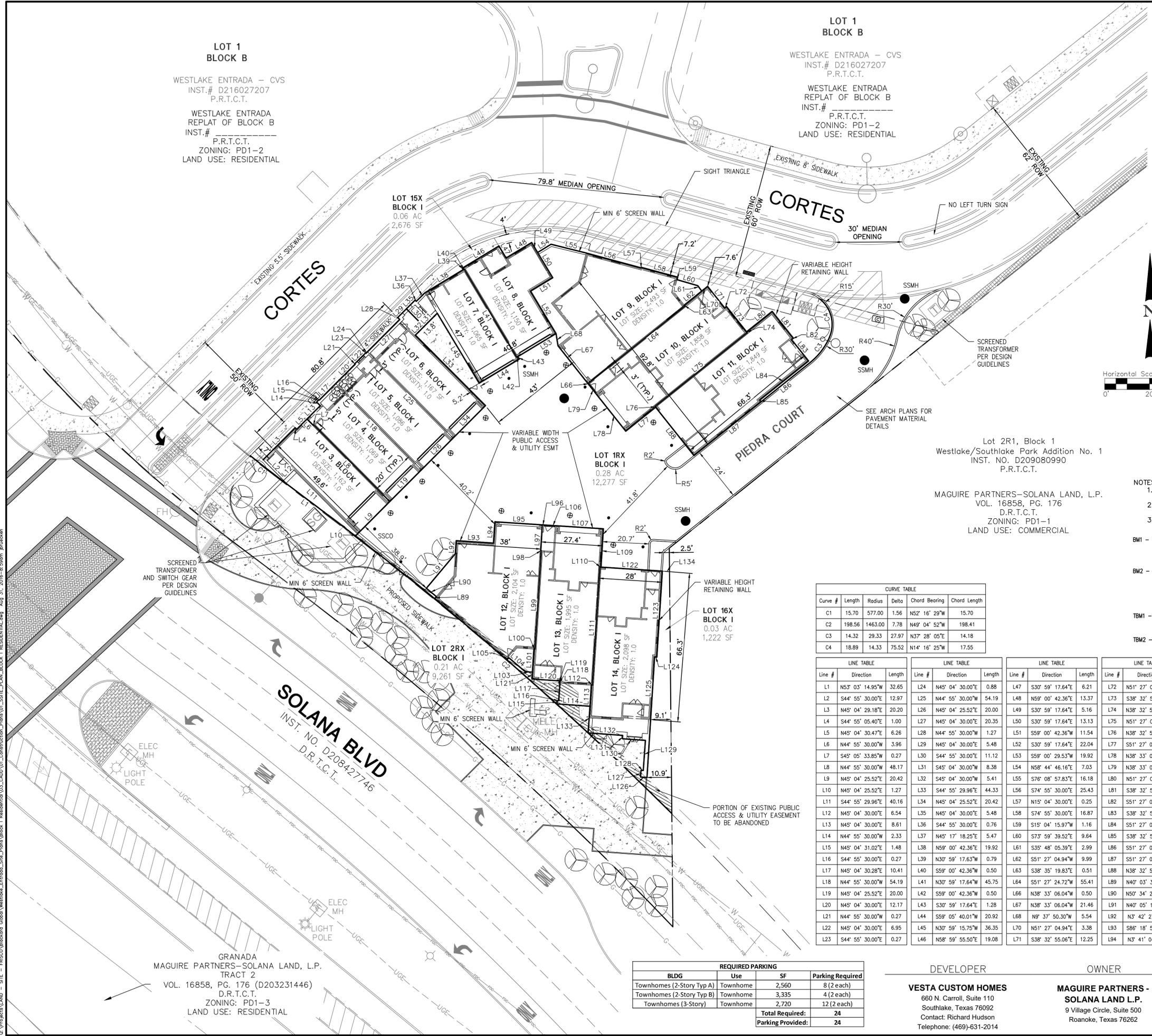
CAUTION !!!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No. **C5**
SITE PLAN
Copyright 2016



OVERALL LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
[Symbol]	PROPOSED STORM INLET
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	EXISTING TRANSFORMER
LS	PROPOSED LANDSCAPE
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING GAS METER
[Symbol]	EXISTING ELECTRIC MANHOLE
[Symbol]	EXISTING SIGN
FH	EXISTING FIRE HYDRANT

- NOTES:
1. ALL WESTLAKE ENTRADA INFRASTRUCTURE ASSUMED AS EXISTING FOR THIS PLAN SET
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
3. ALL UNITS TO HAVE GARAGES

- BM1 - "Cut found on top of curb at the south median nose approximately 691 feet southeast of the intersection of Solana Blvd. and Davis Blvd. Elev. 668.963"
- BM2 - "Cut found on top of curb in the west turn lane median at the intersection of Davis Blvd. and Hwy 114 approximately 38 feet west of the centerline of Davis Blvd. and 8 feet southwest of traffic signal pole on southwest corner of intersection. Elev. 667.93"
- TBM1 - "Cut in median nose located ~ 700 feet southeast of intersection of Davis Blvd. and Dove Road. Elev. 668.96"
- TBM2 - "Cut in median nose at intersection of Davis Blvd. and Bull Way. Elev. 679.58"

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	15.70	577.00	1.56	N52° 16' 29"W	15.70
C2	198.56	1463.00	7.78	N49° 04' 52"W	198.41
C3	14.32	29.33	27.97	N37° 28' 05"E	14.18
C4	18.89	14.33	75.52	N14° 16' 25"W	17.55

LINE TABLE

Line #	Direction	Length	Line #	Direction	Length
L1	N53° 03' 14.95"W	32.65	L24	N45° 04' 30.00"E	0.88
L2	S44° 55' 30.00"E	12.97	L25	N44° 55' 30.00"W	54.19
L3	N45° 04' 29.18"E	20.20	L26	N45° 04' 25.52"E	20.00
L4	S44° 55' 05.40"E	1.00	L27	N45° 04' 30.00"E	20.35
L5	N45° 04' 30.47"E	6.26	L28	N44° 55' 30.00"W	1.27
L6	N44° 55' 30.00"W	3.96	L29	N45° 04' 30.00"E	5.48
L7	S45° 05' 33.85"W	0.27	L30	S44° 55' 30.00"E	11.12
L8	N44° 55' 30.00"W	48.17	L31	S45° 04' 30.00"W	8.38
L9	N45° 04' 25.52"E	20.42	L32	S45° 04' 30.00"W	5.41
L10	N45° 04' 25.52"E	1.27	L33	S44° 55' 29.96"E	44.33
L11	S44° 55' 29.96"E	40.16	L34	N45° 04' 25.52"E	20.42
L12	N45° 04' 30.00"E	6.54	L35	N45° 04' 30.00"E	5.48
L13	N45° 04' 30.00"E	8.61	L36	S44° 55' 30.00"E	0.76
L14	N44° 55' 30.00"W	2.33	L37	N45° 17' 18.25"E	5.47
L15	N45° 04' 31.02"E	1.48	L38	N59° 00' 42.36"E	19.92
L16	S44° 55' 30.00"E	0.27	L39	N30° 59' 17.63"W	0.79
L17	N45° 04' 30.28"E	10.41	L40	S59° 00' 42.36"W	0.50
L18	N44° 55' 30.00"W	54.19	L41	N30° 59' 17.64"W	45.75
L19	N45° 04' 25.52"E	20.00	L42	S59° 00' 42.36"W	0.50
L20	N45° 04' 30.00"E	12.17	L43	S30° 59' 17.64"E	1.28
L21	N44° 55' 30.00"W	0.27	L44	S59° 05' 40.01"W	20.92
L22	N45° 04' 30.00"E	6.95	L45	N30° 59' 15.75"W	36.35
L23	S44° 55' 30.00"E	0.27	L46	N58° 59' 55.50"E	19.08

LINE TABLE

Line #	Direction	Length	Line #	Direction	Length
L47	S30° 59' 17.64"E	6.21	L72	N51° 27' 04.94"E	1.00
L48	N59° 00' 42.36"E	13.37	L73	S38° 32' 55.06"E	14.42
L49	S30° 59' 17.64"E	5.16	L74	N38° 32' 55.06"W	0.42
L50	S30° 59' 17.64"E	13.13	L75	N51° 27' 04.94"E	52.68
L51	S59° 00' 42.36"W	11.54	L76	N38° 32' 55.06"E	0.50
L52	S30° 59' 17.64"E	22.04	L77	S51° 27' 03.18"W	17.10
L53	S59° 00' 29.53"W	19.92	L78	N38° 33' 06.04"W	21.58
L54	N58° 44' 46.16"E	7.03	L79	N38° 33' 06.23"W	5.00
L55	S76° 08' 57.83"E	16.18	L80	N51° 27' 04.94"E	14.60
L56	S74° 55' 30.00"E	25.43	L81	S38° 32' 55.03"E	15.25
L57	N15° 04' 30.00"E	7.03	L82	S51° 27' 04.94"W	1.00
L58	S74° 55' 30.00"E	16.87	L83	S38° 32' 55.06"E	12.17
L59	S15° 04' 15.97"W	1.16	L84	S51° 27' 04.94"W	27.92
L60	S73° 59' 39.52"E	9.64	L85	S38° 32' 55.06"E	0.99
L61	S35° 48' 05.39"E	2.99	L86	S51° 27' 04.94"W	28.08
L62	S51° 27' 04.94"W	9.99	L87	S51° 27' 04.94"W	38.37
L63	S38° 35' 19.83"E	0.51	L88	N38° 32' 55.06"E	27.49
L64	S51° 27' 24.72"W	55.41	L89	N40° 03' 38.96"E	1.29
L65	N38° 33' 06.04"W	0.50	L90	N50° 34' 29.89"W	5.79
L66	N38° 33' 06.04"W	0.50	L91	N115° 05' 19.90"E	20.11
L67	N38° 33' 06.04"W	21.46	L92	N3° 42' 27.77"E	5.80
L68	N9° 37' 50.30"W	5.54	L93	S86° 18' 55.98"E	16.72
L69	N51° 27' 04.94"E	3.38	L94	N3° 41' 04.37"E	9.52
L70	S38° 32' 55.06"E	12.25			

LINE TABLE

Line #	Direction	Length	Line #	Direction	Length
L95	S86° 18' 55.98"E	21.27	L120	S86° 18' 55.98"E	12.25
L96	S86° 18' 55.98"E	0.69	L121	S3° 41' 04.02"W	3.09
L97	S3° 40' 26.93"W	11.50	L122	N86° 18' 55.98"W	27.50
L98	S86° 18' 55.98"E	0.27	L123	N3° 41' 04.02"E	38.37
L99	S3° 41' 04.02"W	43.91	L124	S86° 18' 55.98"E	1.00
L100	N86° 18' 55.98"W	0.50	L125	N3° 38' 03.01"E	53.72
L101	S3° 41' 04.02"W	10.28	L126	S85° 46' 18.44"E	2.88
L102	S86° 18' 55.98"E	3.21	L127	S4° 00' 49.88"W	3.00
L103	S86° 18' 55.98"E	9.65	L128	N85° 59' 10.12"W	1.00
L104	S49° 56' 21.04"E	9.65	L129	S4° 11' 20.40"W	13.42
L105	N38° 59' 34.24"E	1.26	L130	S85° 59' 10.12"E	10.34
L106	S86° 18' 55.98"E	5.09	L131	S3° 58' 05.27"W	1.50
L107	S86° 18' 55.98"E	21.58	L132	S85° 59' 10.12"E	15.44
L108	N3° 41' 04.02"E	14.60	L133	S3° 53' 55' 34.08"W	11.90
L109	N3° 41' 04.02"E	0.41	L134	N86° 18' 55.98"W	3.21
L110	S86° 18' 55.98"E	0.63			
L111	N3° 41' 04.02"E	52.68			
L112	S86° 18' 55.98"E	0.41			
L113	N3° 41' 04.02"E	9.41			
L114	S85° 59' 10.12"E	14.77			
L115	S4° 00' 49.88"W	1.50			
L116	N85° 57' 35.06"W	0.63			
L117	S4° 02' 25.96"W	7.83			
L118	S85° 57' 34.04"E	0.33			
L119	S3° 41' 04.02"W	1.00			

REQUIRED PARKING

BLDG	Use	SF	Parking Required
Townhomes (2-Story Typ A)	Townhome	2,560	8 (2 each)
Townhomes (2-Story Typ B)	Townhome	3,335	4 (2 each)
Townhomes (3-Story)	Townhome	2,720	12 (2 each)
Total Required:			24
Parking Provided:			24

DEVELOPER
VESTA CUSTOM HOMES
660 N. Carroll, Suite 110
Southlake, Texas 76092
Contact: Richard Hudson
Telephone: (469)-631-2014

OWNER
MAGUIRE PARTNERS - SOLANA LAND L.P.
9 Village Circle, Suite 500
Roanoke, Texas 76262

SURVEYOR/ENGINEER
BGE, Inc.
2595 Dallas Parkway, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
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GRANADA
MAGUIRE PARTNERS - SOLANA LAND, L.P.
TRACT 2
VOL. 16858, PG. 176 (D203231446)
D.R.T.C.T.
ZONING: PD1-3
LAND USE: RESIDENTIAL



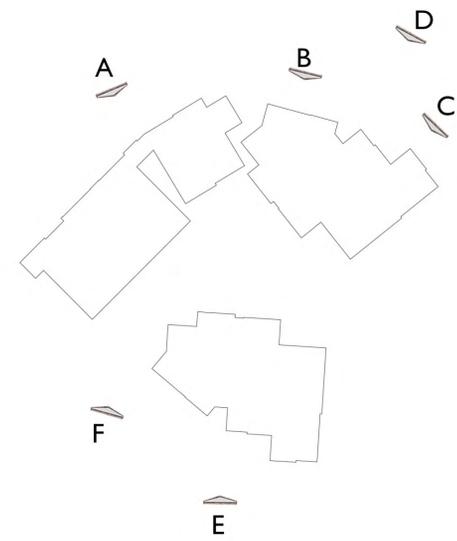
WESTLAKE
ENTRADA



A



D



B



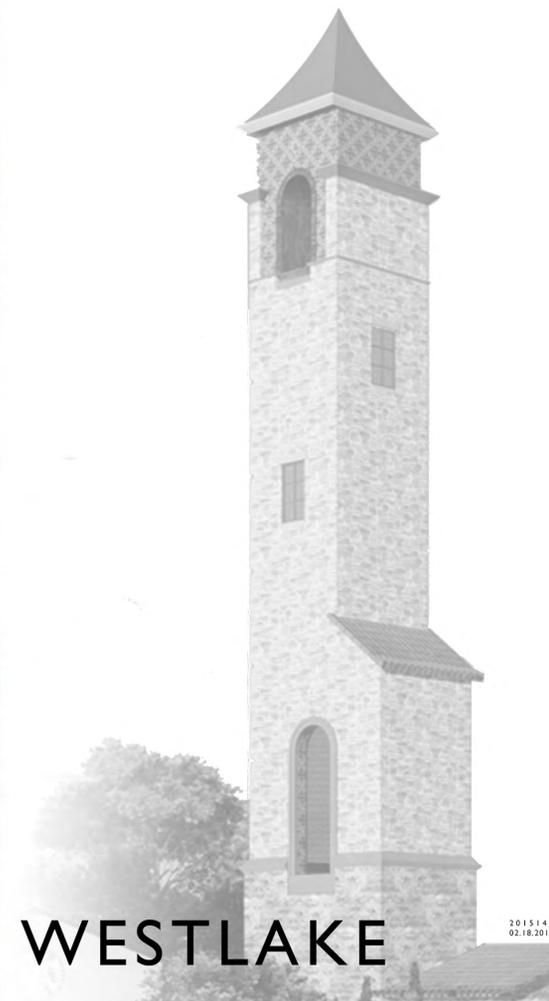
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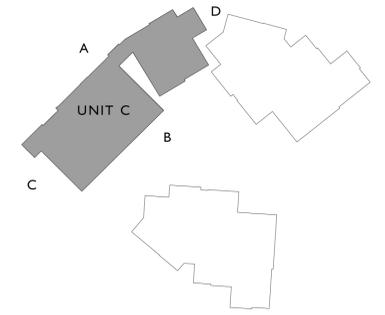
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F



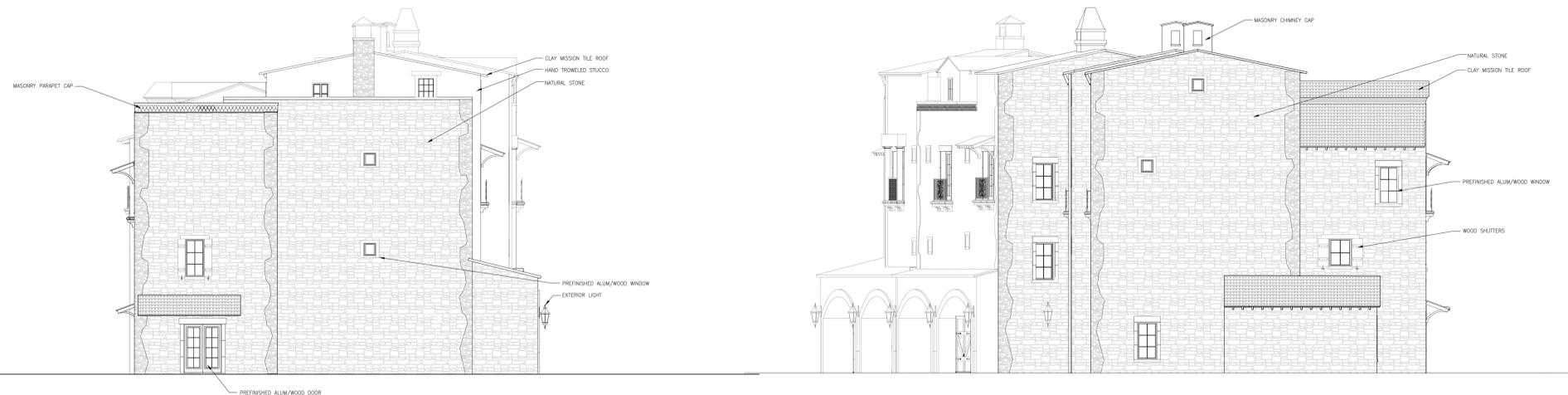
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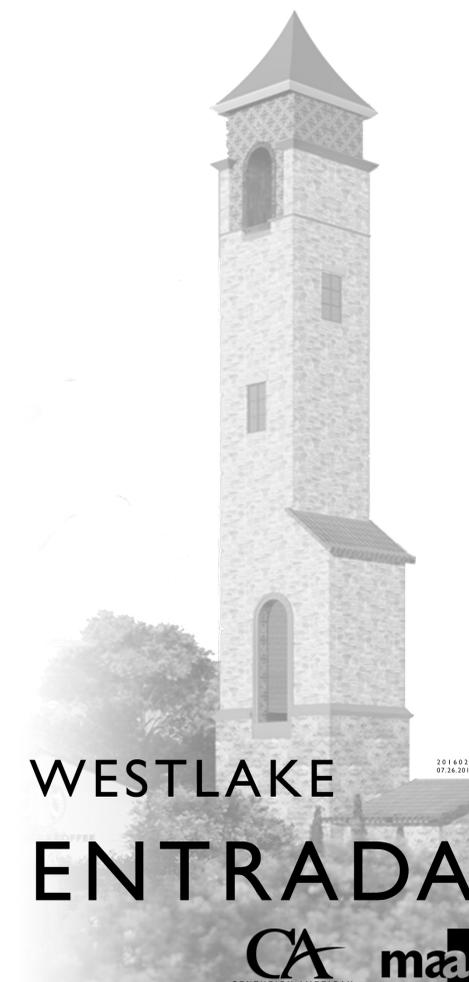


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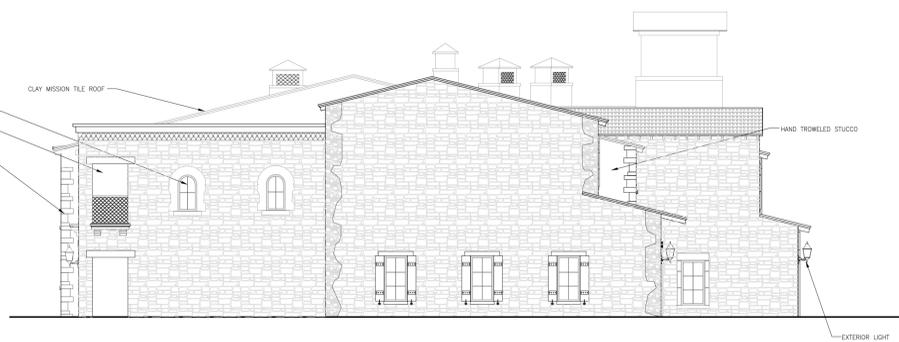
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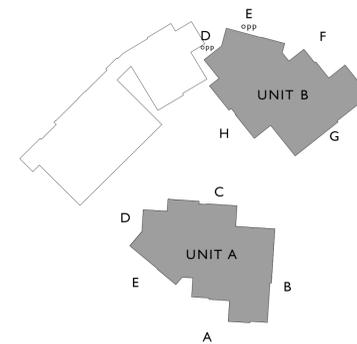
WESTLAKE
ENTRADA



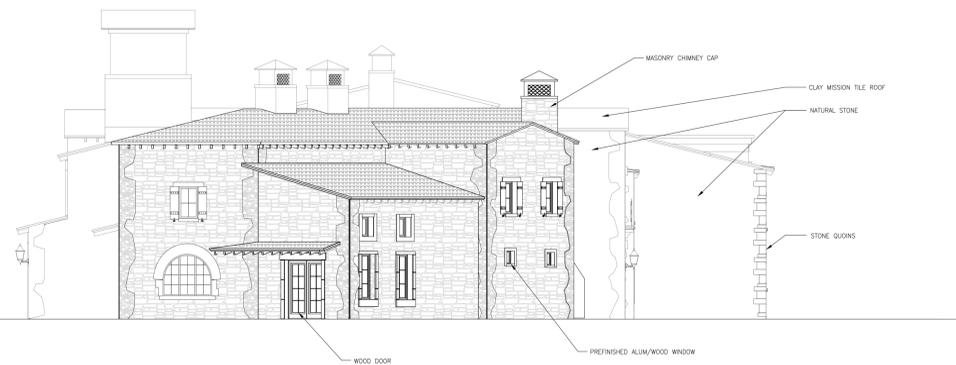
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ELEVATION B



ELEVATION C



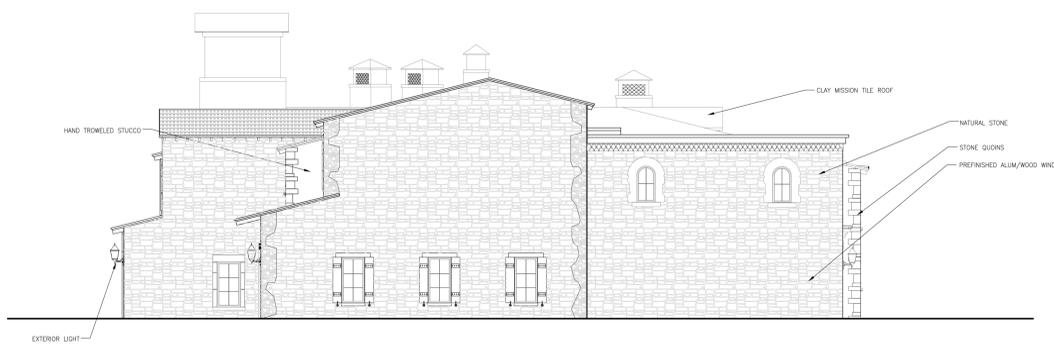
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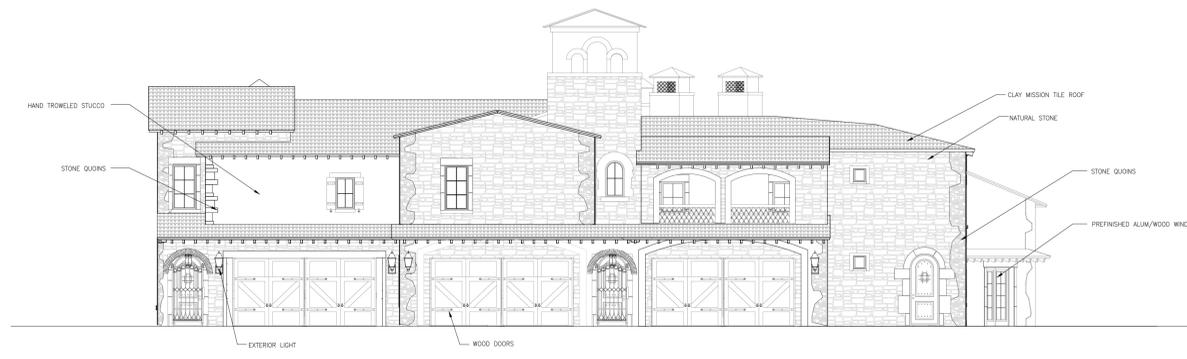
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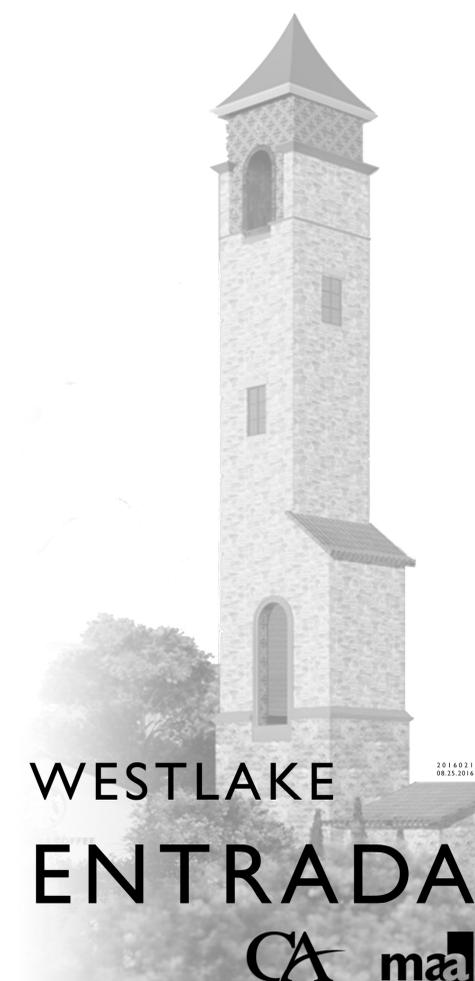
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ELEVATION G

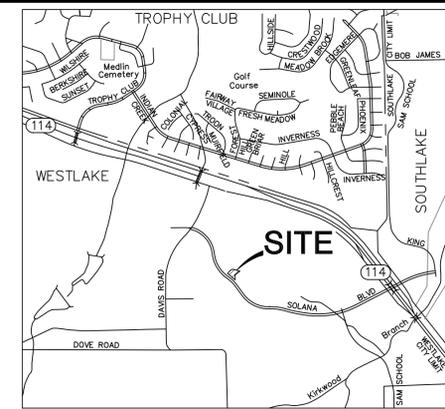
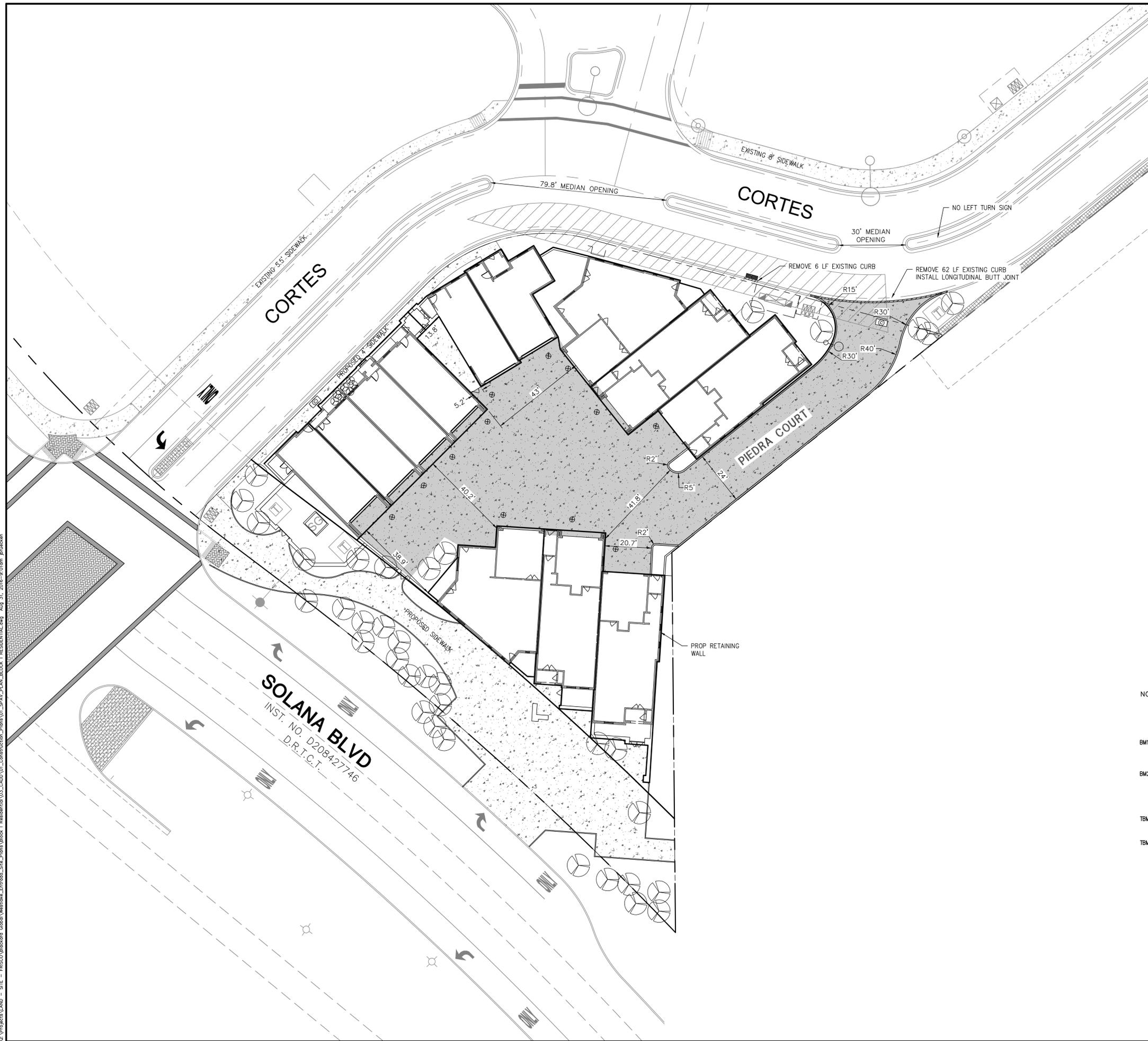


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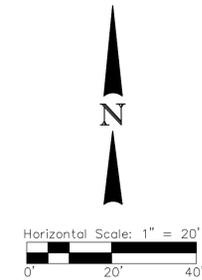


WESTLAKE
ENTRADA

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VICINITY MAP
 (NOT TO SCALE)



- NOTES:
1. ALL WESTLAKE ENTRADA INFRASTRUCTURE ASSUMED AS EXISTING FOR THIS PLAN SET
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

- BM1 - "1" Cut found on top of curb at the south median nose approximately 691 feet southeast of the intersection of Solana Blvd. and Davis Blvd. Elev. 668.96'
- BM2 - "1" Cut found on top of curb in the west turn lane median at the intersection of Davis Blvd. and Hwy 114 approximately 38 feet west of the centerline of Davis Blvd. and 8 feet southwest of traffic signal pole on southwest corner of intersection. Elev. 667.93'
- TBM1 - "1" Cut in median nose located ~ 700 feet southeast of intersection of Davis Blvd. and Dove Road. Elev. 668.96
- TBM2 - "1" Cut in median nose at intersection of Davis Blvd. and Bull Way. Elev. 679.58

PAVEMENT LEGEND
 (SEE GEOTECHNICAL REPORT)

- CONCRETE PAVERS ABOVE 3/4" OF SAND AND 5.5" 3,600 PSI CONCRETE W/ #3 BARS ON 18" O.C.E.W. ON 6" OF LIME/CEMENT TREATED STABILIZED SUBGRADE. SEE ARCH. PLANS FOR PAVERS TYPE AND LOCATION
- PROPOSED SIDEWALK 4" 3,500 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W.

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 Dallas, TX 75202
 Contact: Julianna Turner
 Tel: 214-347-7069

DEVELOPER
VESTA CUSTOM HOMES
 660 N. Carroll, Suite 110
 Southlake, TX 76092
 Contact: Richard Hudson
 Tel: 469-631-2014

VESTA CUSTOM HOMES
 BLOCK I RESIDENTIAL
 PD SITE PLAN PACKAGE
 BLOCK I RESIDENTIAL
 AT WESTLAKE ENTRADA
 BEING 1.022 ACRES
 TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

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 BROWN & GAY ENGINEERS, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 JASON A. FREY, P.E.
 TEXAS REGISTRATION NO. 88485
 AUGUST 31, 2016

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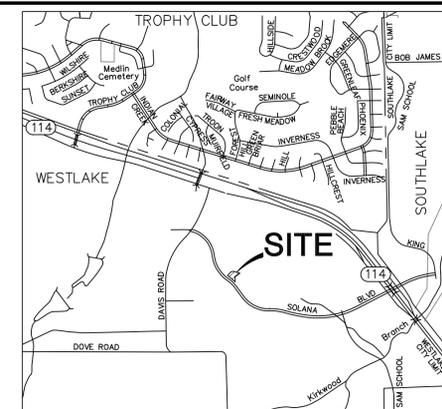
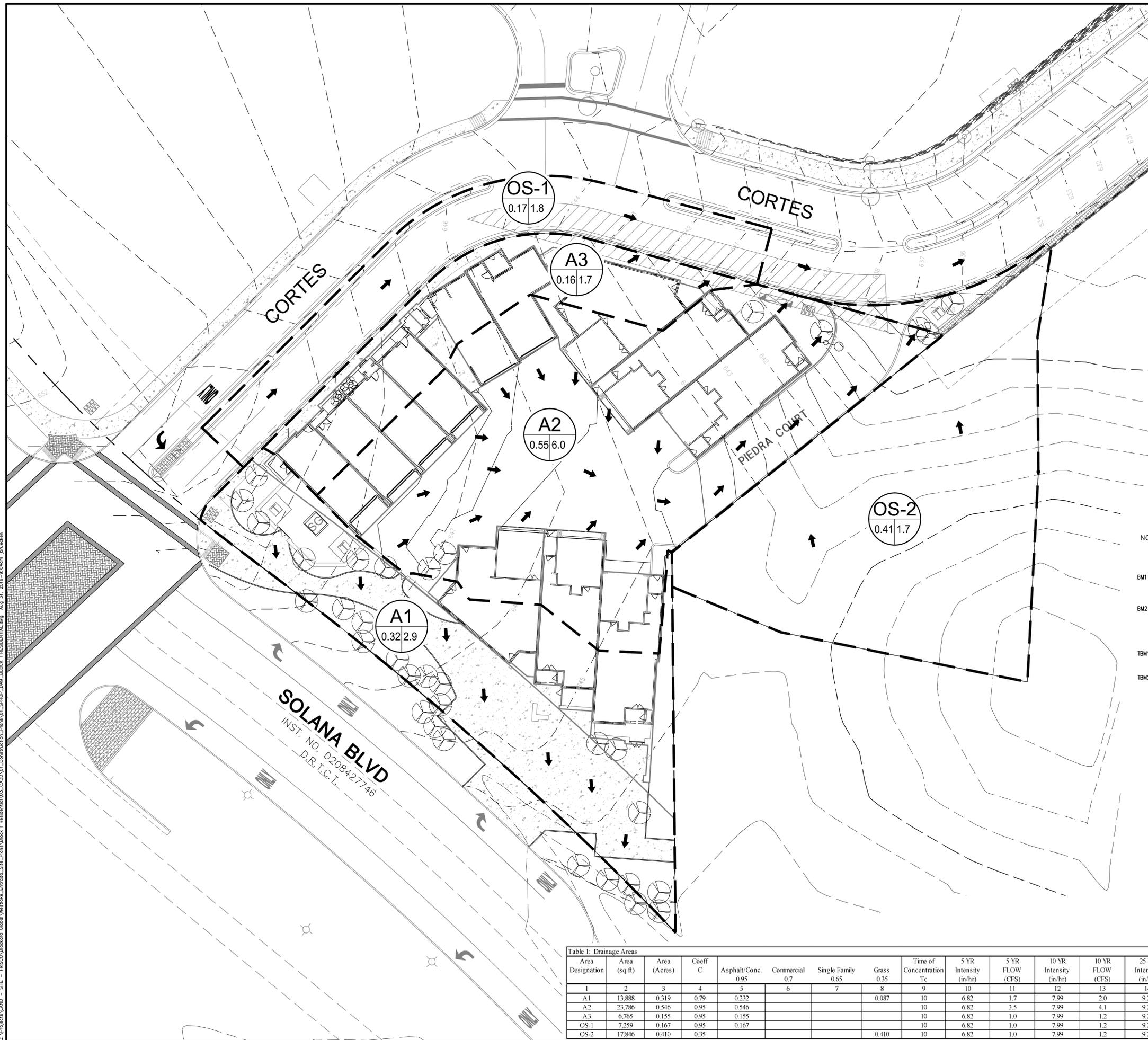
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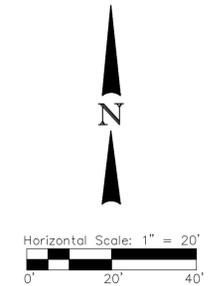
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 DATE:
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Sheet No.
 PAVING PLAN

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 Aug 31, 2016 - 9:04am Bruceken



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LEGEND

- DRAINAGE AREA BOUNDARY
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SANITARY SEWER
- DRAINAGE AREA NUMBER
- 100-YR RUNOFF IN C.F.S.
- DRAINAGE AREA IN ACRES
- DRAINAGE FLOW DIRECTION
- STORM DRAIN INLET

Table 1: Drainage Areas

Area Designation	Area (sq ft)	Area (Acres)	Coeff C	Asphalt/Conc. 0.95	Commercial 0.7	Single Family 0.65	Grass 0.35	Time of Concentration Tc	5 YR Intensity (in/hr)	5 YR FLOW (CFS)	10 YR Intensity (in/hr)	10 YR FLOW (CFS)	25 YR Intensity (in/hr)	25 YR FLOW (CFS)	50 YR Intensity (in/hr)	50 YR FLOW (CFS)	100 YR INTENSITY (IN/HR)	100 YR FLOW (CFS)
A1	13,888	0.319	0.79	0.232			0.087	10	6.82	1.7	7.99	2.0	9.20	2.3	10.53	2.6	11.55	2.9
A2	23,786	0.546	0.95	0.546				10	6.82	3.5	7.99	4.1	9.20	4.8	10.53	5.5	11.55	6.0
A3	6,765	0.155	0.95	0.155				10	6.82	1.0	7.99	1.2	9.20	1.4	10.53	1.6	11.55	1.7
OS-1	7,259	0.167	0.95	0.167				10	6.82	1.0	7.99	1.2	9.20	1.4	10.53	1.6	11.55	1.8
OS-2	17,846	0.410	0.35				0.410	10	6.82	1.0	7.99	1.2	9.20	1.4	10.53	1.6	11.55	1.7

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 ARCHITECTS, INC.
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 Contact: Julianna Turner
 Tel: 214-347-7069

DEVELOPER
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 660 N. Carroll, Suite 110
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 Contact: Richard Hudson
 Tel: 469-631-2014

VESTA CUSTOM HOMES
 BLOCK I RESIDENTIAL
 PD SITE PLAN PACKAGE
 BLOCK I RESIDENTIAL
 AT WESTLAKE ENTRADA
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 TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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 JASON A. FREY, P.E.
 TEXAS REGISTRATION NO. 88485
 AUGUST 31, 2016

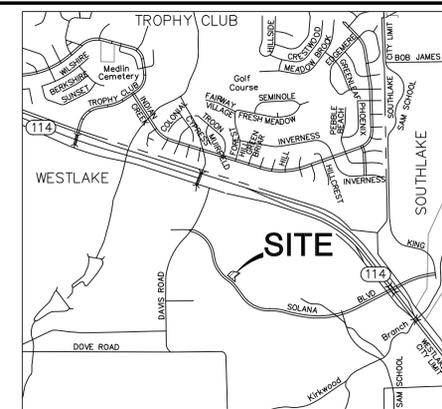
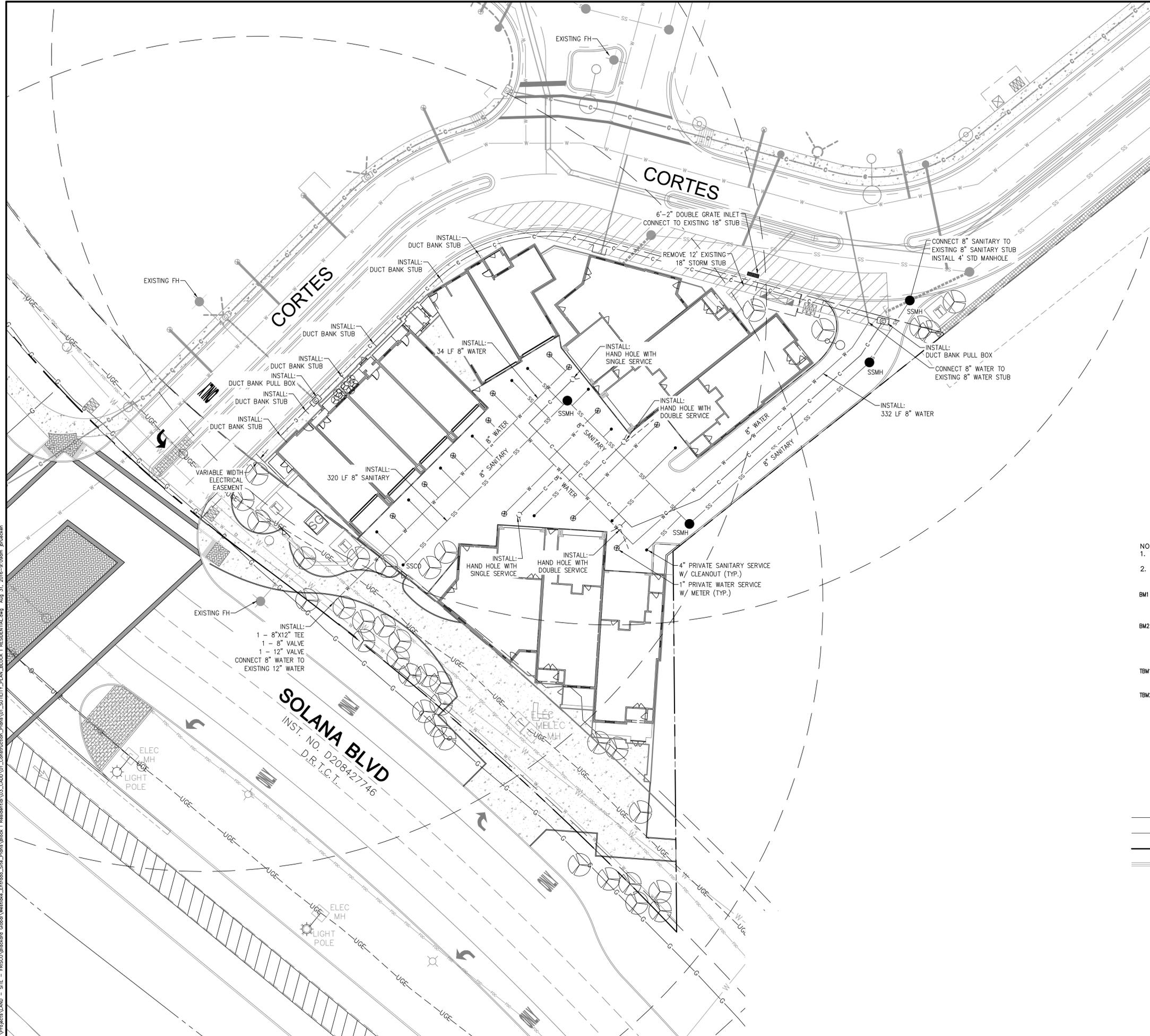
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 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
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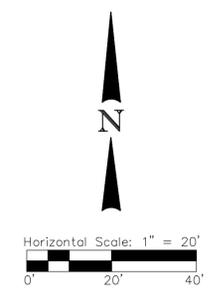
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REV NO.	DATE	DESCRIPTION

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 DATE:
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Sheet No.
 PROPOSED
 DRAINAGE AREA
 MAP
C8



VICINITY MAP
(NOT TO SCALE)



- NOTE:
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 2. ALL METER BOXES IN PAVEMENT MUST BE TRAFFIC RATED

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- BM2 - "C" Cut found on top of curb in the west turn lane median at the intersection of Davis Blvd. and Hwy 114 approximately 38 feet west of the centerline of Davis Blvd. and 8 feet southwest of traffic signal pole on southwest corner of intersection. Elev. 667.93'
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- TBM2 - "C" Cut in median nose at intersection of Davis Blvd. and Bull Way. Elev. 679.58

LEGEND

- FH ● PROPOSED FIRE HYDRANT
- SSMH ● PROPOSED SANITARY MANHOLE
- PROPOSED STORM INLET
- [] PROPOSED DUCT BANK PULL BOX
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER
- C — PROPOSED SINGLE CONDUIT DUCT BANK
- S — PROPOSED STORM SEWER



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300 N. Field Street
Dallas, TX 75202
Contact: Julianna Turner
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DEVELOPER
VESTA CUSTOM HOMES
660 N. Carroll, Suite 110
Southlake, TX 76092
Contact: Richard Hudson
Tel: 469-631-2014

VESTA CUSTOM HOMES
BLOCK I RESIDENTIAL
PD SITE PLAN PACKAGE
**BLOCK I RESIDENTIAL
AT WESTLAKE ENTRADA**
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS
BEING 1.022 ACRES

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RESPONSIBLE ENGINEER:
BROWN & GAY ENGINEERS, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
AUGUST 31, 2016

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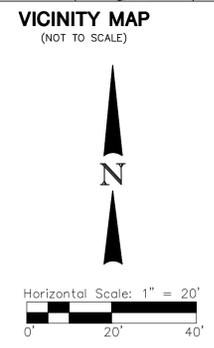
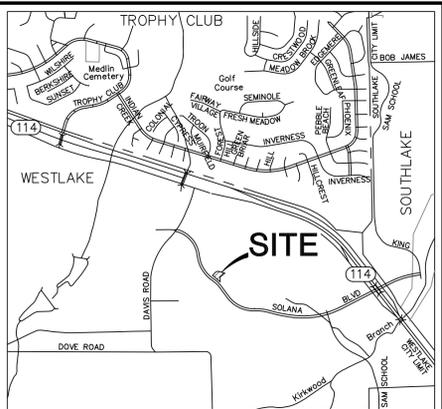
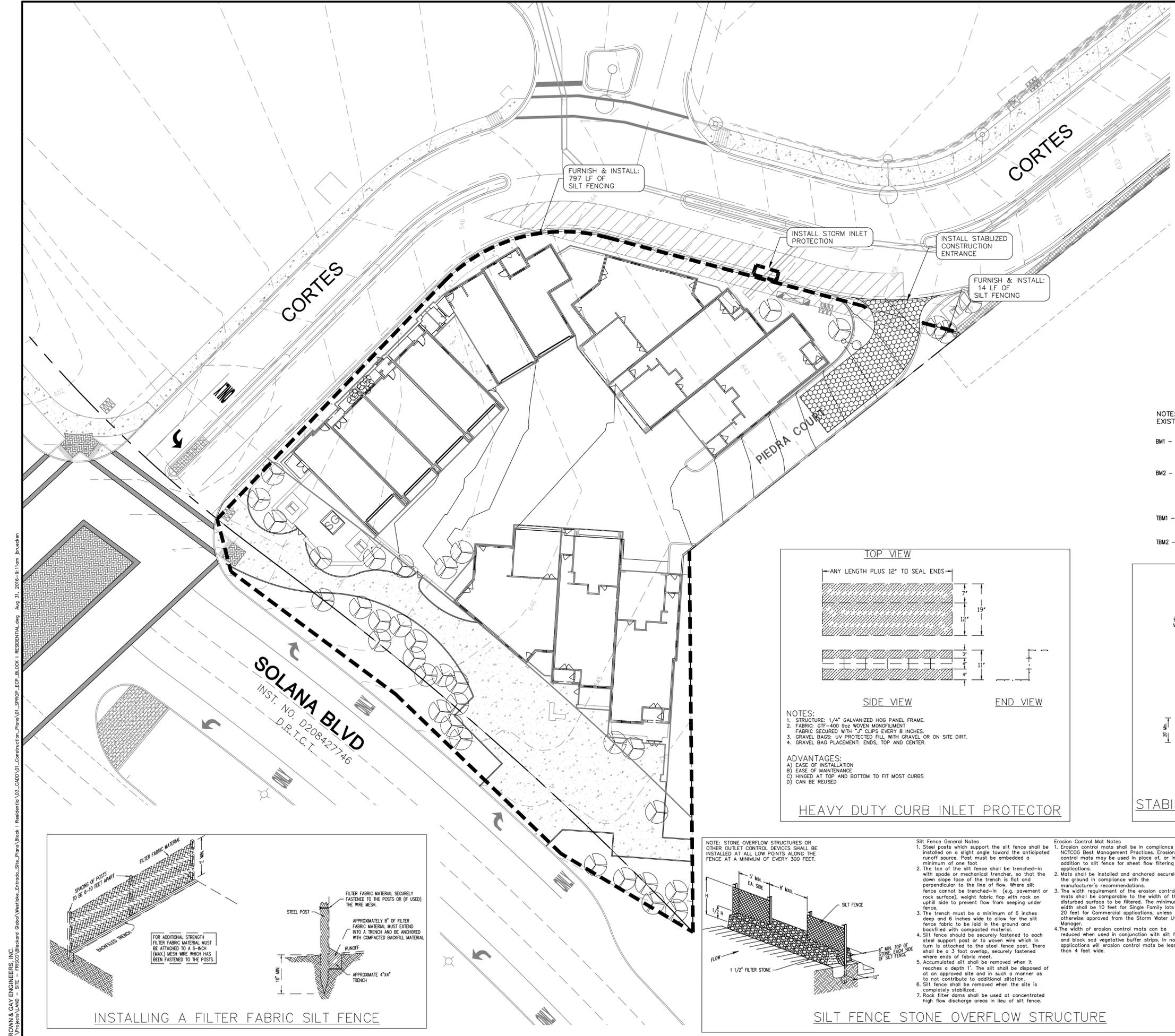
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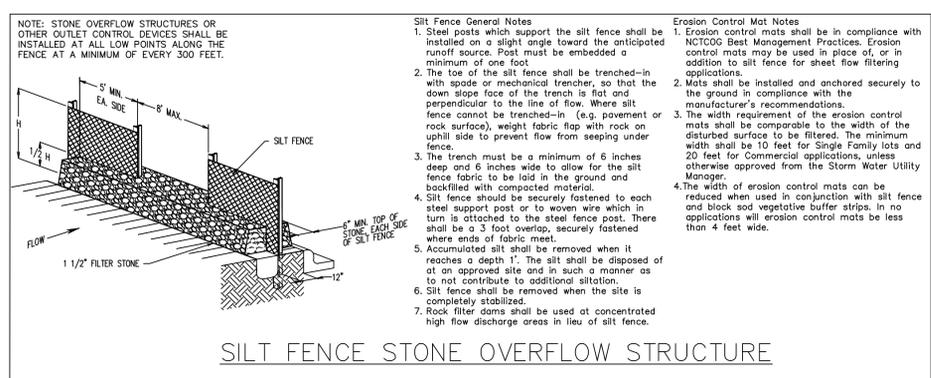
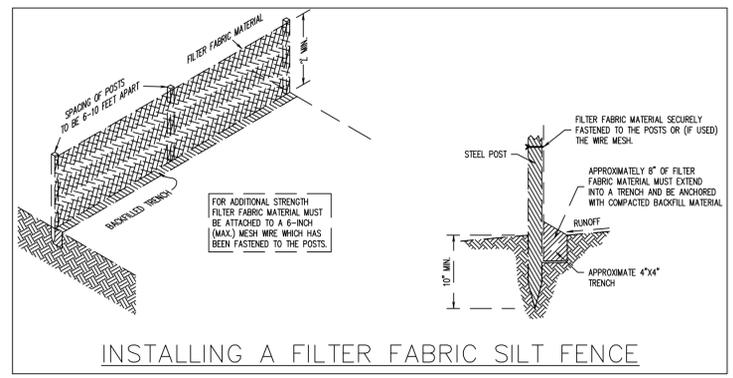
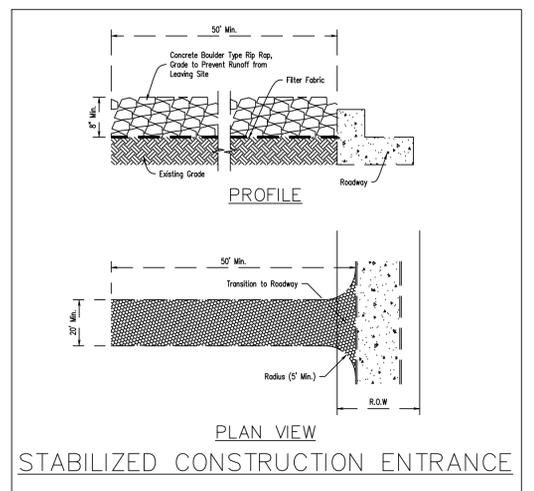
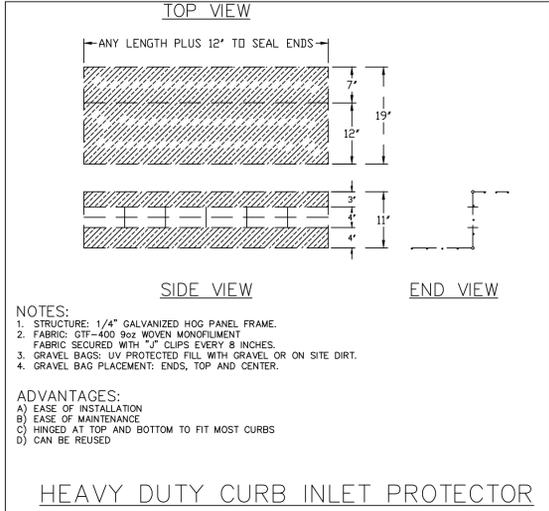
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DUCTBANK, &
SEWER PLAN
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TEXAS REGISTERED ENGINEERING FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
AUGUST 31, 2016

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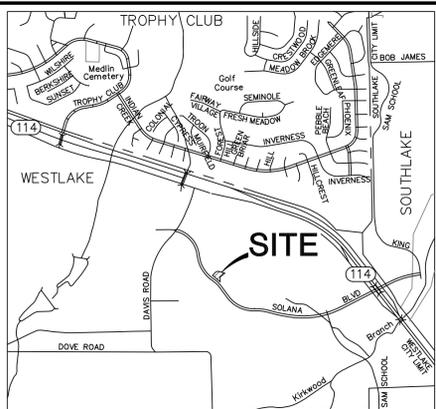
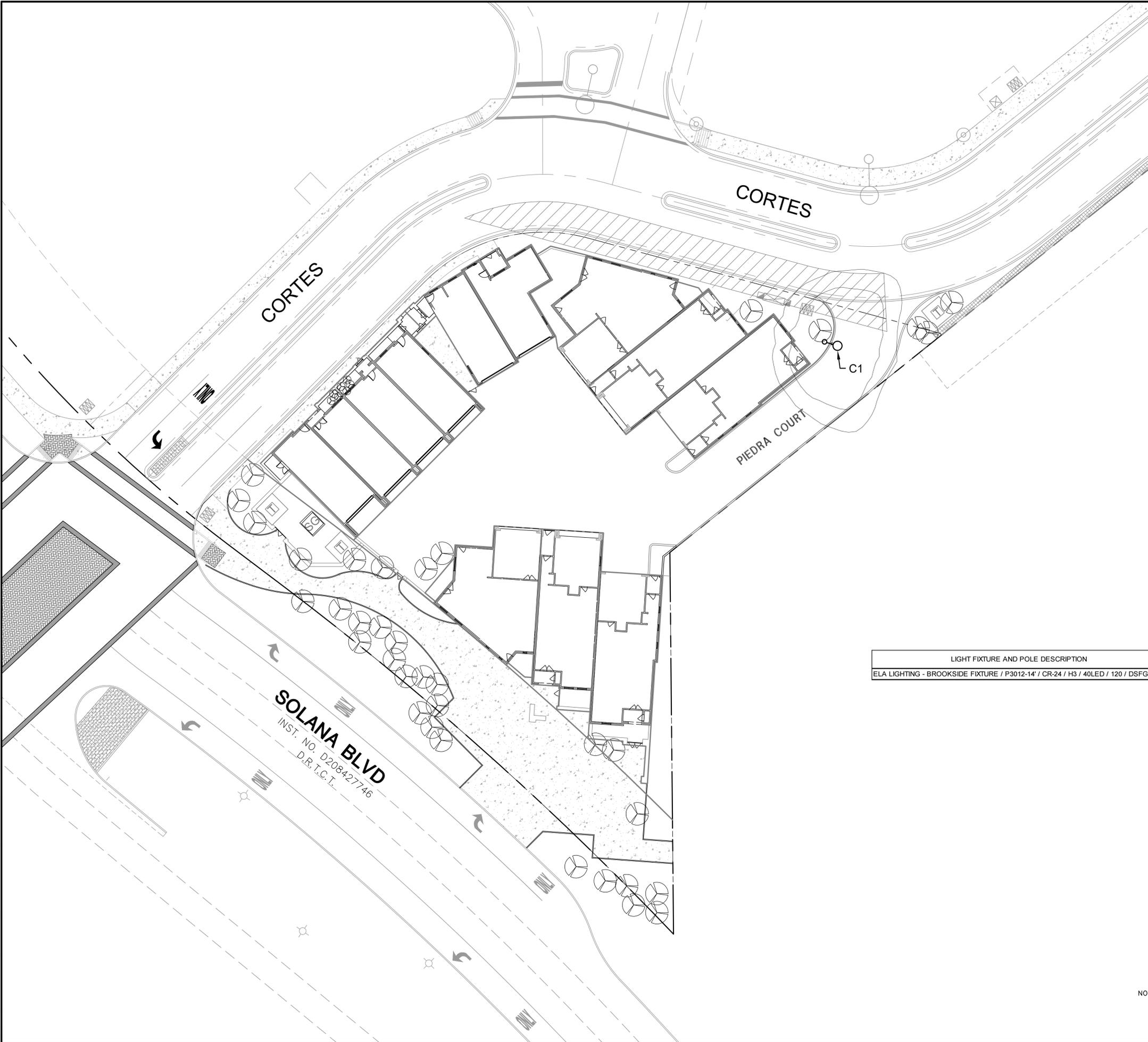
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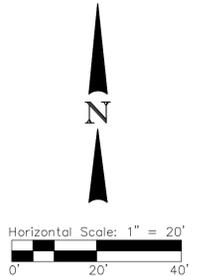
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C11

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 5 Projects Land - SITE - PRE2016resord Global Westlake Entrada Site Plans Block 1 Residential V03 CAD001 Construction Plans V01 SLIGHTING PLAN BLOCK 1 RESIDENTIAL.dwg Aug 31, 2016 - 9:13am jruedek



VICINITY MAP
(NOT TO SCALE)



LIGHT FIXTURE AND POLE DESCRIPTION	ILLUMINATION STRUCTURE ID	Northing	Easting
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	C1	7044320.26	2373632.8

LEGEND

- PROPOSED LIGHT POLE
- PROPOSED TYPE A GROUND BOX WITH APRON
- PROPOSED CONDUIT
- TRANSFORMER (POWER SOURCE)
- SERVICE METER
- ILLUMINATED AREA (PHOTOMETRICS)
ALL AREAS OUTSIDE OF SHAPES ARE 0 FOOT-CANDLES, THE INNER SHAPE IS AT LEAST 0.2 FOOT-CANDLES AND THE OUTER RING IS 0.1 FOOT-CANDLES.

- NOTES:
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 JASON A. FREY, P.E.
 TEXAS REGISTRATION NO. 88485
 AUGUST 31, 2016

CAUTION !!
 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

DRAWN BY:
 CHECKED BY:
 DATE:
 PROJECT NUMBER:

Sheet No.
LIGHTING PLAN

C12



Project Name: _____ Type: _____
 Notes: _____ Order Matrix Number: _____

Environmental Lighting for Architecture, Inc.

BROOKSIDE

The Brookside is an eight-sided lantern with a traditional "gothic" style. Suitable for pole, cross arm, wall, or pendant mounting conditions, the Brookside is the perfect specification for shopping malls, decorative street lighting, parking lots, government buildings, site and walkway lighting, libraries, museums, churches, high-end residential applications, and much more.

Constructed of high grade cast aluminum and protected with a durable powder-coated finish, the Brookside is built for the toughest of outdoor conditions. The Brookside can also meet the performance standards of today's high lighting demands. It's available with Type III or Type V optics; with the horizontal lamp configuration providing a cut-off for Dark Skies applications. Available in up to a maximum 250 watt Metal Halide or High Pressure Sodium, the Brookside can also accommodate today's Low-Energy requirements with up to 75 watt LED or 250 watt Induction sources while still maintaining excellent light output.

The Brookside offers a classic traditional look while meeting today's high performance standards for lighting.



Environmental Lighting for Architecture, Inc.

Ordering Matrix Brookside - BRK

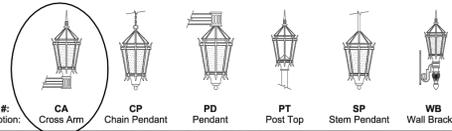
1	2	3	4	5	6	7	8	9
Fixture	Size	Mounting	Optics	Ballast	Voltage	Lens	Color	Option
BRK	18	PT	H5	150PSMH	120	FG	CY	--

1. Fixture: BRK
2. Size



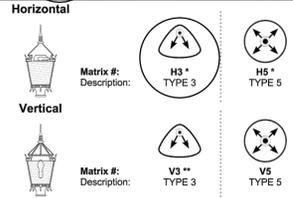
Matrix #: 18
 Description: Max Wattage 250W
 Notes: EPA: 2.6
 Weight: 40 lbs.

3. Mounting



Notes:
 1. Please consult factory for Poles, Wall Brackets, and other mounting options.

4. Optics



Notes:
 * 150W max lamping.
 ** Glass refractor required.

5. Ballast

Description:	Metal Halide	High Pressure Sodium	Compact Fluorescent	Induction	Induction	Induction
	(Watts / Type)	(Watts / Type)	(Watts / Type)	(Watts / Type)	(Watts / Type)	(Watts / Type)
Matrix #:	50PSMH 50MH	50HPS 50MH	13CFL 13CFL	35IB * 40IT #	40IC #	70IC #
	70PSMH 70MH	70HPS 70MH	18CFL 18CFL	55IB * 60IT #	80IC #	100IC #
	100PSMH 100MH	100HPS 100MH	150CFL 150CFL	85IB * 90IT #		
	150PSMH 150MH	150HPS 150MH	200CFL 200CFL	100IB *		
	175PSMH 175MH	175HPS 175MH	250CFL 250CFL			
	200PSMH 200MH	200HPS 200MH				
	250PSMH 250MH	250HPS 250MH				
	250PSMH *					
		Incandescent (Watts / Type)	LED (Watts / Type)			
		INC	40LED 78LED			

Notes:
 1. Electronic ballast available for 50, 70, and 100 watt MH lamps.
 2. Other wattage and ballast available. Consult factory.



Environmental Lighting for Architecture, Inc.

Ordering Matrix Brookside - BRK

6. Voltage	Matrix #:	120 *	208	240	277 *	347	480
	Description:	120V	208V	240V	277V	347V	480V

* Only these voltages are available with LED.

7. Lens	Matrix #:	CG Clear Glass	FG Frosted Glass	OG Opal Glass	DSCG Clear Glass (Dark Skies)	DSFG Frosted Glass (Dark Skies)
	Description:	CG Clear Acrylic	FA Frosted Acrylic	OA Opal Acrylic		
	Notes:	1. All glass is tempered flat glass.				

8. Color	Powder Coat Finish	Matrix #	Description	Hand-Applied Finish	Matrix #	Description	
	CG Clear Glass	AG	Augustine Green	MG	Midnight Green	CH	Cracked Hide
	CA Clear Acrylic	GY	Architectural Grey	MN	Midnight	LV	Light Verde
	CP Clear Polycarbonate	CC	Charcoal	PW	Pewter	OR	Old Iron
		CY	Clay	SS	Sand Storm	R	Rust
		DB	Dark Bronze	SB	Statuary Bronze	V	Verde
		HR	Harbor Blue	VL	Village Green		
		HP	Hammered Pewter	W	White		
	Notes:	Consult factory for custom colors.					

9. Options	Matrix #:	BBU Battery Backup	TB Terminal Block	PCB Photocell Button	PCR Photocell-remote Twist Lock by others	VR Vertical Glass Refractor	HSS House Side Shield
	Notes:	1) BBU option is available for fluorescent lamp only. 2) Test button location shall have visibility for testing on site. Consult factory for placement location.					
	Photocell Options:	Photocell is available in 120 thru 480 volts. Photocell receptacle only fits some cross arms. Consult factory. Specify when ordering.					

Fixture Ordering Example:

BRK/18/PT/H5/150PSMH/120/FG/CY

1	2	3	4	5	6	7	8	9
Fixture	Size	Mounting	Optics	Ballast	Voltage	Lens	Color	Option
BRK	18	PT	H5	150PSMH	120	FG	CY	--

Fixture Ordering Form:	1	2	3	4	5	6	7	8	9	9	9
	Fixture	Size	Mounting	Optics	Lamp	Voltage	Lens	Color	Option	Option	Option



Environmental Lighting for Architecture, Inc.

Specifications and Elevated Scale Brookside - BRK

Specifications

Fixture Housing: One-piece sand-casting housing, cage, and hood. The castings shall be free of any foreign materials or cosmetic fillers. For wall and arm mounts, consult factory for installation.

Optics: For horizontal lamping, reflector units shall be hydroformed or segmented sharp cut-off optics. Specular Alzak optical segments are rigidly mounted, which attaches to the housing as a one-piece module. Reflectors are field rotatable in 90° increments. For vertical lamping, units shall utilize borosilicate glass refractors with open ends. Fully rotatable on site.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired. Quick-disconnect plug for the ballast module is standard with all ballast options. Reference pages 2 and 3 for lamp characteristics, ballast types, and voltage technical data.

Lens: All glass panels to be 1/8" thick tempered glass and shipped separately with gasketing supplied. The Dark Skies lens options shall be tempered glass, factory installed.

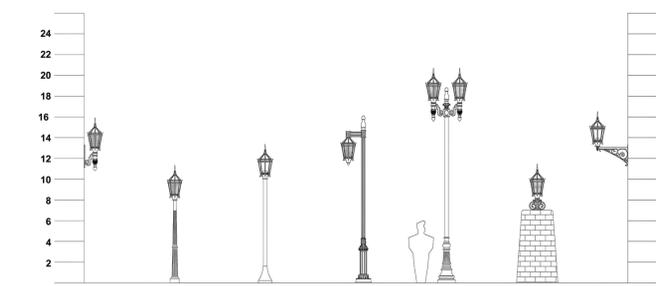
Finish/Color: Finish is super TGIC thermoset polyester powder coat paint. ELA offers RAL color matches along with our standard color selection. Custom and hand applied colors are available upon special request.

Certification: Fixtures shall be listed for outdoor, wet location, UL1598, IP rating 65.

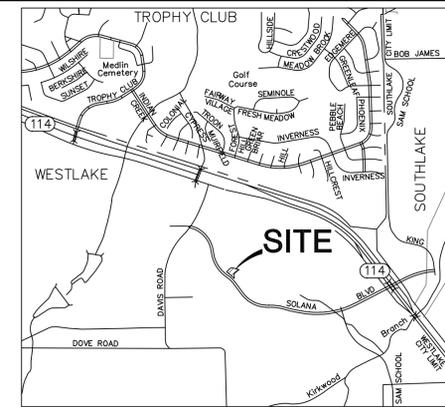
CAUTION: Fixtures must be grounded in accordance with national, state, and/or local codes. Failure to do so may result in serious personal injury.

ELA RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Elevated Scale Suggested Poles and Arms for the Brookside Fixture



Fixture:	BRK/18/WB	BRK/18/PT	BRK/18/PT	BRK/18/CA	BRK/18/CA	BRK/18/PT	BRK/18/WB
Arm:	BR26	P3041-8"	P4014B-10"	P3025D-14"	P3020B-16"	PM601	BR13
Pole:							
Options:							



VICINITY MAP
(NOT TO SCALE)



BGE, Inc.
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 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Contact: Jason Frey
 Tel: 972-464-4821
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MERRIMAM ASSOCIATES/ ARCHITECTS, INC.
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 Tel: 214-347-7069

**DEVELOPER
VESTA CUSTOM HOMES**
 660 N. Carroll, Suite 110
 Southlake, TX 76092
 Contact: Richard Hudson
 Tel: 469-631-2014

**VESTA CUSTOM HOMES
 BLOCK I RESIDENTIAL
 PD SITE PLAN PACKAGE
 BLOCK I RESIDENTIAL
 AT WESTLAKE ENTRADA
 BEING 1.022 ACRES
 TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS**

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BROWN & GAY ENGINEERS, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 JASON A. FREY, P.E.
 TEXAS REGISTRATION NO. 88485
 AUGUST 31, 2016

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Sheet No.
LIGHTING DETAILS

C13

BROWN & GAY ENGINEERS, INC. CA Projects\LAND SITE - FRISCO\Brookside Westlake_Entrada_Site_Plans\Block I Residential\03_CADD\01_SLOPING_DETAILS_BLOCK I RESIDENTIAL.dwg Aug 31, 2016 - 4:13pm brookside

Planning and Zoning

Item # 6 – Adjournment
Regular Session

Back up material has not
been provided for this
item.
