The Regular Meeting of the Town of Westlake Planning & Zoning Commission will begin immediately following the conclusion of the Planning & Zoning Commission Work Session but not prior to the posted start time.

TOWN OF WESTLAKE, TEXAS
PLANNING AND ZONING COMMISSION

MEETING AGENDA

December 1, 2015

WESTLAKE TOWN HALL
3 VILLAGE CIRCLE, 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. **PRESENTATION AND DISCUSSION REGARDING THE STATUS OF DEVELOPING A PROPOSED TRANSFER OF DEVELOPMENT RIGHTS ORDINANCE.**

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

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

5. **ADJOURNMENT**

Regular Session

1. **CALL TO ORDER**

2. **REVIEW AND APPROVE MINUTES FROM THE MEETINGS HELD ON NOVEMBER 9, 2015.**

3. **CONSIDERATION OF A RECOMMENDATION FOR APPROVAL OF A MASTER LANDSCAPE PLAN, PAVING PLAN, AND LIGHTING PLAN FOR THE DEVELOPMENT KNOW AS ENTRADA (PD1-2) LOCATED AT STATE HIGHWAY 114 AND FARM TO MARKET 1938.**

4. **CONTINUE A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING A ZONING CHANGE AMENDING THE PD 1-2 ZONING DISTRICT REGULATIONS CONTAINED IN ORDINANCE 720 TO INCLUDE DETAILED DESIGN GUIDELINES FOR THE DEVELOPMENT KNOWN AS ENTRADA LOCATED AT STATE HIGHWAY 114 AND FARM TO MARKET 1938/DAVIS BOULEVARD.**

5. **CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING AN APPLICATION FOR APPROVAL OF A FINAL PLAT OF THE PD 1-2 PLANNING AREA, SHOWN AS BLOCK A, LOTS 1-3X, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X, AND BLOCK O, LOTS 1-3X, BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742, AND WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246, TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS.**

6. **CONTINUE A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING AN APPLICATION FOR A PD SITE PLAN, INCLUDING BUILDING ELEVATIONS FOR A CVS PHARMACY, FOR A PORTION OF THE PD 1-2 PLANNING AREA, SHOWN AS AREA N, LOT 3 OF BLOCK N, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF THE ENTRADA DEVELOPMENT) ON THE FINAL PLAT.**

7. **CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING AN APPLICATION FOR A PD SITE PLAN, INCLUDING BUILDING ELEVATIONS FOR A PRIMROSE SCHOOL, FOR A PORTION OF THE PD 1-2 PLANNING AREA, SHOWN AS BLOCK M, LOT 2 OF BLOCK M, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF THE ENTRADA DEVELOPMENT ON THE FINAL PLAT.**

8. **CONDUCT A PUBLIC HEARING AND CONSIDERATION OF A RECOMMENDATION REGARDING A ZONING CHANGE REQUEST TO AMEND THE PD 3-5 ZONING DISTRICT LOCATED AT STATE HIGHWAY 170 AND STATE HIGHWAY 114 ON A TRACT THAT IS A PORTION OF WHAT IS GENERALLY KNOWN AS THE CIRCLE T RANCH, BY DIVIDING SAID DISTRICT INTO TWO (2) SEPARATE PLANNING AREAS, TO BE IDENTIFIED AS PD3-5A AND PD3-5B, AND ADDING 186,000 SQUARE FEET OF OFFICE CAMPUS USE IN THE NEW PD3-5B PLANNING AREA.**

9. CONDUCT A PUBLIC HEARING AND CONSIDERATION OF A RECOMMENDATION REGARDING A ZONING CHANGE REQUEST TO AMEND THE PD 3-3 ZONING DISTRICT LOCATED ALONG DOVE AND OTTINGER ROADS ON A TRACT THAT IS A PORTION OF WHAT IS GENERALLY KNOWN AS THE CIRCLE T RANCH, BY TRANSFERRING 186,000 SQUARE FEET OF OFFICE CAMPUS USE FROM PD3-3 TO THE NEW PD3-5B PLANNING AREA.

10. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at the Town Hall of the Town of Westlake, 3 Village Circle, Suite 202, Westlake, Texas, 76262, on November 25, 2015, 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.

Westlake Town Council

TYPE OF ACTION

Workshop- Discussion

Westlake Planning and Zoning Commission
Tuesday, December 1, 2015

TOPIC: Presentation and Discussion Regarding Status of Developing a Transfer of Development Rights Ordinance

STAFF CONTACT: Tom Brymer, Town Manager
Eddie Edwards, Director of Development Services

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Informed & Engaged Citizens / Sense of Community	Municipal & Academic Operations	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Increase Transparency, Accessibility & Communications
Strategic Initiative			
Educate Stakeholders about our Development and Environmental Goals			

Time Line - Start Date: July 2015 proposed **Completion Date: 1st Qtr FY15-16 estimated**

Funding Amount: $90,000 **Status - ☒ Funded** **Source - General Fund**

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

During the process of developing an updated Comprehensive Plan (Comp Plan) from 2013-14, it was pointed out to the Comp Plan Steering Committee, P&Z, and the Town Council, that to implement many of the Comp Plan's recommendations, some new ordinances and/or changes to our existing ordinances would be required. To achieve this end, the Town Council approved a contract with MESA Planning on June 15, 2015 to use their professional planning consultancy services for this effort (as the Town staff does not have adequate time and resources to perform this work in a timely manner and still provide daily delivery of Town services). This proposed engagement to develop these ordinances and/or ordinance amendments is proposed to be done in

four (4) phases of work. It was proposed to use MESA Planning since they are very familiar with the work that needs to be done on the Town's ordinances to fit with our newly adopted Comp Plan, since they worked on developing our new Comp Plan.

While all four phases of the consultant's work are outlined in the proposed contract, **the approved contract is only for the first phase of the consultant's work which is to: a.) develop the transfer of development square foot (TDSF) mechanism and b.) incorporate it, along with the Comp Plan's policies, into the Town's development ordinances known as Chapter 102.**

Cost of this first phase of consultant work is $90,000. Phases 2-4, which again, would require a separate contract approval by the Town Council, would bring the total cost for all phases of this work to $179,901, including a credit for work approved on MESA's Comp Plan engagement that was not performed (by mutual agreement). In the proposed contract with MESA, Pages 6 of 17 and 7 of 17 describe the Phase 1 scope of work as well the Phases 2-4 scope of work. Exhibit A to the proposed MESA contract provides further detail on the scope of work for Phase 1.

There will be other costs associated with this project. These costs include review of any new or revised ordinances by the Town Attorney and cost to codify any new or revised (amended) ordinances.

RECOMMENDATION

Recommend hearing a presentation from MESA Planning on the status of their work on this first phase of ordinance drafting work related to transfer of development rights (TDR) and asking questions and providing input pertaining to this presentation.

ATTACHMENTS:

1. Excerpt from new Comprehensive Plan pertaining to transfer of development rights as a tool to implement the Plan's recommendations on land use and view corridor preservation.

Attachment 1: Transfer of development rights as discussed in Westlake Comprehensive Plan (approved March 2, 2015)

It is important that Westlake realize most of the non-residential development square footage shown in Figure 102 (an approximation of what is permitted by current Planned Development Ordinances) in order to sustain a comparatively lower rate of single-family taxation. The implications of establishing the approximate current level of commercial entitlement as a cap on further commercial entitlement (subject to final application of PD standards to final permitted parcels) is that future modification of the Planned Development Ordinances will limited movement of permitted non-residential square footage around, within and among the Planned Developments themselves while not adding square footage to the total that already exists. This can be better described as the transfer of non-residential square footage between various Planned

Westlake's Current Entitlements by Land Use			
	Building Area (Sq. Ft.)	Units	Rooms
PD1-1			
Hotel	150,000		250
Retail	349,483		
Office/Education	659,648		
Residential		207	
PD1-2 (Entrada)			
Residential		322	
Non-Residential	1,500:1 ratio = 483,000		
PD1-3 (Granada)			
Residential		84	
PD-2			
Office	5,217,752		
PD-3			
PD 3-1			
Office	58,806		
Residential		513	
PD 3-3			
Office	1,200,000		
Hotel	500,000		833
PD 3-4			
Office	558,355		
Hotel	750,000		1250
Retail	360,940		
Mall	1,630,000		
PD 3-5			
Office	884,505		
Mixed-Use	1,305,060		
Residential		275	
PD 3-6			
Office	1,207,486		
Retail	110,650		
Residential		40	
PD 3-7			
Office Campus	2,940,300	60	
PD 3-8			
Office	1,048,707		
Office Campus	775,436		
Office/Industrial	1,099,019		
Retail	131,769		
PD 3-9			
Office	27,443		
Retail	978,793		
Mixed-Use	660,587		
Residential (MF)		330	
PD 3-10			
Retail	133,633		
PD 3-11			
Retail	141,487		

Westlake's Current Entitlements by Land Use			
	Building Area (Sq. Ft.)	Units	Rooms
PD 3-12			
Conference, Education, Data, and 1200 room Hotel	1,250,000		1200
PD-4 (Tierra Bella)			
Single Family		28	
Area Outside PDs			
Office (FAR .25:1)	1,100,347		
R-1 (Min. Lot Size 43,560 sf)		488	
R-2 (Min. Lot Size 87,120 sf)		68	
R-5 (Min. Lot Size 217,800 sf)		35	
R-A (Min. Lot Size 43,560 sf)		48	
Totals	**Building Area (Sq. Ft.)**	**Units**	**Rooms**
Residential (SF)		2,168	
Residential (MF)		330	
Hotel	1,400,000		2,333
Office/ Office Industrial/ Campus Office	16,730,804		
Education/ Conference/ Hotel	1,250,000		1,200
Mixed-Use	2,448,647		
Retail (Inc. Mall)	3,836,755		

Figure 102: Westlake's Current Entitlements by Land Use

Development Districts. However, additional square footage (and the additional Ad Valorem revenue associated with it) could be approved IF the request for approval included accomplishment of significant public Goals that mitigate the additional impact (traffic mitigation, need for open space, etc.). Therefore, a case can be made for both:

1. The **Transfer** of non-residential square footage from one Planned Development Planning Area to another; and
2. Adjustments to the **rate of transfer, IF** certain public objectives are accomplished through such transfer. Therefore, accomplishment of certain significant public objectives may support a rate of transfer greater than 1:1, constituting a resulting increase in overall non-residential entitlement.

The following text establishes the terms of numbers 1 and 2 above by exploration of where non-residential square footage should be transferred to and from and what settings influence the rate of such transfer.

Land Use Relationship to View Conditions: The View Analysis discussed in the Framework Plan section of this Comprehensive Plan identifies five view conditions as follows:

1. **Vista Points Zone (yellow):** Sectors of Westlake from which the recognizable views, generally considered typical of the Town, are attained. These are typically northerly views from areas along, and south of, Dove Road. These elevations are generally higher than elevations along SH 114. Views identified by Planning Workshop participants as characteristic of Westlake's pastoral, picturesque, and rural identity are mostly seen from this zone and the view is toward the north.

2. **Vista Termini Zone (red):** Areas of Westlake, generally north of Dove Road, where land elevations equal to or exceed elevation 690 to 700 ft. above sea level and create promontory landforms that define the end point of any vista that includes them. In many cases, these are the land related objects.

3. **Vista Shade Zone (blue):** Areas of Westlake, generally along SH 114 and north of the vista termini (discussed above) that contain land elevations lower than 690 – 700 ft. above sea level and are largely obscured from view by these higher elevations in the foreground of any vista toward them.

4. **View Shed Zone (purple):** Areas of Westlake that are not visually screened or obscured by foreground land elevations and, consequently, lie within the vista attained from the Vista Point Zone.

5. **View Corridor Zone (green):** Lineal views, usually along creekways as they descend in a northerly direction that are attained from the Vista Point Zone. These views host the water bodies and wooded areas that are important visual assets of the Town.

The geographic distribution of these view conditions is illustrated in Figure 103. Note that the Vista Points are in the south and the various views head toward the north. This reflects input gathered at the Planning Workshops where the Citizen participants described views as generally seen from points south of, and along, Dove Road (the Vista Point Zone). This geographic distribution identifies the five zones defined above as they lay within the corporate limits of Westlake. Therefore, "Preservation

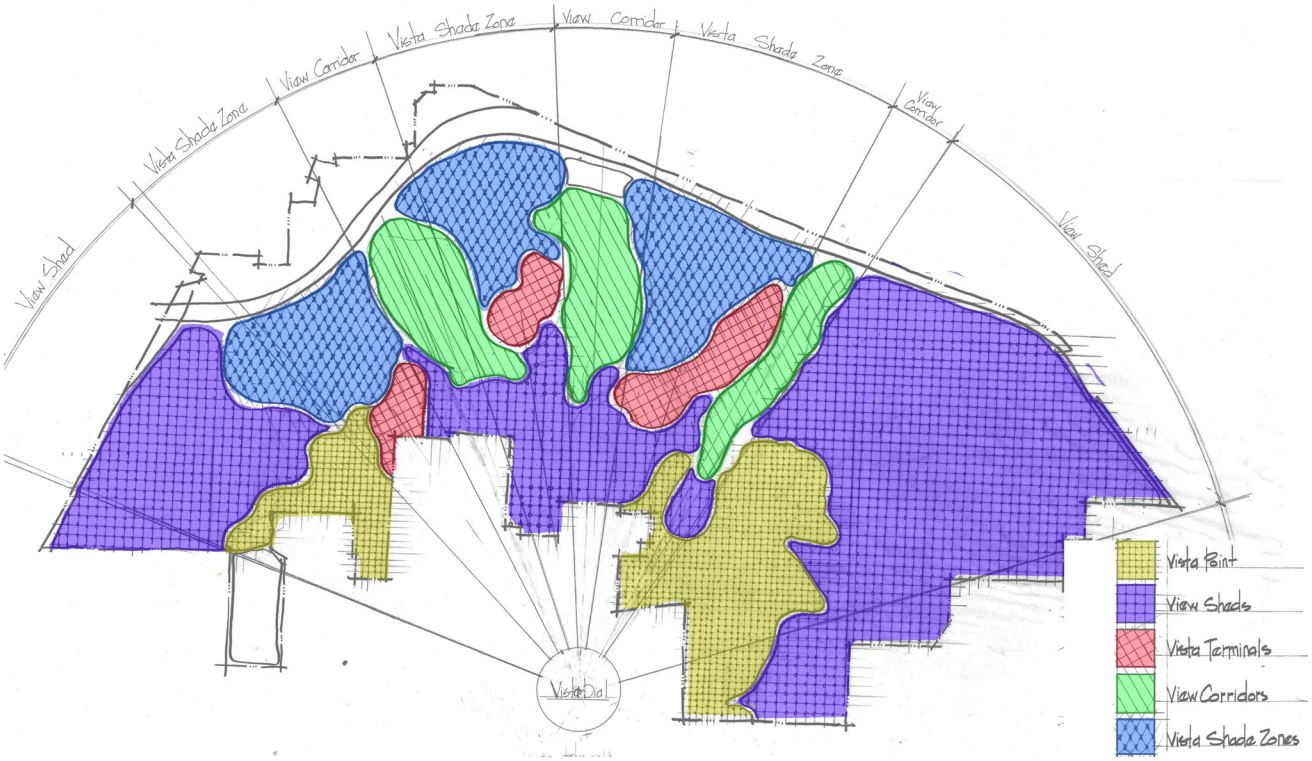


Figure 103: View Analysis

of Views" (picturesque, pastoral, and rural) means reinforcing the view conditions as shown in the View Analysis.

The characteristic views of Westlake are sensitive to four types of encroachments as follows:

1. **Vertical Disruption:** This refers to the height of buildings. The taller the structure, the more visible it generally is. More visibility ultimately transforms a natural skyline into a more urban skyline. Certain View Condition Zones are better suited to accommodate greater building height than others. The View Condition Zone most capable of accommodating building height without disrupting or transforming characteristic views is the View Shade Zones. These areas (shown in blue in the above analysis) are located along SH 114 and "behind" the Vista Terminals (red areas that tend to obscure ones view of development in the View Shade locations). The Vista Terminals (red) and View Corridors (green) are most sensitive to building height because of their importance as view defining landscapes. The View Shed Zones (purple) are somewhat sensitive to building height and that sensitivity tends to be less toward the northern limits of Westlake, along SH 114.

2. **Ground Plane Augmentation:** This refers to reshaping the land profile and visually subdividing it with parking lots, screen walls, and/or artificially configured buffers. The more the naturally organic relationship of ground plane elements is replaced by composed or engineered relationships, the more the character of what is viewed is transformed. The View Condition Zone most capable of accommodating Ground Plane Augmentation without disrupting or transforming characteristic views is the View Shade Zones. These areas (shown in blue in the above

analysis) are located along SH 114 and "behind" the Vista Terminals (red areas that tend to obscure ones view of ground plane development in the View Shade locations). The Vista Terminals (red) and View Corridors (green) are most sensitive to Ground Plane Augmentation because of their importance as view defining landscapes and view defining land forms. The View Shed Zones (purple) are also less sensitive to Ground Plane Augmentation toward the northern limits of Westlake, along SH 114.

3. **Form Deviation:** This refers to building form that deviates from a pitched roof structure with a more complex perimeter and integration of windows (in lieu of ribbons/walls of glass) reflective of residential forms within the Town. Given the greater amount of non-residential development within Westlake at build-out, the movement of commercial building design away from residentially responsive forms will significantly transform the visual image of Westlake to one that is more urban and non-residential, overall. The View Condition Zone most capable of accommodating Form Deviation without disrupting or transforming characteristic views is the View Shade Zones. These areas (shown in blue in the above analysis) are located along SH 114 and "behind" the Vista Terminals (red areas that tend to obscure ones view of ground plane development in the View Shade locations). The Vista Terminals (red) and View Corridors (green) are most sensitive to Form Deviation because of their importance as view defining landscapes and view defining land forms. The View Shed Zones (purple) are also sensitive to Form Deviation because both residential and non-residential development resides within the same view. However, the northern edges of the view shed along SH 114 are somewhat less sensitive provided that the proximity of non-residential forms is tempered with intervening landscape, like that of Solana.

4. **Displacement of Natural Fabric:** This refers to the displacement of vegetative communities, water features, and/or land forms that define the vista. As natural fabric is lost, the visual character is transformed toward a less natural appearance. The historic review of aerial photographs discussed in the Existing Conditions Assessment (Part One) illustrates how increasing ranch development moved the characteristic landscape from one that hosted a complex tapestry of plant and native grass communities to one that was more simplified and beame more of a monoculture. The View Condition Zone most capable of accommodating Displacement of Natural Fabric without disrupting or transforming characteristic views is the View Shade Zones. These areas (shown in blue in the above analysis) are located along SH 114 and "behind" the Vista Terminals (red areas that tend to obscure ones view of ground plane development in the View Shade locations). The Vista Terminals (red) and View Corridors (green) are most sensitive to Displacement of Natural Fabric because of their importance as view defining landscapes and view defining land forms. The View Shed Zones (purple) are also sensitive to Displacement of Natural Fabric because it is the intervening natural fabric that mitigates the visual proximity of residential and non-residential development. In addition, entry to Westlake's residential areas (from SH 114) will likely be through the northern and western edges of the View Shed Zones, making the residential

approach and its visual character part of the view sequence that defines Westlake.

The above View Analysis of view encroachment sensitivity suggests that certain areas are more capable of hosting greater building height/ ground plane augmentation/ form deviation/ displacement of natural fabric, while other areas would benefit from less change of existing characteristics. More specifically, these areas can be described as:

Sending Areas:

- Areas of significant resource
- Areas with undeveloped infrastructure
- Areas of significant working land potential
- Areas of natural sensitivity
- Areas of unusual building conditions
- Areas of visual and landmark significance

Receiving Areas:

- Areas with existing or realistically expected infrastructure
- Area with community acceptance of increased growth
- Area where increased development potential is marketable
- Area of lesser visual significance

Under the present Planned Development Ordinance provisions, most of the non-residential entitlements have a uniform building height limit (typically 60-65 ft. although PD's 1 and 2 have heights set by the 635 MSL) and a uniform FAR (typically .4-.45 FAR). Therefore, a ubiquitous non-residential development standard will prevail over Westlake regardless of an area's sensitivity to view encroachment. In order to transform this ubiquitous condition to a mosaic of visually responsive conditions, the Land Use Plan identifies "Receiving Districts" and "Sending Districts". These districts are more specifically defined as follows:

- **Primary Receiving District:** When considering any request for transfer of existing entitlement square footage from one PD planning area to another, those PD planning areas and tracts located within the zone classified as a Primary Receiving District are the PD planning areas and tracts where such square footage can be deposited. Such deposit of additional square footage will generally manifest as increased building height, coverage (augmentation of the ground plane), increasingly commercial building form due to larger buildings (form deviation), and possible displacement of natural fabric. Therefore, only the area most capable of accommodating the impacts of increased non-residential square footage can serve as Primary Receiving Districts. According to the earlier analysis of view shed districts, the **View Shade Zone (blue) is the Primary Receiving District.**

- **Secondary Receiving/Sending District:** PD planning areas and tracts located within the zone classified as a Secondary Receiving/Sending District are the PD planning areas and tracts into which square footage can be deposited and from which square footage can be transferred. Deposition of square footage can only occur in portions of this District less sensitive to encroachment and built in accordance with specialized requirements. Additionally, square footage can be sent from the more sensitive portions of this District to the less sensitive portions of this District (in accordance with specialized requirements) or to the Primary Receiving District. Therefore, only the areas capable of accommodating the

Figure 104: Development Square Footage Transfer Map

impacts of increased non-residential square footage, conforming to special requirements, in certain portions as well as possessing sensitivity to view encroachment in other portions can serve as Secondary Receiving/Sending District. **The View Shed Zone (purple) is the Secondary Receiving/ Sending District.**

- **Primary Sending District:** PD planning areas and tracts located within the zone classified as a Primary Sending District are those PD planning areas and tracts most sensitive to view encroachment or contain characteristic view features, such as land promontories. Therefore, only the areas least capable of accommodating the impacts of increased non-residential square footage can serve as Primary Sending District. **The Vista Point Zones (yellow), Vista Terminals (red), and View Corridors (green) are the Primary Sending Districts.**

The above diagram (Figure 104) recast the earlier View Analysis map as a Development Square Footage Transfer Map, which is in accordance with the previously described sending and receiving areas.

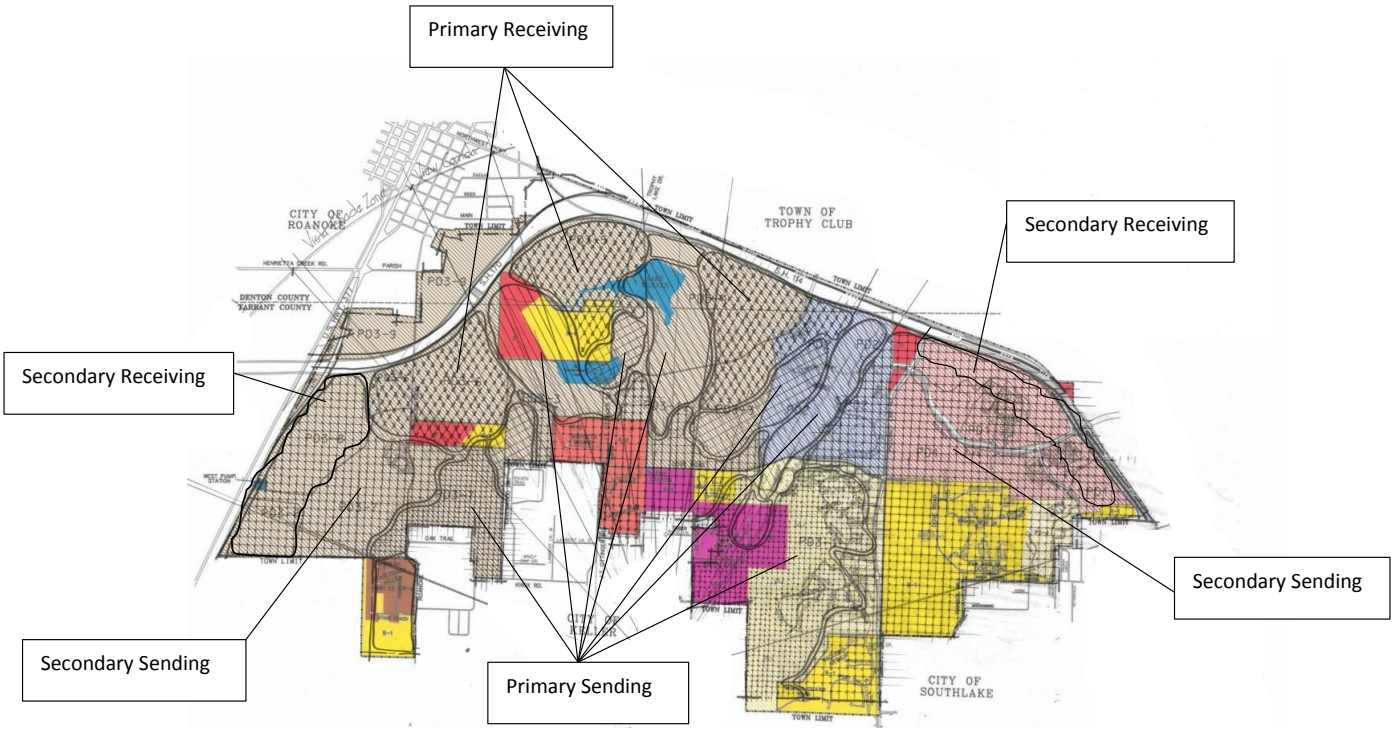


Figure 105: Development Square Footage Transfer Map and Current Zoning Map

To further illustrate how these districts relate to existing Planned Developments and zoned areas, the above diagram superimposes the Development Square Footage Transfer Map on the Current Zoning Map. Note that there are particular Planned Developments (such as PD-3) which lay across multiple Districts, opening the door to transfer of development square footage from one PD planning area to another. In some cases a Development Square Footage Transfer District lays across multiple Planned Developments, opening the door to consideration of moving square footage between zone areas. This is a significantly more complicated process which is discussed later in this Land Use section.

The Land Use districts, explained later in this section, will incorporate these areas of differing development sensitivity as means of establishing their receptivity to change.

LAND USE RELATIONSHIP TO COMMUNITY TYPE

The Framework Plan discussed in Part Two of this Comprehensive Plan identifies six Community Types as follows:

1. **Pastoral Community:** An area of Westlake, south of and along Dove Road and Roanoke Road, which is predominantly developed and/or zoned as single- family residential use. This area hosts the characteristic views and vistas that identify the residential areas of Westlake. These views are vistas of picturesque, pastoral, and otherwise rural-like settings as well as landmark land promontories. The Pastoral Community is primarily served by Pastoral Streets (as specified in the Framework Plan and Thoroughfare Plan to follow). The Pastoral Community will experience most of the Town's

future single-family residential growth. Therefore, it is important that future residential development perpetuates a compatibility with, the continuity of, and the quality of current residential construction/neighborhoods. Housing units per acre, relationship to the street, project definition, streetscape, and home value are important dimensions of maintaining the above specified relationships. This area is shown in dark blue in Figure 107.

2. **View Shed Community (hereinafter called the Commercial Community):** An area of Westlake generally north of Dove Road, reaching east toward Solana and west toward SH 170. The View Shed/Commercial Community is mostly undeveloped, containing a few projects such as Solana and Fidelity Investments, but is completely zoned. The eastern and western reaches of this area are the primary entry to the Westlake Pastoral Community. Therefore, what is seen from the street sets a visual reference for visual experiences to follow. Such cognitive significance means that the normally commercial-like quality of the street experience should be replaced by a visually dominant natural-like quality (much like what Solana has done in the vicinity of Solana Boulevard and Sam School Road). The Commercial Community will experience most of Westlake's campus office growth as well as some limited hospitality and residential use. Therefore, it is important that future non-residential development maintains a balanced relationship with, and provides a transition to, the Pastoral Community. This Community area is shown as purple in Figure 107. Key to establishing this relationship and transition are:
   a. **Open Space and Ground Coverage:** The amount of building plate coverage to ground openness is essential to maintaining a campus identity. In the campus setting, a naturalized ground plane dominates and structures are placed within it as opposed to a built context where the landscape is an ornament for the built fabric. This relationship of building to land is the same basic relationship of house to lot where the lot is sufficiently large (relative to the house plate) to give the home a sense of natural setting. Much of the non-residential entitlement in Westlake has a .4-.45 FAR maximum, meaning that the building square footage can be almost half of the land area. At the same time, the building height is limited to 4 +/- stories. As an example of how this equates to building coverage, consider that a one story building with a 20,000 sf plate. At .45:1 FAR, this building could sit on 44,444 sf. of land. Parking for the structure would likely be surface parking at 350 sf/ space and require another 21,000 sf of land for 60 vehicles. Circulation typically requires 10% of the land area total or 4,000 sf. Therefore, the sum of coverage is 20,000 + 21,000 + 4,000 = 45,000 sf or approximately 100% coverage. As the building gets taller, the ratio of coverage to open land improves with about 72% coverage by the time the structure reaches three stories. Clearly, attaining a true "campus" quality requires a lower FAR. At present, Westlake sites which are viewed as exemplary campus projects achieve an FAR less than .3 (some at a .1). Therefore, the campus-like qualities of non-residential development in the eastern and western reaches of the Commercial Community requires lower FAR.
   b. **Building Height:** Because this area

comprises the distant view as seen from Vista Points in the Pastoral Zone, building height above a certain level becomes very apparent. Therefore, building height in the Commercial Community is an essential consideration in development design. However, relatively high FAR's (as discussed above) will tend to push building to the maximum permitted height. It would be to the advantage of Westlake to see more varied height in the View Shed/ Commercial Community so that it does not impose a skyline over the view at build-out. Generally, tree varieties will reach a height of 40 - 45 ft. at maturity and an average overall building height of 40-45 ft. would allow some buildings to be taller and others lower, making a sufficiently variegated distribution of height to prevent over development of the skyline. In order to achieve this distribution of height and still use the development rights currently in place, an ability to shift square footage entitlement not used in attaining the build-out described above to other Planned Development planning areas capable of accommodating the impacts (as described in the previous section) should be considered.

c. **Building Form:** Pitched roof building form and complex perimeters that visually break up the potential massiveness of a commercial wall plane would attain greater compatibility with the residential characteristics of the Pastoral Community. Also, pitched roof forms are more typical of a campus setting. Typically roof pitches greater than 4/12 are more residential in character.

d. **Natural System Continuity:** As stated in the Assessment portion of this Comprehensive Plan Update, the waterways of Westlake run south (upstream) to north (downstream). Because the waterways run south to north, continuity of natural features associated with the waterways also run south to north. Therefore, portions of the Commercial Community are downstream continuations of natural features (corridors and vegetative communities) that are well established up stream. This relationship reinforces the View Shed/ Commercial Community's importance as an entrance to the Pastoral Communities. Where possible, natural system elements that are continuations of those flowing from some level of establishment in the Pastoral Community should be preserved/ restored. This is difficult when site coverage (building + parking + circulation) approaches nearly 100%. This further supports the notion of relocating development rights out of the Commercial Community to more appropriate areas, provided that certain important relationships with the Pastoral Community are accomplished as a result of such transfer.

e. **Canopy Restoration:** The presence of a robust tree canopy mitigates most sensations of urban-like qualities and promotes an umbrageous visual environment more associated with the visual character of Westlake. Therefore, canopy restoration and creation becomes an important aspect of development within the Commercial Community.

f. **Streetscape Identity:** The Commercial Community is positioned within Westlake as part of its Town identity. Therefore, streets serving the Commercial Community, that are not directly associated

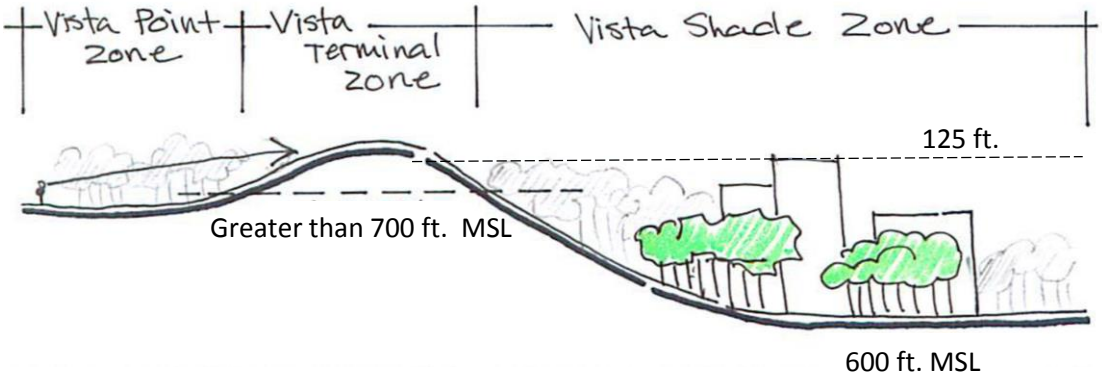


Figure 106: Height LImit Section Drawing

with SH 114 or SH 170, should have streetscape characteristics visually associated with the Town Streets (as identified in the Thoroughfare Plan to follow). The Town Street identity in this Community transitions from the ubiquitous regional qualities of SH 114 and SH 170 to the more rural character of streets in the Pastoral Community.

3. **Regional Community:** An area of Westlake generally lying along SH 114 from Roanoke Road to the east side of Westlake Parkway. The Regional Community is currently undeveloped but completely zoned. This area will host Westlake future growth of retail, office, and higher density forms of residential land use. The Regional Community is largely obscured from views as seen when looking north from the Pastoral Community because it lies north of Vista Terminals identified in the View Analysis. These high elevations in the foreground of such views generally hide the Regional Community area. Also, land within the Regional Community is lower and flatter than most of Westlake. Consequently, the Regional Community is capable of absorbing square footage transferred out of other Community areas without detracting from the visual character objectives of the Town. Therefore, the Regional Community can accommodate:
   a. **Greater Building Height:** The view section diagram above (Figure 106) establishes a view angle that would define a height limit for structures in this area.
   b. **Greater Ground Coverage:** The intense use of this area by populations from outside the Town of Westlake makes natural preservation difficult. However, detention needs will provide opportunity for natural amenity, which can likely be developed for more intense use in this context.
   c. **Greater Regional Associations and Identity:** Building forms, landscaping, and streetscape will likely have a regional quality. Building design may be more contemporary and/or innovative. Landscaping may be more ornamental and set up for more intensive use. Streetscapes will have a more landmark status associated with visibility from and connection with SH 114.

   Increased height, coverage and FAR could support the potential for permitting mixed use parking credits, thereby reducing the total amount of parking apron that more intensive development may require.

Like other Planned Development planning areas, current limitations on FAR and building height make it difficult to capture the regional potentials of this Community. Therefore, the Regional Community becomes a good destination for the transfer of development square footage from other Planned Development planning areas. The Regional Community is shown in grey-blue in Figure 107.

4. **Town Community:** An area of Westlake generally north of Dove Road and south of Lake Turner. The Town Community is mostly undeveloped, containing a few projects such as Deloitte (attains an FAR less than .2) and Westlake Academy. This area is completely zoned and will host most of Westlake's future resort and hospitality development as well as some level of office and specialty retail. The association of land uses in this area with entertainment and specialty shopping make it important as it supports the residential neighborhoods of the Pastoral Community. Deloitte and Westlake Academy set an appropriate benchmark for development that serves the above described support function. Similarly, resort development will likely have abundant amenity open space(s), thereby reinforcing an overall visual character in which the sense of open space-to-development favors open space. Many of the important considerations that define appropriate development for this region are similar to those discussed in the Commercial Community. Transitions to residential are necessary, which means that open space creates a residential buffer through which more trail connections flow.

   The Town Community is served by Town Streets (as shown in the Thoroughfare Plan to follow), which have a distinctive Westlake Streetscape visually different than the regional circulation system (SH 114 and SH 170 and the associated service roads) but is more visually associated with the Pastoral System (roads of the Pastoral Community). The Town Community is shown as a russet color in Figure 107.

5. **Town Common:** An area of Westlake located at the interface of the Regional Community, the Town Community, and Open Space, which is served by the Town Road System (as illustrated in the Thoroughfare Plan to follow) and serves as a trail hub for the Town. This area is an organic nucleus for the Town that makes the relationship between other Community elements (described herein) meaningful and "town-like". Without a Town Common or other hub feature, Westlake is missing the key attribute of "town-ness" and is subsequently inorganically divided into two separate settings: one is Commercial and the other is residential. Without such a hub to reconcile connection of these land use areas, the commercial component attaches to SH 114 and the residential component attaches to surrounding cities, like Southlake and Keller. As a result, an unresolved area of partially developed/partially undeveloped space will exist between the two land use areas. A town hub, a specific goal emerging from the Westlake Public Workshops (#1 and #2), reconciles this potential bifurcation of the Town.

6. **Open Space:** An area of Westlake generally north of Dove Road and extending in an east to west direction from the View Shed/ Commercial Community abutting SH 170 to the View Shed Community abutting SH 114 at Solana Boulevard. This area encompasses the major Vista Terminals

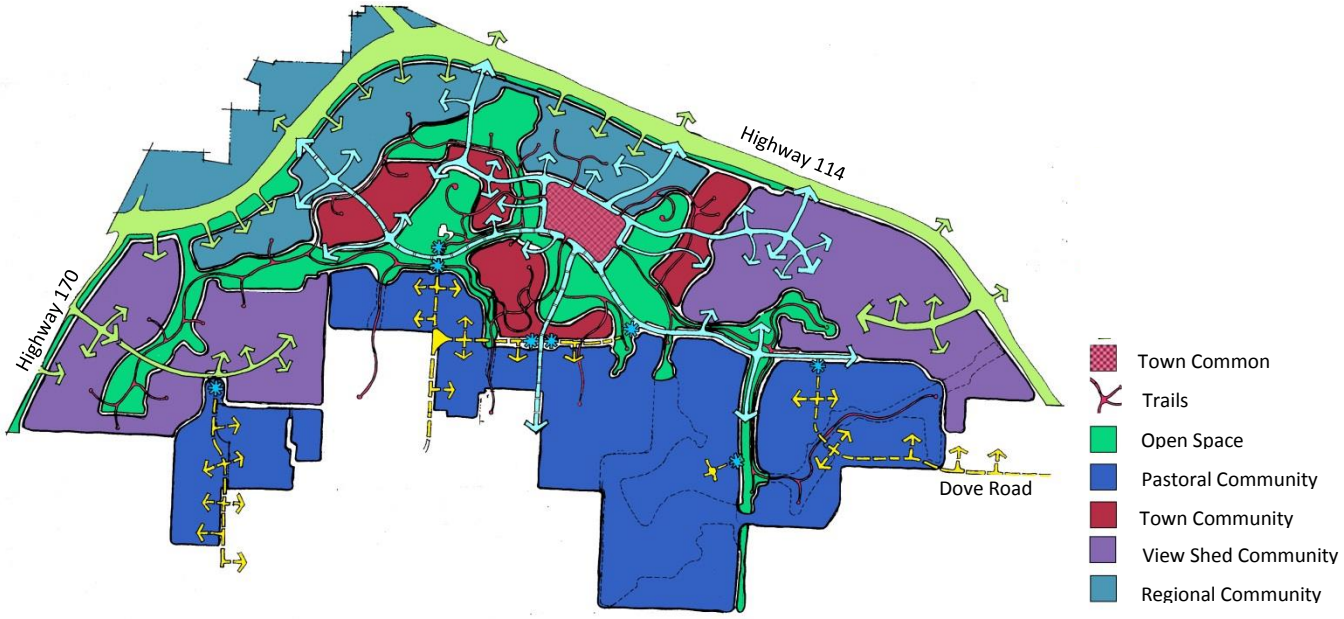


Figure 107: Framework Plan – (base of Communities Map) presented at Workshop #2

and establishes a central open space corridor lying between the Regional Community and Pastoral Community while engaging the Town Community and Town Common. This area functions as a:

a. **A hub** for trail connections between Westlake's neighborhoods and important destinations within the Town.
b. **A conservation zone** for key natural features, like water bodies, waterways, and landmark landforms.
c. **An edge** for Westlake that defines the boundary between Regional Community and Pastoral Community (with the Town Community and Town Common being associated with the open space network).
d. **A publically accessible amenity, whether visually or physically,** that enhances residential value.
e. **An appropriate setting** for the educational assets of the Town.
f. **Recreational asset** for the community and a location for public parks (as defined in the Open Space Plan to follow).
g. **A micro-setting that defines the streetscape** seen from the primary Town Streets, thereby preserving the pastoral street qualities that Westlake residents seek to preserve.

All of the above functions are potentially negatively impacted by development. Therefore, it is desirable that the Open Space Community is largely undeveloped to remain open and natural. However, existing entitlements do not make provision for such disposition of this property and incentives will be necessary to incentivize the transfer of square footage currently permitted for this area to another Planned Development planning area.

Figure 107 is the Framework Plan that was reviewed at Public Workshop #2, and Figure 108 is the Communities Map, referenced above, which is a result of the revision of the Framework Plan based on input received at that Workshop, input from the Planning Steering Committee, and reconciliation of the Community Types with the Entitlements currently in place. Note that the distribution of Community Types is substantially the same in each map.

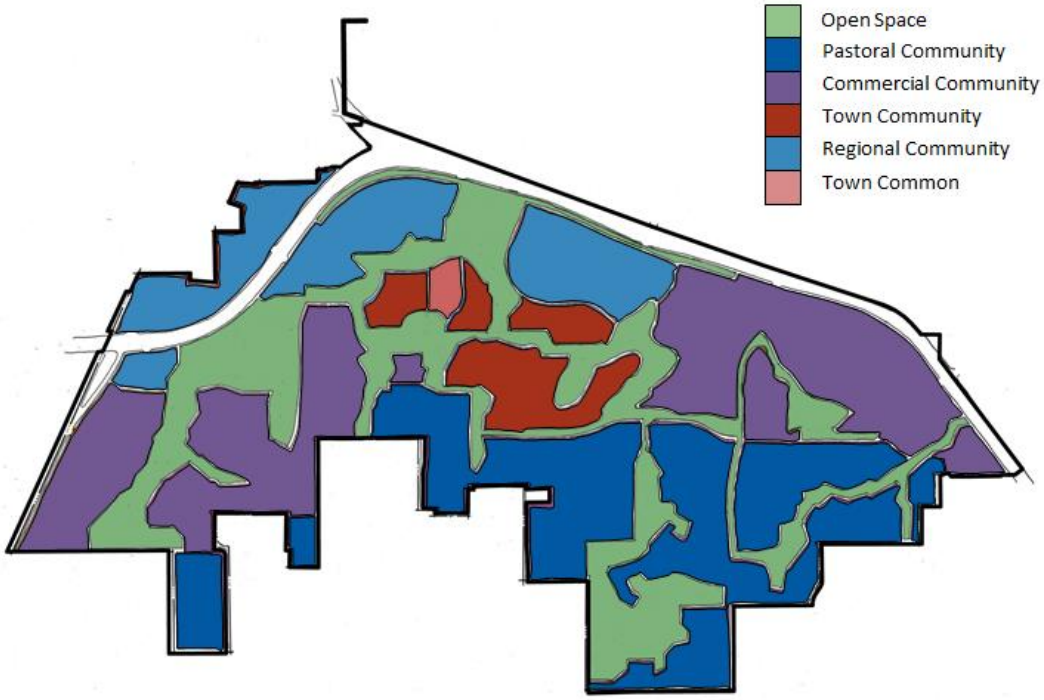


Figure 108: Communities Map – Result of Public Inputs and Existing Entitlements

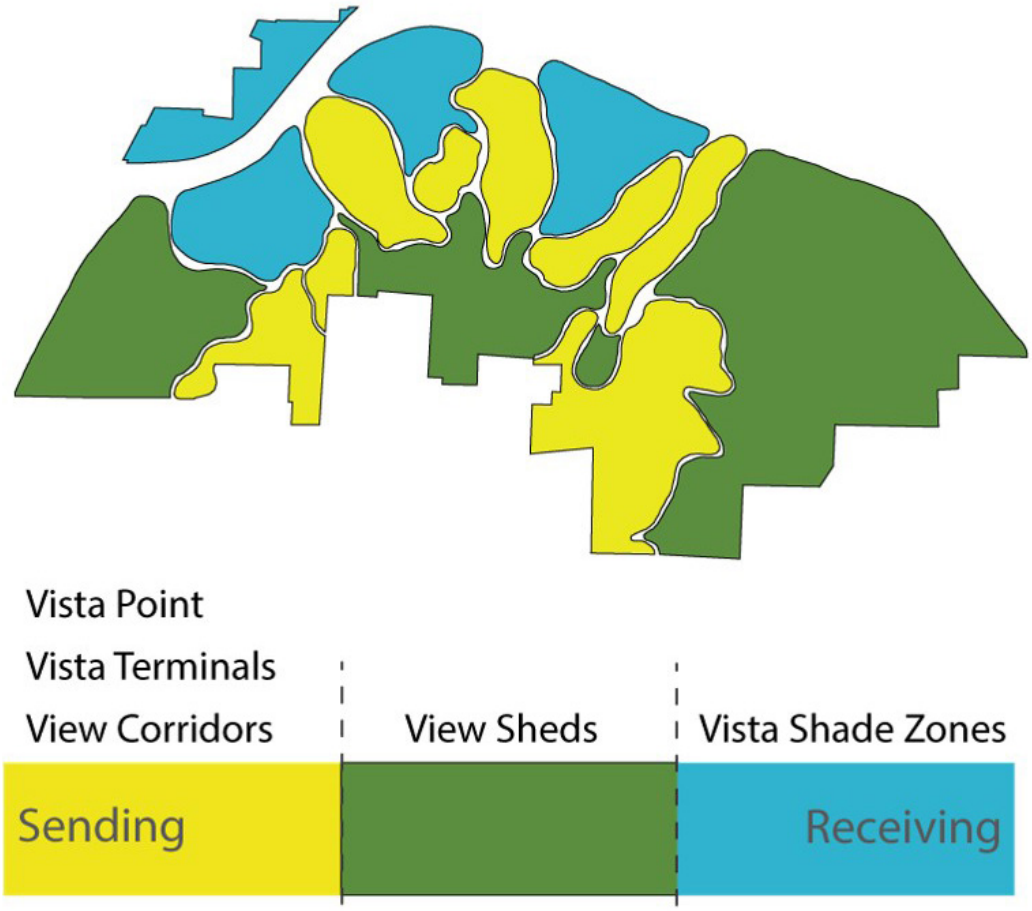


Figure 109: Receiving/Sending Zones in Relation to View Analysis

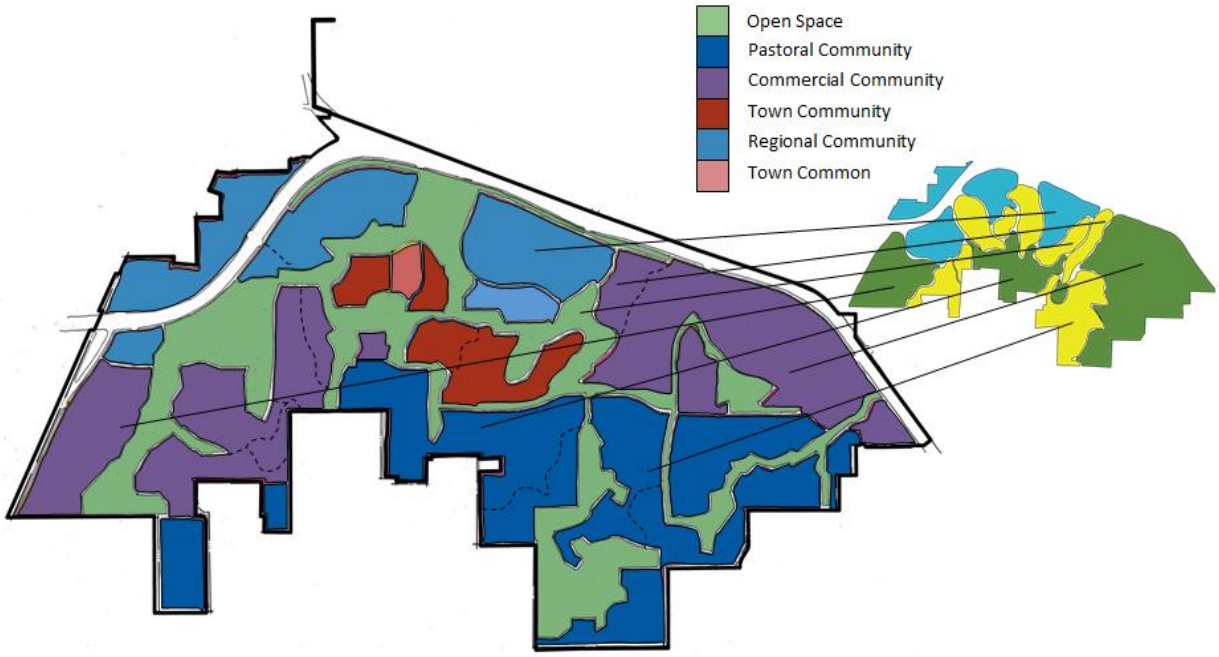


Figure 110: Receiving/Sending Zones in Relation to Community Types

Figure 109 applies the idea of sending and receiving development square footage to the appropriate areas identified in the View Analysis. Figure 110 takes a step further by illustrating the relationship between Communities and the Sending/Receiving Zones derived from the View Analysis. Note that the Communities described as most capable of accommodating the importation of square footage are also located in the view areas that are less visible or farther away from the Vista Point Zones. These are also identified as the Receiving Zones.

Using this Framework evolution as a base, the Land Use Plan addresses the following:

1. **Public Implementations:** The objectives to be achieved through movement of development square footage between sending districts and receiving district for various community types.
2. **Development:** The recommended development height and coverage within the Community.
3. **Land Use:** The recommended land uses for each district that reinforce the character and intent of the community type engaged (refer to Part One: Policy Tabulations of the Implementation Plan).
4. **Rates:** The rates of transfer between exporting communities and importing communities (refer to Part One: Policy Tabulations of the Implementation Plan).

THE LAND USE PLAN

The Land Use Plan has three elements that collectively speak to the issue of use within the particular setting of Westlake. As stated earlier, that setting is one in which all vacant land within the Town is zoned by either categorical zoning or Planned Development Ordinance. Therefore, land use, in its most fundamental sense, is legally prescribed by legal instruments that already exist. However, many of these designations are over 20 years old and market conditions have changed since the original requests, making it potentially desirable for land owners to

seek adjustment of that earlier zoning. In addition, this Comprehensive Plan Update asserts that Westlake's favorable Ad Valorem comparison (at build out) with other financially stable cities (such as Highland Park, Texas) tends to make it less important for Westlake to seek additional commercial square footage for financial sustainability reasons. Therefore, it can be viewed that the use of a reasonable portion of the present level of commercial entitlement should be sufficient and that the additional Ad Valorem revenue attained from commercial square footage expansion (through entitlement increase) may not be sufficient to resolve the traffic problems that it will impose on the Town. Although additional entitlement square footage may not be necessary for Westlake (unless a significant public purpose is served), it may be desirable for the existing distribution of entitlement density (building height and coverage) to be relocated within the tapestry of zoning designations (Planned Development planning areas), thereby allowing certain planning areas to increase in response to market conditions and others decrease in response to adjacency issues and other market considerations without financial loss of the entitlement originally granted.

The Land Use Plan (Figure 111) shows 16 Land Use Districts derived from eight basic character districts (tying back to the Community Types presented above and derived from the Framework Plan and community input from Public Workshop #2). Each of the basic eight districts are divided by one of four Land Use suffixes depicting the import/export setting in which it resides, resulting in 16 Land Use Districts. The four suffix types reflect the view setting in which the district resides and, thereby, its suitability for import or export of commercial square footage and general sensitivity to development. The eight basic Land Use Districts and the four applicable suffix types (resulting in the 16 Land Use Districts) are:

1. **Open Space Dominant**
   a. District Type: **Open Space (OP).** The area encompassing the major Vista Terminals and other natural assets and provides the general transition space between what is residential and what is commercial within the Town. It is desirable that the Open Space area be undeveloped, although a certain level of educational development may be compatible.
   b. Suffix Variations: There are no suffix variations for Open Space.

2. **Residential Dominant:**
   a. District Type: **Pastoral Community (PC).** This area that will experience most of the Town's future single-family residential growth. Compatibility with existing high-end residential development is important.
   b. Suffix variations:
      i. **PC-A:** Indicates location within the View Shed Zone
      ii. **PC-B:** Indicates location within the View Corridor Zone

3. **Low to Mid-Density Office Dominant:**
   a. District Type: **Commercial Community 1 (CC1).** The areas lying close to SH 114 yet still part of the visual fabric as seen from higher elevations of the Town. In the future, this area will host larger campus office/mixed use projects (much like today's Solana).
   b. Suffix variations:
      i. **CC1-A:** Indicates location within the View Shed Zone and, therefore, visually present in the views and vistas of Westlake.
      ii. **CC1-B:** Indicates location within the View Corridor Zone and, therefore, visually present in

many views and vistas as well as associated with existing creek-ways. Development in this area should be responsive to the visual and hydrologic sensitivities of this zone.

4. **Campus Office Dominant:**
   a. District Type: **Commercial Community 2 (CC2).** This area, generally lying south of SH 114 and east of SH 170, will experience most of the Town's future office campus development.
   b. Suffix Variations:
      i. **CC2-A:** Indicates location within the View Shed Zone and, therefore, visually associated with the pastoral area, justifying considerations regarding compatibility.
      ii. **CC2-B:** Indicates location within the View Corridor Zone and, therefore, visually present in many views and vistas as well as associated with existing creek-ways. Development in this area should be responsive to the visual and hydrologic sensitivities of this zone.
      iii. **CC2-C:** Indicates location within the Vista Terminal Zone and is, therefore, visually sensitive. Commercial development in this area has the greatest visual impact on the residential fabric.
      iv. **CC2-D:** Indicates location within the View Shade Zone andis visually obscured from most views and vistas, thereby allowing greater commercial association.

5. **Campus Office/ Residential Hybrid Dominant:**
   a. District Type: **Commercial Community 3 (CC3).** This area, generally south of Solana Boulevard, will also experience future campus development, although it also contains some residential potential (as specified in the existing Planned Development Ordinance for PD 1 and its amendments PD1-2 and PD1-3).
   b. Suffix Variations:
      i. **CC3-A:** Indicates location within the View Shed Zone and, therefore, visually associated with the pastoral area, justifying considerations regarding compatibility.

6. **Resort, Commercial Transition, Residential Mix, and Specialization Dominant:**
   a. District Type: **Town Core (TC).** This area is located in the heart of existing commercial entitlement area and is suggested as an area in which to locate that commercial development most supportive of functioning as a central hub for Westlake. This could include vertical mixed-use, entertainment, and/or specialty retail.
   b. Suffix Variation:
      i. **TC-A:** Indicates location within the View Shed Zone and, therefore, visually associated with the pastoral area. More campus-like development pattern with generous open space (as seen with the development of the Deloitte site) is appropriate.
      ii. **TC-B:** Indicates location within the View Corridor Zone and is, therefore, visually sensitive to vertical development. In addition, development here should be responsive to the presence of water ways and water bodies by allowing such natural features to exist in a more natural state. This area has a special sensitivity to FAR, coverage and building height.

iii. **TC-D:** Indicates location within the View Shade Zone and is, therefore, visually obscured from most views and vistas, allowing greater design and density flexibility. A portion of this area is currently zoned as R-1 and O but is surrounded by office, mixed-use commercial, and resort use. The residentially zoned portions of this district could be exchanged with other commercial entitlement to aggregate commercial in this area and expand residential in the residentially contiguous zones.

7. **Town Hub and Town Activity Center:**
   a. District Type: **Town Common (TCO).** This area will be flanked by future resort, specialty commercial, entertainment, mixed residential, and office development. Uses in this area are responsive to the Town Common and open space that could surround them and serve meaningful to both the Town and regional interests.
   b. No Suffix Variations:
      i. **TCO:** Located north of the Westlake Academy, encompassing the landmark landform in that area as well as the hillside down to Lake Turner. The visual prominence and central location of this area makes it ideal as a place for expression of civic activity/identity/community. Such purpose and location makes this area sensitive to vertical development, which would encroach upon it and, thereby curtail its use or preservation of the landmark landform it encompasses.

8. **Higher Density Commercial Dominant:**
   a. District Type: **Regional Commercial (RC).** This area will likely experience demand for the most intense commercial development due to its association with SH 114 and access capacity due to Westlake Parkway.
   b. Suffix Variations:
      i. **RC-B:** Indicates location within the View Corridor Zone and is, therefore, visually present in many views and vistas as well as associated with existing creek ways. Portions of this area are currently zoned "O" but such uses here would be surrounded by office, mixed-use commercial, and resort use. Commercial continuity in this area is deemed a desirable land use objective.
      ii. **RC-D:** Indicates location within the View Shade Zone and is, therefore, visually obscured from most views and vistas. Buildings in this location can be considerably taller than currently permitted. Commercial aggregation in this area is deemed a Land Use objective, especially when it promotes and incentivizes lower density commercial (with a greater proportion of open space) in other areas. Further, it is likely that higher density development will be more regionally associated (attracting vehicular trips in and generating trips out from regional locations). Therefore, this component of Westlake's fabric is logically located closer to the regional access points.

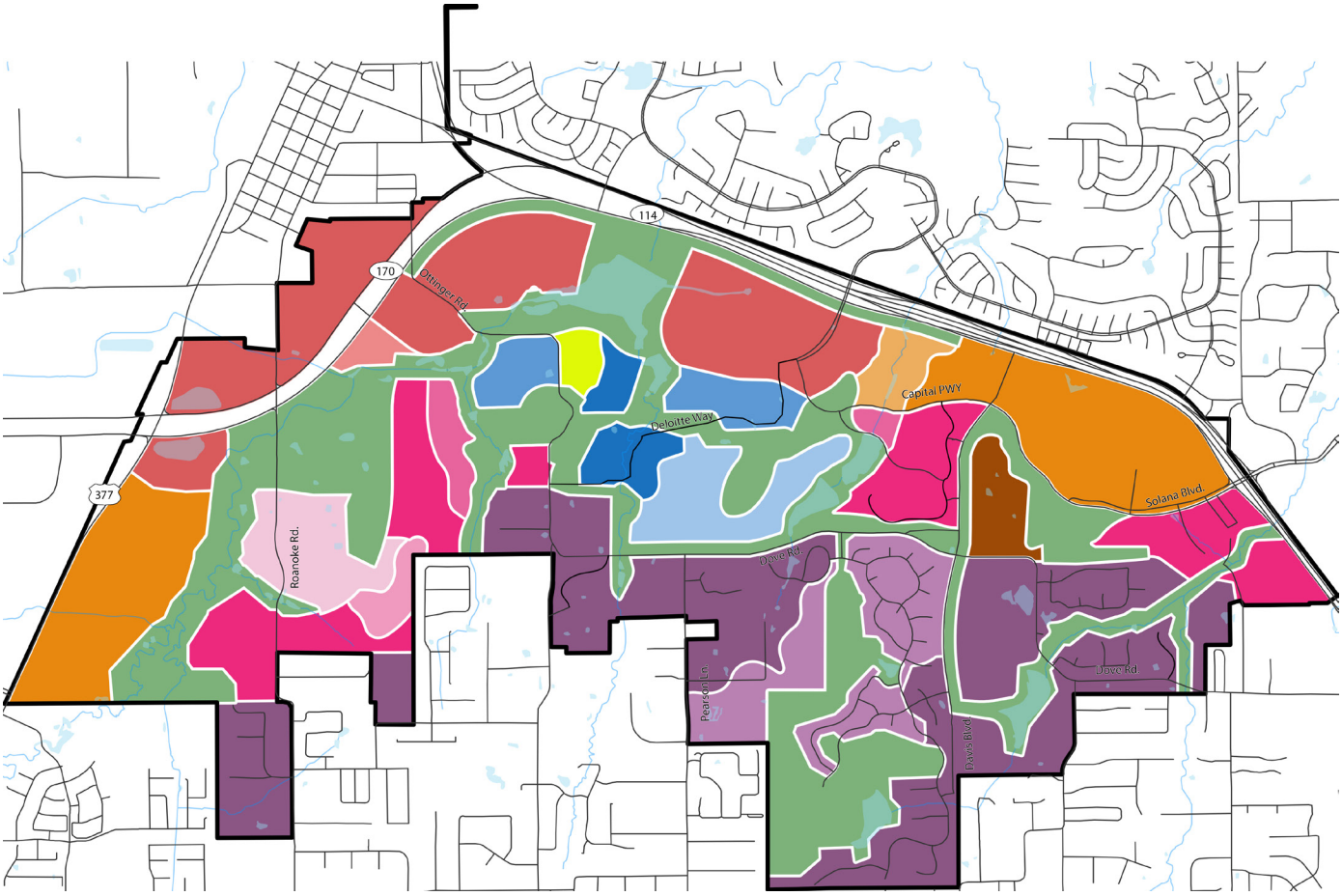


Figure 111: Westlake Land Use Districts

DISCLAIMER: The land use districts shown on this map in no way modify the permitted uses and/ or conditions of use (FAR, building height, etc.) specified in any zoning or Planned Development Ordinance approved by the Town of Westlake. These land use districts are intended to guide the Council in their evaluation of site plans submitted for their approval and/ or property owner requests to transfer commercial square footage from one land use district to another when the legal mechanism for such transfer has been adopted by the Town of Westlake. See Policy Section A in the Implementation Document for rates of transfer, trigger points, and other implementation language.

Figure 111 illustrates recommended spatial distribution of these Land Use Districts within the Town of Westlake:

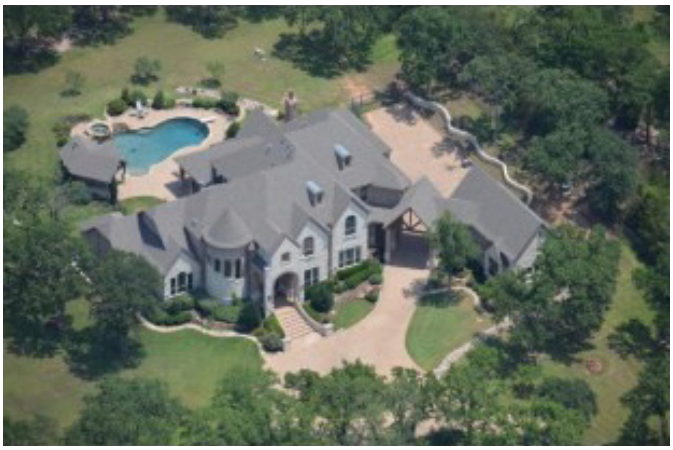
Description and Visualization of the Character Districts:

The following section presents a description of each Land Use Character District, explaining the intent and desired qualities of development in each area. Each block also presents pictures meant to further explain the attributes of preferred development.

- PC-A: Pastoral Community/ View Shed Zone
- PC-B: Pastoral Community/ View Corridor Zone
- CC1-A: Community Commercial 1/ View Shed Zone
- CC1-B: Community Commercial 1/ View Corridor Zone
- CC2-A: Community Commercial 2/ View Shed Zone
- CC2-B: Community Commercial 2/ View Corridor Zone
- CC2-C: Community Commercial 2/ View Terminal Zone
- CC2-D: Community Commercial 2/ View Shade Zone
- CC3-A: Community Commercial 3/ View Shed Zone
- TC-B: Town Core/ View Corridor Zone
- TC-D: Town Core/ View Shade Zone
- TC-A: Town Core/ View Shed Zone
- RC-D: Regional Commercial/ View Shade Zone
- RC-B: Regional Commercial/ View Corridor Zone
- TCO: Town Common
- Open Space

District Type: Open Space (OS)

Character Statement: Westlake resides at the geologic break between the uplands (extending south into Keller) and the lowlands (sweeping north toward Lake Grapevine). Eroded landforms perched at the terminus of a rolling topography that gives way to flatter pastures is the identifying natural character of Westlake, which is also the composition of characteristic views and vistas cherished by Town residents. The Open Space Land Use District contains much of this identifying landscape and the waterways associated with it. The intent of the Open Space District is to preserve vistas and view corridors and, thereby, preserve the essence of Westlake's pastoral setting as it experiences increasing amounts of commercial and residential development. The Open Space Land Use District is meant to be primarily undeveloped with the landmark landforms of the Town remaining in their natural condition, thereby preserving important views as well as natural and rural settings. Where it is not feasible to have an undeveloped condition, FAR's in this area should be similar to those already attained at the Deloitte University site so that large portions of any development tract are open, undeveloped, and used for the creation of retention ponds and other natural features that enrich Westlake. Flood plains and waterways should be aggressively preserved and remaining tree communities/wooded areas protected.



District Type: Pastoral Community (PC)

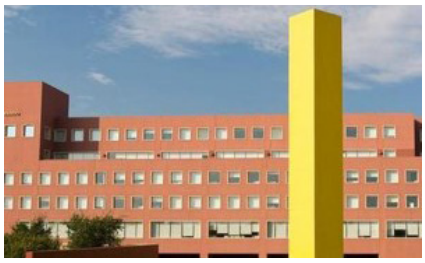
Character statement: Most of Westlake's residential development to date can be characterized as large homes situated on large landscaped lots where homes are sited in ways responsive to features of the lot, instead of the street. The overall character is one of a dominant landscape and houses arrayed within it, rather than houses with lots (as is common to most suburban development). Lots are generally an acre or larger with homes set well back from the street. Homes are limited to two stories in these areas and densities are one unit or less per acre. However, smaller lot sizes could be compatible with this character if such lots are clustered and surrounded with open space so that the gross density remains one dwelling unit per acre. The sense of open land is more essential than lot size. The Pastoral Community is predominantly residential with some institutional uses and office campus uses where the FAR is .1:1 or less. Informal lot landscaping replaces rigid street landscaping, giving more visual presence to the natural ground plane than the roadway. Preservation of current home values is key to future residential development.

District Type: Commercial Community 3 (CC3)

Character Statement: The Community Commercial 3 Land Use District is similar to the Community Commercial 2 Land Use District except that it has already permitted residential land uses within it. Therefore, residential adjacency is an important issue of this District. Commercial development of the Community Commercial 3 District is meant to be more "office campus"-like development, wherein the corporate addresses are essentially corporate estates sitting on large landscaped sites in a manner similar to the Pastoral Community residential patterns. FAR's in this District will be lower than the .4 to .45:1 embedded in most Planned Development Ordinances. FAR's should be similar to levels of development seen at Fidelity Investments; however, FAR abutting residential should be lowered through the employment of added landscape buffers. Detention facilities as required for commercial development should be retention ponds located so as to be in the public view. A larger percentage of site open space, building heights not exceeding four stories, natural and drifted landscape, and retention ponds visible to the public view are characteristics of the Community Commercial 3 Land Use District. The Community Commercial 3 Land Use District is a building height and coverage sending zone. It is encouraged that exportation of building square footage be for the purpose of supporting low FAR's with more open space or conversion from commercial to transitional residential use (as per the Housing Plan to follow) in areas that abut existing residential zoning.

District Type: Community Commercial 2 (CC2)

Character Statement: The Community Commercial 2 District generally lies between the Community Commercial 1 Districts and the Pastoral Community Districts. Therefore, the Community Commercial 2 District is meant to be a land use density transition from highway fronting commercial use to landscape dominated residential use. Therefore, building height and the amount of open land surrounding commercial uses in this area is important. Commercial development of the Community Commercial 2 District is meant to be more "office campus"-like development, wherein the corporate addresses are essentially corporate estates sitting on large landscaped sites in a manner similar to the Pastoral Community residential patterns. FAR's in this district will be lower than the .4 to .45:1 embedded in most Planned Development ordinances. FAR's should be similar to levels of development seen at Fidelity Investments. However, that small segment of the Community Commercial 2 District located in a View Shade Zone can tolerate development that somewhat exceeds currently permitted levels. Further, another portion of the Community Commercial 2 District is located in the high ground of a view terminal. In this case, efforts should be taken to preserve the landform by exporting development density to another Land Use District as identified in the Land Use Plan (CC-1, TC-1 TC-2, or RC). Detention facilities as required for commercial development should be retention ponds located so as to be in the public view. A larger percentage of site open space, building heights not exceeding four stories, natural and drifted landscape, and retention ponds visible to the public view are characteristics of the Community Commercial 2 District. This District is a building height and coverage sending zone. It is encouraged that exportation of building square footage be for the purpose of supporting low FAR's, more open space or conversion from commercial to transitional residential use (as per the Housing Plan to follow) in areas that abut existing residential zoning.



District Type: Community Commercial 1 (CC1)

Character Statement: Much of the Community Commercial 1 Land use District lies along SH 114 , generally east of Westlake Parkway, and along SH 170, generally west of Roanoke Road. This area is a transitional zone between the highways and the Community Commercial 2 and 3 Districts. In a Community Commercial 1 District, the value of highway frontage can be captured to an extent that does not adversely encroach upon the view sheds extending north east and north west from higher elevations southward in the Pastoral Community. Buildings in this location can be somewhat taller than building heights in the Community Commercial 2 and 3 Districts, with greater coverage. Portions of the Community Commercial 1 District fall within a Corridor View Zone that follows one of Westlake's existing creek-ways. In these areas building heights should remain low at approximately four stories. However, other SH 114 and SH 170 frontage areas within the Community Commercial 1 District can have taller structures (approximately seven stories or 80 feet). At these freeway frontage locations, FAR's can be higher than other Community Commercial Districts. While not urban, the intent of the Community Commercial 1 Land Use District is to project a freeway identity for Westlake at the portals leading to its residential areas that is more office park-like in its character while still responding to the value potentials of the highway locations. Six and seven story buildings with well-designed native landscapes (use of water features in the landscape that are visible from the highway), parking hidden from freeway view, and a void to solid ratio not exceeding .7:1 (greater solid than void) characterize the Community Commercial 1 Land Use District.

District Type: Town Core (TC)

Character Statement: The Town Core Land Use District is a context district that supports the Town Common District. This means that it serves the viability of Town Common through supporting hospitality, entertainment, and office uses. The Town Core District is also a transitional district, transitioning from the regional commercial scale of the Regional Commercial District (to the north and west of the TC area) to the Town Common and Community Commercial Districts (generally south and east of the TC area). Potions of this district are located in the View Shade Zone and, therefore, appropriate for the importation of building square footage, as building heights exceeding five stories can be accommodated here. Portions of the Town Core District falling within a View Shed or View Corridor Zone should retain lower building heights in the four story range. While not urban, the Town Core district has a more conventional street relationship than Community Commercial Districts have, and the associations with the street are active (including drives, premise signs, trails/sidewalks, parking, visible porte-cocheres, and other features such as flag islands, etc.). More street engagement, more composed landscaping, transitional FAR's, and void to solid ratios about .7:1 (more solid than void) are characteristics of the Town Core Land Use District.

District Type: Town Common (TCO)

Character Statement: The civic and social identity of Westlake is embodied in this district. The Town Common Land Use District also expresses the pastoral identity of the Town. The Town Common District is the hub of local activities as envisioned in the Planning Public Workshops, converging upon a pedestrian friendly environment. This District is a place for expression of civic-ness, a place for gathering, festive and ceremonial events, and family outings; all while being close to the Academy and recreation facilities of a school park. The Town Common contains one of Westlake's most dramatic Landmark Landforms. The steep slopes dropping from the hill top, toward the Regional Community Land Use District are difficult for development but well suited for scenic purpose. The Town Core Districts, which flank the Town Common on the east and west, have a potential to energize use of the Town Common. Entertainment and higher density residential land uses in these abutting areas reinforce a sense of hub importance.

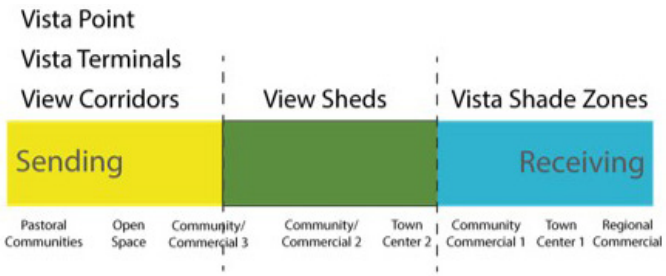
The urban-ness of the Regional Commercial Districts transitions through the Town Core District and Town Common to blend with the single-family residential character of the Pastoral Community. Public facilities located here should be designed in a style derived from agricultural references that remember Westlake's heritage. Needed public parking should be treated in a manner that allows the parking area to have ecological significance (such as the bio-swale parking area at Arbor Hills Nature reserve in Plano).

District Type: Regional Commercial (RC)

Character Statement: The Regional Commercial District is the most intense commercial district in Westlake. It is viewed as the primary receiving district for movement of commercial square footage out of Community Commercial and Town Core Districts where more open space, undeveloped site area, and lower buildings are sought. The Regional Commercial Districts can accommodate buildings in excess of eight stories (in some areas). Lying along SH 114 and SH 170, the Regional Commercial Land Use District is served by the regional corridor more than the Town Arterials. Taller buildings, wider streets, more intense parking, parking structures, formal street landscaping, active building to street relationships, connected parking aprons, higher light levels, and a void to solid ratio of 1:1 (a balance of solid and void) are characteristics of this site. Higher levels of development density and greater highway visibility call for establishing an overarching architectural continuity and other site design compatibilities.

Summary of Exporting and Importing Districts:

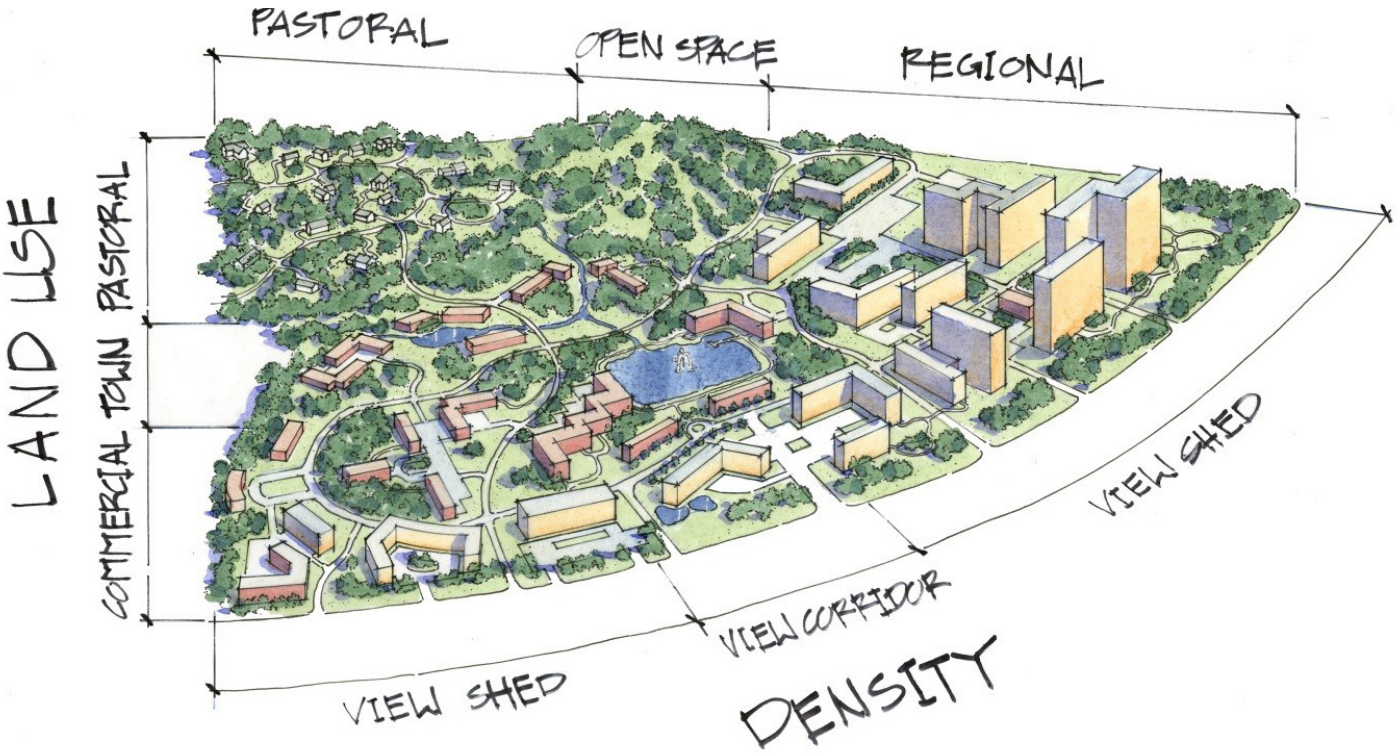
The following diagram illustrates the relationship of the basic Land Use District Types and the earlier described suitability of export or import commercial square footage. Note that the Open Space and Community Commercial Districts are most suitable for exportation while Regional Commercial and Town Core are most suitable of importation.



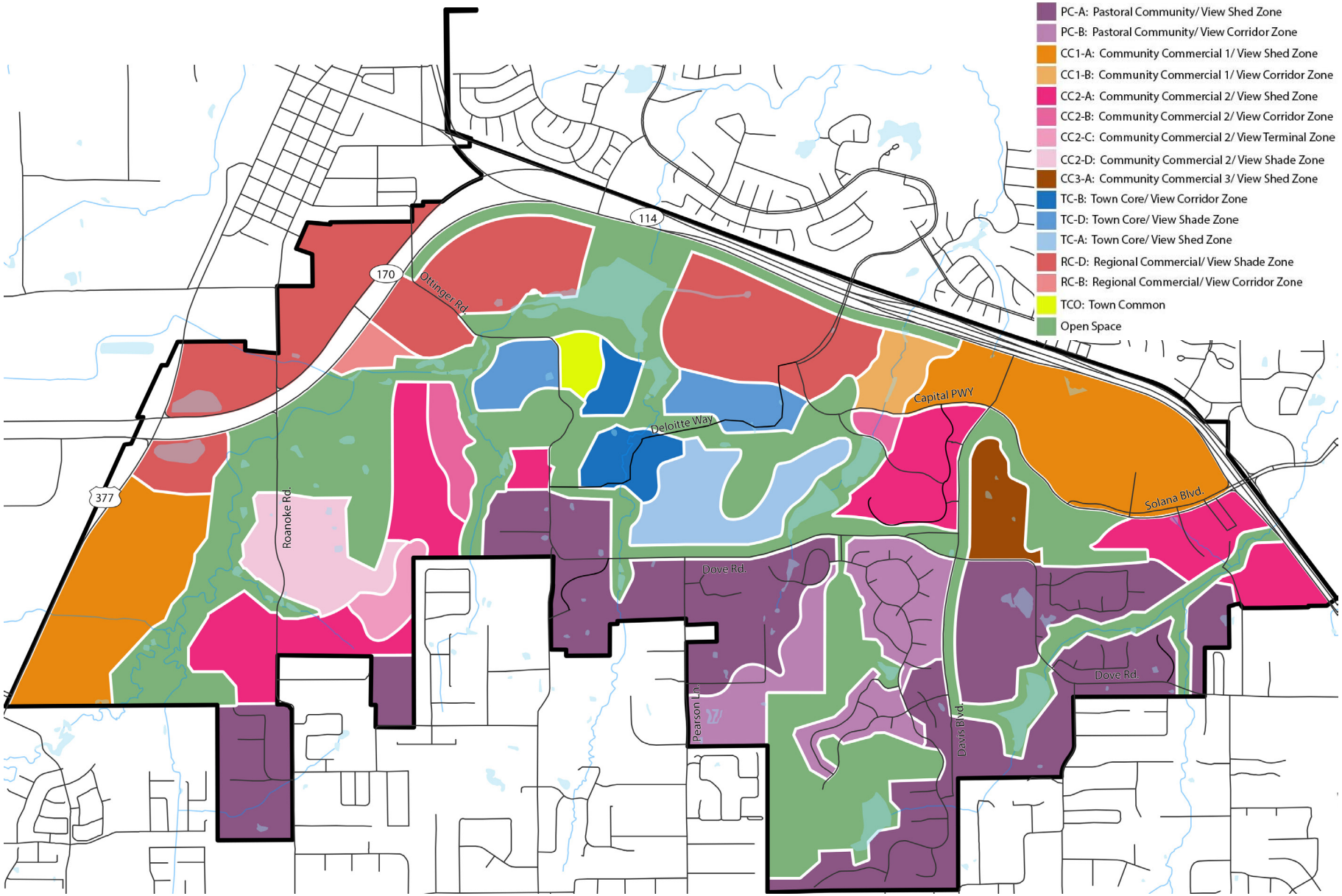
Use Recommendations, Development Conditions, and Export Ratios by Land Use District are described in detail in the Implementation Document.

CONCLUSION

This Land Use Plan seeks to further the Goals and aspirations for the Citizens of Westlake as presented in the Public Planning Workshops. Therefore, this Land Use Plan builds upon the recognition that market conditions in 2014 are significantly different than market conditions in 1992 and that such change of condition will likely motivate owners of undeveloped property to seek augmentation of their current zoning ordinance. Therefore, this Land Use Plan is meant to be a guide in discussions when considering such requests by seeking to identify pathways to a positive response that does not further burden the Town with additional traffic and/or facilities demand.



The Land Use Plan



DISCLAIMER: The land use districts shown on this map in no way modify the permitted uses and/ or conditions of use (FAR, building height, etc.) specified in any zoning or Planned Development Ordinance approved by the Town of Westlake. These land use districts are intended to guide the Council in their evaluation of site plans submitted for their approval and/ or property owner requests to transfer commercial square footage from one land use district to another when the legal mechanism for such transfer has been adopted by the Town of Westlake. See Policy Section A in the Implementation Document for rates of transfer, trigger points, and other implementation language.

Planning and Zoning

Item # 3 – Discussion of Regular Session Items

DISCUSSION REGARDING ITEMS LISTED ON THE REGULAR MEETING AGENDA.

NO ACTION WILL BE TAKEN DURING THE WORK SESSION.

Planning and Zoning

Item # 4 –

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

Planning and Zoning

Item # 5 – Workshop Adjournment

Back up material has not been provided for this item.

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

November 9, 2015

PRESENT: Chairman Tim Brittan, Commissioners Liz Garvin, Greg Goble, Ryan Groce, and Michelle Lee. Others present Alternates Ken Kraska and Sharon Sanden.

ABSENT:

OTHERS PRESENT: Planning and Development Director Eddie Edwards, Town Manager Tom Brymer, Town Secretary Kelly Edwards, Assistant Town Manager Amanda DeGan, Director of Public Works Jarrod Greenwood, Fire Chief Richard Whitten, Communications & Community Affairs Director Ginger Awtry, Susan McFarland, Communications Specialist and Management Intern Joel Enders.

Work Session

1. CALL TO ORDER

Chairman Brittan called the work session to order at 5:04 p.m.

2. PRESENTATION AND DISCUSSION BY HILLWOOD PROPERTIES REGARDING A PROPOSED DEVELOPMENT AND ZONING CHANGE TO PLANNED DEVELOPMENT DISTRICT PD 3-5.

Mr. Russell Laughlin, Hillwood Properties, provided a presentation and overview of Project Blizzard. A multi-year development with both horizontal and vertical development, more than 1 million square feet of office campus, urban living, mixed used retail, hotel and hospitality and the project consist of five (5) phases. He also stated that the office campus would be for a Financial Services Firm.

Discussion ensued regarding the proposed zoning change request, transferring development rights, effect of the urban living component, new job opportunities, structured and surface parking.

3. PRESENTATION AND DISCUSSION REGARDING STATUS OF PD 1-2 DEVELOPMENT PROJECT KNOWN AS ENTRADA LOCATED AT THE CORNER OF HWY 114 AND FM 1938/DAVIS BLVD.

Town Manager Brymer provided a presentation and overview of the project and design issues to be aware of as the project moves forward.

Discussion ensued regarding the required master landscaping plan, developer concerns with the design guidelines, establishing an escrow fund to maintain the HOA/common properties, bell tower structure, building the residential component a block at a time, and pad sites surrounding the proposed CVS site.

Mr. Jack Dawson, Centurion American, stated the developers concerns regarding the design guidelines and discussed the residential component of the project.

Mr. Robin McCaffrey, Mesa Planning (town consultant) provided a presentation and overview of the proposed CVS building proposed on the corner of Entrada.

Mr. Mike Beaty, Centurion American, provided a presentation and overview of the project.

4. PRESENTATION AND DISCUSSION REGARDING THE STATUS OF DEVELOPING A PROPOSED TRANSFER OF DEVELOPMENT RIGHTS ORDINANCE.

This item will be discussed at the December 12, 2015, meeting.

5. DISCUSSION REGARDING PROPOSED AMENDMENTS TO STREAMLINE THE DEVELOPMENT REVIEW PROCESS.

Town Manager Brymer provided an overview of the necessary amendments to the Code of Ordinances.

6. DISCUSS AND REVIEW THE 2016 PROPOSED MEETING CALENDAR.

Town Secretary Edwards presented the proposed meeting calendar.

Discussion ensued regarding additional meetings in July and December.

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

Staff provided an overview of the construction occurring on the Fidelity Campus and a proposed amendment to the PD zoning ordinance regarding signage. Staff also included

an overview of the construction on the parking garage located at 1400 Solana Boulevard.

8. ADJOURNMENT

Chairman Brittan adjourned the work session at 7:57 p.m.

Regular Session

1. CALL TO ORDER

Chairman Brittan called the regular session to order at 7:57 p.m.

2. REVIEW AND APPROVE MINUTES FROM THE MEETINGS HELD ON SEPTEMBER 28, 2015.

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

3. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING A ZONING CHANGE AMENDING THE PD 1-2 ZONING DISTRICT REGULATIONS FOR THE DEVELOPMENT KNOWN AS ENTRADA LOCATED AT HWY 114 AND FM 1938/DAVIS BLVD.

Director Edwards and Town Manager Brymer provided an overview of the item.

Discussion ensued regarding utility service to the property.

Chairman Brittan opened the public hearing.

No one addressed the commission.

MOTION: Commissioner Garvin made a motion to continue the Public Hearing until December 1, 2015. Commissioner Goble seconded the motion. The motion carried by a vote of 5-0.

4. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING AN APPLICATION FOR A PD SITE PLAN FOR A PORTION OF THE PD 1-2 PLANNING AREA, SHOWN AS AREA N (CVS LOT ON THE SOUTHWEST CORNER OF THE ENTRADA DEVELOPMENT) ON THE PRELIMINARY PLAT.

Director Edwards and Town Manager Brymer provided an overview of the item.

Chairman Brittan opened the public hearing.

No one addressed the commission.

MOTION: Commissioner Lee made a motion to continue the Public Hearing until December 1, 2015. Commissioner Groce seconded the motion. The motion carried by a vote of 5-0.

5. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING AN APPLICATION FOR APPROVAL OF A FINAL PLAT OF A PORTION OF THE PD 1-2 PLANNING AREA, SHOWN AS AREA N (SOUTHWEST CORNER OF THE ENTRADA DEVELOPMENT) ON THE PRELIMINARY PLAT.

Director Edwards and Town Manager Brymer provided an overview of the item.

Chairman Brittan opened the public hearing.

No one addressed the commission.

Chairman Brittan closed the public hearing.

No action was taken based on the applicants request to withdraw.

6. ADJOURNMENT

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

MOTION: Commissioner Lee 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 8:02 p.m.

APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 1, 2015.

ATTEST:

Chairman, Tim Brittan

Kelly Edwards, Town Secretary

Westlake Town Council

TYPE OF ACTION

Regular Meeting - Action Item

Westlake Planning and Zoning Commission
Tuesday, December 1, 2015

TOPIC: Consideration of a Recommendation for Approval of a Master Landscape Plan, Paving Plan, and Lighting Plan for the Development Know as Entrada (PD1-2) Located at SH114 and FM1938.

STAFF CONTACT: Tom Brymer, Town Manager
Eddie Edwards, Director of Planning and Development

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
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
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

Time Line - Start Date: December 1, 2015 **Completion Date:** December 14, 2015

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

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

Entrada is a mixed use planned development that will blend a wide range of various uses (offices, governmental, retail, restaurants, business services, medical services, entertainment establishments, conference center type meeting space, single family residential detached homes and villas or town homes). The development will utilize a design for a European style village with a Texas–Spanish architectural theme (Spanish), named Westlake Entrada.

Background

On October 28, 2013 the Town Council adopted Ordinance 720 which approved a Development Plan (as required by Town Ordinance) for the entire 85 acre Entrada development tract.

A Development Plan is a master site plan for an entire development. That means that individual site plans within the larger Entrada development (known as PD site plans) for an individual lot or group of lots in Entrada should largely conform to the use and layout on the approved Development Plan. While it should be noted that some deviation can be made from the Development Plan at the time of PD site plan submittal, but only if the Developer presents cogent arguments that are approved by the Town as to why changes should be made in the execution of the development from that which was originally shown on the approved Development Plan, and if said changes do not negatively impact the goal and character of the development.

The Development Plan for Entrada that was adopted by the Council has several conditions attached to that approval in Ordinance 720, as recommended by the Planning & Zoning Commission. These additional conditions for approval of Entrada's Development Plan are:

1. The Development Plan must have architectural engagement of all buildings to the water feature in a way that accommodates public use of the trail (palisade) on the water's edge.

2. All structures adjacent to the water, including those involving fee simple ownership, must be handled dimensionally to maximize an aesthetically pleasing adjacency and interaction with the water.

3. Location of the plaza in Phase 1 in relationship to the water feature must allow for a high degree of public access to the water feature from this plaza. This should be done in a manner that forces any and all vehicular access into the plaza space via a separate conduit. This can be done in European village fashion with bollards defining the vehicular path across the plaza ground plane, while separating cars from pedestrians (note: the Arts District in Dallas has a street where this pedestrian and vehicular traffic are separated with bollards as recommended here). This plaza should be extended to or as near as possible to the water feature.

4. Attention must be paid to the architectural and spatial relationship of the storage building that will surround the gas well pad site with the residential uses across the street from the storage building. This includes some type of architectural feature at the corners of the storage building to create architectural interest.

5. The entire residential area in the southwest quadrant of the tract must have a view corridor established where all streets and lots are terraced in a manner whereby residences on the street above another residence are viewing a roof top and horizontal vista, not looking downward into a backyard.

6. The location of the proposed Town Hall building should be set to maximize and create a public gathering area near the water, as well as interact well in terms of the Town Hall's site's adjacency to the trail system that goes along the edge of the water feature. This may mean moving it further away from the round-about in front of the building.

7. Pedestrian bridge should be point of strong architectural interest creating a "Ponte Vecchio" visual impact type bridge. The other bridge, which will carry vehicular, bike and pedestrian

traffic, should be a significant design feature of this development as well. Both bridges should be located to link well with public plaza areas.

8. A publicly accessible trail system must be located around the entire the perimeter of the water feature with the exception of the villas' section. Locations for fountains, benches, tables, public art, and other public gathering areas must be shown along the trail system on the Development Plan. This trail shall have a point of inter-connection with the trail system in Solana on the tract adjoining to the east.

9. Engineering standards for this development must be approved with the preliminary plat and must assist in carrying out the Staff's recommendations for the Development Plan contained in this report as well as meet the intent of the design standards and guidelines contained in Ordinance No. 703.

10. When the tract is site planned, both the southeast corner of FM 1938 (Davis) and Solana Boulevard and the northeast corner of FM 1938 (Davis) and SH114 must, include strong design public design elements that tie those corners to the intent of the design standards and guidelines for this tract. Site plans for these corners shall minimize surface parking from being the main visual feature at these hard corners (note: requiring some berming when these locations are site planned may help with this). This includes incorporating design features from the Town's FM 1938 Streetscape plan on the side of the subject tract that abuts FM 1938. Also, a 3-4 foot stone wall that fits with the site's design standards and guidelines shall be required around the perimeter of the site on Solana Boulevard and FM 1938.

11. Show on the Development Plan the type of Town Edge landscaping that will be utilized along the SH114 side of the tract. Also show where along this Town Edge landscape zone the landscaping will consist of trees and when other treatments such as vineyards, as proposed by the developer, will be used.

12. Approve use of Italian Cypress trees on the tract as the predominant tree of choice for the landscaping.

13. All recommendations made by Staff in the Staff Report presented at the time of zoning approval on April 22, 2013 continue in place (discussed above in Section I of this report).

14. 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.

15. 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.

16. 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.

Master Landscape Plan

As can be seen, a master landscape plan is required as a condition of Development Plan approval. **Additionally, at the time of approval of the Development Plan, a condition of approval was that no building permits other than for the Sales Office would be issued until a Master Landscape Plan was submitted and approved.** The Master Landscape is attached. The Master Landscape Plan is for all common areas, right-of-ways, public and private open spaces, and Town Edge Landscape zones. The Master Landscape Plan also has a proto-type drawn for the areas shown on the Development Plan with the notation PA (public art area) and PAG (public art and gathering area).

Lighting Plan and Light Fixtures

A lighting plan is as required as part of the Development Plan for Entrada. This lighting plan is attached. Note that streets in Entrada are publicly owned (as they are paid for by Public Improvement Bonds through an assessment on Entrada property) and due to the type of development Entrada will be (i.e. mixed use, pedestrian oriented), the Developer has asked that certain roadway intersections and public areas be lighted. The Developer has developed a prototype light fixture for lighting Entrada street intersections and a bollard type light fixture for public gathering areas and walkways in Entrada (see attached).

Paving Plan Using Brick Pavers

The paving for Entrada is an infrastructure element that has major impact on the development's visual impact, look, sense of place, and design. The Developer is proposing utilizing brick type pavers of various types throughout Entrada. These will vary depending on the location, i.e. residential streets, intersections, major intersections, etc.

RECOMMENDATION

The Staff recommends the Entrada Master Landscape Plan, Lighting Plan, and Paving Plan as submitted (see attachments), with the following conditions:

- **Master Landscape Plan**

1. the landscape configuration, both hardscape and plantings, at the corner of Solana Blvd. and Davis Blvd shall comport to the Town's consulting architect's recommendations (see attached).
2. an installation schedule for the Master Landscape Plan acceptable to the Staff shall be furnished by the Developer upon approval of construction plans.

- **Lighting Plan**

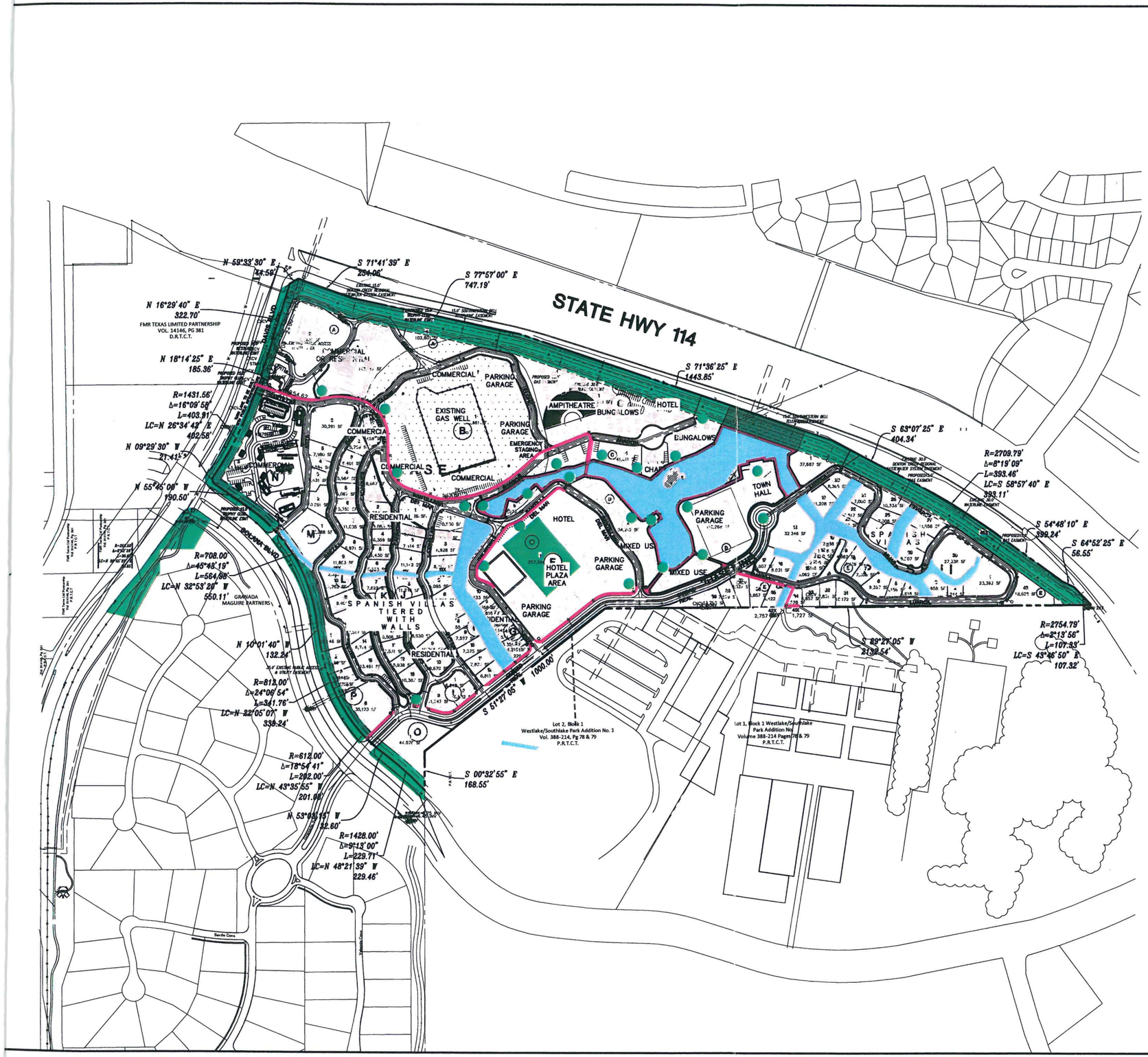
1. Street light intervals shall not be closer than 200 feet without Staff approval, with said approval to be considered at the time of construction plan submission.

2. All lighting fixtures shall be approved by the Town Staff prior to installation. The lighting fixture poles shown in the Lighting Plan are not yet approved by Staff and for informational purposes only. Staff requests authority to approve the lighting fixture pole not later than when construction drawings are submitted.
3. All lighting fixtures must be dimmable

Further, it should be noted that these 3 plans were not received by Staff until late Monday, November 23, 2015. As such, Staff has had only a short time to review them prior to sending out agenda packets to the Commission. Staff will further review these 3 plans between now and the Commission's December 1, 2015 meeting to make sure they contain all Staff review comments. If these 3 plans do not address all Staff review comments for revision, Staff will bring additional recommendations forward at the meeting requesting they be added to the conditions for approval.

ATTACHMENTS:

1. Development Plan for Entrada as Approved by Ord. 720 on Oct. 28, 2013.
2. Master Landscape Plan for Entrada.
3. Recommended landscape configuration drawing of northeast intersection of Solana Blvd and FM 1938/Davis Blvd as drawn by Town's consulting architect.
4. Lighting Plan for Entrada.
5. Brick Paver Paving Plan for Entrada.



200 0 200 400 600 Feet

SCALE: 1"=200'

TBM - Found "X" on

TBM - Found "X" on

LEGEND

C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	Down Guy Wire
C.M.	Control Monument	
Mon.	Monument	443 Existing Contours
BM	Benchmark	
FH–	Fire Hydrant	445 Proposed Contours
WM–	Water Meter	
WV–	Water Valve	Concrete Pavement
W/L	Water Line	
ICV–	Irrigation Control Valve	Asphalt Pavement
SSMH–	Sanitary Sewer Manhole	Wood Fence
CO–	Sanitary Sewer Cleanout	
UP–	Utility Pole	Chain Link Fence
LP–	Light Pole	
TC	Top of Curb	Wire Fence
TP	Top of Pavement	
TW	Top of Wall	Masonry Wall
FG	Finished Grade	Existing Tree
U.E.	Utility Easement	
D.E.	Drainage Easement	(FL) Flowline
B.L.	Building Line	
R.O.W.	Right-of-Way	Centerline of Creek, Swale, or Waterway
D.R.	Deed Records	
P.R.	Plat Records	Creek, Swale, or Waterway Embankment

PA PUBLIC ART

PAG PUBLIC ART & GATHERING

PUBLIC WALK

DOWNLIGHTING AT INTERSECTIONS

DOWNLIGHTING BOLLARDS AT 150' CENTERS ALONG TRAIL

LANDSCAPING

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

GTS PLANNING CIVIL ENGINEERING PLATTING
GA CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
1111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.5712 • F: 972.436.5716
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.651.5712 • F: 817.800.4043
TBPE Firm No. 1798

ENTRADA

ENTRADA

85.921 Acres
In the
C.M. THROOP SURVEY, ABSTRACT NO. 1510
W. MEDLIN SURVEY, ABSTRACT NO. 1958
TOWN OF WESTLAKE
TARRANT COUNTY, TEXAS

DEVELOPMENT PLAN OVERALL

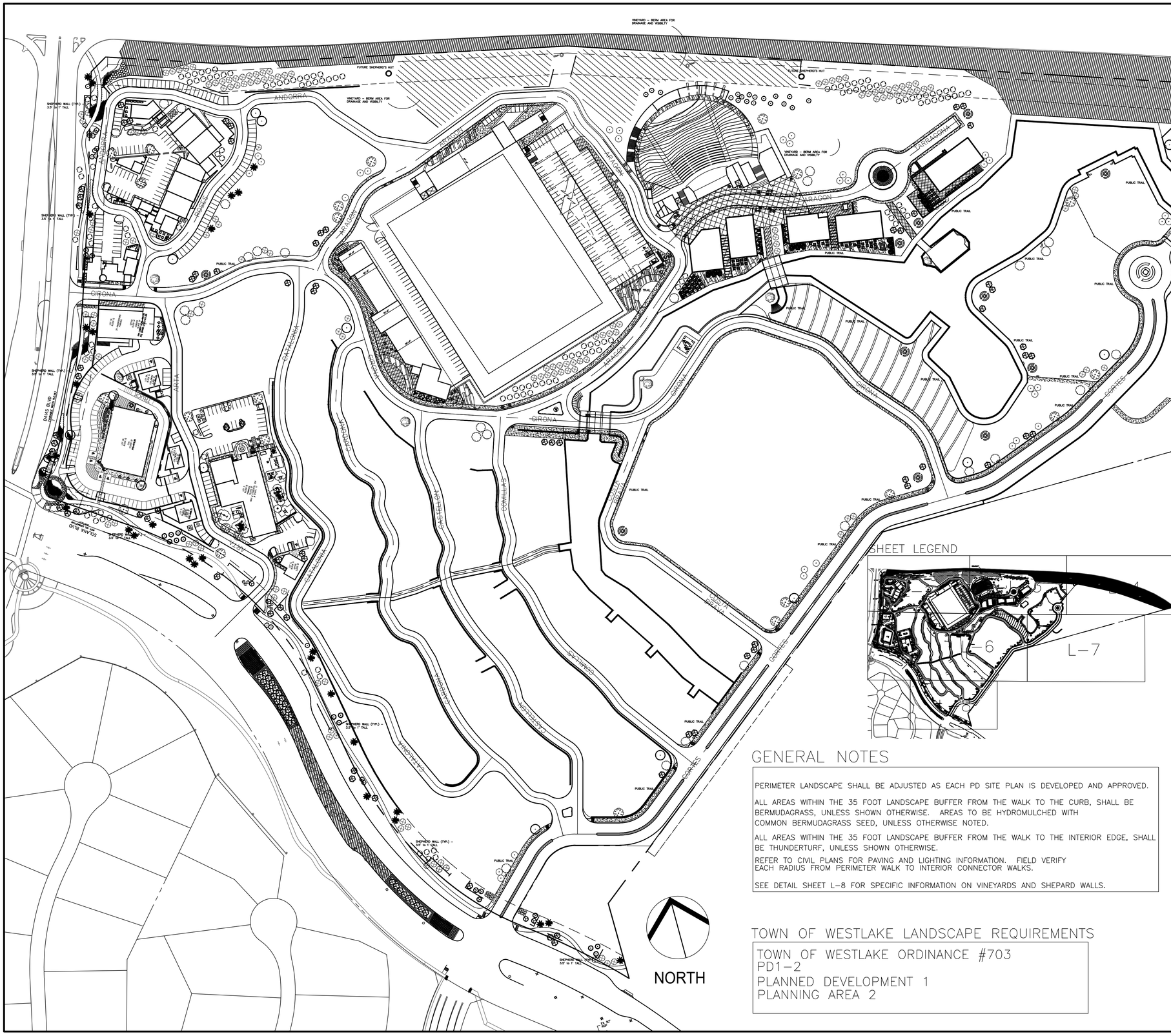
PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 10/23/2013

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

12139R

DP1



SHEET LEGEND

GENERAL NOTES

PERIMETER LANDSCAPE SHALL BE ADJUSTED AS EACH PD SITE PLAN IS DEVELOPED AND APPROVED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE CURB, SHALL BE BERMUDAGRASS, UNLESS SHOWN OTHERWISE. AREAS TO BE HYDROMULCHED WITH COMMON BERMUDAGRASS SEED, UNLESS OTHERWISE NOTED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE INTERIOR EDGE, SHALL BE THUNDERTURF, UNLESS SHOWN OTHERWISE.

REFER TO CIVIL PLANS FOR PAVING AND LIGHTING INFORMATION. FIELD VERIFY EACH RADIUS FROM PERIMETER WALK TO INTERIOR CONNECTOR WALKS.

SEE DETAIL SHEET L-8 FOR SPECIFIC INFORMATION ON VINEYARDS AND SHEPARD WALLS.

TOWN OF WESTLAKE LANDSCAPE REQUIREMENTS

TOWN OF WESTLAKE ORDINANCE #703
PD1-2
PLANNED DEVELOPMENT 1
PLANNING AREA 2

PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex decidua	6'–8' hgt.
yaupon holly	Ilex vomitoria	6'–8' hgt.;3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; speciman tree
lacebark elm	Ulmus parvifolia sempervivens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissama	1 gal.
red yucca	Hesperaloe parviflora	3 gal.
trailing rosemary	Rosemarinus officinalis 'Prostratus'	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%; blue grama grass 17%; curly mesquite 1%	
vineyard	muscadine grape vineyard	5 gal.
public art/public art & gathering area seating, plantings, & shade structures will be provided as each area is developed & approved		NIC
public bench – typ.		NIC

TEXAS TUFF LANDSCAPE

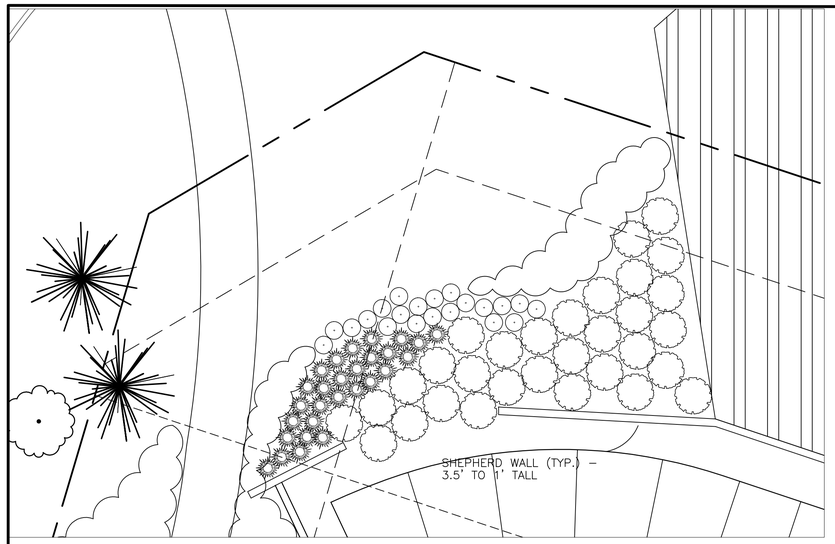
Design-Project Management-
Horticulture Services
972-347-9930

Date:	11-18-15
Scale:	1" = 100'-0"
Project No.:	
Drawn by:	SO
Approved:	
Revised:	

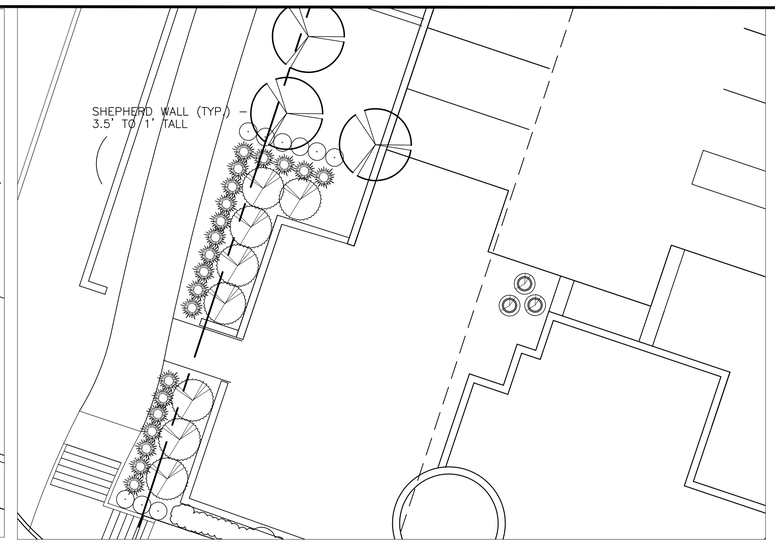
THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
MASTER CONCEPTUAL LANDSCAPE
L-1



CORNER OF DAVIS & HWY. 114 PLANTING
SCALE: 1" = 10'-0"

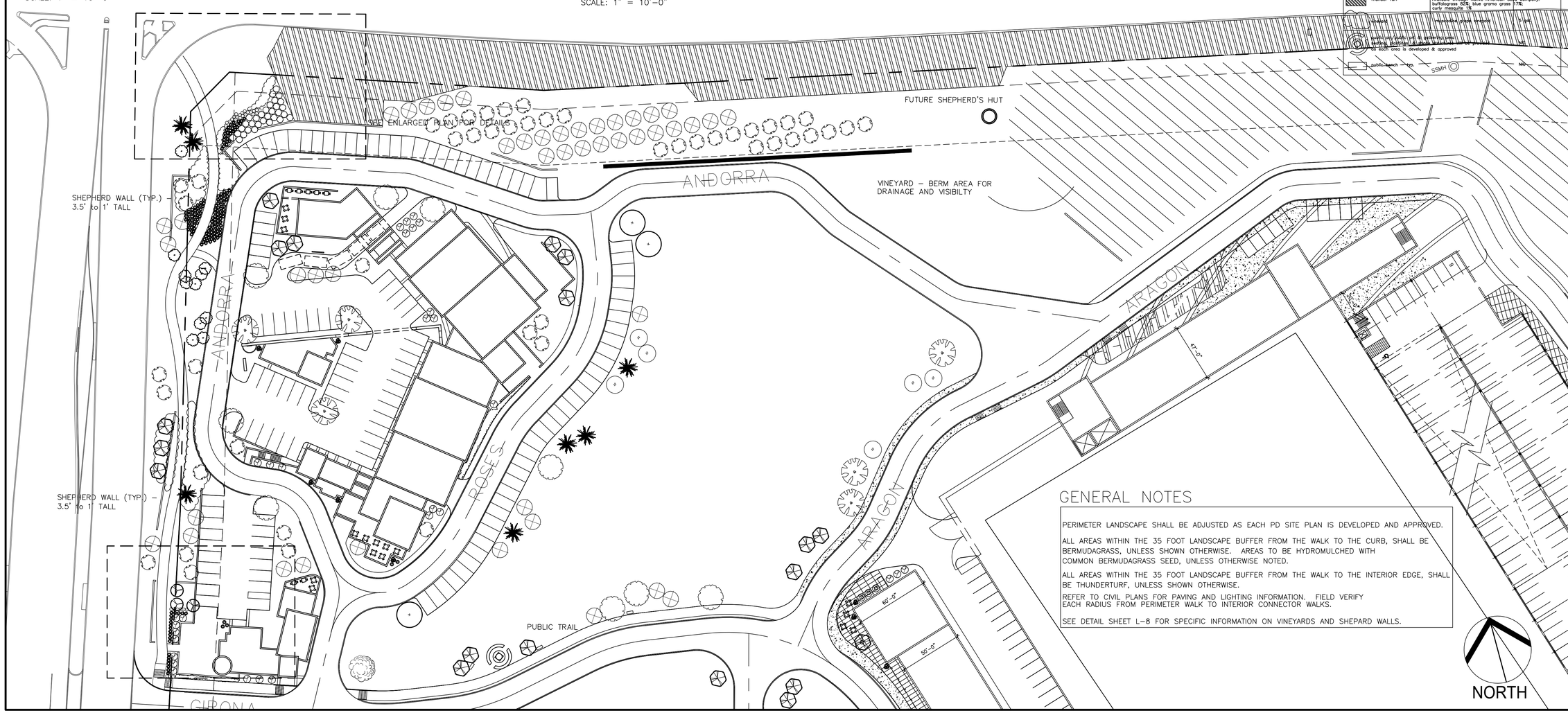


SALES OFFICE EXTERIOR PLANTING
SCALE: 1" = 10'-0"

PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex decidua	6'–8' hgt.
yaupon holly	Ilex vomitoria	6'–8' hgt.;3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; specimen tree
lacebark elm	Ulmus parvifolia sempervirens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissama	1 gal.
red yucca	Hesperaloe parviflora	3 gal.
trailing rosemary	Rosemarinus officinalis 'Prostratus'	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%; blue grama grass 17%; curly mesquite 1%	
Hydrosed	Available from Hydro Seed	1 lb/gal
public sewer line		
public sewer manhole		
public water line		
public water valve		
public sidewalk		

NOTE: additional plant material may be required as each area is developed & approved



GENERAL NOTES

PERIMETER LANDSCAPE SHALL BE ADJUSTED AS EACH PD SITE PLAN IS DEVELOPED AND APPROVED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE CURB, SHALL BE BERMUDAGRASS, UNLESS SHOWN OTHERWISE. AREAS TO BE HYDROMULCHED WITH COMMON BERMUDAGRASS SEED, UNLESS OTHERWISE NOTED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE INTERIOR EDGE, SHALL BE THUNDERTURF, UNLESS SHOWN OTHERWISE.

REFER TO CIVIL PLANS FOR PAVING AND LIGHTING INFORMATION. FIELD VERIFY EACH RADIUS FROM PERIMETER WALK TO INTERIOR CONNECTOR WALKS.

SEE DETAIL SHEET L-8 FOR SPECIFIC INFORMATION ON VINEYARDS AND SHEPARD WALLS.

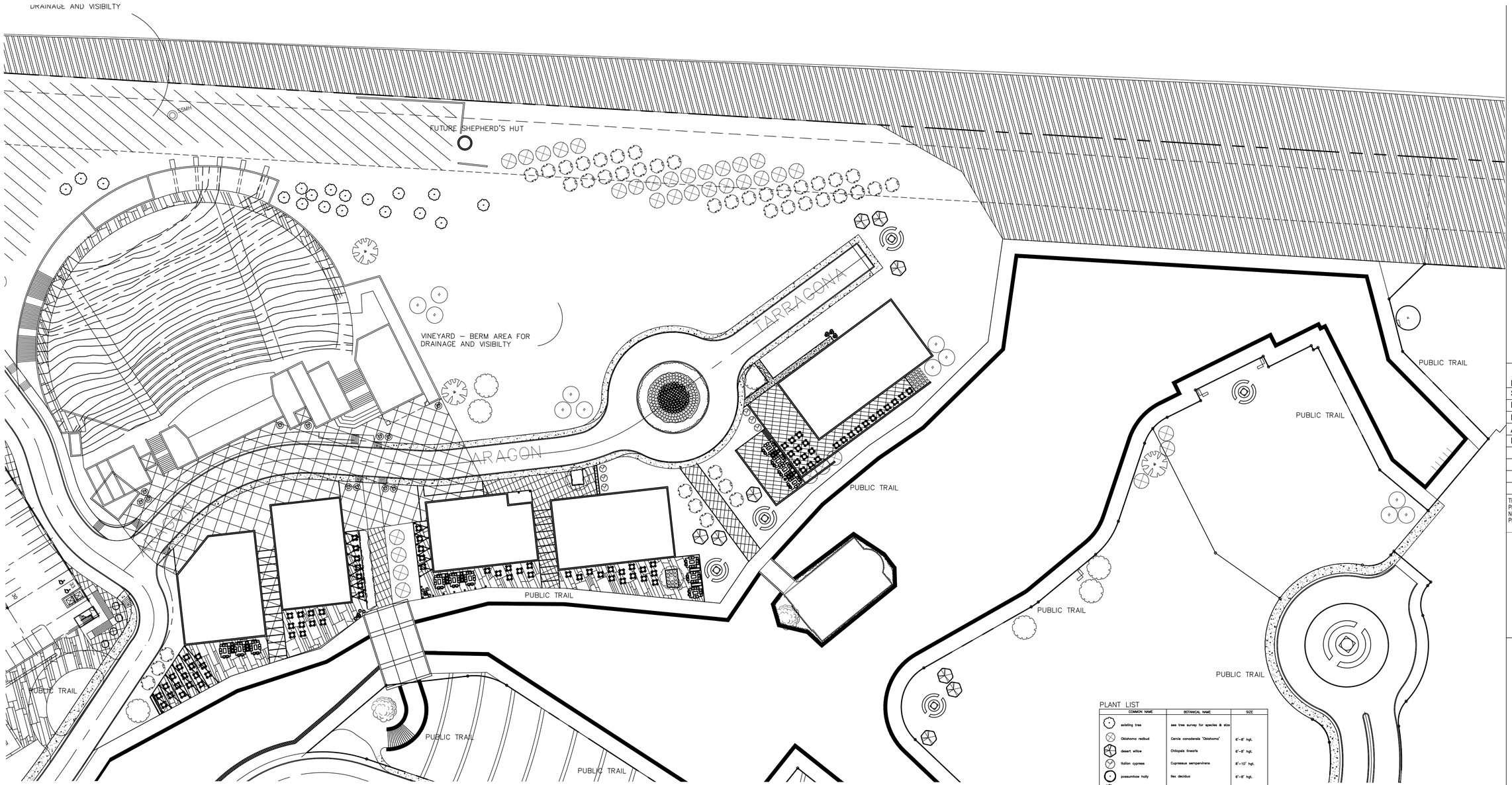
TEXAS TUFF LANDSCAPE
Design-Project Management-
Horticulture Services
972-347-9930

Date: 11-18-15
Scale: 1" = 40'-0"
Project No.:
Drawn by: SO
Approved:
Revised:

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
AREA A
LANDSCAPE
L-2



GENERAL NOTES

PERIMETER LANDSCAPE SHALL BE ADJUSTED AS EACH PD SITE PLAN IS DEVELOPED AND APPROVED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE CURB, SHALL BE BERMUDAGRASS, UNLESS SHOWN OTHERWISE. AREAS TO BE HYDROMULCHED WITH COMMON BERMUDAGRASS SEED, UNLESS OTHERWISE NOTED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE INTERIOR EDGE, SHALL BE THUNDERTURF, UNLESS SHOWN OTHERWISE.

REFER TO CIVIL PLANS FOR PAVING AND LIGHTING INFORMATION. FIELD VERIFY EACH RADIUS FROM PERIMETER WALK TO INTERIOR CONNECTOR WALKS.

SEE DETAIL SHEET L–8 FOR SPECIFIC INFORMATION ON VINEYARDS AND SHEPARD WALLS.

NORTH

PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex decidua	6'–8' hgt.
yaupon holly	Ilex vomitoria	6'–8' hgt.,3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; specimen tree
lacebark elm	Ulmus parvifolia sempervirens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissima	1 gal.
red yucca	Hesperaloe parviflora	3 gal.
trailing rosemary	Rosemarinus officinalis 'Prostratus'	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%, blue grama grass 17%, curly mesquite 1%	
vineyard	muscadine grape vineyard	5 gal.
public art/public art & gathering area seating, plantings, & shade structures will be provided as each area is developed & approved		NIC
public bench – typ.		NIC

TEXAS TUFF LANDSCAPE

Design-Project Management-
Horticulture Services
972-347-9930

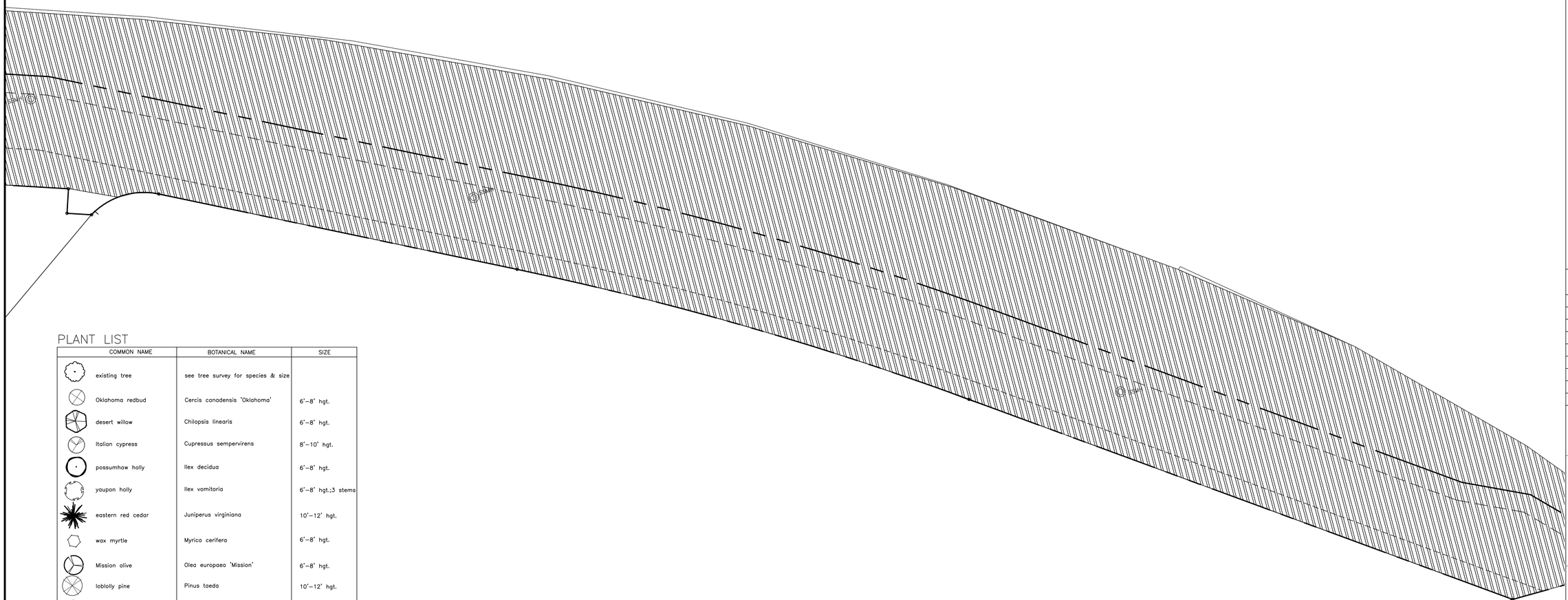
Date:	11-18-15
Scale:	1" = 40'-0"
Project No.:	
Drawn by:	SO
Approved:	
Revised:	

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
AREA B
LANDSCAPE

L-3



PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex decidua	6'–8' hgt.
yaupon holly	Ilex vomitoria	6'–8' hgt.;3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; speciman tree
lacebark elm	Ulmus parvifolia sempervivens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissama	1 gal.
red yucca	Hesperaloe parviflora	3 gal.
trailing rosemary	Rosemarinus officinalis 'Prostratus'	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%; blue grama grass 17%; curly mesquite 1%	
vineyard	muscadine grape vineyard	5 gal.
public art/public art & gathering area seating, plantings, & shade structures will be provided as each area is developed & approved		NIC
public bench – typ.		NIC

GENERAL NOTES

PERIMETER LANDSCAPE SHALL BE ADJUSTED AS EACH PD SITE PLAN IS DEVELOPED AND APPROVED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE CURB, SHALL BE BERMUDAGRASS, UNLESS SHOWN OTHERWISE. AREAS TO BE HYDROMULCHED WITH COMMON BERMUDAGRASS SEED, UNLESS OTHERWISE NOTED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE INTERIOR EDGE, SHALL BE THUNDERTURF, UNLESS SHOWN OTHERWISE.

REFER TO CIVIL PLANS FOR PAVING AND LIGHTING INFORMATION. FIELD VERIFY EACH RADIUS FROM PERIMETER WALK TO INTERIOR CONNECTOR WALKS.

SEE DETAIL SHEET L–8 FOR SPECIFIC INFORMATION ON VINEYARDS AND SHEPARD WALLS.

NORTH

TEXAS TUFF LANDSCAPE

Design-Project Management-
Horticulture Services
972-347-9930

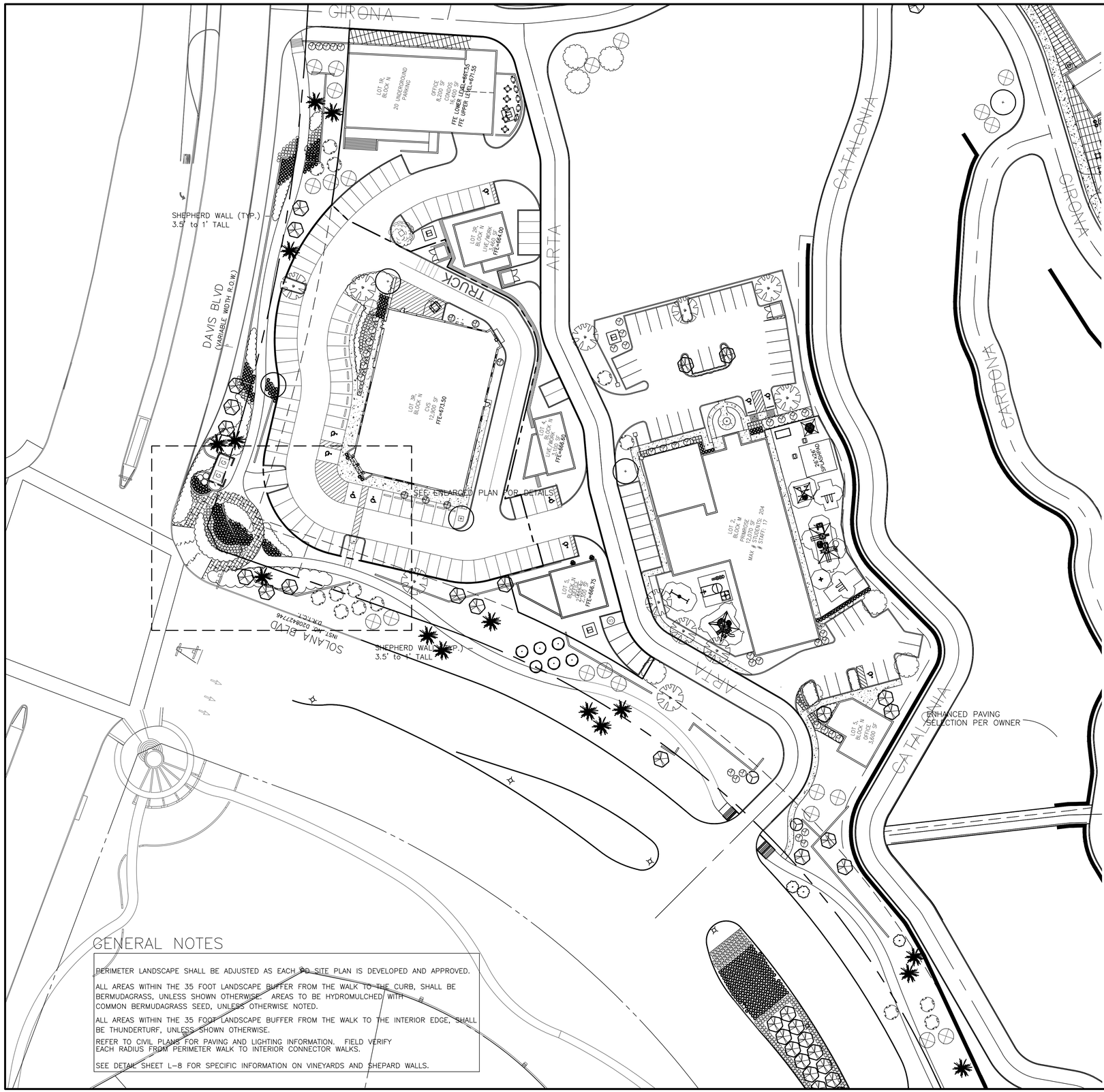
Date: 11-18-15
Scale: 1" = 40'-0"
Project No.:
Drawn by: SO
Approved:
Revised:

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
AREA C
LANDSCAPE

L-4



PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex decidua	6'–8' hgt.
yaupon holly	Ilex vomitoria	6'–8' hgt.;3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; specimen tree
lacebark elm	Ulmus parvifolia sempervivens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissama	1 gal.
red yucca	Hesperaloe parviflora	3 gal.
trailing rosemary	Rosemarinus officinalis 'Prostratus'	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%; blue grama grass 17%; curly mesquite 1%	
vineyard	muscadine grape vineyard	5 gal.
public art/public art & gathering area seating, plantings, & shade structures will be provided as each area is developed & approved		NIC
public bench – typ.		NIC

CORNER OF DAVIS & SOLANA PLANTING
SCALE: 1" = 10'–0"

GENERAL NOTES

PERIMETER LANDSCAPE SHALL BE ADJUSTED AS EACH PD SITE PLAN IS DEVELOPED AND APPROVED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE CURB, SHALL BE BERMUDAGRASS, UNLESS SHOWN OTHERWISE. AREAS TO BE HYDROMULCHED WITH COMMON BERMUDAGRASS SEED, UNLESS OTHERWISE NOTED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE INTERIOR EDGE, SHALL BE THUNDERTURF, UNLESS SHOWN OTHERWISE.

REFER TO CIVIL PLANS FOR PAVING AND LIGHTING INFORMATION. FIELD VERIFY EACH RADIUS FROM PERIMETER WALK TO INTERIOR CONNECTOR WALKS.

SEE DETAIL SHEET L–8 FOR SPECIFIC INFORMATION ON VINEYARDS AND SHEPARD WALLS.

TEXAS TUFF LANDSCAPE

Design-Project Management-
Horticulture Services
972-347-9930

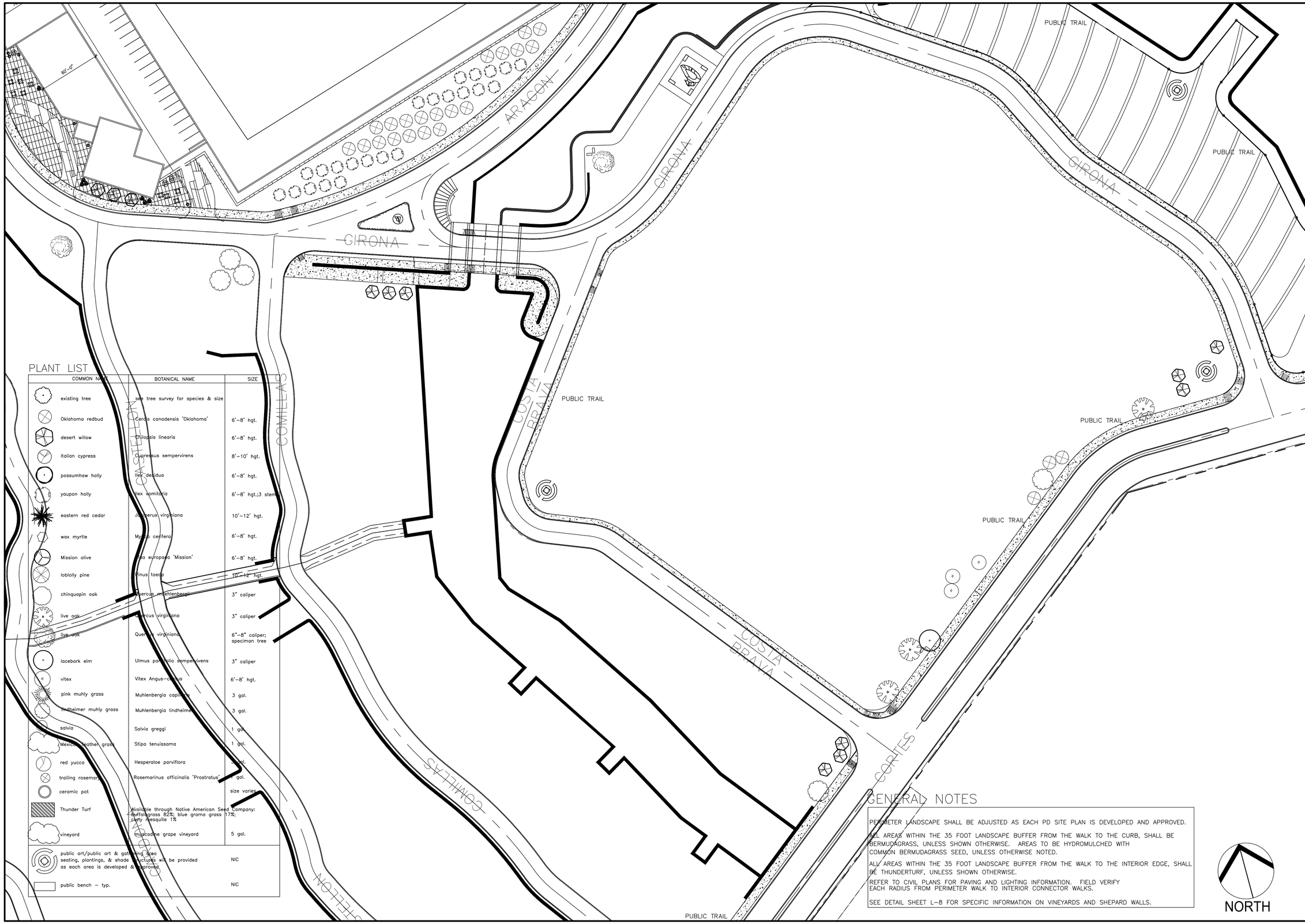
Date:	11-18-15
Scale:	1" = 40'-0"
Project No.:	
Drawn by:	SO
Approved:	
Revised:	

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
AREA E
LANDSCAPE

L-5



PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex deciduo	6'–8' hgt.
yaupon holly	Ilex vomitoria	6'–8' hgt.;3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; speciman tree
lacebark elm	Ulmus parvifolia sempervirens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissama	1 gal.
red yucca	Hesperaloe parviflora	1 gal.
trailing rosemary	Rosemarinus officinalis 'Prostratus'	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%; blue grama grass 17%; curly mesquite 1%	
vineyard	muscadine grape vineyard	5 gal.
public art/public art & gathering area seating, plantings, & shade structures will be provided as each area is developed & approved		NIC
public bench – typ.		NIC

GENERAL NOTES

PERIMETER LANDSCAPE SHALL BE ADJUSTED AS EACH PD SITE PLAN IS DEVELOPED AND APPROVED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE CURB, SHALL BE BERMUDAGRASS, UNLESS SHOWN OTHERWISE. AREAS TO BE HYDROMULCHED WITH COMMON BERMUDAGRASS SEED, UNLESS OTHERWISE NOTED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE INTERIOR EDGE, SHALL BE THUNDERTURF, UNLESS SHOWN OTHERWISE.

REFER TO CIVIL PLANS FOR PAVING AND LIGHTING INFORMATION. FIELD VERIFY EACH RADIUS FROM PERIMETER WALK TO INTERIOR CONNECTOR WALKS.

SEE DETAIL SHEET L–8 FOR SPECIFIC INFORMATION ON VINEYARDS AND SHEPARD WALLS.

TEXAS TUFF LANDSCAPE
Design-Project Management-
Horticulture Services
972-347-9930

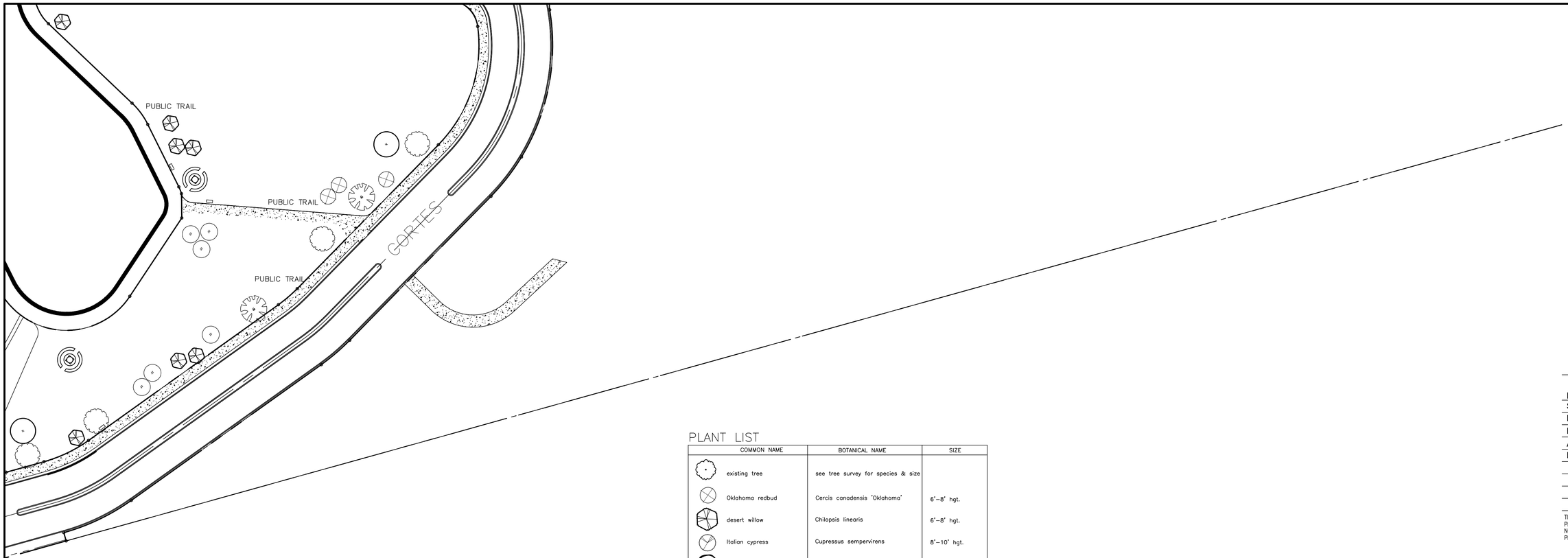
Date: 11-18-15
Scale: 1" = 40'-0"
Project No.:
Drawn by: SO
Approved:
Revised:

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
AREA D
LANDSCAPE

L-6



PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex decidua	6'–8' hgt.
yaupon holly	Ilex vomitoria	6'–8' hgt.;3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; speciman tree
lacebark elm	Ulmus parvifolia sempervivens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissama	1 gal.
red yucca	Hesperaloe parviflora	3 gal.
trailing rosemary	Rosemarinus officinalis 'Prostratus'	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%; blue grama grass 17%; curly mesquite 1%	
vineyard	muscadine grape vineyard	5 gal.
public art/public art & gathering area seating, plantings, & shade structures will be provided as each area is developed & approved		NIC
public bench – typ.		NIC

GENERAL NOTES

PERIMETER LANDSCAPE SHALL BE ADJUSTED AS EACH PD SITE PLAN IS DEVELOPED AND APPROVED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE CURB, SHALL BE BERMUDAGRASS, UNLESS SHOWN OTHERWISE. AREAS TO BE HYDROMULCHED WITH COMMON BERMUDAGRASS SEED, UNLESS OTHERWISE NOTED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE INTERIOR EDGE, SHALL BE THUNDERTURF, UNLESS SHOWN OTHERWISE.

REFER TO CIVIL PLANS FOR PAVING AND LIGHTING INFORMATION. FIELD VERIFY EACH RADIUS FROM PERIMETER WALK TO INTERIOR CONNECTOR WALKS.

SEE DETAIL SHEET L–8 FOR SPECIFIC INFORMATION ON VINEYARDS AND SHEPARD WALLS.

NORTH

TEXAS TUFF LANDSCAPE
Design-Project Management-
Horticulture Services
972-347-9930

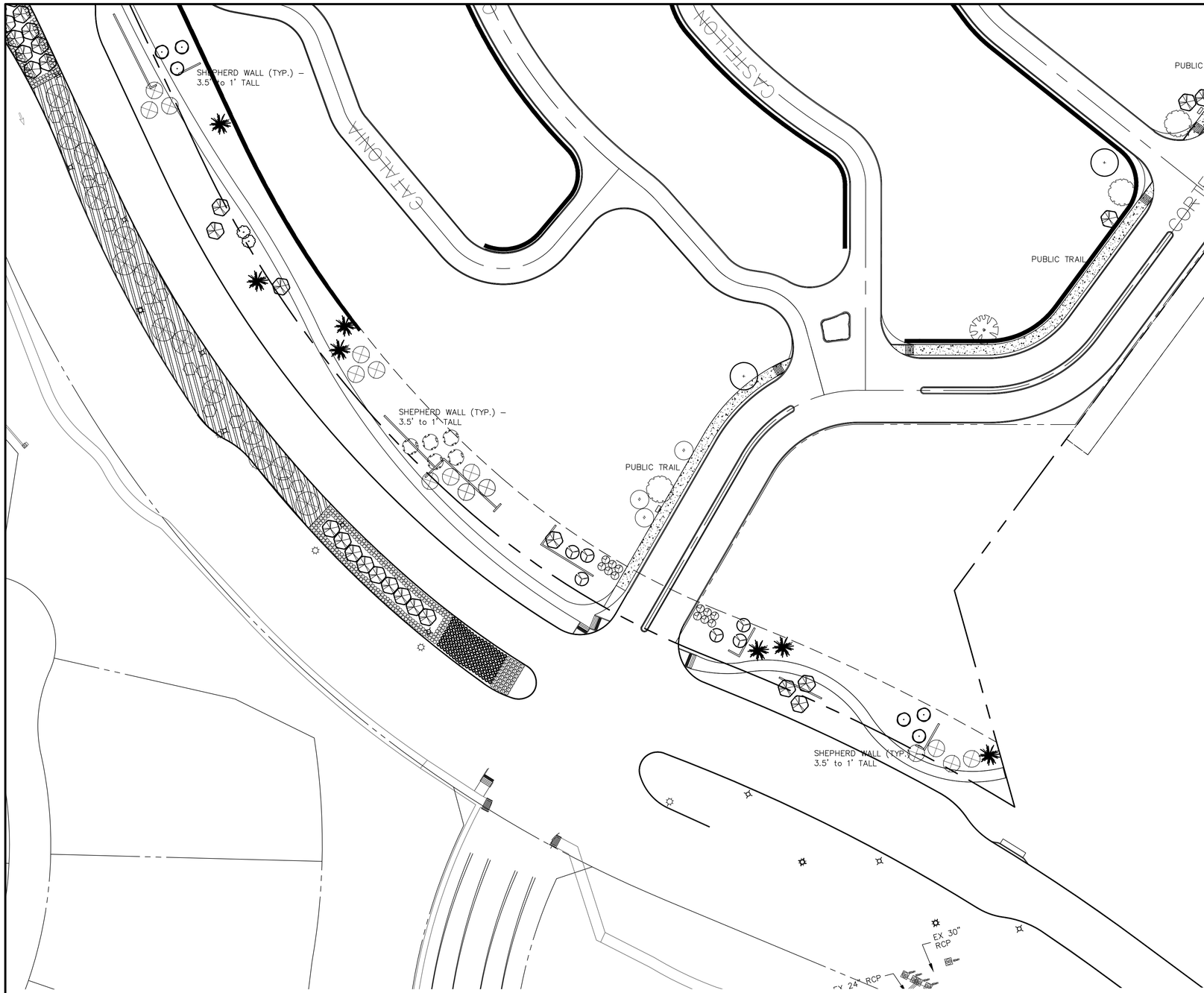
Date: 11-18-15
Scale: 1" = 40'-0"
Project No.:
Drawn by: SO
Approved:
Revised:

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
AREA D
LANDSCAPE

L-7



PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex decidua	6'–8' hgt.
yaupon holly	Ilex vomitoria	6'–8' hgt.;3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; speciman tree
lacebark elm	Ulmus parvifolia sempervivens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissama	1 gal.
red yucca	Hesperaloe parviflora	3 gal.
trailing rosemary	Rosemarinus officinalis 'Prostratus'	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%; blue grama grass 17%; curly mesquite 1%	
vineyard	muscadine grape vineyard	5 gal.
public art/public art & gathering area seating, plantings, & shade structures will be provided as each area is developed & approved		NIC
public bench – typ.		NIC

GENERAL NOTES

PERIMETER LANDSCAPE SHALL BE ADJUSTED AS EACH PD SITE PLAN IS DEVELOPED AND APPROVED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE CURB, SHALL BE BERMUDAGRASS, UNLESS SHOWN OTHERWISE. AREAS TO BE HYDROMULCHED WITH COMMON BERMUDAGRASS SEED, UNLESS OTHERWISE NOTED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE INTERIOR EDGE, SHALL BE THUNDERTURF, UNLESS SHOWN OTHERWISE.

REFER TO CIVIL PLANS FOR PAVING AND LIGHTING INFORMATION. FIELD VERIFY EACH RADIUS FROM PERIMETER WALK TO INTERIOR CONNECTOR WALKS.

SEE DETAIL SHEET L–8 FOR SPECIFIC INFORMATION ON VINEYARDS AND SHEPARD WALLS.

NORTH

TEXAS TUFF LANDSCAPE
Design-Project Management-
Horticulture Services
972-347-9930

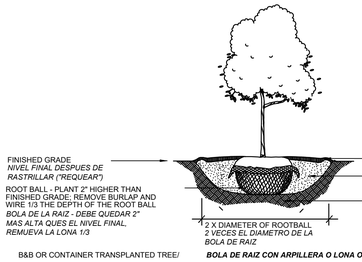
Date: 11-18-15
Scale: 1" = 40'-0"
Project No.:
Drawn by: SO
Approved:
Revised:

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

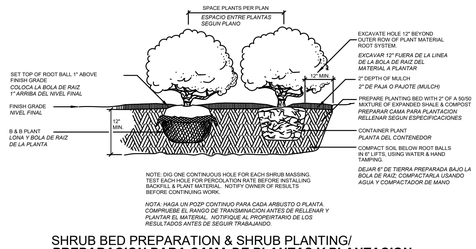
WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
AREA F
LANDSCAPE

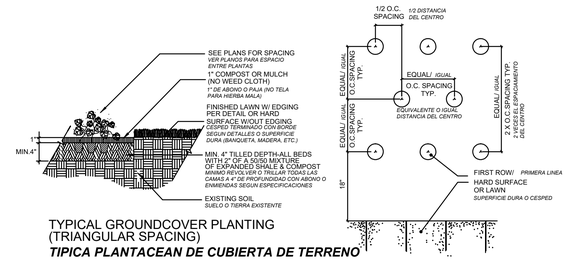
L-8



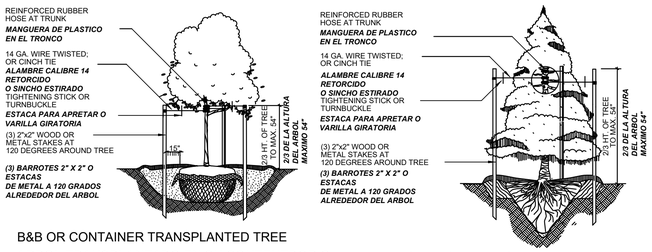
1 / L8 TREE PLANTING DETAIL
ARBOL TRANSPLANTADO
NO SCALE/ NO ESCALA



2 / L8 SHRUB BED PREPARATION & SHRUB PLANTING/
PREPARACION PARA CAMA DE PLANTAS Y PLANTACION DE ARBUSTOS O PLANTAS
NO SCALE/SIN ESCALA



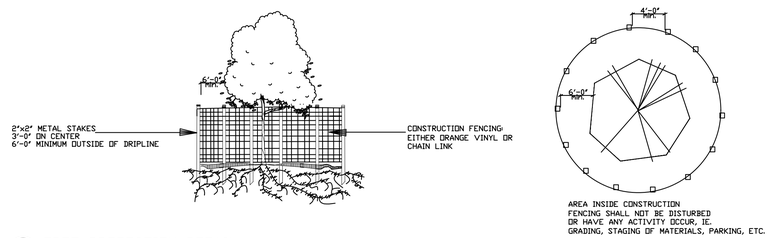
3 / L8 TYPICAL GROUNDCOVER PLANTING (TRIANGULAR SPACING)
TIPICA PLANTACEAN DE CUBIERTA DE TERRENO (ESPACIAMINETO TRIANGULAR)
NO SCALE/SIN ESCALA



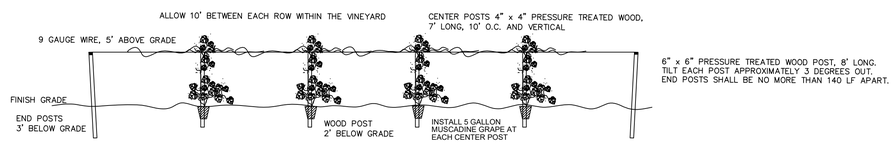
B&B OR CONTAINER TRANSPLANTED TREE
ARBOL TRANSPLANTADO EN SU CONTENEDOR O BOLA DE RAIZ CON ARPILLERA O LONA

MECHANICALTRANSPLANTED TREE
ARBOL TRANSPLANTADO DE MAQUINAL

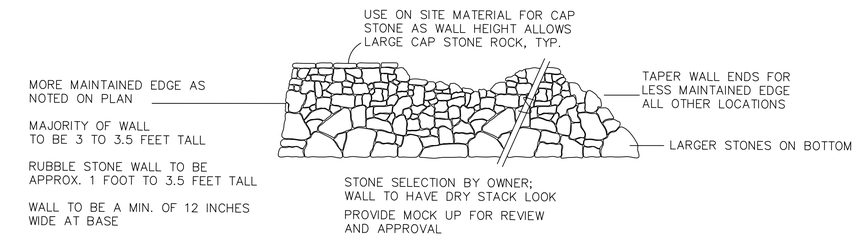
4 / L8 STAKING DETAILS/DETALLE PARA ESTACANDO
NO SCALE/ *SIN ESCALA*



5 / L8 TREE PROTECTION DETAIL
NO SCALE



6 / L8 VINEYARD TRELLIS DETAIL
NO SCALE/



7 / L8 SHEPHERD WALL DETAIL
NO SCALE/

Irrigation Notes and Specifications

- Contractor shall provide an irrigation plan showing locations, equipment, and piping with sizes and hydraulic calculations. The maximum flow velocity for all pipe in the system is 5 feet/second.
- Comply with all requirements of utility supplying water for backflow prevention and backsiphonage.
- Comply with all requirements of the State of Texas for irrigation systems.
- Verify the static pressure of the supply piping is the same as the design pressure listed on the drawing.
- Provide installation of the approved irrigation plan per the following guidelines:
  - Install pipe in accordance with manufacturer's instructions.
  - All 3-inch and 4-inch pipe shall be trenched into place. Circuit piping and 2-inch and smaller pressure piping may be installed by trenching or using a vibratory plow.
  - Thrust blocks and gasketed fittings are required for all piping 3 inch and larger.
  - Copper Tube: Type L water tube, annealed and drawn tempers, with plain ends.
  - Polyvinyl Chloride (PVC) Plastic Pipe will be Schedule 40 or SDR21, Class 200.
  - Flexible Polyethylene (PE) Pipe may only be used for pipe sizes 1 ½" and smaller.
  - Provide 18 inches cover over top of buried pressure piping; 12 inches cover over circuit piping; and 24 inches cover over sleeves.
  - Install any piping under sidewalks and paving in sleeves.
  - Flush dirt and debris from piping before installing sprinklers and other devices.
  - Install other equipment per included details.
  - All equipment shall match existing unless otherwise approved by Owner.
  - All wire shall be Type UF, No. 14 AWG minimum, solid copper conductor, insulated cable.
  - All wire splices shall be in water tight direct bury spice kits, located in a round 10" valve box.
  - The top six (6) inches of trench backfill shall be topsoil with all rocks, sod, and sticks removed. Dress all areas to surrounding finish grades.
  - Remove waste material, resulting from Contractor's operations and activities, daily from site.
- Protect the public, visitors, workers, adjacent properties, surfaces, and surrounding areas to preclude harm during work of this project.
- Protect unfinished work when stopping for the day.
- Perform operational testing after installation is completed, backfill is in place, and sprinklers are adjusted to final position.

General Notes and Specifications

1. The landscape contractor is responsible for providing all materials, labor, and equipment to complete all landscaping work in strict accordance with the planting plan, plant list, and all items described in these specifications unless otherwise noted. This includes but is not limited to fertilizer, mulch, stakes, ties, guy wires, cables, and all other necessary equipment to complete this work.

2. The landscape contractor must supply all plants as specified, in the sizes and quantities listed on the plans.

3. Substitutions to any of the work, materials, or equipment may not be made without permission of the Landscape Architect.

4. Landscape contractor and/or irrigation contractor shall verify existing conditions on site. Any problems or discrepancies from the plans or specifications should be reported to the Landscape Architect.

5. Landscape contractor shall comply with all applicable federal.state.county, and local regulations governing landscape materials and work.

6. Plant material shall conform to local nursery and industry standards. All plant material will have good structure and shape when planted and be free from pests or damage. All trees will have a strong, well developed, uncut central leader. Any branches broken in handling and planting will be removed using proper pruning techniques.

7. Landscape contractor will restore disturbed finish grades to original condition.

8. Landsape contractor will confirm operation and coverage of new irrigation system in all planting areas.

Warranty
9. Landscape contractor assumes all liability and replacement requirements of materials that are damaged, stolen, or misplaced on the job site prior to acceptance of work.

10. All plants will be warranted for a period of one (1) year from the date of final accepatance. Owner will be responsible for proper maintenance of plants after final acceptance. During warranty period, dead and unsightly plant material will be removed immediately. Only one replacement per plant will be done. If the time of year or weather is not conducive to planting, the plant will be replaced when conditions are suitable. Warranty excludes damages caused by vandalism, freeze, drought, insect infestation, or other acts of God. Special equipment required for replacement plants due to access problems are not to be included in the basic project costs. This is a negotiated item at the time of replacement only.

Soil Preparation
11. Planting areas should be backfilled with 75% existing soil and 25% soil amendments. Soil amendments will be 50% organic compost and 50% expanded shale.

12. All planting areas will be raked to final grade and lightly compacted by watering. Lawn areas should be raked again and rolled before installing seed/sod.

13. Landscape contractor shall insure that the proper drainage exists in all planting areas.

Plantings
14. Where possible on site, tree pits will be dug a minimum of 12" wider but no deeper than the root ball of the tree to be planted per detail. Install tree ring and mulch with 3" of shredded hardwood bark mulch in lawn areas. Mulch will be kept 3" away from the tree trunk.

15. Loosen and fine rake areas to break up lumps and produce a smooth, even gradient free of unsightly variations, ridges, or depressions. Ponding of water in finished areas will not be permitted. Remove from site all stones, rock, and debris one (1) inch or larger. Final grading is subject to critical owner review only after repeated watering or rains to insure settlement has not adversely affected drainage patterns.

16. Shrub plantings will be installed as shown on the planting plan and detail. Verify planting areas have been provided as indicated on the plan. Remove all surface rock or debris deposited by previous work operations or excavations performed to create bed. Beds will be mulched with 2" of shredded hardwood mulch.

17. All plant material will be deep watered upon planting and soil tamped around root ball to remove any air pockets.

Lawn Installation
18. All areas not shown to have shrub plantings will have common bermudagrass seed installed. unless along the public trail. See general notes on sheet L-1.
Soil will be tilled to 2" deep, raked level, have any rocks, sticks, or debris over 1" diameter removed, and rolled lightly. Area will be watered thoroughly and kept consistently moist until seed germinates.

Clean-up
19. Remove all debris generated by work operations from the site daily.

20. All paved areas will be cleaned daily by washing and sweeping. Remove tire markings and oil drips from all surfaces.

22. All planting areas will be in a raked level condition, free of debris and paved surfaces will be in a broom clean condition ready for final acceptance by owner.

TEXAS TUFF LANDSCAPE
Design-Project Management-
Horticulture Services
972-347-9930

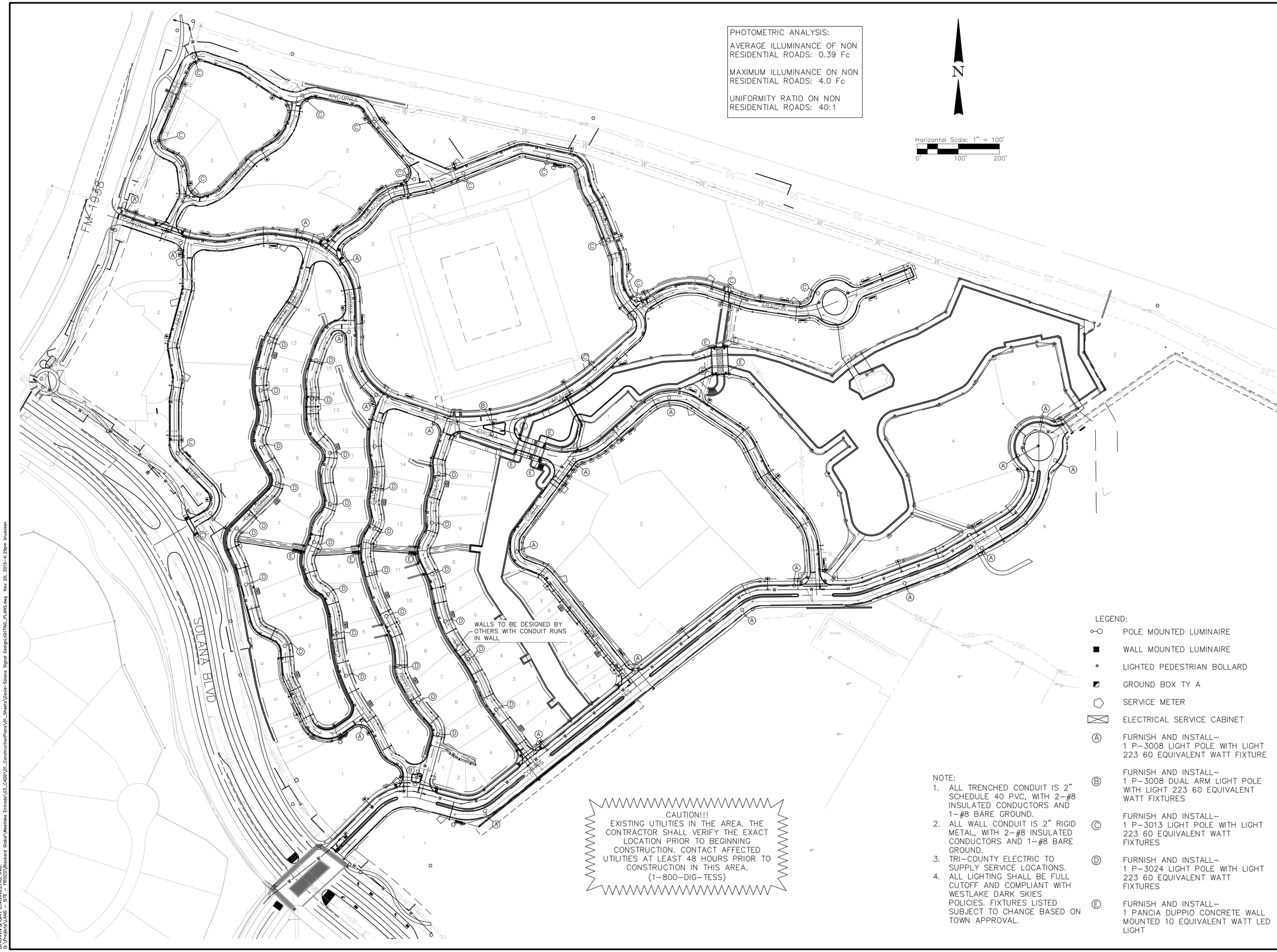
Date:	10-19-15
Scale:	NTS
Project No.:	
Drawn by:	SO
Approved:	
Revised:	

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
DETAIL SHEET
L-9

Too steep to garden
Drifted tree groups
Walk through the trees
One major ornamental element: Simplify
Simplify the number of walls 1 or 2
More natural plant patterns: Zones of plants, not beds. Zones through which the trail moves
TRAIL
Too small
Dwarf Hamlin Grass
Algerian Sage



NOTE:
1. ALL TRENCHED CONDUIT IS 2" SCHEDULE 40 PVC, WITH 2-#8 INSULATED CONDUCTORS AND 1-#8 BARE GROUND.
2. ALL WALL CONDUIT IS 2" RIGID METAL, WITH 2-#8 INSULATED CONDUCTORS AND 1-#8 BARE GROUND.
3. TRI-COUNTY ELECTRIC TO SUPPLY SERVICE LOCATIONS.
4. ALL LIGHTING SHALL BE FULL CUTOFF AND COMPLIANT WITH WESTLAKE DARK SKIES POLICIES. FIXTURES LISTED SUBJECT TO CHANGE BASED ON TOWN APPROVAL.

LEGEND:

- POLE MOUNTED LUMINAIRE
- WALL MOUNTED LUMINAIRE
- LIGHTED PEDESTRIAN BOLLARD
- GROUND BOX TY A
- SERVICE METER
- ELECTRICAL SERVICE CABINET
- (A) FURNISH AND INSTALL- 1 P-3008 LIGHT POLE WITH LIGHT 223 60 EQUIVALENT WATT FIXTURE
- (B) FURNISH AND INSTALL- 1 P-3008 DUAL ARM LIGHT POLE WITH LIGHT 223 60 EQUIVALENT WATT FIXTURES
- (C) FURNISH AND INSTALL- 1 P-3013 LIGHT POLE WITH LIGHT 223 60 EQUIVALENT WATT FIXTURES
- (D) FURNISH AND INSTALL- 1 P-3024 LIGHT POLE WITH LIGHT 223 60 EQUIVALENT WATT FIXTURES
- (E) FURNISH AND INSTALL- 1 PANCIA DUPPIO CONCRETE WALL MOUNTED 10 EQUIVALENT WATT LED LIGHT

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

DE ELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

CENTURION AMERICAN ON-SITE INFRASTRUCTURE PH01

WESTLAKE ENTRADA

BEING 85.92 ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

!!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

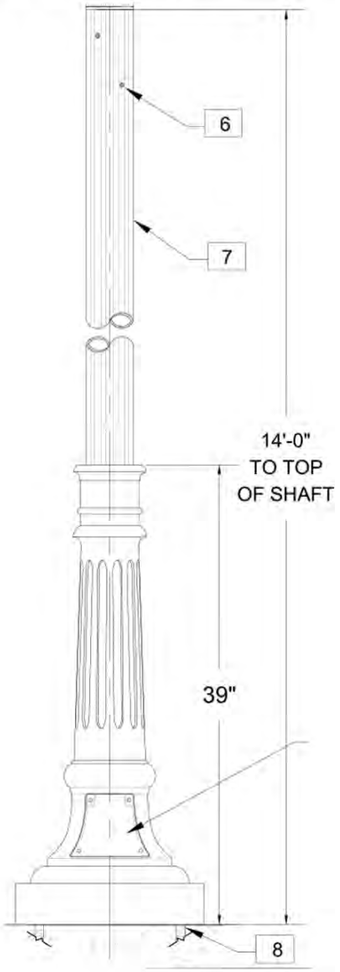
DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

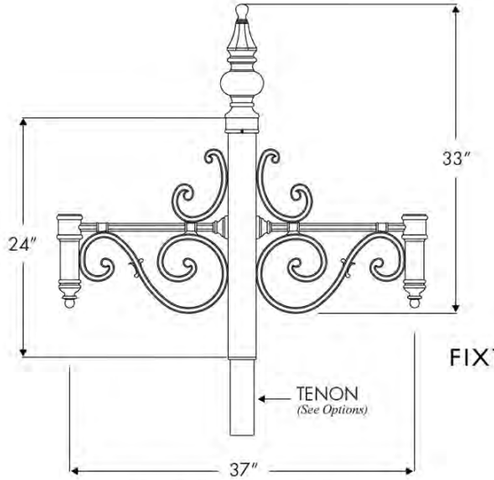
Sheet No.
LIGHTING PLAN

172

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Stockard Global\Westlake Entrada\03_CADD\01_ConstructionPlans\01_Sheets\Davis-Solana Signal Design\LIGHTING_PLANS.dwg Nov 20, 2015-4:29pm brucken

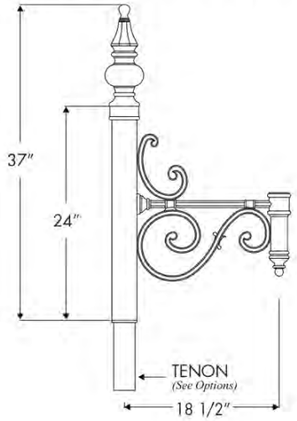
POLE MOUNTED LIGHT - 14'





FIXTURE B

POLE MOUNTED DOUBLE



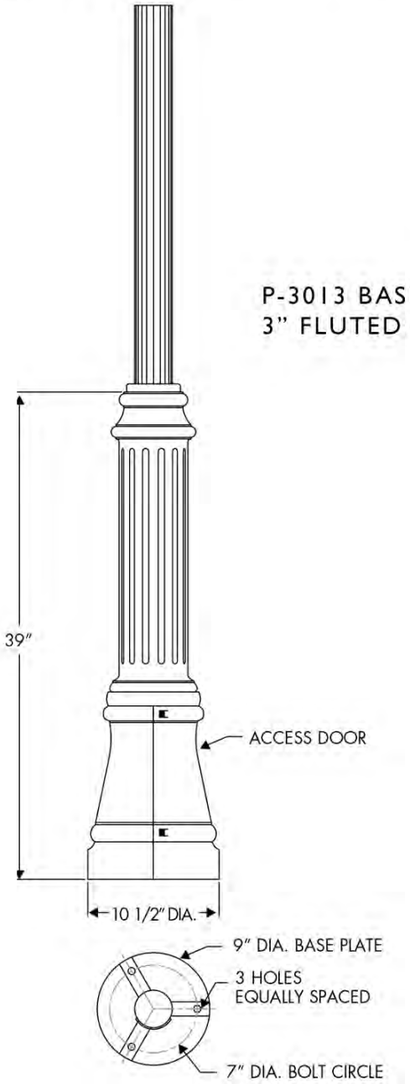
FIXTURE A

POLE MOUNTED SINGLE

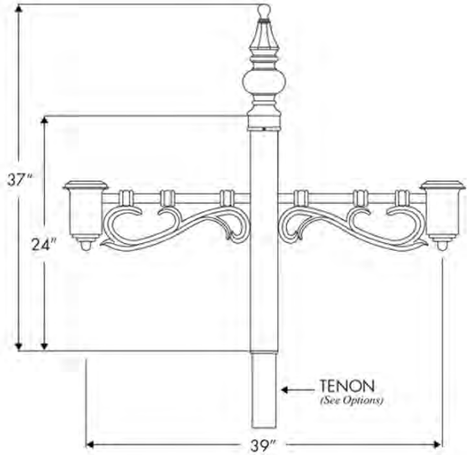
BROOKSIDE
LUMINARIE

WESTLAKE ENTRADA - MAJOR STREETS

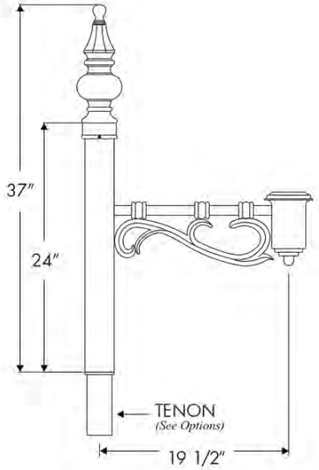
POLE MOUNTED LIGHT - 12'



P-3013 BASE
3" FLUTED SHAFT



POLE MOUNTED DOUBLE



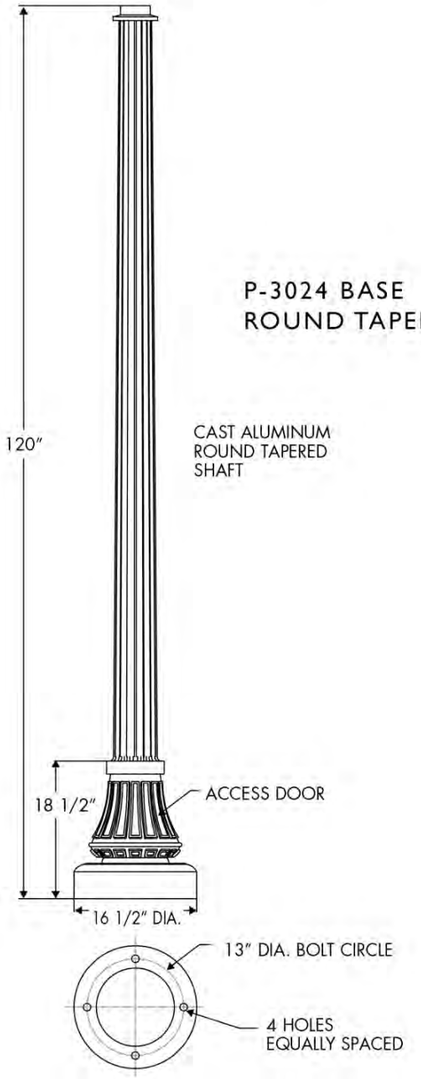
POLE MOUNTED SINGLE

ATLANTIS II
LUMINARIE

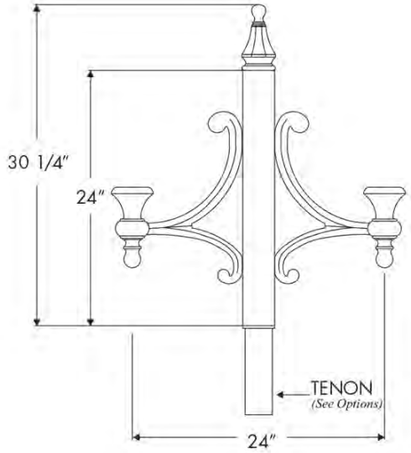
FIXTURE C

WESTLAKE ENTRADA - SECONDARY STREETS

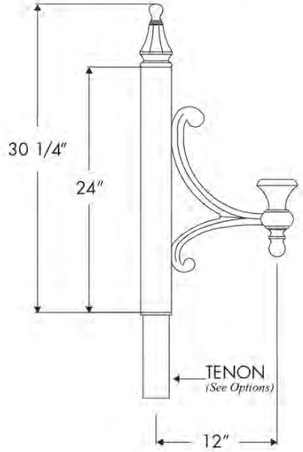
POLE MOUNTED LIGHT - 10'



P-3024 BASE
ROUND TAPERED SHAFT



POLE MOUNTED DOUBLE



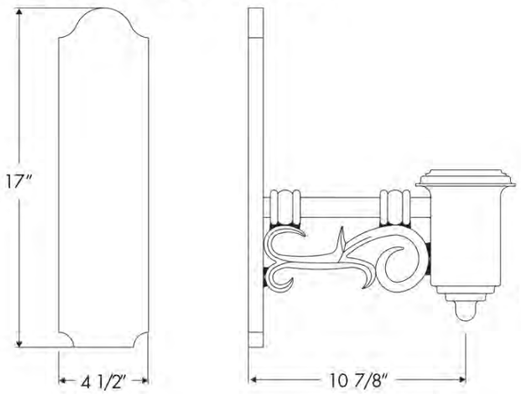
POLE MOUNTED SINGLE

ATLANTIS
LUMINARIE

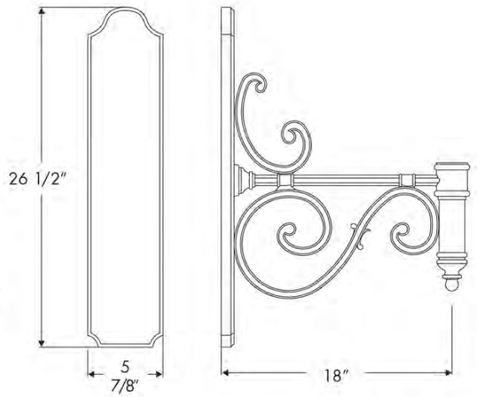
FIXTURE D

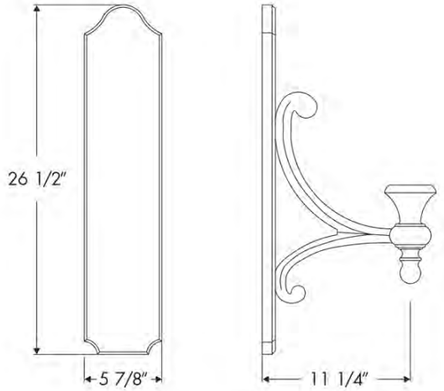
WESTLAKE ENTRADA - TERTIARY STREETS

WALL MOUNTED LIGHT

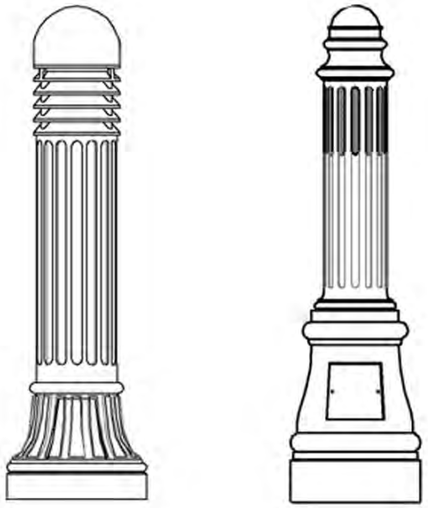


FIXTURE E





ATLANTIS
LUMINARIE

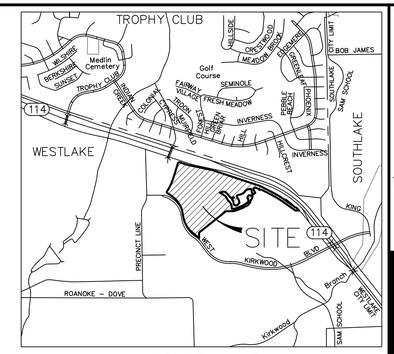


LIGHT BOLLARD

WESTLAKE ENTRADA - BUILDINGS

PAVEMENT LEGEND
(SEE GEOTECHNICAL REPORT)

- CONCRETE PAVERS ABOVE ¾" OF SAND AND 4.5" 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
- CONCRETE PAVERS ABOVE ¾" 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
- CONCRETE PAVERS ABOVE ¾" OF SAND AND 6.5" 3,600 PSI CONCRETE W/ #4 BARS ON 18" O.C.E.W. ON 8" OF LIME/CEMENT TREATED STABILIZED SUBGRADE. SEE ARCH. PLANS FOR PAVERS TYPE AND LOCATION
- CONCRETE BAND: 3,600 PSI CONCRETE W/ #4 BARS ON 18" O.C.E.W. ON 8" OF LIME/CEMENT TREATED STAB SUBGRADE. SEE ARCH. PLANS FOR FINISH AND LOCATION. SEE CONCRETE BAND DETAIL SHEET 161
- (A) BLOCK NAME



VICINITY MAP
(NOT TO SCALE)

N

Horizontal Scale: N.T.S.

NOTE:
1. SEE PAVING AND UTILITY STREET CROSS SECTIONS FOR SECTION INFORMATION.
2. SIDEWALK WIDTH LABELED ON SITE PLANS.

BGE
Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
ON-SITE INFRASTRUCTURE PH01

WESTLAKE ENTRADA

BEING 85.92 ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

!!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.
PAVING OVERALL KEYMAP
29

BROWN & GAY ENGINEERS, INC.
C:\Users\bruecken\Desktop\OVERALL_KEYMAP_PAVING.dwg Nov 20, 2015-3:37pm bruecken

KEY LEGEND
CONCRETE PAVER - PAVESTONE CITY STONE II - OLD TOWN BLEND 6X9
CONCRETE PAVER - PAVESTONE HOLLAND STONE II - CHARCOAL 4X8
CONCRETE PAVER - PAVESTONE CITY STONE II - TERRA COTTA 6X9
INTEGRALLY COLORED AND TEXTURED CONCRETE TO MATCH APPROVED ON SITE SAMPLE
WESTLAKE ENTRADA
80'
maa

Westlake Town Council

TYPE OF ACTION

Regular Meeting - Action Item

Westlake Planning and Zoning Commission
Tuesday, December 1, 2015

TOPIC: Continue a Public Hearing and Consider a Recommendation Regarding a Zoning Change Amending the PD 1-2 Zoning District Regulations Contained in Ordinance 720 to Include Detailed Design Guidelines for the Development Known as Entrada Located at Hwy 114 and FM 1938/Davis Blvd.

STAFF CONTACT: Eddie Edwards, Director of Planning and Development
Tom Brymer, Town Manager

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
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
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

Time Line - Start Date: November 9, 2015 **Completion Date:** December 14, 2015

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

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

The public hearing on this item was continued to this date from the Commission's November 9, 2015 meeting. Ordinance 703, adopted by the Town Council on April 22, 2013, established the zoning regulations for PD1-2, the zoning district which contains the entire 85 acre Entrada development. The intent of these zoning regulations in Ordinance 703 is to create a mixed use planned development that will blend a wide range of various uses including offices, governmental uses, retail, restaurants, business services, medical services, entertainment establishments, single family residences, villas, condos, and town homes. Per the approved zoning's requirements, this development will utilize a European village style village archetype

modeled after a Spanish village. The current Entrada zoning regulations contain some design guidelines in Exhibit 4 of the Ordinance 703; however, they are, by necessity, broad in their wording. The current design guidelines in Exhibit 4 to the Entrada zoning Ordinance 703 contemplated even more detailed design guidelines being written for Entrada once the selected sub-region of Spain was identified. These more detailed design guidelines are being brought forward at this time to ensure continuity and execution of the development's archetype since the Developer wishes to start building construction after the first of the calendar year.

In 2014 the Developer's team identified the Catalonian region of Spain (i.e. northeast Spain) as the region of Spain that Entrada's architecture would emulate. The Town sent Staff to Catalonia to tour, inspect, and learn about Catalonian architecture. Based on that field inspection, Staff agreed with the Developer that the Catalonian region was appropriate to use as Entrada's archetype. One of the chief reasons Catalonia was selected as the region of Spain that would be the archetype for Entrada buildings was the heavy usage of stone as a chief building material in Catalonian architecture. This fits with the strong emphasis on stone currently used in Westlake commercial and residential architecture.

The proposed detailed design guidelines (attached) are specific, quantifiable, and provide predictability for both the regulator (Town) and the regulated (developer). These design guidelines are the most powerful tool that the Town has to insure that the Entrada's development is built to the high standards discussed as well as represented and agreed to by the Developer during the zoning process. These detailed design guidelines also help ensure continuity and quality of design for all Entrada buildings, as well as to give Entrada the organic "feel" of a Catalonian village, over the course of Entrada's multi-year build-out.

These proposed detailed design guidelines have gone through multiple iterations in discussions involving a "point-counter point process" with the Developer and his architect. The Staff has utilized the consulting services of an architect to ensure that the Town receives the quality and type of architecture consistent with the zoning, as well as the Developer's representations as to what he would deliver quality-wise when zoning was being considered by the P&Z and Town Council in 2013. Staff strongly advises reading the attached memorandum from the Town's consulting architect which explains the importance and benefits of strong, high quality design guidelines for Entrada. It is also important to point out that these detailed design guidelines will not only be used by the Developer of Entrada, but by the architects of builders to whom the Developer sells lots to in Entrada.

RECOMMENDATION

Staff recommends opening the public hearing for public comment that was continued at the Commission's November 9, 2015 meeting. Staff recommends these design guidelines subject to the following conditions and changes to the:

- *Page 52: Wording to be added as first bullet point under "Articulation"..."it is the intent of this guideline to maintain the appearance of load bearing masonry construction by minimizing a traditional "masonry pocket" common to masonry veneer construction. The diagrammatic cornice/ eave detail on page 53 illustrates*

this intent. Traditional masonry pocket detail is prohibited and use of a detail consistent with the diagram in page 53 is encouraged.

- *Page 78: the words "and wrought iron fence with living hedge" under #2 should be changed to "and wrought Iron fence with living hedge, if it does not (in combination with other gates) exceed 30% of the side yard wall."*

- *Transformer and compactor enclosures shall be addressed in the design guidelines as screening elements (i.e. the current design guidelines only address dumpster enclosures) utilizing the same design as dumpster screening enclosures (see page 69 of design guidelines).*

- *Design guidelines shall specify that interior and exterior sides of screening enclosures must be finished out with full stone, however, interior enclosure walls may use thin-set stone cladding.*

Note: This latest version of detailed Entrada Design Guidelines were received from the Developer late Monday, November 23, 2015. If the Staff identifies other areas in this document that need to be revised, they will be identified and presented at the meeting as part of the recommended conditions for approval.

ATTACHMENTS:

1. Memorandum dated 11-13-15 from the Town's consulting planner and architect, Mr. Robin McCaffrey of MESA Planning regarding the importance of these detailed design guidelines.

2. Proposed Entrada Detailed Design Guidelines as an addition to Exhibit 4 of Ordinance 720 as recommended by Staff to include the following revised language referenced above in the Staff recommendation section of this agenda memo.

MESA + PLANNING

MEMO:

TO: Tom Brymer, Eddie Edwards

FROM: Robin H. McCaffrey

DATE: November 13, 2015

SUBJECT: Entrada Design Guidelines

To date we have gone through an extensive guideline formulation process with the Entrada Development Team. This process includes:

Step 1: Nov. 2014, Town produces a "Guideline Format and content" template document for consideration and use by the Entrada Development Team.
Step 2: May 2015, Entrada Development produces a draft of proposed Development Guidelines, using the Town format and content template. This nearly completed draft (85%) is the culmination of 5 months of discussion on various issues addressed by the document.
Step3: June 2015, After internal shifts within the Entrada Development Team, and in the interest of maintaining progress toward meeting deadlines put forward by the Entrada Development Team, Town completes the May 2015 Draft primarily by adding language regarding stone patterns/ stone construction, single family lot occupancy, and flags/ banners.
Step 4: August 2015, The Entrada Development Team produces a revised set of guidelines using a different format and different content than produced in the previous months.
Step 5: September 2015, The Entrada Development Team revises their August submittal with a document conforming to the previously used format and content template.
Step 6: October 2015, Town makes comments on the September document and conducts subsequent meetings with the Entrada Development Team to workout language acceptable to both parties.
Step7: October/November 2015, Entrada Development Team submits a document generally reflecting the outcome of previous meetings and the Town provides comment, identifying places where language clarification is still needed. Entrada Development Team raises some new concerns regarding Fireplaces and Wrought Iron that the Town is working through.
Step 8: November 2015, Final document to be submitted prior to Plat Approval.

This long process has produced a guideline document which can give the Entrada Development Team some opportunities to be market/cost responsive while the Town is still assured that the essentials of value remain in place. To better explain this, the following text addresses three key aspects of Guidelines for Entrada and Westlake:

<u>Why do we need Guidelines for Entrada</u>:

Reason 1: Entrada is primarily a Land Development. This is an important distinction as it sheds light on the fact that much of Entrada will be built by others (hereinafter, "**third parties**") who have not, to date, been a participant in the vision upon which Entrada is built. Therefore, these third parties need clarification of what aspects of the vision must be manifest in their particular project. In addition, individual development within a parcel/tract/lot fronting a street normally carries little to no responsibility for the "street image" as that is part of the "development" which precedes and is independent of the parcel/tract/lot development. However, the archetype supported by Entrada's Catalonian Vision is one where the street is totally defined by, enhanced by, and otherwise given its distinctive character through the private development which fronts it. Therefore, guidance is needed to take the categorical references to Catalonia/ Spanish Architecture/European Village mentioned in Entrada's Planned Development Ordinance and explain how the parcel/tract/lot development (private space) relates to, and works with, the overall land development (public space).

Reason2: Within the Entrada Planned Development Ordinance, there are many "general" references to standards of quality and stylistic continuity which need specific clarification as to what constitutes satisfactory implementation of such references. Without an agreed upon statement of meaning; the interpretation of these references can lead to disagreement and conflict, placing the Town in an ever increasing position of adjudicating "meaning' on a case-by-case basis. This will potentially fragment the desired continuity of vision implementation as such adjudication extends over future council and staff. Therefore, uniform enforcement of the ordinance (a reasonable expectation of the applicant), must be facilitated by clear standards upon which development/design proposals can be evaluated in a more ministerial way.

Reason 3: Westlake enjoys the distinction of high quality and thereby high value which sets Westlake apart from other sub-markets along the 114 Corridor. As presented in Westlake's 2015 Comprehensive Plan, sub-markets are spatially determined and as Westlake's remoteness is encroached upon by neighboring submarkets, Westlake must take measures to assure that its sub-market distinction is protected. Key among the submarket distinctions is "distinctive design and quality of construction". Therefore, Westlake must be vigilant to make sure that lesser construction and design standards do not weaken the singular distinction the Town now enjoys. While, Entrada's Planned Development Ordinance seeks to promote this vigilance, it is not specific as to how this intent translates into everyday aspects of construction and design. Therefore, the guidelines provide the assurance, mandated by the Planned Development ordinance, that quality of construction and design will prevail by more specifically explaining how such quality is manifest in materials, workmanship, and layout.

In light of these three considerations, the guideline document now being completed by the Entrada Development Team, in conjunction with the Town, is critically important to assurance that the Entrada Project will fulfill the vision, support the continued context of value in Westlake, and accomplish this in a manner that avoids future conflict and disagreement. **Therefore, these guidelines, once completed, MUST be placed within the legal instrument of the Planned Development Ordinance.**

How will the Guidelines be employed going forward:

When completed, the Guideline Document, now forthcoming from the most recent exchanges between the Town and the Entrada Development Team, constitutes a review checklist against which plan and construction documents will be evaluated. The guideline text provides opportunities for deviations from the standards IF the design submitted is more effective in implementation of the vision but this is subject to Town approval, thereby allowing course correction without undermining the baseline of implementation and value protection contained in the document.

The continued use of the Guideline Document as a basis for evaluation will assure consistency in application of the PD Ordinance among all present and future builders within the Entrada project.

Where the guidelines are silent, the Town will continue to evaluate based on its understanding of the charge laid down by the Planned Development Ordinance…but…the guideline document will do a lot to keep such broader evaluation to a minimum.

The status of the current Guideline Document:

At present, The Entrada Development Team is looking over the Town Comments sent to them last Tuesday. In addition, I am working on some language regarding Fire Places (an issued raised by the Entrada Development Team at last Tuesday's meeting). I will forward this language to you over the weekend.

Conclusion:
The guideline document has come a long way from the outset, almost a year ago, and will add a dimension of clarity to the Planned Development Ordinance which I think will be appreciated by all who develop and build here as well as give the Town assurance that the vision of the ordinance will be more faithfully executed. Once established, these guidelines run with the land and will be commitments that flow to any future property owner.

ENTRADA DESIGN GUIDELINES

prepared by Merriman Associates Architects
11.23.2015

INDEX

01 - INTRODUCTION

STREETSCAPE, COURTYARDS, AND WALLS
04 - EXTERIOR PAVING
05 - EXTERIOR PAVING
06 - EXTERIOR PAVING
07 - EXTERIOR PAVING
08 - RETAINING WALLS
09 - RETAINING WALLS
10 - RETAINING WALLS
11 - RETAINING WALLS
12 - COURTYARDS AND PATIOS
13 - COURTYARDS AND PATIOS
14 - COURTYARD WALLS
15 - COURTYARD WALLS
16 - ARCHES
17 - ARCHES
18 - ORNAMENTAL METALWORK
19 - ORNAMENTAL METALWORK
20 - GATES
21 - GATES
22 - LANDSCAPE
23 - LANDSCAPE
24 - EXTERIOR LIGHTING
25 - EXTERIOR LIGHTING
26 - PUBLIC ART

VILLAGE CORE
28 - EXTERIOR WALLS
29 - EXTERIOR WALLS
30 - COLOR PALETTE
31 - TOWERS
32 - TOWERS
33 - DOOR SURROUNDS
34 - DOOR SURROUNDS
35 - WINDOW SURROUNDS
36 - WINDOW SURROUNDS
37 - EXTERIOR DOORS
38 - COMMERCIAL EXTERIOR ENTRANCES
39 - COMMERCIAL EXTERIOR ENTRANCES
40 - COMMERCIAL EXTERIOR SERVICE DOORS
41 - COMMERCIAL EXTERIOR SERVICE DOORS
42 - EXTERIOR DOOR HARDWARE
43 - EXTERIOR DOOR HARDWARE
44 - EXTERIOR WINDOWS
45 - EXTERIOR WINDOWS
46 - RETAIL STOREFRONTS
47 - RETAIL STOREFRONTS
48 - GALLERY & PORCH SOFFITS
49 - PITCHED ROOFING
50 - PITCHED ROOFING
51 - FLAT ROOFING
52 - BUILDING CORNICES
53 - BUILDING CORNICES
54 - FIREPLACES AND CHIMNEYS
55 - FIREPLACES AND CHIMNEYS
56 - GUTTERS, DOWNSPOUTS, SCUPPERS
57 - GUTTERS, DOWNSPOUTS, SCUPPERS
58 - BALCONIES
59 - BALCONIES
60 - AWNINGS
61 - AWNINGS
62 - SHUTTERS
63 - SHUTTERS
64 - SIGNAGE
65 - SIGNAGE
66 - FLAGS & BANNERS
67 - FLAGS & BANNERS
68 - ADDRESS NUMBERS
69 - DUMPSTER ENCLOSURES

FEE-SIMPLE RESIDENTIAL
72 - SINGLE FAMILY RESIDENCES
73 - FEATURES OF LOT OCCUPANCY
74 - STREET FRONTAGE
75 - FRONT YARD BUILD TO ZONE
76 - REAR YARD BUILD TO ZONE
77 - REAR YARD BUILD TO ZONE
78 - SIDE YARDS
79 - BLOCK GROUP CONTINUITY
80 - RESIDENTIAL EXTERIOR ENTRANCES
81 - RESIDENTIAL EXTERIOR GARAGE
82 - RESIDENTIAL DOOR HARDWARE
83 - RESIDENTIAL EXTERIOR GARAGE HARDWARE

Introduction:

The following document presents those design and construction quality guidelines applicable to PD 1-2 (the Entrada Development). PD1-2 has both a residential and non-residential component. Those guidelines applicable exclusively to residential or non-residential uses are called out by land use. Those guidelines not specified as residential or non-residential are applicable to both land uses.
There are two primary purposes accomplished through this document. These purposes are:

1. Construction Quality: Modern construction technology is most adept at allowing / facilitating the delivery of traditional and historic architectural details and themes through cost effective and fast building methods/ systems. An industry of preformed shapes, plasticized material, faux materials, attachment systems, material unitization, etc. has arisen around replication of traditional and historic architectural details. However, visual replication often fails to also deliver the essence of craftsmanship that is so much a part of the traditions that the market reveres. The Town of Westlake seeks to preserve, in the creation of a Catalonian/European Village look, the evidence of artisanship and craftsmanship that is so essential to that look. Therefore, these guidelines establish material, dimension, and workmanship standards aimed at use of materials that can be crafted and engagement of construction techniques.

2. Capturing Essential Visual Qualities of the Catalonian/European Archetype: Overall planning and building arrangement should create a compact pedestrian-scaled environment mimicking the scale and livability of a small, Catalonian/European Village that has evolved organically over hundreds, if not thousands of years. Individual buildings should be designed to reinforce the pedestrian-orientation of the village, with an extreme focus on attention to detail and the inclusion of four-sided building design within the framework of the small Catalonian/European Village upon which this community is based. The delivery system will be built around construction details, methods, and systems based on modern veneer construction. Closure, edge/corner, portal, and base details associated with veneer construction will be designed to emulate the construction method of the medieval Catalonian/European Village. The present day architect, builder, and tradesman is faced with a need to translate the essence of the style through creative construction details that yield the similar appearance of Catalonian/European construction and detailing.

The following Guidelines are intended to address these two important outcomes and in so doing promote a project for Westlake that is truly unique in the Metroplex and an achievement for both the developer and the Town.

The term “APPROVAL” used herein means approval of the PD Site Plan as submitted in accordance with the governing PD1-2 ordinance and any other written approvals received from the Town Manager and/or their designee for any deviation from these Design Guidelines. Opportunities to appeal to the Town of Westlake Planning and Zoning Commission and Town Council are in place if approval is not provided by Town staff.

STREETSCAPE, COURTYARDS, AND WALLS

Exterior Paving

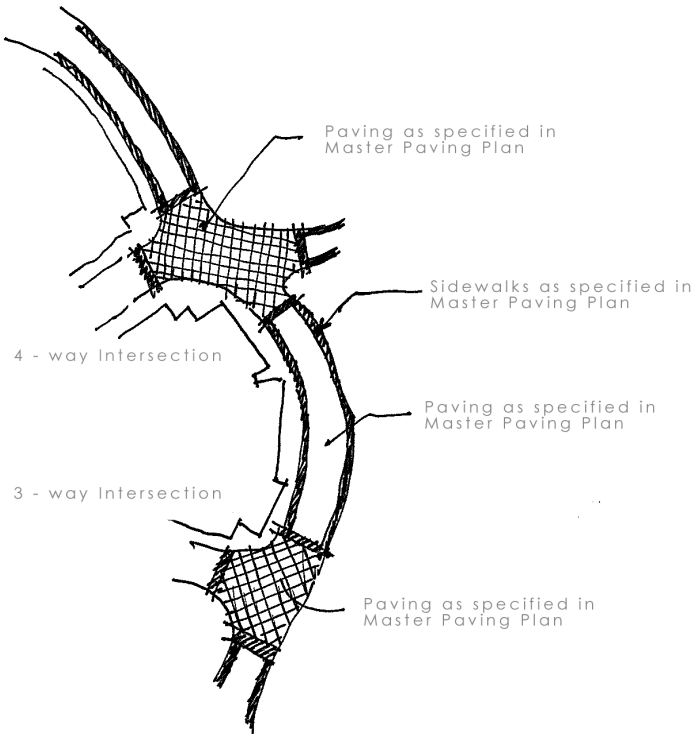
Exterior Paving is defined as the surface treatment of roadways, walkways, parking areas, and plazas.

Material:

- Public Roadways and Public Parking Areas: Integrally colored concrete pavers. The roadway and parking paving color for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to the approved Master Paving Plan for locations and pattern coordination with horizontal street alignment.
- Public Sidewalks and Trails: Cast in place concrete. The sidewalk and trail paving color and texture for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to the approved Master Paving Plan for locations.
- Private Roadway and Parking Areas: Integrally colored concrete pavers. The roadway and parking paving color for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to the approved Master Paving Plan for locations.
- Private Sidewalks: Cast in place concrete. The private sidewalk paving color and texture for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to the approved Master Paving Plan for locations.
- Accent Material within above Referenced Pavement Areas: Integrally colored concrete pavers in coordinating color or integrally colored cast in place concrete with coordinating color and texture. Refer to the approved Master Paving Plan for locations.

Dimensions:

- Joints in Public Roadways: Maximum joint in public roadways will not exceed minimum manufacturer's specification unless such wider joint is indicated on the approved paving plan. Joints as specified by the Civil Engineer of Record in the public roadway will be uniform within a small range of deviation normal to handwork.
- Concrete Joints in Sidewalks: If concrete is utilized, stamped concrete joints to be v shaped, 1/4 in. wide minimum and 1/4 in. deep minimum.
- Concrete Joints in Private Roadways and Parking Areas: If concrete is utilized, concrete joints to be v shaped, 1/4 in. wide minimum and 1/4 in. deep minimum.
- Private Sidewalks: Concrete thickness shall be determined by the recommendations of a geotechnical engineer.
- Joints in Private Sidewalks: If concrete is utilized, concrete joints to be v shaped, 1/4 in. wide minimum and 1/4 in. deep minimum.
- Pavement Accent Materials: Integrally colored concrete pavers in a coordinating color, exposed aggregate concrete, or integrally colored concrete in a coordinating color as specified in the Master Paving Plan.



*This diagram is only an example of what the paving could be. Refer to the approved Master Paving Plan for actual paving material and locations.

Fire Lane:

- Design: Continuous unit pavers with "Fire Lane" marked at code compliant intervals.
- Color: Allowable coloration as approved by the Westlake Fire Marshal.
- Prohibitions: Painted fire lane striping
- Final locations and details will be presented and approved during the Town's PD Site Plan submittal process.

Curbing:

- Application of Detail: The use of curbing should be kept to a minimum and typically only employed along public roadways. Curbs will be utilized anywhere concrete pavers are used.
- Integration of Curb: When employed, curbs are rollover in profile. The curb paving color and texture for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to approved Master Paving Plan for locations. Texturing of the curb must finish with a crafted detail at the curb edge. Slurring or distorting the stamped imprints, if utilized, at the beginning of the curb rake is prohibited.
- Back of Curb: If exposed, the vertical backside of the curb must be finished.
- All curb will conform to approved paving samples or as approved by the Town to accommodate future design revisions.

Parking Lots:

- Design: Integrally colored concrete pavers. The parking lot paving color for Entrada will be determined based on field samples.
- Color: Shall match or complement the adjacent roadway or parking drive aisle
- Final locations and details will be presented and approved during the Town's PD Site Plan submittal process.

Parking Striping:

- Detaining: Continuous unit pavers.
- Color: Allowable color paver is one that will appropriately contrast with but compliment the paving color as determined by on site mock-up.
- Prohibition: Painted parking striping
- Final locations and details will be presented and approved during the Town's PD Site Plan submittal process.

Bollards, Wheel Stops, and Control/Expansion Joints:

- Iron bollards: Decorative iron bollards must have a minimum diameter of 8 in. The style of the bollard will be approved by the Town of Westlake. A field trial of the bollard shall be provided for consideration.
- Wheel stops, if used, shall be integrally colored concrete to generally match paving.

Articulation:

- Control and Expansion Joints: If required, control and expansion joints should strive to be visually seamless with the surrounding paving pattern and horizontal pavement geometry.
- Prohibitions: Control and expansion joints should not cross over the paving pattern. Where possible, control and expansion joints should be placed perpendicular to the curb.
- Relationship to Building Grade Elevation: Exterior paving fields should embrace architectural and landscape elements with a minimum grade change or curbing.
- Manholes: Manholes and other access points located in public streets or public sidewalks are required, if possible, to accept a finish material that matches adjacent paving or be metal featuring the logo of Entrada.

The following guideline is intended to establish the qualities of appearance and construction that retaining walls within the Entrada project should have. The on-going additive system of village development over time is replaced by design which seeks to define key visual features that the one-time project construction must embody. This guideline addresses features related to the construction of retaining walls.

Aspects of Wall Appearance:

The appearance of retaining and foundation walls in Catalonia/Europe is a result of 2 conditions which influence construction. The first is construction technology, meaning that a lack of heavy equipment, concrete block, and concrete systems resulted in a wall that was not simply a veneer but a true structural section. Also, the total dependence on human labor to place and transport the stones set a range of feasible sizes that could be used for construction. The second is material which means that most stone was gathered close to the ground surface, giving the rock a mottled matrix of color. The fact that poured in place concrete was not generally employed means that the foundations were stone, making the entire wall a gravity wall. The larger foundation stones rose up from the ground, making the base course of the wall construction. The highly irregular nature of gathered stones (varying size and shape) meant that constant course leveling was necessary to maintain structural integrity. The level continuity of courses is essential to structural strength. More specifically, these aspects of wall appearance are:

- **Coursing Patterns**: Proper coursing is achieved with highly irregular stones. The constant use of smaller stones in between larger ones is helpful to maintain course leveling. The stones should be laid in a manner that sets the stone on its broader/ flatter face. Stones should not set vertically or at odd angles but lay within the wall just as they would lie on the ground. This gives the wall section a basic stability. Therefore the course pattern must be structural. A structural course pattern has the following qualities:
    i. Larger stones are laid within the wall just as they would lay on the ground.
    ii. Placement of a larger stone on another larger stone employs the use of smaller stones to level irregularities in the larger stone form, thereby creating a relatively level resting place for the larger stone being set.

- **Straightness**:

Vertical Straightness:

The constant course leveling and the capacity of the wall to somewhat move with the movement of the earth, means that the vertical wall was highly irregular in most instances. However, this irregularity was not a product of poor workmanship but the varied use of stone. The face of a larger stone would slightly project or recede because the face is not flat or square. Therefore, the wall can be reasonably plumb but not flat straight. This level of vertical irregularity will have to be imposed by the mason where stone is a veneer over concrete block or cast in place concrete. This can be done by varying the thickness of mortar between the structural wall and the veneer and having a larger masonry ledge.

Horizontal Straightness:

Lacking heavy equipment and having to rely upon the wall to do most of the grade accommodation work instead of people, retaining walls often had slight irregularities in horizontal alignment. The job of the retaining wall was to level the ground for the building construction. Therefore, the wall appears to rise up from an undulating ground line to create a level top course at the building. In a contemporary development condition where the project seeks to use all land within the legal property lines, retaining walls tend

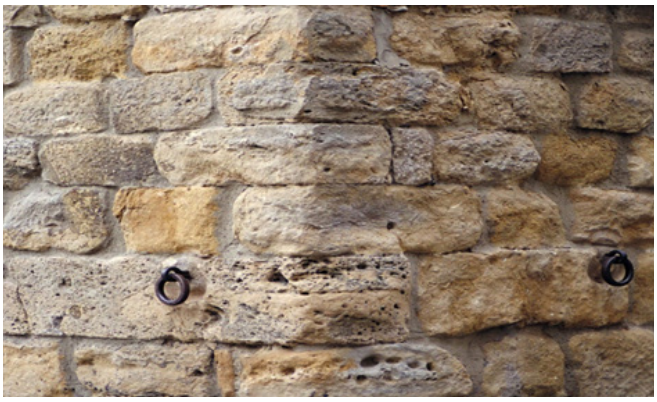
to become a reflection of those property lines. Thereby, the wall ceases to support the building and now supports the site. While property line articulation is unavoidable, the horizontal alignment should take every opportunity to be determined by grade condition. The extent to which natural grade informs wall alignment, the more it will reflect the spirit of the village setting.

- **Texture:** Retaining walls exhibit a great deal of texture because the mortar is deep set, giving the wall open voids between stones and courses which amplify the visual texture of the large stones and small leveling stones. These voids should not be filled with mortar although deep set mortar may be used.

- **Corners**: Corners tell whether a wall is truly structural or simply a veneer over a structural substrate. The following picture illustrates a structural corner. Note the interlocking of the coursed stones, called toothing. Note that the stone laid in the wall as it would lay on the ground allows the length of the stone to "lock" the corner. This makes the corner structural.

- **Cap:** The wall cap is an important statement of the mason's craft. Many of the wall samples provided do not have a cap detail. It is important that a cap detail be employed. It is possible that the wall can have a layer of earth over its top. However, concrete poured over the top of the wall should be avoided. A cast stone cap is allowed for more formal applications.

- **Dimensions:** The sense that the retaining wall is related to the earth, i.e. tectonic connection, is influenced by its massiveness and dimension. When the thickness of a retaining wall can be perceived, such as at the cap detail, the depth from front to back should be no less than 1 ft.



Aspects of Wall Construction: As discussed above, the lack of modern construction technology and dependence on human labor gave birth to the construction techniques by which retaining and foundation walls in Catalonia/Europe were built. Instead of concrete, medieval wall builders used a lime mortar. The hardening of this material was dependent upon the reaction of the lime with atmospheric carbon dioxide, forming calcium carbonate. The drying process in combination with low strength allows a building constructed with lime mortar to shift and move slowly over time and thereby accommodates differential movements and distortions within the structure. This contributes to the organic and picturesque quality of building walls and edges. Present day use of higher strength, hydraulic mortars and concrete necessitates that the wall or building be built so as not to move or shift. Even though mortar was used, the structural integrity of the wall section was a result of coursing. Therefore, the appearance of a Catalonian/European wall is largely a function of executing structurally sound coursing with highly varied and uneven stone material. This portion of the retaining and foundation wall guideline addresses aspects of construction necessary to maintain the visual character resulting from the execution of coursing and use of lime mortar. More specifically these qualities of construction are:

- **Veneer over structural substrate:** When the stone of a retaining wall is actually a veneer over concrete block or poured in place concrete, filling a variable cavity space between structure and veneer should be used to give the wall a more handmade appearance. In addition, the masonry ledge must be wide enough to accommodate larger stones laid in the wall as these stones would normally lay on the ground.

- **Lift Wall:** Where possible, lift wall construction should be used as it will naturally yield a more handcrafted look. The cavity space between courses should be large enough to allow large stones to lay in the wall in the same manner that they would lay on the ground.

Approved Mock-up Wall

Courtyards and Patios:

Courtyards and patios are defined as an unroofed area mostly enclosed by building walls in combination with freestanding walls which provide privacy or simply define the edge of the activity area.

History:

- Spanish: Spanish courtyards are designed like an outdoor room to create a restful, relaxing atmosphere.
- Influences: The Roman and Moorish civilizations were significant influences in the development of the Spanish courtyard garden in the first through the twelve centuries.
- Atrium as a Precedent: The Roman atrium was the model for the Spanish patio which became the central feature of Spanish Courtyard Gardens.
- Medieval Use and variations: The medieval cloister gardens of the Middle Ages continued the courtyard tradition in cathedral and monasteries where monks often grew medicinal herbs and flowers.

Location:

- Enclosure: A courtyard or patio is either fully or partially closed by building walls in combination with free standing walls. This differs from the courtyard and/or patio from a typical yard space which sits to the front, rear, or side of the primary structure and is almost completely enclosed by wall or fence.
- Affected Courtyards and/or Patios: Courtyards visible from the street are required to meet all the requirements of these guidelines. These include Entry Courtyards, Motor Courtyards and Patio Terraces.
- Entry Courtyards: Courtyards transition between public and private space and are typically located on the front side of the architecture. At least 2 sides of an entry courtyard are defined by building walls.
- Motor Courtyards: An expanded area for maneuvering a vehicle, located behind an entry portal and fully enclosed by garage wall and free standing wall. A 16'-0" wide gate is allowed at shared drives and motor courts for more than five garages. A maximum 12'-0" wide gate shall be used in locations with four or less garages.
- Terrace Patios: Terrace patios are defined on one or more sides by building walls and the remainder is defined by low perimeter boundary walls. Patio terraces are often slightly elevated above the ground plane.

Elements:

- Visual Effect: Courtyards are an important part of the streetscape and provide a great visual enhancement to both the street and the architecture hidden behind their walls.
- Enclosure: Stone walls or building facades create a sense of enclosure. At least 2 sides of the courtyard or patio terrace must be defined by building walls.
- Gates: Gates (conforming to the Gate Guideline) provide a visual connection into semi-private transition space. This is a community relationship more than a defensive relationship between building and street.
- Paving:
    - Muse: Lateral expansion of street pavers
    - Motor Court: Lateral expansion of street pavers or decorative paving with threshold
    - Small Motor Court: Allowed to be saw cut concrete pattern
    - Entry Courts Visible to Street: Enhanced landscaping, paving, art or combination thereof
- Artistic Features: Fountain, bird bath, sculpture, or simple basin of water may be included
- Decorative Planting: Containers and raised beds containing ornamental plants. Bed areas often limited requiring careful selection of plants for the limited planting area.
- Secondary Structures: Loggias, trellises, awnings and roofed arcades provide shade and a sense of enclosure.
- Fire Place or Fire Pit: Exterior fireplaces emphasize the idea of an outdoor room.

Courtyard Walls

Material:

- Stone: Full width natural quarried stone, selected from the approved stone material for Entrada. All freestanding walls must be stone unless approved by Town for desired variety. Stone veneer backed with CMU or concrete is acceptable. Wall accents are acceptable.
- Stucco: Limited to 40% of street visible courtyard wall area
- Brick Accents
- Prohibitions: The use of thin-set stone veneer, the use of scored stucco meant to look like stone, exposed CMU.

Articulation:

- Wall Section, Lift Wall: Two wythe natural quarried stone veneer laid in a coursed pattern with grout infill. Stones laid in a course pattern are lain into the wall as they would otherwise lay on the ground. The frequent use of smaller leveling stones (chinking material) is permitted and encouraged.
- Wall Section, Veneer Wall: Single wythe natural quarried stone or brick veneer with concrete masonry unit (CMU) inner wall, natural quarried stone or stucco must cover CMU at all faces. The stone veneer must maintain the irregular surface pattern of a lift wall.
- Streetscape Contribution: Where employed, walls must make a strong edge with the streetscape. Walls along the front or rear property lines must lay within the Build-To-Zone as specified in the Fee Simple Residential Guideline.
- Wall Surface: Planar, flat with visual expression of natural quarried or cut stone, cast stone, or brick surrounds at openings. Stones employed in the wall construction must be varied in width, height, and form. The frequent use of smaller leveling stones (chinking) is encouraged.
- Prohibitions: The use of thin-set stone veneer products and stone laid in a pattern that is not a load bearing coursed pattern (such as mosaic stone patterns)

Dimensions:

- Thickness: 8 in. minimum (except for the use of leveling stones where needed to maintain level coursing).
- Height: 6 ft. minimum, measured from the base of the wall at the intersection of the ground plane; First 6 ft. of walls shall be solid exclusive of allowable opacity listed on the following page.
- Prohibitions: The use of a uniform size or cut of stone.

Wall Cap:

- Material: Full width natural quarried stone. Random width natural quarried stone. Cut or dressed, full width natural quarried stone. Cut or dressed, random width natural quarried stone. Clay, half-round roof tile. A thin natural slate. Cast stone
- Articulation: The wall cap must be laid in a manner that engages the full width of the wall
- Prohibitions: The use of thin-set stone veneer products or concrete

Stone Patterns and Coursing:

- Wall Face: Refer to "Retaining Wall Guideline" for approved coursing patterns. All stones laid in a course must be laid in the wall as they would lay on the ground. The frequent use of leveling stones (chinking) is encouraged.
- Wall Corner: Wall corner must be laid so that the vertical courses interlock (Toothing), thereby showing the full dimension of the stones used. See Retaining Wall Guideline for a more detailed explanation of corners. Corners are required to reflect the full depth of the stone and give the appearance of load bearing masonry.
- Prohibitions: Stacked mortar joints at any inside or outside corner or at the surround of an opening

Opacity:

- Void to solid ratio: No more than 40% of the wall area may be an opening. This percentage may be modified for special conditions pursuant to design review.

Wall Openings:

- Definition: Openings are defined as Pedestrian, allowing for walking traffic, Automotive, allowing for garage access and Decorative, which do not allow the passage of man or car but provide visual relief on the wall run.
- Width of Opening: The maximum width of a Pedestrian opening is 6 ft. The maximum width of an automotive opening is 16 ft. if opening serves five or more garages. If opening serves four or less garages, the opening is limited to 12 ft. wide. Pedestrian and automotive openings may be gated with a wood or iron gate. However, when a garage is within the Build-To-Zone (see residential development guideline) the wall opening may be the width of the driveway serving the garage door opening. All other motor entries shall be to a motor court which serves the garage.

Articulation:

- All wall openings shall have full natural quarried or cut stone, cast stone, or brick returns at openings.
- The incorporation of decorative natural stone shelves, niches and carvings into the wall facade is highly encouraged.
- All walls designed taller than 4 ft. in height are required to be approved and stamped by an engineer. All gravity walls must be designed or specified by a registered engineer.

Arches

Arches are defined as openings with headers. Arches may be a full round arch, segmented arch, elliptical arch, or a flat arch. An arch is composed of interlocking masonry units which structurally hold the arch shape in a compression assembly. Arches in Catalonia/Europe are generally not supported by a shaped metal angle unless the arch is of such a width that the public safety is served by inclusion of steel support. The Town may require steel support.

Material:

- Material General: All components that make up an arch shaped opening, including supporting walls or abutments, decorative columns, ring stones and keystones, can be natural quarried stone, cast stone, brick, timber, or iron.
- Prohibitions: The use of EIFS, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels.

Dimensions:

- Thickness: 6 in. minimum as viewed from the underside of the arch.
- Height: Height may vary with the use of natural stone. However, chopped stones are permitted and the use of such stones would generally lead to bigger stones at the spring point and the key. Joints between uncut masonry units used in the construction of an arch must be reasonably uniform. Wedge shaped joints are discouraged.

Coursing and Patterning:

- Below the Arch Spring: Cut, level, horizontally coursed stone, cast stone, or brick is required at all wall openings below arch spring lines and must continue the entire depth of the visible arch assembly.
- The Arch: Cut/ chopped, appropriately visually scaled, structural ring stones or, in flat arches, brick are required to make arched openings and must continue the entire depth of the visible arch assembly.

Articulation:

- Shape: Acceptable arch shapes are true or half round, segmental, flat and elliptical.
- Structural Integrity: Where employed, arches and arched openings, are required to be capable of supporting a structural load unless the Town requires steel support or the project engineer determines that a true structural arch is a threat to public safety in a particular design or use.
- Arch Ring: The arch ring may be segmented or carved from a single piece of stone.
- Masonry Units: For rounded arches made of unit masonry, individual stones can be site selected for natural wedge shape or be cut to wedge shape.
- Scale Compatibility: The actual scale of the arched supporting stones should be visually in tune with the perceived weight the actual arch is supporting and embody the character of the Catalonian/European archetype.
- Returns: All arched openings shall have full natural quarried stone, cut stone, cast stone, or brick returns at openings.
- Archway Decorations: The incorporation of decorative niches and carvings into the arch assembly is highly encouraged.
- Corners: Archway corners should be laid so that the courses interlock with wall coursing (Toothing), thereby showing the full dimension of the stones used. See Retaining

Wall Guideline for a more detailed explanation of corners. Corners are required to reflect the full depth of the stone and give the appearance of load bearing masonry.

Ornamental Metalwork

Ornamental metal is defined as metal stock used for the construction of gates, grills, handrails, guardrails, finials, roof ornamentation, shutter or door restraint, or other purposes where the workmanship of the metal is visible to the street.

Material:

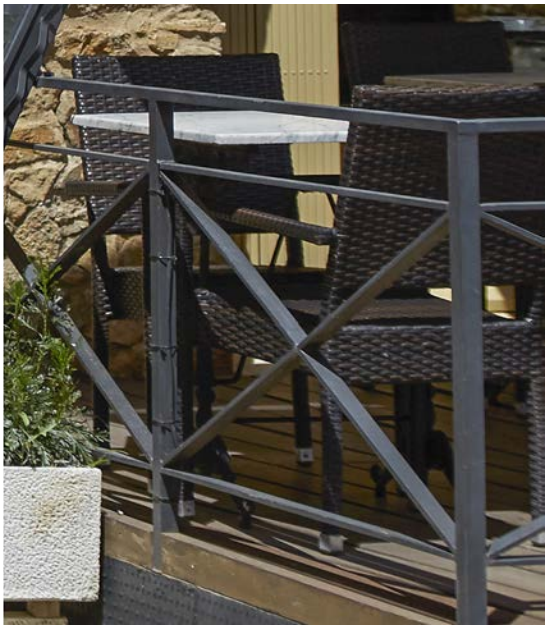
- Material general: Rustic, wrought iron appearance
- Material: Frames, grates, pickets, and structural components must appear to be Solid Bar Ferrous Metal (square, round, or other section). Structural tubular steel greater than 1/2" in diameter is allowed in areas visible to the street above the ground level.
- Panels: Panels must be metal plate.
- Finish: All metalwork finishes will be shop-applied oil rubbed, dark bronze, black iron, approved powder coating, or will give the appearance of another natural patina finish.
- Prohibitions: Brass or bronze unless approved prior to installation; polished brass and stainless steel finishes.

Dimensions

- Dimensions of all metalwork shall be appropriately scaled.
- Frames: Flat bar plate with 1/4 in thickness minimum
- Infill bars/ pickets: 1/2 in. minimum
- Panels: 1/4 in. min thickness

Articulation:

- Jointing: Welded or forged joints only. All welded joints are to be ground smooth.
- Other Decorative Treatment of Bar Stock: Twists or other manipulation of the bar stock, rosettes, circles, and other shapes which are employed to strengthen the metal fabrication are permitted.
- Mechanical fasteners are discouraged. Welded connections are preferred.



Gates

Gates are defined as opaque or see through passage doors at portal entries to activity or motor courts where such entry separates the court from a public way.

Wood Gates

Material:

- Approved Woods: Western Red Cedar, Spanish Cedar, Cypress, Alder or Mahogany
- Panels: All panels are milled lumber
- Trim: All trim is milled lumber or rough cut cedar.
- Prohibitions: The use of sheet lumber (such as plywood, composite board or Masonite) for gate construction

Dimensions:

- Frame Material Thickness: 1 1/2 in. minimum (includes all structural members and facing/ planking except where a panel design is used)
- Panel Material Thickness: 3/4 in. minimum set in with an authentic sticking detail (no applied panels with offset applied trim). Panels can be butted boards set in a wood channel.

Hardware:

- Handles: Rustic, wrought iron in appearance with or without embellishment
- Hinges: Exposed strap hinges or pin hinges with oil rubbed or black iron finish.
- Finish: Oil rubbed or black iron finish
- Prohibitions: Hidden leaf hinges, bright brass or bronze finishes.

Articulation:

- Edges: All edges are routed, carved, or rough sawn. No use of applied molding to create edge details.
- Surface Construction: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).
- Jointing: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet.
- Visual Expression of Structure: Clear visual expression of gate leaf and the structure supporting it (such as cross bucks or frame).

Metal Gates

Material:

- Frame and Structure: Solid Bar (square or round section), Iron or Ferris Wrought Iron, or structural tubular steel.
- Panels: Metal plate.
- Prohibitions: Aluminum, vinyl, or polymer

Dimensions:

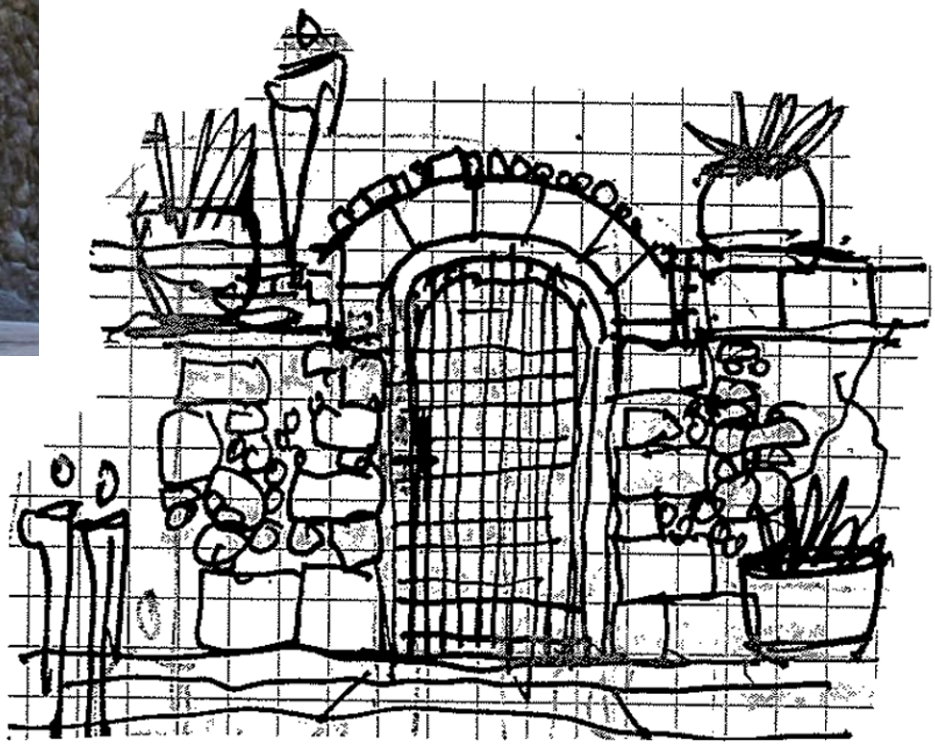
- Frames: 1/4 in. thickness minimum flat plate or structural tubular steel with a minimum dimension of 1-1/2 in.
- Infill bars/ pickets: 1/2 in. minimum.
- Panels: 1/4 in. minimum.

Hardware:

- Handles: Rustic wrought iron with or without embellishment
- Hinges: Rustic, wrought iron exposed strap hinges or pin hinges. Integral welded hinges constructed as part of gate construction (such as tubular sleeves and pins) is also permitted.
- Finishes: Oil rubbed bronze or black iron finish.
- Prohibitions: Hidden leaf hinges, bright brass, bright bronze, or aluminum.

Articulation:

- Jointing: Welded or forged joints only.
- Finials: Finials from solid stock and welded to solid or tube material
- Finish: Oil finished iron or black painted iron (painted over a durable primer)
- Weld Joints: All welded joints are to be ground smooth.



Landscape:

- The approved Master Concept Landscape Plan and these guidelines should be used in developing all landscape design. It is preferred the landscape design uses drifted plant clusters instead of ornamental beds and/or agricultural forms such as orchards or vineyards.
- Trees: Mission Olive, Live Oak, Lacebark Elm, Chinquapin Oak, Red Oak, Vitex, Redbud, Possumhaw Holly, Desert Willow, Texas Sabal Palm, Windmill Palms, Italian Cypress, Yaupon Holly, Eastern Red Cedar, Caddo, Big Tooth Maples, and Eastern Red Cedar Burkii, Brodie, and Taylor in confined areas.
- Shrubs and Lower Plants: Dwarf Sabal Palm, Bottle Brush, Dwarf Wax Myrtle, Dwarf Yaupon Holly, Compact Texas Sage, Salvia greggi, Cephalotaxus, Podocarpus, Coralberry
- Xeric Plant Material: Red Yucca, Sotol, Softleaf Yucca, Color Guard Yucca, Agaves, Mexican Feathergrass, Pink Muhlygrass.
- Tropical Perennials for Pots: Brugmansia, Hibiscus, Bougainvillea, Geraniums, Esperanza, Plumeria, Datura

Mission Olive

Live Oak

Lacebark Elm

Possumhaw Holly

Compact Texas Sage

Salvia Greggi

Feathergrass

Italian Cypress

Red Yucca

Softleaf Yucca

Pink Mulygrass

Agaves

Sotol

Color Guard Yucca

- Creeping Filler Plants: Sedums, Pink Skullcap, Pigeonberry, Trailing Rosemary, Oregano, Thyme, Trailing Lantana, Dwarf Katy Ruellia
- Vines: Crossvine, Confederate Jasmine, Evergreen Wisteria, Fig Ivy
- Perennials: Salvia species, Penstemon, Rudbeckia, Veronica, Blackfoot Daisy, Pavonia, Lantana, Turk's Cap
- Turf Grass: Buffalo grass, Thunder Turf, Bermuda grass, Lindheimer muhly grass, Little Bluestem, Sideoats Grama, and Indian grass

Sedum

Trailing Lantana

Fig Ivy

Lantana

Pink Skullcap

Dwarf Katy Ruellia

Salvia Species

Turk's Cap

Pigeonberry

Crossvine

Penstemon

Buffalo Grass

Trialing Rosemary

Confederate Jasmine

Rudbeckia

Thunder Turf

Oregano

Trumpet Vine

Blackfoot Daisy

Bermuda Grass

Thyme

Evergreen Wisteria

Pavonia

Veronica

Exterior Lighting:

Materials:

- Materials General: Rustic, wrought iron appearance
- Materials: Ferrous metal (square or round section) or structural tubular steel for all structural frames where a structural frame is required. Otherwise the approved materials are: steel, copper or brass, zinc in structural sections or sheet forms as necessary to craft the light fixture. Pole type light standards may be cast or wrought iron. All light standards and fixtures placed in association with (or visible from) a public way must be approved by the Town. Wall or ceiling mounted lighting must be mounted with a wrought iron attachment.
- Styling: Spanish and Arts and Crafts are appropriate design styles.
- Prohibitions: Polished brass and stainless steel finishes.

Mounting:

- Exterior Lighting: Exterior lighting may be pole mounted, column mounted, wall mounted, ceiling mounted, hanging, or bollards.

Location:

- Facades: All building entry facades and connecting side facade at corner conditions must have a minimum of one dark sky compliant exterior lighting fixture.

Dimensions:

- Residential: Pole mounted, column mounted, wall mounted and hanging residential lighting fixtures are required to have a minimum of height of 16 in. and a minimum width of 8 in. excluding the ornamental top, bottom extension and mounting device.
- Residential Surface: Ceiling surface mounted residential lighting fixtures are required to have a minimum height of 12 in. and width of 8 in. excluding ornamental top and bottom extension and mounting device.
- Commercial: Pole mounted, column mounted, wall mounted and hanging commercial lighting fixtures are required to have a minimum height of 24 in. and a minimum width of 12 in. excluding the ornamental top, bottom extension and mounting device.
- Commercial Surface: Ceiling surface mounted commercial lighting fixtures are required to have a minimum height of 12 in. and a minimum width of 8 in. excluding the ornamental top, bottom extension, and mounting device.

Articulation:

- Light Source: Exterior lighting may be electrified or gas fueled. Gas fueled lights are normally required to be larger than electrified lighting. The above referenced dimensions are for electrified lighting. Therefore, gas lights will have to be larger in each residential and commercial condition unless otherwise UL certified for gas use.
- Entries: Residential and commercial exterior doors are required to be illuminated.
- Brackets: The use of decorative metal brackets for wall hung fixtures in a compatible design style and finish is encouraged at entrances. The use of decorative side scrolls is encouraged for wall mounted light fixtures.
- Dark-Sky: All exterior lighting must comply with local dark-sky policy requirements with the exception of tower or water feature illumination which are approved on a case by case basis.
- Glazing: Approved glass options are Clear or Seedy. Frosted glass is prohibited. However, street lighting may have frosted glazing to obscure energy efficient light source.
- Electric Light Source: Visible electric source must be decorative. Mini -fluorescent light sources that are visible from the public way are prohibited.

Public Art:

The Public Art For Entrada and other areas of Westlake should apply a consistent set of criteria in evaluating works of public art—whether sited permanently or temporarily—that are offered to the town, as well as works that the Town or its units proactively seek to add to the public environment. Essential to these criteria are the following:

- Relevance of the piece to the building or city, its values, culture, and people
- The aesthetic significance of an individual work of public art. Aesthetic significance refers to the extent to which the proposed piece manifests the distinctive qualities of historical, emerging, or developing trends in the media/ venue represented.
- The significance of the artist or artists.
- The relative uniqueness of the work of art, including factors of originality and authenticity.
- The ethical position occupied by the work of art, including consideration of provenance.
- The contribution an individual work of art can be expected to make to Town's developing collection of public art.
- Appropriateness to site, including (for outdoor sites) appropriateness to the site's adjacent architecture, hardscaping, and landscaping. Public art in the public domain should interpret the Public space by making its scale and form a more tangible experience.
- Appear to have influenced the architecture that defines public space, or possess sufficient presence to influence the defining infill development.
- The appropriate use of public resources, including funding, staffing, etc.
- The Town's ability to assure the proper long-term care of the individual work of public art, including security, conservation, and maintenance.
- The safety of the work of public art, as well as the safety of users interacting with it.
- Where works of art come as donations, the Town's ability to manage effectively the long-term stewardship of donor relationships.

VILLAGE CORE

Exterior Walls:
Exterior walls are defined as exterior building walls, courtyard walls, retaining walls, decorative and screening walls throughout Entrada.

Material:
- Material General: All building facade vertical walls are required to be natural, quarried stone, three-coat stucco, cast stone, or brick in limited quantities. Use of stucco in the building elevation is limited to 40% of the street visible elevations within any commercial project, any residential block where homes have a common wall, or any detached residence. A residential block is a cluster of five lots or block of contiguous residential units.
- Prohibitions: The use of EIFS, fiberglass, and/or metal panels
- Conditional Material Variances: The use of plaster, wood siding, Hardiboard siding, textured concrete masonry units, marble, granite, and/ or tile may be considered on a case by base basis.

Dimensions:
- Refer to Retaining Walls: See guideline for Retaining Walls to address this issue.

Coursing and Patterning:
- Refer to Retaining Walls: Refer to Retaining Wall Guideline for approved coursing patterns. All stones laid in a course must be laid in the wall as they would lay on the ground. All stone should be coursed with chinking material used as course leveling where required.
- Patterning: Stone patterns shall vary to a certain extent to mimic the generational mason changes that would naturally occur in a village.
- Prohibitions: River rock rubble and overly regulated ashlar patterns as well as mosaic patterns

Opacity:
- Void to solid ratio:
  - Residential: 40% void
  - Commercial (upper stories and non-retail first floor): 50% void
  - Mixed-use above the first floor: 40% void
  - Retail first floor: 65% void

Articulation:
- Relation to the Street: Where employed, walls must make a strong edge with the street scape. Building Walls along the front or rear property lines must lay within the Build-To-Zone as specified in the Residential Development Guideline.
- Surface: Planar, flat with visual expression of natural quarried stone, cast stone, brick, or cut stone surrounds at openings.

- Openings: All wall openings shall have full natural quarried stone, cast stone, brick, or cut stone returns at openings. In stucco walls, stucco returns are acceptable.
- Decorative Applications: The incorporation of decorative natural stone shelves, niches and carvings into the wall facade is highly encouraged.
- Corners: When using stone, wall corners must be laid so that the vertical courses interlock (Toothing), thereby showing the full dimension of the stones used.
- Prohibitions: Stacked joints at inside corners, outside corners, and intersection with wall openings

Painted or integrally colored surfaces should complement the selected color palette.

Restrained Gold SW 6129

Svelte Sage SW 6164

Avid Apricot SW 6639

Library Pewter SW 0038

Sierra Redwood SW 7598

Enduring Bronze SW 7055

Basil SW 6194

Towers

Location:

- Architectural Engagement: Towers or other vertical architectural elements are recommended to be engaged with another structure.

Material:

- Tower Walls: All tower facade vertical walls can be natural quarried stone, cast stone, or cut stone. Other materials may be allowed above the second story upon review and approval of proposed design. Wood may be used as accents on the tower walls.
- Prohibitions: The use of wood siding, Hardiboard siding, visible concrete masonry units, marble, granite, fiberglass and metal panels
- Tower Roof: Genuine, natural clay, color fast, 2-piece Mission barrel tile
- Allowable color blends: See Roof Guideline
- Maximum roof slope: unlimited
- Roof Form: Roof shapes may be hipped, domed or flat.
- Prohibitions: The use of dormers and metal roofing panels.

Dimensions:

- Thickness: 4 in. minimum for stone veneer. Other thicknesses may be allowed above the second story upon review and approval of proposed design. See Stone Wall Guidelines.

Wall Coursing and Patterning:

- Cut Stone Coursing Patterns: Cut, level, horizontally coursed stone, cast stone, or brick is required at all wall openings, door surrounds, window surrounds and building corners. In stucco walls, stucco returns may be allowed upon review and approval of proposed design.
- Natural Stone Coursing Pattern: See Stone Wall Guidelines.
- Corners: See Stone Wall Guidelines.
- Prohibition: Mosaic stone patterns or other non-load bearing masonry patterns

Opacity:

- Void to solid ratio: No more than 40% of one face of wall area may be void.

Articulation:

- Landmark Status: The Tower(s) at Entrada are landmarks for the Town of Westlake as well as the development. As such, an attenuated proportion and decorative conclusion at the top is essential. The profile of the Tower, as well as its close up elevation, should be recognizable. Tower walls should emphasize a vertical composition.
- Surface: Planar, flat with visual expression of natural quarried stone, cut stone, cast stone, or brick surrounds at openings. In stucco walls, stucco returns may be allowed upon review and approval of proposed design.
- Openings: All wall openings shall have full natural quarried stone, cut stone, cast stone, or brick returns at openings. In stucco walls, stucco returns are acceptable.
- Decoration: The incorporation of decorative natural stone shelves, niches and carvings into the wall facade is highly encouraged. The incorporation of statuary is encouraged.
- Corners: Corners of the first two stories of the tower are required to reflect the full depth of the stone and give the appearance of load bearing masonry. Cut stone corners

must be toothed into (coursed with) natural stone masonry in a manner that makes a structural and decorative edge.

- Bells: Bells may be placed in all towers but the use of amplified speaker systems is prohibited.
- Finials: Decorative metal finials are allowed at all tower roof peaks and, if used, are required to meet the requirements outlined in the Ornamental Ironwork.
- Hip Ridges: Hip ridges are required to have a mortar build up, of sufficient height, to allow field tile to butt into the mortar yet allowing ridge tiles to be vertically separated from the field tiles. Ends of hip ridges are required to use layers of tiles to match mortar build up.
- Screening: Mechanical equipment is required to be screened and must not be visible from public right of ways.
- Roof penetrations: Plumbing roof penetrations should be limited. All plumbing vent piping must be painted to match roof color and have a low profile.
- Prohibitions: Visible cell phone relays
- Concealment of cell phone relays must not create additional architectural forms or devices that are not normally part of a tower design that did not require such screening.

Door Surrounds

Door surrounds are defined as the decorative articulation of a door opening. The door surrounds are the decorative frame which define the portal and presents the door or gate.

Materials:

- Lentil Material: Door lintels must be structural and are required to be single piece full width natural quarried stone, single piece full width heavy timber, cast stone, or brick that appears to be structural. Brick is allowed only when used in arches. Arches, including segmented arches and flat or jack arches, are allowed over openings. In stucco walls, expressed lentils may not be required upon review and approval of proposed design.
- Lentil Prohibitions: The use of natural thin set stone veneer products and man-made thin set stone, plaster, EIFS, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels. The use of exposed steel angle lintels is prohibited unless required by the project engineer for life safety purposes and approved by the Town.
- Jamb Material: All door surround jambs are required to be natural, quarried stone, cast stone, or brick. In stucco walls, stucco jambs may be acceptable upon review and approval of proposed design.
- Jamb Prohibitions: The use of natural thin set stone veneer products, man-made thin set stone, stucco, plaster, EIFS, brick, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels

Dimensions:

- Primary Entrance Recess: Door must be recessed a minimum of 8 inches from face of door to face of door surround. A minimum of one Primary Entrance is required per building.
- Stone Lentil Dimension: Stone lintels are required to be 8 in. tall minimum.
- Wood Lentil Dimension: Wood lintels are required to be 8 in. tall minimum.
- Stone Lentil Bearing Support: Stone lintels are required to overlap the supporting jamb by a minimum of 6 in.
- Wood Lentil Bearing Support: Wood lintels are required to overlap the supporting jamb by a minimum of 6 in.
- Brick Lentil Bearing Support: Brick lintels are required to overlap the supporting jamb by a minimum of 6 in.

Coursing and Patterning:

- Stone: Stone lintels may be cut square or be more free form in their shape.
- Wood: Wood lintels are required to be level and interlocked with horizontally coursed stone or brick.
- Jamb: Cut, level, horizontally coursed natural stone or brick is required at all door jamb openings. In stucco walls, stucco jambs are acceptable upon review and approval of the proposed design.

Articulation:

- Styling: Door surround designs should be compatible with the design of the building the entrance serves.
- Relation to Structural Purpose: Door lintels are required to be capable of supporting a structural load.

- Arched Lentils: Arched door lintels may be segmented or carved from a single piece of stone.
- Scale of the Surround: The actual scale of the door surround should be visually in tune with the perceived weight the actual surround is supporting. There should be a clear visual sense that the weight of masonry over the opening and can be structurally supported by the surround.
- Decoration: The incorporation of decorative niches and carvings into the door surround is highly encouraged.

Window Surrounds

Materials:

- Window Lentil: Window lintels may be single piece full width natural quarried stone, single piece full width heavy timber, cast stone, terra cotta, or brick that appears to be structural. Brick is allowed only when used in arches. Arches, including segmented arches and flat or jack arches, are allowed over openings. In stucco walls, expressed lentils may not be required upon review and approval of proposed design.
- Lentil Prohibitions: The use of natural thin set stone veneer products and man-made thin set stone, EIFS, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels; the use of exposed steel angle lintels unless required by the project engineer for life safety purposes and approved by the Town.
- Window Jambs: All window surround jambs, are required to be natural, quarried stone, cast stone, or brick. In stucco walls, stucco jambs may be acceptable upon review and approval of proposed design.
- Jamb Prohibitions: The use of natural thin set stone veneer products, man-made thin set stone, EIFS, wood siding, Hardiboard siding, and fiberglass
- Window Sills: All window sills are required to be natural quarried stone, cast stone, terra cotta, or brick.
- Sill Prohibitions: The use of natural thin set stone veneer products and man-made thin set stone, EIFS, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels

Dimensions:

- Window Recess: Windows must be recessed a minimum of 6 in. from face of window sash to face of exterior surround.
- Stone Lentil: Stone lintels are required to be 8 in. tall minimum.
- Wood Lentil: Wood lintels are required to be 8 in. tall minimum.
- Brick Lentil: Brick lintels are required to be 8 in. tall minimum.
- Cast stone Lentil: Cast stone lintels are required to be 8 in. tall minimum.

Coursing and Patterning:

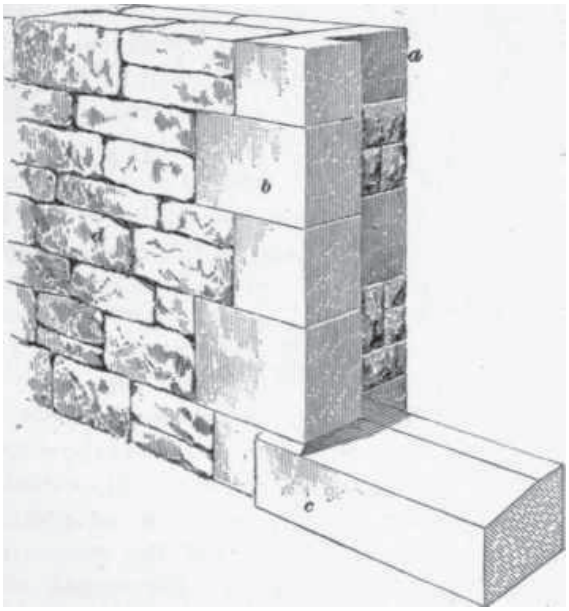
- Stone Lentils: Stone lintels may be cut square or be more free form in their shape.
- Wood Lentils: Wood lintels are required to be level and interlocked with horizontally coursed stone

Jambs:

Cut, level, horizontally coursed stone, carved natural stone, cast stone, stucco, or brick is required at all window jamb openings. Full window surrounds are encouraged but not required based upon review and approval of proposed design.

Articulation:

- Surrounds: Window surround designs should be compatible with the design of the building the window serves.
- Wood Lentils: Window lintels are required to appear to be capable of supporting a structural load.
- Arched Lentils: Arched window lintels may be segmented or carved from a single piece of stone or be made of cast stone.
- Scale: The actual scale of the window surround should be visually in tune with the perceived weight the actual surround is supporting.
- Decoration: The incorporation of decorative niches and carvings into a window surround is highly encouraged.



Exterior Doors

Exterior Doors are defined as passage between the exterior and interior of any residential or non-residential space (conditioned or unconditioned).

Commercial Exterior Entrances

Material:

- General: All primary, exterior entrance doors and frames are required to be wood, iron, or pre-finished black or dark bronze aluminum. All aluminum storefront frames are required to have a stepped profile trim. Commercial exterior entrances are allowed to be frameless glass upon review and approval of proposed design.
- Wood: Approved woods are Oak, Alder, Poplar, Cypress, Clear Pine, Clear Cedar, Cherry, Teak or Walnut.
- Wood Production: All units are milled or rough cut lumber
- Wood Trim: All trim is milled lumber or aluminum clad milled lumber.
- Prohibitions: Plywood, composite board, vinyl, stamped or formed metal, or fiberglass.
- Iron: Rustic, wrought iron appearance
- Iron Production: Frames constructed with structural tubular steel. All panels must be iron plate. All ironwork finishes will be oil rubbed bronze, dark bronze, or black iron.
- Iron Prohibitions: Polished brass and stainless steel finishes and stamped or formed steel/ iron.

Dimensions:

- Wood Door Thickness: 1 3/4 in. minimum.
- Wood Panels: 3/4 in. minimum set in with an authentic sticking detail. Panels can be butted boards set in a wood channel.
- Wood Stiles: 4 1/2 in. minimum
- Wood Top Rail: 4 1/2 in. minimum.
- Wood Bottom Rail: 7 1/2 in. minimum.
- Iron Frames: Flat bar plate with 1/4 in thickness minimum or structural tubular steel
- Iron Infill bars/ pickets: 3/8 in. minimum
- Iron Panels: 3/16 in. min thickness

Opacity

- Void to solid ratio: None specified
- Glazing: Glazing is preferred to be 1/2 and 3/4 light panel styles.

Articulation

- Wood Edges: All edges are routed, carved, or rough cut.
- Frames: Frames and doors are required to be recessed a minimum of 8 in., from face of frame to face of door surround in primary entrances only.
- Surface: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).
- Jointing: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet.
- Glazing: Glazed areas must have divided lites. Divided lites may be achieved by surface applied muntins at least 1/2” deep and 1” wide at both the interior and exterior. Glazed openings in the door are not required to have an approved decorative iron grille. Glazing is limited to clear or seeded finish.

RESTAURANT
BONAY
RESTAURANT
BONAY
desde 1930

STARBUCKS
COFFEE

Commercial Exterior Service Doors

Material:
- General: Exterior, service and back-of-house doors and frames, are defined as Commercial Exterior Service Doors.
- Material for Qualifying Doors: Exterior, service and back-of-house doors may be hollow metal, heavy gauge aluminum or steel, or wood. Other materials may be allowed on a case by case basis.
- Frames: Frames for service doors may be dark bronze or black metal.

Dimensions:
- Door Thickness: 1 3/4 in. minimum.
- Frame Thickness: 2 in. minimum.
- Gauge: 20 ga.
- Door Height: 8 ft. maximum.
- Door Width: 10 ft. maximum per opening.

Opacity:
- Void to solid ratio: Glazing is prohibited in exterior service doors, except where used as a security window.

Articulation:
- Surface: All exterior service and back-of-house doors that are not visible to the street may be flush front doors with welded connections. Doors visible to the street must have an articulation that is similar to other doors that are visible to the street (panel, etc.) per photos on the following page.
- Mechanical Grilles: Mechanical grilles mounted within the door are allowed but must be painted to match door finish. Mechanical grille sizes are limited to 40% of the surface area of each door.
- Prohibitions: Wrap-around frames on exterior walls.

Commercial Exterior Door Hardware

Exterior Door Hardware is defined as passage sets, lock sets, locks, kick plates, pull handles, emergency exit bars, hinges, and sills associated with residential or commercial entrances as well as garage doors and commercial exterior service doors.

Materials:

- General: Ferrous metal (square or round section) or heavy gauge formed steel with welded joints
- Surface: Rustic wrought iron appearance
- Styling: Spanish and Arts and Crafts are appropriate design styles.
- Finish: All hardware finishes will be oil rubbed, dark bronze or black iron or other natural patina finish.
- Thresholds: Thresholds are milled timber, natural stone, cast stone, or dark bronze or black anodized metal.
- Prohibitions: Brass or bronze material; polished brass and stainless steel finishes

Door Entry Sets:

- Handle: Doors must have a lever or large handle pull operating system.
- Back Plates: Minimum 8” high back plates are required with the operating system of choice.
- Prohibitions: Round knobs

Hinges:

- Hinge Type: The use of H-shaped hinges, butt hinges with decorative finials, or strap hinges is required if seen on the exterior.
- Prohibitions: If visible from the exterior, the use of butt hinges without decorative finials

Accessories:

- Metal Strapping: The use of decorative wrought iron strapping in a compatible design style and finish is encouraged at the primary commercial entrance.
- Decorative Elements: Decorative studs, antique nails and door buttons in a compatible design style and finish are appropriate and permitted.
- Kick Plates: Wrought iron or plate steel kick plates in a compatible design style and finish are permitted.

Exterior Windows

Exterior Windows are defined as the frame, casement, sash, sill, jamb, head, and glazed lites of glazed openings in an exterior wall separating in interior space from the exterior.

Residential and Commercial (commercial windows are any glazed opening in commercial structure that is not designated as "store front")

Material:

- General Material: All residential window frames are required to be wood or prefinished aluminum clad wood units. Commercial windows are allowed to be dark bronze or black anodized aluminum with an edge dimension similar to residential windows.
- Wood Material: Approved woods are Alder, Oak, Poplar, Cypress, Clear Pine, Clear Cedar, Cherry, or Walnut.
- Prohibitions: Plywood, composite board, vinyl and fiberglass

Glazing:

- Divided Lites: Glazed areas must have divided lites. Divided lites may be achieved by surface applied muntins at least 1/2" deep and 1" wide at both the interior and exterior.
- Finish: Glazing is limited to a clear or seeded finish.

Articulation

- Edges: All edges are routed or carved, or applied prefinished aluminum trim with stepped profile.
- Divided Lites: Glazed areas must have divided lites. Divided lites may be achieved by surface applied muntins at least 1/2" deep and 1" wide at both the interior and exterior.

Retail Storefronts

Retail Storefronts are defined as the glazed retail display windows associated with retail establishments.

Location:

- Within Building: Ground level retail storefronts or second floor balconies or colonnades

Material:

- Frames: All window frames are required to be wood, aluminum clad wood units or prefinished aluminum.
- Wood Material: Approved woods are Alder, Oak, Poplar, Cypress, Clear Pine, Clear Cedar, Cherry, or Walnut.
- Wood Production: All wood units are milled lumber or aluminum covered milled lumber.
- Trim Production: All trim is milled lumber, aluminum clad milled lumber or prefinished aluminum with stepped profile.
- Prohibitions: Plywood, composite board, vinyl, or fiberglass
- Glazing: Clear or seeded glass is allowed or tinted glass upon approval. Spandrel glazing is allowed in appropriate locations.

Articulation

- Edges: All edges are routed or carved, or applied prefinished aluminum trim with stepped profile.
- Divided Lites: Glazed areas must have divided lites. Divided lites may be achieved by surface applied muntins at least 1/2” deep and 1” wide at both the interior and exterior.

STARBUCKS
COFFEE

BAR
BAR

Gallery and Porch Soffits

Gallery and porch soffits are the closure of the underside of a flat or arched cover or projected overhang. The soffit includes any beaming or bracketing that supports the closure.

Materials:

- General: Approved materials include natural, quarried stone, two layer stucco on solid masonry, three layer stucco on lath, plaster on solid masonry, plaster on lath, or heavy timber beams with milled tongue and groove decking.
- Wood Material: Approved woods are Alder, Western Red Cedar, Spanish Cedar, Cypress, or Mahogany.
- Prohibitions: The use of natural thin set stone veneer products and man-made thin set stone, brick, Hardiboard, concrete masonry units, marble, granite, fiberglass and metal panels.

Dimensions:

- Wood Beams: 4 in. x 6 in. minimum. The 6 in. dimension listed is the width of the beam, not the visible depth.
- Wood Decking: 1 x 4 tongue and groove.

Articulation:

- Design: Soffit designs may be flat, arched, vaulted, groin vaulted, or combinations of approved designs.
- Structural Integrity: Where employed, wood beams and decking are required to be capable of supporting a structural load.
- Decoration: The incorporation of decorative elements, painted designs, reliefs or carvings in the soffit assembly is highly encouraged.
- Coordination of Control and Expansion Joints: In assemblies that require control or expansion joints, care should be used to align joints with structural elements and other significant architectural interactions. The placement of control joints should visually reflect the scale of the height and width the soffit area. Control joints may be incorporated to create decorative patterns including diagonal or diamond shapes on the soffit plane.
- Venting: Requirements for soffit venting, where possible, should be located in inconspicuous areas such as reveals, coves or material intersections

Pitched Roofing

Materials:

- Material general: Genuine, natural clay, color fast, 2-piece Mission barrel tile
- Allowable color blends: Allowable color blends shall be those which substantially match the sample roof assembly approved by the Town. Deviations from the approved sample(s) must be approved by the Town.

Location:

- All pitched roofs.

Dimensions/ Slope:

- Maximum roof slope: 6:12, unless otherwise approved

Roof Shapes:

- Gable: The preferred roof shape is gabled. Hip style roofs are discouraged and only allowed in situations where a hip is necessary to mechanically execute the roof in an efficient manner. Multi-level complex roof line profiles should be used when possible. The objective is to have discrete roof forms and clearly articulated, simple roof planes.
- Prohibitions: The use of dormers, unless otherwise approved; and wild pitches, sloping ridges, and cut off hips as a means of solving roof closure designs.

Articulation:

- Mortar Build Up: Gable and hip ridges are required to have a mortar build up of sufficient height to allow field tile to butt into the mortar yet allowing ridge tiles to be vertically separated from the field tiles.
- Ridges and Gable Ends: Ends of gable and hip ridges are required to use layers of tiles to match mortar build up.
- Field Tiles: Field tiles can have random mortar boosts.
- Closure: If acceptable to roof manufacturer and able to be warrantied, the closure of barrel tile at the eave is allowed to be mortar in lieu of matching bird stop.
- Screening: Mechanical equipment is required to be screened and must not be visible from public right of ways.
- Roof Penetrations: Plumbing roof penetrations should be limited and should not be visible from public right of ways. All plumbing vent piping must be painted to match roof color.

Flat Roofing

Materials:

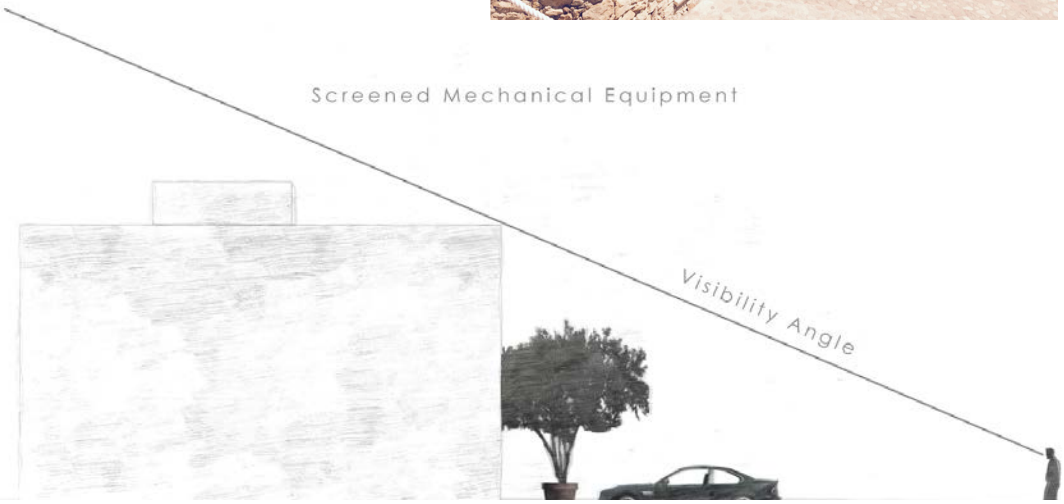
- Materials General: Flat Roofs may be a built up bituminous roof or a membrane roof system installed. Installation shall conform to manufacturer's specification and qualify for manufacturer's warranty. A minimum pitch, flat seam metal roof may be used where a flat roof is desired.

Location:

- Non-residential Structures: Flat roofs may be employed in larger non-residential structures where such roofs allow execution of a pitched roof elevation that is more typical of the Catalonian/European archetype. In such cases, the flat roof segment of the construction must be concealed behind pitch roof forms that act as a type of parapet.
- Residential Structures: Flat roofs may be used on accent and subordinate architectural forms.

Articulation:

- Parapet: All flat roof conditions, not screened by pitched roof forms, are required to have parapet with a minimum height of 12 in.
- Parapet Cap: All parapet walls are required to be capped with natural or cast stone and appropriate flashing and counter flashing. Mechanical equipment located on flat roofed areas is required to be screened and must not be visible from public right of ways.
- Roof Penetrations: Plumbing roof penetrations should be limited. All plumbing vent piping must be painted to match roof color.



Building Cornices

A building cornice is defined as a horizontal decorative molding that closes the connection between the vertical exterior wall and roof edge or roof edge cap.

Materials:

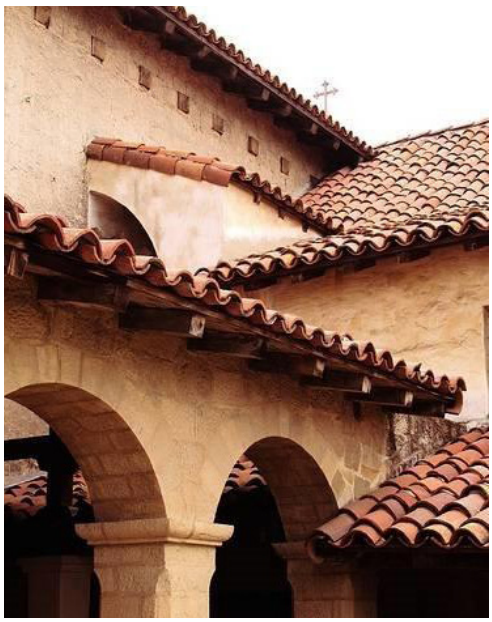
- Cornices without a Roof Overhang: Approved materials include natural quarried stone, cast stone, natural clay tile and barrel mission natural clay roof tile. This cornice is accomplished with minimal use of a fascia board.
- No Roof Overhang Condition Prohibitions: The use of Hardiboard, concrete masonry units, marble, granite, fiberglass and metal panels and the use of enclosed or boxed cornices
- Cornice with a Roof Overhang: Heavy timber beams with milled tongue and groove decking. Approved woods are Alder, Western Red Cedar, Spanish Cedar, Cypress, or Mahogany.
- Roof Overhang Condition Prohibitions: The use of concrete masonry units, marble, granite, fiberglass and metal panels; flat soffits, visible masonry pockets.

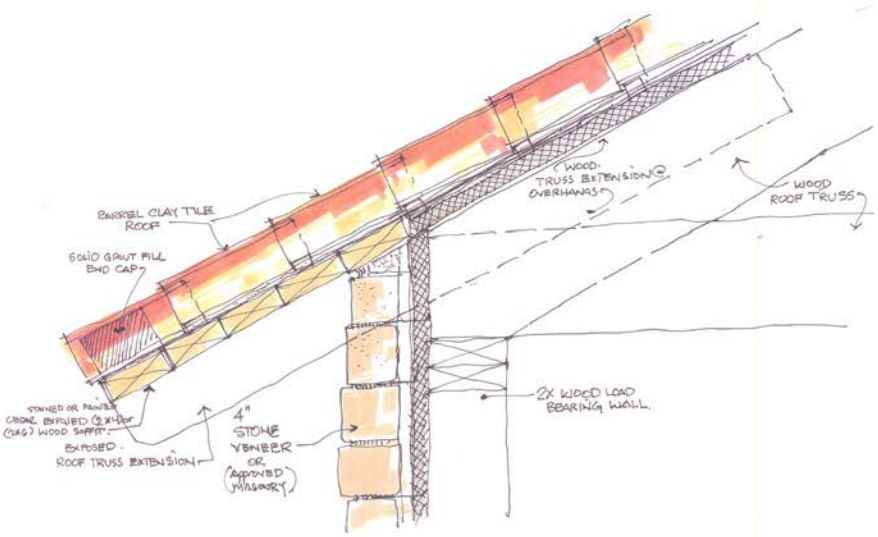
Dimensions:

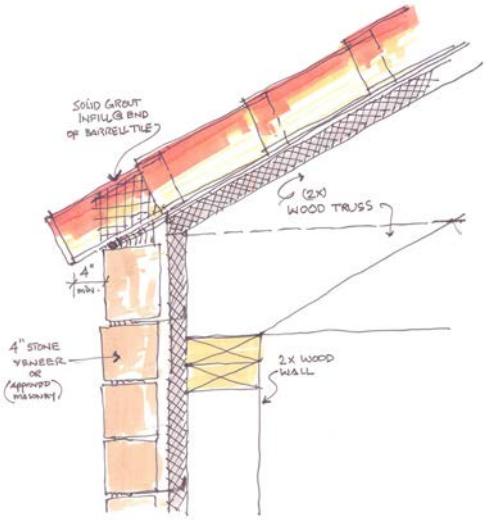
- Wood Beams: Beams: 4 in. x 6 in. minimum.
- Wood Decking: 1 in. x 4 in. x 3/4 in. tongue and groove.

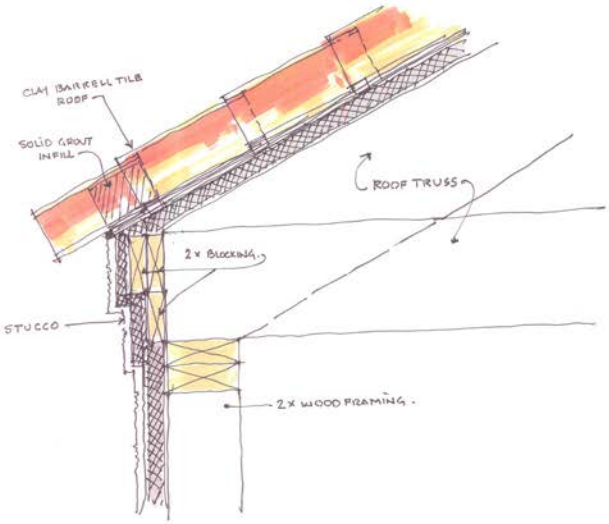
Articulation:

- Styling: Stone with minimal or no overhang.
- Projected Detail: Traditional stone cornices often featured projecting coursed stone, clay tile, brick, and/or clay roofing tile accents. Cast stone is also allowed.
- Wood Timbers: The use of decorative heavy timber wood rafter tails and corresponding milled wood decking is another design option. Wood rafters allows for larger overhangs. Where employed, wood rafters and decking are required to be capable of supporting a structural load.
- Scale of Wood Rafters: The actual scale of the wood rafters should be visually in tune with the perceived weight the actual assembly is supporting.
- Full stone cornices: Natural quarried stone and cast stone assemblies are required to be capable of supporting a structural load.
- Roof Tile Cornice: The use of roof tile in the cornice design is highly encouraged.
- Decoration: The incorporation of decorative elements, painted designs, reliefs or carvings in the soffit assembly is highly encouraged.
- Coordination of Expansion and Control Joints: In assemblies that require control or expansion joints, care should be used to align joints with structural elements and other significant architectural interactions.
- Incorporation of soffit venting: Requirements for soffit venting, where possible, must be located in inconspicuous areas such as reveals, coves or material intersections.
- Intent: Load-bearing masonry wall appearance through construction details which yield a masonry closure similar in visual effect to that indicated in the images on the following page. Conventional masonry pocket details are prohibited.
- Roof tile closure at the soffit edge shall be mortar filled. Plastic bird stops are prohibited.




BARREL CLAY TILE ROOF
SOLID GROUT FILL END CAP
WOOD TRUSS EXTENSION OVERHANGS
WOOD ROOF TRUSS
2X WOOD LOAD BEARING WALL.
4" STONE VENEER OR (APPROVED MASONRY)
EXPOSED ROOF TRUSS EXTENSION


SOLID GROUT INFILL @ END OF BARREL TILE
(2X) WOOD TRUSS
4" MIN.
4" STONE VENEER OR (APPROVED MASONRY)
2X WOOD WALL


CLAY BARREL TILE ROOF
SOLID GROUT INFILL
ROOF TRUSS
2X BLOCKING.
STUCCO
2X WOOD FRAMING.

Fireplaces and Chimneys

A chimney is defined as any externally visible portion of the firebox and flue assembly of a fireplace.

Materials:

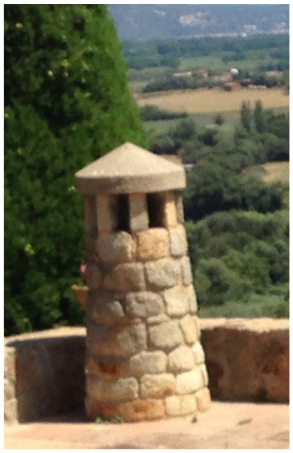
- Materials General: Fireplaces or flue containments must be full masonry construction or Isokern modular masonry fireplace systems. Metal inserts are allowed where fireplaces must be built over or above any wood-frame structural component such as a basement span or upper floor wood framing member. Exterior chimneys are required to be full masonry.

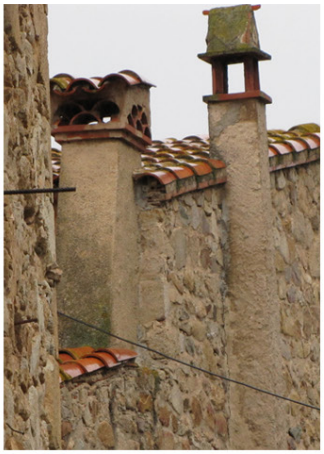
Fireplace and Chimney Locations:

- Chimney: While a fireplace is not required, each residential unit or commercial building is required to have a minimum of one chimney. All chimney exterior facades are required to be full masonry.
- Prohibitions: The use of man-made products at chimney exterior assemblies. Cast stone is allowed.
- Chimney Cap: Spark arrestors are required to be contained within full masonry construction. All chimneys are required to have a decorative chimney cap.

Articulation:

- Variety in Appearance: Chimney design may vary from utilitarian to highly ornate.
- Use of Roof Tiles: Chimneys topped with tile roofs are encouraged.
- Chimney Pots: The use of natural clay chimney pots topping the chimney is allowed.
- Decorative Openings in the Cap: Clay tile framed chimney openings or decorative portals, both decorative and practical, are desired. Stone arched openings are encouraged at chimney crowns.





Gutters, Downspouts, Collection Boxes and Scuppers

Material:

- Material General: All gutters, gutter hangers, downspouts, downspout wall clips, scuppers and collection boxes are required to be prefinished galvanized Kynar 500 or Hylar 500 aluminum, minimum 20 gauge, in dark bronze or metallic copper or authentic copper.

Dimensions and Shape

- Gutters, if provided: 6 in. minimum half-round profile.
- Downspouts: 4 in. minimum plain round.
- Elbows and Bends: 4 in. minimum plain round.

Articulation:

- Gutter Jointing: All horizontal joints are required to be soldered, or mechanically fastened and concealed with similar metal straps, except for expansion joints.
- Downspout Jointing: Vertical downspout sections, elbows and bends may be slip jointed and/or riveted if rivets are concealed. Collection boxes are permitted in the vertical downspout assembly.
- Gutter End: All joints must be soldered or mechanically fastened and concealed with similar metal straps.
- Gutter Hangers: All gutters are required to be supported by compatible roof mounted strap hangers. The use of fascia hangers is prohibited.
- Concealed Gutters: In lieu of exposed gutters and downspouts, gutters may be built into the eave assembly provided that the resulting eave/cornice detail is compatible with the Catalonian/European archetype.
- Scuppers: Thru wall parapet scuppers are required to be covered by decorative collection boxes. Overflow scuppers are exempted from this requirement.
- Fasteners: All visible screws, nails or bolts used to connect downspouts or collection boxes to their surrounding substrate must be of compatible style, finish and appearance.

Balconies

Balconies are defined exterior platforms enclosed by a wall or balustrade which extends from the upper floor of a building. Juliet balconies do not protrude from the building, but include a balustrade only at the front.

Assemblies:

- Concrete Section: Concrete slab with or without stone, steel or wood support brackets. Exposed concrete, tile or other approved materials are acceptable as the floor finish
- Steel Section: Steel grate or plate floor with stone, steel or wood support brackets. Steel decked balconies may also incorporate a concrete topping slab as a finished surface or as a supporting substrate for tile or other approved material.
- Wood Section: Wood decking floor with stone, steel or wood support brackets. Wood decked balconies may also incorporate a concrete topping slab as a finished surface or as a supporting substrate for tile or other approved material.
- Period Structural Support: Any balcony with a projection over 1 ft. requires a functional or ornamental support structure made of wood, stone, or wrought iron.

Materials and Finishes:

- Approved Finish Floor Material: Concrete, tile, stone, or wood are approved balcony floor finish materials. Naturally finished concrete, integrally colored concrete or acid stained concrete are acceptable concrete finishes. Approved tile includes natural quarried stone, terracotta, hand painted ceramics, glass mosiacs, Mexican saltillo and natural material inspired porcelain.
- Use of Stone: Approved balcony stone supports and stone balustrades are required to be natural, quarried stone or cast stone.
- Use of Steel: Steel grates, plate, balcony frames and supports are required to be of rustic, wrought iron appearance. All metal components are required to be ferrous metal (square or round section) or structural tubular steel. Panels must be iron plate.
- Iron Work Finish: All ironwork finishes will be oil rubbed, dark bronze, black iron, or shop applied natural patina finish.
- Use of Wood: Heavy solid timber beams with milled tongue and groove decking are approved. Approved woods are Alder, Western Red Cedar, Spanish Cedar, Cypress, or Mahogany.
- Prohibitions: The use of Hardiboard, concrete masonry units, and fiberglass; and polished brass and stainless steel finishes

Guardrails:

- Iron: Ornamental iron work as defined under the "Ornamental Ironwork".
- Stone: Natural, quarried carved stone balustrade and railing or cast stone
- Wood: Crafted wood with heavy corner posts, a top rail and thinner vertical balusters. Balusters and corner posts may be carved.

Dimensions:

- Projecting balconies are required to have a minimum perimeter edge depth of 3".

Articulation:

- Concrete: Projecting concrete balcony edge designs may be square edged in combination with an enhanced decorative edge, reveal or carving. If not carved, all other design must be cast in place.
- Stone Supports: Where employed, stone balcony supports are required to be capable of supporting a structural load. The actual scale of the stone balcony support should be visually in tune with the perceived weight the actual assembly is supporting and substantially consistent with the Catalonian/European Archetype.
- Iron Balcony Supports: Where employed, steel balcony supports are required to be capable of supporting a structural load with a 2 in. minimum thickness/depth of structural members. The actual scale of the steel balcony support should be visually in tune with the perceived weight the actual assembly is supporting and substantially consistent with the Catalonian/European Archetype.
- Wood Balcony Supports: Where employed, wood beams and decking, are required to be capable of supporting a structural load. The actual scale of the wood beams should be visually in tune with the perceived weight the actual assembly is supporting and substantially consistent with the Catalonian/European Archetype.
- Decoration: The incorporation of decorative elements, painted designs, reliefs or carvings in the balcony assembly is highly encouraged.
- Coordination of Control and Expansion Joints: In assemblies that require control or expansion joints, care should be used to align joints with structural elements and other significant architectural interactions. Control joints may be incorporated to create decorative patterns including diagonal or diamond shapes on the balcony floor plane.

Awnings

Material:

- Canvas: Commercial grade, weather resistant, integral color canvas. Canvas may be solid colors, stripes or patterned. Supported by a wrought iron frame. Canvas awnings may be retractable provided they are commercial grade and have integral enclosure and if approved by the Town.
- Wood: Approved woods are Alder, Western Red Cedar, Cypress, Spanish Cedar or Mahogany.
- Metal: Metal awnings are permitted. Colors to be approved by the Town at Site Plan submittal.
- Wood Production: All components are milled lumber or rough cut cedar.
- Trim Production: All trim is milled or rough cut lumber or rough cut cedar.
- Prohibitions: Plywood, composite board, polymer fabric, and Masonite

Hardware:

- Supporting Structure: Rustic, wrought iron, tubular steel, or aluminum with or without welded embellishment, with oil rubbed dark bronze, black iron, or shop applied natural patina finish.
- Decorative Iron Wall Mounted Supports: The use of rustic, wrought iron spear shaped arms, in a bronze or black finish, projecting from the stone wall to the awning is the preferred method of support for all awnings. Decorative rustic, wrought iron scrolls are an acceptable support.

Articulation:

- Valances: Awning valances may be straight, scalloped or other decorative device.
- Relationship to opening served: Awning size must be compatible with the opening size served by the awning.
- Signage: Awnings may include signage, advertising, logos and other informational graphics when in a commercial use.
- Prohibitions: Internally back lit awnings

Shutters

Material:

- Material: Approved woods are Alder, Western Red Cedar, Cypress, Spanish Cedar or Mahogany.
- Material Production: All components are milled or rough cut lumber
- Trim Production: All trim is milled or rough cut lumber.
- Prohibitions: Sheet lumber, composite wood products, cementitious trim products, and Masonite

Dimensions:

- Frame Thickness: 1 1/2 in. minimum (includes all structural members used for "panel type shutters" and planks used for "board type shutters")
- Panels: 3/4 in. minimum set in with an authentic sticking detail (no applied panels with offset applied trim). Panels can be butted boards set in a wood channel.

Hardware:

- Pull Rings: Rustic, wrought iron or cast construction with or without welded embellishment and oil rubbed, dark bronze or black iron finish or other shop applied natural patina finish; Provide one per shutter, mounted directly to shutter
- Hinges: Rustic, wrought iron, exposed strap hinges or pin hinges, oil rubbed, dark bronze, black iron finish, or other shop applied natural patina finish; mounted directly to stone surround or window frame. Provide two per shutter minimum.
- Tie-Backs: Rustic, wrought iron with or without welded embellishment and oil rubbed, dark bronze, black iron finish, or shop applied natural patina finish. Tie-backs options include propeller style, mounted directly to the stone wall by lag or plate; propeller style sill mount that are connected directly to the window sill stone or hook and staple, mounted from the window sill stone; and hooked at the shutter. Provide one tie-back per shutter.
- Shutter Locks: Rustic, wrought iron, exposed sliding bar lock, oil rubbed, dark bronze, black iron, or shop applied natural patina finish; Provide one lock per pair of shutters mounted directly to shutters.

Articulation:

- Styling: Shutter designs are limited to multi-panelled or board and batten assemblies.
- Operation: Shutters are not required to be operable, but they must appear as such.
- Edges: All edges are to be routed, rough cut, or carved, or applied molding shall be used to create the edge detail.
- Surface: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).
- Jointing: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet.
- Relationship to Window Size: If shutters are used, window width openings of 18 in. and smaller may use only one shutter leaf to cover the window. Window width openings over 18 in. are required to have a pair of shutters cover the window. Shutter size must be compatible with window size or opening size.
- Prohibitions: Bermuda style shutters, louver style shutters

Signage

Signage is defined as detached or building mounted presentation of a message which identifies a commercial tenant, development project, assists with wayfinding, or informs the reader.

Types:

- Site Signage: Site signage announcing the project and tenants located within the boundaries of the project. Monument signage with a larger height than width that is able to be seen from surrounding roadways, including Highway 114, is allowed. Business monument signage is allowed as provided in Ordinance 703, Section 12. Actual locations and design of site signage to be approved by the Town prior to erection of any sign.
- Street Signage: Signage identifying the streets throughout the development
- Tenant Signage: Individual retail tenant signage identifying the tenant, products and/or presenting a business logo.
- Building Identification Signage: Buildings with single or multiple tenants.

Materials:

- Stone: Natural quarried stone or cast stone with carved lettering, numbering and/ or logos. The carving may be back painted for additional contrast.
- Metal: Cut metal, dimensional individual letters, numbers or logos displaying hand crafted qualities. Acceptable materials are brass, bronze, copper, or ferrous metal. Acceptable material finishes include oil rubbed dark bronze, black iron, or a shop applied natural patina finish. Additional colors may be allowed on a case by case basis. Metal signage is allowed to be back- or halo-lit.
- Letters: Channel letters, pierced or laser cut metal displaying lettering, number or logos. Acceptable materials are brass, bronze, copper, or ferrous metal. Plastic is allowed upon review and approval of proposed design. Acceptable metal finishes include oil rubbed, dark bronze, black iron or a shop applied natural patina finish. Internally lit or back lit plastic channel letters may be allowed on a case by case basis. Colors and design to be approved by the Town or their designee.
- Painted Signage: Hand painted lettering, numbers and/or logos on building facades, or hand painted lettering, numbers and/or logos on wood, metal, or fired ceramic tile background material.
- Window and Awning Signage: Hand painting of letters, numbers and/ or logos on window or storefront glazing or awnings is encouraged.

Refer to the Town of Westlake Ordinance 703, Section 12 for further information on signage in PD1-2.

Bar Restaurant
BONAOISTA
CARRER
DE LA
MURALLA

TRAVESSERA
CARRER
MAJOR

STARBUCKS
COFFEE

Flags and Banners

Material:

- Material General: All material must be commercial grade, weather resistant and integral color nylon.
- Prohibitions: Non-commercial, hand painted flags, art work or banners

Dimensions:

- Relationship to the structure: Flag poles may not exceed the building height by more than 15 feet in a commercial use or 5 feet in a non-commercial use. A flag pole may not be taller than 45 feet. If a flag pole is mounted on a roof it may be 20 feet tall.
- Flag Size: Permitted flag sizes are as specified below determined by flag pole heights:

15’	3’x5’
20’	3’x5’- 4’x6’
25’	4’x6’ – 5’x8’
30’	5’x8’ – 6’x10’
35’	6’x10’ - 8’x12’
40’	6’x10’ – 10’x15’
45’	8’x12’ – 10’x15’

- Banner Size: Generally banners are limited to a maximum size of 3 ft. wide X 5 ft. tall unless a larger size is approved by the Town. A banner may be no taller than 40% of the length of the pole structure upon which it is mounted unless approved by the Town.

Hardware:

- Building Mounted Vertical Poles: Ferrous Metal, in a finish permitted for decorative iron work, with external halyard system, mounted on a building roof or parapet, attachment hardware to compliment design and provide wind tested attachment mechanism.
- Grade Mounted Vertical Poles: Ferrous Metal, in a finish permitted for decorative metal work, external halyard system, engineered foundation design, accessory hardware to compliment design and provide wind tested attachment mechanism.
- Wall Mounted Poles: Ferrous Metal, in a finish permitted for decorative metal work, projecting from the wall, with wall attachment hardware to compliment design and provide wind tested attachment mechanism.
- Metal Frames: Rustic, wrought iron, tubular steel or aluminum, with or without welded or forged embellishment, bronze or black finish.
- Prohibitions: Aluminum, spun aluminum, concrete, or fiberglass poles are prohibited unless approved by the Town Manager or their designee for properties that are compatible with the intent of this guideline.

Articulation:

- Themes: Flags and banners may represent countries, sports teams, holiday traditions, community celebrations, special exhibitions, or other community supported activities.
- Placement: Flags and banners may be displayed by traditional Ferrous Metal, vertical flag poles at grade, mounted to non-residential buildings, or on non-residential building tops.
- Display Options: Flags and banners may be displayed by wall mounted diagonal or horizontal flag poles attached to building facades.

- Attachment to Poles: Flags and banners may be displayed from fixed pole or lighting elements by means of metal brackets or metal frames.
- Flat Banners: Flat wall mounted flags and banners must be displayed in a decorative metal frame.
- Prohibitions: Banners and flags that cover windows, doors or other wall openings. The display of banners and flags temporarily hung from balcony or stair rails. Flags and banners nailed or screwed directly to a building facade.

Address Numbers

Materials:

- Materials General: Ceramic tile with painted numbers or cast stone to be approved on a case by case basis.
- Durability: Tiles are required to be frost proof.

Location:

- Residential Visibility: Residential properties are required to have their address number visible from the street. Address tiles may be located on the structure or in the case of a home with a walled courtyard on the street, the address tiles may be mounted on the wall near the main entrance gate or on the mailbox or as directed by the fire marshal.
- Commercial Placement: Commercial structures address locations are at the discretion of the town fire marshal.

Mounting:

- Flush Mounting: Address number tiles are to be flush mounted into the surrounding wall.
- Mounting heights: Mounting height can vary from a minimum of 3 ft. above grade to a maximum of 8 ft. above grade or as proposed and approved by the fire marshal.

Dimensions:

- Height/ Width: Address tiles are required to be a minimum width of 3 in. and a minimum height of 6 in. per number or letter.
- Address numbers or letters are required to be 3.5 in. minimum in height.

Articulation:

- Contrast: Address number color and tile background color must be highly contrasting.
- Illumination: The illumination of residential and commercial addresses is encouraged. Internal and/or external illumination is allowed.
- Embellish: The inclusion of decorative painted borders on the tile in a compatible design style and finish is encouraged.

Dumpster Enclosures

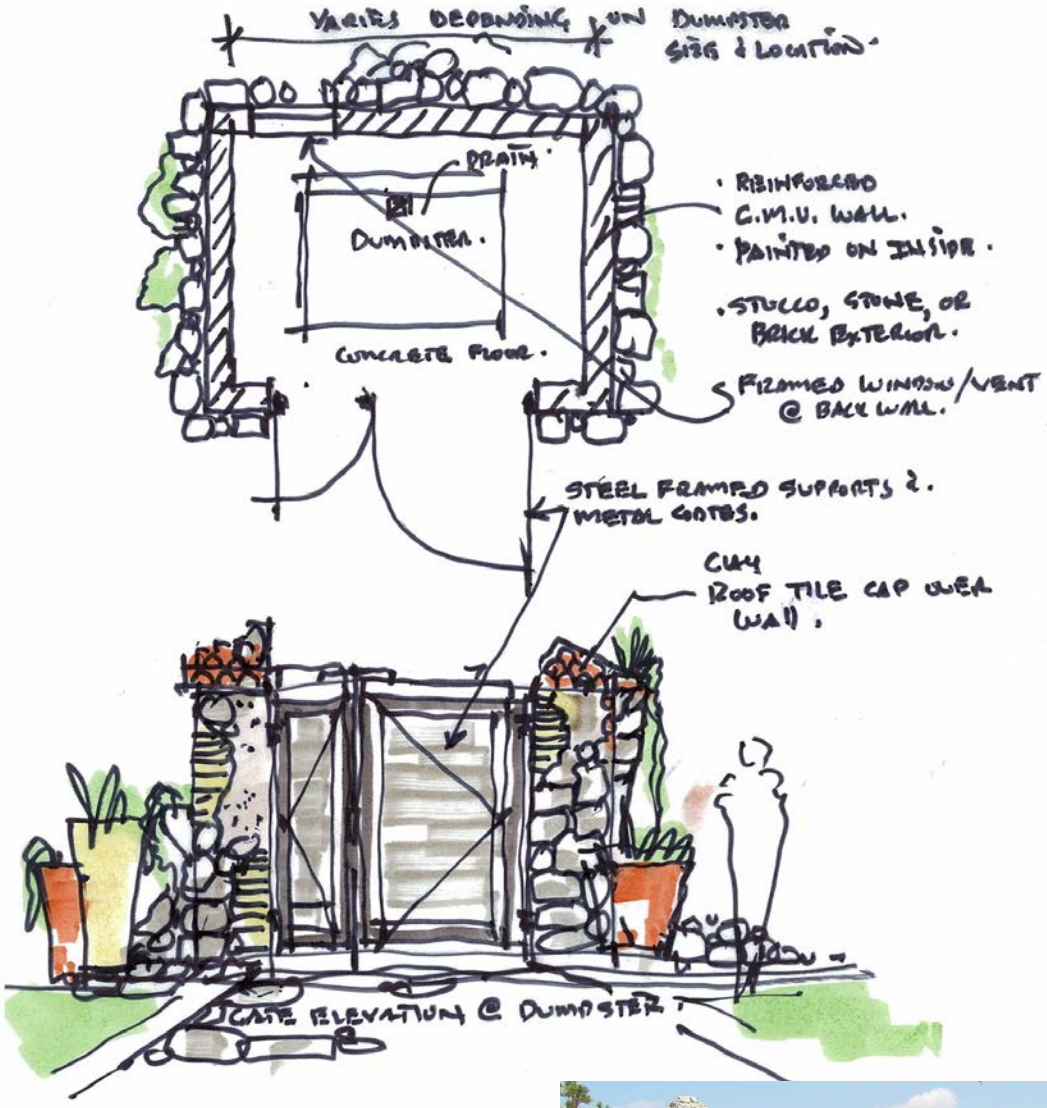
Dumpster enclosures will vary depending on the container size and company associated with trash pick up.

Materials:

- Dumpster enclosures should resemble a composition of site and/or building remnants.

Location:

- Dumpster enclosures should be located to ensure proper drainage.



FEE - SIMPLE RESIDENTIAL

Single Family Residences

Residential expansion in the Catalonian/European Village was not a "Land Development" led undertaking. Instead, it was a familial pursuit with each succeeding generation adding and building as necessary to house the expanding family unit. In architectural terms this is called "additive construction" and is particularly characteristic of Spanish culture where large families were more commonplace and a vertical family organization the norm. Therefore, the intricate village look with continuous residential structures defining a continuous frontage along narrow, winding streets is manifestation of a social structure and village community. Entrada, which aspires to deliver this same intricacy, is faced with the challenge of delivering it through a land development process where fee simple lots are created and sold. The Town has the authority to issue a permit for a design that meets standards and guidelines contained in Entrada's zoning and any mutual agreements with the Land Developer. Therefore, Residential Development Guidelines are created herein for the purposes of directing the residential delivery system toward implementation of Entrada's "European Village" vision. More specifically, these guidelines are:

Single Family Residences:
As stated above, the typical single family home in a Catalonian/European Village was not like the single family home one sees in Southlake or even Westlake. It was more like a town house but the familial structure was stronger than the lot structure. As a result different houses may have shared common spaces (such as a courtyard) and thereby add a level of intricacy and complexity to the built fabric that containment within a fee simple lot will likely not give. However, viewing the individual home as part of a block and not simply as part of a lot provides a basis upon which to direct home design in a direction more compatible with the Catalonian/European archetype. Therefore, the guidelines of this section seek to describe the individual home in terms related to its contribution to the block.

General Definition and Conditions of a Single Family Land Use:
1. A single family home in Entrada may be attached, zero lot line, detached or a combination thereof as required to meet the Lot Occupancy and Block group requirements specified below.
2. Single family homes can share yard, courtyard, entry court, motor court space, or a mews across a property line or property lines.

Refer to the Town of Westlake Ordinance 703 for more information on Single Family Land Use.

Features of Lot Occupancy:

In the Catalonian/European Village, the residential structure is established relative to the street, the necessities of drainage, or other more utilitarian considerations more than being established relative to legal lot lines. In fact, the land was likely owned by the nobility and grants for use were given (usually at a high price) forcing more verticality in the structure form. This system of "land rents" still exists today, even in US cities like Baltimore, Maryland. Here land once owned by Lord Calvert eventually went to people who did not reside on the property. Today, every mortgage pays a ground rent to another person. The result was density, verticality, and continuity along the street.

This all important relation between structure and street over the relation between structure and lot makes it necessary to advance guidelines which promote street fabric and complexity. This is called "Lot Occupancy", meaning placement of the structure within the lot to establish a meaningful contribution to the street. There are three important street qualities to accomplish through this guideline. These are:

- Street Complexity: The suburban street is characterized by lot-to-lot repetition of dimensional zones (front yard, side yard, etc.). The result is a prevailing sameness that has become so characteristic of "suburban sprawl". Further, house design serving speculative market needs tends to deliver an overall sameness to the distribution and architectural expression of house functions (such as the repetitive garage location). The guideline must promote a complexity that is typical of the Catalonian/European Village-scape.
- Street Continuity: A continuous street wall is an important element of the village street.
- Street Interaction: The communal nature of the village celebrates the street as a communal space. This is accomplished by occasional residential functions which come out to and/or are visible from the street.

Street Frontage: Bringing the structure to the street (the referenced Build-to Line) will contribute to a more continuous street wall. Treatments of the Street Wall include:

1. Setback: No minimum but 35% of structure frontage shall be in the Front Yard "Build-to-Zone" as specified in the following section.

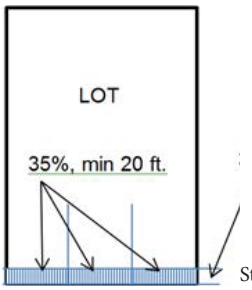
2. Streetscape: 90% of the lot frontage must be residence (minimum 35%), or 6 ft. tall, minimum natural stone wall, including pedestrian and drive gate if applicable.

3. Penetrations in the Street Wall: One gated pedestrian access is allowed on the street lot frontage and if said access is located within a freestanding wall, the width of the pedestrian opening shall not exceed the height of the wall in which the opening is located. In addition one gated drive court entry is permitted provided that the width of the entrance does not exceed 16 ft.

4. Driveway Placement: Driveways must not abutt at a common property line unless the drive is a shared driveway and does not exceed a combined 14 feet in width. Shared driveways are encouraged, but where not possible, driveways should be separated by 18". Where shared driveways serving interior motor courts are employed, the frontage wall and entry gate may be eliminated for the width of the drive.

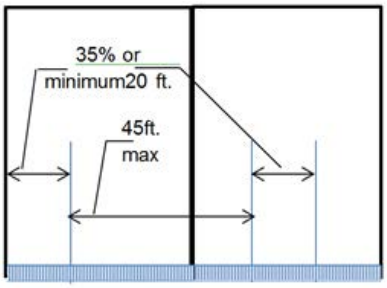
5. Automotive Access: One 20 ft. wide driveway for direct drive in garages with two carriage style doors, All other drives are limited to 12 feet wide from curb to entry gate.

1. Build-to-Zone: Typical front yards are comprised of passive land that usually stands between the street and house for purpose of protecting the home from street intrusions. The suburban front yard is a buffer not a connection. Therefore, it is desirable to bring the residential structure to the street. Each lot shall have a Front Yard Build-to-Zone, defined as the yard adjacent to the street the building is addressed. A minimum of 35% of any structure frontage built on a lot (but no less than 20 frontage feet) must be located within the Front Yard Build-to-Zone. The Build-to-Zone begins at a distance of 7.5' feet from the front property line. The distance between building frontage occupancy within the Front Yard Build-To Zone must not be greater than 45 feet. If a lot is sufficiently wide that this distance is exceeded within the lot, the length of frontage must be increased or additional structural frontage within the Front Yard Build-To Zone must be provided.



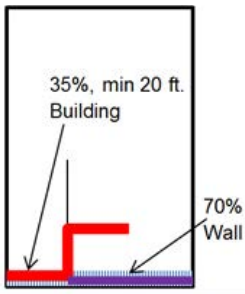
3 ft.

Start of Build-to-Zone is located 7.5' from property line

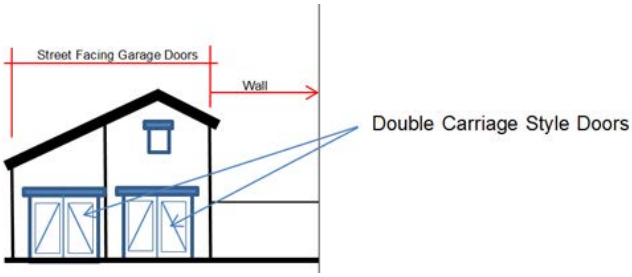


*All Build-to-Zones shall comply with the distances listed or as determined by utility easements.

2. Walls in the Front Yard Build-to-Zone:
The remainder of any lot frontage that is not occupied by residence structure within the Front Yard Build-to-Zone must be finished with a stone frontage wall that is at least 6 feet tall. Such frontage walls may be eliminated for any portion of the residence structure frontage located within 3 feet of the wall.

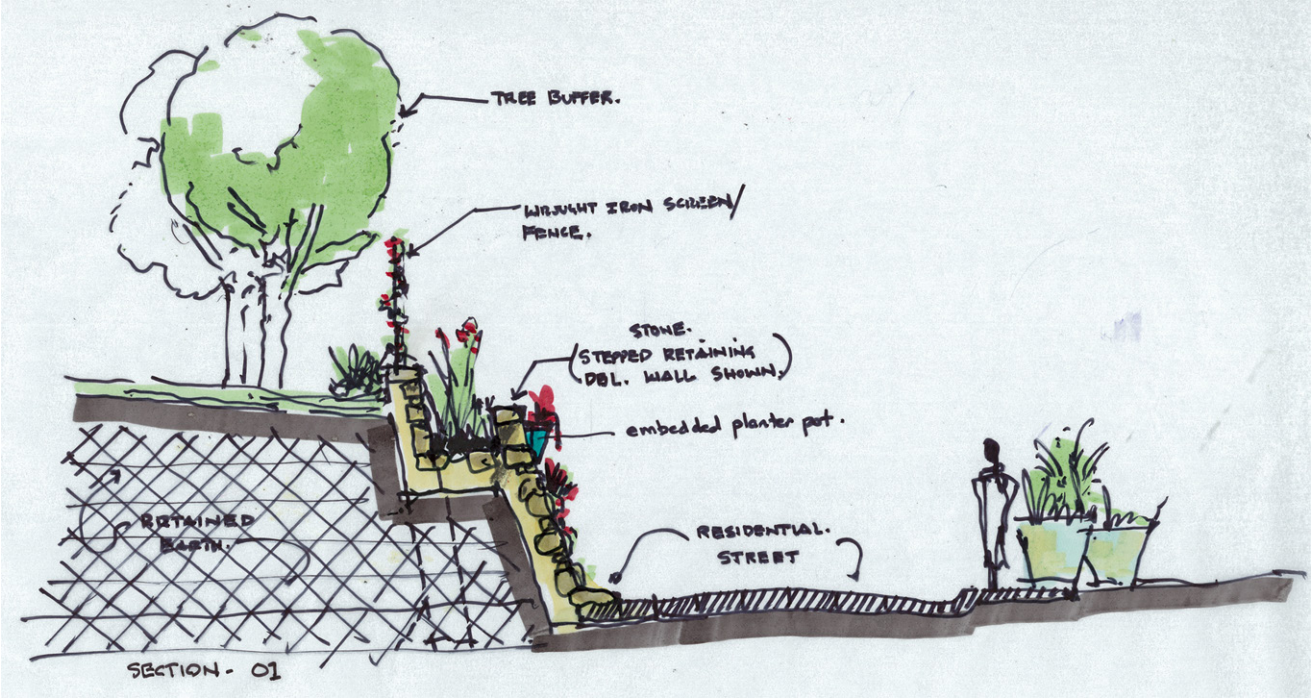


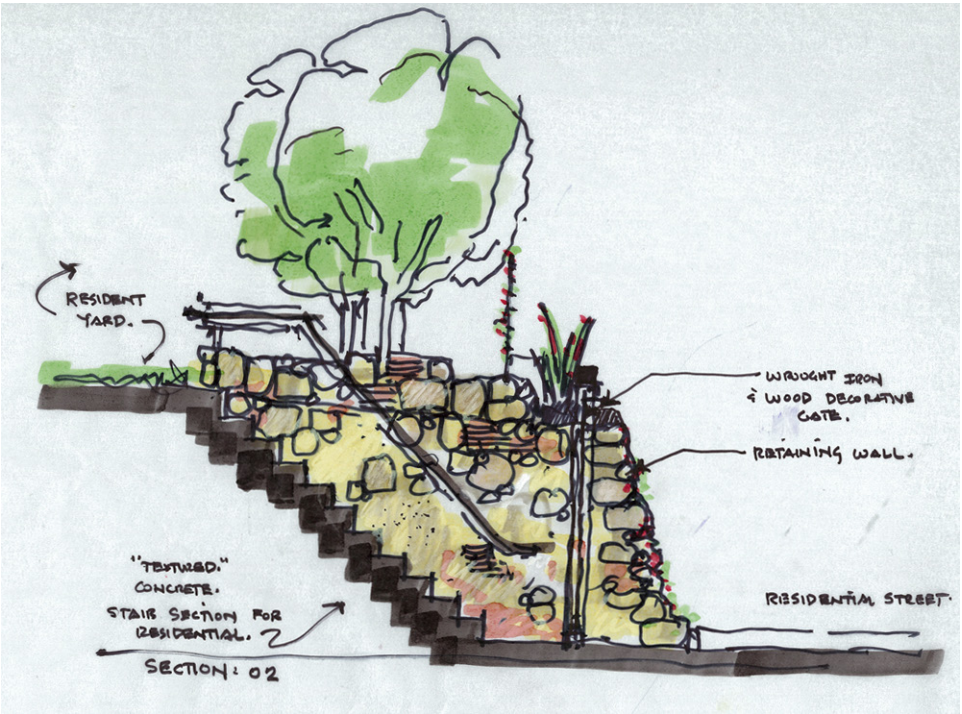
3. Garages in the Front Yard Build-to-Zone: Any garage located within the Front Yard Build-to-Zone with garage doors that are not screened by the frontage wall shall have two carriage style doors instead of a single double door. Double wide, single garage doors are prohibited in street view unless behind a wall or gate structure. J-swing garages are allowed and not required to be screened as they are not visible from the street.



Rear Yards That Face a Street:

Due to grade differences, rear yards may be elevated above the street they face. Therefore, the retaining wall, if necessary, at the rear property line may become a significant street element.





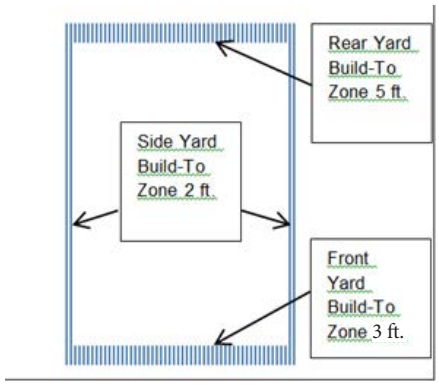
1. Rear Yard Build-To Zone: Each lot shall have a Rear Yard Build-to-Zone and a minimum of 35% (But no less than 20 Rear Yard Frontage Feet) of any structure built on a lot must be located within the Rear Yard Build-to-Zone. The Build-to-Zone lays between the Rear property line and distance 5 feet from the rear property line.

2. Walls in the Rear Yard Build-to-Zone: The remainder of any lot frontage that is not occupied by residence structure within the Rear Yard Build-to-zone must be finished with a stone frontage wall or iron fence with living hedge that is at least 42 inches tall where there is a retaining wall separating the lot from the street or 6 feet where there is no retaining wall. The wall shall not be set back from the rear property line or the top of retaining wall more than 1.5 feet or a distance determined by utility easements. Such frontage walls may be eliminated for any portion of the residence structure frontage located within 5 feet of the wall.

3. Landscape in lieu of wall at the rear yard: Up to 30% of the rear yard may be screened with landscape in lieu of an opaque wall. Landscape materials shall be evergreen and used in combination with evergreen understory to provide an effective screen.

4. Pedestrian Access: One gated pedestrian access is allowed on the rear street lot frontage and if said access is located within a freestanding wall, the width of the pedestrian opening shall not exceed the height of the wall in which the opening is located.

5. Basement Garages: Rear entry garages may be built at street grade in lieu of a continuous rear lot line retaining wall. If a garage is so located, it shall have two carriage style doors instead of a single double door. Double wide, single garage doors are prohibited in street view unless provided in a J-swing configuration.



*All Build-to-Zones shall comply with the distances listed or as determined by utility easements.

Side Yards

1. Setback: No minimum. Subject to the block group standards.

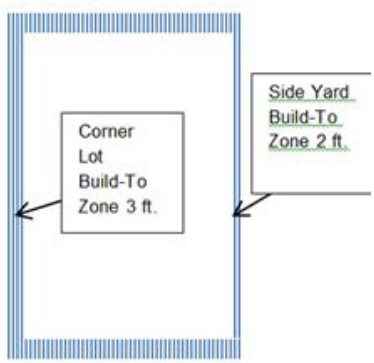
2. Streetscape: Subject to the Block Corner standard stated below under Block Group, 100% of the side lot frontage must be residence in combination with a 6' tall minimum, natural stone wall and/or iron fence with living hedge.

3. Corner Lot Build-To-Zone: Each lot shall have a Corner Side Yard Build-to-Zone and a minimum of 50% of any structure built on a lot must be located within the Corner Side Yard Build-to-Zone. The Build-to-Zone lays between the front property line and distance from the front property line determined by utility easements.

4. Side Yard Build-To Zone: Each lot shall have a Side Yard Build-To Zone at each side lot line and structural occupancy of this zone shall conform to the Block Group Standards specified below. Where side yards are directly adjacent to a neighboring structure, an additional wall in the Side Yard Build-to Zone is not required.

5. Automotive Access: Garages located within a Corner Side Yard Build-to-Zone with garage doors that are not screened by the side yard frontage wall shall have two carriage style doors instead of a single double wide single garage door. Single double wide garage doors are prohibited in street view unless behind a wall or gate structure.

6. Pedestrian Access: Any pedestrian access gate located in the corner side yard frontage may replace the need for such a gate in the front yard.



*All Build-to-Zones shall comply with the distances listed or as determined by utility easements.

Block Group Continuity:

1. Block Group Unit: A Block Group is any set of 5 residences along a residential street. The street may have more than one Block Group. If the length of the street has more than one Block Group and the number of houses in the last group is less than 5, then the last homes are not governed by Block Group standards contained herein and are considered Villa lots.

2. Block Corner: Any lot of a Block Group located at a street corner may have a zero side yard at the corner and the 25% lot Front Yard occupancy standard (stated above) may be accomplished at the frontage corner.

3. Building Mass Continuity: At least 2 of the 6 side lot lines in a Block Group shall be a common wall line for attached residences or at least 3 of the 6 side lot lines in a Block Group shall be a zero lot line. This standard is satisfied if a minimum of 25% of the residence facing the side lot line shall be built to this zero or common lot line standard and such 25% must be located at the street frontage.

4. Side Yard Build-to-Zone: At least 45% of a residence facing any side yard, not built to a zero lot line or common lot line shall be built within the Side Yard Build-to-Zone. A residence which already is building to the zero or common lot line standard only has to have 25% of the structure, facing the non-zero or non-common lot line, in conformance with this standard. The Side Yard Build-to-Zone lies from the side yard lot line to a distance 2 ft., or as determined by utility easements, from the side yard lot line.

Residential Exterior Entrances

Material:

- General: All entrance doors and frames are required to be wood or rustic wrought iron.
- Wood: Approved woods are Oak, Poplar, Alder, Cypress, Clear Pine, Clear Cedar, Cherry, Teak or Walnut.
- Wood Production: All units are milled lumber. All trim is milled lumber.
- Wood Prohibitions: Plywood, composite board, stamped metal, vinyl, or fiberglass
- Iron: Rustic, wrought iron appearance
- Iron Production: Frames constructed with structural tubular steel. All panels must be iron plate. All ironwork finishes will be oil rubbed bronze, dark bronze, or black iron.
- Iron Prohibitions: Polished brass and stainless steel finishes and pressed or formed steel doors that are meant to look like wood doors.

Dimensions

- Wood Frame Thickness: 1 3/4 in. minimum.
- Wood Panels: 3/4 in. minimum set in with an authentic sticking detail (no applied panels with offset applied trim). Panels can be butted boards set in a wood channel.
- Wood Stiles: 4 1/2 in. minimum
- Wood Top Rail: 4 1/2 in. minimum.
- Wood Bottom Rail: 7 1/2 in. minimum.
- Iron Frames: Flat bar plate with 1/4 in thickness minimum or structural tubular steel
- Iron Infill bars/ pickets: 1/2 in. minimum
- Iron Panels: 3/16 in. min thickness

Opacity

- Void to solid ratio: None specified

Articulation

- Wood Edges: All edges are routed or carved
- Surface: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).
- Joints: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet.
- Glazing: Glazing is limited to clear or seeded finish.

Residential- Exterior Garage Doors

Material:

- Visible Face: All visible faces of garage doors, in the closed position, are required to be wood. Approved woods are Western Red Cedar, Alder, Spanish Cedar, Cypress, Teak or Mahogany.
- Face Production: All units are milled or rough cut lumber, not plywood, composite board, vinyl or fiberglass. All trim is milled or rough cut lumber.
- Prohibitions: Composite wood, plywood, fiberglass and steel doors are prohibited unless employed as a structural carrier for the approved woods listed above.

Dimensions:

- Thickness: 1 3/8 in. minimum.
- Panels: 5/8 in. minimum set in with an authentic sticking detail. Panels can be butted boards set in a wood channel.
- Stiles: 3 1/2 in. minimum
- Top Rail: 3 1/2 in. minimum.
- Bottom Rail: 3 1/2 in. minimum.
- Door Height: 8 ft. minimum. If the door is arched, it may be 9 feet to the spring line of the arch.
- Door Width: 10 ft. maximum when the door is parallel to the public street.

Opacity:

- Void to solid ratio: Glazing is prohibited in garage doors when parallel to the public street.

Articulation:

Edges: All edges are routed or carved or rough cut

Surface: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).

- Jointing: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet. Clear visual expression of gate leaf and the structure supporting it (such as cross bucks or frame).

Residential Exterior Door Hardware

Exterior Door Hardware is defined as passage sets, lock sets, locks, kick plates, pull handles, emergency exit bars, hinges, and sills associated with residential or commercial entrances as well as garage doors and commercial exterior service doors.

Materials:

- General Material: Ferrous metal (square or round section) cut to shape or cast metal.
- Surface: Rustic, wrought iron appearance
- Styling: Spanish and Arts and Crafts are appropriate design styles.
- Finish: All hardware finishes will be oil rubbed, dark bronze or black iron or other natural patina finish.
- Thresholds: Thresholds are milled lumber, natural stone, cast stone, or dark bronze or black anodized metal.
- Prohibitions: Brass or bronze material; polished brass and stainless steel finishes.

Door Entry Sets:

- Handle: Doors must have a lever, large pulls or thumb latch operating systems.
- Back Plates: Minimum 8” high back plates are required with the operating system of choice.
- Prohibitions: Round knobs

Hinges:

- Hinge Type: The use of H-shaped hinges, butt hinges with decorative finials, or strap hinges is required if seen on the exterior.
- Prohibitions: If visible from the exterior, the use of butt hinges without decorative finials

Accessories:

- Door Knocker: Not required, but if installed it must be wrought iron in a compatible design style
- Grills: Not required, but if installed they must be a wrought iron “speakeasy“-type grille in a compatible design style and finish that protects the glazed opening.
- Metal Strapping: The use of decorative metal strapping, in a compatible design style and finish, is encouraged at the primary residential entrance.
- Decorative Elements: Decorative studs, antique nails, and door buttons in a compatible design style and finish are appropriate and permitted.
- Kick plates: Plates in a compatible design style and finish are permitted.

Residential Exterior Garage Door Hardware

Materials:

- General: Ferrous metal (square or round section) cut to shape or cast metal.
- Surface: Rustic, wrought iron appearance
- Styling: Spanish and Arts and Crafts are appropriate design styles.
- Finish: All hardware finishes will be oil rubbed, dark bronze or black iron or other natural patina finish.
- Prohibitions: Brass or bronze material; polished brass and stainless steel finishes

Accessories:

- Placement of Door Pulls: At a minimum, one decorative, wrought iron door pull in a compatible design style is required at each garage door. If the styling of the door appears as two leafs, one pull for each leaf is required. Refer to Ornamental Ironwork for additional information.
- Metal Strapping: Wrought iron decorative metal strapping in a compatible design style and finish is required at all garage doors. At a minimum, four 18 in. straps are required per door.
- Decorative Elements: Decorative studs, antique nails, and door buttons in a compatible design style and finish are appropriate and permitted but not required.
- Kick Plates: Kick plates in a compatible design style and finish are permitted but not required

Westlake Town Council

TYPE OF ACTION

Regular Meeting - Action Item

Westlake Planning and Zoning Commission
Tuesday, December 1, 2015

TOPIC: Conduct a Public Hearing and Consider a Recommendation Regarding an Application for Approval of a Final Plat of the PD 1-2 Planning Area, Shown as Block A, Lots 1-3X, Block B, Lot 1, Block M, Lots 1-3, Block N, Lots 1-6X, and Block O, Lots 1-3X, Being a Total of 85.910 Acres in the C.M. Throop Survey, Abstract No. 1510, W. Medlin Survey, Abstract No. 1958, Joseph Henry Survey, Abstract No. 742, and William H. Pea Survey, Abstract No. 1246, Town of Westlake, Tarrant County, Texas.

STAFF CONTACT: Tom Brymer, Town Manager
Eddie Edwards, Director of Planning and Development

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
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
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

Time Line – Start Date: November 9, 2015 **Completion Date:** December 14, 2015

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

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

A preliminary plat for the entire Entrada 85 acre tract was approved on October 28, 2013

(Resolution 13-32). This is a request to approve a Final Plat of both a portion of the PD 1-2 Planning Area, shown as Areas N and M (southwest corner of the Entrada development) as well As the the remainder of Entrada. The Developer withdrew this plat at the Commission's November 9, 2015 meeting and has brought it back for consideration subject to the Development Agreement needed to consider as outlined below.

The primary focus of this proposed Final Plat is a section of Entrada located at the southwest corner of the Entrada development. In accordance with State law, a Final Plat must be approved and filed with the County prior to issuing a building permit. The Town of Westlake normally requires that, prior to the approval and filing of a final plat, all of the infrastructure improvements for the platted area must be installed and accepted by the Town. An approved and filed final plat is also required prior to issuance of building permits.

However, the Developer, in an effort to accommodate an accelerated closing with his client, CVS Pharmacy and Primrose School, has requested an approved final plat at this time. This is so the Developer's client could obtain building permits for CVS and Primrose School prior to completion of infrastructure necessary to serve this area of Entrada. The Town may offer, as an alternative to the regular development process described above whereby the infrastructure is first accepted by the Town prior to issuance of building permits, a Development Agreement. This Development Agreement, along with any associated legal instruments guaranteeing completion of the infrastructure improvements, could be executed, if approved by the Town Council. **If such a Developer's Agreement is negotiated to the satisfaction of the Staff (i.e. with conditions guaranteeing to the Town construction of and timely completion of infrastructure), the P&Z could recommend approval of this Final Plat to the Town Council. In turn, an approved Final Plat, with conditions acceptable to the Town set out in a Development Agreement, could allow issuance of building permits for CVS and Primrose School prior to final to construction and completion of infrastructure necessary to serve this site.**

RECOMMENDATION

Hold the public hearing regarding this plat. **Additionally, request Staff and the Developer to review with the P&Z the conditions contained in the negotiated Developer's Agreement that would place the P&Z and Town Council in the position of considering recommending approval of this Final Plat.** See attached Staff Report for details on this recommendation.

ATTACHMENTS:

1. Staff report on this agenda item including Staff recommendations pertaining to this proposed Final Plat.

2. Copy of Final Plat of a portion of the PD1-2 Planning Area as described above.

TOWN OF WESTLAKE, TX

STAFF REPORT TO PLANNING & ZONING COMMISSION/TOWN COUNCIL

FINAL PLAT FOR AREAS M, N, O, AND BLOCK B, THE REMAINDER OF ENTRADA

Date: 12-1-15

Request: Approval of a Final Plat for a portion of Entrada known as Areas M and N of as well as the Block B, the remainder of development known as Entrada located at SH114 and FM1938/Davis Blvd.

Agenda Item: Consider a Recommendation Regarding an Application for Approval of a Final Plat of a Portion of the PD 1-2 Planning Area, Shown as Area M and N (southwest corner of the Entrada development) as well as the Block B, the remainder of the Entrada Tract.

Purpose of this Report: To go into some detail for the reviewing bodies, the main components of Entrada's zoning, its Development Plan requirements, as well as the Final Plat now before them with this agenda item.

Previous Town Approvals Related to this Development:

- Zoning Approved: 4-22-13, Ordinance 703 for PD1-2
- Economic Development Agreement Approved: 4-22-13, Resolution 13-17
- Preliminary Plat Approved: 10-28-13, Resolution 13-32
- Development Plan Approved: 10-28-13, Ordinance 720
- Development Agreement Approved: 10-28-13, Resolution 13-34
- Approval of Lot 1, Blk A, Site Plan for a Visitors Center: 10-28-15, Ordinance 721

CASE INFORMATION

Development Name: Westlake Entrada

Location: The entire subject property is generally located at the northeast corner of FM 1938 and Solana Boulevard. Subject site is bounded on the south by Solana Boulevard, on the west by FM 1938 (Davis Blvd), on the north by SH 114, and to the east by the Solana office park development that is part of the PD1-1 zoning district. This request is to final plat the Areas M and N as well as the remainder of the parent tract. As other development occurs, other final plats will be required as amending plats to this one.

Owner:	Maguire Partners-Solana Land, LP (Mehrdad Moayedi)
Applicant:	Mehrdad Moayedi on behalf of the owner
Developer:	Centurion American Development Group
Acres:	85 acres (approx.)

Approved Use(s): The approved uses for this tract are set out in Ordinance No. 703 which zoned the entire Entrada tract. Generally speaking, the approved uses utilize a Spanish architectural theme to create a European style village that blends a wide range of various uses: offices, governmental, retail, restaurants, business services, medical services, entertainment establishments, single family residential detached homes, villas, town homes, and condominiums. These uses are located around or largely a major water amenity (lake).

I. DISCUSSION OF COMPREHENSIVE PLAN AND ZONING RELATED TO THIS DEVELOPMENT

A. Comprehensive Plan. Prior to the zoning (which was unanimously recommended by the P&Z Commission and approved unanimously by the Town Council), the Land Use Component of the Town's Comprehensive Plan was amended to provide for all the uses proposed for the zoning that was requested for this tract in April 2013.

B. Zoning. Ordinance No. 703 amended the permitted uses, special uses, and development regulations of this newly established Planning Area 2 (PD1-2) to allow for a mixed use planned development styled after a Spanish village. Permitted and special uses include office, governmental, retail, restaurants, hotels, as well as residential uses (single family residential detached, and villas or townhomes). Ordinance No. 703 also imposes certain requirements on building materials, roofing materials, and the pace of development of residential to commercial structures. Included in the regulations which govern development in this district contained in Ordinance No 703 are:

- *Development Guidelines for Planning Area 2, PD1-2*
- *Design Standards for Planning Area 2, PD1-2*
- *Residential Standards for Planning Area 2, PD1-2*
- *Roadway Design Standards for Planning Area 2, PD1-2*
- *Concept Plan for Planning Area 2, PD1-2*

Adoption of the zoning in Ordinance No. 703 also included the following Staff recommendations for adoption:

- Solana Boulevard additional lanes on the south side of the subject tract shall be constructed by the developer as stipulated in a development agreement to be executed at site plan/plat approval.
- 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.
- The developer shall pay, via a development agreement, a pro-rata share of the costs for signalization, per a traffic impact study approved by the Town, of the intersection at Davis Blvd. and Solana Blvd or any other intersections near or on his development.
- A detailed landscape plan and parking plan must be submitted with the Site Plans.
- A detailed streetscaping plan shall be submitted showing how it will be integrating and transitioning well in terms of aesthetics with the development at the southeast corner of FM 1938 and Solana Boulevard.
- Sidewalks and trails internal to the site will need to connect by access points to sidewalks, trails, or pubic rights-of-way on the perimeter of the site as well as to sidewalks or trails on adjacent tracts.

II. DISCUSSION OF THE DEVELOPMENT PLAN FOR ENTRADA

Approved zoning included a Concept Plan of land uses, but a Concept Plan is very general. Next, the Town required the Developer to prepare a more detailed instrument, known as a Development Plan, for the entire tract. With the Development Plan approved, the developer can then submit site plans for portions of his development, however, these site plans must comport to the approved Development Plan. The practical effect is that the Development Plan becomes a master site plan and all the site plans for all portions of the site must fit within the template created by the Development Plan for the entire site.

The Development Plan for Entrada that was adopted by the Council has several conditions attached to that approval in Ordinance 720, as recommended by the Planning & Zoning Commission. These additional conditions for approval of Entrada's Development Plan are:

1. The Development Plan must have architectural engagement of all buildings to the water feature in a way that accommodates public use of the trail (palisade) on the water's edge.

2. All structures adjacent to the water, including those involving fee simple ownership, must be handled dimensionally to maximize an aesthetically pleasing adjacency and interaction with the water.

3. Location of the plaza in Phase 1 in relationship to the water feature must allow for a high degree of public access to the water feature from this plaza. This should be done in a manner that forces any and all vehicular access into the plaza space via a separate conduit. This can be done in European village fashion with bollards defining the vehicular path across the plaza ground plane, while separating cars from pedestrians (note: the Arts District in Dallas has a street where this pedestrian and vehicular traffic are separated with bollards as recommended here). This plaza should be extended to or as near as possible to the water feature.

4. Attention must be paid to the architectural and spatial relationship of the storage building that will surround the gas well pad site with the residential uses across the street from the storage building. This includes some type of architectural feature at the corners of the storage building to create architectural interest.

5. The entire residential area in the southwest quadrant of the tract must have a view corridor established where all streets and lots are terraced in a manner whereby residences on the street above another residence are viewing a roof top and horizontal vista, not looking downward into a backyard.

6. The location of the proposed Town Hall building should be set to maximize and create a public gathering area near the water, as well as interact well in terms of the

Town Hall's site's adjacency to the trail system that goes along the edge of the water feature. This may mean moving it further away from the round-about in front of the building.

7. Pedestrian bridge should be point of strong architectural interest creating a "Ponte Vecchio" visual impact type bridge. The other bridge, which will carry vehicular, bike and pedestrian traffic should be a significant design feature of this development as well. Both bridges should be located to link well with public plaza areas.

8. A publicly accessible trail system must be located around the entire the perimeter of the water feature with the exception of the villas' section. Locations for fountains, benches, tables, public art, and other public gathering areas must be shown along the trail system on the Development Plan. This trail shall have a point of inter-connection with the trail system in Solana on the tract adjoining to the east.

9. Engineering standards for this development must be approved with the preliminary plat and must assist in carrying out the Staff's recommendations for the Development Plan contained in this report as well as meet the intent of the design standards and guidelines contained in Ordinance No. 703.

10. When the tract is site planned, both the southeast corner of FM 1938 (Davis) and Solana Boulevard and the northeast corner of FM 1938 (Davis) and SH114 must, include strong design public design elements that tie those corners to the intent of the design standards and guidelines for this tract. Site plans for these corners shall minimize surface parking from being the main visual feature at these hard corners (note: requiring some berming when these locations are site planned may help with this). This includes incorporating design features from the Town's FM 1938 Streetscape plan on the side of the subject tract that abuts FM 1938. Also, a 3-4 foot stone wall that fits with the site's design standards and guidelines shall be required around the perimeter of the site on Solana Boulevard and FM 1938.

11. Show on the Development Plan the type of Town Edge landscaping that will be utilized along the SH114 side of the tract. Also show where along this Town Edge landscape zone the landscaping will consist of trees and when other treatments such as vineyards, as proposed by the developer, will be used.

12. Approve use of Italian Cypress trees on the tract as the predominant tree of choice for the landscaping.

13. All recommendations made by Staff in the Staff Report presented at the time of zoning approval on April 22, 2013 continue in place (discussed above in Section I of this report).

14. 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.

15. 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.

16. 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.

III. FINAL PLAT FOR AREAS M, N, and O AS WELL AS BLOCK B, THE REMAINDER OF ENTRADA

With zoning approved, a Preliminary Plat approved, and an approved Development Plan in place, now the Developer wishes to final plat Entrada. This section of Entrada is located at the southwest corner of the development, near Solana Boulevard and FM 1938 Davis Boulevard.

In accordance with State law, a Final Plat must be approved and filed with the County prior to issuing a building permit. The Town of Westlake normally requires that, prior to the approval and filing of a final plat, all of the infrastructure improvements for the final platted area must be installed and accepted by the Town. An approved and filed final plat is also required prior to issuance of building permits.

However, the Developer, in an effort to accommodate an accelerated closing with his client, CVS Pharmacy, has requested an approved final plat. This is so his client could obtain building permits for CVS prior to completion of infrastructure necessary to serve this area of Entrada. The Developer also has a pending closing for his client in Entrada, Primrose School. The Town may offer, as an alternative to the regular development process (whereby the infrastructure is first accepted by the Town prior to issuance of building permits), a Development Agreement. This Development Agreement, along with any associated legal instruments guaranteeing completion of the infrastructure improvements, may be executed if approved by the Town Council. If such a Developer's Agreement is negotiated to the satisfaction of the Staff (i.e. with conditions guaranteeing to the Town construction of and timely completion of infrastructure), the P&Z could recommend approval of this Final Plat to the Town Council. In turn, an approved Final Plat with conditions acceptable to the Town set out in a Development Agreement would allow issuance of building permits for CVS and eventually to Primrose School.

One of the most critical issues associated with this plat is the need for off-site easements to be obtained in order to provide sanitary sewer service to the Entrada development (both this portion and the entire Entrada development). Those easements are not yet obtained. **If a Development Agreement were approved, it would need to include language that addresses a timeline with a date certain for the Developer**

to adhere to regarding acquisition of those easements prior to issuance of a certificate of occupancy to CVS or any other building in this final platted area(s).

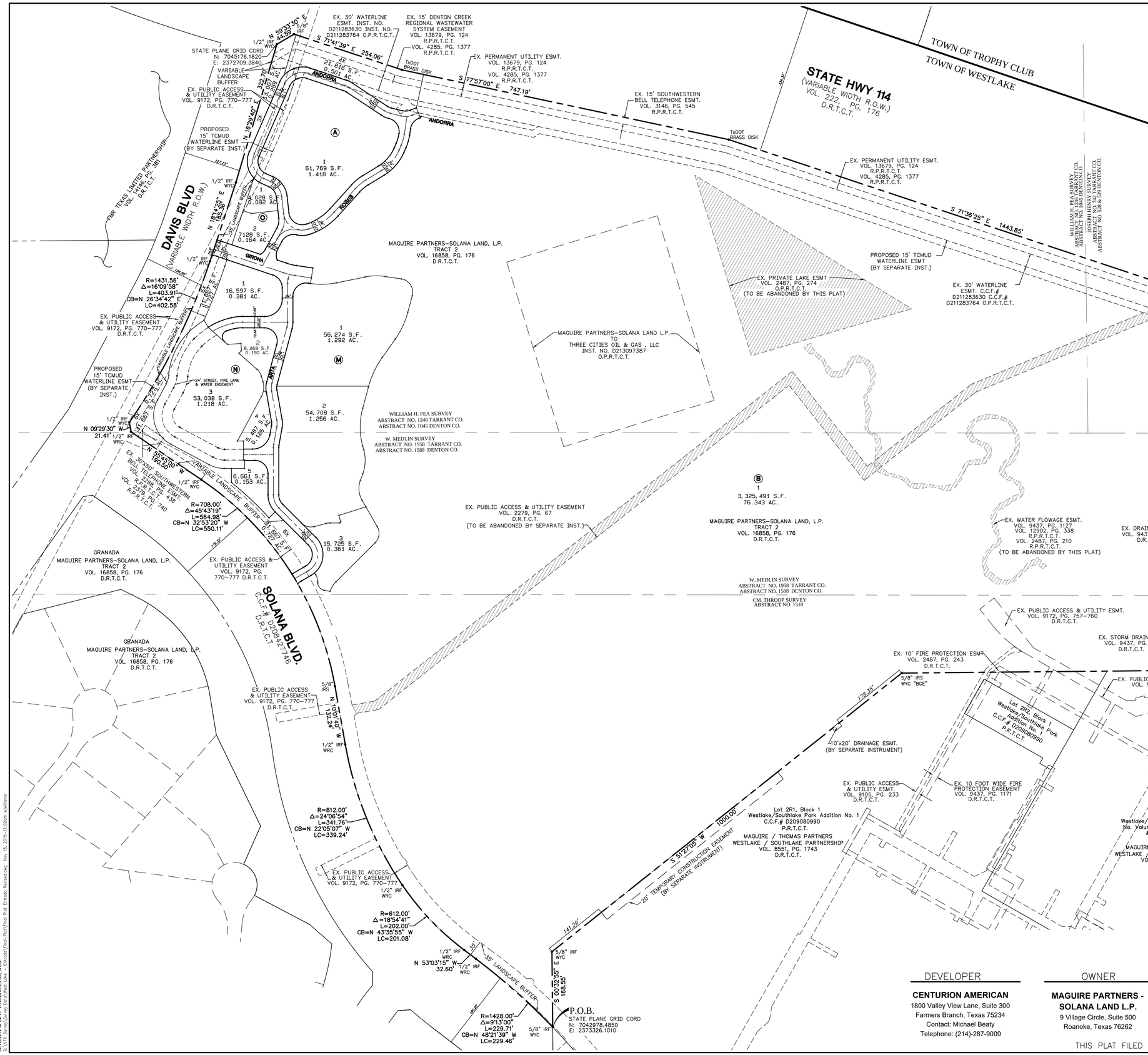
IV. Staff Recommendations

Staff recommends approval of this Final Plat subject to the following conditions:

1. A Development Agreement satisfactory to the Town must be negotiated and approved prior to consideration of this Final Plat by the Town Council.
2. The Development Agreement shall include language that addresses a timeline with a date certain for the Developer to have made significant progress toward completing construction of the off-site utilities prior to issuance of a certificate of occupancy to CVS or any building in this final platted area.
3. if the Town has to acquire those off-site utility easements by eminent domain, all costs related to the Town's acquisition of said easements shall be reimbursed by the Developer
4. all Developer payment obligations related to the amending the present Development Agreement (approved 10-28-13), including for example Solana Blvd expansion and related traffic signals and Town consultants).
5. All other infrastructure, besides sanitary sewer, shall be installed, inspected, and accepted by the Town prior to the issuance of a certificate of occupancy for any building on any lot that is final platted by this particular final plat.
6. All parcel descriptions included in this Final Plat must be reviewed in light of the Public Improvement District (PID) Service and Assessment Plan to verify that future PID assessments on these final platted lots are consistent with the PID obligations.
7. An updated PID budget shall be timely submitted that illustrates actual and projected costs to be paid with PID funds versus those that will be Developer's obligation for the remainder of the Entrada project.
8. A note shall be added to the Final Plat document stating the following:

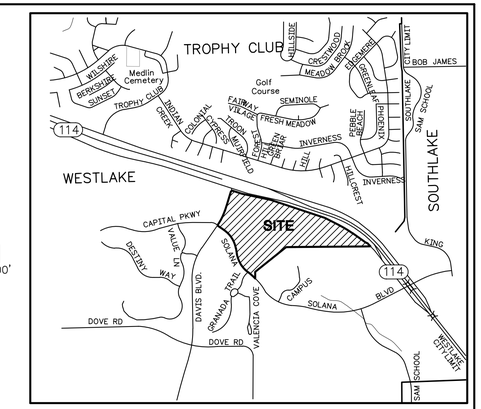
   This final plat is approved subject to, but not limited to, the terms and conditions of the following documents related to this property, as well as any amendments to said documents, that may be approved in the future by the Westlake Town Council:

   - Zoning Approved: 4-22-13, Ordinance 703 for PD1-2
   - Economic Development Agreement Approved: 4-22-13, Resolution 13-17
   - Preliminary Plat Approved: 10-28-13, Resolution 13-32
   - Development Plan Approved: 10-28-13, Ordinance 720
   - Development Agreement Approved: 10-28-13, Resolution 13-34



Scale: 1" = 100'

0' 100' 200'



VICINITY MAP

(1"=2000')

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. 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.
5. Unless otherwised noted, all boundary corners & lot corners are 5/8" iron rod set with yellow cap stamped "BGE".
6. See Sheets 3 of 5, & 4 of 5 for dimension of street right–of–ways, centerlines, annotation of lots and easements.

LEGEND

A.C.	ACRES
S.F.	SQUARE FOOT
IRF WYC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRF WRC	IRON ROD FOUND WITH RED PLASTIC CAP
IRS WYC	IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BGE" SET
D.B.	TOWN OF WESTLAKE DUCT BANK
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
C.C.F.#	COUNTY CLERK FILE NUMBER
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT–OF–WAY
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
ESMT.	EASEMENT
W.E.	WATER EASEMENT
ELECT.	ELECTRIC EASEMENT
EX.	EXISTING

FINAL PLAT OF WESTLAKE ENTRADA

OVERALL LAYOUT ONLY

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3X & 4X
A BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742 & WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS
NOVEMBER 2015

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

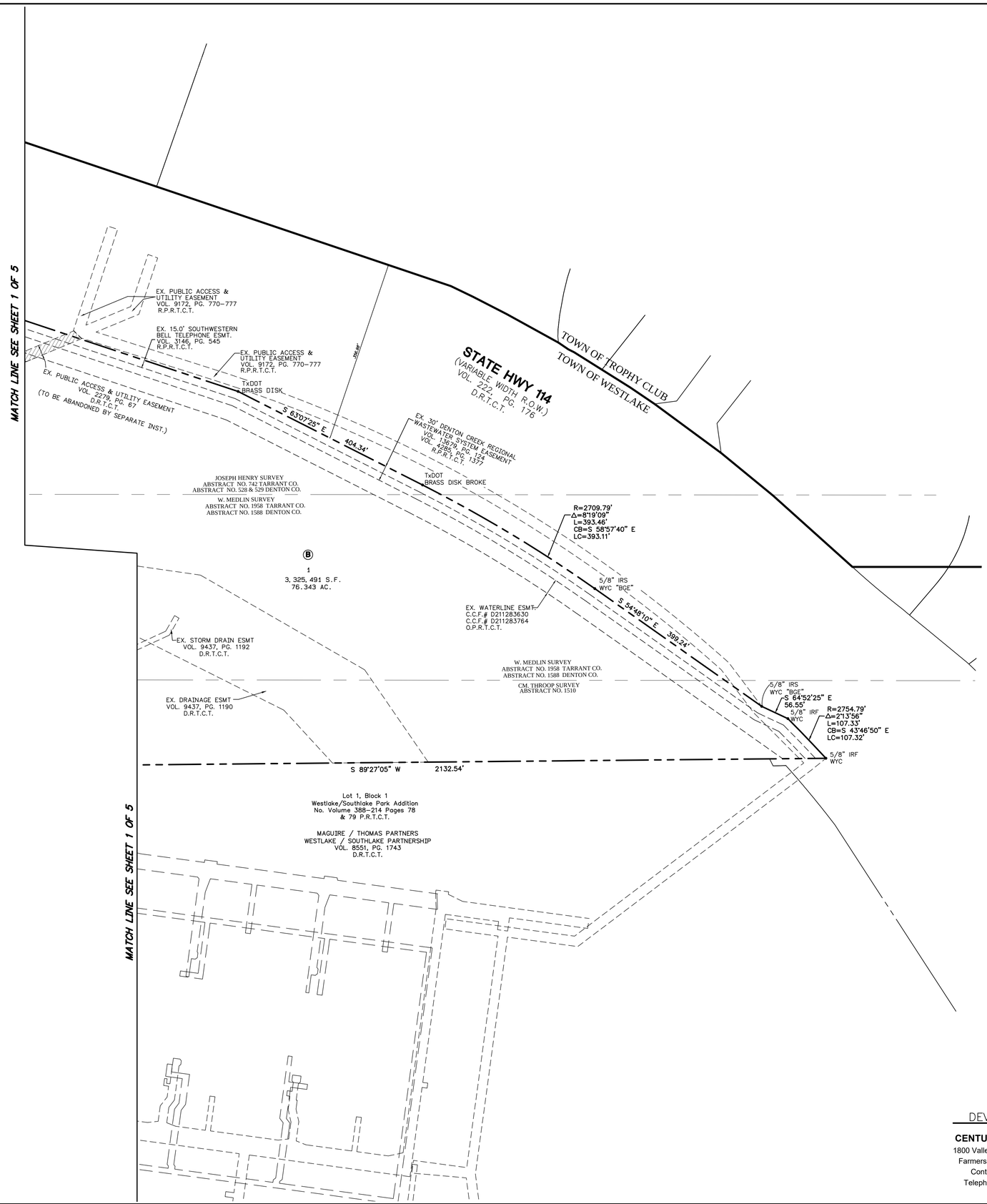
SURVEYOR/ENGINEER

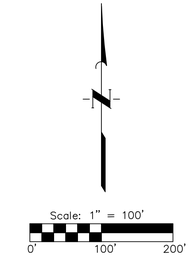
Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 • www.browngay.com
TBPE Registration No. F-1046

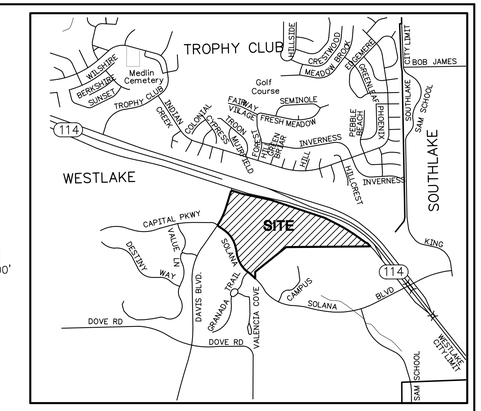
Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO._____

BROWN & GAY ENGINEERS, INC.
G:\2015\Survey\Solana\Westlake Lake - 201505\Final\Final Plat Entrada Revised.dwg Nov 18, 2015-11:02am eyellowns







VICINITY MAP
(1"=2000')

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. 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.
5. Unless otherwised noted, all boundary corners & lot corners are 5/8" iron rod set with yellow cap stamped "BGE".
6. See Sheets 3 of 5, & 4 of 5 for dimension of street right–of–ways, centerlines, annotation of lots and easements.

LEGEND

A.C.	ACRES
S.F.	SQUARE FOOT
IRF WYC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRF WRC	IRON ROD FOUND WITH RED PLASTIC CAP
IRS WYC	IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BGE" SET
D.B.	TOWN OF WESTLAKE DUCT BANK
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
C.C.F.#	COUNTY CLERK FILE NUMBER
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT–OF–WAY
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
ESMT.	EASEMENT
W.E.	WATER EASEMENT
ELECT.	ELECTRIC EASEMENT
EX.	EXISTING

FINAL PLAT OF WESTLAKE ENTRADA

OVERALL LAYOUT ONLY

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3X & 4X A BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742 & WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246 TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS NOVEMBER 2015

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

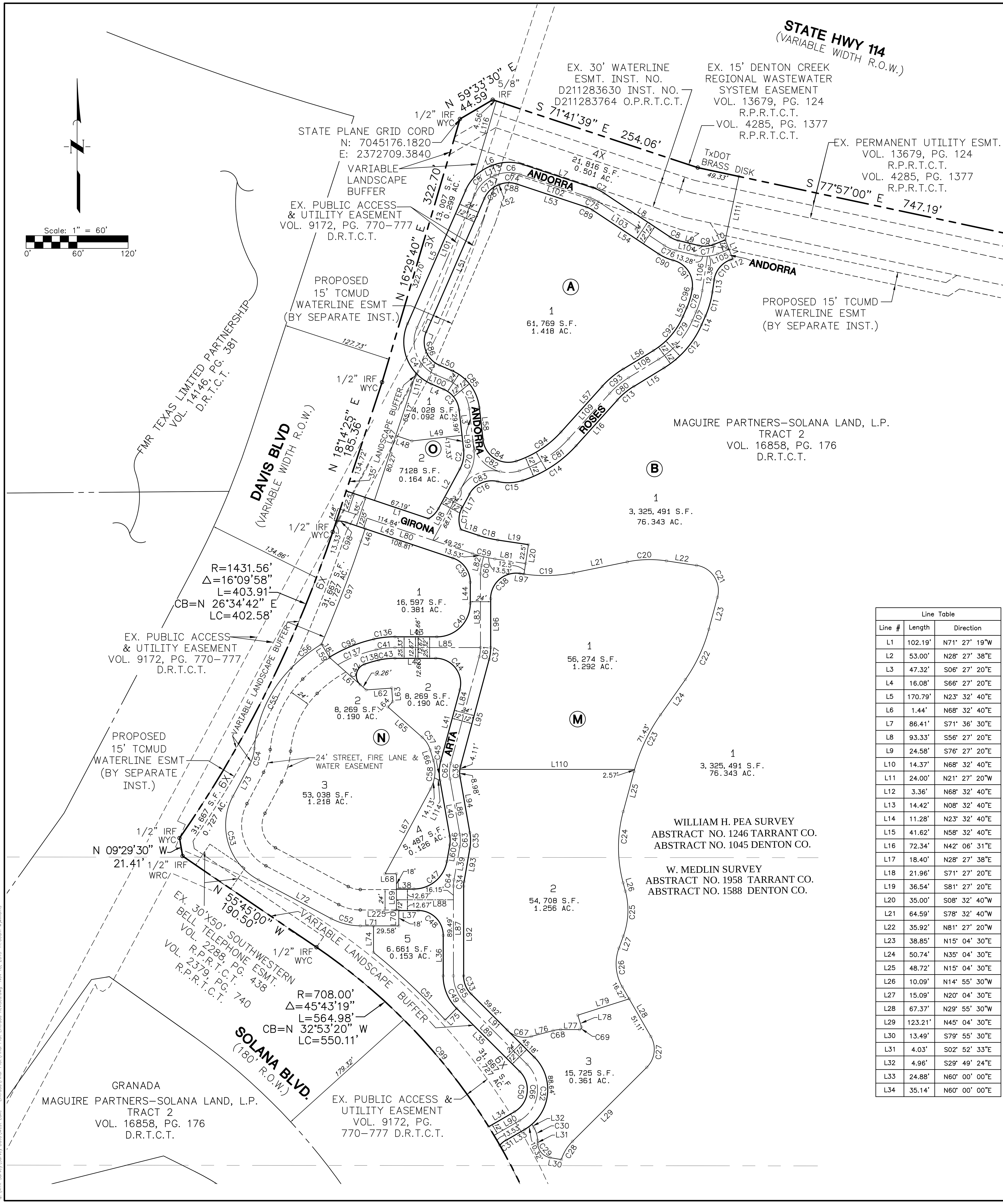
SURVEYOR/ENGINEER

Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 ● www.browngay.com
TBPE Registration No. F-1046

Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO._____

BROWN & GAY ENGINEERS, INC.
D:\VTP Survey\Survey\2015\Work Line - 001\dwgs\Final-Plat\Final Plat Entrada Revised.dwg Nov 18, 2015-11:05am eyilliams



Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	31°53'38"	30.00'	16.70'	N44° 24' 27"E	16.49'
C2	34°54'58"	38.00'	23.16'	N11° 00' 09"E	22.80'
C3	60°00'00"	30.00'	31.42'	N36° 27' 20"W	30.00'
C4	90°00'00"	54.00'	84.82'	S21° 27' 20"E	76.37'
C5	045°00'00"	54.00'	42.41'	S46° 02' 40"W	41.33'
C6	39°50'50"	54.00'	37.56'	S88° 28' 05"W	36.80'
C7	15°09'10"	54.00'	14.28'	N64° 01' 55"W	14.24'
C8	20°00'00"	30.00'	10.47'	S66° 27' 20"E	10.42'
C9	35°00'00"	30.00'	18.33'	N86° 02' 40"E	18.04'
C10	59°59'58"	30.00'	31.42'	S38° 32' 39"W	30.00'
C11	15°00'00"	112.00'	29.32'	N16° 02' 40"E	29.24'
C12	35°00'00"	112.00'	68.42'	N41° 02' 40"E	67.36'
C13	16°26'09"	88.00'	25.24'	S50° 19' 35"W	25.16'
C14	29°47'16"	146.00'	75.90'	N57° 00' 09"E	75.05'
C15	31°25'15"	54.000	29.61'	N87° 36' 25"E	29.24'
C16	74°51'25"	30.00'	39.19'	S65° 53' 21"W	36.47'
C17	51°08'51"	29.33'	26.19'	S02° 53' 13"W	25.32'
C18	10°00'00"	132.50'	23.13'	S76° 27' 20"E	23.10'
C19	20°00'00"	167.50'	58.47'	N88° 32' 40"E	58.17'
C20	20°00'00"	132.50'	46.25'	S88° 32' 40"W	46.02'
C21	96°31'50"	30.00'	50.54'	N33° 11' 25"W	44.77'
C22	20°00'00"	188.00'	65.62'	N25° 04' 30"E	65.29'
C23	20°00'00"	212.000	74.00'	S25° 04' 30"W	73.63'
C24	30°00'00"	162.00'	84.82'	S00° 04' 30"W	83.86'
C25	35°00'00"	88.00'	53.76'	N02° 34' 30"E	52.92'
C26	50°00'00"	54.00'	47.12'	S04° 55' 30"E	45.64'
C27	75°00'00"	30.00'	39.27'	N07° 34' 30"E	36.53'
C28	27°00'59"	54.00'	25.46'	S31° 34' 00"W	25.23'
C29	77°02'57"	17.50'	23.53'	S41° 24' 02"E	21.80'
C30	26°48'43"	32.50'	15.21'	N16° 16' 55"W	15.07'
C31	19°09'30"	30.00'	10.03'	S51° 10' 29"W	9.98'
C32	105°00'00"	54.00'	98.96'	N07° 30' 00"E	85.68'
C33	45°00'00"	30.00'	23.56'	S22° 30' 00"E	22.96'
C34	10°00'00"	30.00'	5.24'	S05° 00' 00"W	5.23'
C35	20°00'00"	54.00'	18.85'	N00° 00' 00"W	18.75'
C36	25°00'00"	30.00'	13.09'	S02° 30' 00"W	12.99'
C37	15°00'00"	54.00'	14.14'	N07° 30' 00"E	14.10'
C38	98°32'40"	30.00'	51.60'	S49° 16' 20"W	45.47'
C39	71°27'20"	30.00'	37.41'	N35° 43' 40"W	35.04'
C40	90°01'03"	39.00'	61.27'	N45° 00' 31"E	55.16'

Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C41	12°46'19"	100.00'	22.29'	S83° 36' 51"W	22.24'
C42	117°45'08"	14.33'	29.46'	S11° 38' 37"W	24.54'
C43	12°46'19"	87.33'	19.47'	S83° 36' 51"W	19.43'
C44	104°59'39"	29.33'	53.75'	N37° 30' 10"W	46.54'
C45	25°00'00"	54.00'	23.56'	S02° 30' 00"W	23.38'
C46	20°00'00"	30.00'	10.47'	N00° 00' 00"W	10.42'
C47	79°59'34"	39.33'	54.92'	N50° 00' 13"E	50.56'
C48	90°00'00"	29.33'	46.07'	N45° 00' 00"W	41.48'
C49	45°00'00"	54.00'	42.41'	S22° 30' 00"E	41.33'
C50	105°00'00"	30.00'	54.98'	N07° 30' 00"E	47.60'
C51	008°56'02"	743.00'	115.85'	N46° 44' 28"W	115.74'
C52	028°01'35"	72.67'	35.55'	S75° 59' 13"E	35.19'
C53	090°00'00"	72.67'	114.15'	S16° 58' 25"E	102.77'
C54	023°33'41"	49.33'	20.29'	N16° 14' 44"E	20.14'
C55	040°28'31"	150.67'	106.44'	S24° 42' 09"W	104.24'
C56	13°31'35"	190.67'	45.01'	S51° 42' 12"W	44.91'
C57	31°43'16"	32.00'	17.72'	N32° 36' 06"W	17.49'
C58	45°00'00"	44.00'	34.56'	N05° 45' 32"E	33.68'
C59	10°00'00"	155.00'	27.05'	S76° 27' 20"E	27.02'
C60	13°32'40"	42.00'	9.93'	S06° 46' 20"W	9.91'
C61	14°50'51"	42.43'	10.99'	N07° 30' 00"E	10.96'
C62	25°00'00"	42.00'	18.33'	S02° 30' 00"W	18.18'
C63	20°00'00"	42.00'	14.66'	N00° 00' 00"W	14.59'
C64	10°00'00"	42.00'	7.33'	S05° 00' 00"W	7.32'
C65	45°00'00"	42.00'	32.99'	S22° 30' 00"E	32.15'
C66	105°00'00"	42.00'	76.97'	N07° 30' 00"E	66.64'
C67	60°02'17"	29.33'	30.73'	S75° 01' 08"E	29.35'
C68	15°02'17"	34.67'	9.10'	S82° 28' 52"W	9.07'
C69	107°35'11"	2.33'	4.38'	N36° 12' 28"E	3.76'
C70	35°00'00"	42.00'	25.66'	N11° 02' 40"E	25.26'
C71	60°00'00"	42.00'	43.98'	N36° 27' 20"W	42.00'
C72	90°00'00"	42.00'	65.97'	S21° 27' 20"E	59.40'
C73	45°00'00"	42.00'	32.99'	S46° 02' 40"W	32.15'
C74	39°50'50"	42.00'	29.21'	S88° 28' 05"W	28.62'
C75	15°09'10"	42.00'	11.11'	N64° 01' 55"W	11.08'
C76	20°00'00"	42.00'	14.66'	S66° 27' 20"E	14.59'
C77	35°00'00"	42.00'	25.66'	N86° 02' 40"E	25.26'
C78	15°00'00"	100.00'	26.18'	N16° 02' 40"E	26.11'
C79	35°00'00"	100.00'	61.09'	N41° 02' 40"E	60.14'
C80	16°26'09"	100.00'	28.69'	S50° 19' 35"W	28.59'

Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C81	29°47'16"	134.00'	69.67'	N57° 00' 09"E	68.88'
C82	101°38'45"	42.00'	74.51'	S57° 16' 50"E	65.12'
C83	74°45'35"	42.00'	54.80'	S65° 55' 27"W	51.00'
C84	101°38'53"	30.00'	53.22'	S57° 16' 46"E	46.51'
C85	60°00'00"	54.00'	56.55'	N36° 27' 20"W	54.00'
C86	90°00'00"	30.00'	47.12'	S21° 27' 20"E	42.43'
C87	45°00'00"	30.00'	23.56'	S46° 02' 40"W	22.96'
C88	39°50'50"	30.00'	20.86'	S88° 28' 05"W	20.45'
C89	15°09'10"	30.00'	7.93'	N64° 01' 55"W	7.91'
C90	19°30'37"	54.15'	18.44'	S66° 13' 28"E	18.35'
C91	84°20'59"	30.00'	44.17'	N33° 48' 17"W	40.28'
C92	35°00'00"	88.00'	53.76'	N41° 02' 40"E	52.92'
C93	16°26'09"	112.00'	32.13'	S50° 19' 35"W	32.02'
C94	29°47'16"	122.00'	63.43'	N57° 00' 09"E	62.72'
C95	18°45'42"	172.67'	56.54'	S67° 50' 50"W	56.29'
C96	15°10'27"	88.00'	23.31'	N15° 57' 26"E	23.24'
C97	05°03'55"	1466.56'	129.65'	N21° 01' 29"E	129.61'
C98	22°39'01"	30.00'	11.86'	N82° 43' 57"W	11.78'
C99	23°50'13"	708.00'	294.55'	N43° 49' 53"W	292.43'
C136	12°46'19"	112.67'	25.12'	S83° 36' 51"W	25.06'
C137	17°26'16"	160.00'	48.70'	S68° 30' 33"W	48.51'
C138	06°42'30"	147.33'	17.25'	S73° 52' 26"W	17.24'

Line Table

Line #	Length	Direction
L1	102.19'	N71° 27' 19"W
L2	53.00'	N28° 27' 38"E
L3	47.32'	S06° 27' 20"E
L4	16.08'	S66° 27' 20"E
L5	170.79'	N23° 32' 40"E
L6	1.44'	N68° 32' 40"E
L7	86.41'	S71° 36' 30"E
L8	93.33'	S56° 27' 20"E
L9	24.58'	S76° 27' 20"E
L10	14.37'	N68° 32' 40"E
L11	24.00'	N21° 27' 20"W
L12	3.36'	N68° 32' 40"E
L13	14.42'	N08° 32' 40"E
L14	11.28'	N23° 32' 40"E
L15	41.62'	N58° 32' 40"E
L16	72.34'	N42° 06' 31"E
L17	18.40'	N28° 27' 38"E
L18	21.96'	S71° 27' 20"E
L19	36.54'	S81° 27' 20"E
L20	35.00'	S08° 32' 40"W
L21	64.59'	S78° 32' 40"W
L22	35.92'	N81° 27' 20"W
L23	38.85'	N15° 04' 30"E
L24	50.74'	N35° 04' 30"E
L25	48.72'	N15° 04' 30"E
L26	10.09'	N14° 55' 30"W
L27	15.09'	N20° 04' 30"E
L28	67.37'	N29° 55' 30"W
L29	123.21'	N45° 04' 30"E
L30	13.49'	S79° 55' 30"E
L31	4.03'	S02° 52' 33"E
L32	4.96'	S29° 49' 24"E
L33	24.88'	N60° 00' 00"E
L34	35.14'	N60° 00' 00"E

Line Table

Line #	Length	Direction
L35	105.09'	N45° 00' 00"W
L36	47.49'	N00° 00' 00"W
L37	23.01'	S90° 00' 00"W
L38	20.55'	N90° 00' 00"E
L39	39.52'	S10° 00' 00"W
L40	66.31'	N10° 00' 00"W
L41	86.41'	S15° 00' 00"W
L42	47.95'	N90° 00' 00"W
L43	49.50'	N90° 00' 00"E
L44	25.02'	S00° 00' 00"E
L45	132.24'	N71° 27' 20"W
L46	15.53'	N18° 14' 25"E
L47	135.44'	N18° 14' 25"E
L48	19.84'	S71° 27' 02"E
L49	59.34'	N83° 32' 40"E
L50	16.08'	N66° 27' 20"W
L51	170.79'	N23° 32' 40"E
L52	1.44'	N68° 32' 40"E
L53	86.41'	S71° 36' 30"E
L54	93.33'	S56° 27' 20"E
L55	11.28'	S23° 32' 40"W
L56	41.62'	S58° 32' 40"W
L57	72.34'	S42° 06' 31"W
L58	37.92'	N06° 27' 20"W
L59	18.57'	N31° 32' 00"W
L60	19.58'	S10° 00' 00"W
L61	57.25'	N48° 27' 43"W
L62	30.06'	S85° 59' 41"W
L63	16.00'	N04° 00' 19"W
L64	8.25'	N41° 32' 17"E
L65	53.76'	N48° 27' 43"W
L66	13.18'	N16° 44' 28"W
L67	113.04'	N28° 15' 32"E
L68	13.42'	S90° 00' 00"W

Line Table

Line #	Length	Direction
L69	42.67'	N00° 00' 00"W
L70	18.67'	N00° 00' 00"W
L71	45.13'	N90° 00' 00"E
L72	97.06'	S61° 58' 25"E
L73	41.86'	S28° 01' 35"W
L74	31.24'	S00° 00' 00"E
L75	19.16'	N45° 00' 00"E
L76	26.55'	N74° 57' 43"E
L77	22.21'	S89° 59' 57"E
L78	14.57'	N17° 35' 08"W
L79	63.46'	N72° 24' 52"E
L80	164.09'	N71° 27' 20"W
L81	36.54'	S81° 27' 20"E
L82	10.73'	N13° 32' 40"E
L83	86.54'	N00° 00' 00"E
L84	129.71'	N15° 00' 00"E
L85	100.51'	N90° 00' 00"W
L86	66.31'	N10° 00' 00"W
L87	105.64'	N00° 00' 00"W
L88	67.00'	N90° 00' 00"E
L89	105.09'	N45° 00' 00"W
L90	34.84'	N60° 00' 00"E
L91	105.09'	N45° 00' 00"W
L92	105.64'	N00° 00' 00"W
L93	39.52'	N10° 00' 00"E
L94	66.31'	N10° 00' 00"W
L95	129.71'	S15° 00' 00"W
L96	57.47'	S00° 00' 00"E
L97	4.83'	N81° 27' 20"W
L98	91.20'	N28° 32' 40"E
L99	49.93'	N06° 27' 20"W
L100	16.08'	N66° 27' 20"W
L101	170.79'	N23° 32' 40"E
L102	86.41'	S71° 36' 30"E

Line Table

Line #	Length	Direction
L103	93.33'	S56° 27' 20"E
L104	24.58'	S76° 27' 20"E
L105	14.37'	N68° 32' 40"E
L106	40.75'	N08° 32' 40"E
L107	11.28'	N23° 32' 40"E
L108	41.62'	N58° 32' 40"E
L109	72.34'	N42° 06' 31"E
L110	205.48'	S90° 00' 00"E
L111	76.36'	N12° 03' 00"E
L112	NOT USED	
L113	1.44'	N68° 32' 40"E
L114	7.28'	S63° 17' 25"E
L115	22.27'	N16° 29' 40"E
L116	94.46'	N16° 29' 40"E
L225	2.66'	S90° 00' 00"W

FINAL PLAT
OF
WESTLAKE ENTRADA
STREETS AND LOTS ANNOTATION ONLY

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3,
BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3X & 4X
A BEING A TOTAL OF 85.910 ACRES IN THE
C.M. THROOP SURVEY, ABSTRACT NO. 1510,
W. MEDLIN SURVEY, ABSTRACT NO. 1958,
JOSEPH HENRY SURVEY, ABSTRACT NO. 742
& WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS
NOVEMBER 2015

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

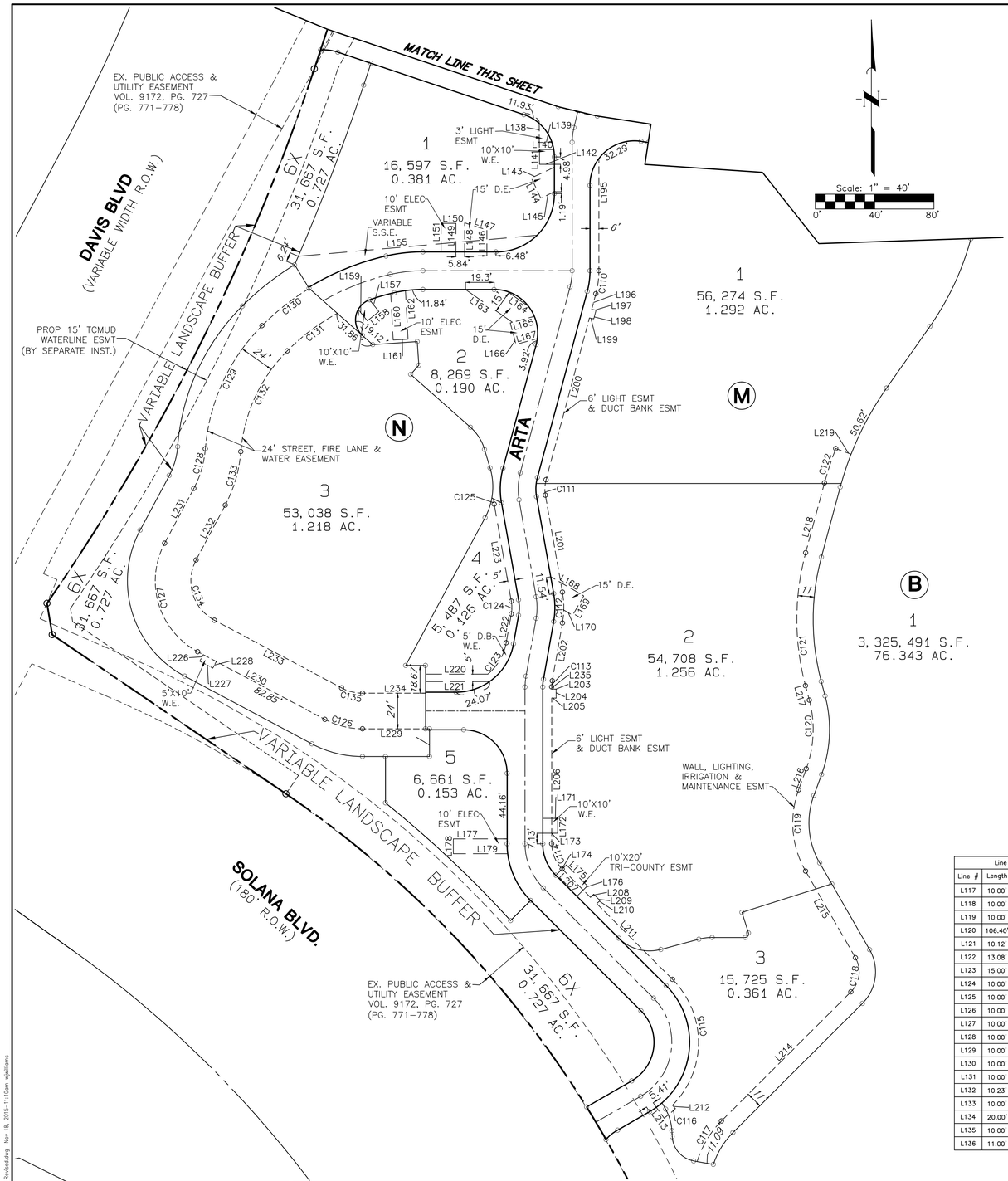
SURVEYOR/ENGINEER

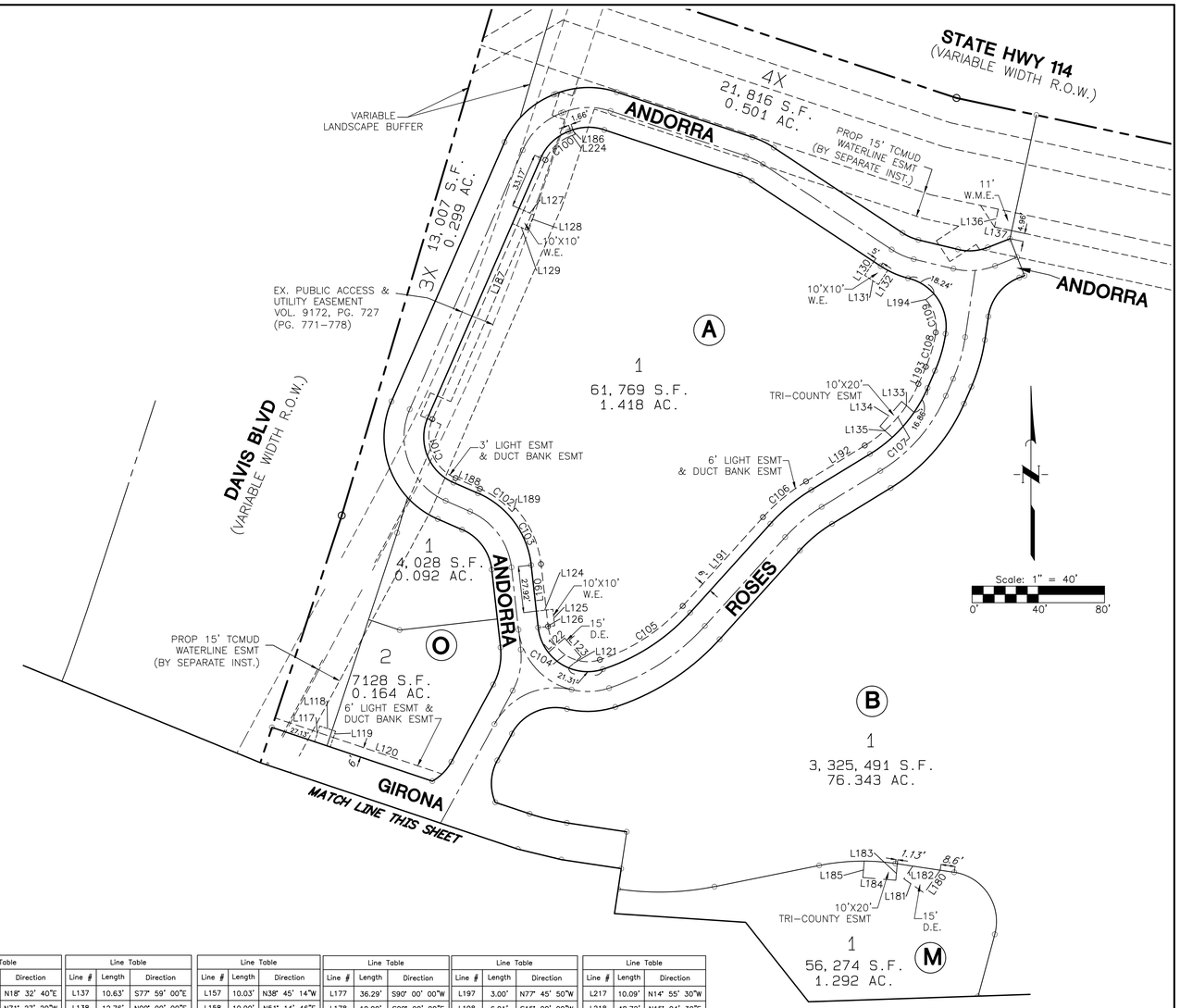
Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 • www.browngay.com
TBPE Registration No. F-1046

Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO.________________

BROWN & GAY ENGINEERS, INC.
Q:\NTX Survey\Survey Data\West Lake - Entrada\Final-Plat\Final Plat Entrada Revised.dwg Nov 18, 2015-11:06am wjwilliams





Line Table		
Line #	Length	Direction
L117	10.00'	N18° 32' 40"E
L118	10.00'	N71° 27' 20"W
L119	10.00'	N18° 32' 40"E
L120	106.40'	N71° 27' 20"W
L121	10.12'	N48° 32' 40"E
L122	13.08'	N48° 32' 40"E
L123	15.00'	S41° 27' 20"E
L124	10.00'	N83° 32' 40"E
L125	10.00'	S06° 27' 20"E
L126	10.00'	N83° 32' 40"E
L127	10.00'	S66° 27' 20"E
L128	10.00'	S23° 32' 40"W
L129	10.00'	N66° 27' 20"W
L130	10.00'	S33° 32' 40"W
L131	10.00'	S56° 27' 20"E
L132	10.23'	N33° 32' 40"E
L133	10.00'	S48° 41' 02"E
L134	20.00'	N41° 02' 40"E
L135	10.00'	N48° 41' 02"W
L136	11.00'	S12° 01' 00"W

Line Table		
Line #	Length	Direction
L137	10.63'	S77° 59' 00"E
L138	12.76'	N00° 00' 00"E
L139	8.55'	N90° 00' 00"W
L140	9.58'	N90° 00' 00"E
L141	10.00'	N00° 00' 00"E
L142	10.00'	N90° 00' 00"W
L143	17.09'	S65° 04' 15"W
L144	15.00'	S24° 55' 45"E
L145	10.12'	N65° 04' 15"E
L146	14.78'	N00° 00' 00"E
L147	15.76'	N72° 06' 00"W
L148	19.63'	S00° 00' 00"E
L149	19.30'	N00° 00' 00"E
L150	10.00'	N90° 00' 00"W
L151	19.30'	S00° 00' 00"E
L152	NOT USED	
L153	NOT USED	
L154	NOT USED	
L155	161.59'	S84° 57' 48"W
L156	18.27'	S84° 57' 48"W

Line Table		
Line #	Length	Direction
L157	10.03'	N38° 45' 14"W
L158	10.00'	N51° 14' 46"E
L159	9.75'	S38° 45' 14"E
L160	31.30'	N02° 58' 46"W
L161	10.00'	S87° 01' 14"W
L162	32.71'	S02° 58' 46"E
L163	38.52'	S55° 04' 38"E
L164	17.45'	S55° 04' 38"E
L165	16.87'	S75° 00' 00"W
L166	15.00'	S15° 00' 00"E
L167	14.87'	N75° 00' 00"E
L168	25.71'	S60° 00' 44"E
L169	15.00'	S29° 55' 40"W
L170	13.85'	N60° 00' 44"W
L171	10.00'	N90° 00' 00"E
L172	10.00'	N00° 00' 00"W
L173	10.00'	N90° 00' 00"E
L174	10.00'	N45° 16' 18"E
L175	20.00'	S45° 00' 00"E
L176	10.00'	S45° 16' 18"W

Line Table		
Line #	Length	Direction
L177	36.29'	S90° 00' 00"W
L178	10.00'	S00° 00' 00"E
L179	36.71'	N90° 00' 00"E
L180	16.77'	N34° 45' 40"E
L181	15.00'	S55° 14' 20"E
L182	9.38'	S34° 45' 40"W
L183	10.00'	S04° 57' 46"W
L184	20.00'	N85° 18' 32"W
L185	10.00'	N04° 57' 46"E
L186	2.95'	N22° 55' 15"W
L187	170.79'	N23° 32' 40"E
L188	16.08'	N66° 27' 20"W
L189	3.00'	N47° 30' 40"E
L190	37.92'	N06° 27' 20"W
L191	72.34'	S42° 06' 31"W
L192	41.62'	S58° 32' 40"W
L193	11.28'	S23° 32' 40"W
L194	6.04'	S54° 35' 26"W
L195	75.47'	S00° 00' 00"E
L196	10.81'	S15° 00' 00"W

Line Table		
Line #	Length	Direction
L197	3.00'	N77° 45' 50"W
L198	6.01'	S15° 00' 00"W
L199	3.00'	N77° 45' 50"W
L200	112.89'	S15° 00' 00"W
L201	66.31'	S10° 00' 00"E
L202	39.52'	S10° 00' 00"W
L203	3.00'	S89° 05' 05"E
L204	6.00'	N00° 00' 00"W
L205	3.00'	N89° 05' 05"E
L206	98.22'	S00° 00' 00"E
L207	26.98'	S45° 00' 00"E
L208	3.00'	N45° 31' 12"E
L209	6.00'	N45° 00' 00"W
L210	3.00'	N45° 31' 12"E
L211	72.12'	S45° 00' 00"E
L212	3.01'	N40° 17' 24"W
L213	9.00'	N35° 44' 18"W
L214	123.21'	N45° 04' 30"E
L215	67.37'	N29° 55' 30"W
L216	15.09'	N20° 04' 30"E

Line Table		
Line #	Length	Direction
L217	10.09'	N14° 55' 30"W
L218	48.72'	N15° 04' 30"E
L219	11.00'	S69° 55' 30"E
L220	41.90'	S90° 00' 00"W
L221	43.15'	S90° 00' 00"W
L222	19.69'	S10° 00' 00"W
L223	66.31'	N10° 00' 00"W
L224	3.18'	N68° 32' 40"E
L226	5.00'	S28° 01' 35"W
L227	10.00'	S61° 58' 25"E
L228	5.00'	S28° 01' 35"W
L229	42.47'	S90° 00' 00"W
L230	97.06'	N61° 58' 25"W
L231	41.86'	N28° 01' 35"E
L232	41.86'	N28° 01' 35"E
L233	97.06'	N61° 58' 25"W
L234	42.47'	S90° 00' 00"W
L235	1.41'	S00° 00' 00"E

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C100	045°00'00"	27.00'	21.21'	S46°02'40"W	20.66'
C101	090°00'00"	27.00'	42.41'	S21°27'20"E	38.18'
C102	023°58'00"	57.00'	23.84'	N54°28'20"W	23.67'
C103	036°02'00"	60.00'	37.73'	N24°28'20"W	37.12'
C104	101°38'53"	24.00'	42.58'	S57°16'46"E	37.21'
C105	029°47'16"	116.00'	60.31'	N57°00'09"E	59.63'
C106	016°26'09"	118.00'	33.85'	S50°19'36"W	33.73'
C107	035°00'00"	82.00'	50.09'	N41°02'40"E	49.32'
C108	015°07'13"	82.00'	21.64'	N15°59'03"E	21.58'
C109	051°08'55"	24.00'	21.42'	N17°00'56"W	20.72'
C110	015°00'00"	60.00'	15.71'	N07°30'00"E	15.66'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C111	025°00'00"	24.00'	10.47'	S02°30'00"W	10.39'
C112	020°00'00"	60.00'	20.94'	N00°00'00"W	20.84'
C113	010°00'00"	24.00'	4.19'	S05°00'00"W	4.18'
C114	045°00'00"	24.00'	18.85'	S22°30'00"E	18.37'
C115	089°55'48"	60.00'	94.17'	N00°02'06"W	84.80'
C116	009°06'15"	63.00'	10.01'	N49°42'36"E	10.00'
C117	028°22'27"	65.00'	32.19'	S30°53'16"W	31.86'
C118	075°00'00"	19.00'	24.87'	N07°34'30"E	23.13'
C119	050°00'00"	65.00'	56.72'	S04°55'30"E	54.94'
C120	035°00'00"	77.00'	47.04'	N02°34'30"E	46.31'
C121	030°00'00"	173.00'	90.58'	S00°04'30"W	89.55'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C122	006°15'17"	223.00'	24.34'	S18°12'08"W	24.33'
C123	040°59'26"	35.00'	25.04'	N30°29'43"E	24.51'
C124	020°00'00"	25.00'	8.73'	N00°00'00"W	8.68'
C125	003°32'28"	59.00'	3.65'	S08°13'46"E	3.65'
C126	028°01'35"	54.00'	26.41'	S75°59'13"E	26.15'
C127	090°00'00"	54.00'	84.82'	S16°58'25"E	76.37'
C128	023°33'41"	68.00'	27.96'	N16°14'44"E	27.77'
C129	040°28'31"	132.00'	93.25'	S24°42'09"W	91.32'
C130	013°32'12"	172.00'	40.64'	S51°42'31"W	40.54'
C131	016°23'22"	148.00'	42.34'	S53°08'05"W	42.19'
C132	040°28'31"	108.00'	76.29'	S24°42'09"W	74.72'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C133	023°33'16"	92.00'	37.82'	N16°14'57"E	37.56'
C134	090°00'00"	30.00'	47.12'	S16°58'25"E	42.43'
C135	028°01'35"	30.00'	14.67'	S75°59'13"E	14.53'

FINAL PLAT OF WESTLAKE ENTRADA

EASEMENTS ANNOTATION ONLY

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3X & 4X
A BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742 & WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS
NOVEMBER 2015

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

SURVEYOR/ENGINEER

Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 ● www.browngay.com
TBPE Registration No. F-1046

Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO._____

BROWN & GAY ENGINEERS, INC.
O:\M1X Survey\Survey Data\West Lake - Entrada\Final-Plat\Final Plat Entrada Revised.dwg Nov 16, 2015-11:10am ejwilliams

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 with yellow cap found for 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 County Clerk File Number D209080990, Deed 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 County Clerk File 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, and an arc length of 229.71 feet to a 1/2 inch iron rod with red cap found for corner;

North 53°03'15" West a distance of 32.60 feet to a 1/2 inch iron rod with red cap found for corner, said point being at the beginning of a curve to the right whose chord bears North 43°35'55" West, 201.08 feet;

In a Northwesterly direction along said curve to the right having a central angle of 18°54'41", a radius of 612.00 feet, and an arc length of 202.00 feet to a 1/2 inch iron rod with red cap found for corner, said point being at the beginning of a compound curve to the right whose chord bears North 22°05'07" West, 339.24 feet;

In a Northwesterly direction along said curve to the right having a central angle of 24°06'54", a radius of 812.00 feet, and an arc length of 341.76 feet to a 1/2 inch iron rod with red cap found for corner;

North 10°01'40" West a distance of 132.24 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears North 32°53'20" West, 550.11 feet;

In a Northwesterly direction along said curve to the left having a central angle of 45°43'19", a radius of 708.00 feet, and an arc length of 564.98 feet to a 1/2 inch iron rod with yellow cap found for corner;

North 55°45'00" West a distance of 190.50 feet to a 1/2 inch iron rod with red cap found for corner, said point being a corner clip for an intersection of Northerly line Solana Boulevard (a variable width right—of—way)and the Southerly line of Davis Boulevard (a variable width right—of—way);

THENCE along the Southerly right—of—way line of said Davis Boulevard the following course:

North 09°29'30" West a distance of 21.41 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 left whose chord bears North 26°34'42" East, 402.58 feet;

In a Northeasterly direction along said curve to the left having a central angle of 16°09'58", a radius of 1431.56 feet, and an arc length of 403.91 feet to a 1/2 inch iron rod with yellow cap found for corner;

North 18°14'25" East a distance of 185.36 feet to a 1/2 inch iron rod with yellow cap found for corner;

North 16°29'40" East a distance of 322.70 feet to a 1/2 inch iron rod with yellow cap found for corner, said point being a corner clip in the Southerly line for the intersection for said Davis Boulevard and the Southerly line of State Highway 114 (a variable width right—of—way);

THENCE along the Southerly line of State Highway 114 the following course:

North 59°33'30" East a distance of 44.59 feet to a 5/8 inch iron rod found for corner;

South 71°41'39" East a distance of 254.06 feet to a TxDOT brass disk found for corner;

South 77°57'00" East a distance of 747.19 feet to a TxDOT brass disk found for corner;

South 71°36'25" East a distance of 1443.85 feet to a TxDOT brass disk found for corner;

South 63°07'25" East a distance of 404.34 feet to a TxDOT brass disk broken found for corner, said point being at the beginning of a curve to the right whose chord bears South 58°57'40" East, 393.11 feet;

In a Southeasterly direction along said curve to the right having a central angle of 8°19'09", a radius of 2709.79 feet, and an arc length of 393.46 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

South 54°48'10" East a distance of 399.24 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner for corner;

South 64°52'25" East a distance of 56.55 feet to a 5/8 inch iron rod with yellow cap found for corner, said point being at the beginning of a curve to the right whose chord bears South 43°46'50" East, 107.32 feet;

In a Southeasterly direction along said curve to the right having a central angle of 2°13'56", a radius of 2754.79 feet, and an arc length of 107.33 feet to a 5/8 inch iron rod with yellow cap found for corner;

THENCE South 89°27'05" West departing the Southerly right—of—way of said State Highway 114 and along the north line of said Lot 1, a distance of 2132.54 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 51°27'05" West following the northeasterly line of said Lot 2R1 a distance of 1000.00 feet to a 5/8 inch iron rod with yellow cap found for corner;

THENCE South 00°32'55" East following the west line of said Lot 2R1 a distance of 168.55 feet to the **POINT OF BEGINNING** and containing 85.910 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 **WESTLAKE ENTRADA**, 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.

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 11-18-15 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

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. 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.
5. Unless otherwised noted, all boundary corners & lot corners are 5/8" iron rod set with yellow cap stamped "BGE".
6. See Sheets 3 of 5, & 4 of 5 for dimension of street right—of—ways, centerlines, annotation of lots and easements.

FINAL PLAT OF WESTLAKE ENTRADA

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3x & 4x A BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742 & WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246 TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS NOVEMBER 2015

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

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

SURVEYOR/ENGINEER
Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 • www.browngay.com
TBPE Registration No. F-1046
Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO.______________________

BROWN & GAY ENGINEERS, INC.
Q:\NTX Survey\Survey Data\West Lake - Entrada\Final-Plat\Final Plat Entrada Revised.dwg Nov 18, 2015-11:15am wjwilliams

Westlake Town Council

TYPE OF ACTION

Regular Meeting - Action Item

Westlake Planning and Zoning Commission
Tuesday, December 1, 2015

TOPIC: Continue a Public Hearing and Consider a Recommendation Regarding an Application for a PD Site Plan, Including Building Elevations for a CVS Pharmacy, for a Portion of the PD 1-2 Planning Area, Shown as Area N, Lot 3 of Block N, Generally Located on the Southwest Corner of the Entrada Development) on the Final Plat.

STAFF CONTACT: Tom Brymer, Town Manager
Eddie Edwards, Director of Planning and Development

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
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
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

Time Line - Start Date: November 9, 2015 **Completion Date:** December 14, 2015

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

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

This is a continuation of the public hearing from the Commission's November 9, 2015 meeting. A PD site plan is required as a condition of the Planned Development zoning for this property. 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 quantitative criteria as well as the

qualitative criteria contained within the PD zoning for this property. The PD1-2 zoning ordinance gives 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 as well as the Development Plan was originally approved. Staff and our consulting architect have spent many hours reviewing this site plan and building elevations for this CVS Pharmacy.

RECOMMENDATION

Staff recommends continuing the public hearing from the November 9, 2015 meeting to this meeting. **Staff also recommends approval subject to the conditions contained in the detailed Staff Report attached to this agenda memorandum.** It should be noted that approval of this site plan covers architecture of the CVS structure and lot layout and design.

ATTACHMENTS

1. Staff report on this CVS site plan with Staff recommendations, including building elevations as recommended by Staff.

2. CVS Pharmacy site plan for Lot 3, Block N, including building elevations as recommended by Staff.

TOWN OF WESTLAKE, TX

STAFF REPORT TO PLANNING & ZONING COMMISSION/TOWN COUNCIL

CVS PHARMACY PD SITE PLAN FOR LOT 3, BLOCK N,

Date: 12-1-2015

Request: Approval of a Site Plan for Lot 3, Block N, Entrada (CVS Pharmacy).

Agenda Item: Continue a Public Hearing and Consider a Recommendation Regarding an Application for a PD Site Plan, Including Building Elevations for a CVS Pharmacy, for a Portion of the PD 1-2 Planning Area, Shown as Block N, Lot 3, Located on the Southwest corner of the Entrada Development as shown on the Final Plat.

CASE INFORMATION

Development Name: CVS Pharmacy.

Location: The subject property is generally located at the southwest corner of the 85 acre Entrada development, near the intersection of Solana Boulevard and FM 1938/Davis Boulevard. The parcel's legal description is Lot 3 of Area N of the approved Final Plat for the Entrada development.

Owner: Maguire Partners-Solana Land, LP (Mehrdad Moayedi)
Applicant: Mehrdad Moayedi, Centurion American
Developer: Centurion American Development Group
Site Size: 1.218 acre

Approved Use(s): The approved use for this lot is a retail pharmacy with a drive-through vehicular customer service lane. Retail uses are permitted under Entrada's zoning as set out in Ordinance No. 703. Per this zoning for this district, this use must a Spanish architectural theme as set out in the district's zoning regulations which include detailed design guidelines.

I. ZONING RELATED REQUIREMENTS FOR THIS CVS PD SITE

All the requirements of Ordinance No. 703, which establishes the zoning requirements for this PD1-2 zoning district, apply to this site plan. This use as a retail pharmacy is a permitted use (not a special use) under this district's zoning because permitted and special uses for this district are quite broad in order to allow for a mixed use planned development styled after a Spanish village. Permitted and special uses include office, governmental, retail, restaurants, hotels, as well as residential uses (single family residential detached, and villas or townhomes). Ordinance No. 703 also imposes certain requirements on building materials, roofing materials, and the pace of development of residential to commercial structures. Also included in the zoning regulations which govern development of this site plan in this district are:

- *Development Guidelines for Planning Area 2, PD1-2*
- *Design Standards for Planning Area 2, PD1-2*
- *Residential Standards for Planning Area 2, PD1-2*
- *Roadway Design Standards for Planning Area 2, PD1-2*
- *Concept Plan for Planning Area 2, PD1-2*

Also, 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:

- Solana Boulevard additional lanes on the south side of the subject tract shall be constructed by the developer as stipulated in a development agreement to be executed at site plan/plat approval (note: this development agreement is in place).
- 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.
- The developer shall pay, via a development agreement, a pro-rata share of the costs for signalization, per a traffic impact study approved by the Town, of the intersection at Davis Blvd. and Solana Blvd or any other intersections near or on his development.
- A detailed landscape plan and parking plan must be submitted with the Site Plans.
- A detailed streetscaping plan shall be submitted showing how it will be integrating and transitioning well in terms of aesthetics with the development at the southeast corner of FM 1938 and Solana Boulevard.
- Sidewalks and trails internal to the site will need to connect by access points to sidewalks, trails, or pubic rights-of-way on the perimeter of the site as well as to sidewalks or trails on adjacent tracts.

II. Recommendations Related to the Submitted PD Site for CVS as it Relates to the Approved PD1-2 Development Plan (Entrada)

The Town required the Developer to prepare a more detailed instrument, known as a Development Plan, for the entire 85 acre Entrada tract. With the Development Plan approved, the developer now can submit PD site plans for portions of his development. However, these PD site plans must comport to the approved Development Plan (unless the Development Plan is amended with the approval of the Town). The practical effect is that the Development Plan becomes a master site plan, meaning that all the site plans for all portions of the site must fit within the template created by the Development Plan.

The Development Plan for Entrada that was adopted by the Council has several conditions attached to that approval in Ordinance 720, as recommended by the Planning & Zoning Commission. These additional conditions for approval of Entrada's Development Plan are:

1. The Development Plan must have architectural engagement of all buildings to the water feature in a way that accommodates public use of the trail (palisade) on the water's edge.

2. All structures adjacent to the water, including those involving fee simple ownership, must be handled dimensionally to maximize an aesthetically pleasing adjacency and interaction with the water.

3. Location of the plaza in Phase 1 in relationship to the water feature must allow for a high degree of public access to the water feature from this plaza. This should be done in a manner that forces any and all vehicular access into the plaza space via a separate conduit. This can be done in European village fashion with bollards defining the vehicular path across the plaza ground plane, while separating cars from pedestrians (note: the Arts District in Dallas has a street where this pedestrian and vehicular traffic are separated with bollards as recommended here). This plaza should be extended to or as near as possible to the water feature.

4. Attention must be paid to the architectural and spatial relationship of the storage building that will surround the gas well pad site with the residential uses across the street from the storage building. This includes some type of architectural feature at the corners of the storage building to create architectural interest.

5. The entire residential area in the southwest quadrant of the tract must have a view corridor established where all streets and lots are terraced in a manner whereby residences on the street above another residence are viewing a roof top and horizontal vista, not looking downward into a backyard.

6. The location of the proposed Town Hall building should be set to maximize and create a public gathering area near the water, as well as interact well in terms of the Town Hall's site's adjacency to the trail system that goes along the edge of the water feature. This may mean moving it further away from the round-about in front of the building.

7. Pedestrian bridge should be point of strong architectural interest creating a "Ponte Vecchio" visual impact type bridge. The other bridge, which will carry vehicular, bike and pedestrian traffic should be a significant design feature of this development as well. Both bridges should be located to link well with public plaza areas.

8. A publicly accessible trail system must be located around the entire the perimeter of the water feature with the exception of the villas' section. Locations for fountains, benches, tables, public art, and other public gathering areas must be shown along the trail system on the Development Plan. This trail shall have a point of inter-connection with the trail system in Solana on the tract adjoining to the east.

9. Engineering standards for this development must be approved with the preliminary plat and must assist in carrying out the Staff's recommendations for the Development Plan contained in this report as well as meet the intent of the design standards and guidelines contained in Ordinance No. 703.

10. When the tract is site planned, both the southeast corner of FM 1938 (Davis) and Solana Boulevard and the northeast corner of FM 1938 (Davis) and SH114 must, include strong design public design elements that tie those corners to the intent of the design standards and guidelines for this tract. Site plans for these corners shall minimize surface parking from being the main visual feature at these hard corners (note: requiring some berming when these locations are site planned may help with this). This includes incorporating design features from the Town's FM 1938 Streetscape plan on the side of the subject tract that abuts FM 1938. Also, a 3-4 foot stone wall that fits with the site's design standards and guidelines shall be required around the perimeter of the site on Solana Boulevard and FM 1938.

11. Show on the Development Plan the type of Town Edge landscaping that will be utilized along the SH114 side of the tract. Also show where along this Town Edge landscape zone the landscaping will consist of trees and when other treatments such as vineyards, as proposed by the developer, will be used.

12. Approve use of Italian Cypress trees on the tract as the predominant tree of choice for the landscaping.

13. All recommendations made by Staff in the Staff Report presented at the time of zoning approval on April 22, 2013 continue in place (discussed above in Section I of this report).

14. 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.

15. 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.

16. 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.

All these Development Plan conditions for approval apply to this PD site plan for CVS Pharmacy on Lot 3, Block N.

III. Specific Requirements Relative to Architecture and the CVS Site Plan

A PD (planned development) zoning district provides the Town strong aesthetic/architectural controls via design guidelines in the zoning regulations for this district. The Town receives this control while providing the Developer zoning entitlements (i.e. uses) that grant the Developer great latitude and flexibility in permitted

and special uses, as well as dimensional setbacks and no building FAR (floor to area ratio) setbacks, while providing the Town with land use it desires (mixed use in Spanish village archetype) in this zoning district. In that regard, the site plan for this parcel must comport to the Development Plan for the overall Entrada development. This site plan must comport to all the zoning regulations and conditions provided at the time of zoning approval.

Further, the Staff has been working closely with the Developer in achieving site design, layout, and architecture not only for the CVS building, but adjacent and nearby buildings as well. Approval of this site plan approves both the architecture for the CVS building and its location on this lot, but the location of other buildings around the CVS buildings.

The key challenge regarding CVS was accommodating the corporate requirements for a large, rectilinear, and undifferentiated plate with corner entry (as seen in the typical CVS) within an organic, small, differentiated, and complex architectural envelope (consistent with the Catalonian Archetype). In order to accomplish, CVS had to be willing to embrace manipulation of the building skin and plate height in order to create the appearance of multiple buildings (instead of one large building).

Through a process of raising the plate height at key locations, the architect was able to create multiple architectural masses that could support a discrete roof form. In this way several smaller buildings began to arise from the heretofore single rectangle. These building forms were given more visual strength through stone veneer, leaving the portions of the former rectangle to be expressed as infill stucco structures (lying between the stone structures). In this way the simple rectangle becomes a more **organic assemblage** of 5 smaller buildings and thereby more like the Catalonian archetype.

To get to the above described final rendition of the first CVS submittal, the Town went through a design review/revision process with the developer as follows:

Step 1: Receive, review, and comment on the first CVS submittal. This was done with comment boxes applied to the first design, identifying the ways in which the design submitted fell short of the Catalonian Archetype.
Step 2: Meet with Merriman Associates (hired by the developer to work with 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 (knowing the CVS limitations)
Step 3: Merriman provide revised elevations to Town before handing to the CVS Architect. The Town reviews and provides a few additional comments.
Step 4: The CVS Architect provides revised architectural elevations incorporating the changes that Merriman and the Town worked out.
Step 5: The Town provides final comments. These comments include a review of the sign proposal, which has come forth at this point in the process. The developer has suggested that CVS is unwilling to deviate from their corporate, internally lit, plastic, building mounted sign. However, discussions with the architect reveal that CVS is

willing to consider a metal, pin mounted, halo lit sign. Such a sign is in keeping with the Planned Development Ordinance and guidelines…now in final draft.
Step 6: The CVS Architect makes final revisions that are acceptable to the Town, including the sign revision.

As this process is repeated, it is anticipated that those seeking to build in Entrada will have built projects to refer to and that Merriman will have valuable insight into what the Town finds important. As a result, the design review process should get progressively more efficient.

IV. Staff Recommendation

Staff recommends approval of this PD site plan, including building elevations for the CVS Pharmacy on Lot 3, Block N of Entrada subject to the following conditions:

1. all the zoning requirements for this PD1-2 district set out in Ordinance 703 in addition to the conditions accepted by the Town Council set out in Section I of this report at the time of zoning approval (April 22, 2013).

2. all the Development Plan conditions for approval referenced in Section II of this report established in Ordinance 720 (adopted October 28, 2013) apply to this PD site plan for CVS Pharmacy on Lot 3, Block N.

3. the site plan building elevations for CVS, as submitted and attached to this report, include the requirement that this structure meet all aspects of the Entrada design guidelines proposed to be reviewed by the Commission and adopted on 12-14-15 by the Town Council.

4. Town Staff will review and approve a materials sample palette that shall be presented at the time for building plans review for a building permit and said materials must comport to elevations as presented to the Staff and the Planning & Zoning Commission.

5. landscaping and planters used around the CVS building per drawings submitted by the Developer's master architect, Merriman and Associates, be of substantial size, as shown on said drawings, including six (6) inch caliber Italian Cypress in the planters.

6. the understanding that this approval applies <u>only</u> to the CVS building, and that the other smaller buildings shown on the PD site plan for this Block N will require their own PD site plan and building elevations to be approved at the time they are proposed for construction.

7. Solid waste collection area will reflect a sheperd’s hut” type architecture and will be approved by Staff at the time of building permit application.

TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

WESTLAKE ENTRADA

PD SITE PLAN PACKAGE FOR LOT 3, BLOCK N - CVS

NOVEMBER 2015

SHEET INDEX

No.	Sheet Title
C1	COVER SHEET
C2	KEY MAP
C3	SITE PLAN
A1	ARCHITECTURAL RENDERINGS
A2	ARCHITECTURAL ELEVATIONS
A3	ARCHITECTURAL DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
C4	FINAL PLAT (1/5)
C5	FINAL PLAT (2/5)
C6	FINAL PLAT (3/5)
C7	FINAL PLAT (4/5)
C8	FINAL PLAT (5/5)
C9	GENERAL NOTES
C10	PAVING PLAN
C11	PROPOSED DRAINAGE AREA MAP
C12	GRADING PLAN
C13	WATER, STORM, DUCTBANK & SEWER PLAN
C14	EROSION CONTROL PLAN
C15	LIGHTING & PHOTOMETRIC PLAN
C16	FIXTURE DETAILS

DEVELOPER:

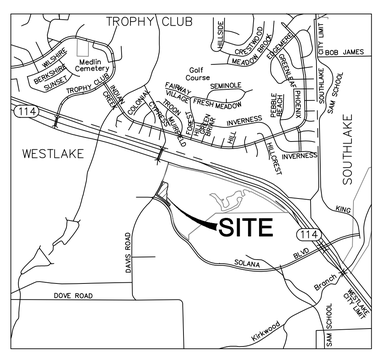
CENTURION AMERICAN
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234

DEVELOPER:

The Mooreland Funds
Mooreland Development
4516 Lover's Lane #350
Dallas, TX 75225
TEL: 214.287.9009
CONTACT: MIKE BEATY

TOWN OF WESTLAKE

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



VICINITY MAP
(NOT TO SCALE)

Brown & Gay Engineers, Inc.
500 W. 7th Street, Suite 1800
Fort Worth, TX 75102
Tel: 817-887-6130 ● www.browngay.com
TBPE Registration No. F-1046

Copyright 2015

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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

TOWN OF WESTLAKE

APROVED

TITLE

DATE

WESTLAKE ENTRADA LOT 3, BLOCK N - CVS BGE PROJECT NO. 3082-01

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\CVS\03_CADD\01_Construction_Plans\01_Sheets\CVS_COVER_C1.dwg Nov 20, 2015-2:37pm Hoq

VICINITY MAP
(NOT TO SCALE)

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

DE ELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

CENTURION AMERICAN
CVS PD SITE PLAN PACKAGE

LOT 3, BLOCK N - CVS
AT WESTLAKE ENTRADA

BEING 2.134 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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:

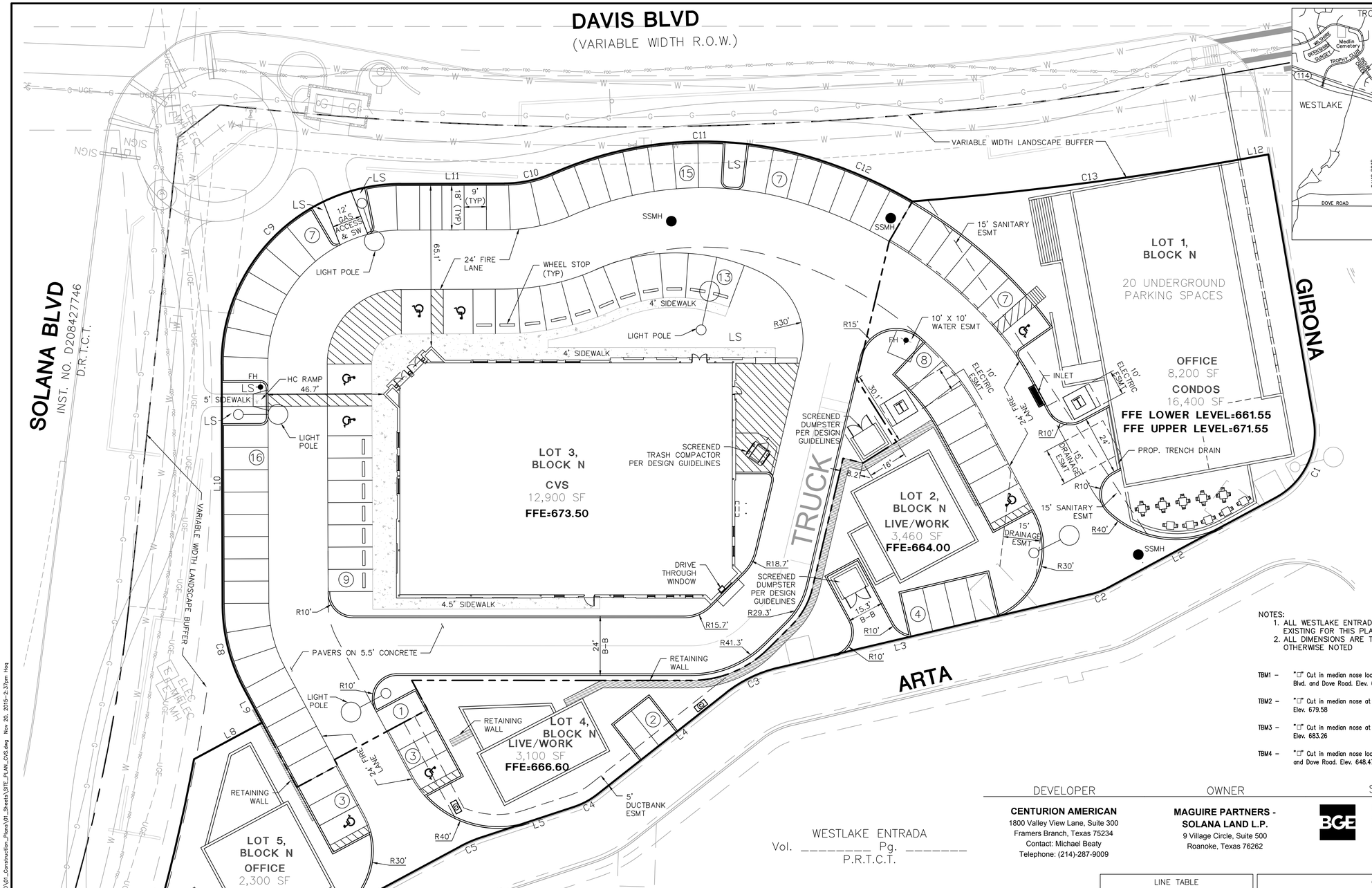
DATE:

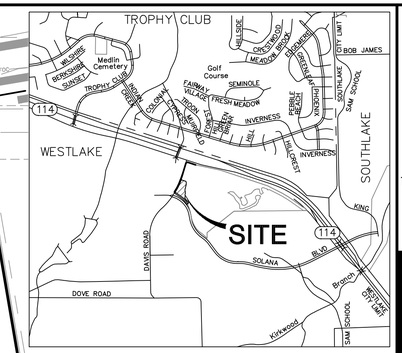
PROJECT NUMBER:

Sheet No.
KEY MAP

C2

BROWN & GAY ENGINEERS, INC.
G:\Projects\LAND - SITE - FRISCO\Brookard Global\Westlake_Entrada_Site_Plans\CVS\03_CADD\01_Construction_Plans\01_Sheets\OVERALL_KEYMAP_CVS.dwg Nov 20, 2015-2:37pm Hoq





VICINITY MAP
(NOT TO SCALE)

Horizontal Scale: 1" = 20'
0' 20' 40'

OVERALL LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
	PROPOSED STREET LIGHT
	EXISTING TRANSFORMER
LS	PROPOSED LANDSCAPE
	EXISTING STREET LIGHT
G	EXISTING GAS METER
E	EXISTING ELECTRIC MANHOLE
	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

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

TBM3 – "☐" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "☐" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Framers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

SURVEYOR/ENGINEER

Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 ● www.browngay.com
TBPE Registration No. F-1046
Copyright 2015

REQUIRED PARKING

BLDG	Use	SF	Parking Required
CVS	Retail	12900	65
OFFICE	Office	2300	8
LIVE/WORK 1	Residential	1200	2
	Office	1900	7
LIVE/WORK 2	Residential	1200	2
	Office	1260	5
OFFICE & CONDOS	Office	8200	28
	Residential	16400	22
		Total	139

SHARED PARKING

Time of Day	Office	Retail	Restaurant	Theater	Hotel	Residential	Office Total	Retail Total	Restaurant Total	Theater Total	Hotel Total	Residential Total	Total Required Parks
6:00 a.m.—12 noon	1.00	0.97	0.50	0.30	1.00	0.30	48	65	0	0	0	26	119
12 noon—1:00 p.m.	0.90	1.00	0.70	0.70	0.30	0.35	48	65	0	0	0	26	118
1:00 p.m.—4:00 p.m.	0.97	0.97	0.60	0.70	0.45	0.30	48	65	0	0	0	26	118
4:00 p.m.—6:00 p.m	0.47	0.82	0.90	0.80	0.70	0.60	48	65	0	0	0	26	92
6:00 p.m.—8:00 p.m	0.07	0.89	1.00	1.00	1.00	0.80	48	65	0	0	0	26	83
8:00 p.m.—12:00 midnight	0.03	0.61	1.00	1.00	1.00	1.00	48	65	0	0	0	26	68

Required Parking: 119
Parking Provided: 120

LINE TABLE

Line #	Direction	Length
L1	N71° 27' 20.00"W	108.81
L2	N0° 00' 00.00"E	76.68
L3	N15° 00' 00.00"E	129.71
L4	N10° 00' 00.00"W	66.31
L5	N10° 00' 00.00"E	39.52
L6	N0° 00' 00.00"W	105.64
L7	N45° 00' 00.00"E	19.16
L8	S0° 00' 00.00"E	31.24
L9	N90° 00' 00.00"E	15.45
L10	S61° 58' 25.26"E	97.06
L11	S28° 01' 34.74"W	41.86
L12	S18° 14' 24.63"W	15.53

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	37.41	30.00	71.46	N35° 43' 40"W	35.04
C2	7.85	30.00	15.00	N7° 30' 00"E	7.83
C3	23.56	54.00	25.00	N2° 30' 00"E	23.38
C4	10.47	30.00	20.00	N0° 00' 00"W	10.42
C5	9.42	54.00	10.00	N5° 00' 00"E	9.41
C6	42.41	54.00	45.00	N22° 30' 00"W	41.33
C7	115.85	743.00	8.93	S46° 44' 28"E	115.74
C8	35.55	72.67	28.03	S75° 59' 13"E	35.19
C9	114.15	72.67	90.00	S16° 58' 25"E	102.77
C10	20.29	49.33	23.56	S16° 14' 44"W	20.14
C11	106.44	150.67	40.48	S24° 42' 09"W	104.24
C12	45.00	190.67	13.52	S51° 42' 07"W	44.90
C13	129.65	1466.56	5.07	S21° 01' 29"W	129.61

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835
Copyright 2015

CENTURION AMERICAN

DE ELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND Engineering • Development • Construction

CENTURION AMERICAN
CVS PD SITE PLAN PACKAGE
LOT 3, BLOCK N - CVS
AT WESTLAKE ENTRADA
BEING 2.134 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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.
SITE PLAN
C3

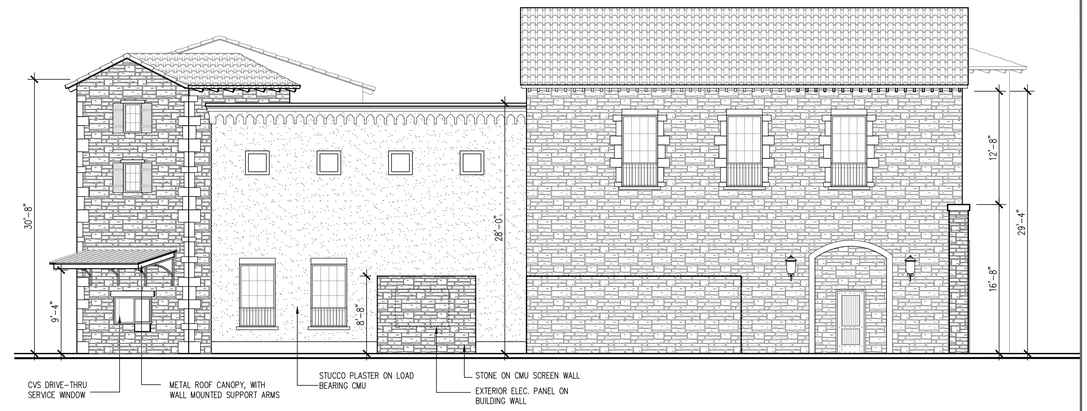
BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Gabo\Westlake_Entrada_Site_Plans\CVS\03_CADD\01_Construction_Plans\01_Sheets\SITE_PLAN_CVS.dwg Nov 20, 2015-2:37pm Hoq

WESTLAKE ENTRADA

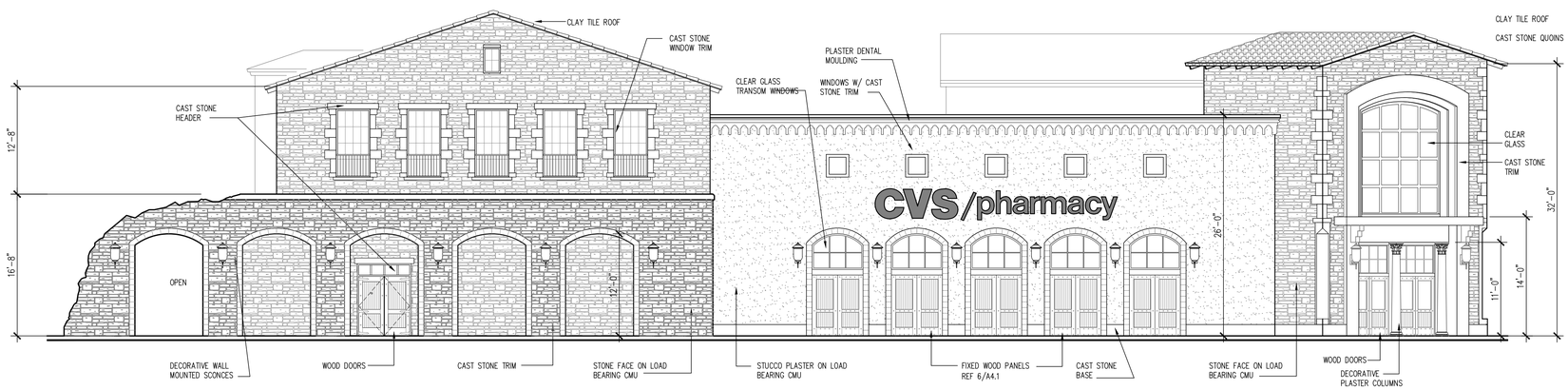
2035148
09.25.2015

CENTURION AMERICAN

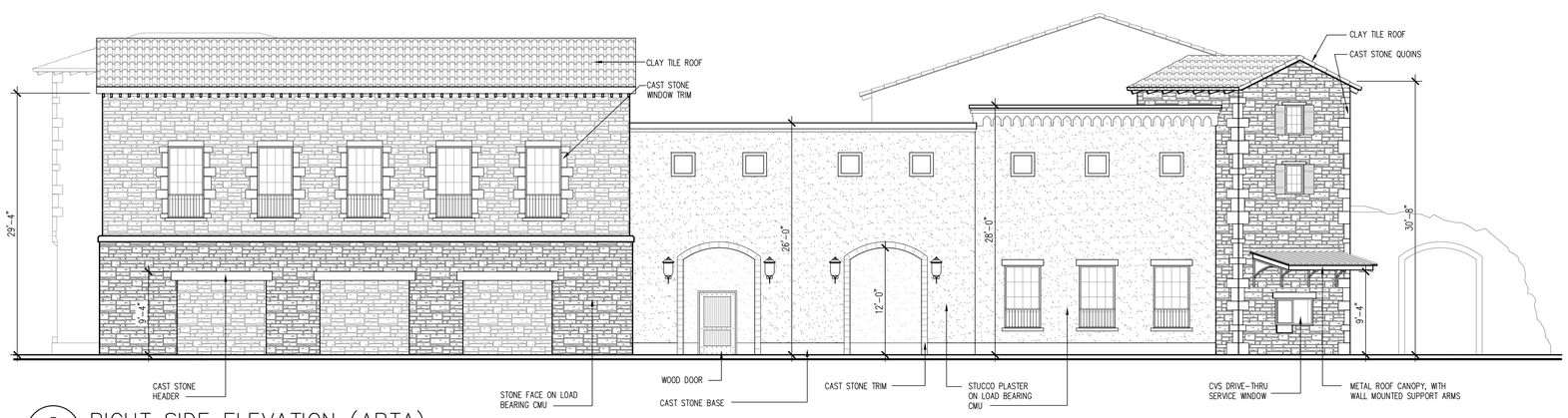
1 A-4.1 FRONT ELEVATION (SOLONA BLVD)
SCALE: 1/8" = 1'-0"



4 A-4.1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 A-4.1 LEFT SIDE ELEVATION (DAVIS BLVD)
SCALE: 1/8" = 1'-0"



3 A-4.1 RIGHT SIDE ELEVATION (ARTA)
SCALE: 1/8" = 1'-0"

CVS pharmacy

STANDARD 12900-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 10881

DAVIS BLVD. & SOLONA BLVD.
WESTLAKE, TEXAS

PROJECT TYPE: NEW STORE
DEAL TYPE: FFS

CS PROJECT NUMBER: 79299

ARCHITECT OF RECORD
GENESIS DESIGN GROUP, INC.
421 W HARWOOD ROAD
SUITE 100
HURST, TEXAS 76054
TEL (817) 285-7444
FAX (817) 285-7318

STRUCTURAL ENGINEER:
HUNT & JOINER, INC.
1825 MARKET CENTER BLVD.
STE 620
DALLAS, TEXAS 78735
TEL (214) 760-7000
FAX (214) 760-7050

MEP ENGINEER:
DON PENN
635 WESTPORT PARKWAY, STE 300
GRAPEVINE, TX. 76051
TEL (817) 410-2858
FAX (817) 251-8411
dp

DEVELOPER:
ORANGE DEVELOPMENT, INC.
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
TEL (205) 408-3443

SEAL:

REGISTERED ARCHITECT JAMES A. KIRK 8170 STATE OF TEXAS

10/26/2015

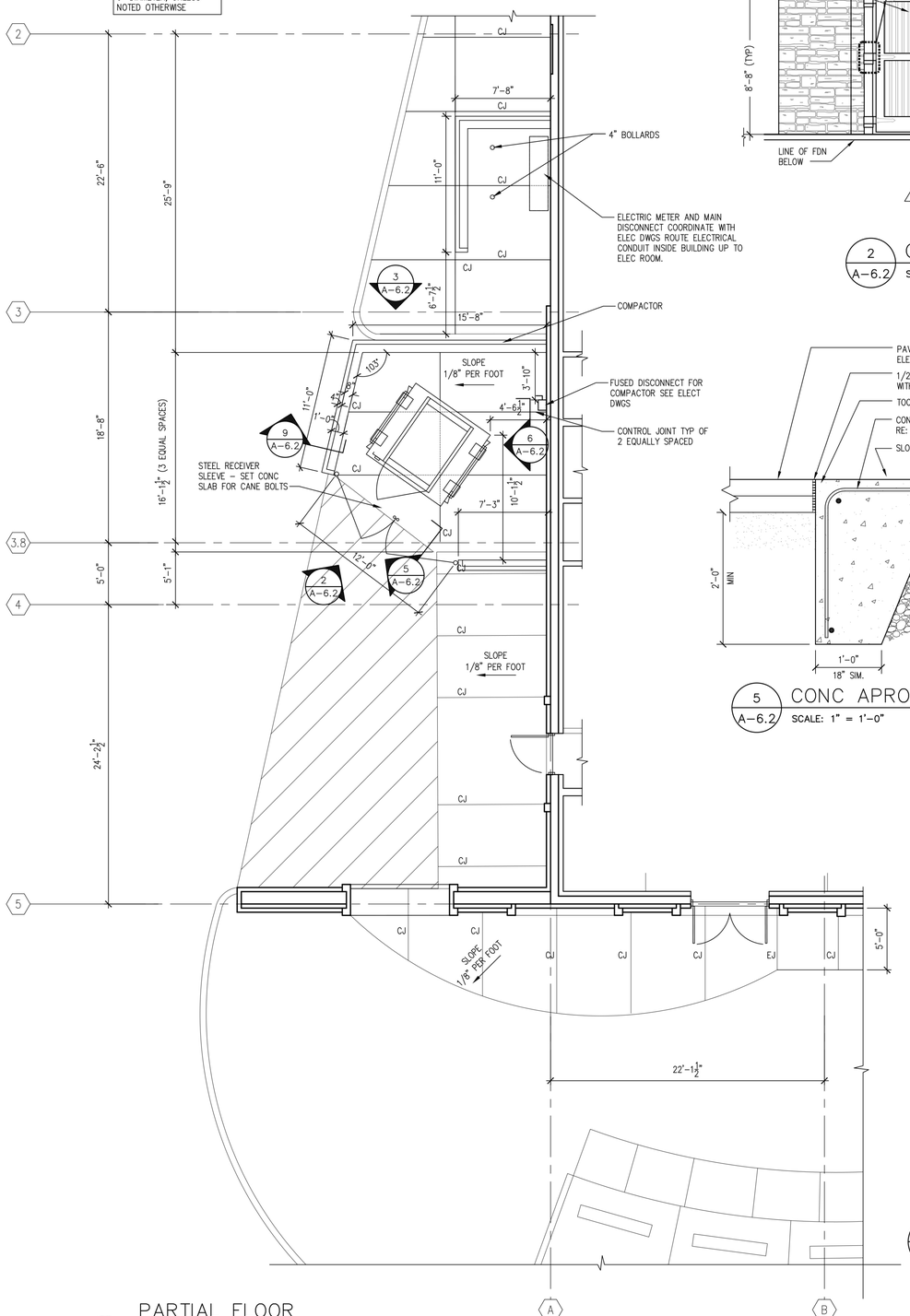
REVISIONS:
9 NOVEMBER 2015: CITY ARCH. REVIEW

DRAWING BY: JDH
DATE: 26 OCTOBER 2015
JOB NUMBER: -----

TITLE:
EXTERIOR ELEVATIONS

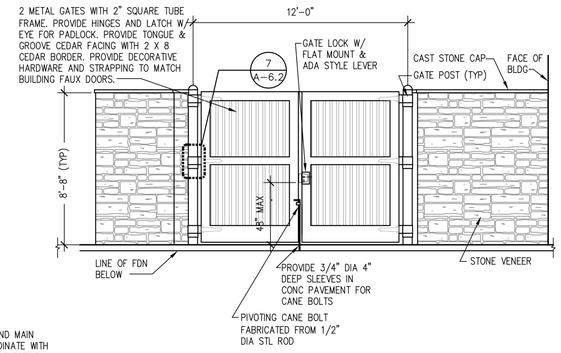
SHEET NUMBER:
A-4.1

COMMENTS:
ISSUED FOR BID / PERMIT



1 / A-6.2 PARTIAL FLOOR PLAN – COMPACTOR

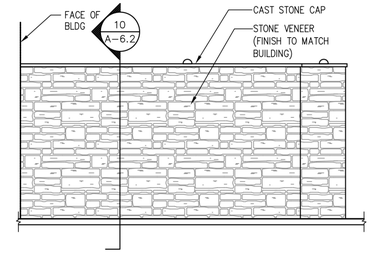
SCALE: 3/16" = 1'-0"



2 / A-6.2 GATE ELEVATION

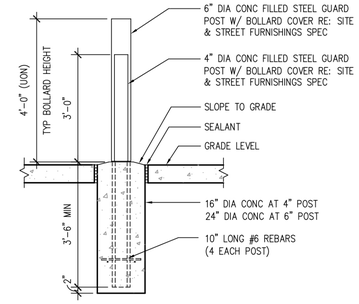
SCALE: 1/4" = 1'-0"

NOTE:
1) RE: 4/A-6.2 FOR GATE POST FOOTING AND ANCHORS.



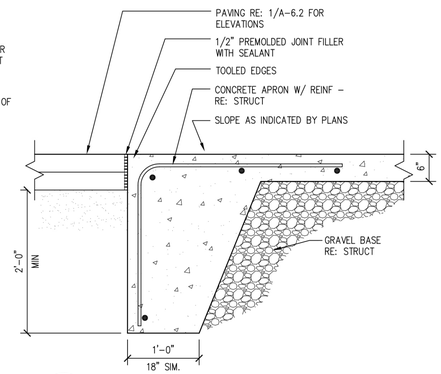
3 / A-6.2 COMPACTOR ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



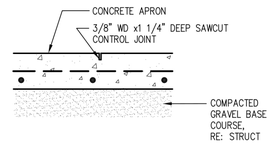
4 / A-6.2 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



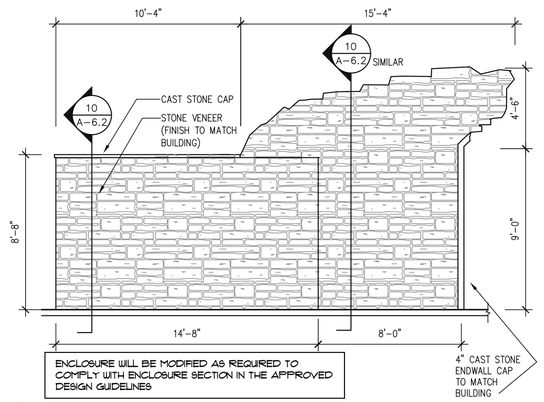
5 / A-6.2 CONC APRON DETAIL

SCALE: 1" = 1'-0"



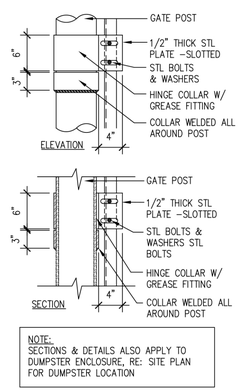
6 / A-6.2 CONTROL JOINT DETAIL

SCALE: 1" = 1'-0"



9 / A-6.2 DUMPSTER ENCLOSURE ELEVATION

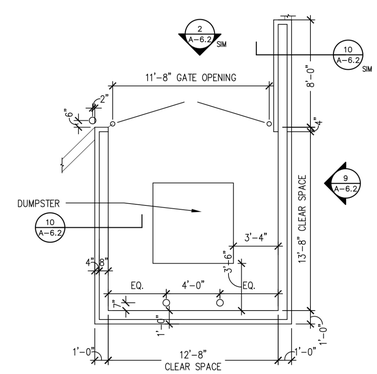
SCALE: 1/4" = 1'-0"



NOTE:
SECTIONS & DETAILS ALSO APPLY TO DUMPSTER ENCLOSURE, RE: SITE PLAN FOR DUMPSTER LOCATION

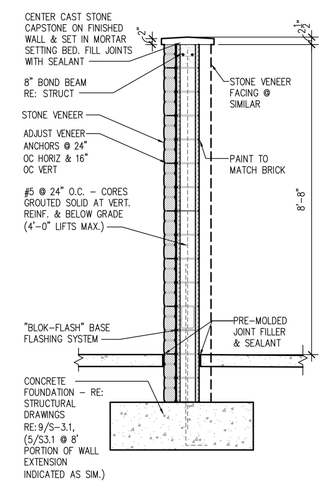
7 / A-6.2 GATE HINGE DETAIL

SCALE: 1" = 1'-0"



8 / A-6.2 PARTIAL FLOOR PLAN – DUMPSTER

SCALE: 3/16" = 1'-0"



10 / A-6.2 ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"

CVS pharmacy®

STANDARD 12900-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 10881

NEC DAVIS BLVD. & SOLANA BLVD.
WESTLAKE, TEXAS 76262

PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 79299

ARCHITECT OF RECORD
GENESIS DESIGN GROUP, INC.
421 W HARWOOD ROAD
SUITE 100
HURST, TEXAS 76054
TEL (817) 285-7444
FAX (817) 285-7318

STRUCTURAL ENGINEER:
HUNT & JOINER, INC.
1825 MARKET CENTER BLVD
STE 620
DALLAS, TEXAS 75207
TEL (214) 760-7000
FAX (214) 760-7050

MEP ENGINEER:
DON PENN
635 WESTPORT PARKWAY, STE 300
GRAPEVINE, TX. 76051
TEL (817) 410-2858
FAX (817) 251-8411

DEVELOPER:
ORANGE DEVELOPMENT, INC.
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
TEL (205) 408-3443

SEAL:

11/13/2015

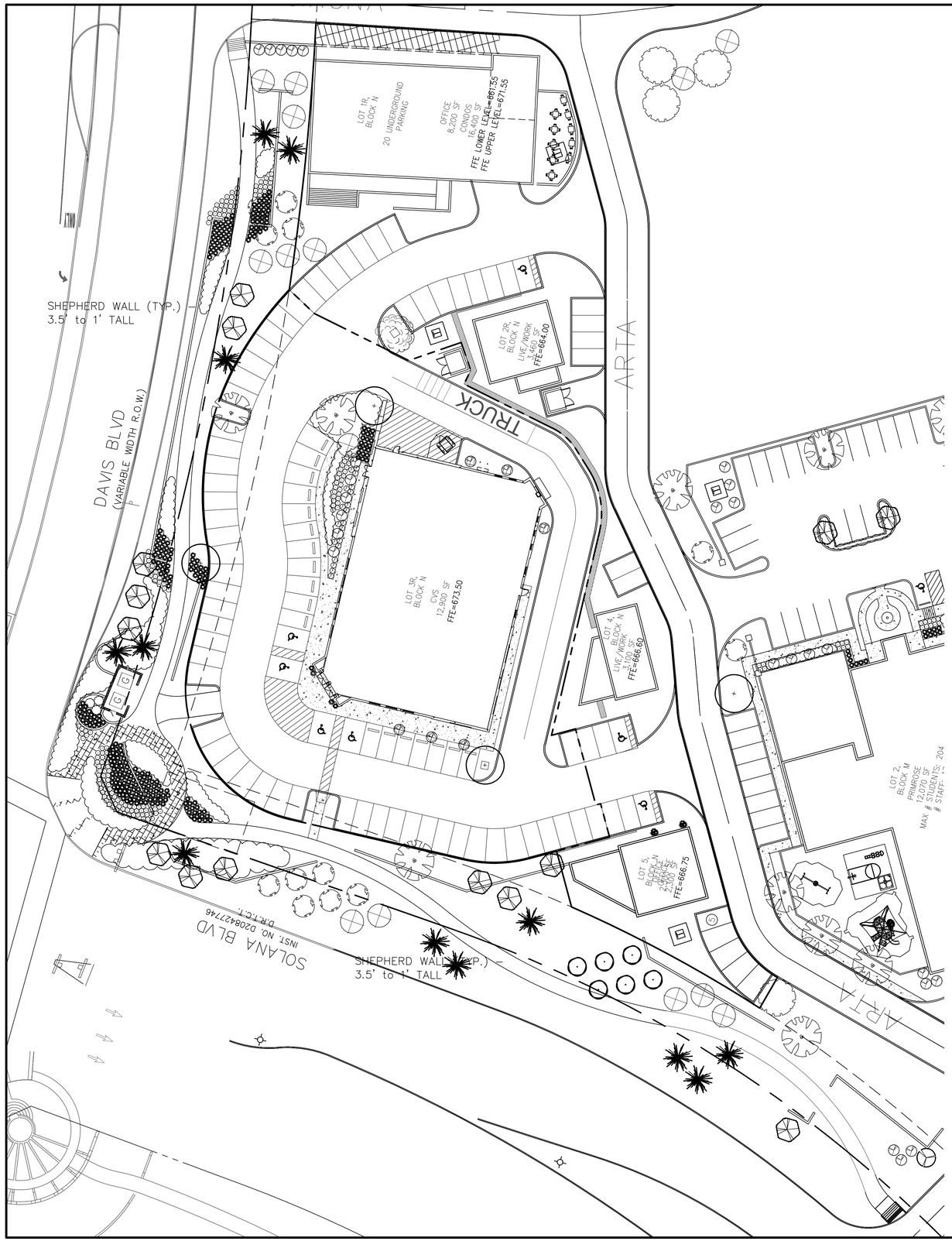
REVISIONS:

DRAWING BY: DW
DATE: 13 NOVEMBER 2015
JOB NUMBER: 15-066

TITLE:
ENLARGED PLANS & DETAILS

SHEET NUMBER:
A-6.2

COMMENTS:
ISSUED FOR BID/PERMIT



PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex deciduo	6'–8' hgt.
yaupon holly	Ilex vomitoria	6'–8' hgt.;3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; specimen tree
lacebark elm	Ulmus parvifolia sempervivens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissoma	1 gal.
red yucca	Hesperaloe parviflora	3 gal.
trailing rosemary	Rosemarinus officinalis 'Prostratus'	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%; blue grama grass 17%; curly mesquite 1%	
vineyard	muscadine grape vineyard	5 gal.
public art/public art & gathering area seating, plantings, & shade structures will be provided as each area is developed & approved		NIC
public bench – typ.		NIC

GENERAL NOTES

ALL PLANTINGS SHOWN IN PAVED AREAS WILL HAVE PAVEMENT REMOVED AS NEEDED.
MINIMUM SIZE FOR ANY PAVEMENT CUT OUTS WILL BE 4' BY 4'.
ALL LAWN AREAS TO BE BERMUDAGRASS SOD.

NORTH

TEXAS TUFF LANDSCAPE

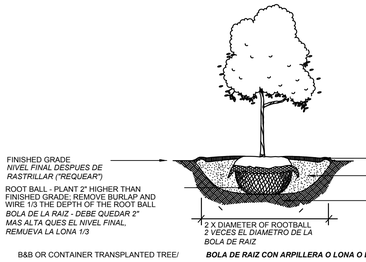
Design-Project Management-
Horticulture Services
972-347-9930

Date: 11-18-15
Scale: 1" = 30'-0"
Project No.:
Drawn by: SO
Approved:
Revised:

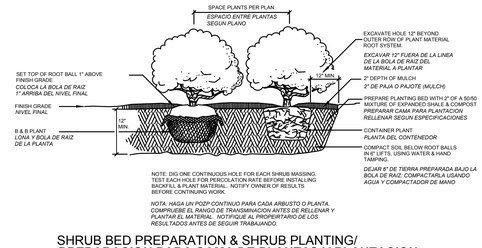
THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

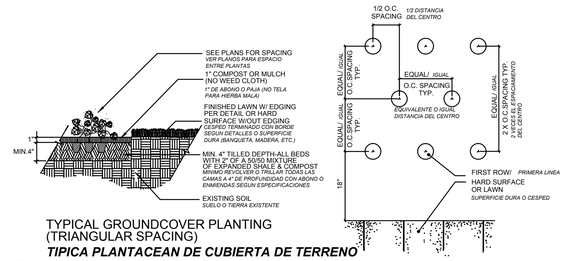
Sheet No.
CVS PD LANDSCAPE PLAN
L-1



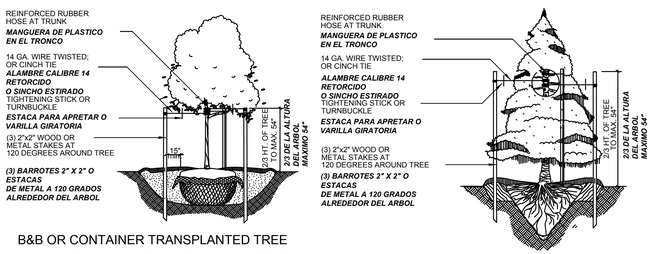
1 L8 TREE PLANTING DETAIL
ARBOL TRANSPLANTADO
NO SCALE/ *NO ESCALA*



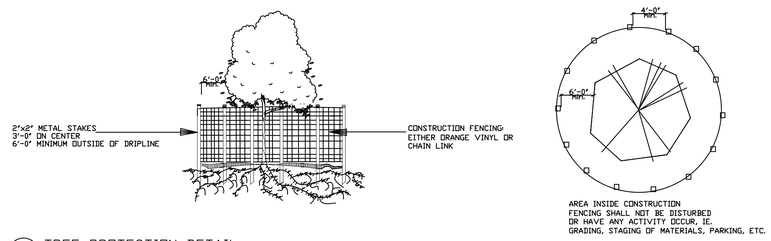
2 L8 SHRUB BED PREPARATION & SHRUB PLANTING/
PREPARACION PARA CAMA DE PLANTAS Y PLANTACION DE ARBUSTOS O PLANTAS
NO SCALE/SIN ESCALA



3 L8 TYPICAL GROUNDCOVER PLANTING
(TRIANGULAR SPACING)
TIPICA PLANTACEAN DE CUBIERTA DE TERRENO (ESPACIAMINETO TRIANGULAR)
NO SCALE/SIN ESCALA



4 L8 STAKING DETAILS/DETALLE PARA ESTACANDO
NO SCALE/ *SIN ESCALA*



5 L8 TREE PROTECTION DETAIL
NO SCALE

Irrigation Notes and Specifications

- Contractor shall provide an irrigation plan showing locations, equipment, and piping with sizes and hydraulic calculations. The maximum flow velocity for all pipe in the system is 5 feet/second.
- Comply with all requirements of utility supplying water for backflow prevention and backsiphonage.
- Comply with all requirements of the State of Texas for irrigation systems.
- Verify the static pressure of the supply piping is the same as the design pressure listed on the drawing.
- Provide installation of the approved irrigation plan per the following guidelines:
  - Install pipe in accordance with manufacturer's instructions.
  - All 3-inch and 4-inch pipe shall be trenched into place. Circuit piping and 2-inch and smaller pressure piping may be installed by trenching or using a vibratory plow.
  - Thrust blocks and gasketed fittings are required for all piping 3 inch and larger.
  - Copper Tube: Type L water tube, annealed and drawn tempers, with plain ends.
  - Polyvinyl Chloride (PVC) Plastic Pipe will be Schedule 40 or SDR21, Class 200.
  - Flexible Polyethylene (PE) Pipe may only be used for pipe sizes 1 ¼" and smaller.
  - Provide 18 inches cover over top of buried pressure piping; 12 inches cover over circuit piping; and 24 inches cover over sleeves.
  - Install any piping under sidewalks and paving in sleeves.
  - Flush dirt and debris from piping before installing sprinklers and other devices.
  - Install other equipment per included details.
  - All equipment shall match existing unless otherwise approved by Owner.
  - All wire shall be Type UF, No. 14 AWG minimum, solid copper conductor, insulated cable.
  - All wire splices shall be in water tight direct bury spice kits, located in a round 10" valve box.
  - The top six (6) inches of trench backfill shall be topsoil with all rocks, sod, and sticks removed. Dress all areas to surrounding finish grades.
  - Remove waste material, resulting from Contractor's operations and activities, daily from site.
- Protect the public, visitors, workers, adjacent properties, surfaces, and surrounding areas to preclude harm during work of this project.
- Protect unfinished work when stopping for the day.
- Perform operational testing after installation is completed, backfill is in place, and sprinklers are adjusted to final position.

General Notes and Specifications

1. The landscape contractor is responsible for providing all materials, labor, and equipment to complete all landscaping work in strict accordance with the planting plan, plant list, and all items described in these specifications unless otherwise noted. This includes but is not limited to fertilizer, mulch, stakes, ties, guy wires, cables, and all other necessary equipment to complete this work.

2. The landscape contractor must supply all plants as specified, in the sizes and quantities listed on the plans.

3. Substitutions to any of the work, materials, or equipment may not be made without permission of the Landscape Architect.

4. Landscape contractor and/or irrigation contractor shall verify existing conditions on site. Any problems or discrepancies from the plans or specifications should be reported to the Landscape Architect.

5. Landscape contractor shall comply with all applicable federal.state.county, and local regulations governing landscape materials and work.

6. Plant material shall conform to local nursery and industry standards. All plant material will have good structure and shape when planted and be free from pests or damage. All trees will have a strong, well developed, uncut central leader. Any branches broken in handling and planting will be removed using proper pruning techniques.

7. Landscape contractor will restore disturbed finish grades to original condition.

8. Landsape contractor will confirm operation and coverage of new irrigation system in all planting areas.

Warranty
9. Landscape contractor assumes all liability and replacement requirements of materials that are damaged, stolen, or misplaced on the job site prior to acceptance of work.

10. All plants will be warranted for a period of one (1) year from the date of final accepatance. Owner will be responsible for proper maintenance of plants after final acceptance. During warranty period, dead and unsightly plant material will be removed immediately. Only one replacement per plant will be done. If the time of year or weather is not conducive to planting, the plant will be replaced when conditions are suitable. Warranty excludes damages caused by vandalism, freeze, drought, insect infestation, or other acts of God. Special equipment required for replacement plants due to access problems are not to be included in the basic project costs. This is a negotiated item at the time of replacement only.

Soil Preparation
11. Planting areas should be backfilled with 75% existing soil and 25% soil amendments. Soil amendments will be 50% organic compost and 50% expanded shale.

12. All planting areas will be raked to final grade and lightly compacted by watering. Lawn areas should be raked again and rolled before installing seed/sod.

13. Landscape contractor shall insure that the proper drainage exists in all planting areas.

Plantings
14. Where possible on site, tree pits will be dug a minimum of 12" wider but no deeper than the root ball of the tree to be planted per detail. Install tree ring and mulch with 3" of shredded hardwood bark mulch in lawn areas. Mulch will be kept 3" away from the tree trunk.

15. Loosen and fine rake areas to break up lumps and produce a smooth, even gradient free of unsightly variations, ridges, or depressions. Ponding of water in finished areas will not be permitted. Remove from site all stones, rock, and debris one (1) inch or larger. Final grading is subject to critical owner review only after repeated watering or rains to insure settlement has not adversely affected drainage patterns.

16. Shrub plantings will be installed as shown on the planting plan and detail. Verify planting areas have been provided as indicated on the plan. Remove all surface rock or debris deposited by previous work operations or excavations performed to create bed. Beds will be mulched with 2" of shredded hardwood mulch.

17. All plant material will be deep watered upon planting and soil tamped around root ball to remove any air pockets.

Lawn Installation
18. All areas not shown to have shrub plantings will have common bermudagrass seed installed. Soil will be tilled to 2" deep, raked level, have any rocks, sticks, or debris over 1" diameter removed, and rolled lightly. Area will be watered thoroughly and kept consistently moist until seed germinates.

Clean-up
19. Remove all debris generated by work operations from the site daily.

20. All paved areas will be cleaned daily by washing and sweeping. Remove tire markings and oil drips from all surfaces.

22. All planting areas will be in a raked level condition, free of debris and paved surfaces will be in a broom clean condition ready for final acceptance by owner.

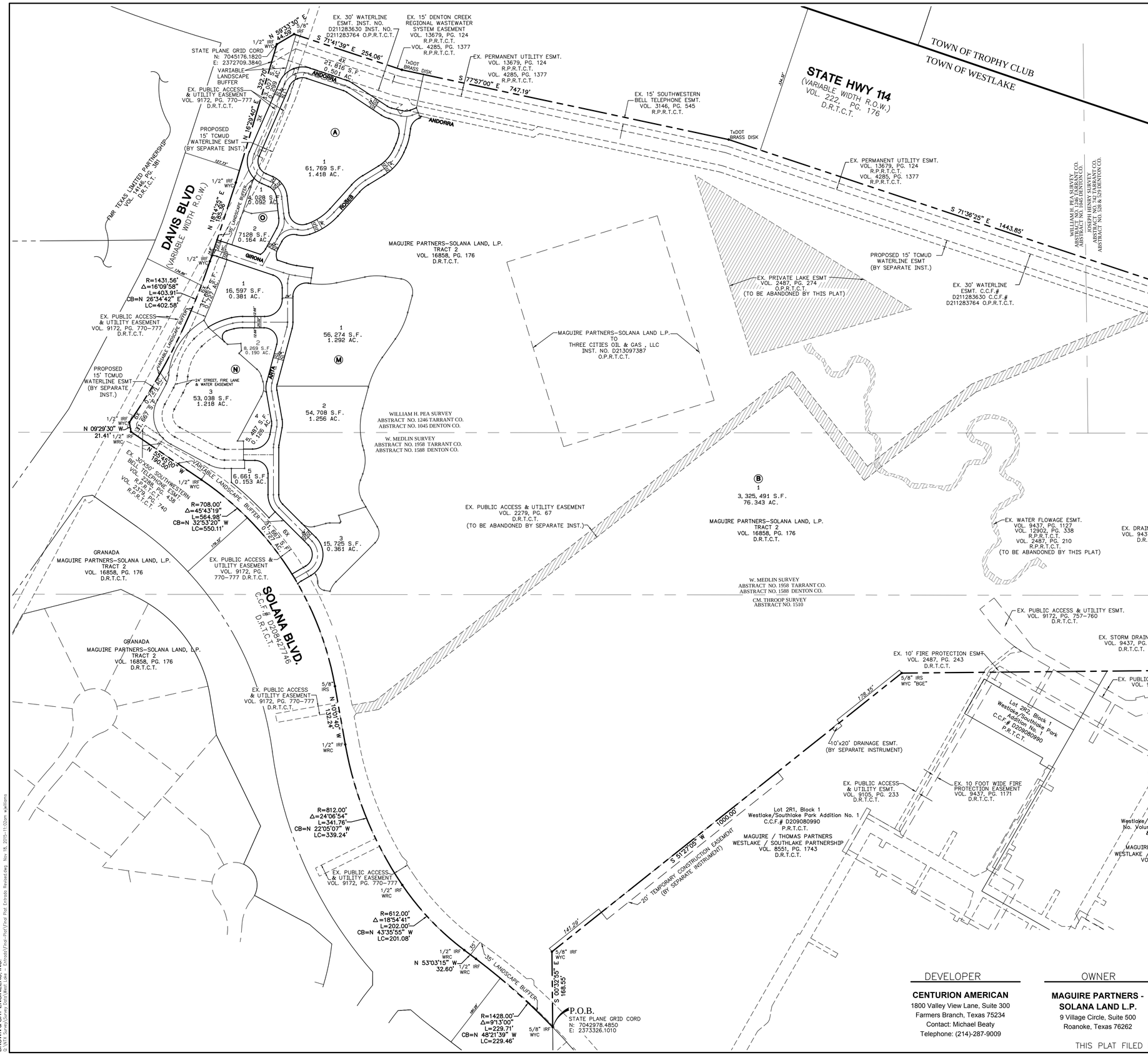
TEXAS TUFF LANDSCAPE
Design-Project Management-
Horticulture Services
972-347-9930

Date:	11-18-15
Scale:	NTS
Project No.:	
Drawn by:	SO
Approved:	
Revised:	

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

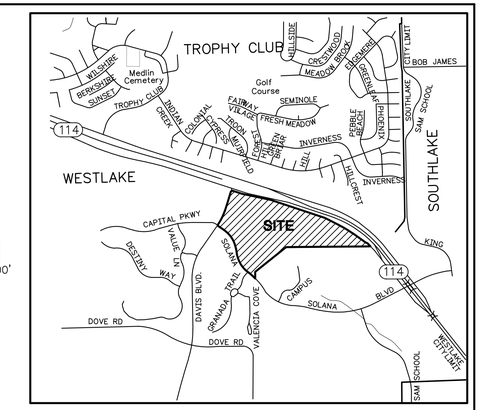
WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
CVS PD DETAIL SHEET
L-2



Scale: 1" = 100'

0' 100' 200'



VICINITY MAP
(1"=2000')

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. 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.
5. Unless otherwised noted, all boundary corners & lot corners are 5/8" iron rod set with yellow cap stamped "BGE".
6. See Sheets 3 of 5, & 4 of 5 for dimension of street right–of–ways, centerlines, annotation of lots and easements.

LEGEND

A.C.	ACRES
S.F.	SQUARE FOOT
IRF WYC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRF WRC	IRON ROD FOUND WITH RED PLASTIC CAP
IRS WYC	IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BGE" SET
D.B.	TOWN OF WESTLAKE DUCT BANK
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
C.C.F.#	COUNTY CLERK FILE NUMBER
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT–OF–WAY
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
ESMT.	EASEMENT
W.E.	WATER EASEMENT
ELECT.	ELECTRIC EASEMENT
EX.	EXISTING

FINAL PLAT OF WESTLAKE ENTRADA

OVERALL LAYOUT ONLY

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3X & 4X
A BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742 & WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS
NOVEMBER 2015

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

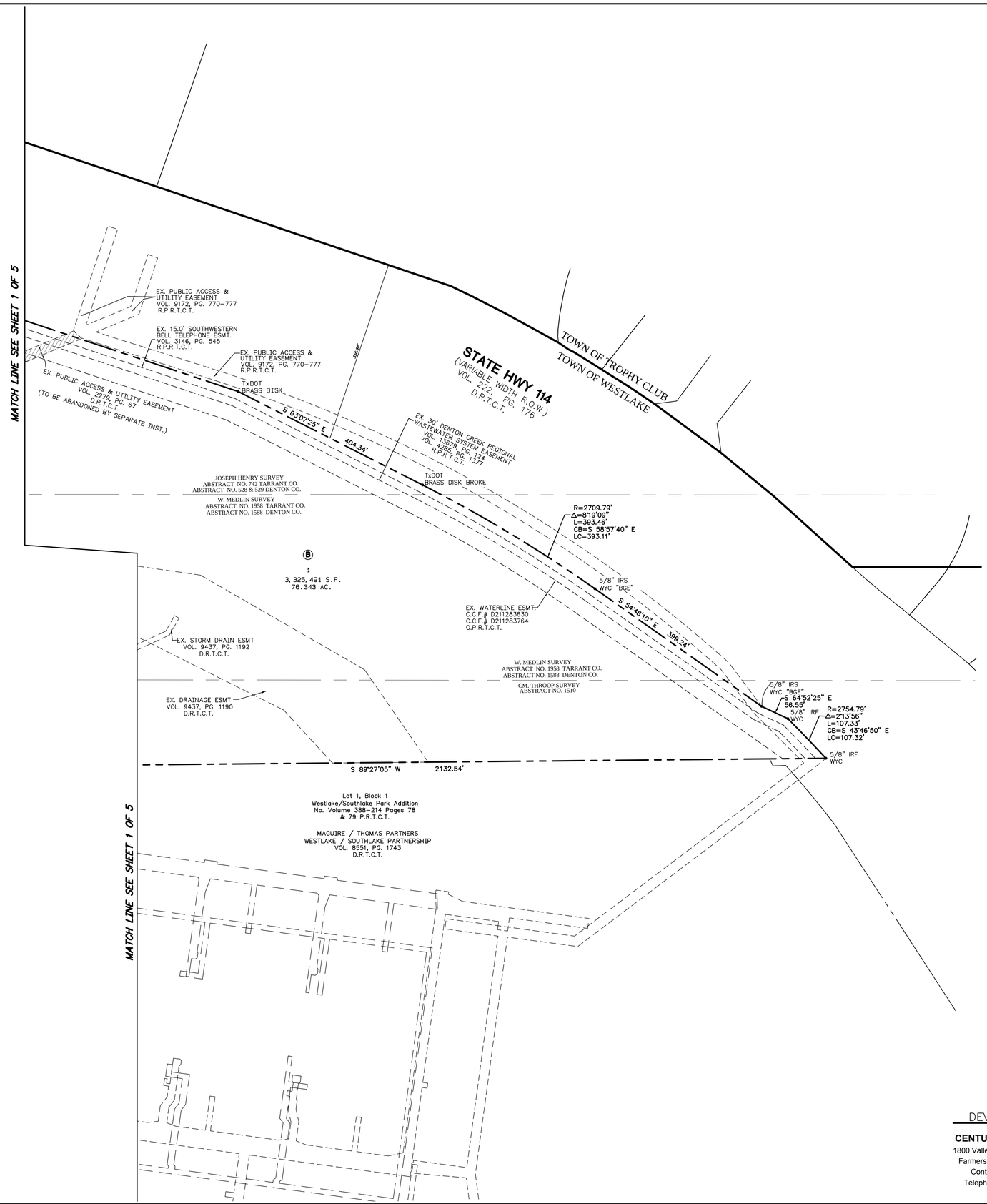
SURVEYOR/ENGINEER

Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 • www.browngay.com
TBPE Registration No. F-1046

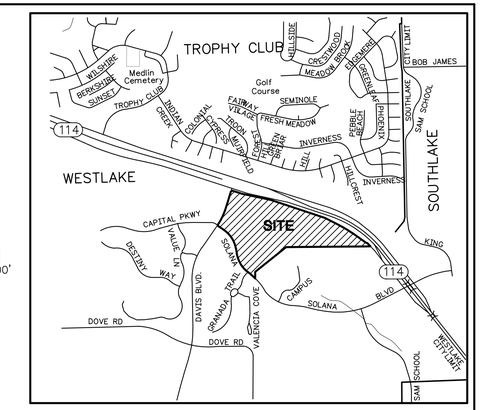
Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO._____

BROWN & GAY ENGINEERS, INC.
D:\BGE Survey\Survey\2015\Work Data\ 0210000\Final-Plat\Final Plat Entrada Revised.dwg Nov 18, 2015-11:02am eyellowns



Scale: 1" = 100'
0' 100' 200'



VICINITY MAP
(1"=2000')

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. 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.
5. Unless otherwised noted, all boundary corners & lot corners are 5/8" iron rod set with yellow cap stamped "BGE".
6. See Sheets 3 of 5, & 4 of 5 for dimension of street right–of–ways, centerlines, annotation of lots and easements.

LEGEND

A.C.	ACRES
S.F.	SQUARE FOOT
IRF WYC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRF WRC	IRON ROD FOUND WITH RED PLASTIC CAP
IRS WYC	IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BGE" SET
D.B.	TOWN OF WESTLAKE DUCT BANK
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
C.C.F.#	COUNTY CLERK FILE NUMBER
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT–OF–WAY
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
ESMT.	EASEMENT
W.E.	WATER EASEMENT
ELECT.	ELECTRIC EASEMENT
EX.	EXISTING

FINAL PLAT OF WESTLAKE ENTRADA

OVERALL LAYOUT ONLY

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3X & 4X A BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742 & WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246 TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS NOVEMBER 2015

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

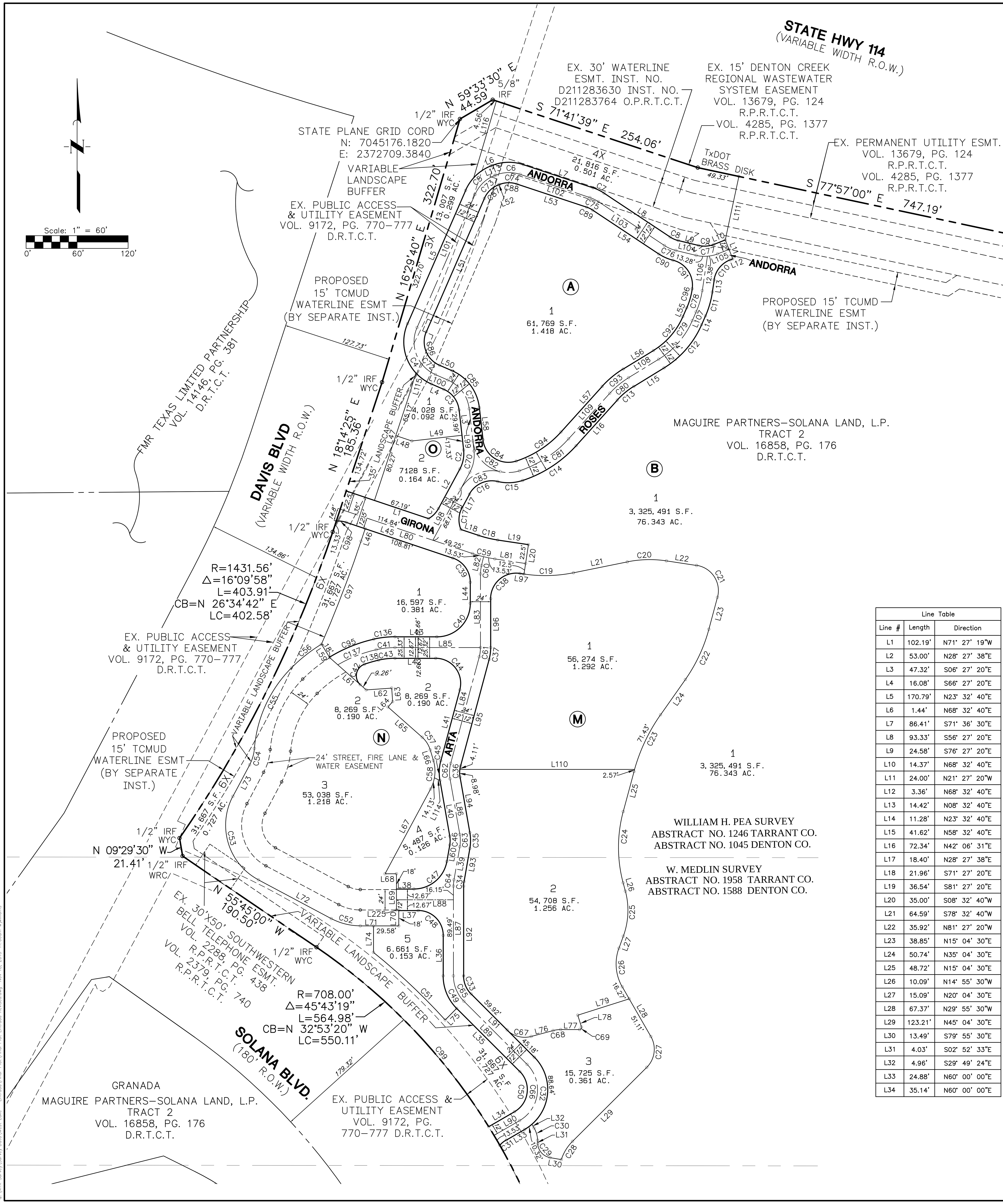
SURVEYOR/ENGINEER

Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 ● www.browngay.com
TBPE Registration No. F-1046

Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO._____

BROWN & GAY ENGINEERS, INC.
D:\VTP Survey\Survey Data\Maxwell Creek - 2014\dwgs\Final-Plat\Final Plat Entrada Revised.dwg Nov 18, 2015-11:05am eyeilliams



Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	31°53'38"	30.00'	16.70'	N44° 24' 27"E	16.49'
C2	34°54'58"	38.00'	23.16'	N11° 00' 09"E	22.80'
C3	60°00'00"	30.00'	31.42'	N36° 27' 20"W	30.00'
C4	90°00'00"	54.00'	84.82'	S21° 27' 20"E	76.37'
C5	045°00'00"	54.00'	42.41'	S46° 02' 40"W	41.33'
C6	39°50'50"	54.00'	37.56'	S88° 28' 05"W	36.80'
C7	15°09'10"	54.00'	14.28'	N64° 01' 55"W	14.24'
C8	20°00'00"	30.00'	10.47'	S66° 27' 20"E	10.42'
C9	35°00'00"	30.00'	18.33'	N86° 02' 40"E	18.04'
C10	59°59'58"	30.00'	31.42'	S38° 32' 39"W	30.00'
C11	15°00'00"	112.00'	29.32'	N16° 02' 40"E	29.24'
C12	35°00'00"	112.00'	68.42'	N41° 02' 40"E	67.36'
C13	16°26'09"	88.00'	25.24'	S50° 19' 35"W	25.16'
C14	29°47'16"	146.00'	75.90'	N57° 00' 09"E	75.05'
C15	31°25'15"	54.000	29.61'	N87° 36' 25"E	29.24'
C16	74°51'25"	30.00'	39.19'	S65° 53' 21"W	36.47'
C17	51°08'51"	29.33'	26.19'	S02° 53' 13"W	25.32'
C18	10°00'00"	132.50'	23.13'	S76° 27' 20"E	23.10'
C19	20°00'00"	167.50'	58.47'	N88° 32' 40"E	58.17'
C20	20°00'00"	132.50'	46.25'	S88° 32' 40"W	46.02'
C21	96°31'50"	30.00'	50.54'	N33° 11' 25"W	44.77'
C22	20°00'00"	188.00'	65.62'	N25° 04' 30"E	65.29'
C23	20°00'00"	212.000	74.00'	S25° 04' 30"W	73.63'
C24	30°00'00"	162.00'	84.82'	S00° 04' 30"W	83.86'
C25	35°00'00"	88.00'	53.76'	N02° 34' 30"E	52.92'
C26	50°00'00"	54.00'	47.12'	S04° 55' 30"E	45.64'
C27	75°00'00"	30.00'	39.27'	N07° 34' 30"E	36.53'
C28	27°00'59"	54.00'	25.46'	S31° 34' 00"W	25.23'
C29	77°02'57"	17.50'	23.53'	S41° 24' 02"E	21.80'
C30	26°48'43"	32.50'	15.21'	N16° 16' 55"W	15.07'
C31	19°09'30"	30.00'	10.03'	S51° 10' 29"W	9.98'
C32	105°00'00"	54.00'	98.96'	N07° 30' 00"E	85.68'
C33	45°00'00"	30.00'	23.56'	S22° 30' 00"E	22.96'
C34	10°00'00"	30.00'	5.24'	S05° 00' 00"W	5.23'
C35	20°00'00"	54.00'	18.85'	N00° 00' 00"W	18.75'
C36	25°00'00"	30.00'	13.09'	S02° 30' 00"W	12.99'
C37	15°00'00"	54.00'	14.14'	N07° 30' 00"E	14.10'
C38	98°32'40"	30.00'	51.60'	S49° 16' 20"W	45.47'
C39	71°27'20"	30.00'	37.41'	N35° 43' 40"W	35.04'
C40	90°01'03"	39.00'	61.27'	N45° 00' 31"E	55.16'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C41	12°46'19"	100.00'	22.29'	S83° 36' 51"W	22.24'
C42	117°45'08"	14.33'	29.46'	S11° 38' 37"W	24.54'
C43	12°46'19"	87.33'	19.47'	S83° 36' 51"W	19.43'
C44	104°59'39"	29.33'	53.75'	N37° 30' 10"W	46.54'
C45	25°00'00"	54.00'	23.56'	S02° 30' 00"W	23.38'
C46	20°00'00"	30.00'	10.47'	N00° 00' 00"W	10.42'
C47	79°59'34"	39.33'	54.92'	N50° 00' 13"E	50.56'
C48	90°00'00"	29.33'	46.07'	N45° 00' 00"W	41.48'
C49	45°00'00"	54.00'	42.41'	S22° 30' 00"E	41.33'
C50	105°00'00"	30.00'	54.98'	N07° 30' 00"E	47.60'
C51	008°56'02"	743.00'	115.85'	N46° 44' 28"W	115.74'
C52	028°01'35"	72.67'	35.55'	S75° 59' 13"E	35.19'
C53	090°00'00"	72.67'	114.15'	S16° 58' 25"E	102.77'
C54	023°33'41"	49.33'	20.29'	N16° 14' 44"E	20.14'
C55	040°28'31"	150.67'	106.44'	S24° 42' 09"W	104.24'
C56	13°31'35"	190.67'	45.01'	S51° 42' 12"W	44.91'
C57	31°43'16"	32.00'	17.72'	N32° 36' 06"W	17.49'
C58	45°00'00"	44.00'	34.56'	N05° 45' 32"E	33.68'
C59	10°00'00"	155.00'	27.05'	S76° 27' 20"E	27.02'
C60	13°32'40"	42.00'	9.93'	S06° 46' 20"W	9.91'
C61	14°50'51"	42.43'	10.99'	N07° 30' 00"E	10.96'
C62	25°00'00"	42.00'	18.33'	S02° 30' 00"W	18.18'
C63	20°00'00"	42.00'	14.66'	N00° 00' 00"W	14.59'
C64	10°00'00"	42.00'	7.33'	S05° 00' 00"W	7.32'
C65	45°00'00"	42.00'	32.99'	S22° 30' 00"E	32.15'
C66	105°00'00"	42.00'	76.97'	N07° 30' 00"E	66.64'
C67	60°02'17"	29.33'	30.73'	S75° 01' 08"E	29.35'
C68	15°02'17"	34.67'	9.10'	S82° 28' 52"W	9.07'
C69	107°35'11"	2.33'	4.38'	N36° 12' 28"E	3.76'
C70	35°00'00"	42.00'	25.66'	N11° 02' 40"E	25.26'
C71	60°00'00"	42.00'	43.98'	N36° 27' 20"W	42.00'
C72	90°00'00"	42.00'	65.97'	S21° 27' 20"E	59.40'
C73	45°00'00"	42.00'	32.99'	S46° 02' 40"W	32.15'
C74	39°50'50"	42.00'	29.21'	S88° 28' 05"W	28.62'
C75	15°09'10"	42.00'	11.11'	N64° 01' 55"W	11.08'
C76	20°00'00"	42.00'	14.66'	S66° 27' 20"E	14.59'
C77	35°00'00"	42.00'	25.66'	N86° 02' 40"E	25.26'
C78	15°00'00"	100.00'	26.18'	N16° 02' 40"E	26.11'
C79	35°00'00"	100.00'	61.09'	N41° 02' 40"E	60.14'
C80	16°26'09"	100.00'	28.69'	S50° 19' 35"W	28.59'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C81	29°47'16"	134.00'	69.67'	N57° 00' 09"E	68.88'
C82	101°38'45"	42.00'	74.51'	S57° 16' 50"E	65.12'
C83	74°45'35"	42.00'	54.80'	S65° 55' 27"W	51.00'
C84	101°38'53"	30.00'	53.22'	S57° 16' 46"E	46.51'
C85	60°00'00"	54.00'	56.55'	N36° 27' 20"W	54.00'
C86	90°00'00"	30.00'	47.12'	S21° 27' 20"E	42.43'
C87	45°00'00"	30.00'	23.56'	S46° 02' 40"W	22.96'
C88	39°50'50"	30.00'	20.86'	S88° 28' 05"W	20.45'
C89	15°09'10"	30.00'	7.93'	N64° 01' 55"W	7.91'
C90	19°30'37"	54.15'	18.44'	S66° 13' 28"E	18.35'
C91	84°20'59"	30.00'	44.17'	N33° 48' 17"W	40.28'
C92	35°00'00"	88.00'	53.76'	N41° 02' 40"E	52.92'
C93	16°26'09"	112.00'	32.13'	S50° 19' 35"W	32.02'
C94	29°47'16"	122.00'	63.43'	N57° 00' 09"E	62.72'
C95	18°45'42"	172.67'	56.54'	S67° 50' 50"W	56.29'
C96	15°10'27"	88.00'	23.31'	N15° 57' 26"E	23.24'
C97	05°03'55"	1466.56'	129.65'	N21° 01' 29"E	129.61'
C98	22°39'01"	30.00'	11.86'	N82° 43' 57"W	11.78'
C99	23°50'13"	708.00'	294.55'	N43° 49' 53"W	292.43'
C136	12°46'19"	112.67'	25.12'	S83° 36' 51"W	25.06'
C137	17°26'16"	160.00'	48.70'	S68° 30' 33"W	48.51'
C138	06°42'30"	147.33'	17.25'	S73° 52' 26"W	17.24'

Line Table		
Line #	Length	Direction
L1	102.19'	N71° 27' 19"W
L2	53.00'	N28° 27' 38"E
L3	47.32'	S06° 27' 20"E
L4	16.08'	S66° 27' 20"E
L5	170.79'	N23° 32' 40"E
L6	1.44'	N68° 32' 40"E
L7	86.41'	S71° 36' 30"E
L8	93.33'	S56° 27' 20"E
L9	24.58'	S76° 27' 20"E
L10	14.37'	N68° 32' 40"E
L11	24.00'	N21° 27' 20"W
L12	3.36'	N68° 32' 40"E
L13	14.42'	N08° 32' 40"E
L14	11.28'	N23° 32' 40"E
L15	41.62'	N58° 32' 40"E
L16	72.34'	N42° 06' 31"E
L17	18.40'	N28° 27' 38"E
L18	21.96'	S71° 27' 20"E
L19	36.54'	S81° 27' 20"E
L20	35.00'	S08° 32' 40"W
L21	64.59'	S78° 32' 40"W
L22	35.92'	N81° 27' 20"W
L23	38.85'	N15° 04' 30"E
L24	50.74'	N35° 04' 30"E
L25	48.72'	N15° 04' 30"E
L26	10.09'	N14° 55' 30"W
L27	15.09'	N20° 04' 30"E
L28	67.37'	N29° 55' 30"W
L29	123.21'	N45° 04' 30"E
L30	13.49'	S79° 55' 30"E
L31	4.03'	S02° 52' 33"E
L32	4.96'	S29° 49' 24"E
L33	24.88'	N60° 00' 00"E
L34	35.14'	N60° 00' 00"E

Line Table		
Line #	Length	Direction
L35	105.09'	N45° 00' 00"W
L36	47.49'	N00° 00' 00"W
L37	23.01'	S90° 00' 00"W
L38	20.55'	N90° 00' 00"E
L39	39.52'	S10° 00' 00"W
L40	66.31'	N10° 00' 00"W
L41	86.41'	S15° 00' 00"W
L42	47.95'	N90° 00' 00"W
L43	49.50'	N90° 00' 00"E
L44	25.02'	S00° 00' 00"E
L45	132.24'	N71° 27' 20"W
L46	15.53'	N18° 14' 25"E
L47	135.44'	N18° 14' 25"E
L48	19.84'	S71° 27' 02"E
L49	59.34'	N83° 32' 40"E
L50	16.08'	N66° 27' 20"W
L51	170.79'	N23° 32' 40"E
L52	1.44'	N68° 32' 40"E
L53	86.41'	S71° 36' 30"E
L54	93.33'	S56° 27' 20"E
L55	11.28'	S23° 32' 40"W
L56	41.62'	S58° 32' 40"W
L57	72.34'	S42° 06' 31"W
L58	37.92'	N06° 27' 20"W
L59	18.57'	N31° 32' 00"W
L60	19.58'	S10° 00' 00"W
L61	57.25'	N48° 27' 43"W
L62	30.06'	S85° 59' 41"W
L63	16.00'	N04° 00' 19"W
L64	8.25'	N41° 32' 17"E
L65	53.76'	N48° 27' 43"W
L66	13.18'	N16° 44' 28"W
L67	113.04'	N28° 15' 32"E
L68	13.42'	S90° 00' 00"W

Line Table		
Line #	Length	Direction
L69	42.67'	N00° 00' 00"W
L70	18.67'	N00° 00' 00"W
L71	45.13'	N90° 00' 00"E
L72	97.06'	S61° 58' 25"E
L73	41.86'	S28° 01' 35"W
L74	31.24'	S00° 00' 00"E
L75	19.16'	N45° 00' 00"E
L76	26.55'	N74° 57' 43"E
L77	22.21'	S89° 59' 57"E
L78	14.57'	N17° 35' 08"W
L79	63.46'	N72° 24' 52"E
L80	164.09'	N71° 27' 20"W
L81	36.54'	S81° 27' 20"E
L82	10.73'	N13° 32' 40"E
L83	86.54'	N00° 00' 00"E
L84	129.71'	N15° 00' 00"E
L85	100.51'	N90° 00' 00"W
L86	66.31'	N10° 00' 00"W
L87	105.64'	N00° 00' 00"W
L88	67.00'	N90° 00' 00"E
L89	105.09'	N45° 00' 00"W
L90	34.84'	N60° 00' 00"E
L91	105.09'	N45° 00' 00"W
L92	105.64'	N00° 00' 00"W
L93	39.52'	N10° 00' 00"E
L94	66.31'	N10° 00' 00"W
L95	129.71'	S15° 00' 00"W
L96	57.47'	S00° 00' 00"E
L97	4.83'	N81° 27' 20"W
L98	91.20'	N28° 32' 40"E
L99	49.93'	N06° 27' 20"W
L100	16.08'	N66° 27' 20"W
L101	170.79'	N23° 32' 40"E
L102	86.41'	S71° 36' 30"E

Line Table		
Line #	Length	Direction
L103	93.33'	S56° 27' 20"E
L104	24.58'	S76° 27' 20"E
L105	14.37'	N68° 32' 40"E
L106	40.75'	N08° 32' 40"E
L107	11.28'	N23° 32' 40"E
L108	41.62'	N58° 32' 40"E
L109	72.34'	N42° 06' 31"E
L110	205.48'	S90° 00' 00"E
L111	76.36'	N12° 03' 00"E
L112	NOT USED	
L113	1.44'	N68° 32' 40"E
L114	7.28'	S63° 17' 25"E
L115	22.27'	N16° 29' 40"E
L116	94.46'	N16° 29' 40"E
L225	2.66'	S90° 00' 00"W

FINAL PLAT OF WESTLAKE ENTRADA

STREETS AND LOTS ANNOTATION ONLY

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3X & 4X A BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742 & WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246 TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS NOVEMBER 2015

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

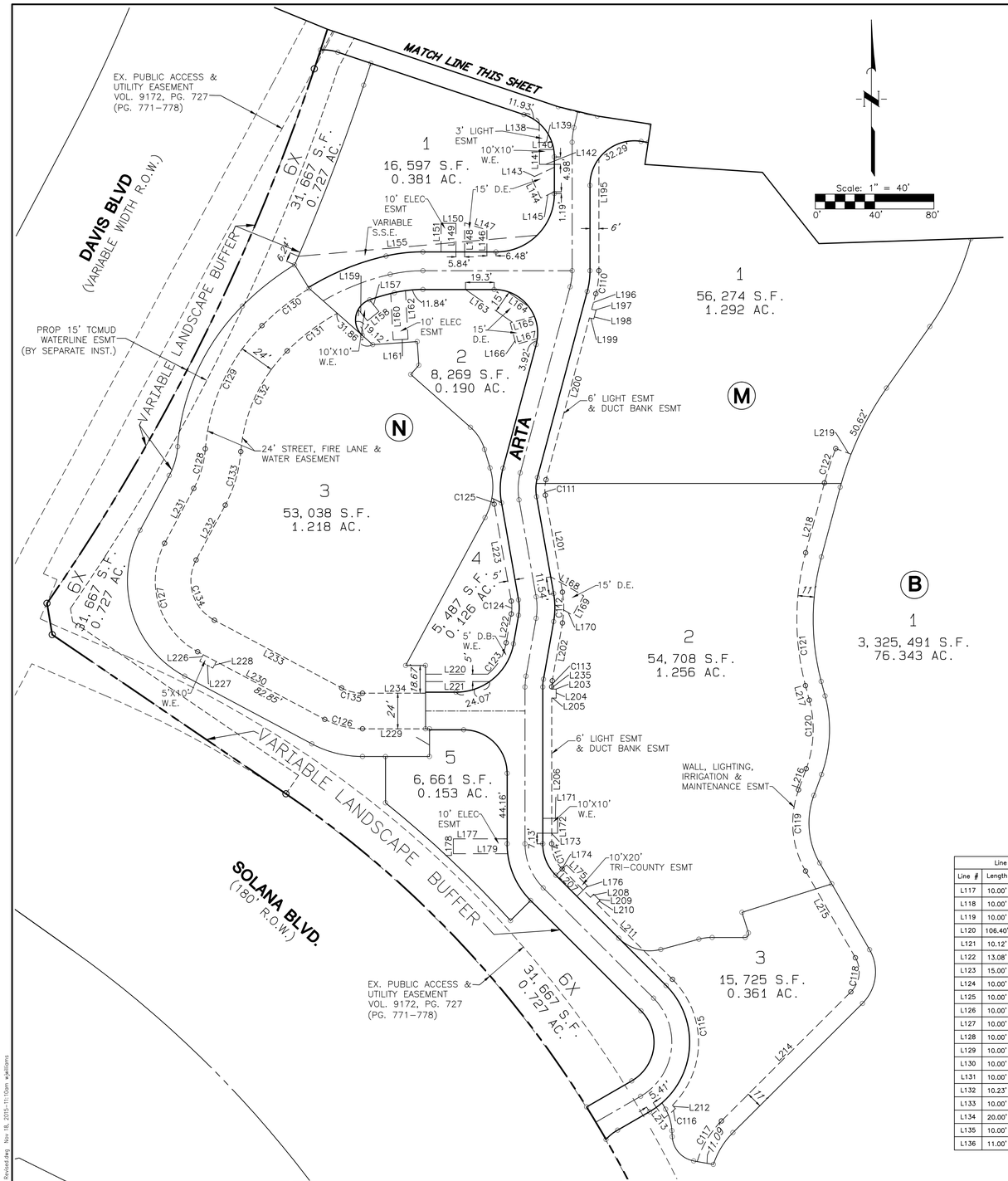
SURVEYOR/ENGINEER

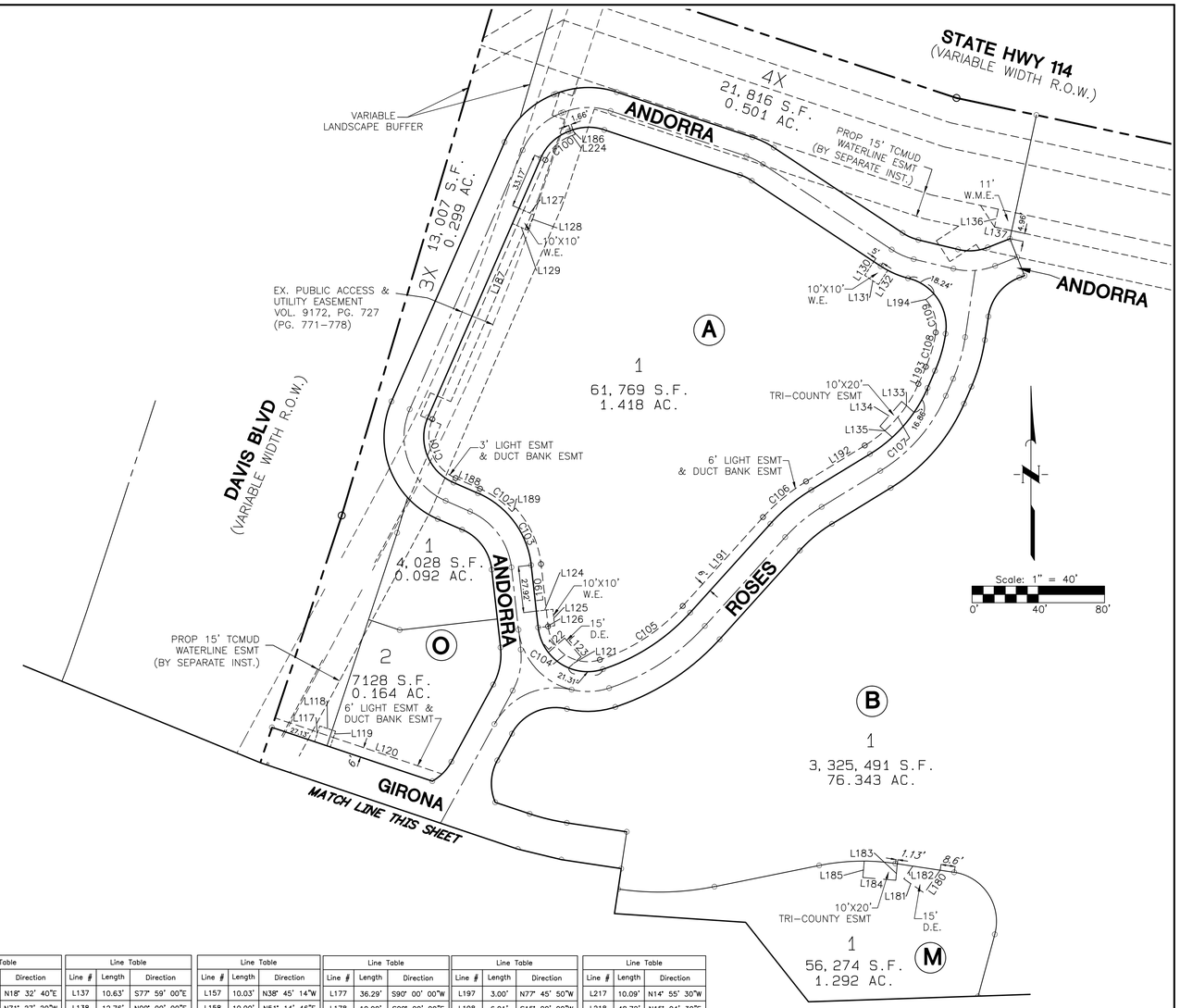
Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 • www.browngay.com
TBPE Registration No. F-1046

Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO.________________

BROWN & GAY ENGINEERS, INC.
Q:\NTX Survey\Survey Data\West Lake – Entrada\Final-Plat\Final Plat Entrada Revised.dwg Nov 18, 2015-11:06am wjwilliams





Line Table		
Line #	Length	Direction
L117	10.00'	N18° 32' 40"E
L118	10.00'	N71° 27' 20"W
L119	10.00'	N18° 32' 40"E
L120	106.40'	N71° 27' 20"W
L121	10.12'	N48° 32' 40"E
L122	13.08'	N48° 32' 40"E
L123	15.00'	S41° 27' 20"E
L124	10.00'	N83° 32' 40"E
L125	10.00'	S06° 27' 20"E
L126	10.00'	N83° 32' 40"E
L127	10.00'	S66° 27' 20"E
L128	10.00'	S23° 32' 40"W
L129	10.00'	N66° 27' 20"W
L130	10.00'	S33° 32' 40"W
L131	10.00'	S56° 27' 20"E
L132	10.23'	N33° 32' 40"E
L133	10.00'	S48° 41' 02"E
L134	20.00'	N41° 02' 40"E
L135	10.00'	N48° 41' 02"W
L136	11.00'	S12° 01' 00"W

Line Table		
Line #	Length	Direction
L137	10.63'	S77° 59' 00"E
L138	12.76'	N00° 00' 00"E
L139	8.55'	N90° 00' 00"W
L140	9.58'	N90° 00' 00"E
L141	10.00'	N00° 00' 00"E
L142	10.00'	N90° 00' 00"W
L143	17.09'	S65° 04' 15"W
L144	15.00'	S24° 55' 45"E
L145	10.12'	N65° 04' 15"E
L146	14.78'	N00° 00' 00"E
L147	15.76'	N72° 06' 00"W
L148	19.63'	S00° 00' 00"E
L149	19.30'	N00° 00' 00"E
L150	10.00'	N90° 00' 00"W
L151	19.30'	S00° 00' 00"E
L152	NOT USED	
L153	NOT USED	
L154	NOT USED	
L155	161.59'	S84° 57' 48"W
L156	18.27'	S84° 57' 48"W

Line Table		
Line #	Length	Direction
L157	10.03'	N38° 45' 14"W
L158	10.00'	N51° 14' 46"E
L159	9.75'	S38° 45' 14"E
L160	31.30'	N02° 58' 46"W
L161	10.00'	S87° 01' 14"W
L162	32.71'	S02° 58' 46"E
L163	38.52'	S55° 04' 38"E
L164	17.45'	S55° 04' 38"E
L165	16.87'	S75° 00' 00"W
L166	15.00'	S15° 00' 00"E
L167	14.87'	N75° 00' 00"E
L168	25.71'	S60° 00' 44"E
L169	15.00'	S29° 55' 40"W
L170	13.85'	N60° 00' 44"W
L171	10.00'	N90° 00' 00"E
L172	10.00'	N00° 00' 00"W
L173	10.00'	N90° 00' 00"E
L174	10.00'	N45° 16' 18"E
L175	20.00'	S45° 00' 00"E
L176	10.00'	S45° 16' 18"W

Line Table		
Line #	Length	Direction
L177	36.29'	S90° 00' 00"W
L178	10.00'	S00° 00' 00"E
L179	36.71'	N90° 00' 00"E
L180	16.77'	N34° 45' 40"E
L181	15.00'	S55° 14' 20"E
L182	9.38'	S34° 45' 40"W
L183	10.00'	S04° 57' 46"W
L184	20.00'	N85° 18' 32"W
L185	10.00'	N04° 57' 46"E
L186	2.95'	N22° 55' 15"W
L187	170.79'	N23° 32' 40"E
L188	16.08'	N66° 27' 20"W
L189	3.00'	N47° 30' 40"E
L190	37.92'	N06° 27' 20"W
L191	72.34'	S42° 06' 31"W
L192	41.62'	S58° 32' 40"W
L193	11.28'	S23° 32' 40"W
L194	6.04'	S54° 35' 26"W
L195	75.47'	S00° 00' 00"E
L196	10.81'	S15° 00' 00"W

Line Table		
Line #	Length	Direction
L197	3.00'	N77° 45' 50"W
L198	6.01'	S15° 00' 00"W
L199	3.00'	N77° 45' 50"W
L200	112.89'	S15° 00' 00"W
L201	66.31'	S10° 00' 00"E
L202	39.52'	S10° 00' 00"W
L203	3.00'	S89° 05' 05"E
L204	6.00'	N00° 00' 00"W
L205	3.00'	N89° 05' 05"E
L206	98.22'	S00° 00' 00"E
L207	26.98'	S45° 00' 00"E
L208	3.00'	N45° 31' 12"E
L209	6.00'	N45° 00' 00"W
L210	3.00'	N45° 31' 12"E
L211	72.12'	S45° 00' 00"E
L212	3.01'	N40° 17' 24"W
L213	9.00'	N35° 44' 18"W
L214	123.21'	N45° 04' 30"E
L215	67.37'	N29° 55' 30"W
L216	15.09'	N20° 04' 30"E

Line Table		
Line #	Length	Direction
L217	10.09'	N14° 55' 30"W
L218	48.72'	N15° 04' 30"E
L219	11.00'	S69° 55' 30"E
L220	41.90'	S90° 00' 00"W
L221	43.15'	S90° 00' 00"W
L222	19.69'	S10° 00' 00"W
L223	66.31'	N10° 00' 00"W
L224	3.18'	N68° 32' 40"E
L226	5.00'	S28° 01' 35"W
L227	10.00'	S61° 58' 25"E
L228	5.00'	S28° 01' 35"W
L229	42.47'	S90° 00' 00"W
L230	97.06'	N61° 58' 25"W
L231	41.86'	N28° 01' 35"E
L232	41.86'	N28° 01' 35"E
L233	97.06'	N61° 58' 25"W
L234	42.47'	S90° 00' 00"W
L235	1.41'	S00° 00' 00"E

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C100	045°00'00"	27.00'	21.21'	S46°02'40"W	20.66'
C101	090°00'00"	27.00'	42.41'	S21°27'20"E	38.18'
C102	023°58'00"	57.00'	23.84'	N54°28'20"W	23.67'
C103	036°02'00"	60.00'	37.73'	N24°28'20"W	37.12'
C104	101°38'53"	24.00'	42.58'	S57°16'46"E	37.21'
C105	029°47'16"	116.00'	60.31'	N57°00'09"E	59.63'
C106	016°26'09"	118.00'	33.85'	S50°19'36"W	33.73'
C107	035°00'00"	82.00'	50.09'	N41°02'40"E	49.32'
C108	015°07'13"	82.00'	21.64'	N15°59'03"E	21.58'
C109	051°08'55"	24.00'	21.42'	N17°00'56"W	20.72'
C110	015°00'00"	60.00'	15.71'	N07°30'00"E	15.66'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C111	025°00'00"	24.00'	10.47'	S02°30'00"W	10.39'
C112	020°00'00"	60.00'	20.94'	N00°00'00"W	20.84'
C113	010°00'00"	24.00'	4.19'	S05°00'00"W	4.18'
C114	045°00'00"	24.00'	18.85'	S22°30'00"E	18.37'
C115	089°55'48"	60.00'	94.17'	N00°02'06"W	84.80'
C116	009°06'15"	63.00'	10.01'	N49°42'36"E	10.00'
C117	028°22'27"	65.00'	32.19'	S30°53'16"W	31.86'
C118	075°00'00"	19.00'	24.87'	N07°34'30"E	23.13'
C119	050°00'00"	65.00'	56.72'	S04°55'30"E	54.94'
C120	035°00'00"	77.00'	47.04'	N02°34'30"E	46.31'
C121	030°00'00"	173.00'	90.58'	S00°04'30"W	89.55'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C122	006°15'17"	223.00'	24.34'	S18°12'08"W	24.33'
C123	040°59'26"	35.00'	25.04'	N30°29'43"E	24.51'
C124	020°00'00"	25.00'	8.73'	N00°00'00"W	8.68'
C125	003°32'28"	59.00'	3.65'	S08°13'46"E	3.65'
C126	028°01'35"	54.00'	26.41'	S75°59'13"E	26.15'
C127	090°00'00"	54.00'	84.82'	S16°58'25"E	76.37'
C128	023°33'41"	68.00'	27.96'	N16°14'44"E	27.77'
C129	040°28'31"	132.00'	93.25'	S24°42'09"W	91.32'
C130	013°32'12"	172.00'	40.64'	S51°42'31"W	40.54'
C131	016°23'22"	148.00'	42.34'	S53°08'05"W	42.19'
C132	040°28'31"	108.00'	76.29'	S24°42'09"W	74.72'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C133	023°33'16"	92.00'	37.82'	N16°14'57"E	37.56'
C134	090°00'00"	30.00'	47.12'	S16°58'25"E	42.43'
C135	028°01'35"	30.00'	14.67'	S75°59'13"E	14.53'

FINAL PLAT OF WESTLAKE ENTRADA

EASEMENTS ANNOTATION ONLY

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3X & 4X
A BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742 & WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS
NOVEMBER 2015

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

SURVEYOR/ENGINEER

Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 ● www.browngay.com
TBPE Registration No. F-1046

Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO._____

BROWN & GAY ENGINEERS, INC.
O:\M1X Survey\Survey Data\West Lake - Entrada\Final-Plat\Final Plat Entrada Revised.dwg Nov 16, 2015-11:10am ejwilliams

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 with yellow cap found for 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 County Clerk File Number D209080990, Deed 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 County Clerk File 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, and an arc length of 229.71 feet to a 1/2 inch iron rod with red cap found for corner;

North 53°03'15" West a distance of 32.60 feet to a 1/2 inch iron rod with red cap found for corner, said point being at the beginning of a curve to the right whose chord bears North 43°35'55" West, 201.08 feet;

In a Northwesterly direction along said curve to the right having a central angle of 18°54'41", a radius of 612.00 feet, and an arc length of 202.00 feet to a 1/2 inch iron rod with red cap found for corner, said point being at the beginning of a compound curve to the right whose chord bears North 22°05'07" West, 339.24 feet;

In a Northwesterly direction along said curve to the right having a central angle of 24°06'54", a radius of 812.00 feet, and an arc length of 341.76 feet to a 1/2 inch iron rod with red cap found for corner;

North 10°01'40" West a distance of 132.24 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears North 32°53'20" West, 550.11 feet;

In a Northwesterly direction along said curve to the left having a central angle of 45°43'19", a radius of 708.00 feet, and an arc length of 564.98 feet to a 1/2 inch iron rod with yellow cap found for corner;

North 55°45'00" West a distance of 190.50 feet to a 1/2 inch iron rod with red cap found for corner, said point being a corner clip for an intersection of Northerly line Solana Boulevard (a variable width right–of–way)and the Southerly line of Davis Boulevard (a variable width right–of–way);

THENCE along the Southerly right–of–way line of said Davis Boulevard the following course:

North 09°29'30" West a distance of 21.41 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 left whose chord bears North 26°34'42" East, 402.58 feet;

In a Northeasterly direction along said curve to the left having a central angle of 16°09'58", a radius of 1431.56 feet, and an arc length of 403.91 feet to a 1/2 inch iron rod with yellow cap found for corner;

North 18°14'25" East a distance of 185.36 feet to a 1/2 inch iron rod with yellow cap found for corner;

North 16°29'40" East a distance of 322.70 feet to a 1/2 inch iron rod with yellow cap found for corner, said point being a corner clip in the Southerly line for the intersection for said Davis Boulevard and the Southerly line of State Highway 114 (a variable width right–of–way);

THENCE along the Southerly line of State Highway 114 the following course:

North 59°33'30" East a distance of 44.59 feet to a 5/8 inch iron rod found for corner;

South 71°41'39" East a distance of 254.06 feet to a TxDOT brass disk found for corner;

South 77°57'00" East a distance of 747.19 feet to a TxDOT brass disk found for corner;

South 71°36'25" East a distance of 1443.85 feet to a TxDOT brass disk found for corner;

South 63°07'25" East a distance of 404.34 feet to a TxDOT brass disk broken found for corner, said point being at the beginning of a curve to the right whose chord bears South 58°57'40" East, 393.11 feet;

In a Southeasterly direction along said curve to the right having a central angle of 8°19'09", a radius of 2709.79 feet, and an arc length of 393.46 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

South 54°48'10" East a distance of 399.24 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner for corner;

South 64°52'25" East a distance of 56.55 feet to a 5/8 inch iron rod with yellow cap found for corner, said point being at the beginning of a curve to the right whose chord bears South 43°46'50" East, 107.32 feet;

In a Southeasterly direction along said curve to the right having a central angle of 2°13'56", a radius of 2754.79 feet, and an arc length of 107.33 feet to a 5/8 inch iron rod with yellow cap found for corner;

THENCE South 89°27'05" West departing the Southerly right–of–way of said State Highway 114 and along the north line of said Lot 1, a distance of 2132.54 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 51°27'05" West following the northeasterly line of said Lot 2R1 a distance of 1000.00 feet to a 5/8 inch iron rod with yellow cap found for corner;

THENCE South 00°32'55" East following the west line of said Lot 2R1 a distance of 168.55 feet to the **POINT OF BEGINNING** and containing 85.910 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 **WESTLAKE ENTRADA**, 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.

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 11-18-15 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

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. 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.
5. Unless otherwised noted, all boundary corners & lot corners are 5/8" iron rod set with yellow cap stamped "BGE".
6. See Sheets 3 of 5, & 4 of 5 for dimension of street right–of–ways, centerlines, annotation of lots and easements.

FINAL PLAT OF WESTLAKE ENTRADA

BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X & BLOCK O, LOTS 1, 2, 3x & 4x A BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742 & WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246 TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS NOVEMBER 2015

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

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

SURVEYOR/ENGINEER
BGE
Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 • www.browngay.com
TBPE Registration No. F-1046

Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO.______________________

BROWN & GAY ENGINEERS, INC.
Q:\NTX Survey\Survey Data\West Lake - Entrada\Final-Plat\Final Plat Entrada Revised.dwg Nov 18, 2015-11:15am wjwilliams

GENERAL NOTES

1. THESE NOTES APPLY TO ALL SHEETS IN THIS PLAN SET.
2. CONTRACTOR IS RESPONSIBLE FOR, AND MUST OBTAIN PRIOR TO CONSTRUCTION, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY THE LOCAL MUNICIPALITY. CONTRACTOR MUST HAVE A COPY OF THE LOCAL MUNICIPALITY'S STANDARD CONSTRUCTION DETAILS ON SITE..
3. EXISTING UTILITY LOCATIONS SHOWN ARE TAKEN FROM AVAILABLE RECORDS PROVIDED BY THE UTILITY OWNER AND FIELD LOCATIONS OF SURFACE APPURTENANCES. LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING FACILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES, WHETHER SHOWN OR NOT, DAMAGED BY CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL EXPENSE.
4. ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE TOWN OF WESTLAKE.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND TOWN) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORD PLANS. A COPY OF THESE RECORD PLANS ARE TO BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
7. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION.
8. SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH THE CONSTRUCTION.
9. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS AS DIRECTED BY THE OWNER.
10. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE TOWN AND ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
11. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR AT HIS EXPENSE.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.
14. BACKFILL SHALL BE FREE FLOWING, FREE OF ROCKS AND LARGE CLODS. BACKFILL SHALL BE PLACED IN 6 TO 9 INCH LIFTS AT OR ABOVE OPTIMUM MOISTURE AND MECHANICALLY COMPACTED TO 95 PERCENT STANDARD PROCTOR FOR ALL UTILITIES.
15. ALL PROPOSED GRADING WHERE ANY BUILDINGS MAY POTENTIALLY BE CONSTRUCTED SHALL BE AT OR ABOVE OPTIMUM MOISTURE AND MECHANICALLY COMPACTED TO 95 PERCENT STANDARD PROCTOR. ALL OTHER GRADING SHALL BE AT OR ABOVE OPTIMUM MOISTURE AND MECHANICALLY COMPACTED TO 90 PERCENT STANDARD PROCTOR. CONTRACTOR WILL HAVE TO COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND / OR RELOCATIONS.
16. EROSION CONTROL DEVICES AS SHOWN ON THE GRADING AND EROSION CONTROL PLANS FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
17. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE TOWN OF WESTLAKE.
18. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND / OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON-SITE.
19. IF OFF-SITE BORROW OR SPOILS SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFFSITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH THE TOWN OF WESTLAKE EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
20. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEMS AND LICENSED BY THE STATE OF TEXAS. SUBMIT PLAN TO THE OWNER PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION.
21. THE CONTRACTOR SHALL COORDINATE OPERATION OF ALL EXISTING VALVES WITH THE TOWN OF WESTLAKE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
22. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
23. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER. THE TOWN OF WESTLAKE SHALL INSPECT ALL PUBLIC IMPROVEMENTS.
24. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES. AS AN ALTERNATE, THE OWNER RESERVES THE RIGHT TO PAY THE INSPECTION FEES DIRECTLY TO THE TOWN. CONSTRUCTION STAKING TO BE PROVIDED BY THE CONTRACTOR, UNLESS OTHERWISE AGREED TO BY THE OWNER.
25. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGN OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR IS ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS.
26. SEEDING SHALL BE BROADCAST SEEDING IN ACCORDANCE WITH NCTCOG SPECIFICATIONS ITEM 3.10 "SEEDING".
27. FERTILIZER SHALL BE IN ACCORDANCE WITH NCTCOG SPECIFICATIONS ITEM 3.11 "FERTILIZER".
28. WATER, SEWER, & DUCT BANK WILL HAVE DETECTOR TAPE INSTALLED BETWEEN EMBEDMENT AND NATIVE BACKFILL.
29. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL AFFECTED UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. DIG TESS 1-800-344-8377
30. CONTRACTOR SHALL LOCATE AND ADJUST EXISTING UTILITY MANHOLE LIDS, CLEANOUTS, WATER VALVES AND OTHER SURFACE APPURTENANCES AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE UTILITY ADJUSTMENTS WITH OTHER DISCIPLINES AND THE APPROPRIATE UTILITY AGENCIES AND PROVIDE FOR ALL FEES FOR PERMITS, CONNECTIONS, INSPECTIONS, ETC. THESE ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.
31. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
32. BARRICADING AND TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO THE LATEST EDITION OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PART VI IN PARTICULAR. TRAFFIC FLOW AND ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON PROJECT.
33. ONSITE PLANAMETRIC AND TOPOGRAPHIC MAPPING TAKEN FROM DATA PROVIDED BY G&A CONSULTANTS CONFIRMED BY BROWN AND GAY ENGINEERS IN JULY 2014..
34. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL; MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.
35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO:

A. PREVENT ANY DAMAGE TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC.
B. PROVIDE ACCESS TO ALL DRIVES DURING CONSTRUCTION.
C. PROTECT ALL UNDERGROUND UTILITIES TO REMAIN IN SERVICE.
D. NOTIFY ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.

36. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONSTRUCTION.
37. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SIDEWALKS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION.
38. THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIAL FROM THE PROJECT AREA UNLESS INSTRUCTED DIFFERENTLY BY OWNER OR ENGINEER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, INSPECTION, AND TESTING AS REQUIRED BY THE OWNER AND/OR THE LOCAL MUNICIPALITY.
40. ALL WORK IN THE CITY RIGHT-OF-WAY, PROPERTY AND EASEMENTS SHALL BE CONSIDERED PUBLIC. ALL OTHER WORK SHALL BE CONSIDERED PRIVATE.

TOWN OF WESTLAKE GENERAL NOTES

1. THE APPLICABLE STANDARDS AND SPECIFICATIONS, THE CURRENT VERSION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" PUBLISHED BY N.C.T.C.O.G. AND THE TOWN OF WESTLAKE ENGINEERING STANDARDS SHALL APPLY. IN THE EVENT OF A CONFLICT, TOWN OF WESTLAKE STANDARDS SHALL GOVERN. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE TCEQ, A.W.W.A., AND A.S.T.M. REGULATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF WESTLAKE. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT MATERIAL OR WORKMANSHIP THAT DOES NOT CONFORM TO THE STANDARDS AND SPECIFICATION OF THE TOWN.
3. ALL DISTURBED AREAS OFF-SITE SHALL BE SEEDED OR SODDED AS SHOWN ON THE CONSTRUCTION PLANS.
4. THE CONTRACTOR SHALL HAVE ONE (1) APPROVED SET OF CONSTRUCTION PLANS ON THE JOB SITE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WESTLAKE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL PAVING AND UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE TOWN OF WESTLAKE SPECIFICATIONS.
7. AN ENGINEERED TRENCH SAFETY PLAN IS REQUIRED WHEN THE TRENCH DEPTH EXCEEDS 5'.
8. BASED ON OUR UNDERSTANDING AND THE INFORMATION PROVIDED BY THE TOWN, THE WATER AND SANITARY SEWER LINES COMPLY WITH THE WATER AND SANITARY SEWER MASTER PLANS FOR THE TOWN OF WESTLAKE.

WATER NOTES:

1. CONTRACTOR SHALL PURCHASE A COPIE(S) OF THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION, AND FOLLOW SAID STANDARDS DURING CONSTRUCTION.
2. ALL WATER LINES, FITTINGS, AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION. ALL WATER SERVICE CONNECTIONS TO BE FORD COMPRESSION FITTINGS. ALL BENDS TO HAVE RETAINER FITTINGS (MEGA-LUG). USE DOMESTIC DUCTILE IRON FITTINGS ONLY.
3. ALL FIRE HYDRANTS SHALL HAVE ONE (1) HYDRA-STORZ CONNECTION AND TWO (2) 2.5" HOSE NOZZLES, SHALL HAVE A MINIMUM MAIN BARREL VALVE OPENING OF 5.25", AND SHALL BE PLACED ON MAINS OF NOT LESS THAN 6" IN DIAMETER. ALL FIRE HYDRANTS ARE TO BE PAINTED PER ARTICLE IV, SECTION 2.H.5 OF THE TOWN OF WESTLAKE ENGINEERING STANDARDS AND AGREED TO BY THE TOWN.
4. UTILITY CONTRACTOR SHALL PLACE APPROPRIATE LOCATION MARKS ON THE CURBS PER THE TOWN OF WESTLAKE ENGINEERING STANDARDS.
5. ALL WATER MAINS SHALL BE PVC AWWA-C900, DR18, CLASS 150 UNLESS NOTED OTHERWISE.
6. TOP OF WATER MAIN SHALL BE A MINIMUM OF 48" BELOW THE TOP OF CURB OR 48" BELOW FINISHED GRADE. METALLIC DETECTOR TAPE WILL BE USED. VALVES TO BE EXTENDED TO WITHIN 1' OF GROUND IF MORE THAN 48".
7. FIRE HYDRANTS SHALL BE LOCATED 6' BEHIND THE BACK OF CURB (MIN).
8. CONTRACTOR SHALL CLEAN THE WATER MAIN BY INSERTION OF "POLY PIGS" AT DESIGNATED LOCATIONS. COST FOR "POLY PIG" CLEANING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL DOMESTIC WATER SERVICES SHALL BE 2" CLASS 200 POLYETHYLENE.
10. CORPORATION STOPS SHALL BE FULL OPEN PRIOR TO BACKFILL.
11. CURB STOPS SHALL BE TESTED FOR FULL FLOW WHEN THE SYSTEM IS PRESSURE TESTED.
12. METER BOXES SHALL BE FURNISHED BY THE CONTRACTOR AND LOCATED 6' BEHIND THE CURB.
13. WATER MAINS TO BE LOCATED PER THE PLANS.
14. METER BOXES SHALL BE ADJUSTED TO FINISH GRADE AFTER PAVING CONTRACTOR COMPLETES THE BACKFILL OF CURB.
15. EXTEND SAMPLING POINT 2' ABOVE EXISTING GRADE AND END WITH A 1" CURB STOP. SAMPLING POINTS WILL BE DETERMINED BY THE CONSTRUCTION INSPECTOR.
16. PIPE SHALL BE TESTED AT 150 PSI FOR FOUR (4) HOURS.
17. CHLORINATE WATER LINES AT 500 PPM FOR FORTY-EIGHT (48) HOURS. CHLORINATION IS ACCEPTABLE DURING THE PRESSURE TEST.
18. FLUSHING AND CHLORINATION SHALL BE COORDINATED WITH THE CONSTRUCTION INSPECTOR.
19. ALL TAPS ON EXISTING MAINS SHALL BE WET TAPS. NO SIZE-ON-SIZE TAPS ALLOWED.
20. EXISTING VALVES SHALL BE OPERATED BY CITY PERSONNEL ONLY. ONCE THE NEW WATER LINE IS ACTIVATED AND PASSES BACTERIOLOGICAL TESTING, THE VALVES MAY BE OPERATED BY CITY PERSONNEL ONLY.

SANITARY SEWER NOTES:

1. CONTRACTOR SHALL PURCHASE A COPY OF THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION, AND FOLLOW SAID STANDARDS DURING CONSTRUCTION.
2. ALL SANITARY SEWER LINES, FITTINGS, AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION.
3. THE SANITARY SEWER SERVICE LINE SHALL BE EXTENDED A MINIMUM OF 6 FEET PAST THE PROPERTY LINE.
4. SERVICE LINES SHALL BE 4" PVC AND SHALL BE PLUGGED AND PRESSURE TESTED WITH THE MAIN LINE.
5. SERVICE LINES ARE TO BE LOCATED AT THE DOWNHILL SIDE OF THE LOT.
6. THE TOP OF SEWER PIPE SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
7. THE CONTRACTOR IS REQUIRED TO PULL A MANDREL THROUGH SEWER PIPE.
8. A TV INSPECTION OF THE SANITARY SEWER LINES IS REQUIRED.
9. THE SEWER PIPE WILL BE PRESSURE TESTED IN ACCORDANCE WITH TNRCC LOW PRESSURE AIR TEST (SECTION 317.2 (a)(4)(B)). REFER TO MANHOLE DETAIL FOR ADDITIONAL TESTING REQUIREMENTS.
10. ENGINEERED CASING IS REQUIRED WHEN CROSSING STREETS LARGER THAN COLLECTORS.
11. NO SERVICES ALLOWED ON CLEANOUT STACK.
12. ELIMINATE DISCHARGE INTO THE EXISTING SEWER SYSTEM BY PLUGGING LINE AT CONNECTION. THE CONTRACTOR WILL BE BILLED FOR THE DISCHARGE DURING CONSTRUCTION.
13. UTILITY CONTRACTOR SHALL PLACE APPROPRIATE LOCATION MARKS ON THE CURBS PER THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION.
14. PIPE MATERIAL FOR WASTE WATER LINES SHALL CONFORM TO THE NOTES SHOWN ON THIS DRAWING AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. SANITARY SEWER LINE SHALL BE SDR-35 PVC IF DEPTH OF LINE IS 10' OR LESS AND SDR-26 IF DEPTH OF LINE IS GREATER THAN 10'. EMBED SEWER PIPE IN ACCORDANCE WITH LOCAL MUNICIPALITY DESIGN STANDARDS.
15. WATER AND WASTEWATER LINES SHALL BE LOCATED A MINIMUM OF 9' APART (CLEAR DISTANCE). WHEN SEPARATION CANNOT BE MAINTAINED, SANITARY SEWER SHALL EITHER BE ENCASED IN CONCRETE OR UPGRADED TO PRESSURE PIPE (MIN. SDR 26).

STORM DRAIN NOTES:

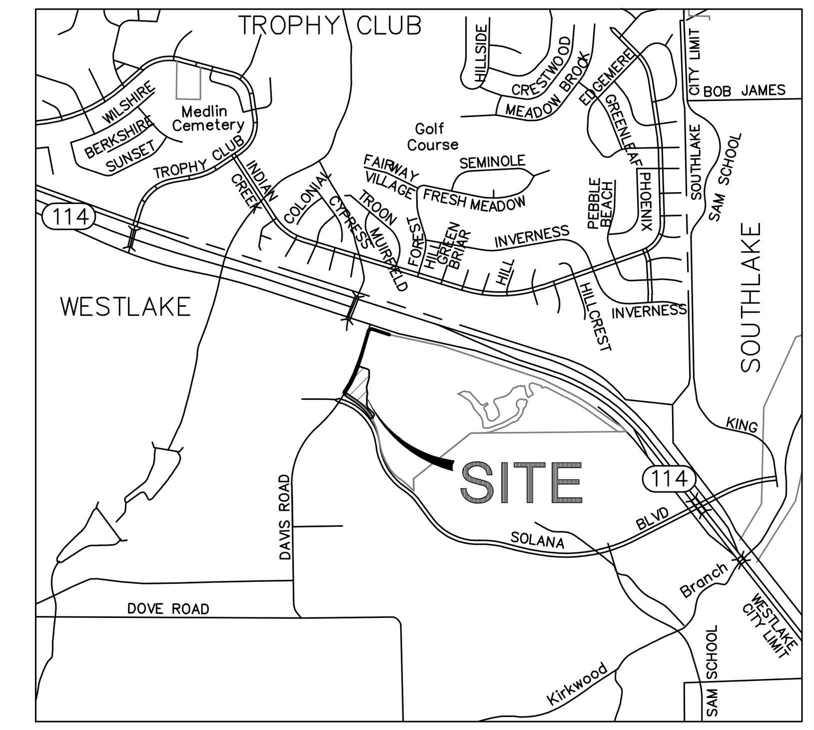
1. ALL CULVERT HEADWALLS AND INLETS TO HAVE STONE CLADDING.
2. NO PRECAST CURB INLETS.
3. ALL MATERIALS AND WORKMANSHIP FOR STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AND THE LOCAL MUNICIPALITY REQUIREMENTS.
4. CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER WILL NOT BE ALLOWED.
5. STORM PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) 18" AND ABOVE IN DIAMETER AND SDR-35 POLYVINYL CHLORIDE (PVC) PIPE OR HIGH DENSITY POLYETHYLENE (HDPE) BELOW 18" IN DIAMETER.

GRADING NOTES:

1. THE CONTRACTOR SHALL ADMINISTER SPRINKLERS FOR DUST CONTROL, EARTHWORK OR BASE CONSTRUCTION AS REQUIRED OR AS DIRECTED BY THE ENGINEER IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARDS.
2. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D 698. IN CONJUNCTION WITH THE COMPACTING OPERATION, FILL MATERIAL SHALL BE BROUGHT TO A MOISTURE CONTENT RANGING FROM +2 PERCENT POINTS ABOVE OPTIMUM TO +6 PERCENTAGE POINTS ABOVE OPTIMUM +2 TO +6.

PAVING NOTES:

1. CONTRACTOR'S WORK SHALL INCLUDE PAVEMENT REMOVAL AND DISPOSAL REQUIRED FOR NEW WALK, DRIVE, CURB, GUTTER AND OTHER PAVING FEATURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, INSPECTION AND TESTING REQUIRED BY THE OWNER AND/OR THE LOCAL MUNICIPALITY.
2. PAVING SECTIONS SHALL BE SAWCUT IN 15' X 15' SQUARES.
3. PAVEMENT REMOVAL AND REPAIR SHALL CONFORM TO THE LOCAL MUNICIPALITY REQUIREMENTS. CONTRACTOR SHALL MAKE AN EFFORT TO PROJECT CONCRETE AND/OR ASPHALT EDGES.
4. CONCRETE PAVING JOINTS SHALL BE CONSTRUCTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT NOTED BELOW.
5. SITE PAVING AND PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT NO. MS153490R2 PREPARED BY EWI AND DATED SEPTEMBER, 2015



VICINITY MAP
(NOT TO SCALE)

OVERALL LEGEND

Symbol	Description
FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
	PROPOSED STREET LIGHT
	EXISTING TRANSFORMER
	EXISTING STREET LIGHT
G	EXISTING GAS METER
E	EXISTING ELECTRIC MANHOLE
	EXISTING SIGN
FH	EXISTING FIRE HYDRANT

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

CENTURION AMERICAN
CVS PD SITE PLAN PACKAGE
LOT 3, BLOCK N - CVS
AT WESTLAKE ENTRADA
BEING 2.134 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

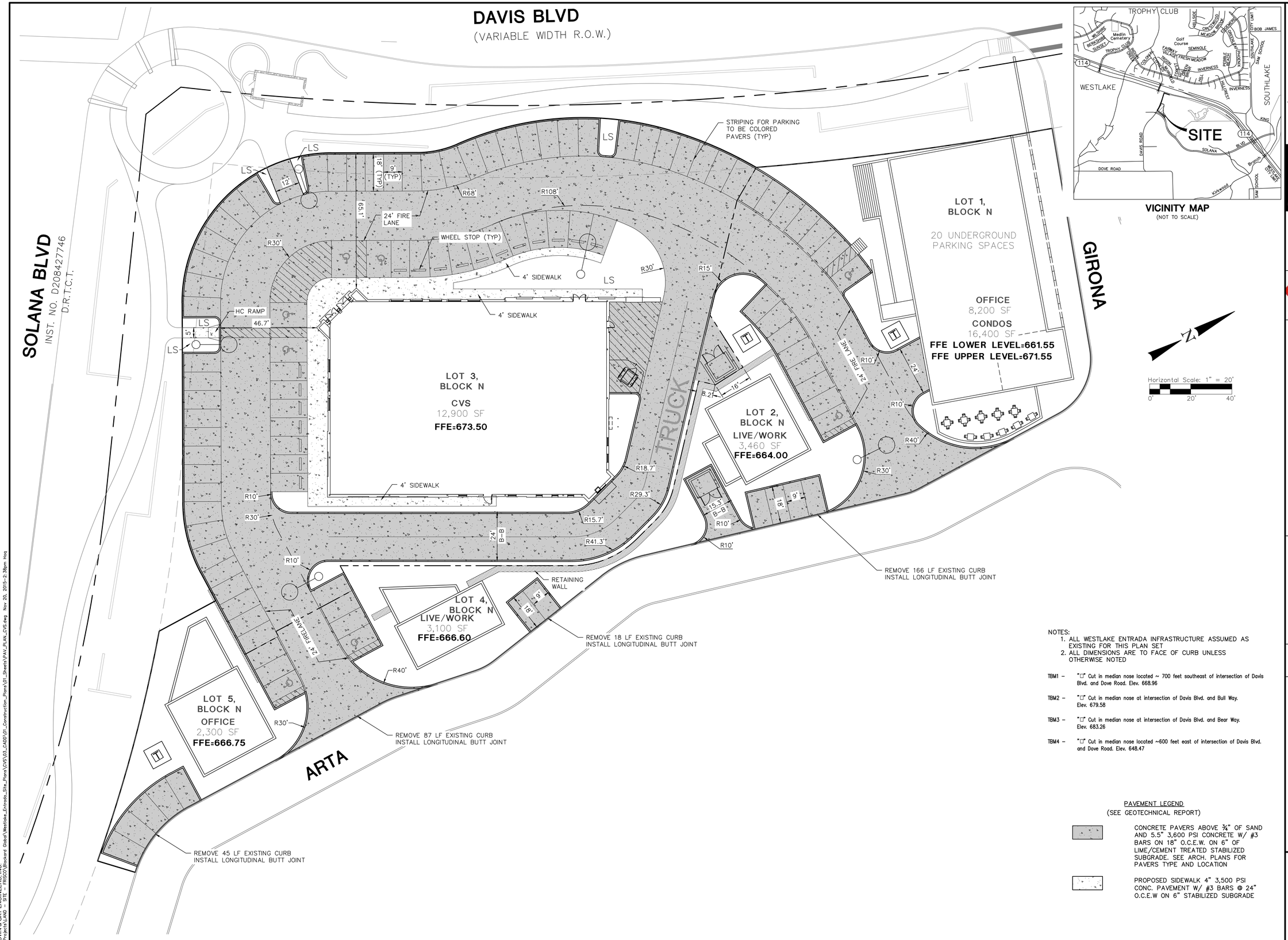
REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
GENERAL NOTES

C9

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\CVS\03_CADD\01_Construction_Plans\01_Sheets\GENERAL_NOTES_CVS.dwg Nov 20, 2015-2:38pm Hoq



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

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

TBM3 – "□" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "□" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

PAVEMENT LEGEND
(SEE GEOTECHNICAL REPORT)

CONCRETE PAVERS ABOVE ¾" 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 ON 6" STABILIZED SUBGRADE

BGE
Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
CVS PD SITE PLAN PACKAGE
LOT 3, BLOCK N - CVS
AT WESTLAKE ENTRADA
BEING 2.134 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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:

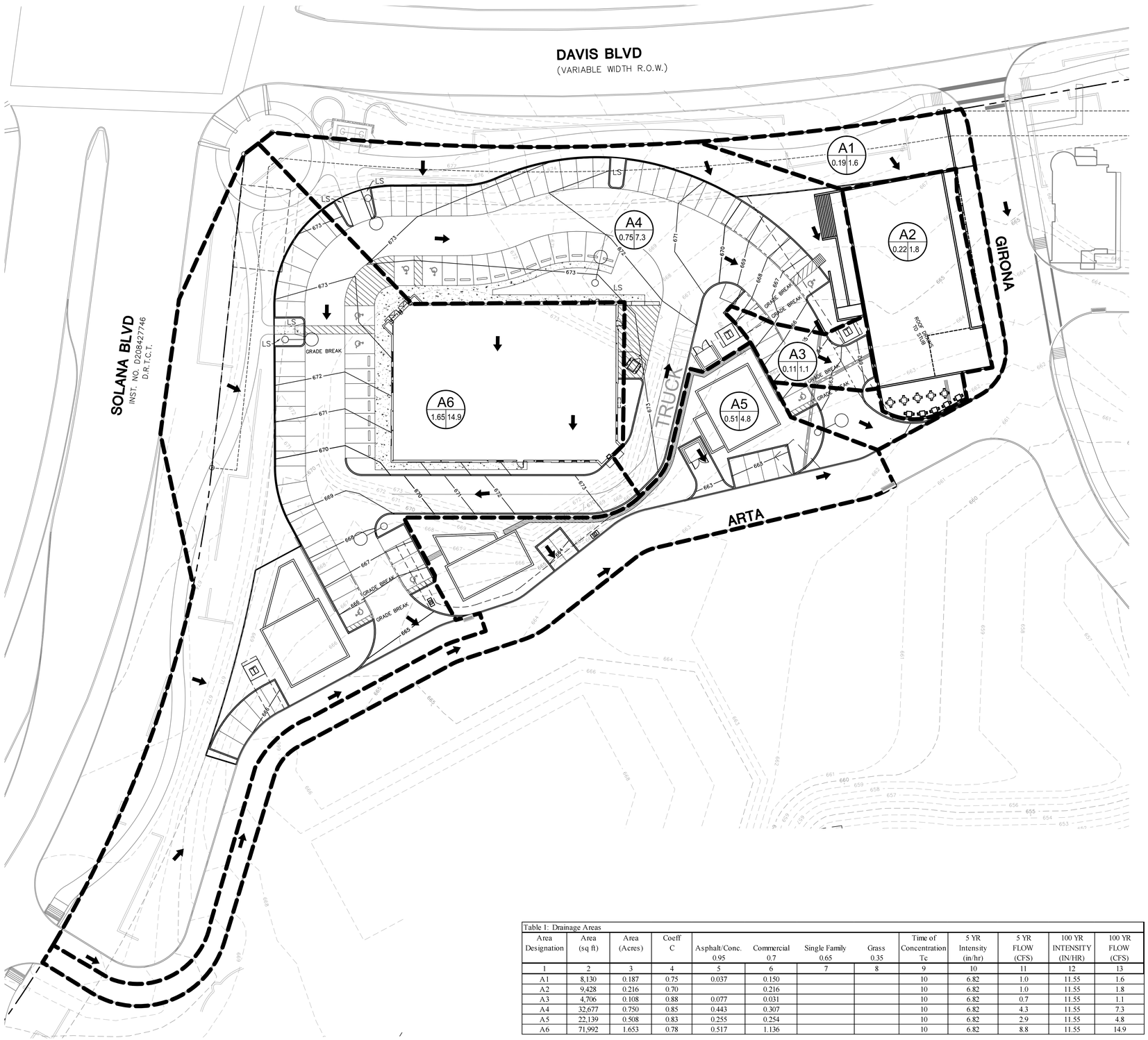
DATE:

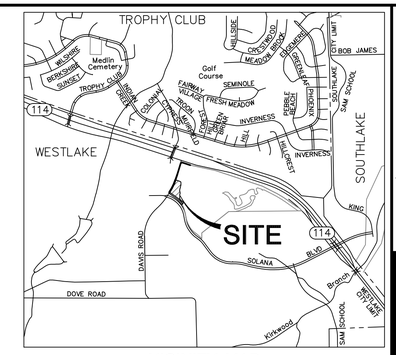
PROJECT NUMBER:

Sheet No.
PAVING PLAN

C10

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Gabor\Westlake_Entrada_Site_Plans\CVS\03_CADD\01_Construction_Plans\01_Sheets\PAV_PLAN_CVS.dwg Nov 20, 2015-2:38pm Hoq





VICINITY MAP
(NOT TO SCALE)

Horizontal Scale: 1" = 30'
0' 30' 60'

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

TBM3 – "☐" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "☐" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

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)	100 YR INTENSITY (IN/HR)	100 YR FLOW (CFS)
1	2	3	4	5	6	7	8	9	10	11	12	13
A1	8,130	0.187	0.75	0.037	0.150			10	6.82	1.0	11.55	1.6
A2	9,428	0.216	0.70		0.216			10	6.82	1.0	11.55	1.8
A3	4,706	0.108	0.88	0.077	0.031			10	6.82	0.7	11.55	1.1
A4	32,677	0.750	0.85	0.443	0.307			10	6.82	4.3	11.55	7.3
A5	22,139	0.508	0.83	0.255	0.254			10	6.82	2.9	11.55	4.8
A6	71,992	1.653	0.78	0.517	1.136			10	6.82	8.8	11.55	14.9

LEGEND

- DRAINAGE AREA BOUNDARY
- 650 EXISTING CONTOUR LINE
- 650 PROPOSED CONTOUR LINE
- PROPOSED SANITARY SEWER
- P3 / 3.51 32.5 — DRAINAGE AREA NUMBER; 100-YR RUNOFF IN C.F.S.; DRAINAGE AREA IN ACRES
- DRAINAGE FLOW DIRECTION
- STORM DRAIN INLET

BGE
Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DE ELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND Engineering • Development • Construction

CENTURION AMERICAN
CVS PD SITE PLAN PACKAGE

LOT 3, BLOCK N - CVS AT WESTLAKE ENTRADA

BEING 2.134 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

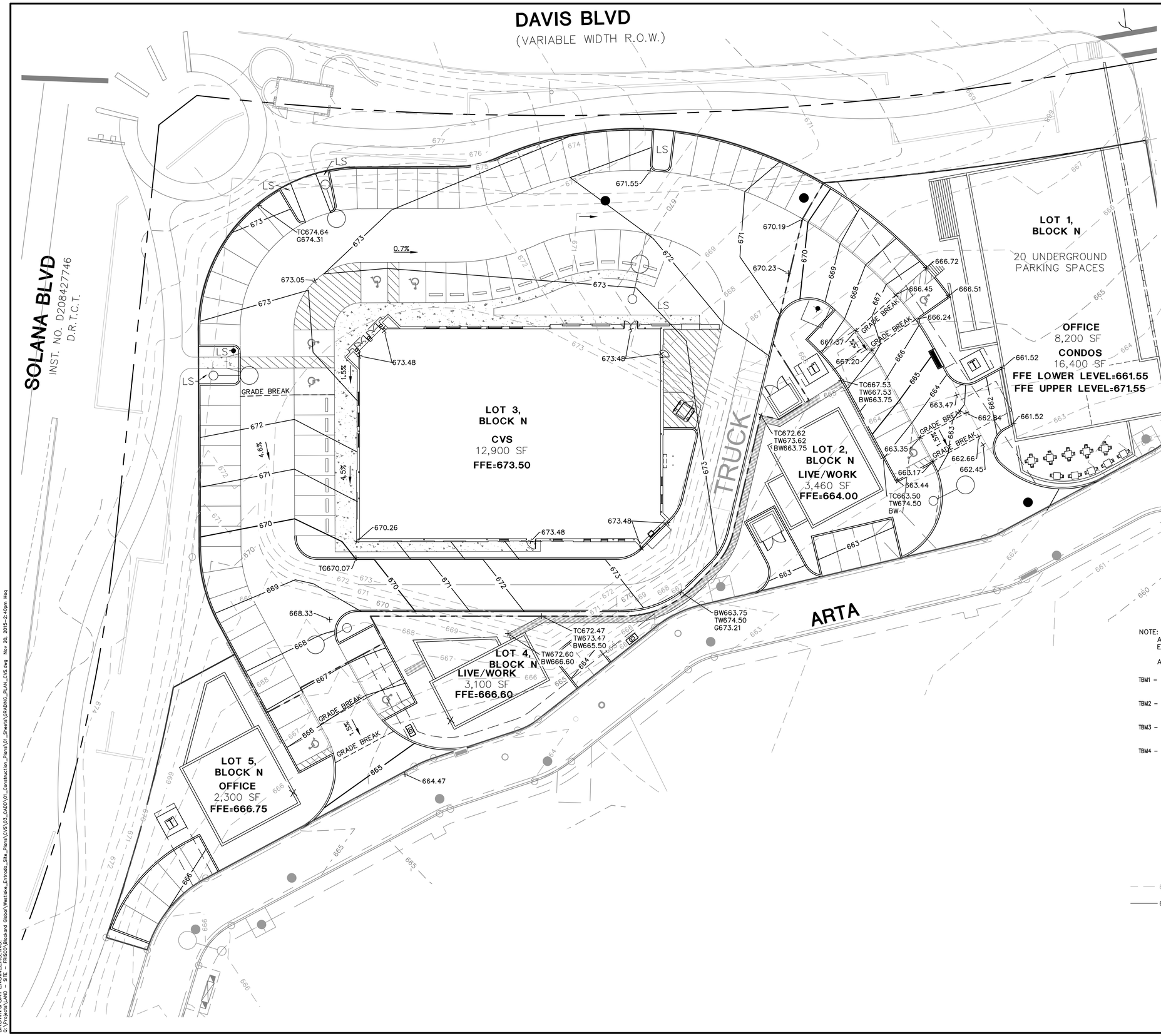
REVISIONS

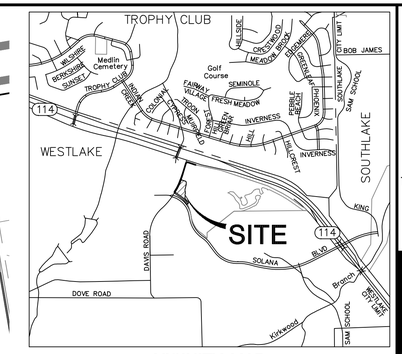
REV. NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
PROPOSED DRAINAGE AREA MAP
C11

BROWN & GAY ENGINEERS, INC.
G:\Projects\LAND - SITE - FRISCO\Bockard Global\Westlake_Entrada_Site_Plans\CVS\V3_CADD\01_Construction_Plans\01_Sheets\PROP_DAM_CVS.dwg Nov 20, 2015-2:39pm Hoq





VICINITY MAP
(NOT TO SCALE)

NOTE:
ALL WESTLAKE ENTRADA INFRASTRUCTURE ASSUMED AS EXISTING FOR THIS PLAN SET.

ALL SPOTS TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

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

TBM3 – "☐" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "☐" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

LEGEND

FH ●	PROPOSED FIRE HYDRANT
SSMH ●	PROPOSED SANITARY MANHOLE
▬	PROPOSED STORM INLET
— — 650 — —	EXISTING CONTOUR LINE
——— 650 ———	PROPOSED CONTOUR LINE

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DE ELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND Engineering • Development • Construction

CENTURION AMERICAN
CVS PD SITE PLAN PACKAGE

LOT 3, BLOCK N - CVS AT WESTLAKE ENTRADA

BEING 2.134 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

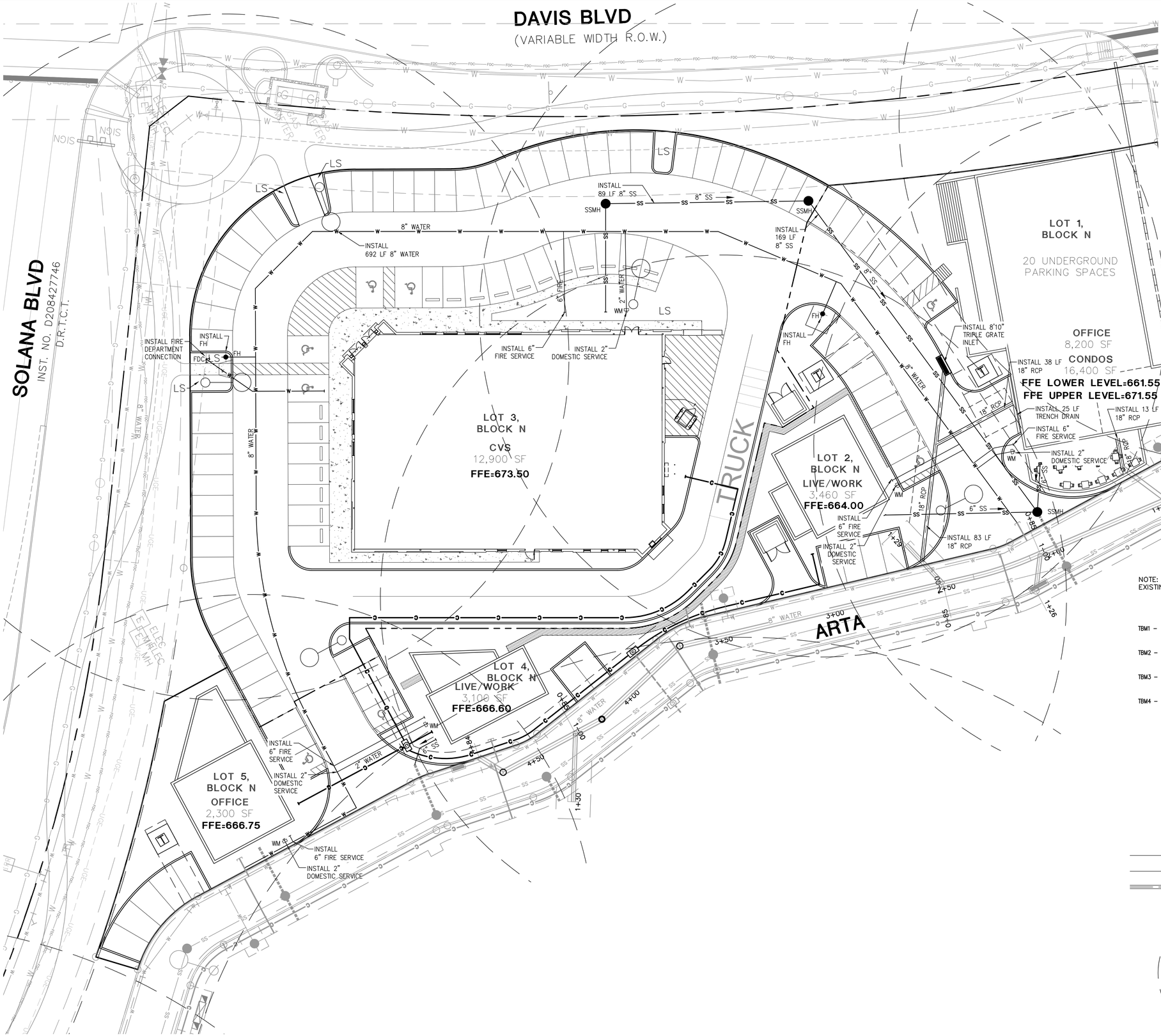
REV. NO.	DATE	DESCRIPTION

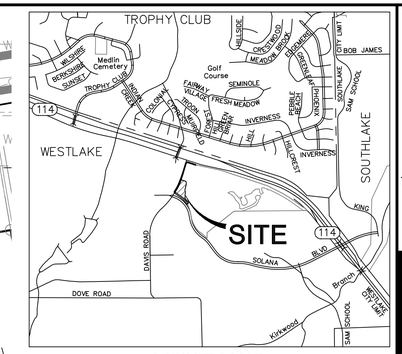
DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
GRADING PLAN

C12

BROWN & GAY ENGINEERS, INC.
G:\Projects\LAND – SITE – FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\CVS\03_CADD\01_Construction_Plans\01_Sheets\GRADING_PLAN_CVS.dwg Nov 20, 2015-2:40pm Hoq





VICINITY MAP
(NOT TO SCALE)

NOTE: ALL WESTLAKE ENTRADA INFRASTRUCTURE ASSUMED AS EXISTING FOR THIS PLAN SET

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

TBM3 – "□" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "□" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
FDC	PROPOSED FIRE DEPARTMENT CHECK
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER

FIRE COVERAGE

BGE
Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
CVS PD SITE

LOT 3, BLOCK N - CVS AT WESTLAKE ENTRADA

BEING 2.134 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

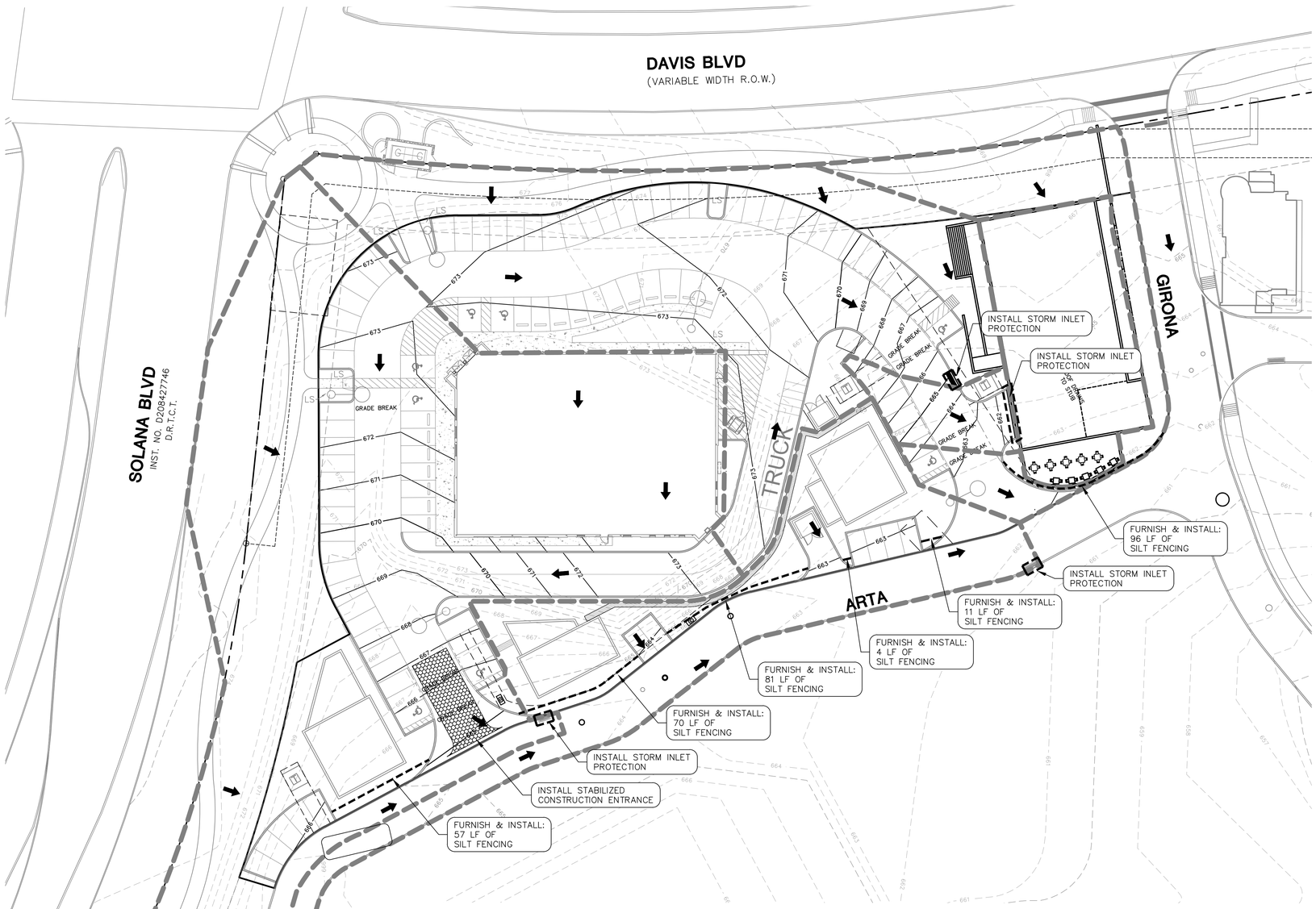
REVISIONS

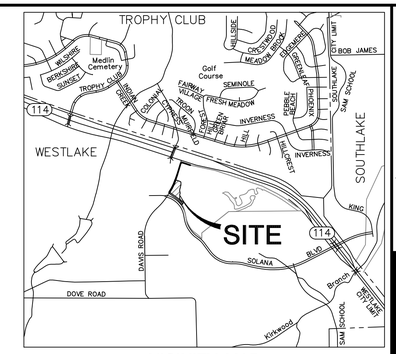
REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
WATER, STORM, DUCTBANK & SEWER PLAN
C13

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\CVS\03_CADD\01_Construction_Plans\01_Sheets\WATER_STRM_SSWR_PLAN_CVS.dwg Nov 20, 2015-2:42pm Hoq





VICINITY MAP
(NOT TO SCALE)

Horizontal Scale: 1" = 30'
0' 30' 60'

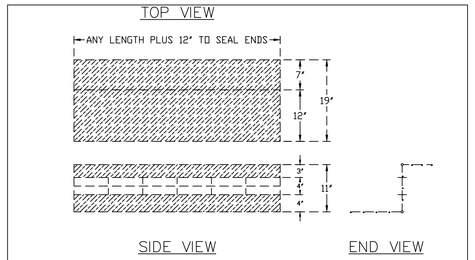
NOTE: ALL WESTLAKE ENTRADA INFRASTRUCTURE ASSUMED AS EXISTING FOR THIS PLAN SET

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

TBM3 – "□" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

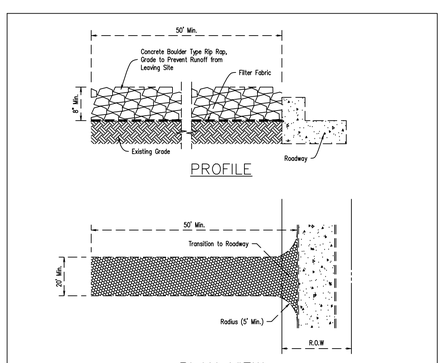
TBM4 – "□" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47



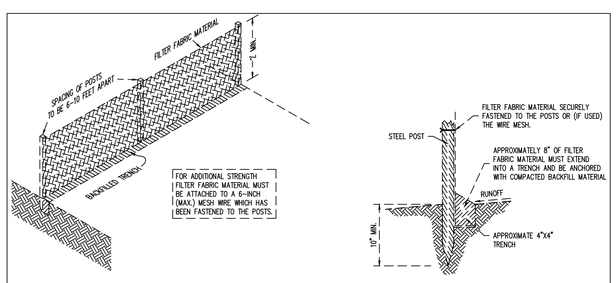
NOTES:
1. STRUCTURE: 1/4" GALVANIZED HOG PANEL FRAME.
2. FABRIC: GTF-400 9oz WOVEN MONOFILIMENT FABRIC SECURED WITH "J" CLIPS EVERY 8 INCHES.
3. GRAVEL BAGS: UV PROTECTED FILL WITH GRAVEL OR ON SITE DIRT.
4. GRAVEL BAG PLACEMENT: ENDS, TOP AND CENTER.

ADVANTAGES:
A) EASE OF INSTALLATION
B) EASE OF MAINTENANCE
C) HINGED AT TOP AND BOTTOM TO FIT MOST CURBS
D) CAN BE REUSED

HEAVY DUTY CURB INLET PROTECTOR



STABILIZED CONSTRUCTION ENTRANCE



INSTALLING A FILTER FABRIC SILT FENCE

LEGEND

- DRAINAGE AREA BOUNDARY
- 650 — EXISTING CONTOUR LINE
- 650 — PROPOSED CONTOUR LINE
- SILT FENCE
- STORM INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE FLOW DIRECTION
- STORM DRAIN INLET

BGE
Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN
DE ELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009
MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
CVS PD SITE PLAN PACKAGE
LOT 3, BLOCK N - CVS
AT WESTLAKE ENTRADA
BEING 2.134 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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:

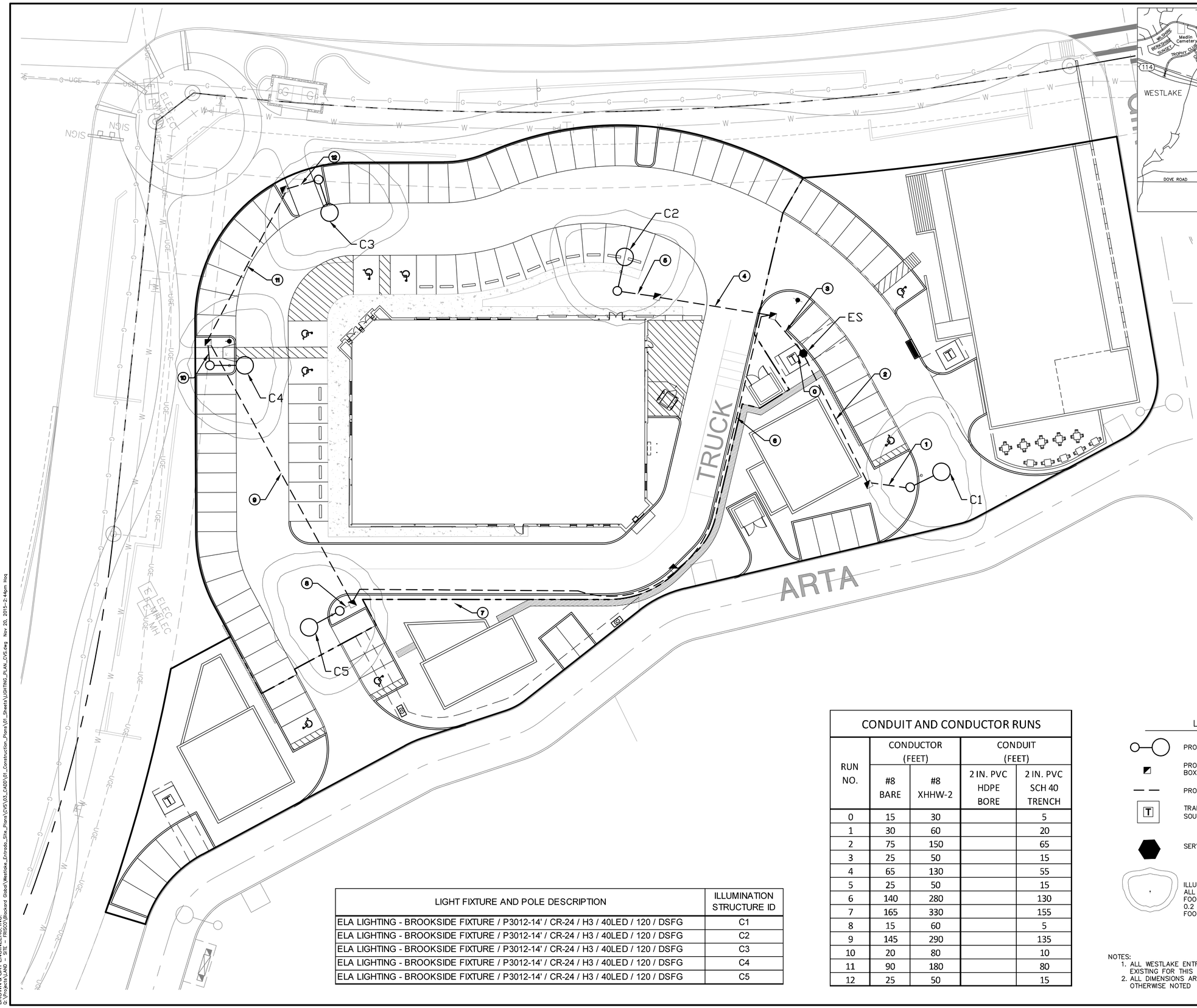
DATE:

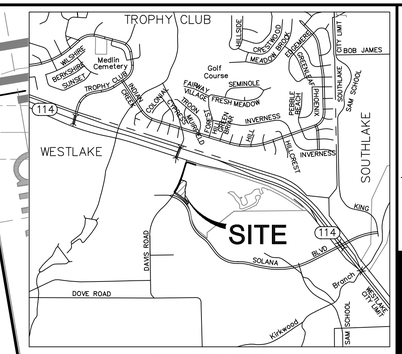
PROJECT NUMBER:

Sheet No.
EROSION CONTROL PLAN

C14

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\CVS\03_CADD\01_Construction_Plans\01_Sheets\PROP_ECP_CVS.dwg Nov 20, 2015-2:45pm Hoq





VICINITY MAP
(NOT TO SCALE)

LIGHT FIXTURE AND POLE DESCRIPTION	ILLUMINATION STRUCTURE ID
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	C1
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	C2
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	C3
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	C4
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	C5

CONDUIT AND CONDUCTOR RUNS

RUN NO.	CONDUCTOR (FEET)		CONDUIT (FEET)	
	#8 BARE	#8 XHHW-2	2 IN. PVC HDPE BORE	2 IN. PVC SCH 40 TRENCH
0	15	30		5
1	30	60		20
2	75	150		65
3	25	50		15
4	65	130		55
5	25	50		15
6	140	280		130
7	165	330		155
8	15	60		5
9	145	290		135
10	20	80		10
11	90	180		80
12	25	50		15

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 FOOTCANDLES, THE INNER SHAPE IS AT LEAST 0.2 FOOTCANDLES AND THE OUTER RING IS 0.1 FOOT CANDLES.

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

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DE ELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
CVS PD SITE PLAN PACKAGE

LOT 3, BLOCK N - CVS AT WESTLAKE ENTRADA

BEING 2.134 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
SEAN P. MERRELL, P.E.
TEXAS REGISTRATION NO. 95803
NOVEMBER 23, 2015

!!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:

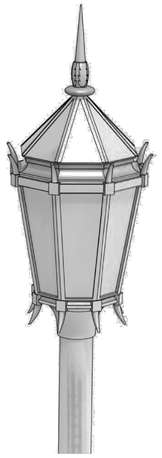
Sheet No.
LIGHTING & PHOTOMETRIC PLAN
C15

BROWN & GAY ENGINEERS, INC.
G:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\CVS\03_CADD\01_Construction_Plans\01_Sheets\LIGHTING_PLAN_CVS.dwg Nov 20, 2015-2:44pm Hoq

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

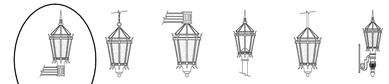
1. Fixture: BRK

2. Size

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

3. Mounting

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



Matrix #:	CA	CP	PD	PT	SP	WB
Description:	Cross Arm	Chain Pendant	Pendant	Post Top	Stem Pendant	Wall Bracket

4. Optics

Horizontal

Matrix #: H3 * Description: TYPE 3 — H5 * TYPE 5

Vertical

Matrix #: V3 ** Description: TYPE 3 — V5 TYPE 5

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

5. Ballast

Description:	Pulse Start Metal Halide (Watts / Type)	Metal Halide (Watts / Type)	High Pressure Sodium (Watts / Type)	Compact Fluorescent (Watts / Type)	Induction Bulb Type (Watts / Type)	Induction Tubular Type (Watts / Type)	Induction Circular Type (Watts / Type)
Matrix #:	50PSMH	50MH	50HPS	13CFL	35iB *	40iT ■	40iC ■
	70PSMH	70MH	70HPS	18CFL	55iB *		70iC ■
	100PSMH	T6 70MH	100HPS	26CFL	85iB *		80iC ■
	150PSMH	100MH	150HPS	32CFL	100iB *		
	175PSMH	T6 150MH	200HPS *	42CFL			
	200PSMH	250MH *	250HPS *				
	250PSMH *						

Incandescent (Watts / Type)	LED (Watts / Type)
INC	40LED
	75LED

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

* Fits vertical only.
■ Fits optics horizontal type 5 only.

Environmental Lighting for Architecture, Inc.

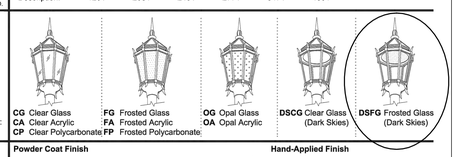
Ordering Matrix
Brookside - BRK

6. Voltage

* Only these voltages are available with LED.

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

7. Lens



Matrix #:	CG	CA	CP	FG	FA	FP	OG	OA	DSCG	DSFG
Description:	Clear Glass	Clear Acrylic	Clear Polycarbonate	Frosted Glass	Frosted Acrylic	Frosted Polycarbonate	Opal Glass	Opal Acrylic	Clear Glass (Dark Skies)	Frosted Glass (Dark Skies)

Notes:
1. All glass is tempered flat glass.

8. Color

Powder Coat Finish

Matrix #	Description	Matrix #	Description
AG	Augustine Green	MG	Malaga Green
GY	Architectural Grey	MN	Midnight
CC	Charcoal	PW	Pewter
CY	Clay	SS	Sand Storm
DB	Dark Bronze	SB	Statuary Bronze
HR	Harbor Blue	VL	Village Green
HP	Hammered Pewter	W	White

Hand-Applied Finish

Matrix #	Description
CH	Cracked Hide
LV	Light Verde
OR	Old Iron
R	Rust
V	Verde

Notes:
Consult factory for custom colors.

9. Options

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.

BBU	TB	PCB	PCR	VR	HSS
Battery Backup	Terminal Block	Photocell Button	Photocell receptacle Twist Lock by others	Vertical Glass Refractor	House Side Shield

Fixture Ordering Example:

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

1 Fixture	/	2 Size	/	3 Mounting	/	4 Optics	/	5 Ballast	/	6 Voltage	/	7 Lens	/	8 Color	/	9 Option
BRK	/	20	/	PT	/	H5	/	150PSMH	/	120	/	FG	/	CY	/	-
Brookside Fixture		20		Post Top		Horizontal Type 5		150 Watt Pulse Start Metal Halide		120 Volts		Frosted Glass		Clay		-

Fixture Ordering Form:

1 Fixture	/	2 Size	/	3 Mounting	/	4 Optics	/	5 Lamp	/	6 Voltage	/	7 Lens	/	8 Color	/	9 Option	/	9 Option	/	9 Option
1. BRK	/		/		/		/		/		/		/		/		/		/	

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.

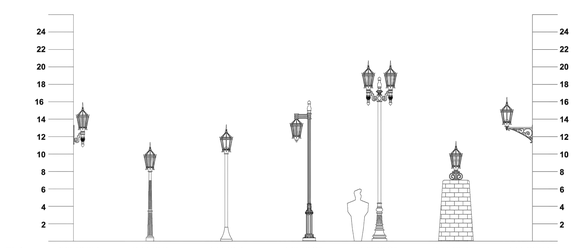
Certification: Fixtures shall be listed for outdoor, wet location. UL1598. IP rating 65.

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.

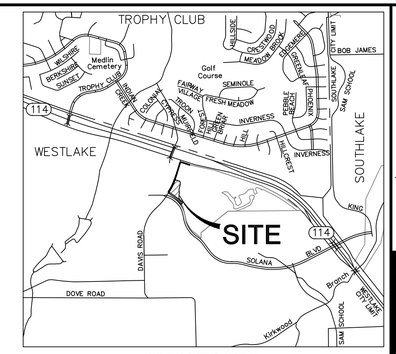
Elevated Scale

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			CR10A	CR26B	PM601	BR13
Pole:		P3041-8'	P4014B-10'	P3025D-14'	P3020B-16'		
Options :							

Note: *Modifications to the fixture and additional pole heights are available.*



VICINITY MAP
(NOT TO SCALE)

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835
Copyright 2015

CENTURION AMERICAN

DE ELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND Engineering • Development • Construction

CENTURION AMERICAN
CVS PD SITE PLAN PACKAGE

LOT 3, BLOCK N - CVS
AT WESTLAKE ENTRADA
BEING 2.134 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
SEAN P. MERRELL, P.E.
TEXAS REGISTRATION NO. 95803
NOVEMBER 23, 2015

!!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.
FIXTURE DETAILS

C16

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\CVS\03_CAD\01_Construction_Plans\01-Sheets\LIGHTING_DETAILS_CVS.dwg Nov 20, 2015-2:44pm Hog

Westlake Town Council

TYPE OF ACTION

Regular Meeting - Action Item

Westlake Planning and Zoning Commission
Tuesday, December 1, 2015

TOPIC: Conduct a Public Hearing and Consider a Recommendation Regarding an Application for a PD Site Plan, Including Building Elevations for a Primrose School, for a Portion of the PD 1-2 Planning Area, Shown as Block M, Lot 2 of Block M, Generally Located on the Southwest Corner of the Entrada Development on the Final Plat.

STAFF CONTACT: Tom Brymer, Town Manager
Eddie Edwards, Director of Planning and Development

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
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
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

Time Line - Start Date: December 1, 2015 **Completion Date:** December 14, 2015

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

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

A PD site plan is required as a condition of the Planned Development zoning for this property. 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 quantitative criteria as well as the qualitative criteria contained within the PD zoning for this property. The PD1-2 zoning

ordinance gives 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 as well as the Development Plan were originally approved. Staff and our consulting architect have spent many hours reviewing this site plan and building elevations for this Primrose School.

RECOMMENDATION

Staff recommends approval subject to the conditions contained in the detailed Staff Report attached to this agenda memorandum. It should be noted that approval of this site plan covers building elevations and architecture of the Primrose School structure as well as lot layout and design.

ATTACHMENTS

1. Staff report on this Primrose School site plan with Staff recommendations, including building elevations as recommended by Staff.

2. Primrose School site plan for Lot 2, Block M, including building elevations as recommended by Staff.

TOWN OF WESTLAKE, TX

STAFF REPORT TO PLANNING & ZONING COMMISSION/TOWN COUNCIL

PRIMROSE SCHOOL PD SITE PLAN FOR LOT 2 , BLOCK M, Entrada

Date: 12-1-2015

Request: Approval of a Site Plan, Including Building Elevations, for Lot 2, Block M, Entrada.

Agenda Item: Conduct a Public Hearing and Consider a Recommendation Regarding an Application for a PD Site Plan, Including Building Elevations for a Primrose School, for a Portion of the PD 1-2 Planning Area, Shown as Block M, Lot 2, Generally Located on the Southwest Corner of the Entrada Development) on the Final Plat.

CASE INFORMATION

Development Name: Primrose School.

Location: The subject property is generally located at the southwest corner of the 85 acre Entrada development, near the intersection of Solana Boulevard and FM 1938/Davis Boulevard. The parcel's legal description is Lot 2 of Block M of the Final Plat for the Entrada development.

Owner: Maguire Partners-Solana Land, LP (Mehrdad Moayedi)
Applicant: Mehrdad Moayedi, Centurion American
Developer: Centurion American Development Group
Site Size: 1.256 acres

Approved Use(s): The proposed use for this lot is a early child care school. Said use is permitted under Entrada's zoning as set out in Ordinance No. 703. Per this zoning for this district, this use must a Spanish architectural theme as set out in the district's zoning regulations, which include design guidelines.

I. ZONING RELATED REQUIREMENTS FOR THIS PRIMROSE PD SITE PLAN

All the requirements of Ordinance No. 703, which establishes the zoning requirements for this PD1-2 zoning district, apply to this site plan. This use as an early childhood school is a permitted use (not a special use) under this district's zoning because permitted and special uses for this district are quite broad in order to allow for a mixed use planned development styled after a Spanish village. Permitted and special uses include this use, office, governmental, retail, restaurants, hotels, as well as residential uses (single family residential detached, and villas or townhomes). Ordinance No. 703 also imposes certain requirements on building materials, roofing materials, and the pace of development of residential to commercial structures. Also included in the zoning regulations which govern development of this site plan in this district are:

- *Development Guidelines for Planning Area 2, PD1-2*
- *Design Standards for Planning Area 2, PD1-2*
- *Residential Standards for Planning Area 2, PD1-2*
- *Roadway Design Standards for Planning Area 2, PD1-2*
- *Concept Plan for Planning Area 2, PD1-2*

Also, 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:

- Solana Boulevard additional lanes on the south side of the subject tract shall be constructed by the developer as stipulated in a development agreement to be executed at site plan/plat approval (note: this development agreement is in place).
- 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.
- The developer shall pay, via a development agreement, a pro-rata share of the costs for signalization, per a traffic impact study approved by the Town, of the intersection at Davis Blvd. and Solana Blvd or any other intersections near or on his development.
- A detailed landscape plan and parking plan must be submitted with the Site Plans.
- A detailed streetscaping plan shall be submitted showing how it will be integrating and transitioning well in terms of aesthetics with the development at the southeast corner of FM 1938 and Solana Boulevard.
- Sidewalks and trails internal to the site will need to connect by access points to sidewalks, trails, or pubic rights-of-way on the perimeter of the site as well as to sidewalks or trails on adjacent tracts.

II. Recommendations Related to the Submitted PD Site for Primrose School as it Relates to the Approved PD1-2 Development Plan for Entrada

The Town required the Developer to prepare a more detailed instrument, known as a Development Plan, for the entire 85 acre Entrada tract. With the Development Plan approved, the developer now can submit PD site plans for portions of his development. However, these PD site plans must comport to the approved Development Plan (unless the Development Plan is amended with the approval of the Town). The practical effect is that the Development Plan becomes a master site plan, meaning that all the site plans for all portions of the site must fit within the template created by the Development Plan.

The Development Plan for Entrada that was adopted by the Council has several conditions attached to that approval in Ordinance 720, as recommended by the Planning & Zoning Commission. These additional conditions for approval of Entrada's Development Plan are:

1. The Development Plan must have architectural engagement of all buildings to the water feature in a way that accommodates public use of the trail (palisade) on the water's edge.

2. All structures adjacent to the water, including those involving fee simple ownership, must be handled dimensionally to maximize an aesthetically pleasing adjacency and interaction with the water.

3. Location of the plaza in Phase 1 in relationship to the water feature must allow for a high degree of public access to the water feature from this plaza. This should be done in a manner that forces any and all vehicular access into the plaza space via a separate conduit. This can be done in European village fashion with bollards defining the vehicular path across the plaza ground plane, while separating cars from pedestrians (note: the Arts District in Dallas has a street where this pedestrian and vehicular traffic are separated with bollards as recommended here). This plaza should be extended to or as near as possible to the water feature.

4. Attention must be paid to the architectural and spatial relationship of the storage building that will surround the gas well pad site with the residential uses across the street from the storage building. This includes some type of architectural feature at the corners of the storage building to create architectural interest.

5. The entire residential area in the southwest quadrant of the tract must have a view corridor established where all streets and lots are terraced in a manner whereby residences on the street above another residence are viewing a roof top and horizontal vista, not looking downward into a backyard.

6. The location of the proposed Town Hall building should be set to maximize and create a public gathering area near the water, as well as interact well in terms of the Town Hall's site's adjacency to the trail system that goes along the edge of the water feature. This may mean moving it further away from the round-about in front of the building.

7. Pedestrian bridge should be point of strong architectural interest creating a "Ponte Vecchio" visual impact type bridge. The other bridge, which will carry vehicular, bike and pedestrian traffic should be a significant design feature of this development as well. Both bridges should be located to link well with public plaza areas.

8. A publicly accessible trail system must be located around the entire the perimeter of the water feature with the exception of the villas' section. Locations for fountains, benches, tables, public art, and other public gathering areas must be shown along the trail system on the Development Plan. This trail shall have a point of inter-connection with the trail system in Solana on the tract adjoining to the east.

9. Engineering standards for this development must be approved with the preliminary plat and must assist in carrying out the Staff's recommendations for the Development Plan contained in this report as well as meet the intent of the design standards and guidelines contained in Ordinance No. 703.

10. When the tract is site planned, both the southeast corner of FM 1938 (Davis) and Solana Boulevard and the northeast corner of FM 1938 (Davis) and SH114 must, include strong design public design elements that tie those corners to the intent of the design standards and guidelines for this tract. Site plans for these corners shall minimize surface parking from being the main visual feature at these hard corners (note: requiring some berming when these locations are site planned may help with this). This includes incorporating design features from the Town's FM 1938 Streetscape plan on the side of the subject tract that abuts FM 1938. Also, a 3-4 foot stone wall that fits with the site's design standards and guidelines shall be required around the perimeter of the site on Solana Boulevard and FM 1938.

11. Show on the Development Plan the type of Town Edge landscaping that will be utilized along the SH114 side of the tract. Also show where along this Town Edge landscape zone the landscaping will consist of trees and when other treatments such as vineyards, as proposed by the developer, will be used.

12. Approve use of Italian Cypress trees on the tract as the predominant tree of choice for the landscaping.

13. All recommendations made by Staff in the Staff Report presented at the time of zoning approval on April 22, 2013 continue in place (discussed above in Section I of this report).

14. 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.

15. 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.

16. 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.

All these Development Plan conditions for approval apply to this PD site plan for Primrose School on Lot 2, Block M, Entrada.

III. Specific Requirements Relative to Primrose School Site Plan

A PD (planned development) zoning district provides the Town strong aesthetic/architectural controls via design guidelines in the zoning regulations for this district. The Town receives this control while providing the Developer zoning entitlements (i.e. uses) that grant the Developer great latitude and flexibility in permitted

and special uses, as well as dimensional setbacks and no building FAR (floor to area ratio) setbacks, while providing the Town with land use it desires (mixed use in Spanish village archetype) in this zoning district. In that regard, the site plan for this parcel must comport to the Development Plan for the overall Entrada development. This site plan must comport to all the zoning regulations and conditions provided at the time of zoning approval.

Further, the Staff has been working closely with the Developer in achieving site design, layout, and architecture not only for the Primrose School building, but adjacent and nearby buildings as well. Approval of this site plan approves both the architecture for the Primrose building and its location on this lot, but the location of other buildings around the Primrose building will be dealt with by separate PD site plan.

The internal functioning of a day care center tends to yield a plain and boxy building mass (not unlike the CVS). In addition, fire exit requirements necessitate that the elevation have frequent exterior doors and windows serving side-by-side classrooms. Therefore, the architectural challenge is to visually overcome the external expressions of internal uniformity by manipulating the vertical plate height to create roof forms that will appear as multiple, more complex, and appropriately scaled building masses. This latter point is essential as the internal uniformity has generated a frame with exceptionally wide span…a span only possible with modern truss design and likely impossible to achieve in medieval times. Therefore, the more complex building masses created by manipulation of the vertical building plate restore an appropriately small sense of span to the architectural mass.

From the front elevation, the extent to which internal functions drive an overtly symmetrical entry make the elevation have a “little red schoolhouse” appearance. While appropriate to a Day Care use, it is inconsistent with the more complex and organic qualities of the Catalonian Archetype. Therefore, our recommendations to the architect suggested a reconfiguration of the front elevation so that it is not so overtly symmetrical.

It is important that the Town have a clear view of how these buildings work together and how the building-to-street relationship moves away from building on a lot that fronts a street, to building a defining street space. <u>It is absolutely critical that the building-to-street relationship be accomplished if the outcome is to be viewed as something derived from a medieval archetype and not just a suburban project with Catalonian details.</u> The Town is seeking graphic representations which show these interrelationships of projects and the street space they share.

IV. Staff Recommendation

Staff recommends approval of this PD site plan for the Primrose School building on Lot 2, Block M, of Entrada subject to the following conditions:

1. all the zoning requirements for this PD1-2 district set out in Ordinance 703 in addition to the conditions accepted by the Town Council set out in Section I of this report at the time of zoning approval (April 22, 2013).

2. all the Development Plan conditions for approval referenced in Section II of this report established in Ordinance 720 (adopted October 28, 2013) apply to this PD site plan for Primrose School on Lot 2, Block M, Entrada.

3. the site plan building elevations for Primrose School, as submitted and attached to this report as recommended by Staff, include the requirement that this structure meet all aspects of the Entrada design guidelines proposed to be reviewed by the Commission and adopted on 12-14-15 by the Town Council.

4. Town Staff will review and approve a materials sample palette that shall be presented at the time for building plans review for a building permit and said materials must comport to elevations as presented to the Staff and the Planning & Zoning Commission.

5. landscaping and planters used around the Primrose building per drawings submitted by the Developer's master architect, Merriman and Associates, be of substantial size, as shown on said drawings.

6. Fencing/wall around building and building site will be solid masonry, not wrought iron, although a wall that is combination half and half may be approved by Staff.

7. the understanding that this approval applies <u>only</u> to the Primrose School building, and that the other smaller buildings that may shown or adjacent to the PD site plan for this Block M will require their own PD site plan and building elevations to be approved at the time they are proposed for construction.

8. Solid waste collection area on this site plan will reflect a sheperd's hut" type architecture and will be approved by Staff at the time of building permit application.

TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

WESTLAKE ENTRADA

PD SITE PLAN PACKAGE FOR LOT 2, BLOCK M - PRIMROSE

NOVEMBER 2015

SHEET INDEX

No.	Sheet Title
C1	COVER SHEET
C2	KEY MAP
C3	SITE PLAN
A1	ARCHITECTURAL RENDERINGS
A2	ARCHITECTURAL ELEVATIONS
A3	ARCHITECTURAL DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
C4	GENERAL NOTES
C5	PAVING PLAN
C6	PROPOSED DRAINAGE AREA MAP
C7	GRADING PLAN
C8	WATER, STORM, DUCTBANK & SEWER PLAN
C9	EROSION CONTROL PLAN
C10	LIGHTING & PHOTOMETRIC PLAN
C11	FIXTURE DETAILS

DEVELOPER:

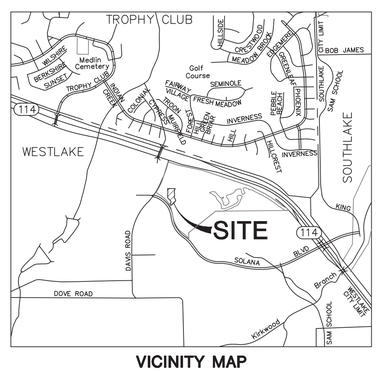
CENTURION AMERICAN
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234

DEVELOPER:

The Mooreland Funds
Mooreland Development
4516 Lover's Lane #350
Dallas, TX 75225
TEL: 214.287.9009
CONTACT: MIKE BEATY

TOWN OF WESTLAKE

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



VICINITY MAP
(NOT TO SCALE)

Brown & Gay Engineers, Inc.
500 W. 7th Street, Suite 1800
Fort Worth, TX 75102
Tel: 817-887-6130 ● www.browngay.com
TBPE Registration No. F-1046

Copyright 2015

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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

TOWN OF WESTLAKE

APROVED

TITLE

DATE

WESTLAKE ENTRADA LOT 2, BLOCK M - PRIMROSE BGE PROJECT NO. 3082-01

BROWN & GAY ENGINEERS, INC.
G:\Projects\LAND - SITE - FRISCO\Blackard Robel\Westlake_Entrada_Site_Plans\Primrose\03_CAD\01_Construction_Plans\01_Sheets\PRIMROSE_COVER_C1.dwg Nov 20, 2015-2:45pm Hoq

VICINITY MAP
(NOT TO SCALE)

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE

LOT 2, BLOCK M - PRIMROSE
AT WESTLAKE ENTRADA

BEING 2.909 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

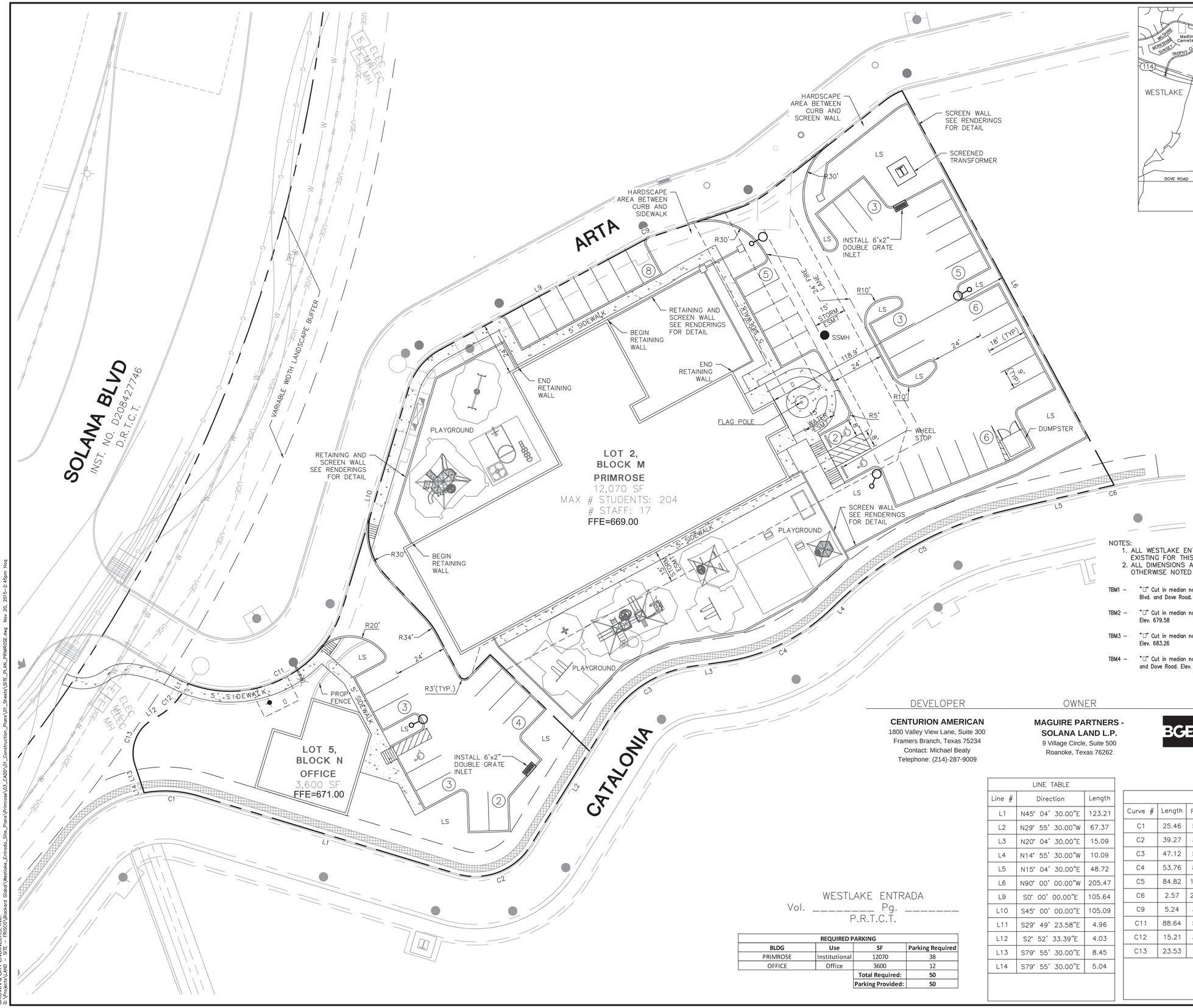
REV NO.	DATE	DESCRIPTION

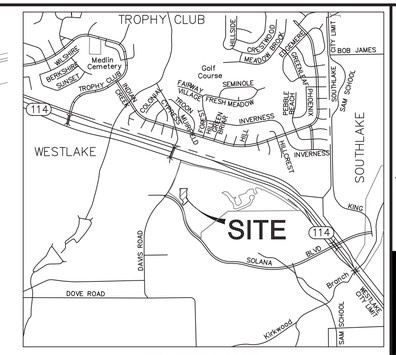
DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
KEY MAP

C2

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01_Sheets\OVERALL_KEYMAP_PRIMROSE.dwg Nov 20, 2015-2:44pm Hoq





VICINITY MAP
(NOT TO SCALE)

Horizontal Scale: 1" = 20'
0' 20' 40'

OVERALL LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
	PROPOSED STREET LIGHT
	EXISTING TRANSFORMER
LS	PROPOSED LANDSCAPE
	EXISTING STREET LIGHT
G	EXISTING GAS METER
E	EXISTING ELECTRIC MANHOLE
	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

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

TBM3 – "□" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "□" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Framers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

SURVEYOR/ENGINEER

Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
TBPE Registration No. F-1046

Copyright 2015

REQUIRED PARKING

BLDG	Use	SF	Parking Required
PRIMROSE	Institutional	12070	38
OFFICE	Office	3600	12
		Total Required:	50
		Parking Provided:	50

LINE TABLE

Line #	Direction	Length
L1	N45° 04' 30.00"E	123.21
L2	N29° 55' 30.00"W	67.37
L3	N20° 04' 30.00"E	15.09
L4	N14° 55' 30.00"W	10.09
L5	N15° 04' 30.00"E	48.72
L6	N90° 00' 00.00"W	205.47
L9	S0° 00' 00.00"E	105.64
L10	S45° 00' 00.00"E	105.09
L11	S29° 49' 23.58"E	4.96
L12	S2° 52' 33.39"E	4.03
L13	S79° 55' 30.00"E	8.45
L14	S79° 55' 30.00"E	5.04

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	25.46	54.00	27.02	N31° 34' 00"E	25.23
C2	39.27	30.00	75.00	N7° 34' 30"E	36.53
C3	47.12	54.00	50.00	N4° 55' 30"W	45.64
C4	53.76	88.00	35.00	N2° 34' 30"E	52.92
C5	84.82	162.00	30.00	N0° 04' 30"E	83.86
C6	2.57	212.00	0.70	N15° 25' 22"E	2.57
C9	5.24	30.00	10.00	S5° 00' 00"W	5.23
C11	88.64	54.00	94.05	S2° 01' 26"W	79.02
C12	15.21	32.50	26.81	S16° 16' 55"E	15.07
C13	23.53	17.50	77.05	S41° 24' 02"E	21.80

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835
Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND Engineering • Development • Construction

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE

LOT 2, BLOCK M - PRIMROSE AT WESTLAKE ENTRADA

BEING 2.909 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

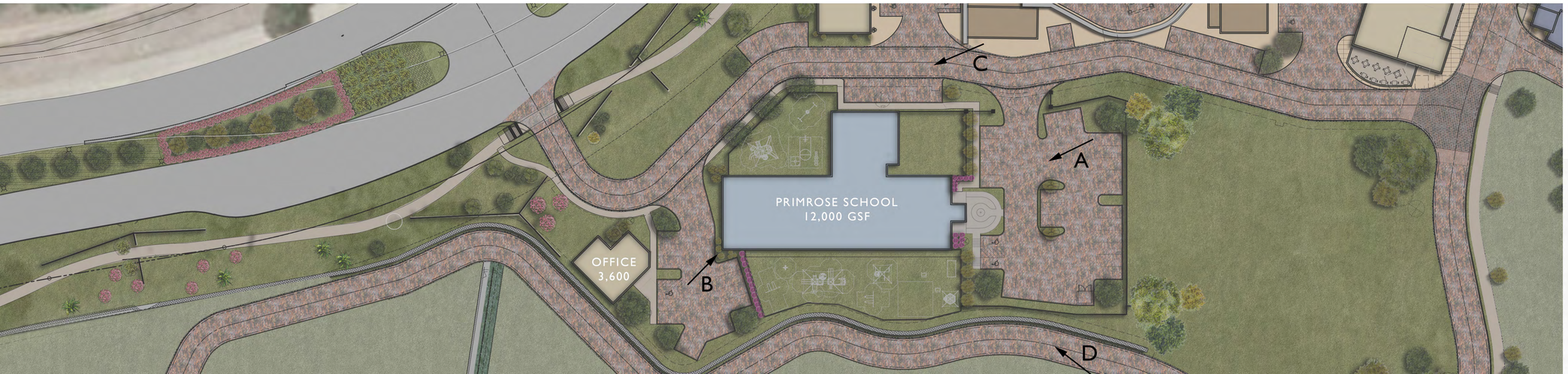
REVISIONS

REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
SITE PLAN
C3

BROWN & GAY ENGINEERS, INC.
O:\Projects\LAND – SITE – FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01_Sheets\SITE_PLAN_PRIMROSE.dwg Nov 20, 2015-2:45pm Hoq

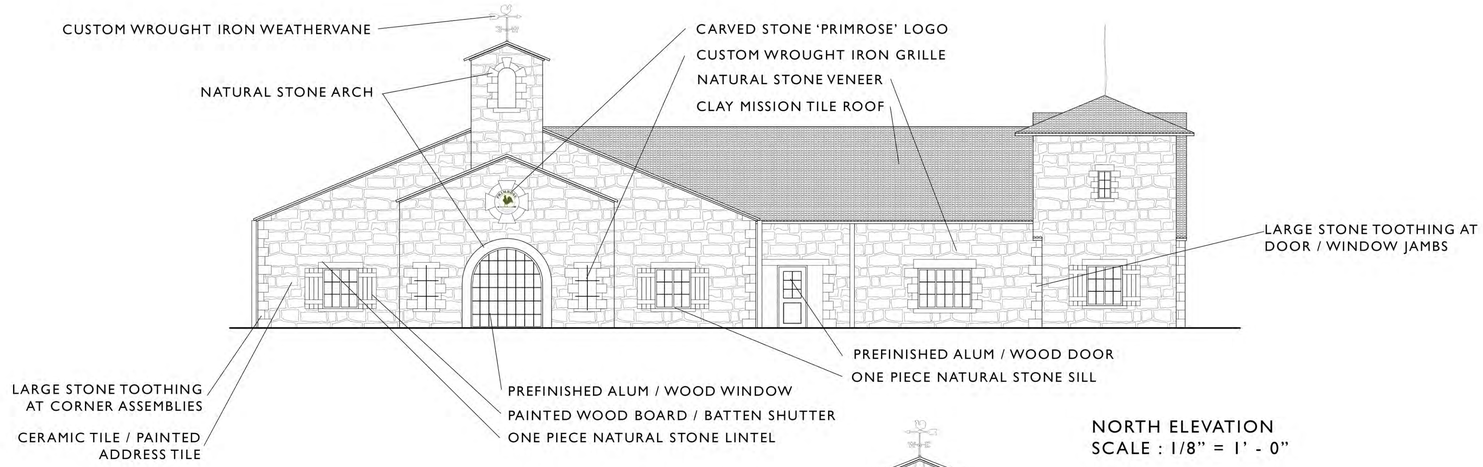


WESTLAKE ENTRADA

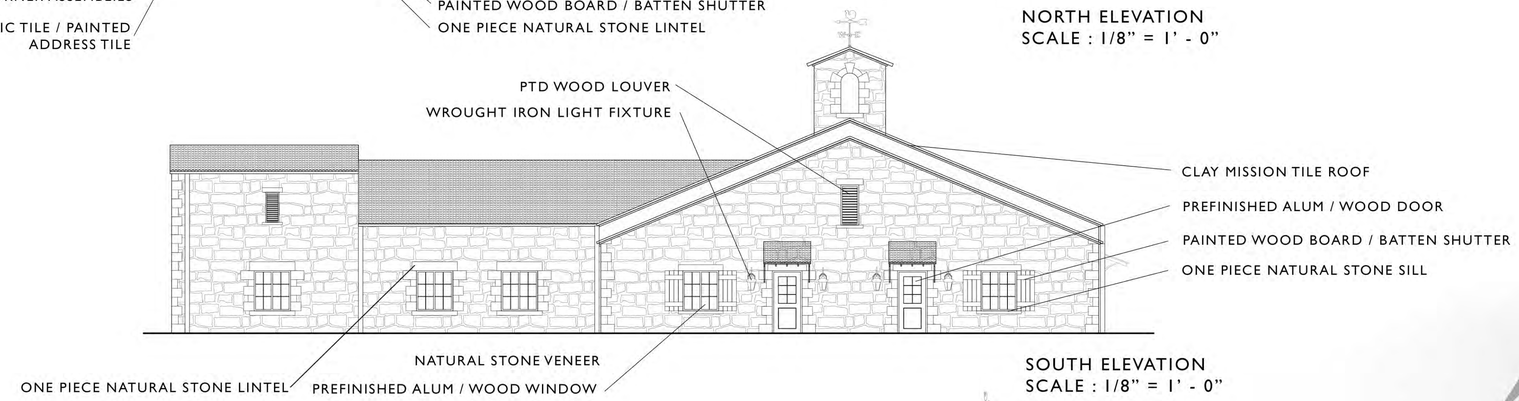
2015148
10.26.2015

CENTURION AMERICAN

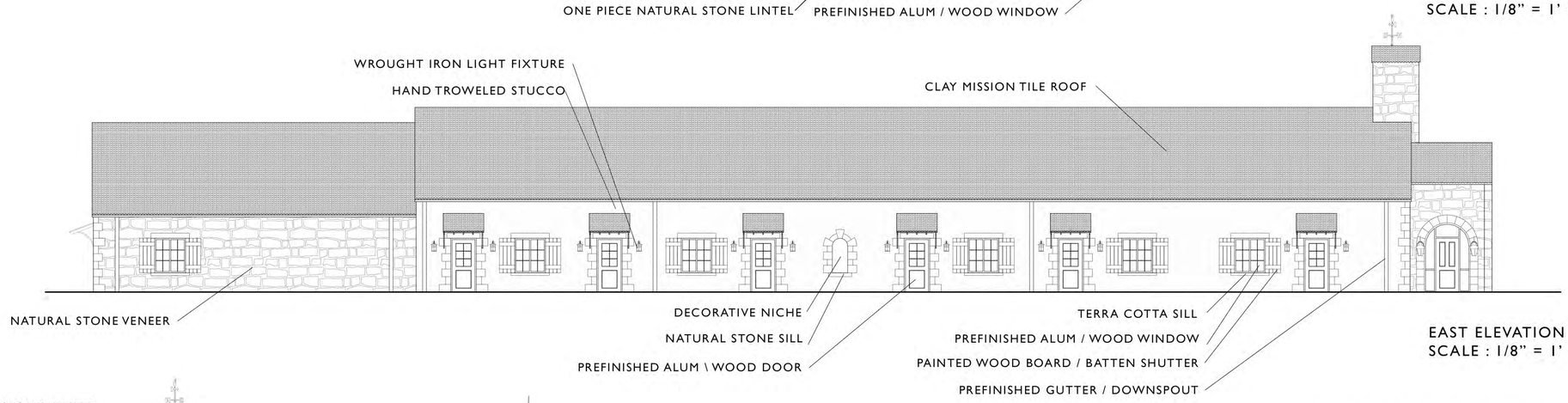
maa



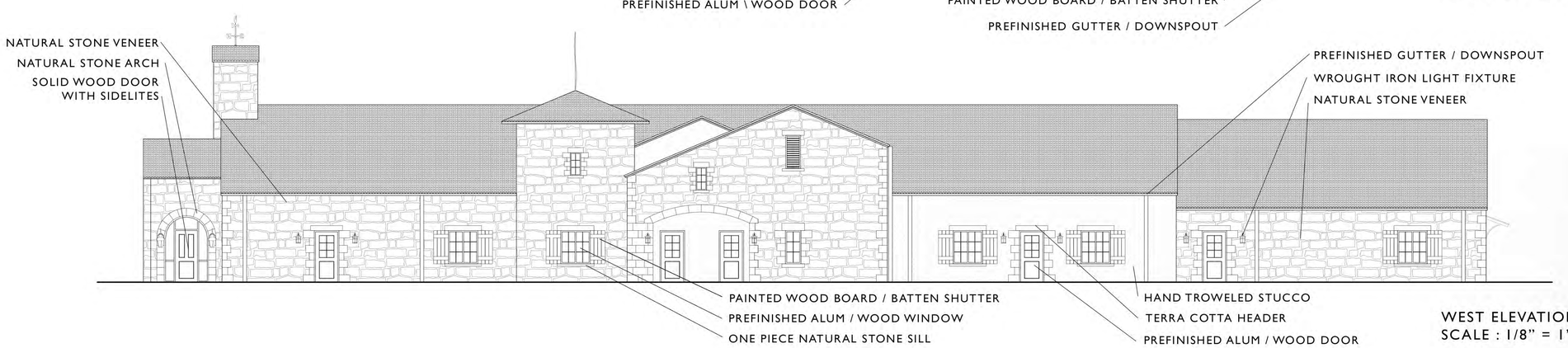
NORTH ELEVATION
SCALE : 1/8" = 1' - 0"



SOUTH ELEVATION
SCALE : 1/8" = 1' - 0"



EAST ELEVATION
SCALE : 1/8" = 1' - 0"

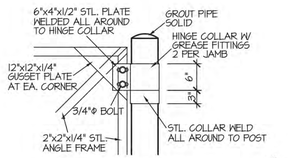


WEST ELEVATION
SCALE : 1/8" = 1' - 0"

WESTLAKE ENTRADA

2015148
10.26.2015

CENTURION AMERICAN



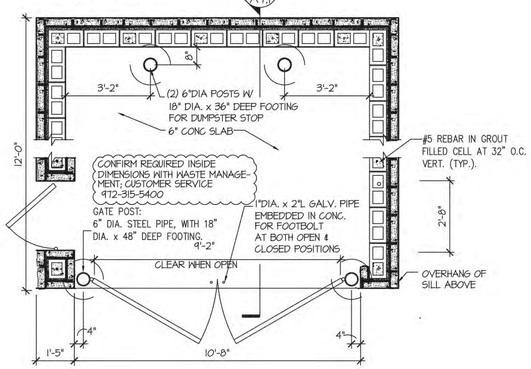
A HINGE DETAIL
SCALE: 1/2"=1'-0"

GEN. NOTES

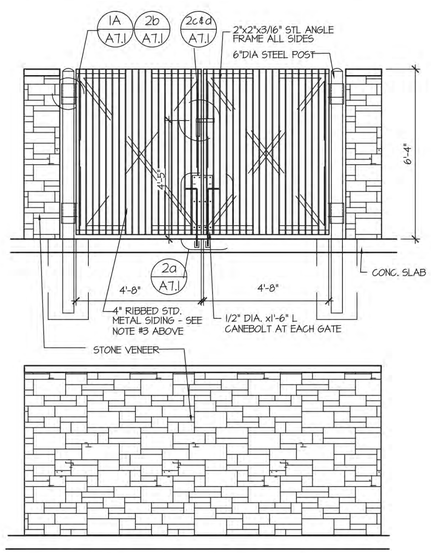
1.) 6"DIA STEEL POSTS SHALL BE SET A MINIMUM OF 36" INTO CONCRETE.

2.) STONE COLOR TO MATCH THE STONE ON THE BUILDING, U.N.O.

3.) PAINT DUMPSTER GATE, POST, HINGES AND ACCESSORIES TO MATCH LANTANA STUCCO COLOR



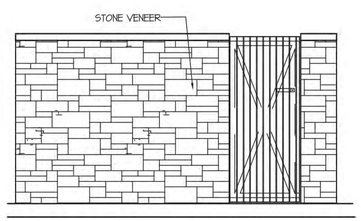
5400



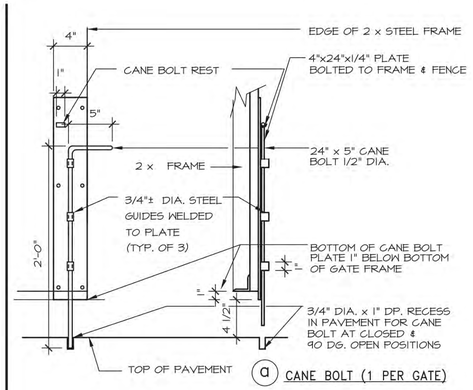
REAR ELEVATION (SIDE ELEVATIONS ARE SIMILAR)

1 DUMPSTER PLAN & ELEVATION 3/8"=1'-0"

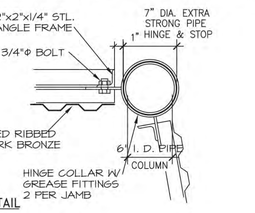
ENCLOSURE WILL BE MODIFIED AS REQUIRED TO COMPLY WITH ENCLOSURE SECTION IN THE APPROVED DESIGN GUIDELINES



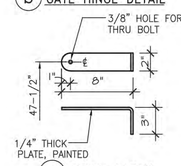
RIGHT SIDE ELEVATION



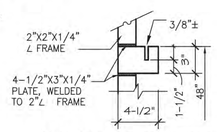
a CANE BOLT (1 PER GATE)



b GATE HINGE DETAIL



c SWING LATCH

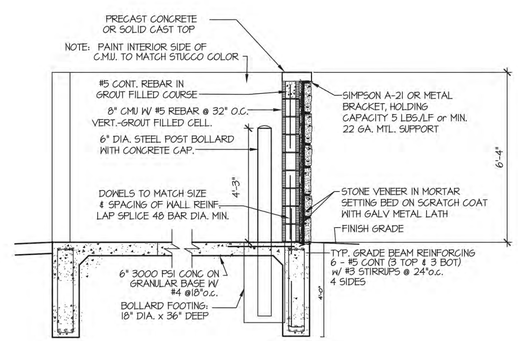


NOTE: MOUNT 48" ABOVE FINISHED GRADE TO TOP OF PLATE

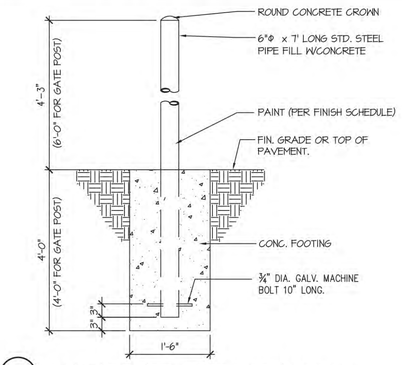
d STOP PLATE

2 HARDWARE DETAILS N.T.S.

PS-MS14

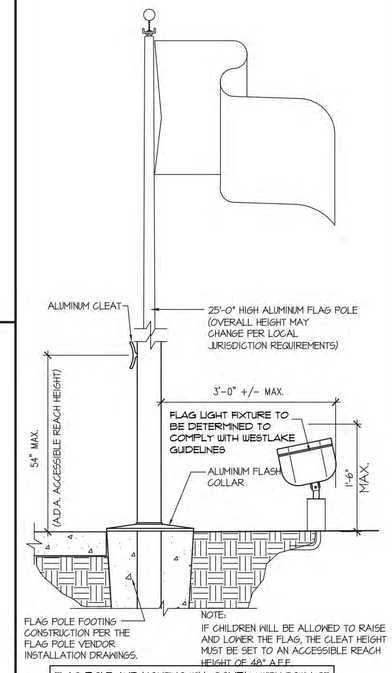


3 DUMPSTER SECTION 3/8"=1'-0"



4 BOLLARD (OR GATE POST) DETAIL 3/4"=1'-0"

PR-BOLLX



FLAG POLE AND LIGHTING WILL COMPLY WITH TOWN OF WESTLAKE GUIDELINES

5 FLAG POLE DETAIL 1'=1'-0"

PR-CO

A New Building For:

Primrose School Franchising Company

3660 Cedarcrest Road

Acworth, Georgia 30101

Copyright © 2014
Primrose School Franchising Company

These drawings and the design represented herein, are the exclusive property of Primrose School Franchising Company. Reproduction or any use of these drawings other than for the project intended without the express written consent of the owner, is prohibited. Any reproduction or any unauthorized use will be subject to legal action.

PRIMROSE SCHOOLS

Children's Design Group

Mark D. Pavey, A.I.A. - Architect
PO BOX 1365
GULF SHORES, AL 36547
(334)-546-6824
(206)-350-0593 Fax
child.design@mindspring.com

Site:
PRIMROSE SCHOOL of LANTANA
FM 407 - JUSTIN ROAD
LANTANA, TX

Building Type:
2014 TX-L

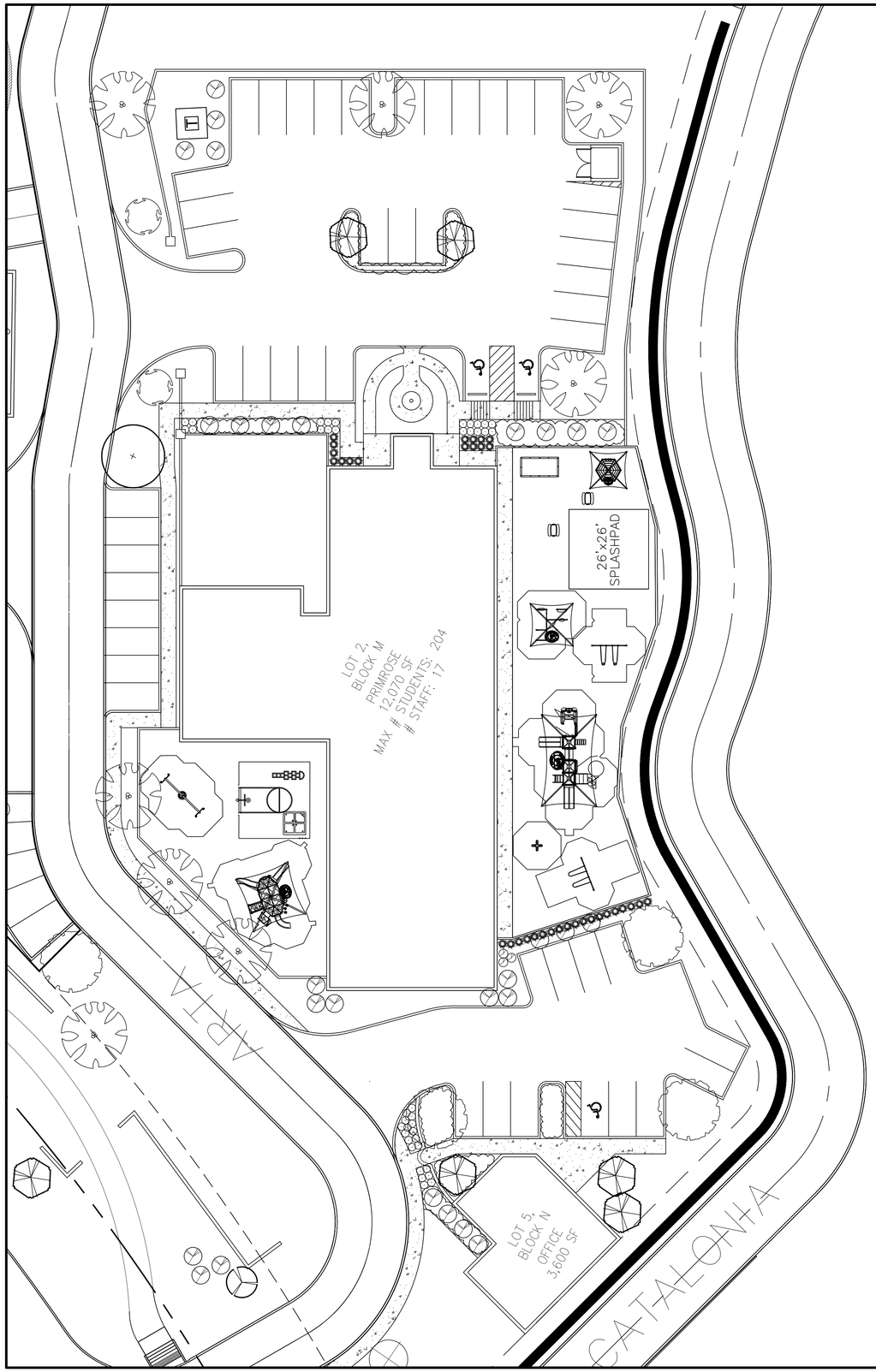
Drawing Title:
SITE DETAILS

Date: 11/7/2014
Drn: MDP
Ckd: MDP

Drawing Number:
A7.1

Revisions:
1 2/1/2015

CONSTRUCTION SET



PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
existing tree	see tree survey for species & size	
Oklahoma redbud	Cercis canadensis 'Oklahoma'	6'–8' hgt.
desert willow	Chilopsis linearis	6'–8' hgt.
Italian cypress	Cupressus sempervirens	8'–10' hgt.
possumhaw holly	Ilex decidua	6'–8' hgt.
youpon holly	Ilex vomitoria	6'–8' hgt.;3 stems
eastern red cedar	Juniperus virginiana	10'–12' hgt.
wax myrtle	Myrica cerifera	6'–8' hgt.
Mission olive	Olea europaea 'Mission'	6'–8' hgt.
loblolly pine	Pinus taeda	10'–12' hgt.
chinquapin oak	Quercus muehlenbergii	3" caliper
live oak	Quercus virginiana	3" caliper
live oak	Quercus virginiana	6"–8" caliper; specimen tree
lacebark elm	Ulmus parvifolia sempervirens	3" caliper
vitex	Vitex Angus–castus	6'–8' hgt.
pink muhly grass	Muhlenbergia capillaris	3 gal.
lindheimer muhly grass	Muhlenbergia lindheimeri	3 gal.
salvia	Salvia greggi	1 gal.
Mexican feather grass	Stipa tenuissama	1 gal.
red yucca	Hesperaloe parviflora	3 gal.
trailing rosemary	Rosemarinus officinalis "Prostratus"	1 gal.
ceramic pot		size varies
Thunder Turf	Available through Native American Seed Company: buffalograss 82%; blue grama grass 17%; curly mesquite 1%	
vineyard	muscadine grape vineyard	5 gal.
public art/public art & gathering area seating, plantings, & shade structures will be provided as each area is developed & approved		NIC
public bench – typ.		NIC

GENERAL NOTES

ALL PLANTINGS SHOWN IN PAVED AREAS WILL HAVE PAVEMENT REMOVED AS NEEDED.
MINIMUM SIZE FOR ANY PAVEMENT CUT OUTS WILL BE 4' BY 4'.
ALL LAWN AREAS TO BE BERMUDAGRASS SOD.
"KIDDIE" MULCH SHALL BE INSTALLED UNDER ALL PLAYGROUND EQUIPMENT.

NORTH

TEXAS TUFF LANDSCAPE

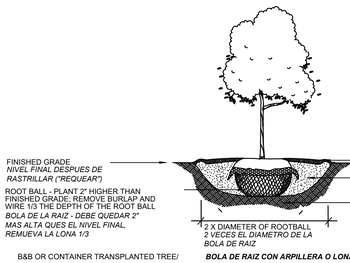
Design-Project Management-
Horticulture Services
972-347-9930

Date: 11-18-15
Scale: 1" = 20'-0"
Project No.:
Drawn by: SO
Approved:
Revised:

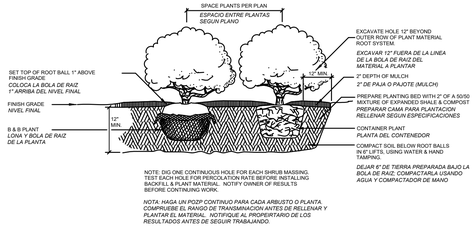
THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

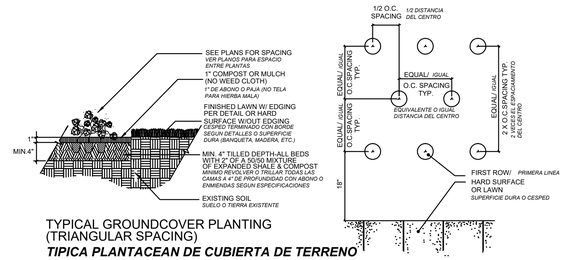
Sheet No.
PRIMROSE PD LANDSCAPE PLAN
L-1



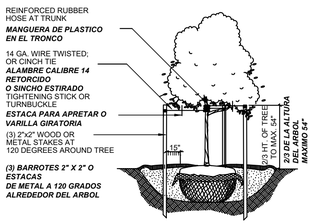
1 L8 TREE PLANTING DETAIL
ARBOL TRANSPLANTADO
NO SCALE/ *NO ESCALA*



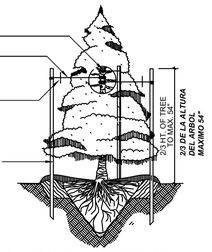
2 L8 SHRUB BED PREPARATION & SHRUB PLANTING/
PREPARACION PARA CAMA DE PLANTAS Y PLANTACION DE ARBUSTOS O PLANTAS
NO SCALE/SIN ESCALA



3 L8 TYPICAL GROUNDCOVER PLANTING
(TRIANGULAR SPACING)
TIPICA PLANTACEAN DE CUBIERTA DE TERRENO (ESPACIAMINETO TRIANGULAR)
NO SCALE/SIN ESCALA

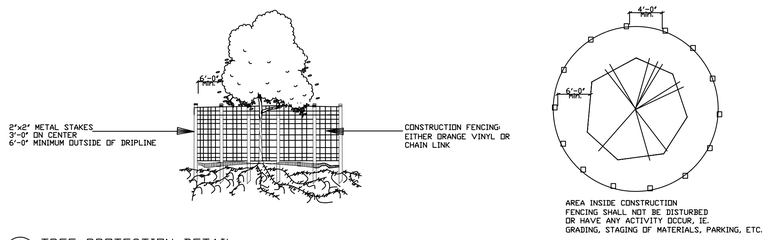


B&B OR CONTAINER TRANSPLANTED TREE
ARBOL TRANSPLANTADO EN SU CONTENEDOR O BOLA DE RAIZ CON ARPILLERA O LONA



MECHANICALTRANSPLANTED TREE
ARBOL TRANSPLANTADO DE MAQUINAL

4 L8 STAKING DETAILS/DETALLE PARA ESTACANDO
NO SCALE/ ***SIN ESCALA***



5 L8 TREE PROTECTION DETAIL
NO SCALE

Irrigation Notes and Specifications

- Contractor shall provide an irrigation plan showing locations, equipment, and piping with sizes and hydraulic calculations. The maximum flow velocity for all pipe in the system is 5 feet/second.
- Comply with all requirements of utility supplying water for backflow prevention and backsiphonage.
- Comply with all requirements of the State of Texas for irrigation systems.
- Verify the static pressure of the supply piping is the same as the design pressure listed on the drawing.
- Provide installation of the approved irrigation plan per the following guidelines:
  - Install pipe in accordance with manufacturer's instructions.
  - All 3-inch and 4-inch pipe shall be trenched into place. Circuit piping and 2-inch and smaller pressure piping may be installed by trenching or using a vibratory plow.
  - Thrust blocks and gasketed fittings are required for all piping 3 inch and larger.
  - Copper Tube: Type L water tube, annealed and drawn tempers, with plain ends.
  - Polyvinyl Chloride (PVC) Plastic Pipe will be Schedule 40 or SDR21, Class 200.
  - Flexible Polyethylene (PE) Pipe may only be used for pipe sizes 1 ¼" and smaller.
  - Provide 18 inches cover over top of buried pressure piping; 12 inches cover over circuit piping; and 24 inches cover over sleeves.
  - Install any piping under sidewalks and paving in sleeves.
  - Flush dirt and debris from piping before installing sprinklers and other devices.
  - Install other equipment per included details.
  - All equipment shall match existing unless otherwise approved by Owner.
  - All wire shall be Type UF, No. 14 AWG minimum, solid copper conductor, insulated cable.
  - All wire splices shall be in water tight direct bury spice kits, located in a round 10" valve box.
  - The top six (6) inches of trench backfill shall be topsoil with all rocks, sod, and sticks removed. Dress all areas to surrounding finish grades.
  - Remove waste material, resulting from Contractor's operations and activities, daily from site.
- Protect the public, visitors, workers, adjacent properties, surfaces, and surrounding areas to preclude harm during work of this project.
- Protect unfinished work when stopping for the day.
- Perform operational testing after installation is completed, backfill is in place, and sprinklers are adjusted to final position.

General Notes and Specifications

1. The landscape contractor is responsible for providing all materials, labor, and equipment to complete all landscaping work in strict accordance with the planting plan, plant list, and all items described in these specifications unless otherwise noted. This includes but is not limited to fertilizer, mulch, stakes, ties, guy wires, cables, and all other necessary equipment to complete this work.

2. The landscape contractor must supply all plants as specified, in the sizes and quantities listed on the plans.

3. Substitutions to any of the work, materials, or equipment may not be made without permission of the Landscape Architect.

4. Landscape contractor and/or irrigation contractor shall verify existing conditions on site. Any problems or discrepancies from the plans or specifications should be reported to the Landscape Architect.

5. Landscape contractor shall comply with all applicable federal.state.county, and local regulations governing landscape materials and work.

6. Plant material shall conform to local nursery and industry standards. All plant material will have good structure and shape when planted and be free from pests or damage. All trees will have a strong, well developed, uncut central leader. Any branches broken in handling and planting will be removed using proper pruning techniques.

7. Landscape contractor will restore disturbed finish grades to original condition.

8. Landsape contractor will confirm operation and coverage of new irrigation system in all planting areas.

Warranty
9. Landscape contractor assumes all liability and replacement requirements of materials that are damaged, stolen, or misplaced on the job site prior to acceptance of work.

10. All plants will be warranted for a period of one (1) year from the date of final accepatance. Owner will be responsible for proper maintenance of plants after final acceptance. During warranty period, dead and unsightly plant material will be removed immediately. Only one replacement per plant will be done. If the time of year or weather is not conducive to planting, the plant will be replaced when conditions are suitable. Warranty excludes damages caused by vandalism, freeze, drought, insect infestation, or other acts of God. Special equipment required for replacement plants due to access problems are not to be included in the basic project costs. This is a negotiated item at the time of replacement only.

Soil Preparation
11. Planting areas should be backfilled with 75% existing soil and 25% soil amendments. Soil amendments will be 50% organic compost and 50% expanded shale.

12. All planting areas will be raked to final grade and lightly compacted by watering. Lawn areas should be raked again and rolled before installing seed/sod.

13. Landscape contractor shall insure that the proper drainage exists in all planting areas.

Plantings
14. Where possible on site, tree pits will be dug a minimum of 12" wider but no deeper than the root ball of the tree to be planted per detail. Install tree ring and mulch with 3" of shredded hardwood bark mulch in lawn areas. Mulch will be kept 3" away from the tree trunk.

15. Loosen and fine rake areas to break up lumps and produce a smooth, even gradient free of unsightly variations, ridges, or depressions. Ponding of water in finished areas will not be permitted. Remove from site all stones, rock, and debris one (1) inch or larger. Final grading is subject to critical owner review only after repeated watering or rains to insure settlement has not adversely affected drainage patterns.

16. Shrub plantings will be installed as shown on the planting plan and detail. Verify planting areas have been provided as indicated on the plan. Remove all surface rock or debris deposited by previous work operations or excavations performed to create bed. Beds will be mulched with 2" of shredded hardwood mulch.

17. All plant material will be deep watered upon planting and soil tamped around root ball to remove any air pockets.

Lawn Installation
18. All areas not shown to have shrub plantings will have common bermudagrass seed installed. Soil will be tilled to 2" deep, raked level, have any rocks, sticks, or debris over 1" diameter removed, and rolled lightly. Area will be watered thoroughly and kept consistently moist until seed germinates.

Clean-up
19. Remove all debris generated by work operations from the site daily.

20. All paved areas will be cleaned daily by washing and sweeping. Remove tire markings and oil drips from all surfaces.

22. All planting areas will be in a raked level condition, free of debris and paved surfaces will be in a broom clean condition ready for final acceptance by owner.

TEXAS TUFF LANDSCAPE
Design-Project Management-
Horticulture Services
972-347-9930

Date:	11-18-15
Scale:	NTS
Project No.:	
Drawn by:	SO
Approved:	
Revised:	

THESE PLANS ARE ISSUED FOR PRELIMINARY REVIEW AND ARE NOT FOR CONSTRUCTION. FINAL PLANS WILL BE SIGNED & SEALED.

WESTLAKE ENTRADA
Davis & State Hwy. 114
Westlake, Texas

Sheet No.
PRIMROSE PD DETAIL SHEET
L-2

GENERAL NOTES

1. THESE NOTES APPLY TO ALL SHEETS IN THIS PLAN SET.
2. CONTRACTOR IS RESPONSIBLE FOR, AND MUST OBTAIN PRIOR TO CONSTRUCTION, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY THE LOCAL MUNICIPALITY. CONTRACTOR MUST HAVE A COPY OF THE LOCAL MUNICIPALITY'S STANDARD CONSTRUCTION DETAILS ON SITE..
3. EXISTING UTILITY LOCATIONS SHOWN ARE TAKEN FROM AVAILABLE RECORDS PROVIDED BY THE UTILITY OWNER AND FIELD LOCATIONS OF SURFACE APPURTENANCES. LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING FACILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES, WHETHER SHOWN OR NOT, DAMAGED BY CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL EXPENSE.
4. ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE TOWN OF WESTLAKE.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND TOWN) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORD PLANS. A COPY OF THESE RECORD PLANS ARE TO BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
7. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION.
8. SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH THE CONSTRUCTION.
9. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS AS DIRECTED BY THE OWNER.
10. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE TOWN AND ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
11. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR AT HIS EXPENSE.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.
14. BACKFILL SHALL BE FREE FLOWING, FREE OF ROCKS AND LARGE CLODS. BACKFILL SHALL BE PLACED IN 6 TO 9 INCH LIFTS AT OR ABOVE OPTIMUM MOISTURE AND MECHANICALLY COMPACTED TO 95 PERCENT STANDARD PROCTOR FOR ALL UTILITIES.
15. ALL PROPOSED GRADING WHERE ANY BUILDINGS MAY POTENTIALLY BE CONSTRUCTED SHALL BE AT OR ABOVE OPTIMUM MOISTURE AND MECHANICALLY COMPACTED TO 95 PERCENT STANDARD PROCTOR. ALL OTHER GRADING SHALL BE AT OR ABOVE OPTIMUM MOISTURE AND MECHANICALLY COMPACTED TO 90 PERCENT STANDARD PROCTOR. CONTRACTOR WILL HAVE TO COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND / OR RELOCATIONS.
16. EROSION CONTROL DEVICES AS SHOWN ON THE GRADING AND EROSION CONTROL PLANS FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
17. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE TOWN OF WESTLAKE.
18. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND / OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON-SITE.
19. IF OFF-SITE BORROW OR SPOILS SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFFSITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH THE TOWN OF WESTLAKE EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
20. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEMS AND LICENSED BY THE STATE OF TEXAS. SUBMIT PLAN TO THE OWNER PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION.
21. THE CONTRACTOR SHALL COORDINATE OPERATION OF ALL EXISTING VALVES WITH THE TOWN OF WESTLAKE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
22. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
23. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER. THE TOWN OF WESTLAKE SHALL INSPECT ALL PUBLIC IMPROVEMENTS.
24. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES. AS AN ALTERNATE, THE OWNER RESERVES THE RIGHT TO PAY THE INSPECTION FEES DIRECTLY TO THE TOWN. CONSTRUCTION STAKING TO BE PROVIDED BY THE CONTRACTOR, UNLESS OTHERWISE AGREED TO BY THE OWNER.
25. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGN OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR IS ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS.
26. SEEDING SHALL BE BROADCAST SEEDING IN ACCORDANCE WITH NCTCOG SPECIFICATIONS ITEM 3.10 "SEEDING".
27. FERTILIZER SHALL BE IN ACCORDANCE WITH NCTCOG SPECIFICATIONS ITEM 3.11 "FERTILIZER".
28. WATER, SEWER, & DUCT BANK WILL HAVE DETECTOR TAPE INSTALLED BETWEEN EMBEDMENT AND NATIVE BACKFILL.
29. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL AFFECTED UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. DIG TESS 1-800-344-8377
30. CONTRACTOR SHALL LOCATE AND ADJUST EXISTING UTILITY MANHOLE LIDS, CLEANOUTS, WATER VALVES AND OTHER SURFACE APPURTENANCES AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE UTILITY ADJUSTMENTS WITH OTHER DISCIPLINES AND THE APPROPRIATE UTILITY AGENCIES AND PROVIDE FOR ALL FEES FOR PERMITS, CONNECTIONS, INSPECTIONS, ETC. THESE ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.
31. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
32. BARRICADING AND TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO THE LATEST EDITION OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PART VI IN PARTICULAR. TRAFFIC FLOW AND ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON PROJECT.
33. ONSITE PLANAMETRIC AND TOPOGRAPHIC MAPPING TAKEN FROM DATA PROVIDED BY G&A CONSULTANTS CONFIRMED BY BROWN AND GAY ENGINEERS IN JULY 2014..
34. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL; MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.
35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO:

A. PREVENT ANY DAMAGE TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC.
B. PROVIDE ACCESS TO ALL DRIVES DURING CONSTRUCTION.
C. PROTECT ALL UNDERGROUND UTILITIES TO REMAIN IN SERVICE.
D. NOTIFY ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.

36. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONSTRUCTION.
37. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SIDEWALKS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION.
38. THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIAL FROM THE PROJECT AREA UNLESS INSTRUCTED DIFFERENTLY BY OWNER OR ENGINEER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, INSPECTION, AND TESTING AS REQUIRED BY THE OWNER AND/OR THE LOCAL MUNICIPALITY.
40. ALL WORK IN THE CITY RIGHT-OF-WAY, PROPERTY AND EASEMENTS SHALL BE CONSIDERED PUBLIC. ALL OTHER WORK SHALL BE CONSIDERED PRIVATE.

TOWN OF WESTLAKE GENERAL NOTES

1. THE APPLICABLE STANDARDS AND SPECIFICATIONS, THE CURRENT VERSION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" PUBLISHED BY N.C.T.C.O.G. AND THE TOWN OF WESTLAKE ENGINEERING STANDARDS SHALL APPLY. IN THE EVENT OF A CONFLICT, TOWN OF WESTLAKE STANDARDS SHALL GOVERN. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE TCEQ, A.W.W.A., AND A.S.T.M. REGULATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF WESTLAKE. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT MATERIAL OR WORKMANSHIP THAT DOES NOT CONFORM TO THE STANDARDS AND SPECIFICATION OF THE TOWN.
3. ALL DISTURBED AREAS OFF-SITE SHALL BE SEEDED OR SODDED AS SHOWN ON THE CONSTRUCTION PLANS.
4. THE CONTRACTOR SHALL HAVE ONE (1) APPROVED SET OF CONSTRUCTION PLANS ON THE JOB SITE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WESTLAKE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL PAVING AND UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE TOWN OF WESTLAKE SPECIFICATIONS.
7. AN ENGINEERED TRENCH SAFETY PLAN IS REQUIRED WHEN THE TRENCH DEPTH EXCEEDS 5'.
8. BASED ON OUR UNDERSTANDING AND THE INFORMATION PROVIDED BY THE TOWN, THE WATER AND SANITARY SEWER LINES COMPLY WITH THE WATER AND SANITARY SEWER MASTER PLANS FOR THE TOWN OF WESTLAKE.

WATER NOTES:

1. CONTRACTOR SHALL PURCHASE A COPIE(S) OF THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION, AND FOLLOW SAID STANDARDS DURING CONSTRUCTION.
2. ALL WATER LINES, FITTINGS, AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION. ALL WATER SERVICE CONNECTIONS TO BE FORD COMPRESSION FITTINGS. ALL BENDS TO HAVE RETAINER FITTINGS (MEGA-LUG). USE DOMESTIC DUCTILE IRON FITTINGS ONLY.
3. ALL FIRE HYDRANTS SHALL HAVE ONE (1) HYDRA-STORZ CONNECTION AND TWO (2) 2.5" HOSE NOZZLES, SHALL HAVE A MINIMUM MAIN BARREL VALVE OPENING OF 5.25", AND SHALL BE PLACED ON MAINS OF NOT LESS THAN 6" IN DIAMETER. ALL FIRE HYDRANTS ARE TO BE PAINTED PER ARTICLE IV, SECTION 2.H.5 OF THE TOWN OF WESTLAKE ENGINEERING STANDARDS AND AGREED TO BY THE TOWN.
4. UTILITY CONTRACTOR SHALL PLACE APPROPRIATE LOCATION MARKS ON THE CURBS PER THE TOWN OF WESTLAKE ENGINEERING STANDARDS.
5. ALL WATER MAINS SHALL BE PVC AWWA-C900, DR18, CLASS 150 UNLESS NOTED OTHERWISE.
6. TOP OF WATER MAIN SHALL BE A MINIMUM OF 48" BELOW THE TOP OF CURB OR 48" BELOW FINISHED GRADE. METALLIC DETECTOR TAPE WILL BE USED. VALVES TO BE EXTENDED TO WITHIN 1' OF GROUND IF MORE THAN 48".
7. FIRE HYDRANTS SHALL BE LOCATED 6' BEHIND THE BACK OF CURB (MIN).
8. CONTRACTOR SHALL CLEAN THE WATER MAIN BY INSERTION OF "POLY PIGS" AT DESIGNATED LOCATIONS. COST FOR "POLY PIG" CLEANING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL DOMESTIC WATER SERVICES SHALL BE 2" CLASS 200 POLYETHYLENE.
10. CORPORATION STOPS SHALL BE FULL OPEN PRIOR TO BACKFILL.
11. CURB STOPS SHALL BE TESTED FOR FULL FLOW WHEN THE SYSTEM IS PRESSURE TESTED.
12. METER BOXES SHALL BE FURNISHED BY THE CONTRACTOR AND LOCATED 6' BEHIND THE CURB.
13. WATER MAINS TO BE LOCATED PER THE PLANS.
14. METER BOXES SHALL BE ADJUSTED TO FINISH GRADE AFTER PAVING CONTRACTOR COMPLETES THE BACKFILL OF CURB.
15. EXTEND SAMPLING POINT 2' ABOVE EXISTING GRADE AND END WITH A 1" CURB STOP. SAMPLING POINTS WILL BE DETERMINED BY THE CONSTRUCTION INSPECTOR.
16. PIPE SHALL BE TESTED AT 150 PSI FOR FOUR (4) HOURS.
17. CHLORINATE WATER LINES AT 500 PPM FOR FORTY-EIGHT (48) HOURS. CHLORINATION IS ACCEPTABLE DURING THE PRESSURE TEST.
18. FLUSHING AND CHLORINATION SHALL BE COORDINATED WITH THE CONSTRUCTION INSPECTOR.
19. ALL TAPS ON EXISTING MAINS SHALL BE WET TAPS. NO SIZE-ON-SIZE TAPS ALLOWED.
20. EXISTING VALVES SHALL BE OPERATED BY CITY PERSONNEL ONLY. ONCE THE NEW WATER LINE IS ACTIVATED AND PASSES BACTERIOLOGICAL TESTING, THE VALVES MAY BE OPERATED BY CITY PERSONNEL ONLY.

SANITARY SEWER NOTES:

1. CONTRACTOR SHALL PURCHASE A COPY OF THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION, AND FOLLOW SAID STANDARDS DURING CONSTRUCTION.
2. ALL SANITARY SEWER LINES, FITTINGS, AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION.
3. THE SANITARY SEWER SERVICE LINE SHALL BE EXTENDED A MINIMUM OF 6 FEET PAST THE PROPERTY LINE.
4. SERVICE LINES SHALL BE 4" PVC AND SHALL BE PLUGGED AND PRESSURE TESTED WITH THE MAIN LINE.
5. SERVICE LINES ARE TO BE LOCATED AT THE DOWNHILL SIDE OF THE LOT.
6. THE TOP OF SEWER PIPE SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
7. THE CONTRACTOR IS REQUIRED TO PULL A MANDREL THROUGH SEWER PIPE.
8. A TV INSPECTION OF THE SANITARY SEWER LINES IS REQUIRED.
9. THE SEWER PIPE WILL BE PRESSURE TESTED IN ACCORDANCE WITH TNRCC LOW PRESSURE AIR TEST (SECTION 317.2 (a)(4)(B)). REFER TO MANHOLE DETAIL FOR ADDITIONAL TESTING REQUIREMENTS.
10. ENGINEERED CASING IS REQUIRED WHEN CROSSING STREETS LARGER THAN COLLECTORS.
11. NO SERVICES ALLOWED ON CLEANOUT STACK.
12. ELIMINATE DISCHARGE INTO THE EXISTING SEWER SYSTEM BY PLUGGING LINE AT CONNECTION. THE CONTRACTOR WILL BE BILLED FOR THE DISCHARGE DURING CONSTRUCTION.
13. UTILITY CONTRACTOR SHALL PLACE APPROPRIATE LOCATION MARKS ON THE CURBS PER THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION.
14. PIPE MATERIAL FOR WASTE WATER LINES SHALL CONFORM TO THE NOTES SHOWN ON THIS DRAWING AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. SANITARY SEWER LINE SHALL BE SDR-35 PVC IF DEPTH OF LINE IS 10' OR LESS AND SDR-26 IF DEPTH OF LINE IS GREATER THAN 10'. EMBED SEWER PIPE IN ACCORDANCE WITH LOCAL MUNICIPALITY DESIGN STANDARDS.
15. WATER AND WASTEWATER LINES SHALL BE LOCATED A MINIMUM OF 9' APART (CLEAR DISTANCE). WHEN SEPARATION CANNOT BE MAINTAINED, SANITARY SEWER SHALL EITHER BE ENCASED IN CONCRETE OR UPGRADED TO PRESSURE PIPE (MIN. SDR 26).

STORM DRAIN NOTES:

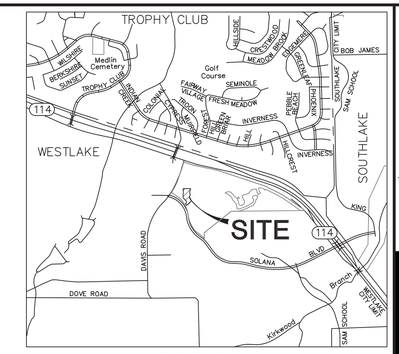
1. ALL CULVERT HEADWALLS AND INLETS TO HAVE STONE CLADDING.
2. NO PRECAST CURB INLETS.
3. ALL MATERIALS AND WORKMANSHIP FOR STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AND THE LOCAL MUNICIPALITY REQUIREMENTS.
4. CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER WILL NOT BE ALLOWED.
5. STORM PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) 18" AND ABOVE IN DIAMETER AND SDR-35 POLYVINYL CHLORIDE (PVC) PIPE OR HIGH DENSITY POLYETHYLENE (HDPE) BELOW 18" IN DIAMETER.

GRADING NOTES:

1. THE CONTRACTOR SHALL ADMINISTER SPRINKLERS FOR DUST CONTROL, EARTHWORK OR BASE CONSTRUCTION AS REQUIRED OR AS DIRECTED BY THE ENGINEER IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARDS.
2. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D 698. IN CONJUNCTION WITH THE COMPACTING OPERATION, FILL MATERIAL SHALL BE BROUGHT TO A MOISTURE CONTENT RANGING FROM +2 PERCENT POINTS ABOVE OPTIMUM TO +6 PERCENTAGE POINTS ABOVE OPTIMUM +2 TO +6.

PAVING NOTES:

1. CONTRACTOR'S WORK SHALL INCLUDE PAVEMENT REMOVAL AND DISPOSAL REQUIRED FOR NEW WALK, DRIVE, CURB, GUTTER AND OTHER PAVING FEATURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, INSPECTION AND TESTING REQUIRED BY THE OWNER AND/OR THE LOCAL MUNICIPALITY.
2. PAVING SECTIONS SHALL BE SAWCUT IN 15' X 15' SQUARES.
3. PAVEMENT REMOVAL AND REPAIR SHALL CONFORM TO THE LOCAL MUNICIPALITY REQUIREMENTS. CONTRACTOR SHALL MAKE AN EFFORT TO PROJECT CONCRETE AND/OR ASPHALT EDGES.
4. CONCRETE PAVING JOINTS SHALL BE CONSTRUCTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT NOTED BELOW.
5. SITE PAVING AND PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT NO. MS153490R2 PREPARED BY EWI AND DATED SEPTEMBER, 2015



VICINITY MAP
(NOT TO SCALE)

OVERALL LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
	PROPOSED STREET LIGHT
	EXISTING TRANSFORMER
	EXISTING STREET LIGHT
G	EXISTING GAS METER
E	EXISTING ELECTRIC MANHOLE
	EXISTING SIGN
FH	EXISTING FIRE HYDRANT

BGE
Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE

LOT 2, BLOCK M - PRIMROSE
AT WESTLAKE ENTRADA

BEING 2.909 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

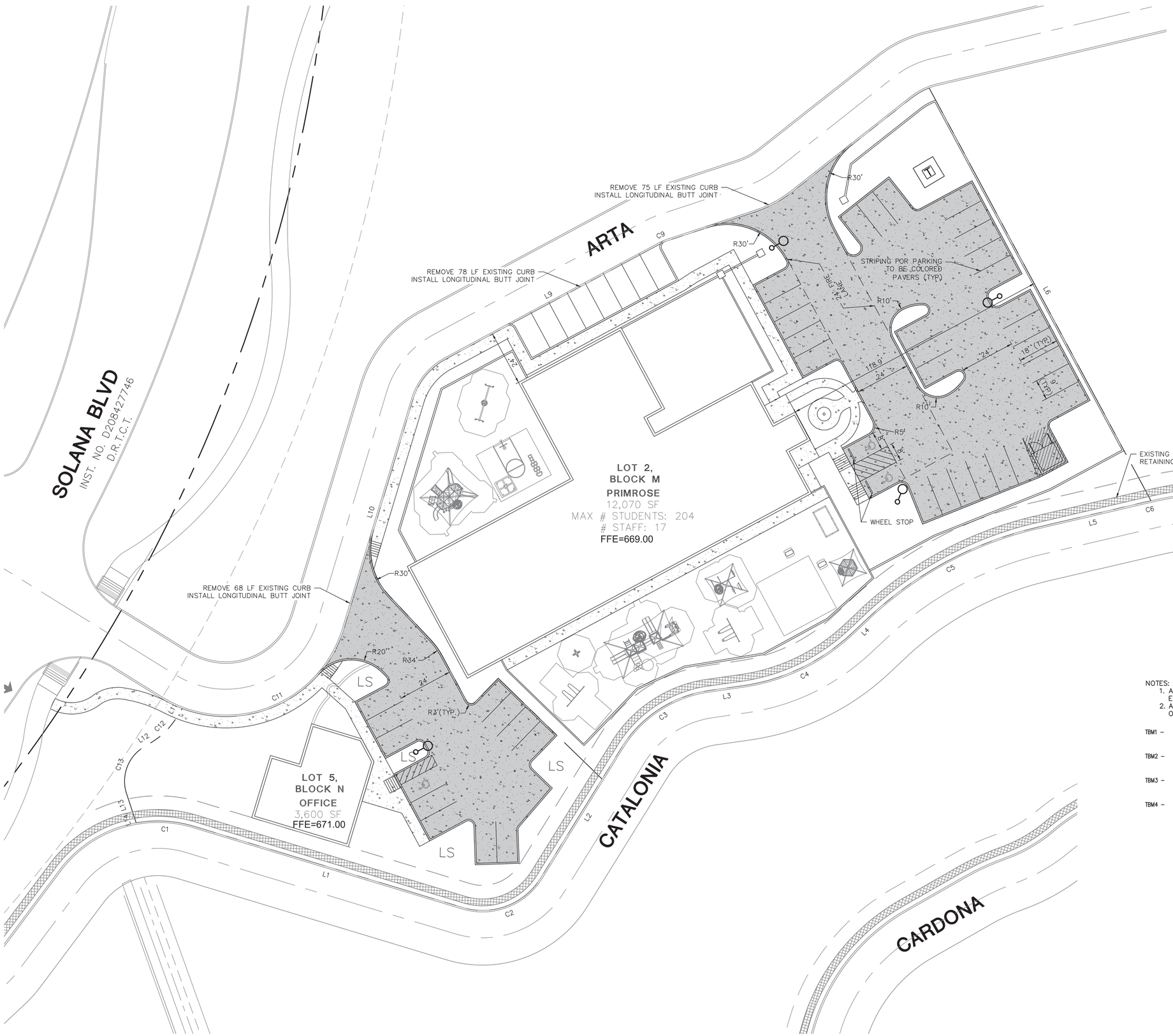
REV NO.	DATE	DESCRIPTION

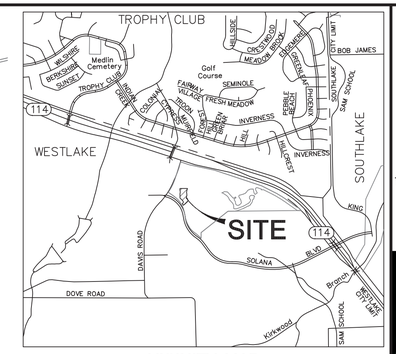
DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
GENERAL NOTES

C4

BROWN & GAY ENGINEERS, INC.
G:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01_Sheets\GENERAL_NOTES_PRIMROSE.dwg Nov 20, 2015-2:46pm Hoq





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

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

TBM3 – "□" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "□" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

PAVEMENT LEGEND
(SEE GEOTECHNICAL REPORT)

CONCRETE PAVERS ABOVE ¾" 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

6.5" 3,600 PSI CONCRETE W/ #3 BARS @ 18" O.C.E.W. ON 6.5" OF LIME/CEMENT TREATED STABILIZED SUBGRADE.

PROPOSED SIDEWALK 4" 3,500 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W ON 6" STABILIZED SUBGRADE

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE
LOT 2, BLOCK M - PRIMROSE
AT WESTLAKE ENTRADA
BEING 2.909 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

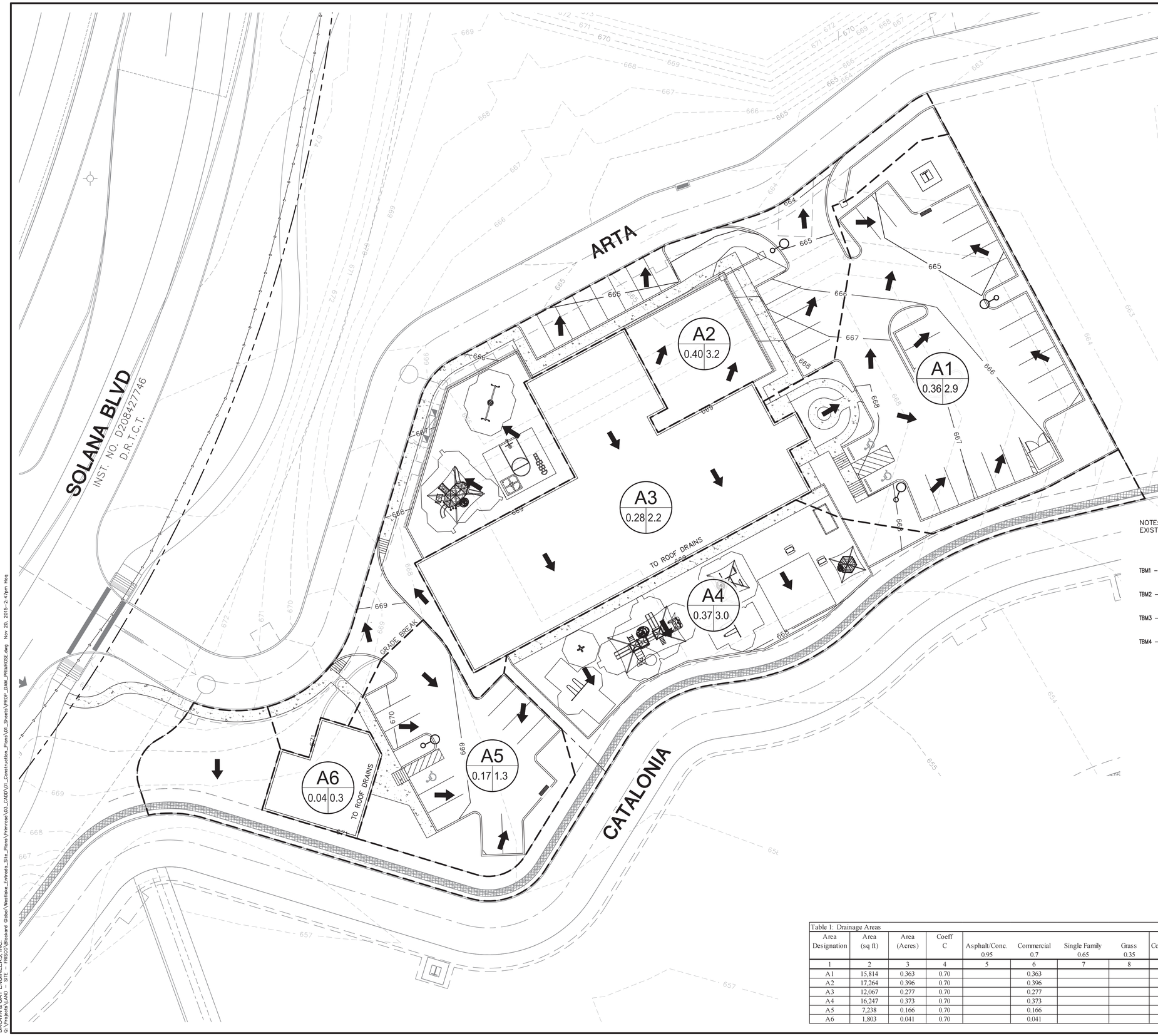
REVISIONS

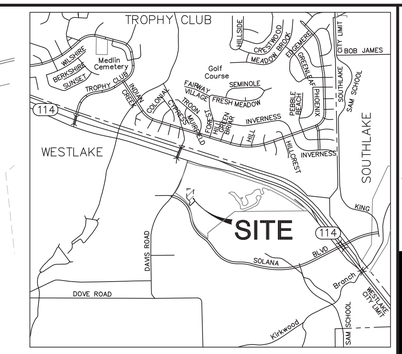
REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
PAVING PLAN
C5

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01_Sheets\PAV_PLAN_PRIMROSE.dwg Nov 20, 2015-2:46pm Hoq





VICINITY MAP
(NOT TO SCALE)

NOTE: ALL WESTLAKE ENTRADA INFRASTRUCTURE ASSUMED AS EXISTING FOR THIS PLAN SET

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

TBM3 – "☞" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "☞" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

LEGEND

- DRAINAGE AREA BOUNDARY
- 650 — EXISTING CONTOUR LINE
- 650 — PROPOSED CONTOUR LINE
- PROPOSED SANITARY SEWER
- P3 — DRAINAGE AREA NUMBER
- 3.51 — DRAINAGE AREA IN ACRES
- 32.5 — 100-YR RUNOFF IN C.F.S.
- 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)	100 YR INTENSITY (IN/HR)	100 YR FLOW (CFS)
1	2	3	4	5	6	7	8	9	10	11	12	13
A1	15,814	0.363	0.70		0.363			10	6.82	1.7	11.55	2.9
A2	17,264	0.396	0.70		0.396			10	6.82	1.9	11.55	3.2
A3	12,067	0.277	0.70		0.277			10	6.82	1.3	11.55	2.2
A4	16,247	0.373	0.70		0.373			10	6.82	1.8	11.55	3.0
A5	7,238	0.166	0.70		0.166			10	6.82	0.8	11.55	1.3
A6	1,803	0.041	0.70		0.041			10	6.82	0.2	11.55	0.3

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE

LOT 2, BLOCK M - PRIMROSE
AT WESTLAKE ENTRADA

BEING 2.909 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

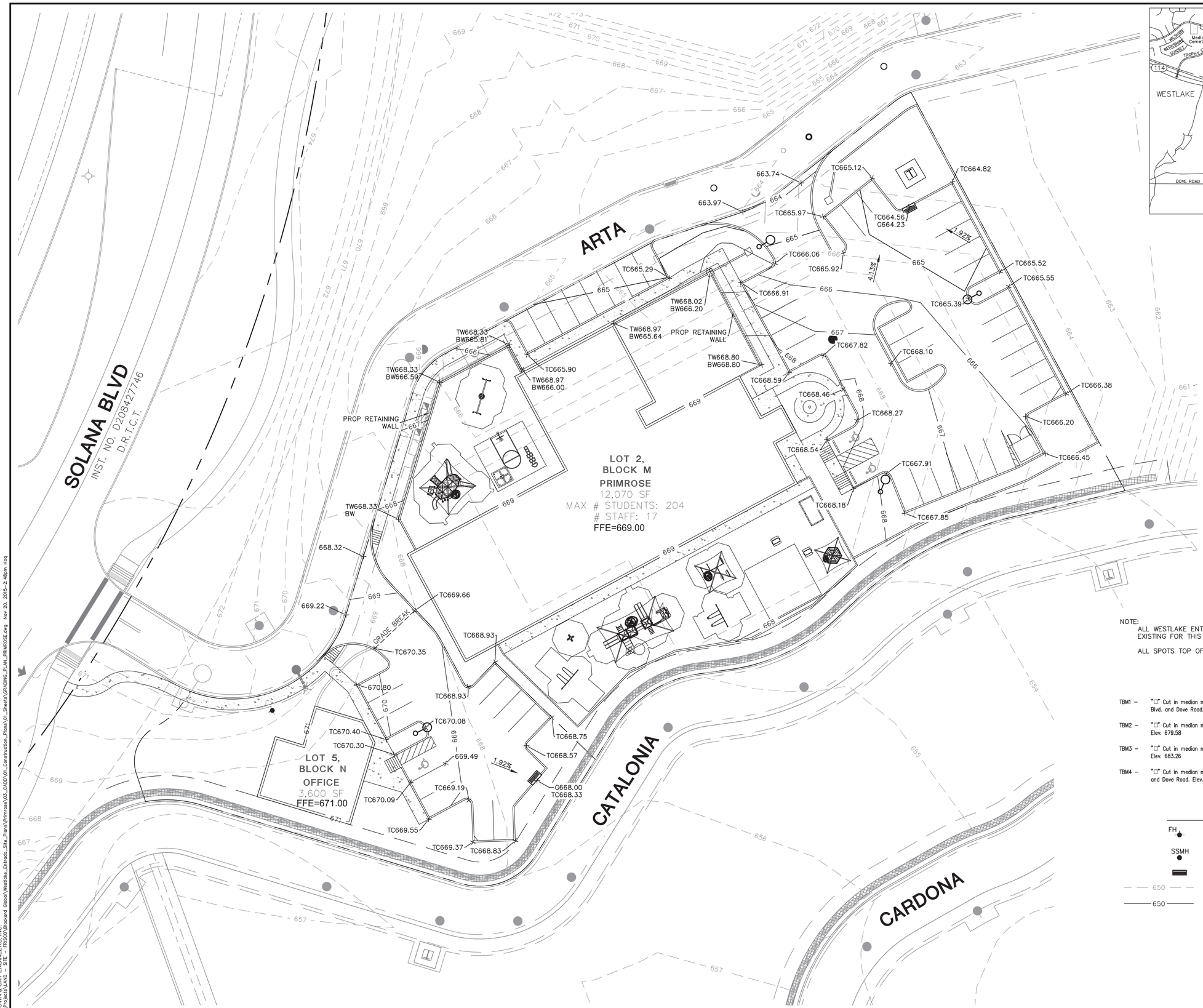
REVISIONS

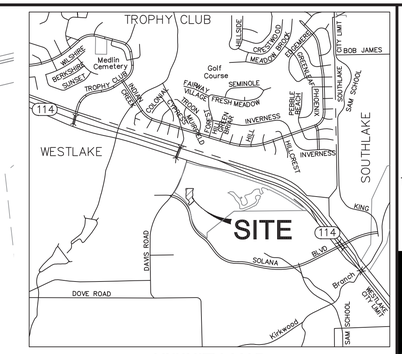
REV. NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
PROPOSED DRAINAGE AREA MAP
C6

BROWN & GAY ENGINEERS, INC.
G:\Projects\LAND – SITE – FRISCO\Blackard Gobul\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01_Sheets\PROP_DRAIN_PRIMROSE.dwg Nov 20, 2015-2:47pm Hoq





VICINITY MAP
(NOT TO SCALE)

NOTE:
ALL WESTLAKE ENTRADA INFRASTRUCTURE ASSUMED AS EXISTING FOR THIS PLAN SET.

ALL SPOTS TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

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

TBM3 – "□" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "□" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
650	EXISTING CONTOUR LINE
650	PROPOSED CONTOUR LINE

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE

LOT 2, BLOCK M - PRIMROSE
AT WESTLAKE ENTRADA

BEING 2.909 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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

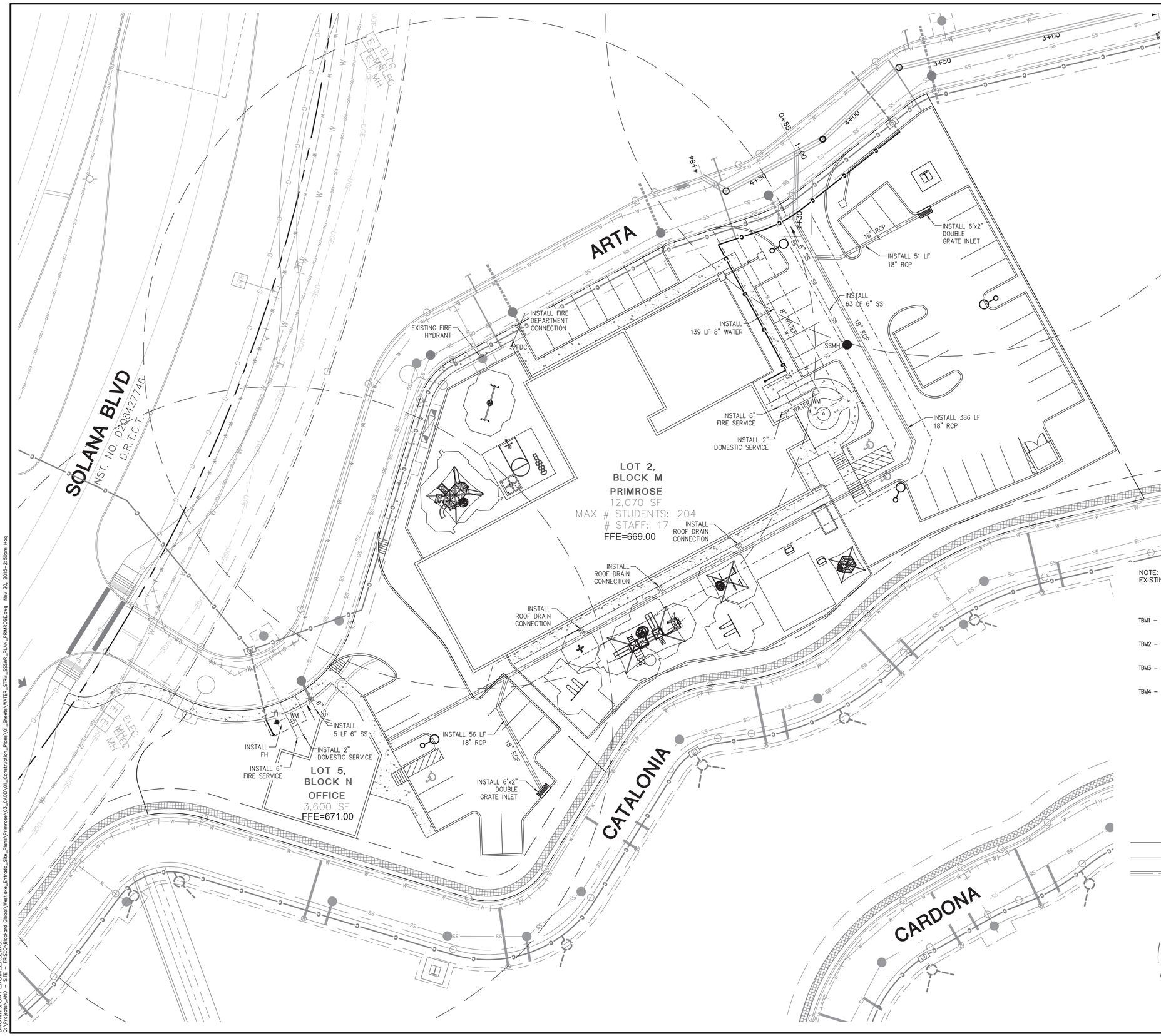
REV NO.	DATE	DESCRIPTION

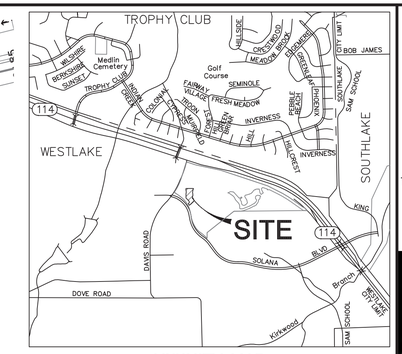
DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
GRADING PLAN

C7

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01_Sheets\GRADING_PLAN_PRIMROSE.dwg Nov 20, 2015-2:48pm hcq





VICINITY MAP
(NOT TO SCALE)

Horizontal Scale: 1" = 20'
0' 20' 40'

NOTE: ALL WESTLAKE ENTRADA INFRASTRUCTURE ASSUMED AS EXISTING FOR THIS PLAN SET

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

TBM3 – "□" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "□" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47

LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
FDC	PROPOSED FIRE DEPARTMENT CHECK
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER

FIRE COVERAGE

BGE

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE

LOT 2, BLOCK M - PRIMROSE
AT WESTLAKE ENTRADA

BEING 2.909 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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:

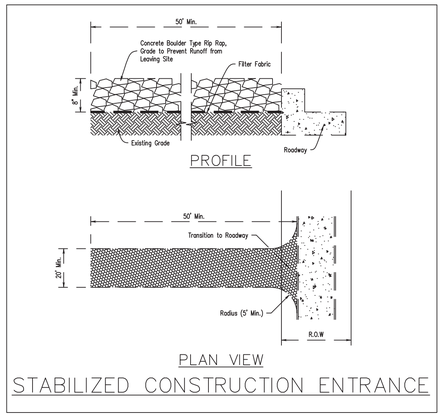
CHECKED BY:

DATE:

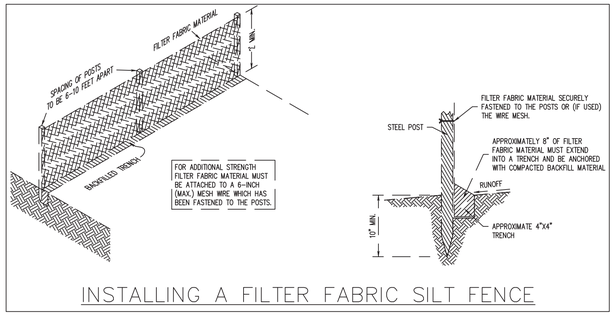
PROJECT NUMBER:

Sheet No.
WATER, STORM, DUCTBANK & SEWER PLAN
C8

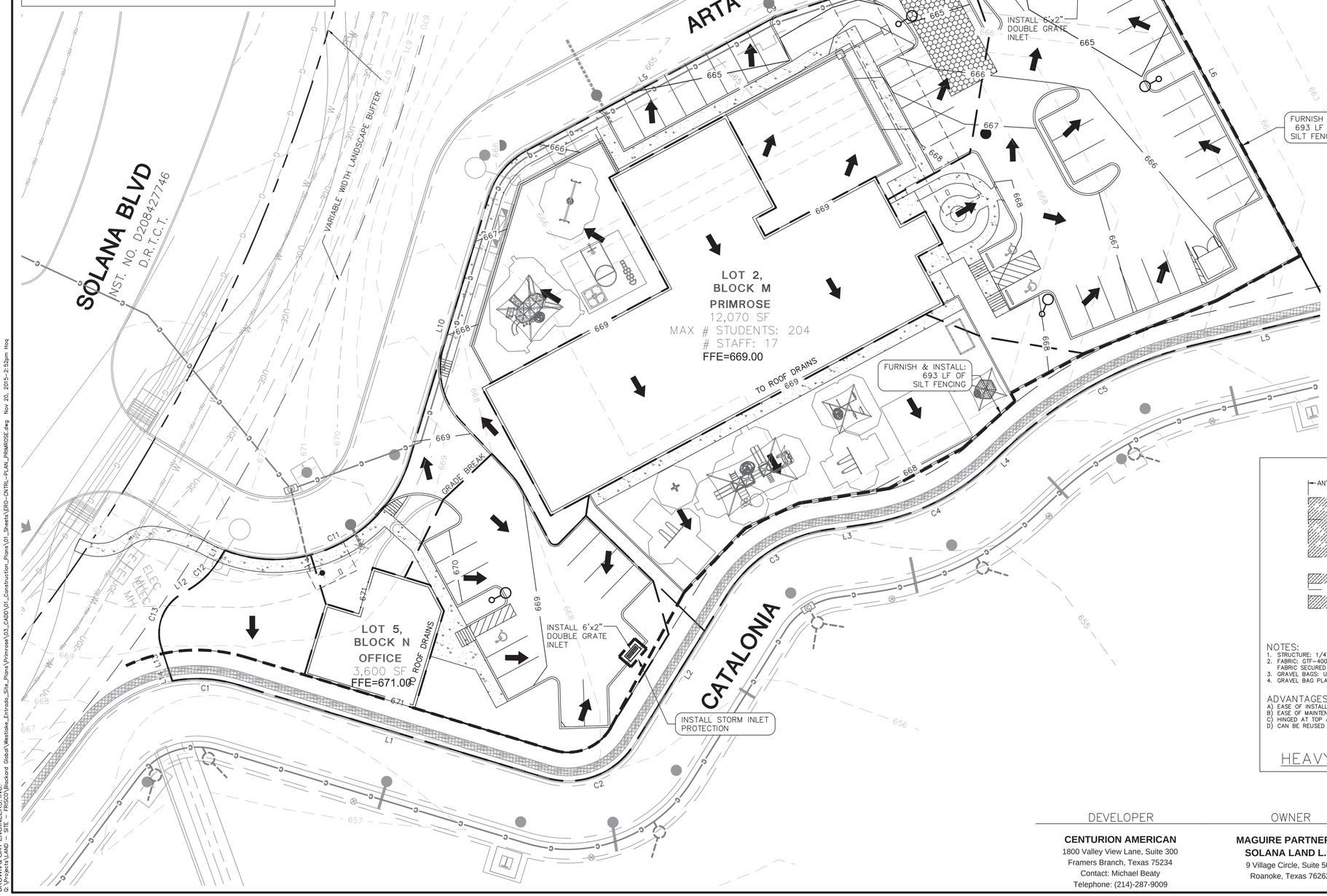
BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01_Sheets\WATER_STRM_SSSWR_PLAN_PRIMROSE.dwg Nov 20, 2015-2:50pm Hoq

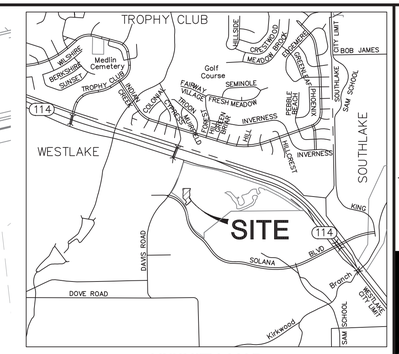


STABILIZED CONSTRUCTION ENTRANCE



INSTALLING A FILTER FABRIC SILT FENCE





VICINITY MAP
(NOT TO SCALE)

LEGEND

- SILT FENCE
- STORM INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

Horizontal Scale: 1" = 20'

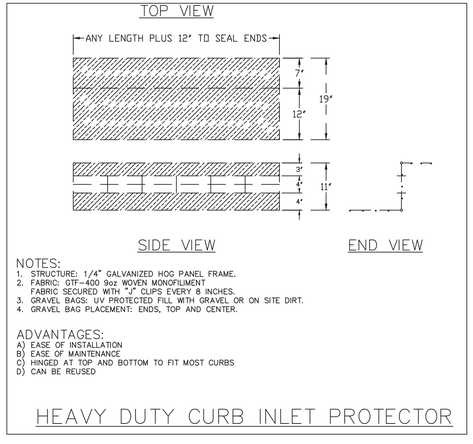
NOTE: ALL WESTLAKE ENTRADA INFRASTRUCTURE ASSUMED AS EXISTING FOR THIS PLAN SET

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

TBM3 – "□" Cut in median nose at intersection of Davis Blvd. and Bear Way. Elev. 683.26

TBM4 – "□" Cut in median nose located ~600 feet east of intersection of Davis Blvd. and Dove Road. Elev. 648.47



NOTES:
1. STRUCTURE: 1/4" GALVANIZED HOG PANEL FRAME.
2. FABRIC: GTF-400 9oz WOVEN MONOFILIMENT FABRIC SECURED WITH "J" CLIPS EVERY 8 INCHES.
3. GRAVEL BAGS: UV PROTECTED FILL WITH GRAVEL OR ON SITE DIRT.
4. GRAVEL BAG PLACEMENT: ENDS, TOP AND CENTER.

ADVANTAGES:
A) EASE OF INSTALLATION
B) EASE OF MAINTENANCE
C) HINGED AT TOP AND BOTTOM TO FIT MOST CURBS
D) CAN BE REUSED

HEAVY DUTY CURB INLET PROTECTOR

DEVELOPER

CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Framers Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER

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

SURVEYOR/ENGINEER

Brown & Gay Engineers, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
TBPE Registration No. F-1046

Copyright 2015

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE

LOT 2, BLOCK M - PRIMROSE
AT WESTLAKE ENTRADA
BEING 2.909 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
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
NOVEMBER 23, 2015

!!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:

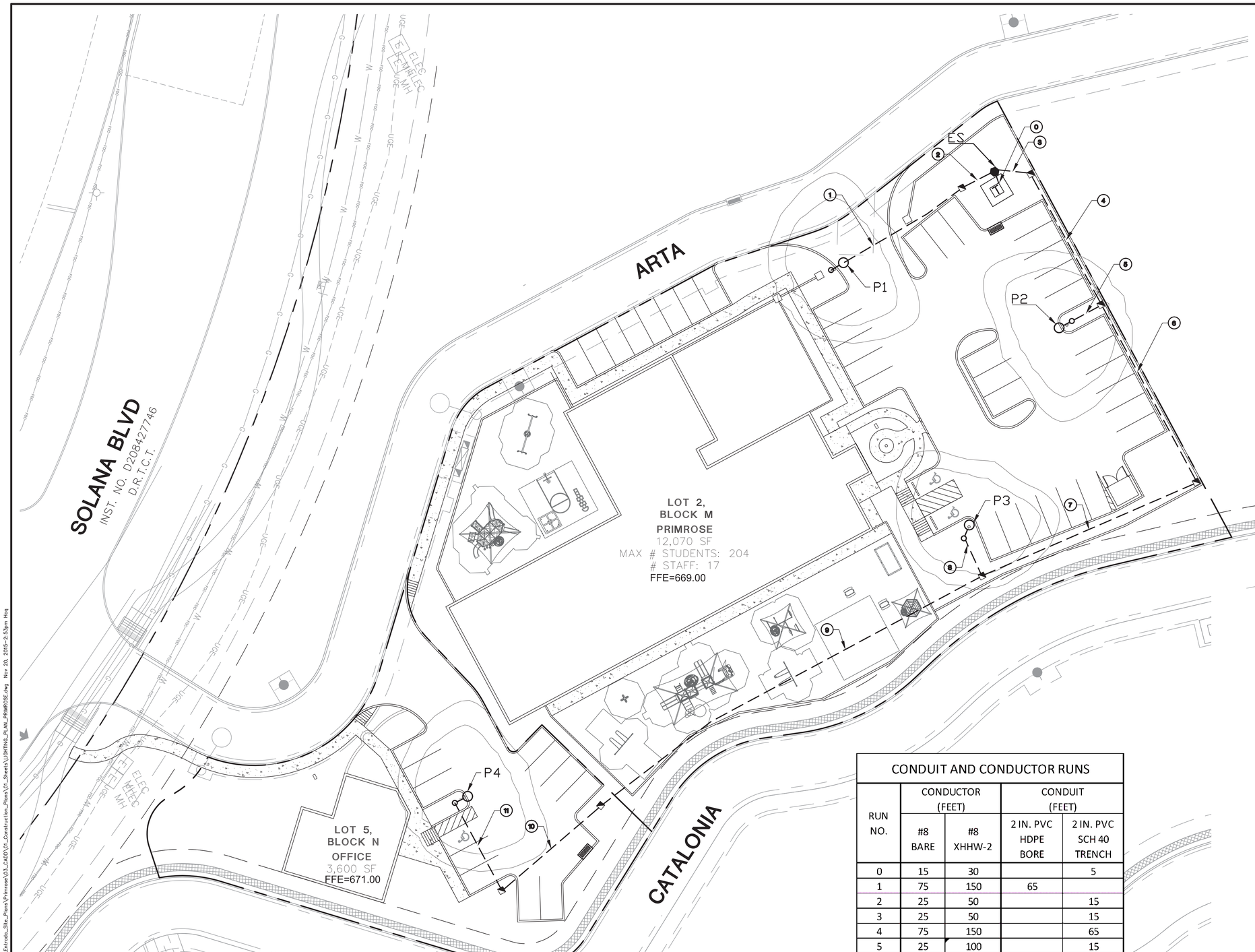
CHECKED BY:

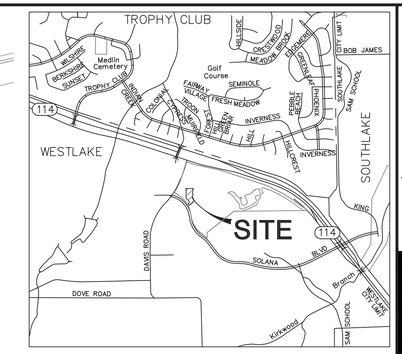
DATE:

PROJECT NUMBER:

Sheet No.
EROSION CONTROL PLAN
C9

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\@Backard Global\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01_Sheets\EROS-CNTRL-PLAN_PRIMROSE.dwg Nov 20, 2015-2:52pm hcq





VICINITY MAP
(NOT TO SCALE)

CONDUIT AND CONDUCTOR RUNS				
RUN NO.	CONDUCTOR (FEET)		CONDUIT (FEET)	
	#8 BARE	#8 XHHW-2	2 IN. PVC HDPE BORE	2 IN. PVC SCH 40 TRENCH
0	15	30		5
1	75	150	65	
2	25	50		15
3	25	50		15
4	75	150		65
5	25	100		15
6	95	190		85
7	110	220		100
8	30	120		20
9	195	390		185
10	65	130	55	
11	55	110	45	

LIGHT FIXTURE AND POLE DESCRIPTION	ILLUMINATION STRUCTURE ID
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	P1
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	P2
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	P3
ELA LIGHTING - BROOKSIDE FIXTURE / P3012-14' / CR-24 / H3 / 40LED / 120 / DSFG	P4

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 FOOTCANDLES, THE INNER SHAPE IS AT LEAST 0.2 FOOTCANDLES AND THE OUTER RING IS 0.1 FOOTCANDLES.

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

BGE
Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835

Copyright 2015

CENTURION AMERICAN

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

MOORELAND
Engineering • Development • Construction

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE

LOT 2, BLOCK M - PRIMROSE
AT WESTLAKE ENTRADA

BEING 2.909 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
SEAN P. MERRELL, P.E.
TEXAS REGISTRATION NO. 95803
NOVEMBER 23, 2015

!!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 & PHOTOMETRIC PLAN
C10

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01_Sheets\LIGHTING_PLAN_PRIMROSE.dwg Nov 20, 2015-2:53pm hcq

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

1. Fixture: BRK

2. Size

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

3. Mounting

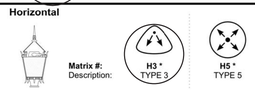
Notes:
1. Please consult factory for Poles, Wall Brackets, and other mounting options.

Matrix #:	CA	CP	PD	PT	SP	WB
Descrpion:	Cross Arm	Chain Pendant	Pendant	Post Top	Stem Pendant	Wall Bracket

4. Optics

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

Horizontal



Matrix #:	H3 *	H5 *
Description:	TYPE 3	TYPE 5

Vertical

Matrix #:	V3 **	V5
Description:	TYPE 3	TYPE 5

5. Ballast

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

* Fits vertical only.
■ Fits optics horizontal type 5 only.

Description:	Pulse Start Metal Halide (Watts / Type)	Metal Halide (Watts / Type)	High Pressure Sodium (Watts / Type)	Compact Fluorescent (Watts / Type)	Induction Bulb Type (Watts / Type)	Induction Tubular Type (Watts / Type)	Induction Circular Type (Watts / Type)
Matrix #:	**50PSMH**	**50MH**	**50HPS**	**13CFL**	**35iB ***	**40iT ■**	**40iC ■**
	70PSMH	**70MH**	**70HPS**	**18CFL**	**55iB ***		**70iC ■**
	100PSMH	**T6 70MH**	**100HPS**	**26CFL**	**85iB ***		**80iC ■**
	150PSMH	**100MH**	**150HPS**	**32CFL**	**100iB ***		
	175PSMH	**T6 150MH**	**200HPS ***	**42CFL**			
	200PSMH	**250MH ***	**250HPS ***				
	250PSMH *						

	Incandescent (Watts / Type)	LED (Watts / Type)
	INC	**40LED**
		75LED

Environmental Lighting for Architecture, Inc.

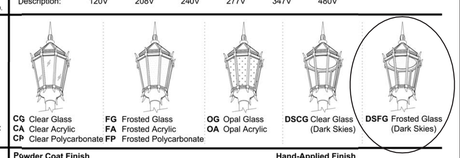
Ordering Matrix
Brookside - BRK

6. Voltage

* Only these voltages are available with LED.

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

7. Lens



Matrix #:					
Description:	**CG** Clear Glass	**FG** Frosted Glass	**OG** Opal Glass	**DSCG** Clear Glass (Dark Skies)	**DSFG** Frosted Glass (Dark Skies)
	CA Clear Acrylic	**FA** Frosted Acrylic	**OA** Opal Acrylic		
	CP Clear Polycarbonate	**FP** Frosted Polycarbonate			

Notes:
1. All glass is tempered flat glass.

8. Color

Powder Coat Finish

Matrix #	Description	Matrix #	Description
AG	Augustine Green	**MG**	Malaga Green
GY	Architectural Grey	**MN**	Midnight
CC	Charcoal	**PW**	Pewter
CY	Clay	**SS**	Sand Storm
DB	Dark Bronze	**SB**	Statuary Bronze
HR	Harbor Blue	**VL**	Village Green
HP	Hammered Pewter	**W**	White

Hand-Applied Finish

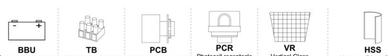
Matrix #	Description
CH	Cracked Hide
LV	Light Verde
OR	Old Iron
R	Rust
V	Verde

Notes:
Consult factory for custom colors.

9. Options

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.



BBU	TB	PCB	PCR	VR	HSS
Battery Backup	Terminal Block	Photocell Button	Photocell receptacle Twist Lock by others	Vertical Glass Refractor	House Side Shield

Fixture Ordering Example:

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

1 Fixture	/	2 Size	/	3 Mounting	/	4 Optics	/	5 Ballast	/	6 Voltage	/	7 Lens	/	8 Color	/	9 Option
BRK Brookside Fixture	/	**20** 20	/	**PT** Post Top	/	**H5** Horizontal Type 5	/	**150PSMH** 150 Watt Pulse Start Metal Halide	/	**120** 120 Volts	/	**FG** Frosted Glass	/	**CY** Clay	/	**-** -

Fixture Ordering Form:

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

1. __BRK__ /_____/_____/_____/_____/_____/_____/_____/_____/_____/_____/_____

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 borosillicate 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			CR10A	CR26B	PM601	BR13
Pole:		P3041-8'	P4014B-10'	P3025D-14'	P3020B-16'		
Options :							

Note: *Modifications to the fixture and additional pole heights are available.*

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835
Copyright 2015

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beaty
Tel: 214-287-9009

CENTURION AMERICAN
PRIMROSE PD SITE PLAN PACKAGE

LOT 2, BLOCK M - PRIMROSE
AT WESTLAKE ENTRADA
BEING 2.909 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
SEAN P. MERRELL, P.E.
TEXAS REGISTRATION NO. 95803
NOVEMBER 23, 2015

!!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.
FIXTURE DETAILS

C11

BROWN & GAY ENGINEERS, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Primrose\03_CADD\01_Construction_Plans\01-Sheets\LIGHTING_DETAILS_PRIMROSE.dwg Nov 20, 2015-2:53pm Hoq

Westlake Town Council

TYPE OF ACTION

Regular Meeting - Action Item

Planning and Zoning Commission
Tuesday, December 01, 2015

TOPIC: Conduct a Public Hearing and Consideration of a Recommendation Regarding a Zoning Change Request to Amend the PD 3-5 Zoning District Located at SH 170 and SH 114 on a Tract that is a Portion of What is Generally Known as the Circle T Ranch, by Dividing Said District into Two (2) Separate Planning Areas, to be Identified as PD3-5A and PD3-5B, and Adding 186,000 Square Feet of Office Campus Use in the New PD3-5B Planning Area.

STAFF CONTACT: Tom Brymer, Town Manager
Eddie Edwards, Director of Planning and Development

DECISION POINTS

	Start Date	Completion Date
Timeframe:	December 1, 2015	December 14, 2015

Funding: Amount- None. Status- ☒**N/A** Source- **N/A**

Decision Alignment

	VVM	Perspective	Desired Outcome
	Sense of Place	Customer Focus	CF.Enhance and Maintain a Sense of Community
	Strategic Issue	**Outcome Strategy**	**Staff Action**
	Comprehensive Planning and Management of Natural Resources	N/A	SA 09D1: Ordinances

Strategy Map or VVM Connection Strategic Issue Connection

EXECUTIVE SUMMARY

This is an application by the property owner, Hillwood Properties, to amend the zoning of planned District 3-5 (PD3-5), a 153 acre (+/-) tract located at the intersection of SH170 and SH114 on the Circle T Ranch. The owner and applicant are requesting that PD3-5 be amended to:

- create two (2) separate Planning Areas, to be identified as PD3-5A and PD3-5B
- and adding 186,000 square feet of office campus use in the new PD3-5B Planning Area.

This application is filed in order to develop the new planning areas in a manner associated with Project Blizzard. This project involves a major corporate office campus for a financial services company, as well as a mixed use development with urban living units, i.e. multi-family or apartments, office and retail uses. **This application only deals with creating the 2 planning areas referenced above, as well as adding 186,000 SF for the office campus use. The applicant has indicated they will deal with the mixed use component of urban living units (multi-family/apartments) at a later time.**

It should be noted that existing zoning entitlements contained in PD3-5 already include office and various retail uses, as well as 275 residential dwelling units (i.e. single family attached, detached and zero lot lines, examples- townhomes, garden homes). There are no multi-family zoning entitlements in this district at this time. The owner has indicated that urban living (multi-family/apartments) are an important component of this project to the corporate user that will occupy the campus office portion. See below for a brief history of zoning in this district.

ORGANIZATIONAL HISTORY

This zoning district has a long history, known most recently as the "mall site". Zoning in this district was amended in 2004 in anticipation of development of a shopping mall at this site. Zoning uses amended as a part of the process of pursuing this mall included removal of multi-family housing as an approved use in this district. The mall was never developed at this location. Existing zoning entitlements for this district are shown in Ordinance 452, pages 9-18 (attached).

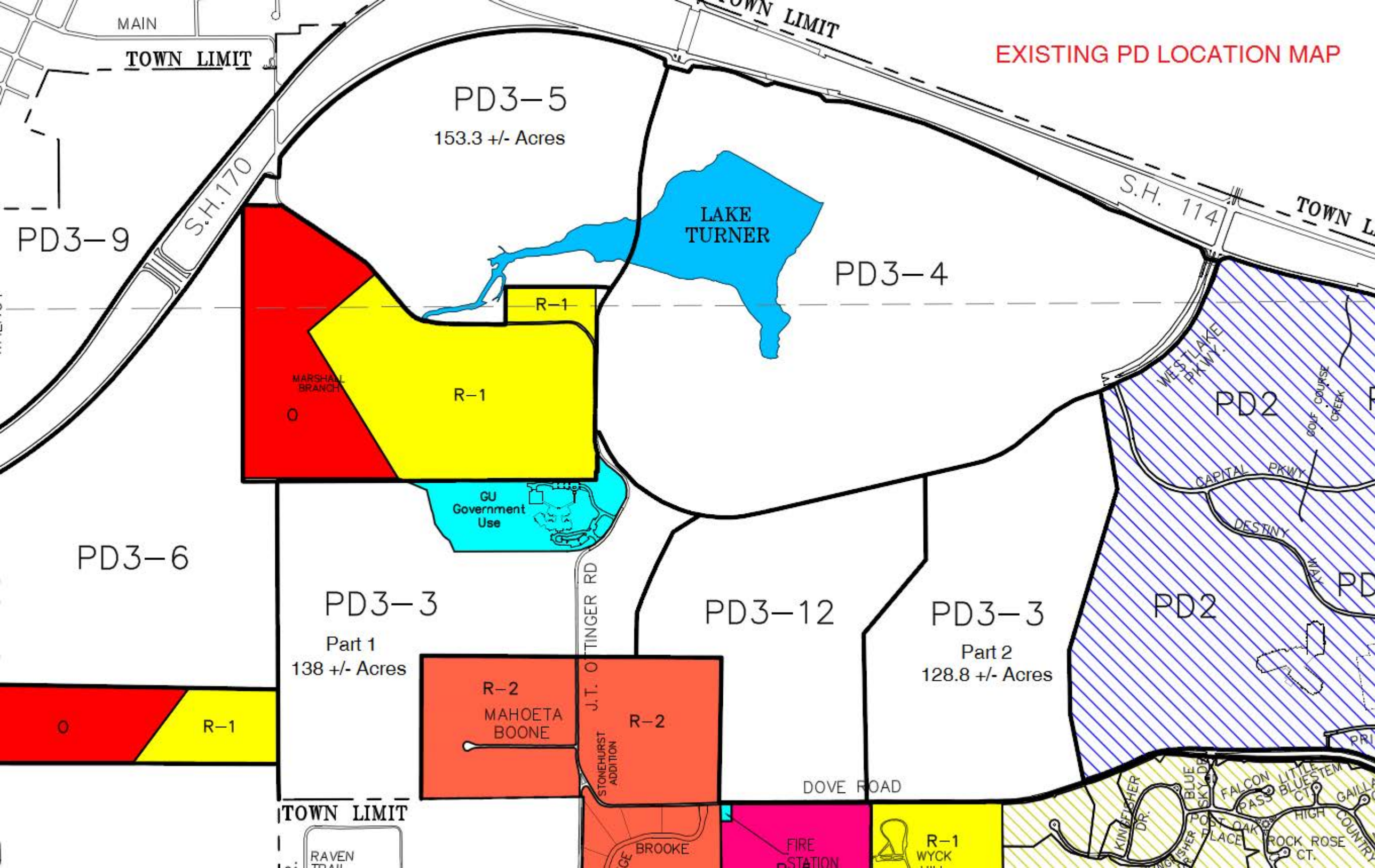
RECOMMENDATION

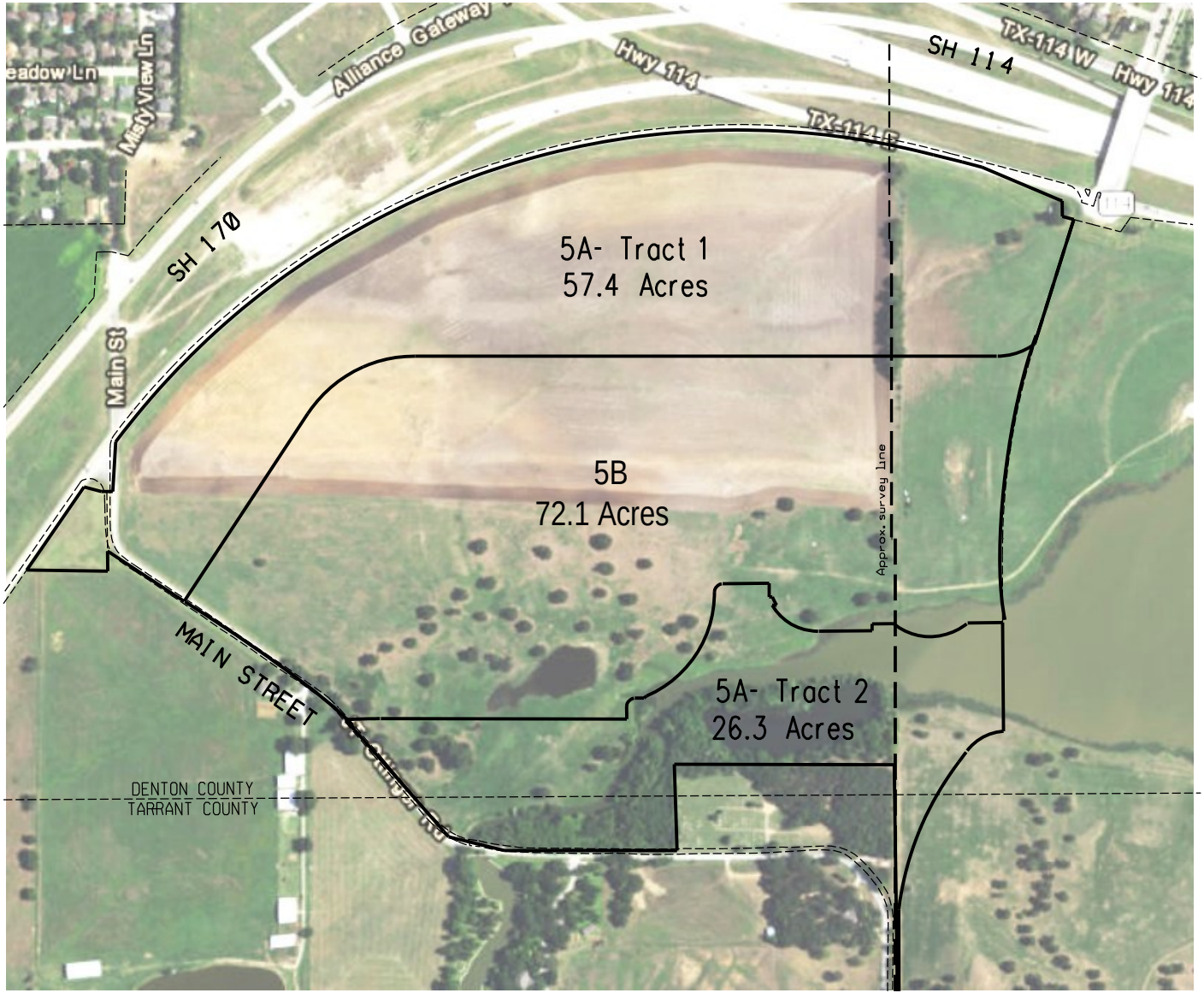
Staff recommends approval of this zoning change application for the reasons set out in the attached Staff Report.

ATTACHMENTS

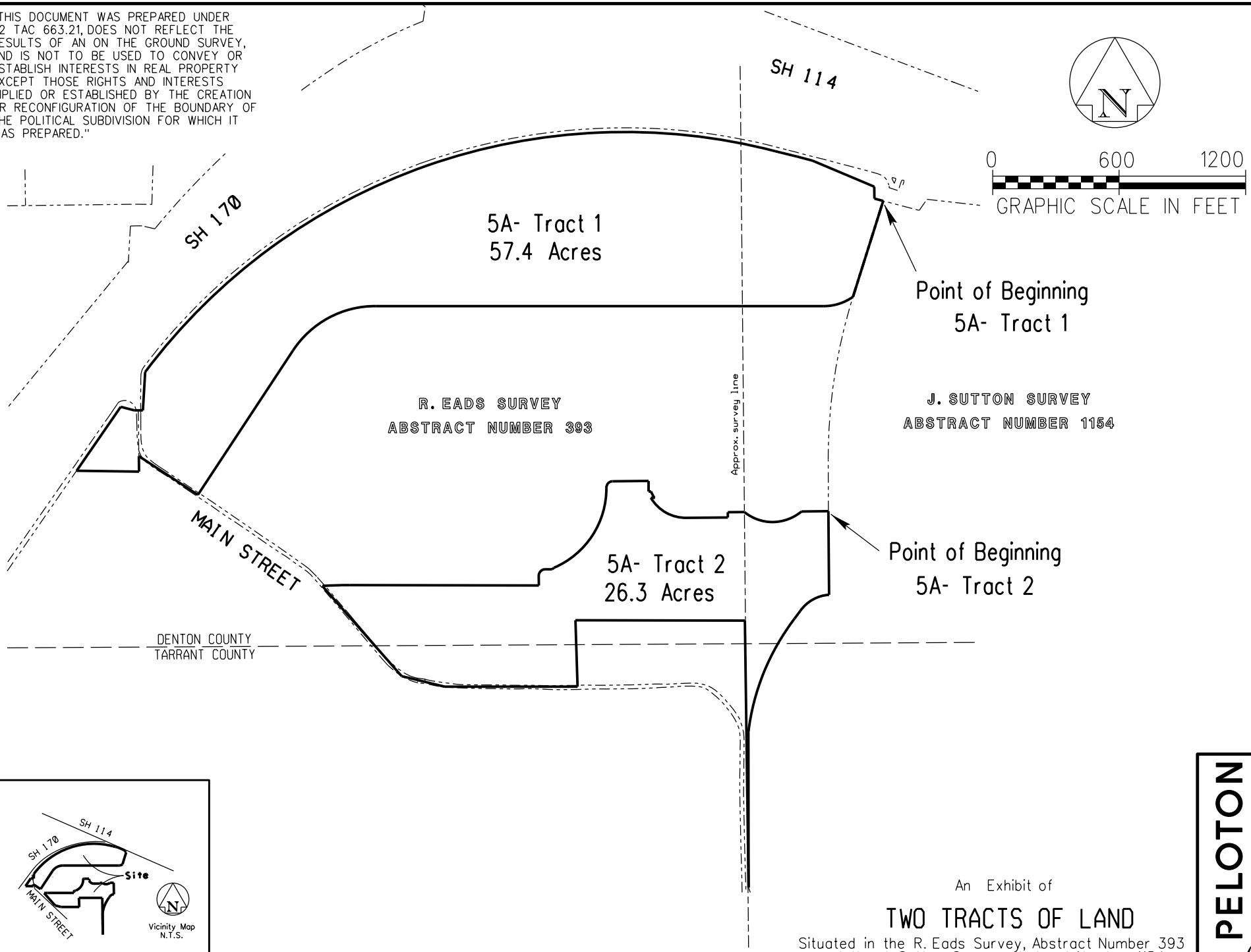
1. Site Location Map
2. Ordinance 452, passed 3-22-04, amending the zoning in PD3-5 in anticipation of mall development and establishing the current zoning entitlements in PD3-5.
3. Staff Report.
4. Power point presentation given by Hillwood Properties at Nov. 9, 2015 P&Z Commission workshop meeting.

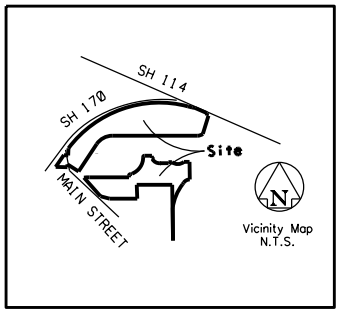
EXISTING PD LOCATION MAP




Alliance Gateway
Hwy 114
SH 114
TX-114 W
Hwy 114
TX-114 E
Misty View Ln
SH 170
Main St
5A- Tract 1
57.4 Acres
5B
72.1 Acres
Approx. survey line
MAIN STREET
5A- Tract 2
26.3 Acres
DENTON COUNTY
TARRANT COUNTY

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."





An Exhibit of

TWO TRACTS OF LAND

Situated in the R. Eads Survey, Abstract Number 393
and the J. Sutton Survey, Abstract Number 1154
Denton County, Texas

TBPLS Firm Reg No. 10177700

Copyright © 2014 Peloton Land Solutions, Inc.

PELOTON LAND SOLUTIONS

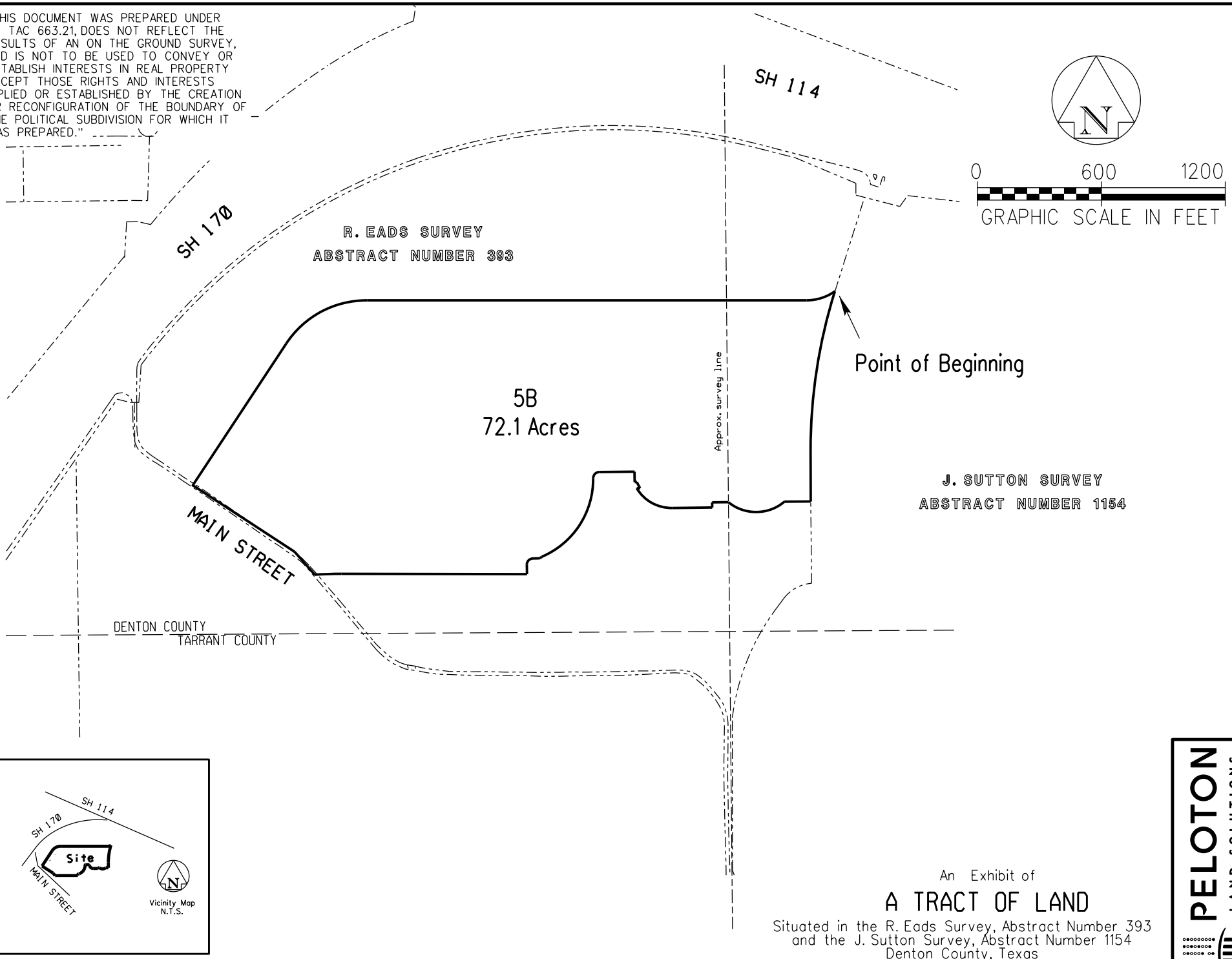
5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

G:\JOB\HWA15098_Land_Dev\18_Blizzard\HWA15098_5A_EX1.dgn

JOB # HWA15098	DRAWN BY: W.Blades	CHECKED BY: T.Bridges	DATE: 11.23.2015	PAGE #
		Default	11/23/2015 7:19:40 PM	

ACF# XXXX

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



An Exhibit of

A TRACT OF LAND

Situated in the R. Eads Survey, Abstract Number 393
and the J. Sutton Survey, Abstract Number 1154
Denton County, Texas

TBPLS Firm Reg No. 10177700

Copyright © 2014 Peloton Land Solutions, Inc.

PELOTON LAND SOLUTIONS

5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

JOB # HWA15098 | DRAWN BY: W.Blades | CHECKED BY: T.Bridges | DATE: 11.23.2015 | PAGE #

Default 11/23/2015 7:48:25 PM

G:\JOB\HWA15098_Land_Dev\18_Blizzard\HWA15098_5B_EX1.dgn

TOWN OF WESTLAKE

ORDINANCE NO. 452

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS TO REZONE AN APPROXIMATELY 154-ACRE TRACT OF LAND GENERALLY LOCATED IN DENTON COUNTY, TEXAS FROM A "PD" PLANNED DEVELOPMENT DISTRICT AUTHORIZING OFFICE, ENTERTAINMENT/OFFICE, RETAIL, ENTERTAINMENT/RETAIL AND MALL USES AS ESTABLISHED IN PD ORDINANCE NO. 311 TO A "PD" PLANNED DEVELOPMENT DISTRICT AUTHORIZING OFFICE USE AND MIXED-USE DEVELOPMENT; PROVIDING EXHIBITS SHOWING THE AREAS BEING REZONED, PROVIDING FOR A CONCEPT PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT AND A LEGAL DESCRIPTION; PROVIDING FOR GENERAL REGULATIONS; PROVIDING FOR DEVELOPMENT STANDARDS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on August 24, 1992, the Board of Aldermen (the "Board") of the Town of Westlake, Texas (the "Town") adopted a Comprehensive Plan (the "1992 Comprehensive Plan") for the Town; and

WHEREAS, on November 16, 1992, the Board adopted a Comprehensive Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, on September 15, 1997, based on the recommendations of the Planning and Zoning Commission (the "Commission"), the Board amended the Zoning Ordinance and the subdivision regulations by adopting a Unified Development Code (the "UDC") for the Town; and

WHEREAS, the UDC has been amended, with the most recent amendments being adopted on August 23, 2003; and

WHEREAS, there is located within the corporate limits of the Town an approximately 154 acre tract of land (commonly known as Planning Area 5 and hereinafter sometimes referred to as the "Planning Area"); and

WHEREAS, because of improvements to State Highway 114, further urban growth throughout the region, and other changed conditions that affect the region, the Town believes there are unique and significant opportunities for office, retail and mixed-use development including high end owner-occupied single family residential within the Planning Area that will be consistent with the Town's long-term development vision; and

WHEREAS, the Commission has recommended to the Board that the hereinafter described property be rezoned to "PD" Planned Development District; and

WHEREAS, the Board believes that the interests of the Town, the present and future residents and citizens of the Town, and developers of land within the Town are best served by adopting this Ordinance, which the Board has determined to be consistent with the 2004 Land Use Plan, Thoroughfare Plan, Open Space and Trail Plan, Water and Sewer Plans, Drainage Plan, and Zoning Map all as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF WESTLAKE, TEXAS:

SECTION 1: That the recitals set forth above are hereby incorporated herein, adopted by the Town and declared to be true and correct.

SECTION 2: That the Comprehensive Zoning Ordinance of the Town of Westlake, Texas, O rdinance No . 2 00, is he reby a mended b y t his P D O rdinance, b y a mending P lanned Development District No. 3-5 within the property described in Exhibit 1 attached hereto by reference for all purposes. This PD will be subject to the approval a Concept Plan and all development standards and other regulations attached hereto.

SECTION 3: Upon the adoption of this PD, the Town Manager or his designee shall promptly update the Town's Official Zoning Map, to include an amended Planned Development on which entry shall include the abbreviated designation "PD No. 3-5A" and the date that this Ordinance was adopted by the Board.

SECTION 4: It is hereby declared to be the intention of the Board, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Board without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5: This Ordinance shall become effective upon its passage.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF WESTLAKE, TEXAS, ON THIS 22ND DAY OF MARCH, 2004.

Scott Bradley

Scott Bradley, Mayor

ATTEST:

Ginger Crosswy, Town Secretary

Trent Petty, Town Manager

APPROVED AS TO FORM:

L. Stanton Lowry, Town Attorney

CIRCLE T PLANNING AREA 5

TABLE OF CONTENTS

Page

ARTICLE I. GENERAL PROVISIONS 6

SECTION 1 SHORT TITLE 6

SECTION 2 PURPOSES 6

SECTION 3 GENERAL DEFINITIONS 6

Section 3.1 Usage 6

Section 3.2 Words and Terms Defined 6

SECTION 4 PD SUPPLEMENT 7

SECTION 5 APPLICABILITY OF EXISTING REGULATIONS 7

Section 5.1 Applicable Town Ordinances 7

Section 5.2 General Approval Criteria 7

SECTION 6 CONCEPT PLAN, DEVELOPMENT PLANS, AND SITE PLANS 8

Section 6.1 PD Concept Plan 8

Section 6.2 PD Development Plans 8

Section 6.3 PD Site Plans 8

ARTICLE II. USES 9

SECTION 1 LAND USES 9

Section 1.1 Land Use Schedule 9

Section 1.2 Municipal Use 13

Section 1.3 Residential 13

SECTION 2 ACCESSORY USES AND STRUCTURES 13

ARTICLE III. DEVELOPMENT STANDARDS 14

SECTION 1 DENSITY 14

Section 1.1 Office Uses 14

Section 1.2 Mixed Use Development Area 14

Section 1.3 Residential Uses 14

SECTION 2 MINIMUM LOT SIZE 14

Section 2.1 Residential Areas 14

Section 2.2 All Other Areas 14

SECTION 4 MAXIMUM BUILDING HEIGHT 14
Section 4.1 Mixed Use Development Area 14
Section 4.2. Residential Uses 15
Section 4.3 Exceptions to Height Requirements 15
SECTION 5 MINIMUM BUILDING SIZE 15
SECTION 6 FRONT YARD SETBACKS 15
SECTION 7 REAR YARD SETBACKS 15
SECTION 8 SIDE YARD SETBACKS 13
SECTION 9 SLOPE REQUIREMENTS 16

ARTICLE IV. MIXED USE DEVELOPMENT AREA STANDARDS 17

SECTION 1 ROADWAY STANDARDS 17
SECTION 2 LANDSCAPING 17
SECTION 3 LAKE EDGE 17
SECTION 4 ROOFS 17
SECTION 5 CONSISTENT FIRST FLOOR HEIGHTS 17
SECTION 6 STREET LEVEL ENTRIES AND OPENINGS 17
SECTION 7 STOREFRONT SPACING 17
SECTION 8 STREET LEVEL FACADES 18
SECTION 9 PORCHES 18
SECTION 10 SIDEWALK COVERINGS 18
SECTION 11 DIVERSITY OF USES 18
SECTION 12 MID-BLOCK PASSAGES 18
SECTION 13 PAVING MATERIALS 18

ARTICLE VI. EXHIBITS 19

EXHIBIT 1 Legal Description of PD District

EXHIBIT 2 Mixed Use Development Area Maximum Building Height

EXHIBIT 3 Building Height - One Story

EXHIBIT 4 Building Height - Two Story

EXHIBIT 5 Building Height - Three Story

EXHIBIT 6 Building Height - Four Story

EXHIBIT 7 Building Height - Five Story

Mixed Use Development Roadway Standards

EXHIBIT 8 Street "A" – Primary Road

EXHIBIT 9 Street "B" – Town Square

EXHIBIT 10 Street "C" – Perimeter Road

EXHIBIT 11 Street "D" – Interior Road

EXHIBIT 12 Street "E" – Service Lanes

EXHIBIT 13 Lake Edge

ARTICLE I. GENERAL PROVISIONS

SECTION 1 SHORT TITLE.

This ordinance shall be known and may be cited as the "Amended Circle T Planning Area No. 5 - Planned Development Zoning District", or simply as the "PD Ordinance".

SECTION 2 PURPOSES.

This PD Ordinance is adopted to provide for a superior design of lots or buildings; to provide for increased recreation and/or open space opportunities for public use; to provide rural amenities or features that would be of special benefit to the property users or community; to protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes or hills and viewscapes; to protect or preserve existing historical buildings, structures, features or places; and to provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

SECTION 3 GENERAL DEFINITIONS.

Section 3.1 Usage. For purposes of this PD Ordinance, certain numbers, abbreviations, terms, and words shall be used, interpreted and defined as set forth in this Section. Other terms and words are defined elsewhere in this PD Ordinance. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense, and words used in the plural include the singular. The word "shall" will be interpreted as mandatory, and the word "may" as permissive.

Section 3.2 Words and Terms Defined.

Applicable Town Ordinances means the UDC and all other ordinances, rules, and regulations that are adopted by the Board and that are applicable to development within the PD District.

Board means the Board of Aldermen of the Town of Westlake, Texas.

Commission means the Planning and Zoning Commission of the Town of Westlake, Texas.

Floor Area means the total area of all floors of all buildings on a lot or unified development site measured between the outer perimeter walls of the buildings excluding (i) area in a building or in a separate structure (whether below or above grade) used for the parking of motor vehicles, (ii) courts or balconies open to the sky, and (iii) roof area used for recreation.

Masonry means brick, stone, cast stone, concrete, glass block, split-face concrete masonry unit, or other masonry materials approved by the Board.

Mixed Use Development Area means the areas within the PD District that are developed in accordance with Article IV of this PD Ordinance.

PD District means the planned development zoning district established by this PD Ordinance.

PD Concept Plan means any one or more of the drawings that must be submitted and approved by the Planning and Zoning Commission and the Board Aldermen prior to, or simultaneous with a preliminary plat.

PD Ordinance means this planned development zoning district ordinance, including any approved PD Concept Plan.

PD Supplement means that certain Circle T Planned Development Zoning District Supplement contained in Ordinance No. 307 and adopted by the Board.

Residential area means an area within the PD District consisting of approximately 50 acres and devoted to single family residential uses, as identified in the Land Use Schedule in Article II of this PD Ordinance.

Town means the Town of Westlake, Texas.

UDC means the Town's Unified Development Code, as amended.

SECTION 4 PD SUPPLEMENT.

Concurrently with the adoption of PD Ordinance No. 311, the Board adopted the PD Supplement. The PD Supplement includes additional standards that are applicable within this PD District. The PD Supplement establishes additional standards for the following: (i) concept, informational, development and site plans; (ii) signs; (iii) landscaping; (iv) roadway construction, parking and loading; (v) fencing; (vi) lighting; (vii) other special standards; and (viii) illustrations.

SECTION 5 APPLICABILITY OF EXISTING REGULATIONS.

Section 5.1 Applicable Town Ordinances. Except to the extent provided by an approved PD Concept Plan, this PD Ordinance and the PD Supplement, development within the PD District shall be governed by least restrictive of the "R" Retail or "O" Office Park zoning district standards and the uses listed in Article II of this Ordinance.

Except to the extent provided by an approved PD Concept Plan, this PD Ordinance, and the PD Supplement, the Applicable Town Ordinances shall also govern development within the PD District. In the event of any conflict between (a) an approved PD Concept Plan, this PD Ordinance and the PD Supplement and (b) the Applicable Town Ordinances, the terms, provisions and intent of an approved PD Concept Plan, this PD Ordinance and the PD Supplement shall control. Except as provided below, in the event of any conflict between the UDC and the Applicable Town Ordinances, the terms, provisions and intent of the UDC shall control.

Section 5.2 General Approval Criteria. To the extent, if any, that the Applicable Town Ordinances (and, in particular, the subdivision regulations of the UDC) grant to the Board, the Commission, the Town Manager, or any other Town employee or consultant, the authority to approve any aspect of development within the PD District (including, but not limited to, preliminary or final plats or any aspect thereof or any agreements or permits related thereto)

based on conformity with the Town's Comprehensive Plan, Open Space Plan or Thoroughfare Plan (or with the objectives, goals or policies of such plans), then such authority shall be exercised to the extent necessary to determine whether the aspect of development being approved is consistent with an approved PD Concept Plan, this PD Ordinance, the PD Supplement.

SECTION 6 CONCEPT PLAN, DEVELOPMENT PLANS, AND SITE PLANS.

Section 6.1 PD Concept Plan. A PD Concept Plan for this PD District shall be approved prior to the approval of any development plans and site plans required by this PD Ordinance. The PD Concept Plan shall comply with the Comprehensive Land Us Plan the Open Space and Trail Plan, the Master Thoroughfare Plan, the Master Water and Sewer Plans, and the Master Drainage Plan of the town and the UDC.

Section 6.2 PD Development Plans. PD development plans are required for development within the PD District. The UDC governs the p rocess by which PD development plans are submitted and approved.

Section 6.3 PD Site Plans. PD site plans are required for development within the PD District. Article I, Section 3.4, of the PD Supplement governs the process by which PD site plans are submitted and approved (including, but not limited to, the submittal requirements, approval criteria, and conditions).

ARTICLE II. USES

SECTION 1 LAND USES.

Section 1.1 Land Use Schedule. Buildings, structures, and land within the PD District shall be used only in accordance with the uses permitted in the following "Land Use Schedule". The symbol "X" shall mean that the use is permitted as a principal use by right. The symbol "S" shall mean that the principal use is permitted only after first obtaining a "Specific Use Permit" as set forth in the UDC. The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use (this does not exclude other land uses which are generally considered accessory to the primary use). A blank square shall mean that the use is not allowed as a principal use.

PLANNING AREA 5 – MIXED USE LAND USE SCHEDULE

PERMITTED USES	X = Permitted S= Special Use A = Accessory Use
AGRICULTURAL USES	
Plant Nursery (Growing)	X
Plant Nursery (Retail Sales)	X
Farms General (Crops)	X
Farms General (Livestock, Ranch)	X
Veterinarian (Indoor Kennels)	X
Veterinarian (Outdoor Kennels)	
Stables (Private Use)	S
Stables (As a Business)	S
RESIDENTIAL USES	
Single Family Detached	X
Single Family Attached – Zero Lot Line	X
Single Family Attached	X
Duplex	
Condominium	
Home Occupation	X
Servants/Caretakers Quarters	A
Temporary Accommodation for Employees/Customers/Visitors	A
Swimming Pool (Private)	A
Detached Garage (Private)	A
Sport/Tennis Courts (Private)	A

PERMITTED USES	X = Permitted S= Special Use A = Accessory Use
INSTITUTIONAL and GOVERNMENTAL USES	
Emergency Ambulance Service	X
Post Office (Governmental)	X
Mailing Service (Private)	X
Heliport	
Helistop/Verti-stop	S
Telephone, Electric, Cable, and Fiber Optic Switching Station	X
Electrical Substation	S
Utility Distribution Lines[1]	X
Utility Shop and Storage	S
Water and Sewage Pumping Station (below grade)	X
Water and Sewage Pumping Station (above grade)	S
Water Storage Tank and Pumping System (Elevated or Above Grade)	S
Water, Sewer, Electric, and Gas Meters	X
Electric Transformers	X
Private Streets/Alleys/Drives	X
Retirement Home	X
Nursing/Convalescent Home	
Hospice	
Hospital	
Psychiatric Hospital	
Clinic	X
Child Daycare (Public; 7 or more)	X
Child Daycare (Private; 7 or more)	X
School, K-12 (Public or Private)	
School (Vocational)	A
College or University	X
Community Center (Public)	X
Civic Club	X
Church or Place of Worship	X
Use Associated with a Religious Inst.	X
Government Building	X
Police Station	X
Fire Station	X
Library	X
Data Center	X

PERMITTED USES	X = Permitted S= Special Use A = Accessory Use
COMMERCIAL USES	
Offices (General)	X
Studio	X
Banks and Financial Institutions	X
Information Processing	X
Hotel/Motel	X
Hotel/Motel with Conferencing Facility	X
Laundry/Dry Cleaning (<3,000 S.F.)	X
Laundry/Dry Cleaning (Drop/Pick)	X
Parking Structures	X
Shoe Repair	X
Beauty Parlor/Barbershop	X
Clothing Store	X
Quick Copy/Duplicating Services	X
Personal Services	X
Liquor Store	
Micro-brewery and Wine Production and Sales (<30,000 S.F.)	S
Grocery (With alcoholic beverage sales)	S
Convenience Store (with alcoholic beverage sales)	S
Grocery	X
Convenience Store	X
Variety Store	X
Bakery Sales	X
Stationery and/or Book Store	X
Antique Shop	X
Art Gallery/Museums	X
Hardware Store	X
Sporting Goods	X
Paint and Wallpaper	X
Cloth Store	X
Retail Stores - General (Excluding Second Hand Goods)	X
Restaurant, Café or Dining Facility	X
Restaurant, Cafe or Dining Facility serving alcohol	S
Auto/Truck Parts and Accessories	X
Household Furniture/Appliances (including Sales and Service)	X
Farmer's Market	S

PERMITTED USES	X = Permitted S= Special Use A = Accessory Use
Feed Store	
Parking Structure	X
Cafeteria (Private)	A
Job Printing, Lithography, Printing, or Blueprinting	X
Vehicle Display and Sales (inside)	X
Medical Laboratory	A
R&D Laboratory	S
Conference Center	X
Live Theater	X
Motion Picture Theater	X
Custom Business Services	X
Electronic Appliances Store and Computer Sales and Service	X
Tavern, Bar or Lounge	S
Dance Halls/Nightclubs	S
Golf Course (Public or Private)	X
Park or Playground (Public or Private)	X
Satellite Dish	X
Non-Commercial Radio Tower	
Race Track Operation	
Recreation Facility, Health Studio (Public)	X
Country Club (Private Membership)	X
Golf Clubhouse (Public or Private)	X
Community Center (Private)	X
Recreation Center (Private)	X
Hike, Bike, and Equestrian Trails (Public or Private)	X
Golf Maintenance Facility	A
Golf Pro Shop	X
Health/Spa Facilities (Private)	X
Athletic Fields (Private)	A
Athletic Courts (Private)	A
Equestrian Center	X
Athletic Courts (Public)	A
Commercial Amusement (Inside)	X
Lake Cruise/Water Taxi	X
Truck/Trailer Rental	S
Auto Body Repair	
Auto Mechanical Repair	S
Quick Lube/Oil Change	

PERMITTED USES	X = Permitted S= Special Use A = Accessory Use
Vehicle Maintenance (Private)	X
Vehicle Fueling (Private)	S
Warehouse/Storage (Inside)	
Warehouse/Storage (Outside)	
Scrap/Waste Recycling Collection and/or Storage	
Gas/Chemical Bulk Storage	
Light Manufacturing/Assembly	S
Apparel Manufacturing	
Packaging and/or Distribution	
Printing, Engraving and related Reproductive Services	
Distribution of Books/Other Printed Material	
Machine Shop	
Welding Shop	
Temporary Batching Plant	S[2]
Temporary Construction Office	X[2]
Temporary Construction Materials Storage	X[2]
Temporary Sales Office	X[2]

NOTES:

1. Including water, sewer, electric, gas, cable, telephone, fiber optic, and other public and private utility distribution lines.
2. Limited to period of construction.

Section 1.2 Municipal Use. There shall be a two-acre municipal site reserved for a DPS/Courts use within the PD District.

Section 1.3 Residential Area. The maximum number of residential units allowed in this PD District is 275 units. A construction schedule must be approved by the Board of Aldermen prior to or simultaneous with the filing of a preliminary plat.

SECTION 2 ACCESSORY USES AND STRUCTURES.

An accessory use or structure which is customarily incidental to the principal use or structure, and which is located on the same lot or tract of land, shall be permitted as an accessory use without being separately listed as a permitted use.

ARTICLE III. DEVELOPMENT STANDARDS

SECTION 1 DENSITY.

Section 1.1 Office Uses. The maximum aggregate floor area for office uses outside of a Mixed Use Development Area in this PD District is 884,505 square feet.

Section 1.2 Mixed Use Development Area. The maximum aggregate floor area for all uses within a Mixed Use Development Area in this PD District is 1,305,060.

Section 1.3 Residential Uses. This PD may contain a maximum of 275 owner occupied, single family dwelling units.

SECTION 2 MINIMUM LOT SIZE.

Section 2.1 Residential area. The minimum lot size for a residential detached unit within a Mixed Use Development Area is 5,000 square feet. There are no minimum lot sizes for Residential attached units.

Section 2.2 Mixed Use Development Area. There are no minimum lot sizes within a Mixed Use Development Area except as described in Section 2.1 above.

Section 2.3 Office. The minimum lot size for office uses outside a Mixed Use Development Area shall be 100,000 square feet

SECTION 3 MINIMUM LOT WIDTH

Section 3.1 Residential area. The minimum lot widths for residential detached units located within a Mixed Use Development area of the PD District shall be 50 feet. There are no minimum lot widths for attached uses within a Mixed Use Development Area.

Section 3.2 Mixed Use Development Area. There shall be no minimum lot widths within a Mixed Use Development Area, except as noted in Section 3.1.

Section 3.3 Office. The minimum lot width for Office use outside of a Mixed Use Development Area shall be 200 feet.

SECTION 4 MAXIMUM BUILDING HEIGHT.

Section 4.1 Mixed Use Development Area. The maximum height for all structures within a Mixed Use Development area shall be four (4) stories or 60 feet. Building heights are illustrated by Exhibits 2 through 7. Buildings are to be built to human scale and will not exceed a building height-to-street width ratio of 1:3. The following additional standards apply:

A. Adjacent buildings within the same block must be varied in height; however, the height differential between buildings cannot exceed one floor.

B. Heights are measured from the sidewalk to the top of the parapet or roof eave.

C. Sloped roofs shall not exceed a pitch of 8 inch rise for every 12 inches of run.

D. Attic space under the roof may be occupied.

E. Vaulted and curved roofs are permitted but shall not exceed an apex height of greater than 16 feet above the parapet or eave line.

Section 4.2. Residential Uses. The maximum height for all residential structures is 35 feet.

Section 4.3 All Uses Outside a Mixed Use Development Area . The maximum height for all structures shall be the lesser of four (4) stories or 60 feet.

Section 4.4 Exceptions to Height Requirements. The height limits imposed by this Section 4 shall not apply to (a) chimneys and vent stacks, church spires, towers, cupolas, sloped roofs, entry features, skylights, or other architectural features that are not intended for occupancy or storage; (b) flag poles and similar devices; or (c) heating and air conditioning equipment, solar collectors, and similar equipment, fixtures and devices provided such equipment, fixtures, and devices are screened from view with a solid wall that is architecturally consistent with the design of the building to which they are attached.

SECTION 5 MINIMUM BUILDING SIZE.

The minimum residential dwelling unit size shall be 1,500 square feet. The minimum building size for all other uses shall be 5,000 square feet.

SECTION 6 BUILD TO LINES.

Section 6.1 **Mixed Use Development Area** There shall be a 15 foot minimum build to line for attached residential uses in a Mixed Use Development area. Detached residential in a Mixed Use Development area shall have a 20 foot minimum front yard setback. There are no minimum front yard setbacks for other areas in a Mixed Use Development area except that sidewalk zones and landscaping will be consistent with the PD supplement.

Section 6.2 The minimum front yard for office uses not within a Mixed Use Development Area shall be 50 feet

SECTION 7 REAR YARD SETBACKS.

There are no minimum rear yard setbacks for uses within a Mixed Use Development Area. The minimum rear yard for all uses outside of a Mixed Use Development Area shall be 20 feet.

SECTION 8 SIDE YARD SETBACKS.

Section 8.1 Mixed Use Development Area - Residential Attached. Each attached single-family dwelling shall have only one five-feet wide side yard. The side yard requirements shall apply to only one side yard of the first and last attached houses in each set of attached houses.

Section 8.2 Mixed Use Development Area – Residential Detached. The side yard requirements for residential detached in a Mixed Use Development area shall be 10 feet.

Section 8.3 There shall be no side yard setback requirements for any other uses within a Mixed Use Development Area.

Section 8.4 Office The minimum side yard for office use outside the Mixed Use Development area shall be 25 feet

SECTION 9 SLOPE REQUIREMENTS.

The height of non- residential structures within a Mixed Use Development Area shall be limited to 60 feet. Where non-residential structures are adjacent to residential structures within the same block, the height shall be limited to 35 feet.

ARTICLE IV. ADDITIONAL MIXED USE DEVELOPMENT AREA STANDARDS

SECTION 1 ROADWAY STANDARDS.

The general roadway standards applicable within a Mixed Use Development Area are established by the drawings labeled "Mixed Use Development Area Roadway Standards". Street sections for such roadways (including on-street parking) are illustrated on Exhibits 8 through 12.

SECTION 2 LANDSCAPING.

All landscape requirements for this PD District are established in: (i) the Roadway Standards of this ordinance (See Exhibits 8 through 12); (ii) the Lake Edge Standards (See Exhibit 13); and (iii) the PD Supplement. In the event that any landscaping standard is not addressed by (i), (ii) or (iii) above, then the landscaping standards contained in the UDC shall apply.

SECTION 3 LAKE EDGE.

The standards applicable to the development of the Lake Turner shoreline are illustrated on Exhibit 13.

SECTION 4 ROOFS.

Commercial roofs will be predominantly flat with sloped roof architectural features. Residential roofs will be predominantly sloped with flat accent roofs. Sloped roofs will not have a height-to-length ratio greater than 8:12. Curved roofs will be no taller than 16 feet above the plate or cornice line. All mechanical units must be screened from view.

SECTION 5 CONSISTENT FIRST FLOOR HEIGHTS.

Above a given block, the first floor heights should be similar in adjacent buildings, particularly as reflected in the exterior spandrel between the first and second floor. On commercial streets, the heights of the first floors and adjacent buildings should not vary by more than one foot. Likewise, heights of canopies and colonnades covering the sidewalks should match from building to building along a given block front, with a maximum height of 14 feet.

SECTION 6 STREET LEVEL ENTRIES AND OPENINGS.

Commercial entries along the street should be recessed at least two feet from the building face. Residential entries may be recessed or may be covered with a protective rain covering such as awnings and canopies.

SECTION 7 STOREFRONT SPACING.

At least one building entry or passage shall occur every 25 feet on average in any block, but no further than 40 feet apart along any commercial facade.

SECTION 8 STREET LEVEL FACADES.

Blank stretches of street level, street facing facades (those without windows or entries) should be minimized; however, stretches of ten feet are acceptable. Blank stretches between ten feet and 20 feet are permissible, but should be limited. Blank stretches over 20 feet are not allowed.

SECTION 9 PORCHES.

Where first floors are used for residential purposes, first floor porches must be elevated at 18 inches above the sidewalk.

SECTION 10 SIDEWALK COVERINGS.

Canopies and colonnades are permitted and encouraged.

SECTION 11 DIVERSITY OF USES.

Diversity of uses is encourage throughout a Mixed Use Development Area. Mixing uses vertically within buildings is also encouraged.

SECTION 12 MID-BLOCK PASSAGES.

Mid-block passages which connect the street to the interior of blocks and the parking therein are encouraged. These passages may be enclosed or open air, but must remain open to public passage. These passages should be enhanced with landscaping. Pedestrian circulation should be encouraged and enhanced.

SECTION 13 PAVING MATERIALS.

Roadways and parking lots will be concrete, asphalt, with brick, stamped concrete, paver or stone crosswalks and concrete curbs. Entire sections of important roadways may be brick. Sidewalks shall be concrete and/or brick. Other paved areas, such as courtyards and plazas, may be brick, concrete, or stone, as appropriate.

SECTION 14 PEDESTRIAN ACCESS.

Pedestrian access must be maintained throughout the PD. All buildings and open space must be joined by sidewalks that follow the standards established in the PD Supplement, the UDC and the Trails and Open Space Plan. Sidewalks are also required to link recreational and entertainment uses to parking areas.

ARTICLE V. EXHIBITS

EXHIBIT 1 Legal Description of PD District

EXHIBIT 2 Mixed Use Development Area Maximum Building Height

EXHIBIT 3 Building Height - One Story

EXHIBIT 4 Building Height - Two Story

EXHIBIT 5 Building Height - Three Story

EXHIBIT 6 Building Height - Four Story

EXHIBIT 7 Building Height - Five Story

Mixed Use Development Roadway Standards

EXHIBIT 8 Street "A" – Primary Road

EXHIBIT 9 Street "B" – Town Square

EXHIBIT 10 Street "C" – Perimeter Road

EXHIBIT 11 Street "D" – Interior Road

EXHIBIT 12 Street "E" – Service Lanes

EXHIBIT 13 Lake Edge

LEGAL DESCRIPTION
PD 3-5
PROPOSED ZONING "MIXED USE"

BEING a tract of land situated in the Richard Eads Survey, Abstract Number 393 (Denton County) and Abstract Number 492 (Tarrant County), the J. Bacon Survey, Abstract Number 1565 (Denton County), Abstract Number 2026 (Tarrant County), the M.E.P.& P.R.R. Survey, Abstract Number 923 (Denton County) and the Jesse Sutton Survey, Abstract Number 823 (Denton County) and being a portion of that tract of land conveyed to AIL Investments, Ltd., recorded in Volume13275, Page 542 of Deed Records Tarrant County, Texas and under County Clerk's Number 98-R0052417 of Real Property Records, Denton County Texas and being more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of that tract of land conveyed to Sam Lee recorded in Volume 575, Page 580 of Deed Records, Tarrant County, Texas

THENCE N 89°10'35"W, 11.21 to the southeasterly right-of-way of State Highway 170 (a variable width right-of-way);

THENCE with said southeasterly right-of-way the following courses and distances;

N 34°39'39"E, 368.29 feet;

S 75°41'23"E, 65.50 feet;

N 89°52'23"E, 42.06 feet;

N 03°17'17"E, 181.84 feet to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 3358.72 feet, through a central angle of 67°38'48", having a radius of 2844.79 feet, the long chord of which bears N 70°40'09"E, 3167.01 feet to the south right-of-way of State highway 114 (a variable width right-of-way);

THENCE S 75°49'00"E, 108.13 feet;

THENCE S 75°16'13"E, 75.00 feet;

THENCE S 67°10'12"E, 317.59 feet;

THENCE S 00°31'38"E, 57.12 feet;

THENCE S 75°23'15"E, 26.80 feet;

THENCE S 17°23'44"W, 476.68 feet, departing said southerly right-of-way, to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 848.27 feet, through a central angle of 18°49'11", having a radius of 2582.50 feet, the long chord of which bears S 07°59'09"W, 844.46 feet to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 690.98 feet, through a central angle of 38°54'34", having a radius of 1017.50 feet, the long chord of which bears S 18°01'50"W, 677.78 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 345.82 feet, through a central angle of 16°45'21", having a radius of 1182.50 feet, the long chord of which bears S 29°06'26"W, 344.59 feet to the east line of that tract of land conveyed to Roanoke Lodge No. 421, recorded in Volume 82, Page 532 of said Real Property Records;

THENCE N 00°47'59"W, 241.59 feet with the east line of said Lodge Tract;

THENCE N 89°54'00"W, 803.58 feet with the north line of said Lodge Tract;

THENCE S 01°46'29"E, 315.42 feet with the west line of said Lodge Tract to the approximate centerline of Ottinger Road (a paved, traveled road way of undetermined width, no record found);

THENCE with said approximate centerline the following bearings and distances;

N 89°59'37"W, 630.18 feet;

N 76°13'43"W, 210.12 feet;

N 41°18'15"W, 717.16 feet;

N 56°49'16"W, 923.63 feet;

S 00°37'46"E, 73.61 feet to the north line of aforementioned Lee Tract;

THENCE N 89°10'35"W, 284.94 feet to the **Point of Beginning** and containing 6,679,548 square feet or 153.3 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

BUILDING HEIGHTS
General Notes

- Buildings will be varied in height. The height differential between adjacent buildings on a street should be no more than one floor height.
- Heights are measured from the sidewalk to the top of the parapet or roof eave.
- Sloped roofs, towers, cupolas and other architectural elements may reasonably extend beyond the maximum heights.
- Sloped roofs shall not exceed a pitch of 8 inch rise for every 12 inches of run.
- Attic space under the roof may be occupied and will not be counted against the floor count.
- Vaulted and curved roofs are permitted but shall not exceed an apex height of greater than 16 feet above the parapet or eave line.

Exhibit 2

Building Heights
One Story

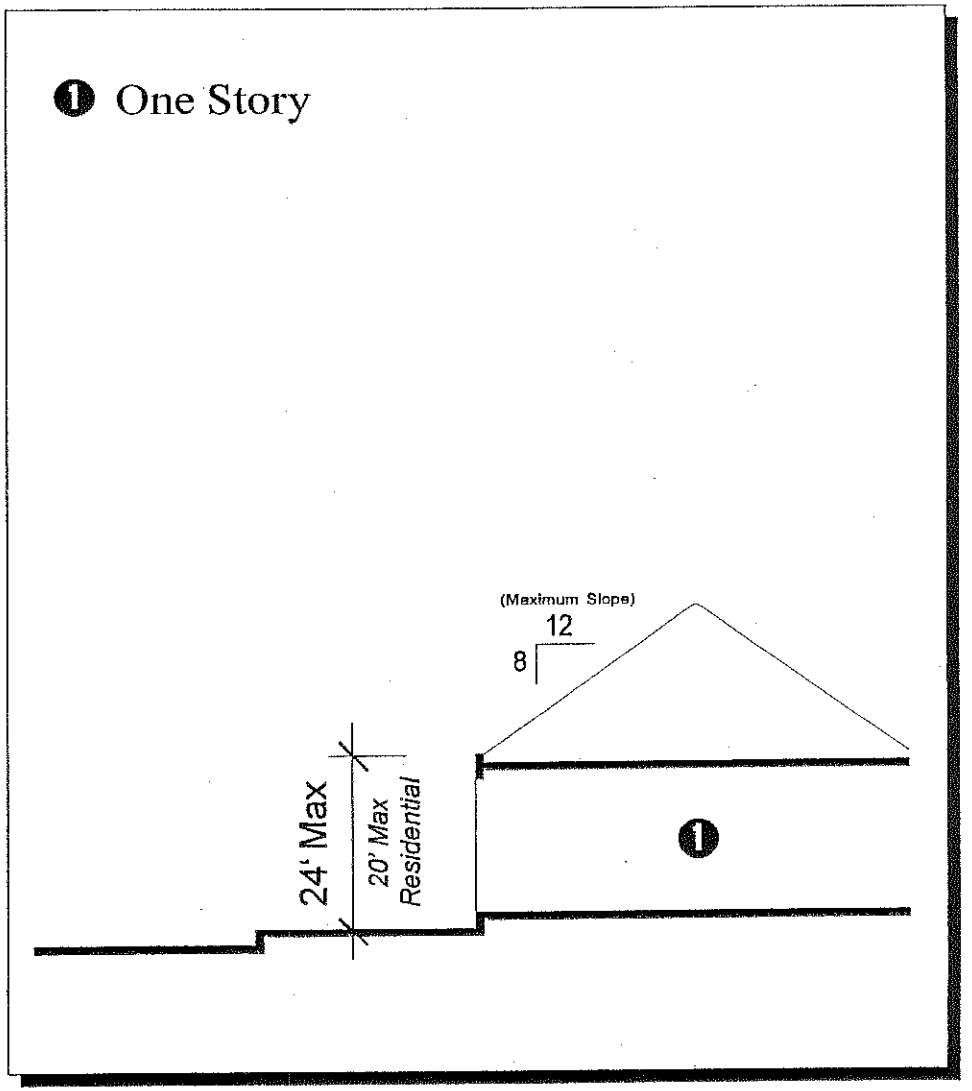


Exhibit 3

Building Heights
Two Story

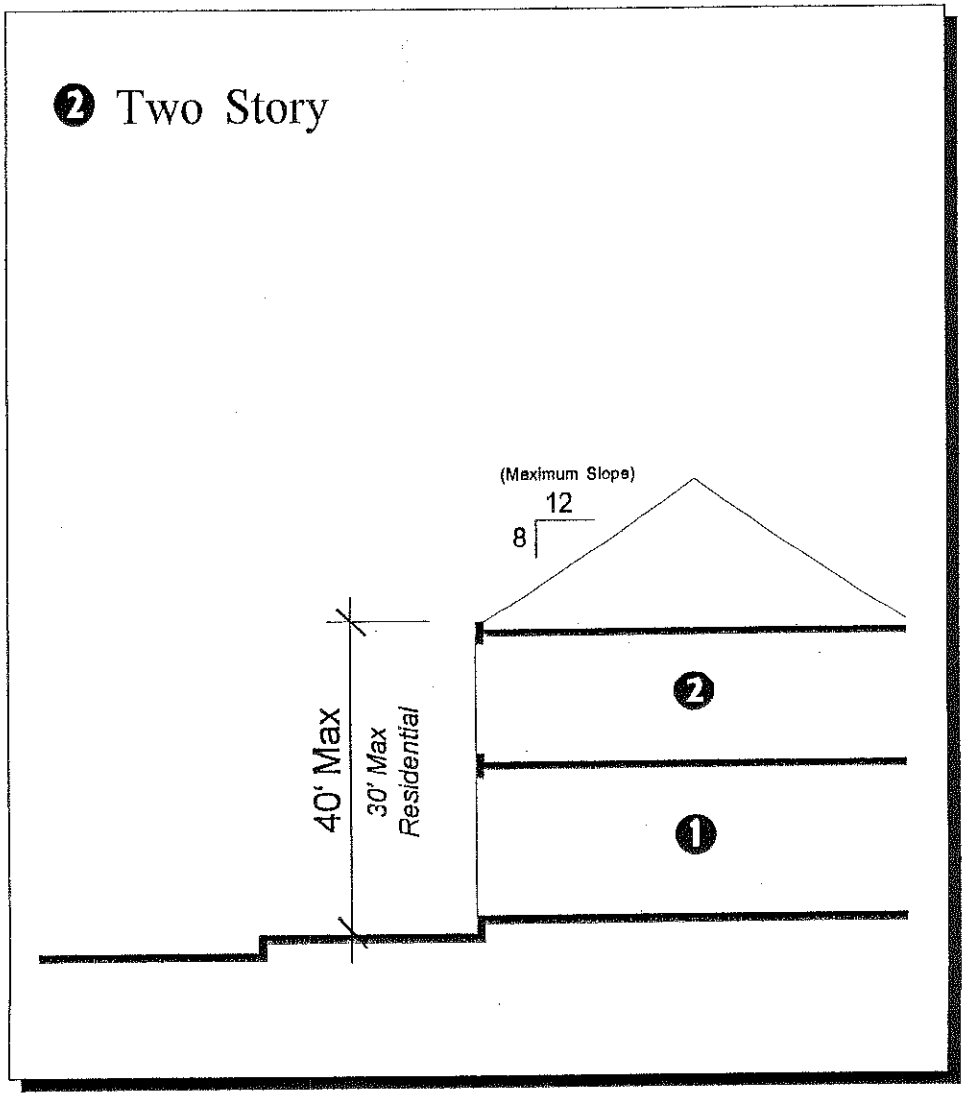


Exhibit 4

Building Heights
Three Story

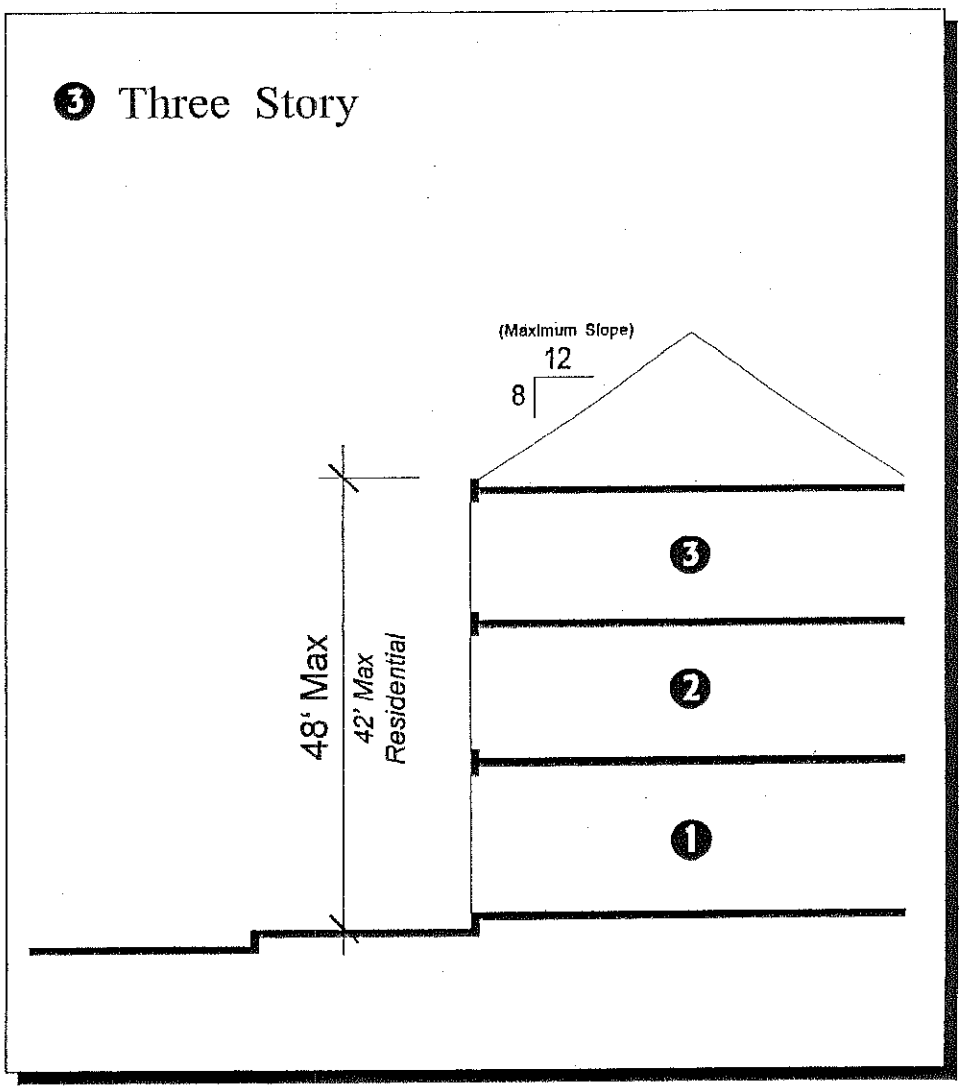


Exhibit 5

Building Heights
Four Story

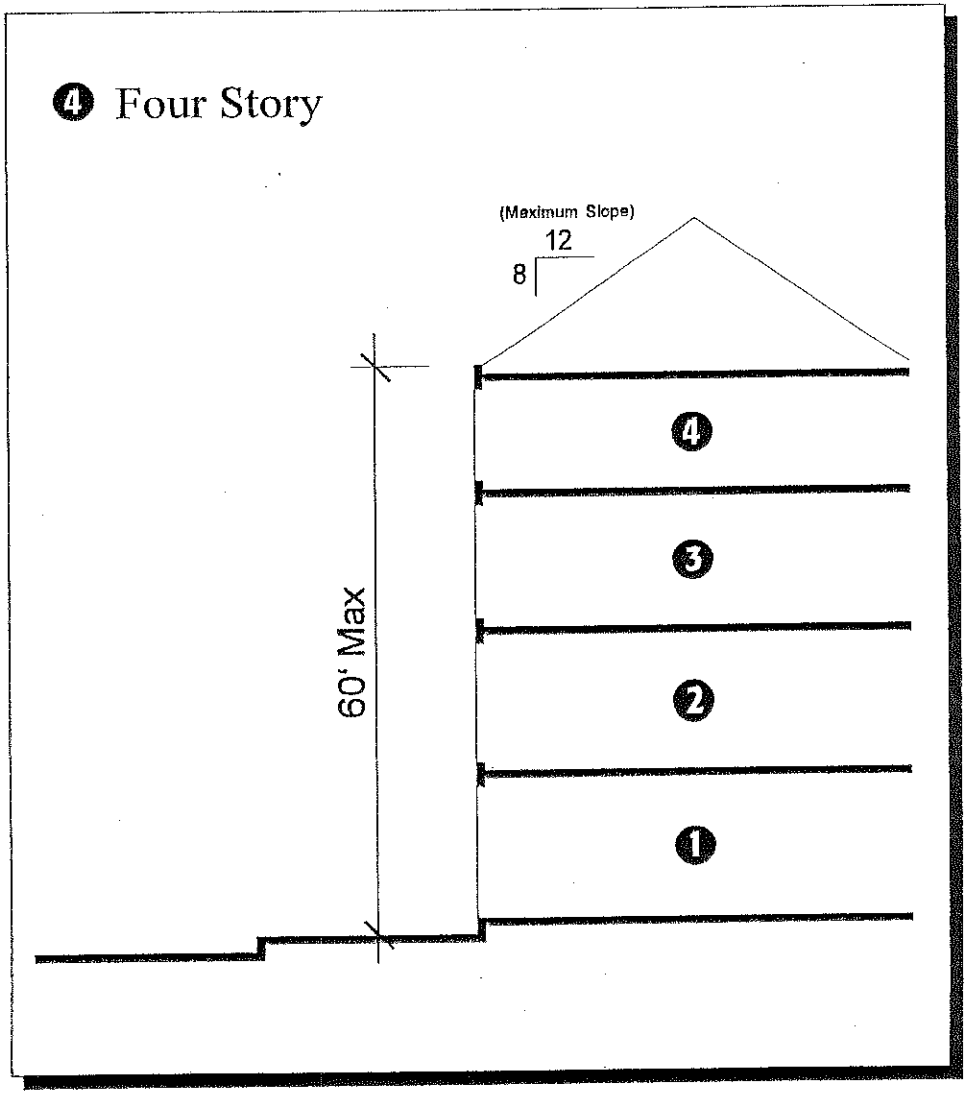


Exhibit 6

Building Heights
Five Story

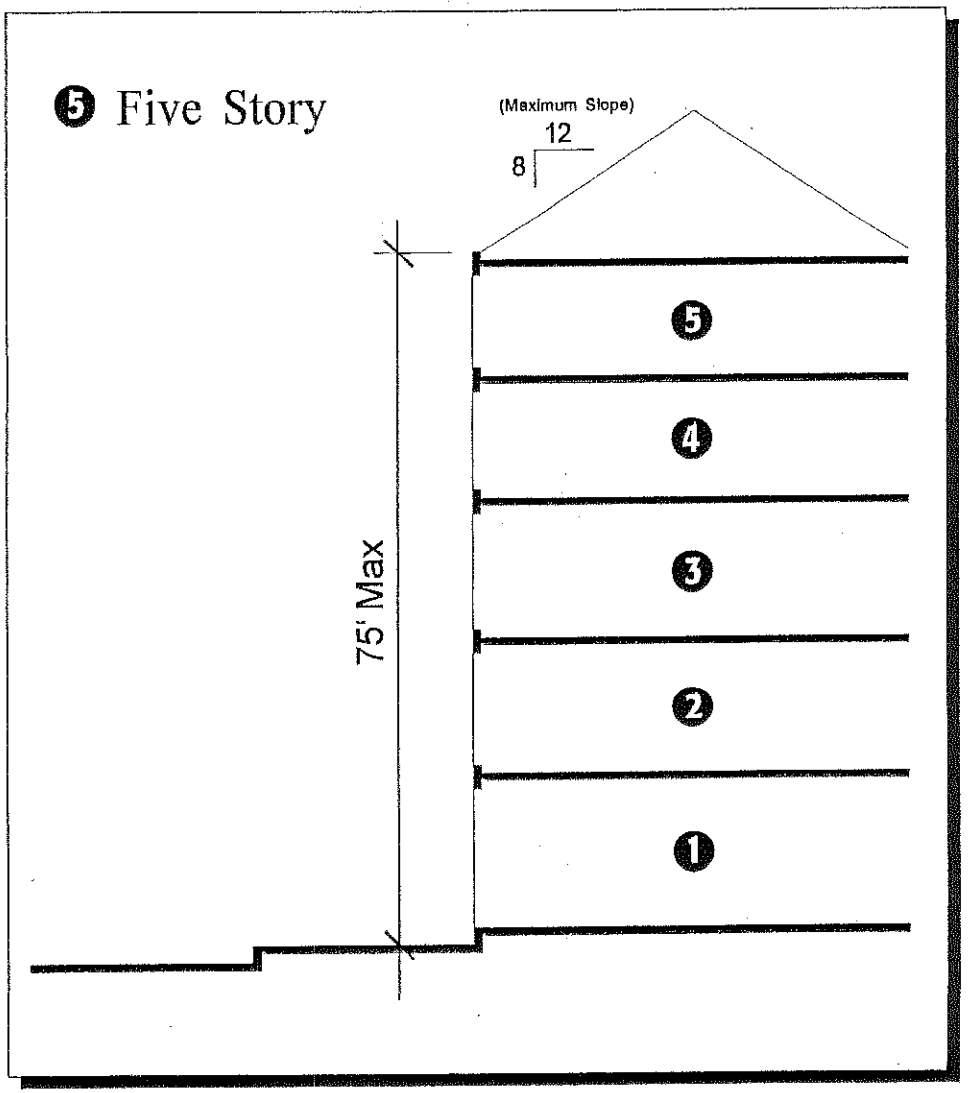
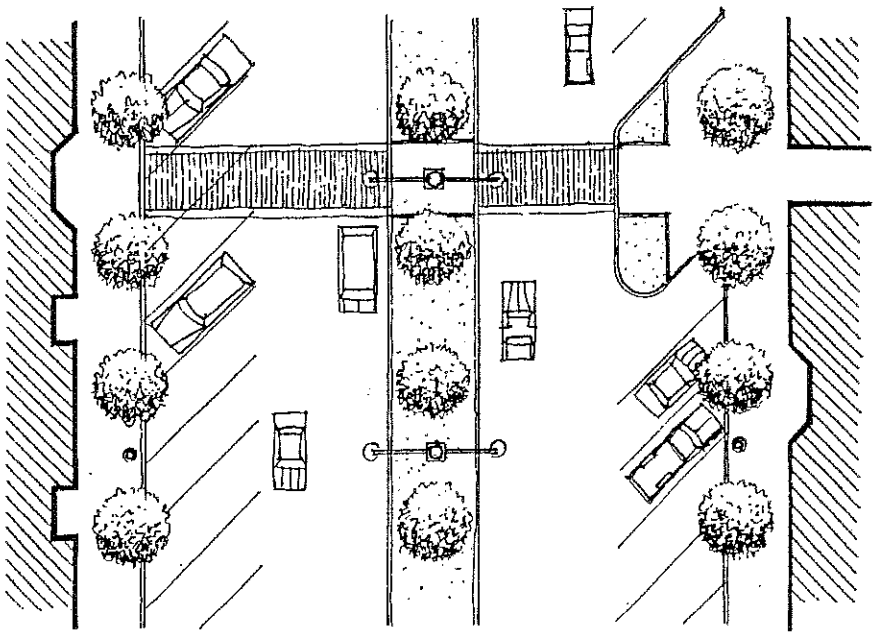


Exhibit 7

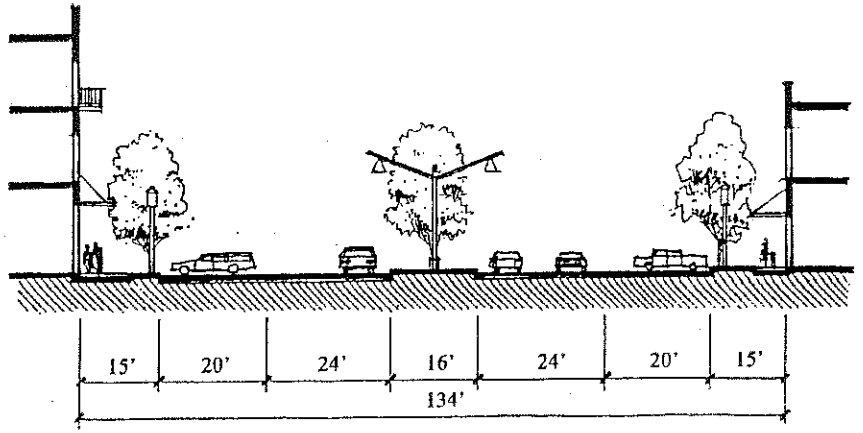
STREET A PRIMARY ARTERIAL

Typically Street A is the main boulevard running through the area. It will be four lanes and divided where it passes through the mixed use development and be urban in character. The median will be narrow, on-street parking will be allowed, sidewalks will be close to the street edge and traffic lights will be more frequent if required. Speed limits will lower on this stretch to allow for pedestrian crossings and street intersections.

Street Character	Street A will be primarily commercial. There will be high traffic volume, but it will remain pedestrian friendly.
Building Heights	Building heights will be no less than two stories and no more than four stories.
Sidewalk Zone/ Build-To-Lines	The depth of the sidewalk and "build-to" line will be a minimum of 15 feet from the face of the curb.
Parking	Angled and parallel street parking will be allowed on both sides.
Landscaping	Street trees are required along sidewalks and in medians placed at a maximum spacing of 25 feet.



Street Plan



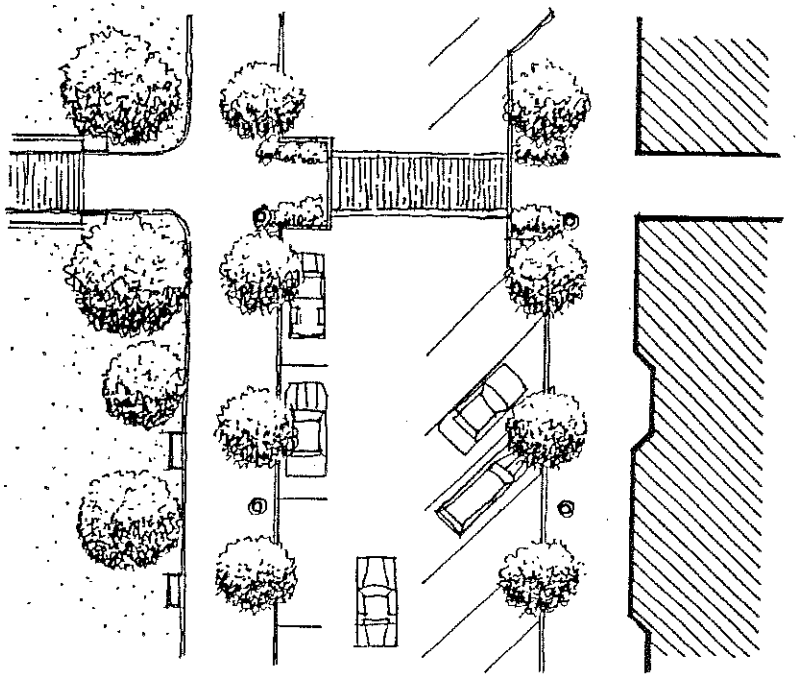
Street Section

Exhibit 8

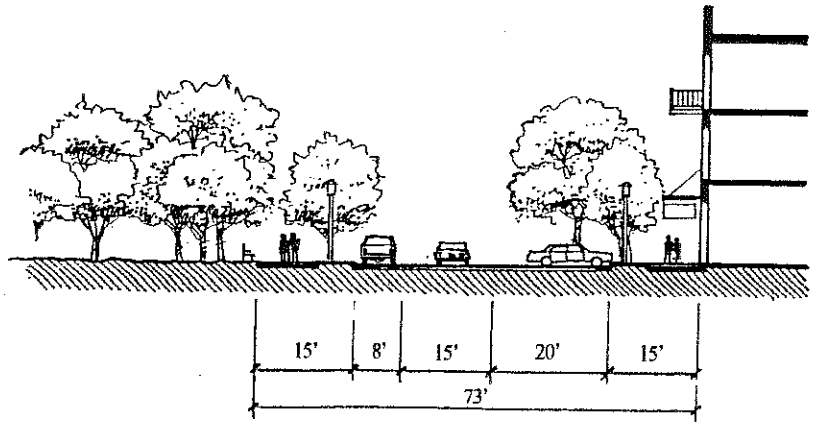
STREET B TOWN SQUARE

Town Square may be a one-way street within the mixed use development. It is primarily a retail shopping street with slow traffic. There will be parallel parking on the inside curb next to the Square and angled parking on the outside curb next to the shops.

Street Character	Town Square will be primarily commercial, with active pedestrian areas.
Building Heights	Building heights will be no less than two stories and no more than four.
Sidewalk Zone/ Build-To-Lines	The depth of the sidewalk and "build-to" line shall be 15 feet from the curb. All buildings facing Town Square must be built 100% to the build-to line with the exception of civic buildings, building entries, through-block passages, and required building articulations.
Parking	Angled parking will be allowed on the outside of the street and parallel parking will be allowed on the inside next to the square.
Landscaping	Street trees are required along sidewalks at a maximum spacing of 25 feet.



Street Plan



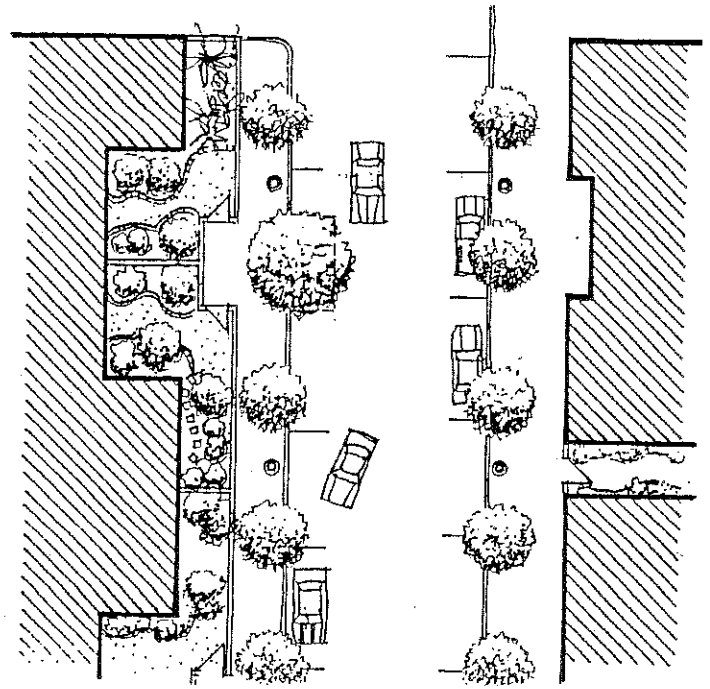
Street Section

Exhibit 9

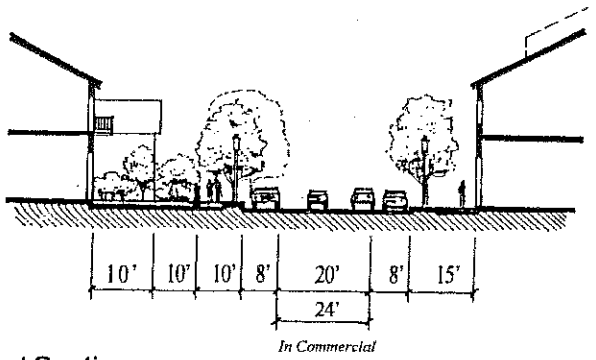
STREET C PERIMETER ROAD

The perimeter road parallels the boundaries of the site and may form the outer ring of the mixed use development area's street system. It is a two-way street with parallel parking provided on both sides.

Street Character	The portions of the perimeter road nearest to retail and office areas are primary commercial. The remainder is primarily residential with occasional shops or cafés mixed in at street level.
Building Heights	Building heights vary but are generally one to three stories.
Sidewalk Zone/ Build-To-Lines	The depth of the sidewalk zone adjacent to residential uses shall be 10 feet from the curb, and adjacent to all other uses shall be 15 feet from the curb. The "build-to" line for residential uses shall be a minimum of 20 feet from the curb and a maximum of 40 feet from the curb. The "build-to" line for all other uses shall be 15 feet from the curb.
Parking	Parallel parking will be provided on both sides of the street.
Landscaping	Street trees are required along sidewalks at a maximum spacing of 25 feet.



Street Plan



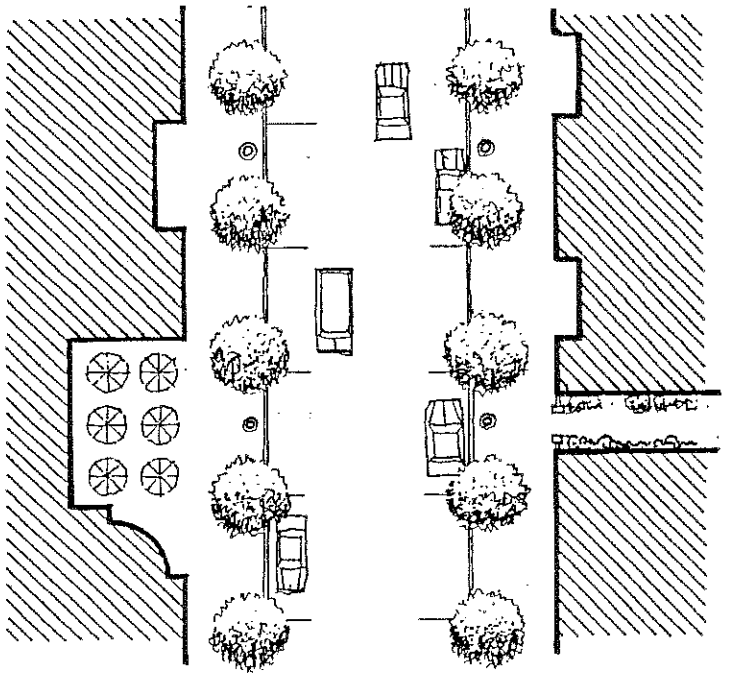
Street Section

Exhibit 10

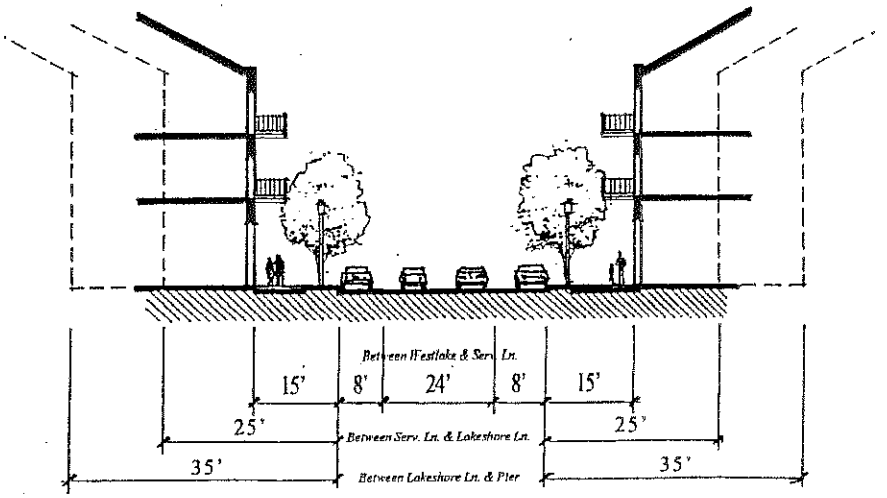
STREET D INTERIOR STREETS

Interior streets are two-lane streets with on-street parking.

Street Character	Interior Street is an active shopping, business and residential street. Its residential areas are generally above the street level, but some are on the ground floor level as well.
Building Heights	Building heights vary from one to four stories.
Sidewalk Zone/ Build-To-Lines	The depth of sidewalk zones and "build-to" lines shall vary from 15 feet in residential areas to 25 feet in dense retail areas.
Parking	Parallel parking is allowed on both sides of the street.
Landscaping	Street trees are required along sidewalks at a maximum spacing of 25 feet.



Street Plan



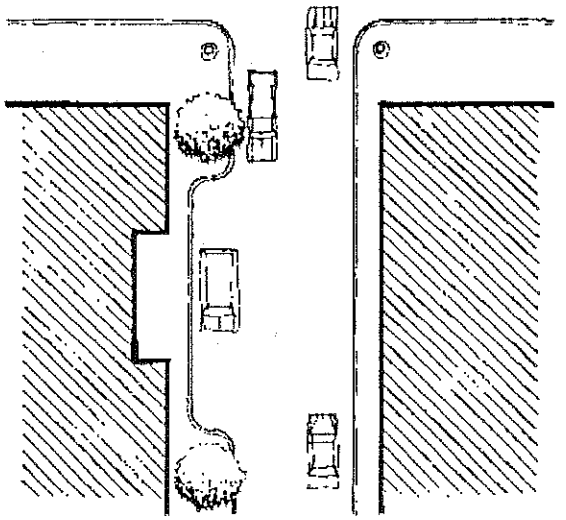
Street Section

Exhibit 11

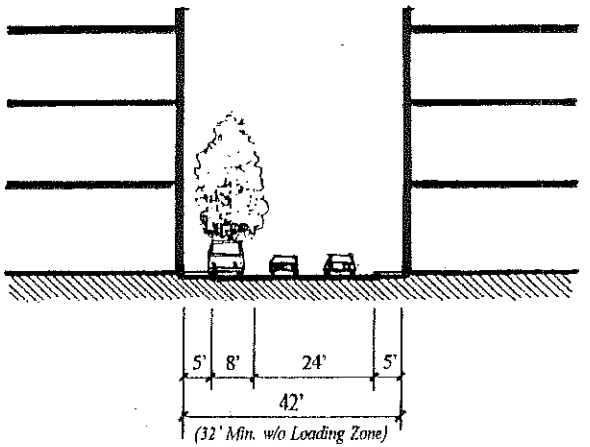
STREET E SERVICE LANES

Service Lanes are two-way / two-lane service corridor midway between blocks within the mixed use areas. It provides access for service vehicles to parking areas and nearby buildings.

Street Character	The Service Lane is a small, vehicle-oriented alley with slow traffic throughout. It is not designed to encourage a high level of pedestrian traffic, but it will accommodate them.
Building Heights	Building heights vary from one to four stories.
Sidewalk Zone/ Build-To-Lines	The depth of sidewalk zones and "build-to" lines shall be five feet from the curb.
Parking	There is no on street parking with the exception of occasional loading zones.
Landscaping	Street trees are not required.



Street Plan



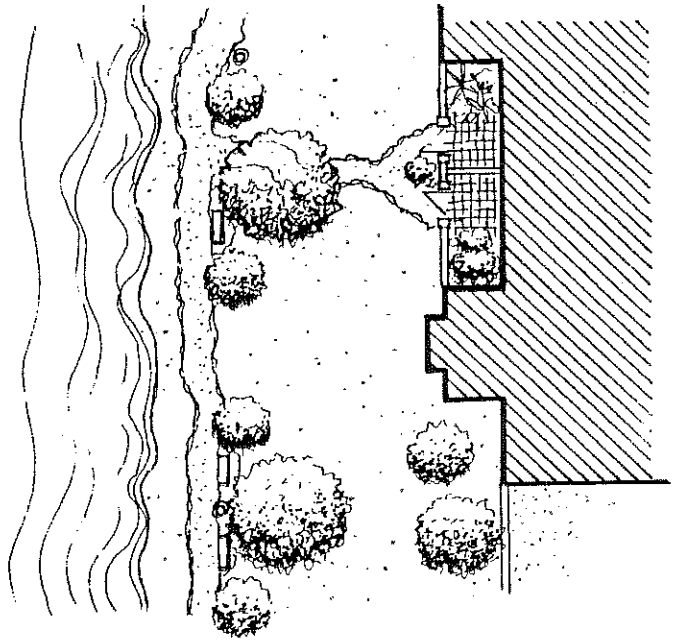
Street Section

Exhibit 12

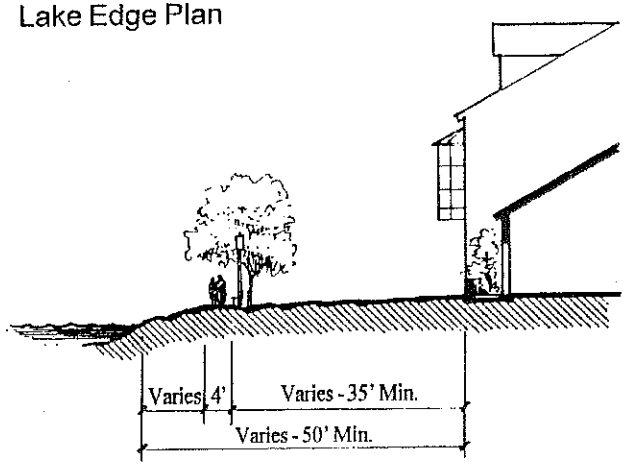
LAKE EDGE

The shore along Lake Turner is a waterfront area to be enjoyed by all the residents and visitors of Westlake. A continuous pathway, possibly a portion of the Town's trail system, runs along the shore.

Building Heights	Buildings along the Lake Edge will be one to three stories.
Pathway Zone/ Build-To-Lines	The continuous pathway shall be at least six feet wide. The pathway must be at least 35 feet from any building face (but may be adjacent to a building face). Buildings must be set back at least 50 feet from the shoreline.
Landscaping	The Lake Edge landscaping will be approved at the time of PD Site Plan approval.

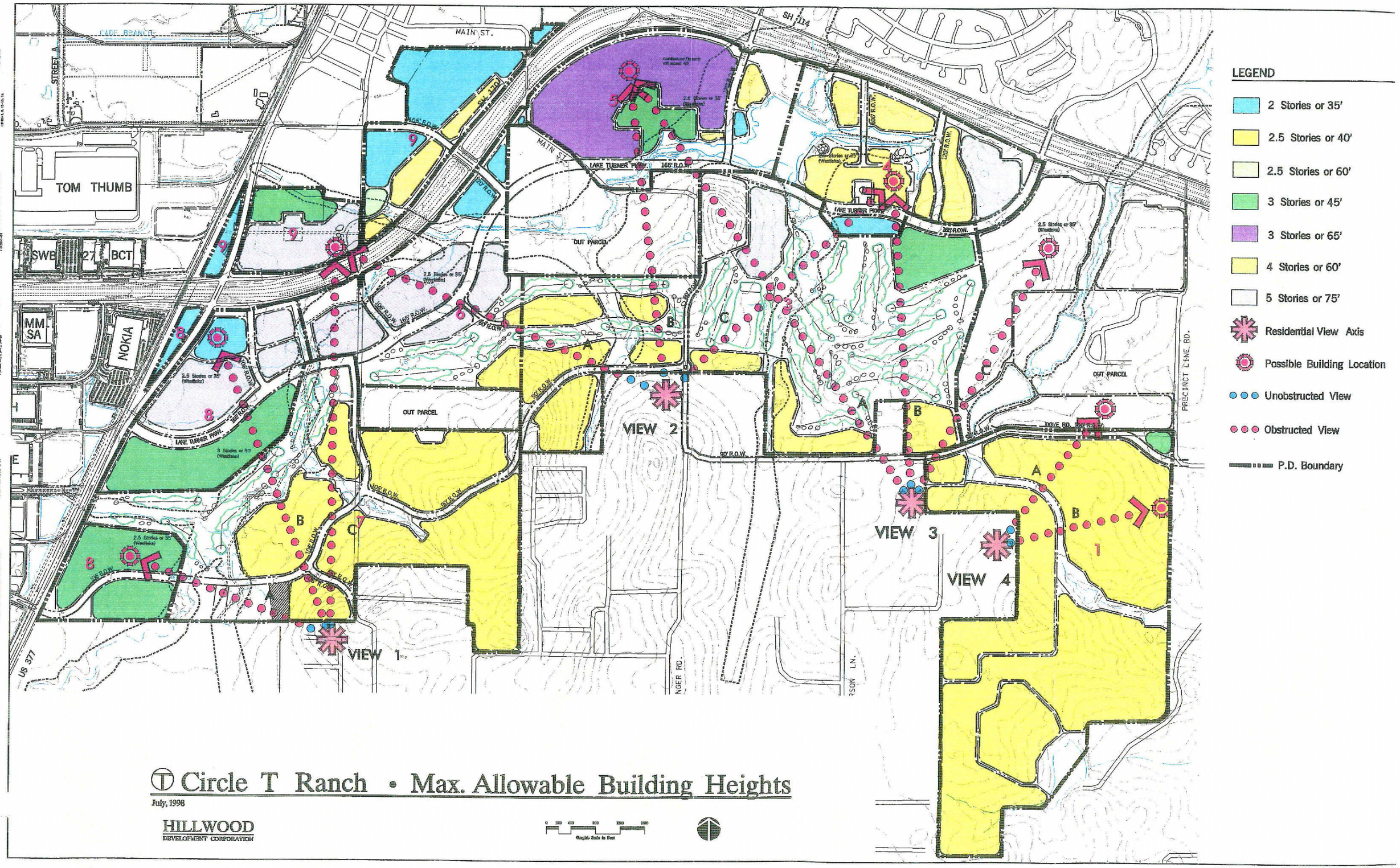


Lake Edge Plan



Lake Edge Section

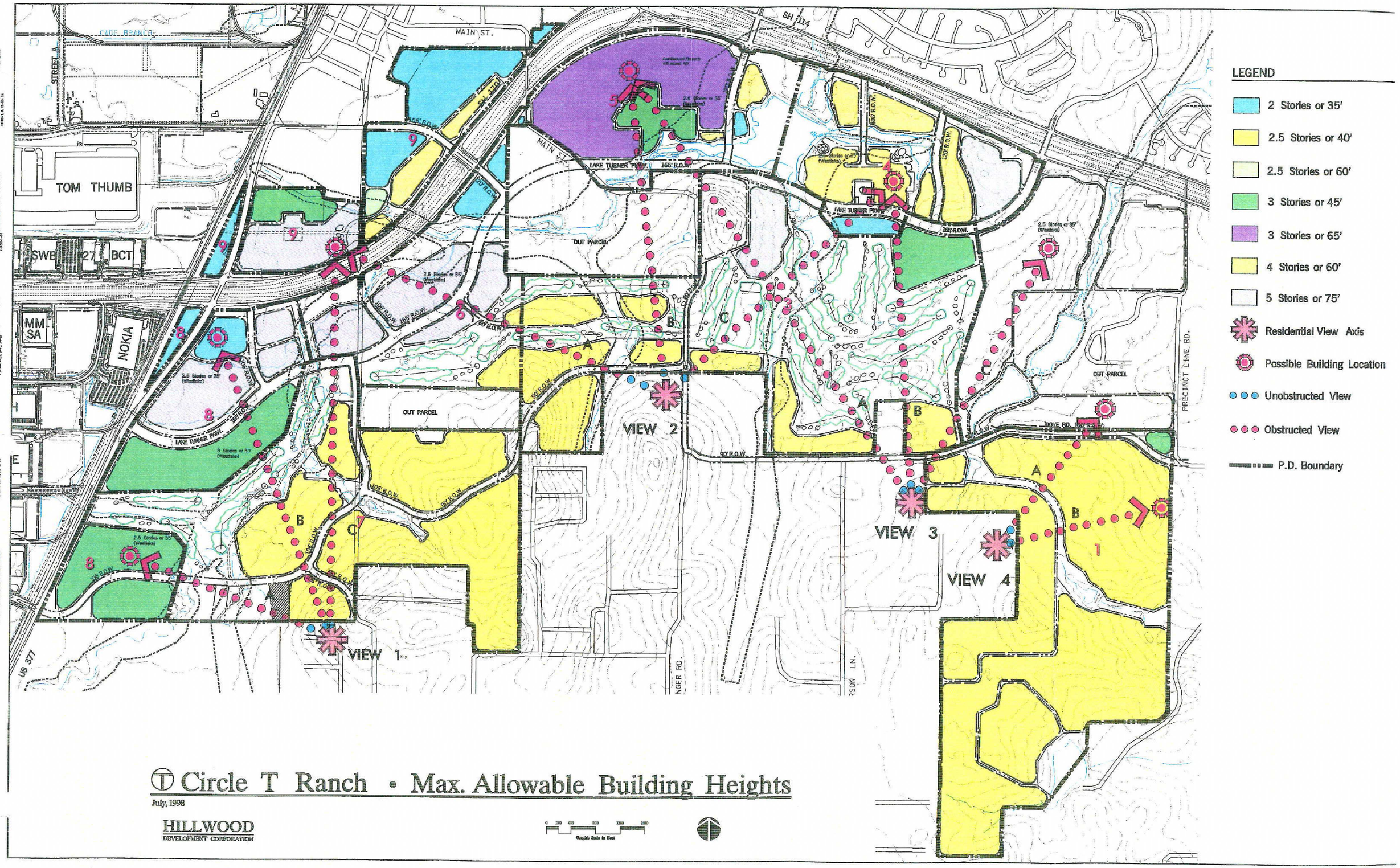
Exhibit 13



Circle T Ranch • Max. Allowable Building Heights

July, 1998

HILLWOOD
DEVELOPMENT CORPORATION

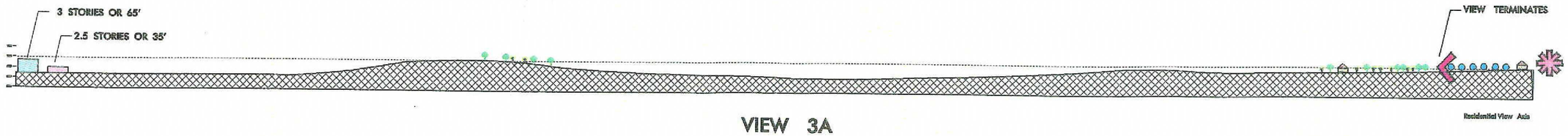


Circle T Ranch • Max. Allowable Building Heights

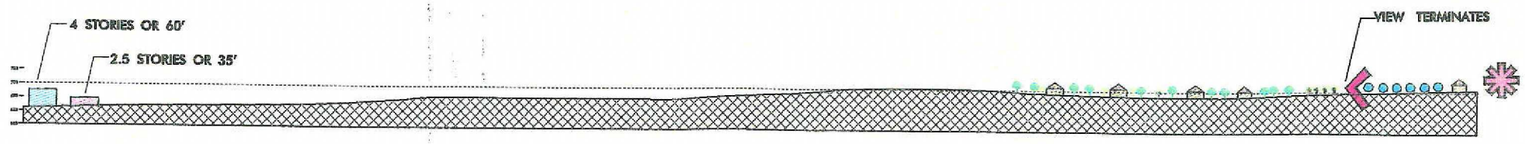
July, 1998

HILLWOOD
DEVELOPMENT CORPORATION

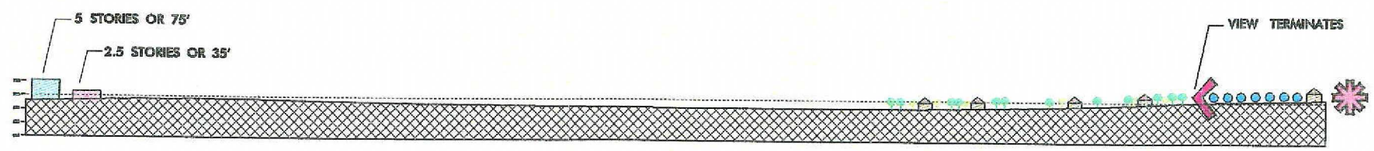
VIEW SECTIONS 3 & 4



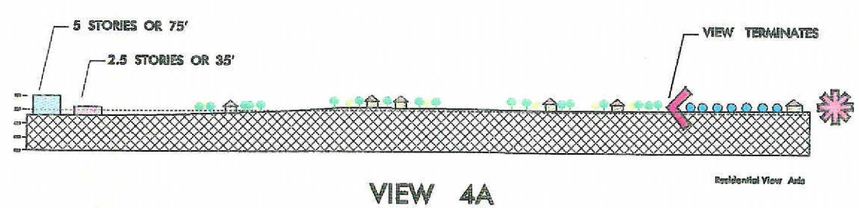
VIEW 3A



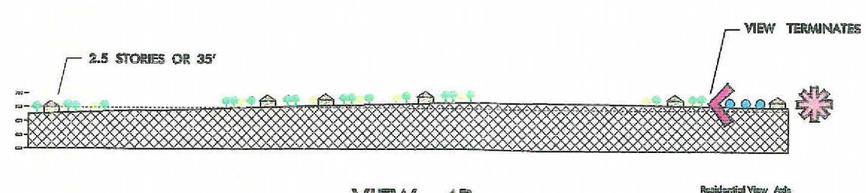
VIEW 3B



VIEW 3C



VIEW 4A



VIEW 4B

POSSIBLE BUILDING LOCATION

PD CONCEPT PLAN

WESTLAKE

VIEW IS FROM SECOND STORY WINDOW OR 15'± ABOVE GROUND LINE

Circle T Ranch

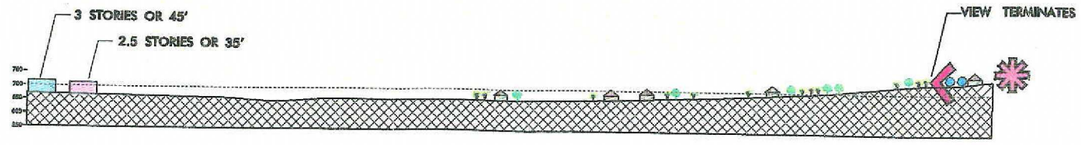
05/21/99

0 100 200 400 600 800

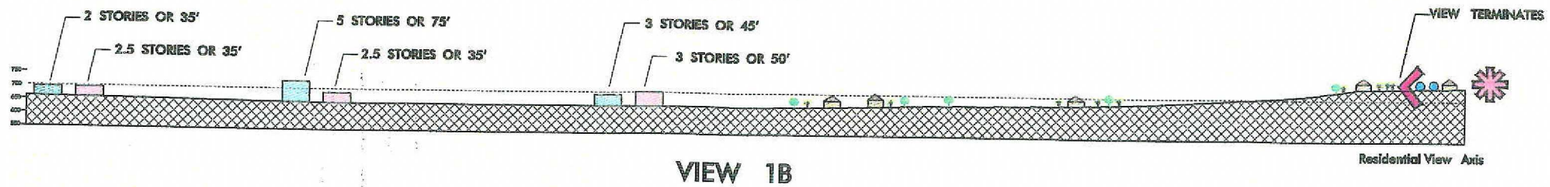
Graphic Scale in Feet

HILLWOOD
DEVELOPMENT CORPORATION

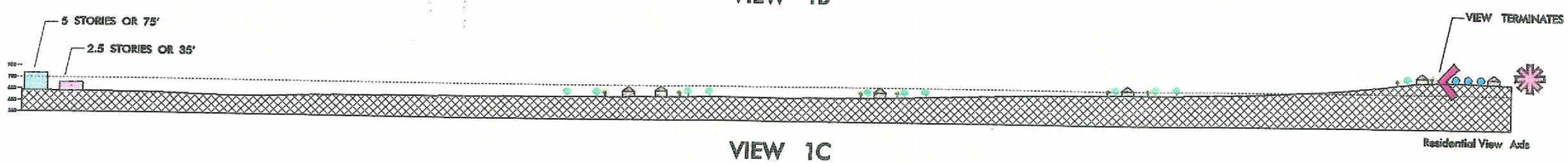
VIEW SECTIONS 1 & 2



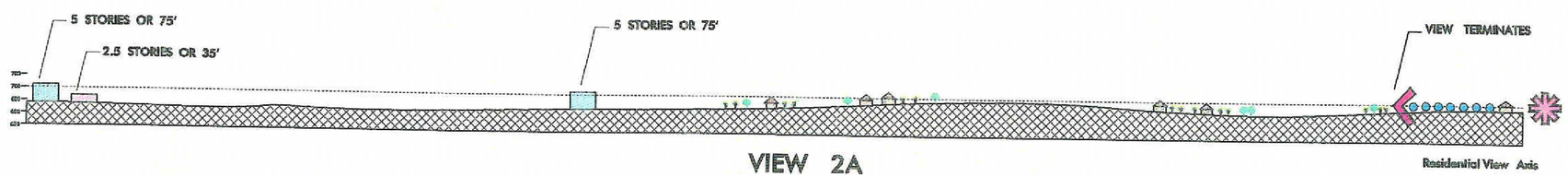
VIEW 1A



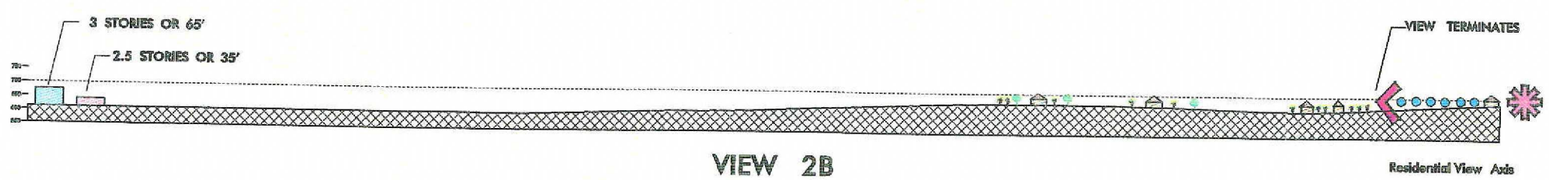
VIEW 1B



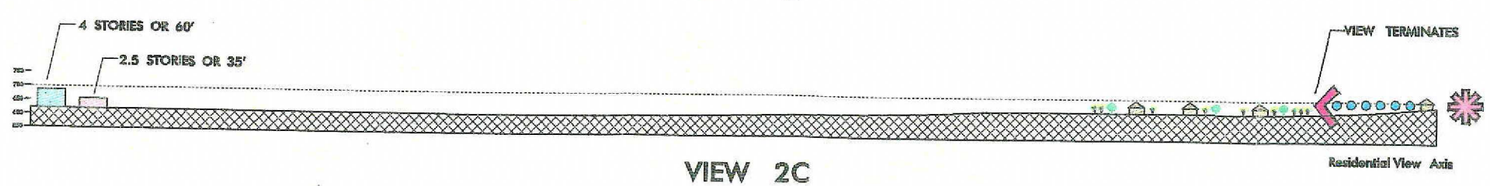
VIEW 1C



VIEW 2A



VIEW 2B



VIEW 2C

POSSIBLE BUILDING LOCATION

PD CONCEPT PLAN

WESTLAKE

VIEW IS FROM SECOND STORY WINDOW OR 15'± ABOVE GROUND LINE

Circle T Ranch

05/21/99

0 100 200 400 600 800

Graphic Scale in Feet

HILLWOOD
DEVELOPMENT CORPORATION

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS)
)
COUNTY OF TARRANT)

I, Gerri Autrey, PUBLISHER of the Alliance Regional Newspapers of Haslet, Texas, a newspaper of general circulation which has been published in Denton County and Tarrant County regularly and continuously for a period of one year prior to the first day of publication of this notice, solemnly swear that the notice hereto attached was published in the Alliance Regional Newspapers, on the following dates, to-wit:

March 26, 2004

Town of Westlake
Ordinance No. 452

Gerri Autrey
Publisher

SUBSCRIBED AND SWORN TO before me on the 2nd day of April 2004 to certify which witness my hand and official seal.

Laura Lagrassa
NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: 3-14-07

LAURA LAGRASSA
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-14-2007

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS)
)
COUNTY OF TARRANT)

I, Gerri Autrey, PUBLISHER of the Alliance Regional Newspapers of Haslet, Texas, a newspaper of general circulation which has been published in Denton County and Tarrant County regularly and continuously for a period of one year prior to the first day of publication of this notice, solemnly swear that the notice hereto attached was published in the Alliance Regional Newspapers, on the following dates, to-wit:

April 2, 2004

Town of Westlake
Public Hearing Ordinance 452

Gerri Autrey
Publisher

SUBSCRIBED AND SWORN TO before me on the 7th day of April, 2004 to certify which witness my hand and official seal.

Christina M. Weaver
NOTARY PUBLIC, STATE OF TEXAS

CHRISTINA M WEAVER
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-09-2007

My Commission Expires: 08-09-2007

TOWN OF WESTLAKE, TX

STAFF REPORT TO PLANNING & ZONING COMMISSION/TOWN COUNCIL

I. CASE INFORMATION

Case No. Z-11-12-15 **Date: 12-1-15**

Request: Applicant is requesting approval of the following:

Transfer of Development Square Footage X

Transfer of Development Rights ___

Severance of Development Square footage ___

Severance of Development Rights ___

Conversion of Development land use X

Revision of or addition of Zoning Districts X

Development Name: Project Blizzard

Location: SH170 at SH 114/ Trophy Lake Drive/ Ottinger Road

Owner: Westlake Retail Associates, LTD

Developer: Hillwood Properties

Zoning: PD3.5

Proposed Use(s): Importation of additional Office square footage, creation of additional PD District

Phasing: 5 proposed phases

II. STAFF REVIEW COMMENTS RELATIVE TO COMPLIANCE WITH THE RECOMMENDTIONS AND INTENT OF THE COMPREHENSIVE PLAN

1. **General:**
   a. **General intent of Citizen Goals and Priority Statements as documented in the Comprehensive Plan:** The Forging Westlake 2015 Comprehensive Plan identifies 19 goals, supported by priority statements which flow from those goals. The goals include goals related to
      i. Views, Visual Image, and Preservation seek preservation of present vistas of naturalness, pastoral/ agricultural character/ sense of openness.
      ii. Quality of Life, Seeks preservation of "slow paced Life style"
      iii. Urban Form, Development Form seeks to create a holistic town form, town center, town linkages, protection of residential areas from commercial encroachment, and greater levels of amenity.
      iv. Accessibility, Vehicular Circulation/ Traffic, and Alternate Modal Movement seeks connectivity, functionality, and capacity in the trail and roadway network as well as containing major traffic increases in the northerly portions of the Town. In addition, reduce vehicular trips and promote pedestrian safety.
      v. Land Use seeks to clearly separate residential and commercial areas in ways that reinforce single family values and neighborhoods.
      vi. Value/ Financial Sustainability seek to increase the ad valorem base and thereby continue to serve the Town's financial needs.
      vii. Academy Sustainability and Education seeks to meet the future educational needs of the Town population and make Westlake a major educational center.
      viii. Waterways/ Waterbodies/ Natural Systems seek to create more and more usable water amenities for the Town of Westlake.
      ix. Infrastructure/ Public Facilities have infrastructure and emergency facilities to assure the continued health and safety of the Town's full-time and day-time population.
      x. Environmental Sustainability and Conservation seeks to promote water conservation and environmental preservation.
      xi. Parks/ Recreation seek to establish distinctive recreational and park opportunities.

These goals guide the formulation of the Comprehensive plan elements listed below. The proposed Blizzard Development is consistent with many of these goals as follows:

b. <u>Application compliance with Citizen Goals and Priority Statements as documented in the Comprehensive Plan:</u>

COMPREHENSIVE PLAN GOALS	Plan Design as submitted	Land Use as submitted by application and conceptual plan	Transfer of Square Footage as submitted by application and conceptual plan	COMMENTS
Views	YES	NA	YES	Density placed in a receiving area and transferred from a sending area
Visual Image	YES	NA	YES	Reduction of density toward Dove Road through importation and establishment of distinct project identity.
Quality of Life	NO	NA	YES	Reduction of commercial development in close proximity to single family residential
Preservation	YES	NA	YES	Density placed in a receiving area and transferred from a sending area; Turner Lake maintained/ enhanced
Urban Form	YES	YES	YES	Gathers commercial entitlement to the north
Development Form	YES	NA	NA	Makes edge of Lake Turner available to Public Use
Accessibility	YES	NA	NA	Provides place of Regional Trail Convergence
Vehicular Circulation/ Traffic	YES/NO	NA	NA	Use of Ottinger as southerly access links commercial traffic directly to Dove Road in later phases this could mean more cars. Elimination of high trip volume Mall use may reduce trips, overall. A TIA should be performed to confirm this statement.
Alternate Modal Movement	YES	YES	YES	Mixed use reduces trips. Trail connections present.
Land Use	NA	YES/NO	YES	Does not encourage home-ownership within the development but does protect existing single-family areas through transfer of commercial

				square footage.
Value/Financial Sustainability	YES	YES	YES	Captures full value potential in development intensity
Academic Sustainability	NA	YES	NA	The effect of Urban Living as a replacement for small lot SF as it pertains to Westlake Academy needs further study.
Education	NA	NA	NA	
Water Ways/ Water Bodies/ Natural Systems	YES	YES	YES	Turner Lake Edge developed for pedestrian use
Infrastructure and Public facilities	NO	NA	NA	No provision of public emergency facilities or over sizing of public utilities.
Environmental Sustainability and Conservation	NO	NO	NO	No inherent water conservation measures presented
Parks and Recreation	YES	NA	NA	Major public gathering space presented

2. **<u>The Thoroughfare Plan:</u>**
   a. **<u>General Intent of the Thoroughfare Plan:</u>** The Thoroughfare Plan establishes a coherent traffic system which anticipates the trip generation potential of Town build-out to 70% of entitlement. In addition, the Thoroughfare Plan:
      i. Establishes a north-south/ east-west street network system with capacity to accommodate 70% build out of entitlement.
      ii. Mitigates limitations to Freeway/ Interchange capacity due to regional traffic flows
      iii. Improves Town connectivity between live, work, shop, entertainment, and amenity.
      iv. Establishes a framework for growth that more evenly distributes commercial value and protects residential values
      v. Accommodates pedestrian and bicycle movement
      vi. Diverts a substantial portion of the commercially generated traffic from residential segments of Dove Road
      vii. Identifies Design Focus and Special Consideration points within the proposed system.
      viii. Establishes a Town-wide Street Typology

   b. **<u>Application compliance with the Thoroughfare Plan:</u>**

THOROUGHFARE PLAN	Street and Pathways Layout	Land Use Relationships	Street Design	COMMENTS
North-south/ east-west street network	YES	NA	YES	Provides Regional Arterial as illustrated on the Thoroughfare Plan and sets up extension westward as per the Thoroughfare Plan. Shifts Ottinger connection as indicated by thoroughfare plan to east side of Lake Turner to be addressed at a future date
Mitigate limitations to Freeway Interchange capacity	NO	NA	NO	Mitigation of Freeway limitations is dependent on off-site thoroughfare connections. Later phases may encounter LOS impacts without such connections. Initial phases should work with streets shown but a TIA is needed. Conceptual Plan does not show SH114 ramp from the north as it connects to the existing service road…ingress/ egress study needed to understand regional and local traffic flow along service road as it relates to development.
Town Connectivity	YES	YES	YES	Sets up connection with Plan identified off site street extensions, provides trail connections to major amenity features and commercial/ work elements, and integrated live work related land uses.
Framework for growth	YES	NA	NA	Transfer the major places of development value away from the freeway service road to internal streets, thereby setting up pattern for continuation of such non-freeway fronting development. Development capture is not ties to freeway but moves into the Town fabric.
Pedestrian and bicycle movement	YES	YES	YES	Concept site plan appears to connect regional trails to work and entertainment destination as well as primary lake front amenity.
Divert from Dove	POTENTIAL	YES	NA	Requires off-site system connections to prevent traffic from using Ottinger to Dove as the non-service road route.

				Mixed Use reduces trips which relieves traffic on Dove.
Resolves points of Design Focus/ Special Consideration	NO	NA	NA	The issue of Design Focus #1 (as identified on the Thoroughfare Plan) is not affected by the thoroughfare proposed, thereby pushing resolution of this issue to the east side of Lake Turner.
Establish Town wide Street Typology	YES	NA	NO	Plan implements the Regional Road Connection to 114. The street ROW for the Regional Road needs to match Comp Plan (no scale or design provided at this point).

3. **<u>The Land Use Plan:</u>**
   a. **<u>General Intent of the Land Use Plan:</u>** The intent of the Land Use Plan is to create a fabric of Community Types that:
      - **i.** Protects and coincide with the 5 view conditions (Vista Points, Vista Termini, View Shade, View Shed, and View Corridors)
      - **ii.** Establishes a desired built character of the community type that guides density re-distribution
      - **iii.** Establishes a desired land use dominance of the community type
      - **iv.** Aggregates value to support the Town's Ad valorem base requirements. Promote attainment of threshold entitlement build out while still supporting the view protection goals.
      - **v.** Facilitates and encourages re-distribution of development square footage through transfer and not rezoning.
      - **vi.** Conceals vertical disruption, ground plane augmentation and form deviations associated with more intense development densities.
      - **vii.** Minimizes displacement of important natural fabric.
      - **viii.** Coincides with identified sending and receiving areas

   b. **<u>Application compliance with the Land Use Plan:</u>**

LAND USE PLAN	Site Design as submitted	Land Use Relationships as submitted in Application and Conceptual Plan	Assumed Topographic Setting as per the submitted Conceptual Plan	**COMMENTS**

Protects/ coincide with the associated view condition	YES	NA	YES	Lies in a View Shade Zone concealed by land promontory north of Westlake Academy…and RC-D district
Establish desired built character for the Community Type	YES	YES	NA	Lies in a Regional Commercial District, which is the most intense commercial district designation in the Land Use Plan. Includes structured parking, taller buildings, and active building-to-street relationships.
Establish desired land use dominance for the Community Type	NA	YES	NA	Commercial dominance. Commercial aggregation is "deemed a land use objective" when it promotes lowering density in a view sensitive zone. Commercial development is regionally associated, attracting trips related to its 114 association.
Aggregates value, promotes attainment of threshold ad valorem	YES	YES	NA	Corporate headquarters that will create substantial industrial cluster capable of stimulating vertical and horizontal expansion which will attract more aggregation of commercial use. Establishing commercial cluster creates value center for Town.
Facilitates, encourages redistribution through transfer	YES	YES	YES	Development flexibility accommodates the more intense development needs of a corporate center and encourages continued importation of development square footage from sending areas.
Conceals vertical disruption, ground plane augmentation, and form deviations of intense development	YES	NA	NA	Pedestrian street and significant central open space as well as lake edge development creates a meaningful ground plane which is supported by building placement.
Minimizes displacement of important natural fabric	YES	NA	YES	Located on lower ground below the more complex natural settings to the south. Contains an appropriate level of lake edge development that does not over develop the natural asset.
Coincides with identified sending and receiving areas	YES	NA	YES	Conforms to the RC-D area configuration.

4. <u>The Economic Development Plan:</u>

a. **General Intent of the Economic Development Plan:** The intent of the Economic Development Plan is to promote a robust economic environment for Westlake through:

   i. Supporting attainment of a sustainable and adequate Ad valorem base.
   ii. Promoting and furthering attraction of, or providing for, Corporate Headquarters to Westlake.
   iii. Promoting and/ or providing specialty retail
   iv. Facilitating and enhancing ability for targeted recruitment
   v. Facilitating and contributing to industrial cluster formation.
   vi. Providing for infrastructure extension to desired areas of future development, facilitating circulation, and providing for information dissemination.
   vii. Providing locational value for development in close proximity.
   viii. Enhancing Town identity.
   ix. Providing increased amenity.
   x. Providing desirable associations.
   xi. Enhancing education.
   xii. Supporting a rational land use context.
   xiii. Supporting corporate retention.
   xiv. Supporting employee retention.
   xv. Implementing opportunities for office-driven mixed use.

b. **Application compliance with the Economic Development Plan**

ECONOMIC DEVELOPMENT PLAN	Site Design as submitted	Land Use Relationships as submitted in Application and Conceptual Plan	Proposed End User as submitted in Conceptual Plan	COMMENTS
Attainment of sustainable/ adequate Ad valorem base	YES	YES	YES	Aggregates high value use enhances locational value identity
Attracts or provides Corporate Headquarters	YES	YES	YES	Builds on and extends Westlake assets and provides locational identity for financial services industries.
Promotes/ provides Specialty Retail	NA	YES	NA	Urban shopping street and vertical mixed use with upper income

				occupants.
Facilitates Targeted Recruitment	YES	YES	YES	Provides critical mass to establish Westlake as a desirable community for financial services.
Facilitates/ contributes to industrial Cluster Formation	YES	YES	YES	Combined with Financial Services already in place, establishes a critical mass of financial services that will support vertical and horizontal expansion…thereby supporting growing cluster formation.
Provides infrastructure extension, facilitates circulation and information dissemination.	YES	NA	NA	Putting main line utilities that can continue to other sites with ROW extensions. This was discussed in presentation but not clear in submittal documents.
Provides value for locations in close proximity.	YES	YES	YES	Defines a value gradient emanating from the corporate headquarters center.
Enhances Town identity	YES	NA	YES	Conforms to the RC-D area configuration.
Provides increased amenity	YES	NA	NA	Provides natural and plaza open space features with trail connections indicated on conceptual site plan…should be labeled.
Provides desirable associations	NA	NA	YES	Major Financial Services Home/ Regional Office is an association sought my many components of the industrial cluster.
Enhances Education	NA	NA	NA	
Supports rational land use context	YES	YES	NA	The sequence from mixed use freeway edge to corporate office interior. Importation of square footage from PD 3-3 promotes density gradient from freeway to residential, south of Dove.
Supports corporate retention	YES	NA	YES	Strengthening Financial Services Industrial Cluster maintains Westlake's importance as a Financial Services location.
Supports employee retention	YES	YES	YES	Generous open spaces, lake edge development, and mixed use favors employee retention.
Implements area opportunities for office driven mixed use	YES	YES	YES	

5. **<u>The Housing Plan:</u>**
   a. **<u>General Intent of the Housing Plan:</u>** The intent of the Housing Plan is to protect and define high value submarkets for Westlake by:
      i. Consolidating dispersed price points into definable sub-market zones.
      ii. Supporting/ protecting current price point distinctions.
      iii. Providing new housing choices for emerging empty nester, retiree, and young family/ young professional markets, unique to this area, seeking higher price point housing options.
      iv. Providing housing choices for changing housing needs among Westlake's own population as they grow through life style changes.
      v. Mitigating value encroachment from neighboring lower price point sub-markets and preserve value.
      vi. Implementing housing market type gradients as portrayed in the Westlake Housing Plan map.
   b. **<u>Application compliance with the Housing Plan:</u>**

HOUSING PLAN	Site Design as submitted	Land Use Relationships as submitted in the Application and the Conceptual Plan	Housing Component as submitted in the Application and the Conceptual Plan	COMMENTS
Consolidate disperse price point housing types	NA	NA	NA	The conceptual plan suggests a rental product and the application suggests a single-family product, therefore it is unclear as to impact on this recommendation.
Supports/protects current price point distinction	NA	NA	NO	Application does not remove "single-family" use, only "owner-occupied language. Conceptual Plan alludes to a rental housing type. If the MF use in PD3-9 is transferred to PD3-5, one could say the rental housing type as submitted could be a higher-end version of the garden style MF in PD3-9...However, this scenario is not specified as part of the application submittal. Any

				rental housing product if proposed should be of exceptional quality to ensure contribution to overall property values.
Provide housing choices for emerging empty nester, retiree, and young family/young professional markets seeking higher price point options.	NA	NA	POSSIBLY	Westlake does not currently offer an upscale Urban Living rental option with low maintenance and high security. This issue needs to be more fully evaluated.
Provide housing choices for changing housing needs among Westlake's own population as they grow through life style changes.	NA	NA	YES	Upscale Urban Living component meets needs of certain Westlake populations wishing to stay in Westlake even if they are at a place in life where low maintenance and high security is desirable.
Mitigate value encroachment from neighboring lower price point sub-markets and preserve value	NA	NA	POSSIBLY	Combined with Financial Services already in place, establishes a critical mass of financial services that will support vertical and horizontal expansion…thereby supporting growing cluster formation. Continued higher income daytime residents can support home values in area.
Implements housing market type gradients as portrayed in the Housing Plan Map.	NA	NA	YES	Implements market type gradient, BUT entitlement requires a transfer of MF use from PD3-9, which is not specified as part of this application submittal.

6. **<u>The Parks, Open Space, and Trails Plan:</u>**
    a. **<u>General Intent of the Parks, Open Space, and Trails Plan:</u>** The intent of the Parks, Open Space, and Trails Plan is to protect natural resources, protect distinctive natural settings, and provide for recreational needs of a future population through development that:
        i. Preserves important natural features and systems.
        ii. Provides sufficient recreational opportunities for future population.
        iii. Protects Westlake's Ecotone from over development.
        iv. Preserves Landmark Landforms.
        v. Protects Rural Ranch Landscapes.
        vi. Provides Open Space Connections.

vii. Provides Recreational Open Space, Parks, and/ or Recreational Facilities.
viii. Connects Town and Regional Trails.
ix. Provide applicable park type recommended for general location of development.
x. Implement the Open Space Plan as configured on the Open Space Plan map with aggregated open space areas.
xi. Implements the Trail Plan as configured on the Open Space Plan map.

b. **Application compliance with the Parks, Open Space, and Trails Plan:**

PARKS, OPEN SPACE, AND TRAILS PLAN	Site Design as submitted	Landscape Design as submitted	Architectural Relationships to the Open Space as submitted?	COMMENTS
Preserve natural features/ systems	YES	YES	YES	Preserves lake Turner and develops its asset potential.
Contributes to provision of sufficient recreational opportunity for future populations	YES	NA	NA	Provides Ball Diamond, Soccer Field, and Tennis Courts. Also provides amphitheater.
Protects Westlake's Ecotone from over development	NA	NA	NA	Not located in Ecotone Area.
Preserves Landmark Landforms.	NA	NA	NA	Landmark Landforms are not located in this area of Westlake.
Protects Rural Ranch Landscapes.	NA	NA	NA	Urbanized setting not rural. This development is not within Rural Ranch Landscape area as delineated the Parks and Open Space Plan.
Provides Open Space Connections	YES	NA	NA	Provides Lake Turner Connection as shown on the Open Space Plan
Provides Recreational Open Space, Parks, and/or Recreational Facilities	YES	NA	NA	Provides Ball Diamond, Soccer Field, and Tennis Courts. Also provides amphitheater.
Connects Town and Regional trails	YES	NA	NA	Provides trail connection from east to west north of Turner Lake (not a recommended trail location in Trail Plan but not discouraged). Trail along regional street right-of-way should be considered as per the Trail Plan.
Provides applicable Park Type	YES	NA	NA	Provides Mini/ Urban park as

recommended for general location of development				indicated on the Open Space Plan.
Implement the contiguous open space configuration as shown on the Open Space plan map.	YES	NA	NA	Provides Lake Turner Connection as shown on the Open Space Plan.
Implement the Trail plan as configures on the Open Space Plan Map	YES	NA	NA	Provides trail connection from east to west. Trail along regional street right-of-way should be considered.

7. **<u>The Urban Design Structures Plan:</u>**
   a. **<u>General Intent of the Urban Design Structures Plan:</u>** The intent of the Urban Design Structures Plan is to consolidate a coherent image and comprehensible legibility for Westlake through development that:
      - **i.** Implements the applicable Street Typology streetscapes as presented in the Urban Design Street Type map.
      - **ii.** Implements the applicable Intersection Typology as presented in the Urban Design Plan map.
      - **iii.** Implements the applicable Trail Typology as presented in the Urban Design Plan map.
      - **iv.** Implements the applicable Edge Typology as presented in the Urban Design Plan.
      - **v.** Provides applicable active or other open spaces as shown on the Urban Design Plan map.
      - **vi.** Implements recommended design standards for applicable design settings.
      - **vii.** Adheres to the recommended thematic plant list.
      - **viii.** Implements Town monument recommendations.
      - **ix.** Implements focal points and portals as identified in the Urban Design Plan.
      - **x.** Adheres to thematic forms and material recommendations of the Urban Design Plan.
   b. **<u>Application compliance with the Urban Design Structures Plan:</u>**

URBAN DESIGN STRUCTURES PLAN	Site Design as submitted	Landscape Design as submitted	Architectural Relationships as submitted	**COMMENTS**

Implement applicable Street Typology	YES	YES	NA	Plan shows a Regional Arterial as specified with organized landscape patterns as recommended…need specifics, including ROW dimensions and detailed design.
Implement applicable Intersection Typology	YES?	NA	NA	Intersection enhancement is shown but design is not sufficiently detailed to identify.
Implement applicable Trail Typology	UNSURE	NA	NA	Plan does not indicate recommended Regional Trail within Regional Road ROW
Implement applicable Edge Typology	YES	NA	NA	Plan shows Highway 114 edge setback and landscaping.
Provide applicable active or other open spaces	YES	NO	NO	Plan shows Major Plaza and central open space feature
Implement recommended design standards for applicable design setting	UNSURE	NA	NA	Not sufficient detail to determine
Adheres to the recommended thematic plant list	UNSURE	UNSURE	NA	Not sufficient detail to determine
Implements Town monument recommendations	UNSURE	NA	NA	Sample of freeway signs is shown but monument locations and elevations are not provided.
Implements focal points and portals as identified in the Urban Design Plan	NO	NA	NA	Portals and focal point monuments are not indicated or provided

8. **<u>The Storm Water Conservation Plan:</u>**
   a. **<u>General Intent of the Storm Water Conservation Plan:</u>** The intent of the Storm Water Conservation Plan is to protect natural areas/ systems and promote conservation practices through development that:
      i. Implements applicable Storm Water Best Management Practices/
      ii. Implements applicable Water Conservation Practices.
      iii. Furthers implementation of Storm Water management or Water Conservation programmatic and policy initiatives.
   b. **<u>Application compliance with the Storm Water Conservation Plan:</u>**

STORM WATER CONSERVATION PLAN	Site Design as submitted	Landscape Design as submitted	Architectural Relationships as submitted	COMMENTS
Implement applicable Storm Water Best Management Practices	UNSURE	UNSURE	UNSURE	Not sufficient information or detail
Implement applicable Water Conservation Practices	UNSURE	UNSURE	UNSURE	Not sufficient information or detail
Furthers implementation of Storm Water Management or Water Conservation programmatic and policy initiatives	UNSURE	UNSURE	UNSURE	Not sufficient information or detail

9. **Facilities and Town Hall Plan:**
   a. **General Intent of the Town Hall Plan:** The intent of the Facilities and Town Hall Plan is to provide emergency and municipal services for the current and future 24 hr. and daytime population through development that:
      i. Supports/provides funding of improved services.
      ii. Provide facilities or a facility site within the applicable service area.
      iii. Provides a Town Hall site or facility.
   b. **Application compliance with the Town Hall Plan:**

EMERGENCY FACILITIES AND TOWN HALL PLAN	Site Design as submitted	Landscape Design as submitted	Architectural Relationships as submitted	COMMENTS
Supports/ provides funding of improved services	UNSURE	UNSURE	UNSURE	Not sufficient information or detail
Provides facilities or a facility within the applicable service area	UNSURE	UNSURE	UNSURE	Not sufficient information or detail
Provides a Town hall site or facility	UNSURE	UNSURE	UNSURE	Not sufficient information or detail

III. STAFF REVIEW COMMENTS RELATIVE TO DEVELOPMENT AND DESIGN

1. **General:**
   If the site is developed, all on and off-site infrastructure necessary to serve the site would be the developer's responsibility.

2. **Utilities (including on and off-site extensions and easement dedications):**

   Utility information not provided. Water and sewer would be provided by the Town of Westlake.

3. **Stormwater (including on and off-site facilities and easement dedications):**

   Storm water Management design not provided in application

4. **Setbacks/Building Lines:**
   Urban street is generally consistent with Town Square street sections of Ordinance 452

5. **Parking/Fire Lanes:**
   More detail needed.

6. **Solid Waste Collection Facilities:**
   Details not provided, concept only

7. **Traffic Access Management/Internal Site Circulation and Connectivity to Adjacent Property Tracts (both owner's and non-owner's tracts):**
   TIA and traffic analysis needed

8. **Site Design**

   A. Materials, Building Design, Architecture, and Hard Screening

   Details not provided, concept only

   B. Landscaping and Landscape Screening
   Details not provided, concept only

C. Signage
Details not provided, concept only

D. Lighting
Details not provided, concept only

E. Water Features/Public Art
Details not provided, concept only

F. Pedestrian Circulation (within the site)
See Comp Plan comments above

G. Pedestrian Access (around perimeter of and to the site)
See Comp Plan comments above

H. Trails/Open Space
See Comp Plan comments above

9. Density and Land Uses
The applicant is requesting the addition of a rental residential use (as indicated by representation of "residential" on the conceptual plan) as well as the following development intensity augmentations

	Permitted	Requested	Difference
Land Use			
Office	**884,505 sf.**	**1,070,505 sf.**	**186,000 sf. additional**
Residential	**275 Owner Occupied Single Family Units**	**850 Urban Living rental units (as indicated on the conceptual plan). Note: this application is for office sq ft only, MF uses not included in this application.**	**575 additional rental units**
Mixed Use (includes Urban Street retail,	**1,305,060 sf.**	**590,000 to 610,000 sf**	**715,000 sf. less**

hotel, cinema)			
Max Height	**60 ft.**	**9 stories or 117 ft.**	**5 stories more**

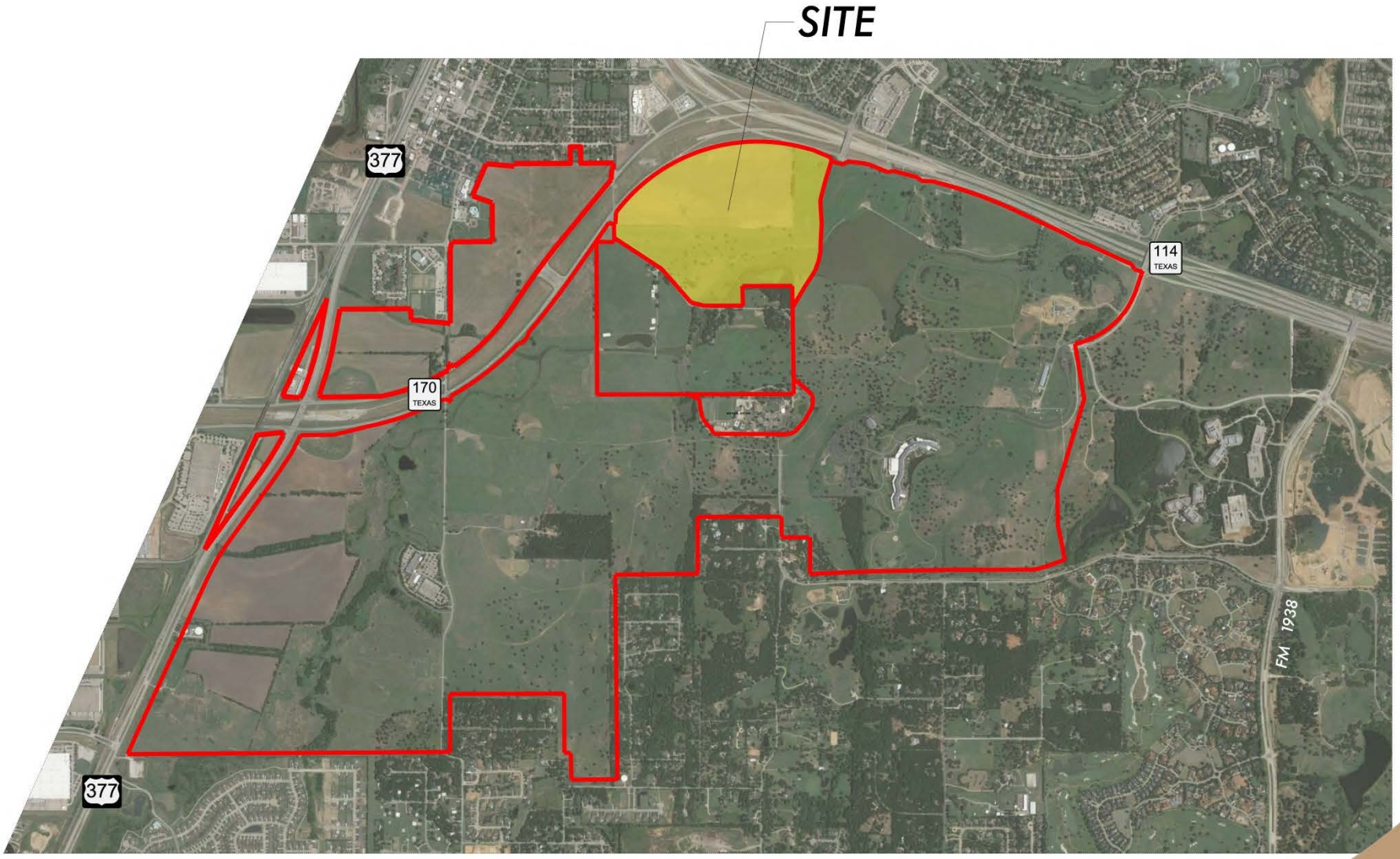
IV. STAFF RECOMMENDATIONS

1. **Site Plan and supporting documents:** Based on the above analysis of the application and supporting documents, the proposed project generally conforms to the intent and recommendations of the Comprehensive Plan Elements with a few exceptions as noted in the tables above.
2. **Land Use and Development Square Footage:** The additional office square footage (transferred from PD 3-3 to PD 3-5) is generally consistent with the intent and recommendations of the Comprehensive Plan Elements. It is recommended and encouraged that future transfer of office square footage be taken from PD3-3.
3. The applicant has indicated that the corporate office user of the campus commercial space in this development would like to have an urban living (i.e. multi-family/apartment) mixed use (retail) component to this project. The current zoning entitlements do not include the urban living (i.e. multi-family/apartment) uses and are not addressed in the Staff recommendations at this time pertain only to this request for additional office campus square footage in this district.
4. **Building Height:** The height additions requested are generally consistent with the intent and recommendations of the Comprehensive Plan elements.
5. **Road Connections to the South:** As the proposed phases of this project are implemented, a TIA for each phase will be needed to determine the extent to which off-site road extensions/ connections may be required to maintain a Level of Service (LOS) D or less. The Comprehensive Plan recommends a maximum LOS of D. The Comprehensive Plan Thoroughfare Element sought to bring Ottinger north to 114 east or west of Lake Turner. Approval of this application displaces the Ottinger Road issue to a future date when the need for such connection may be more material.
6. The conceptual plan does not include the SH114 ramp connection to the service road on the north property boundary. This connection should be considered in the future TIA/ traffic studies.
7. **Creation of 2 PD Sub-Districts:** The applicant is proposing to create 2 sub-districts within PD3-5. It is unclear where the boundaries for this are located. It appears that the boundary would separate out the Urban Center Mixed Use from the Corporate Center along the Regional Roadway, which would make sense transactionally. However, it is unclear as to how the unused mixed use

entitlements would be assigned between the planning areas and how the developer intends to use those entitlements in the future.

Project Blizzard

November 9, 2015



Existing Ranch Boundary

Circle T Ranch Aerial

DEVELOPMENT TEAM

HILLWOOD PROPERTIES
General Partner

- Privately owned and founded in 1988 by Ross Perot, Jr.
- Operations worldwide; headquartered in North Texas
- Acquired Circle T property in 1993
- Long and active relationship with the Town of Westlake
- 56.7 million square feet developed; 41.7 million square feet currently owned and under management
- Signature public-private partnership projects include: AllianceTexas, American Airlines Center, U.S. Air Force Memorial

HOWARD HUGHES CORPORATION
Limited Partner

- Emerged as a public company in a spin-off from GGP five years ago
- Based in Dallas, TX with nearly 1,000 employees and market cap of approximately $5 billion
- Develop, own and manage premier commercial, residential and mixed use projects across the U.S.
- Signature projects include The Woodlands in Houston, Summerlin in Las Vegas, the Seaport District in Lower Manhattan and Ward Village in Honolulu
- Mission is to create timeless places and extraordinary experiences that inspire people while driving sustainable, long term growth and value for our shareholders

CONSULTANT TEAM

Gensler

Corgan Associates

Peloton Land Solutions

Burns & McDonnell

Circle T Concept Plan

09 November 2015

Phase	Office	Retail/Hotel	Residential
Phase 1	286,000 SF	229,000 SF	250 DU's
Phase 2	426,000 SF	90,000 SF	250 DU's
Phase 3	350,000 SF	44,000 SF	250 DU's
Phase 4	600,000 SF	15,000 SF	0 DU's
Phase 5	480,000 SF	0 SF	0 DU's
Total	2,142,000 SF	378,000 SF	750 DU's

Gensler

Overall Concept Plan

128 +/- Acres

DISTRICT BREAKDOWN

CORPORATE OFFICE CAMPUS DEVELOPMENT – +/- 70 Acres
1,160,000 SF

MIXED-USE DEVELOPMENT – +/- 58 Acres

Urban Living
+/- 750 Units

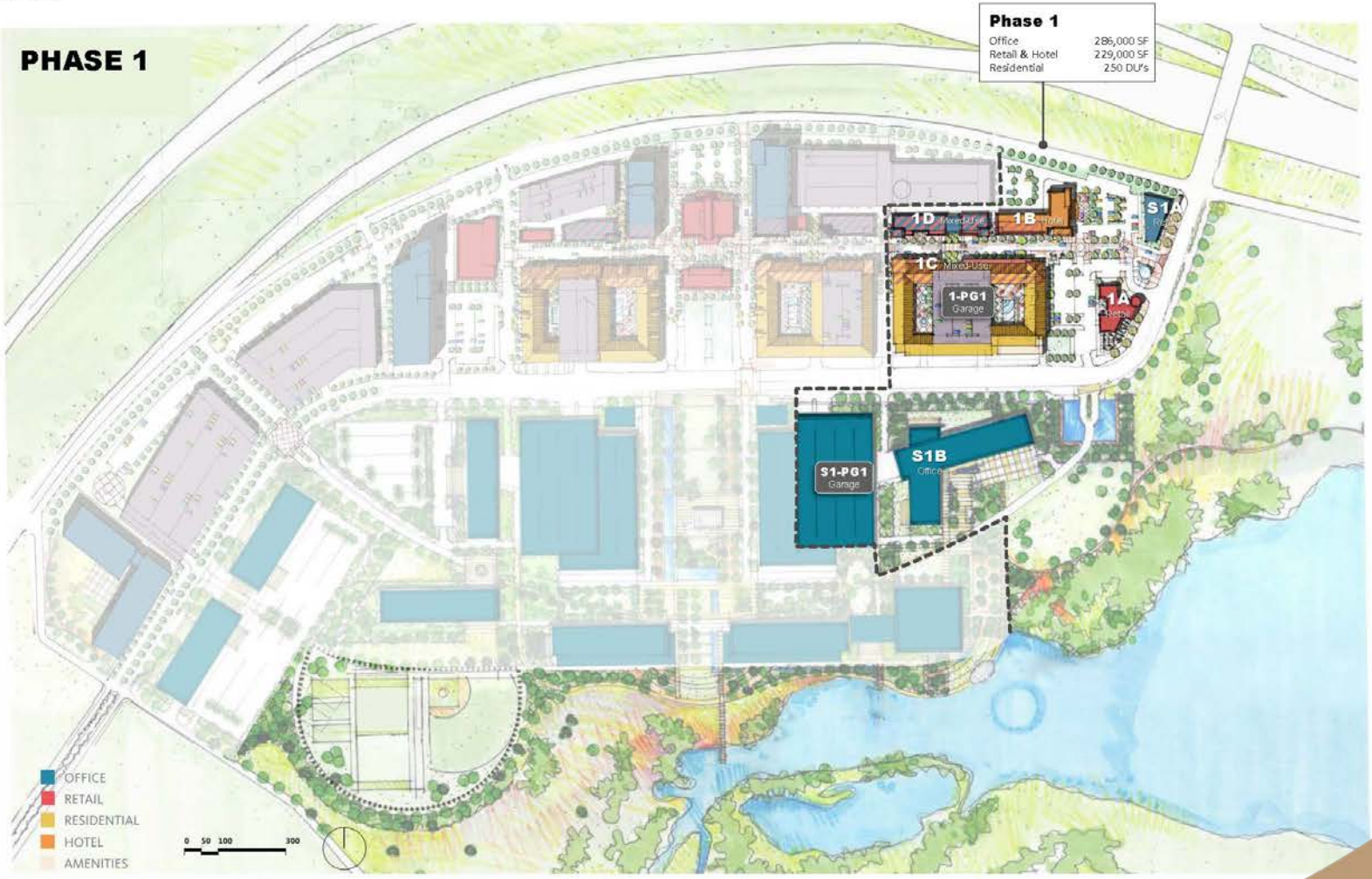
Class A Mid-rise Office
+/- 800,000 SF

Mixed Use Retail / Office
+/- 350,000 SF

Hotel / Hospitality
+/- 200 Rooms

Circle T Concept Plan

09 November 2015

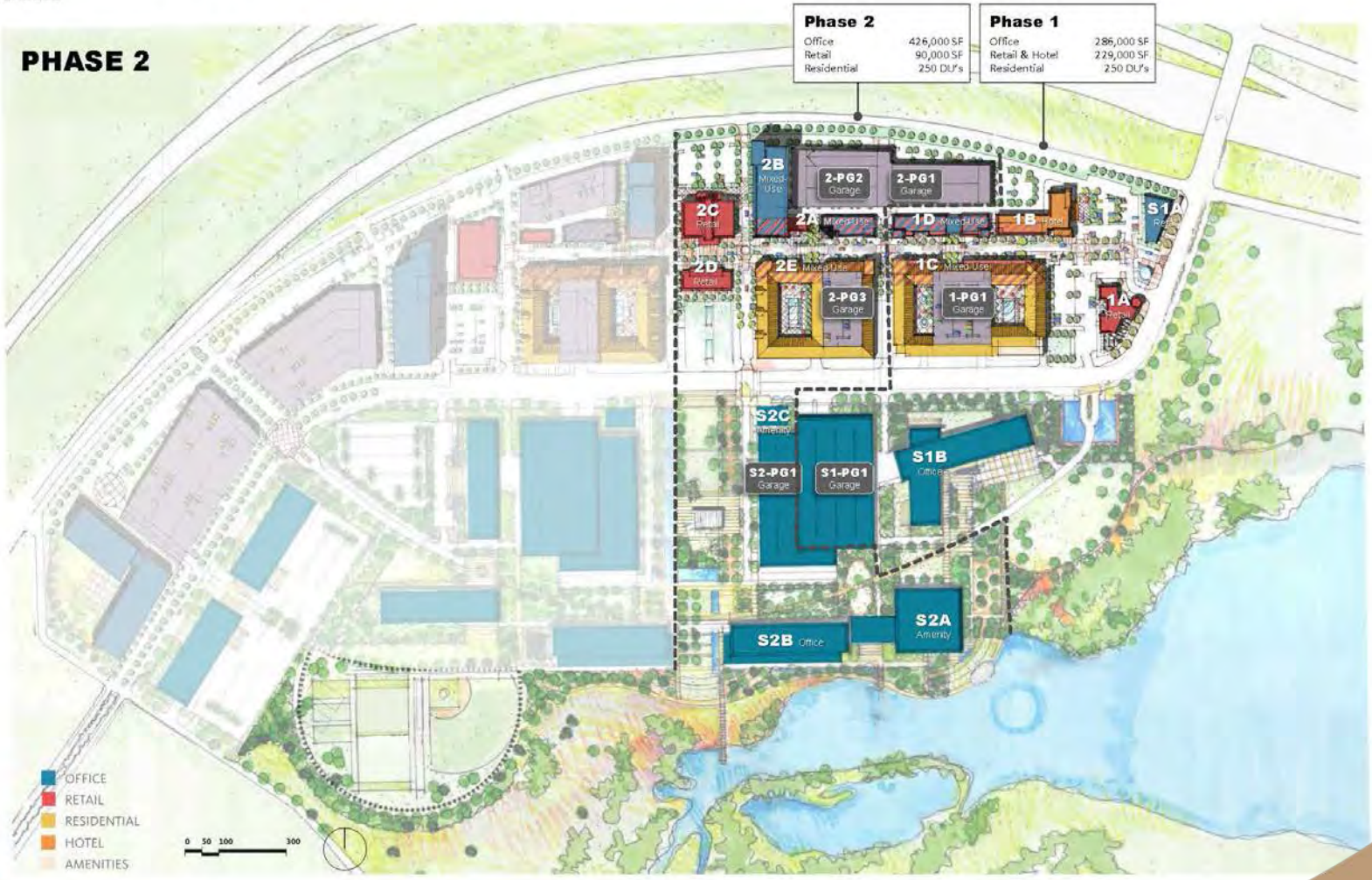


Gensler

Concept Plan – Phase 1

Circle T Concept Plan

09 November 2015



Gensler

Concept Plan – Phase 2

Circle T Concept Plan

09 November 2015

Gensler

Concept Plan – Phase 3

Circle T Concept Plan

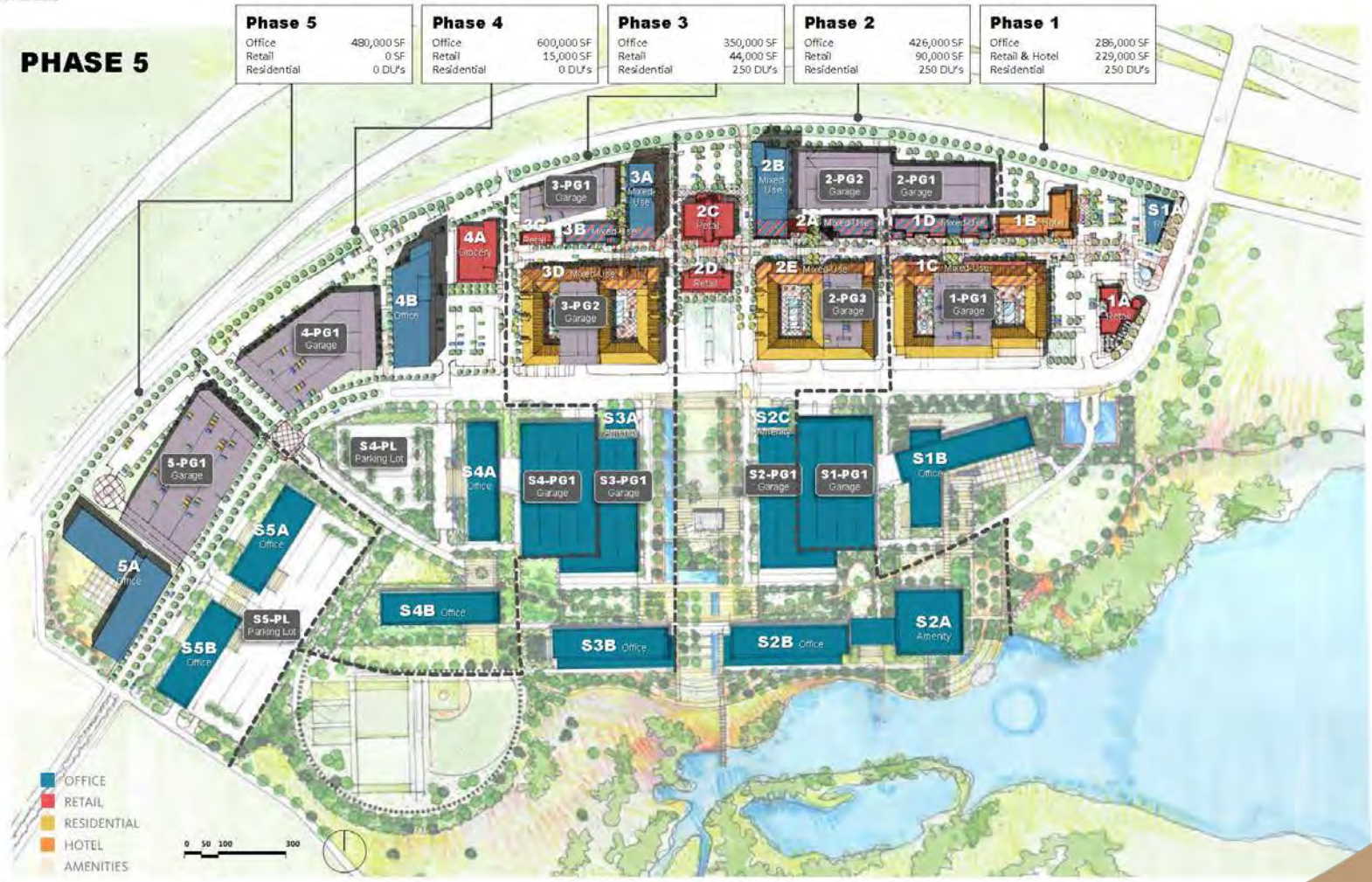
09 November 2015

Gensler

Concept Plan – Phase 4

Circle T Concept Plan

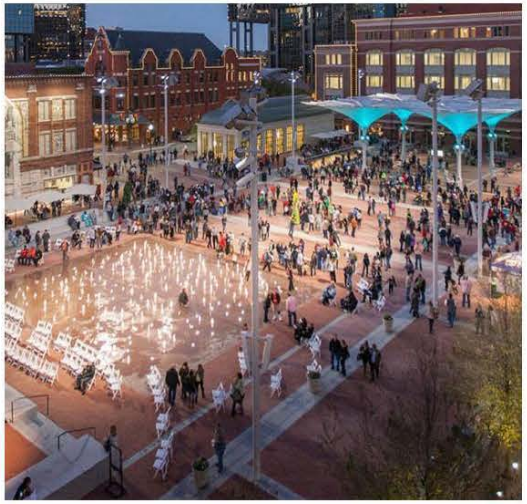
09 November 2015



Gensler

Concept Plan – Phase 5

TEXAS
TOWN



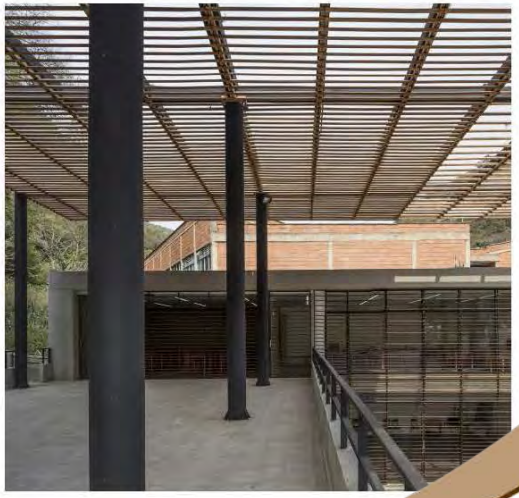
Gensler

Inspirational Images

Gensler

Inspirational Images

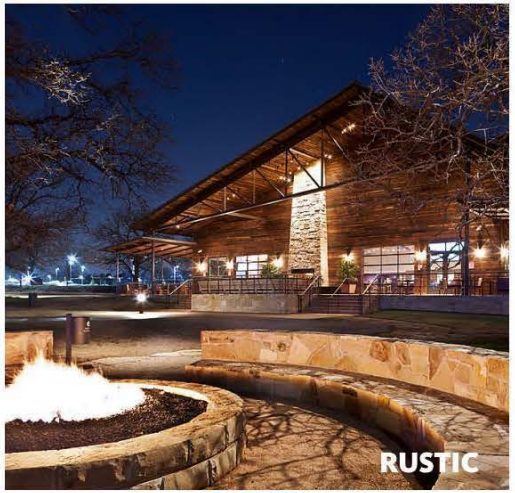
RANCH
AESTHETIC



Gensler

Inspirational Images

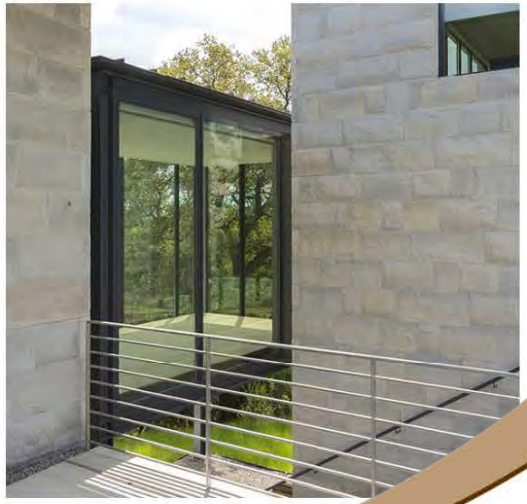
TEXAS
VERNACULAR



Gensler

Inspirational Images

MATERIAL
COMPOSITIONS



Gensler

Inspirational Images

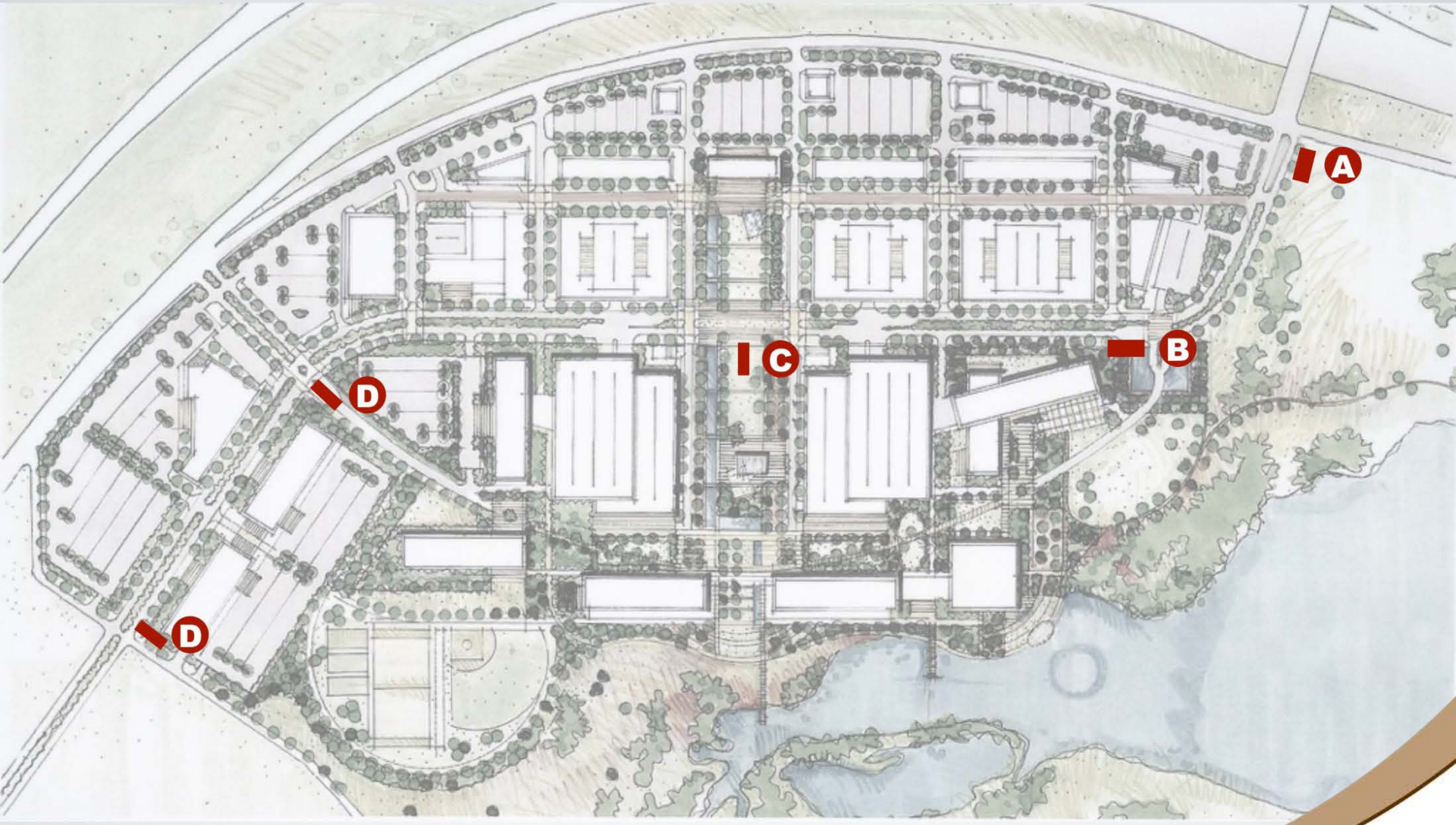
OUTDOOR DINING AREAS

SUNNYLANDS CENTER AND GARDENS

Inspirational Images

Inspirational Images

Inspirational Images



SPECIFIC MATERIAL FINISHES TO BE DETERMINED.

Signage Site Plan

Project Signage

A Freeway sign

SPECIFIC MATERIAL FINISHES TO BE DETERMINED

Project Signage

SPECIFIC MATERIAL FINISHES TO BE DETERMINED

B Main entry sign

Project Signage

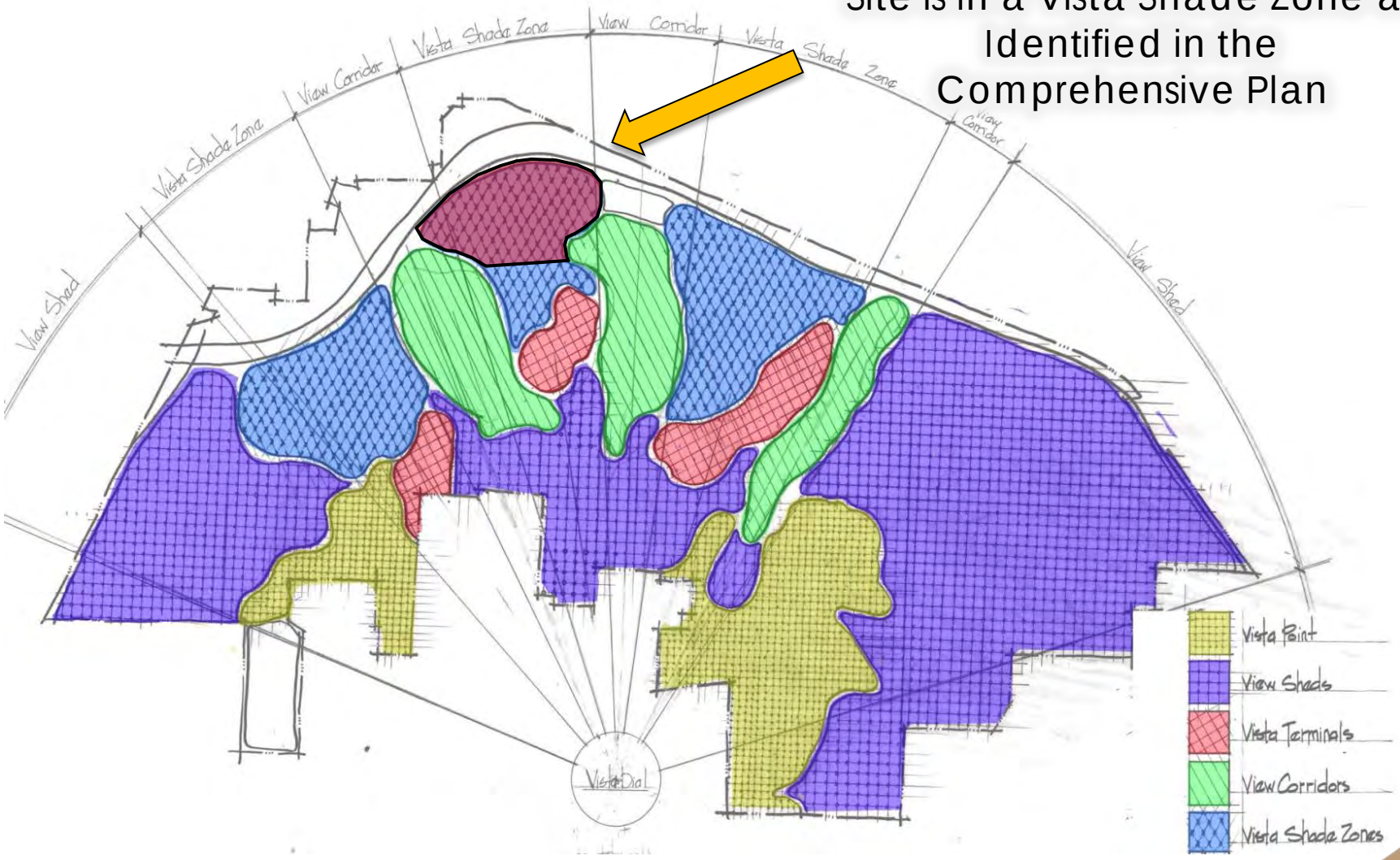
SPECIFIC MATERIAL FINISHES TO BE DETERMINED

D Small monument

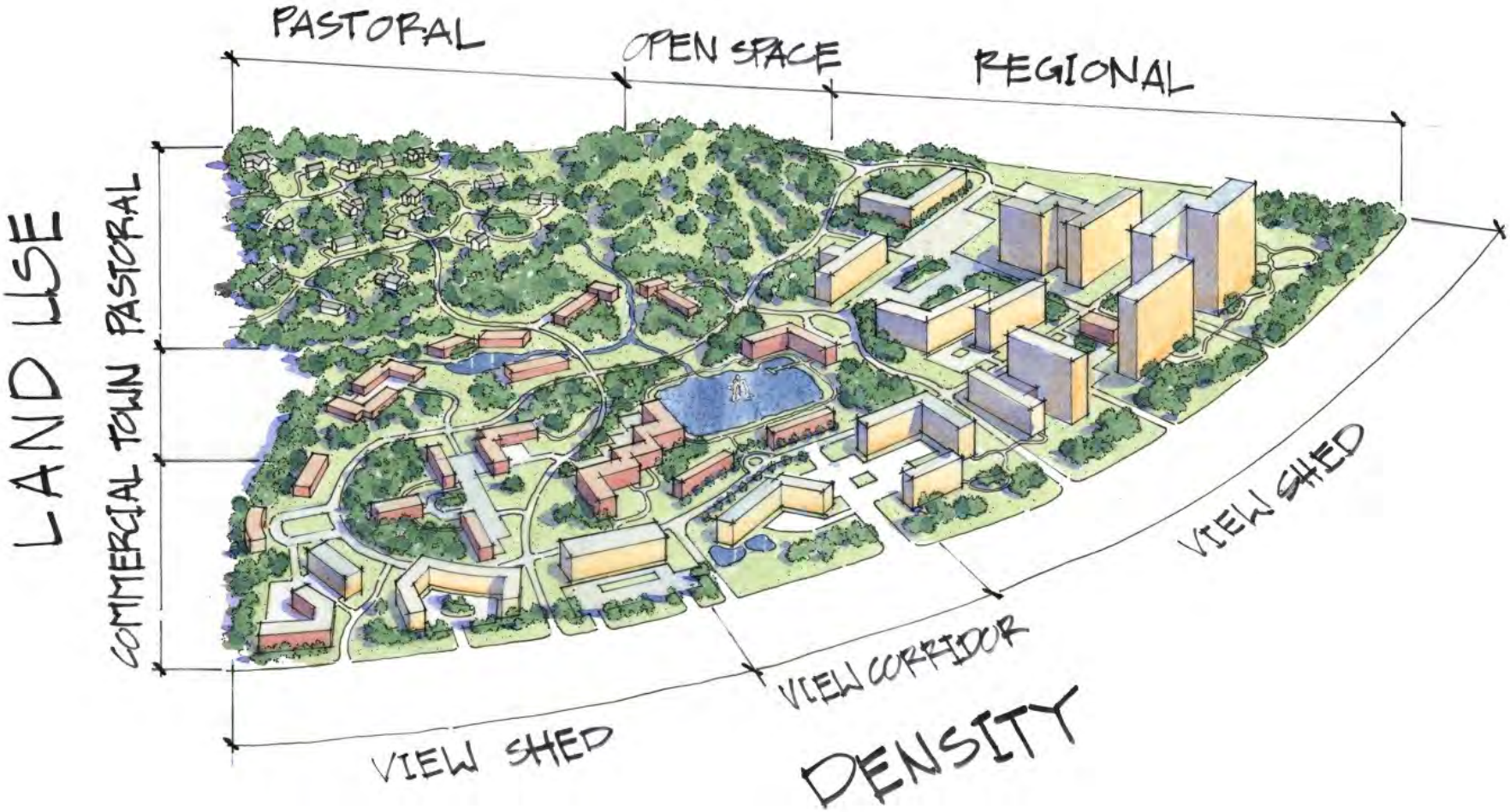
C Large monument

Project Signage

Site is in a Vista Shade Zone as Identified in the Comprehensive Plan



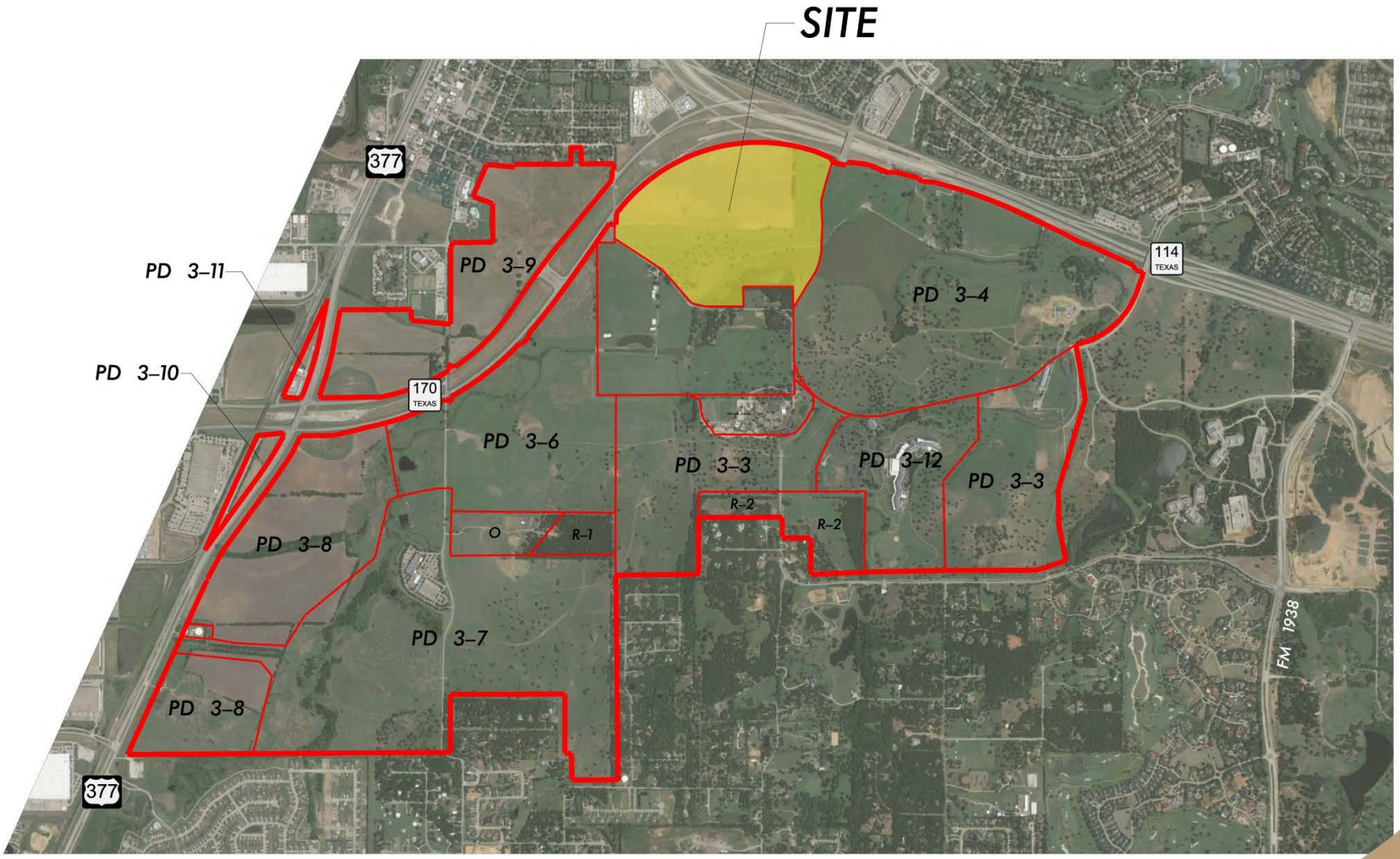
Westlake Comprehensive Plan Conformance



Site is located along SH 170 and SH 114 In an area identified for Regional Commercial and Higher Density, allowing for more verticality.

Summary of Circle T Ranch PD 3-5 Proposed Zoning

Use	Unit	Proposed Blizzard (~70 Acres)	Partnership (~58 Acres)		Current PD-3-5	Net Difference
		SF	Units	SF		
Retail/Entertainment	SF	-		80,000	-	80,000
Office/Office Campus	SF	1,060,000		780,000	884,505	955,495
Amenities	SF	100,000		-	-	100,000
"Mixed Use" Retail and Office	SF	-		350,000	1,305,060	(955,060)
Hotel (Allowed in Mixed Use)	Keys (SF)	-	200	150,000	-	200
Municipal Use Reservation	AC	-	2		2	-
Urban Living	Units (SF)	-	750	675,000	275	475
Net SF difference (not including hotel(s) or residential)						**180,435**



Existing Planned Development Boundary

Existing Ranch Boundary

Proposed Circle T Ranch Zoning

Thank You

Westlake Town Council

TYPE OF ACTION

Regular Meeting - Action Item

Planning and Zoning Commission
Tuesday, December 01, 2015

TOPIC: Conduct a Public Hearing and Consideration of a Recommendation Regarding a Zoning Change Request to Amend the PD 3-3 Zoning District Located along Dove and Ottinger Roads on a Tract that is a Portion of What is Generally Known as the Circle T Ranch, by Transferring 186,000 Square Feet of Office Campus Use from PD3-3 to the New PD3-5B Planning Area.

STAFF CONTACT: Tom Brymer, Town Manager
Eddie Edwards, Director of Planning and Development

DECISION POINTS

	Start Date	Completion Date
Timeframe:	December 1, 2015	December 14, 2015

Funding: Amount- None. Status- ☒**N/A** Source- **N/A**

Decision Alignment

	VVM	Perspective	Desired Outcome
	Sense of Place	Customer Focus	CF.Enhance and Maintain a Sense of Community
	Strategic Issue	**Outcome Strategy**	**Staff Action**
	Comprehensive Planning and Management of Natural Resources	N/A	SA 09D1: Ordinances

Strategy Map or VVM Connection Strategic Issue Connection

EXECUTIVE SUMMARY

This is an application on behalf of the property owner HW 2421 Land LP, by the Developer, Hillwood Properties, to amend the zoning of Planned District 3-3 (PD3-3), a 266.48 acre tract located on the Circle T Ranch along Dove and Ottinger Roads. The owner and applicant is requesting that PD3-3 be amended to transfer 186,000 sq. ft. of office campus use to the new PD3-5B.

This application is filed in order to develop the new planning areas in a manner associated with Project Blizzard. This is project involves a major corporate office campus for a financial services company, as well as a mixed use development with urban living units (i.e. multi-family or apartments), office and retail uses. **This application only deals with moving 186,000 sq. ft. of zoning entitlement for office campus use from PD3-3 to PD3-5. The applicant has indicated they will deal with the mixed use component of urban living units (multi-family/apartments) at a later time.**

ORGANIZATIONAL HISTORY

It should be noted that existing zoning entitlements contained in PD3-3 include primarily office uses. In 2008, as a part of the Deloitte University project, PD3-3 was amended to create PD3-12 for Deloitte University (Ord. 591). As a part of agreements pertaining to the development of Deloitte University, PD3-3 was also later amended to remove single family residential uses and additional office entitlements (i.e. square footage) were added. Originally approximately 329,320 SF of entitled office space was in PD3-3. When PD3-3 was amended in 2008, the office SF increased to 1,200,000, all SFR entitlements were deleted, and the hotel use was decreased from 750,000 to 500,000 SF

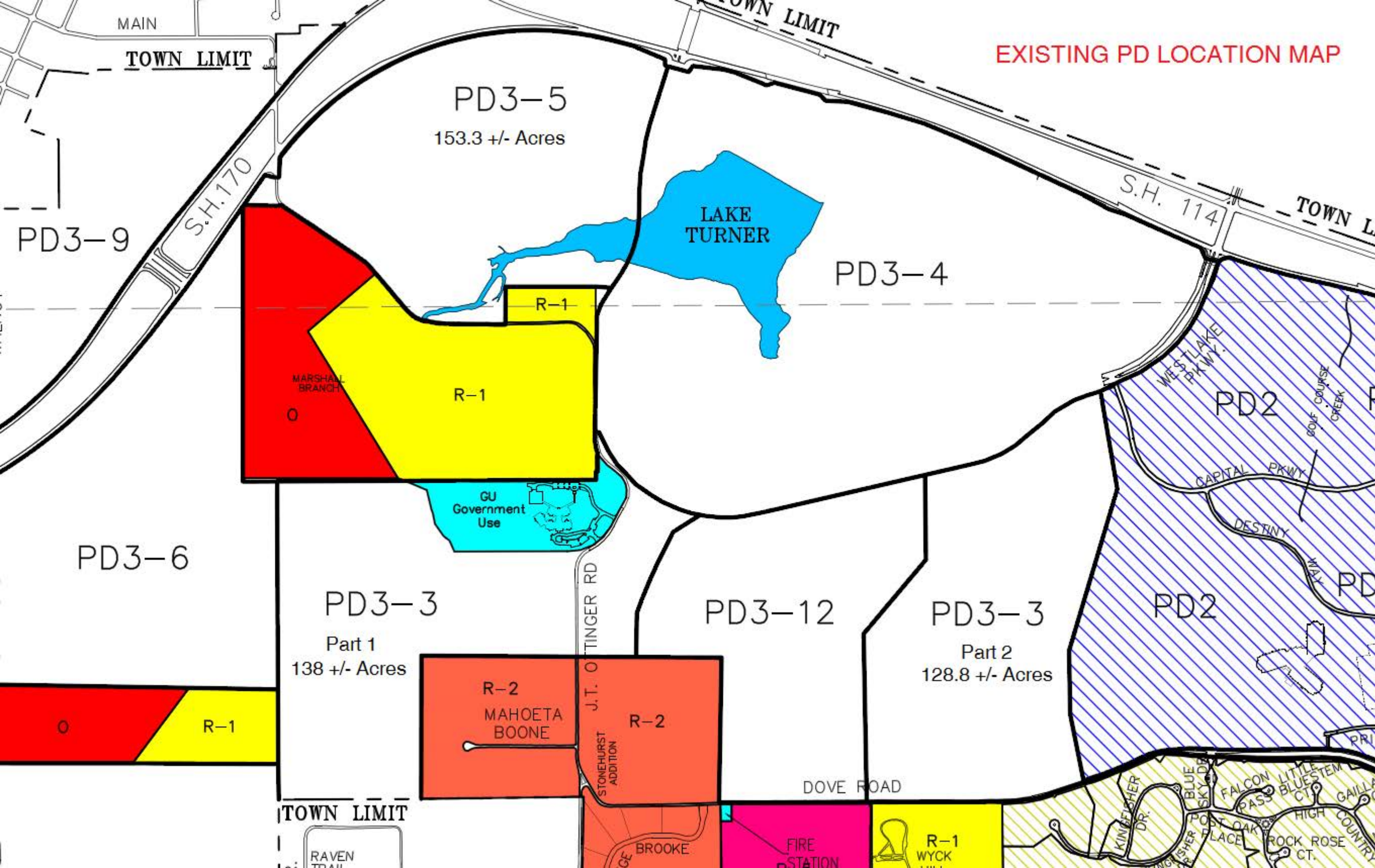
RECOMMENDATION

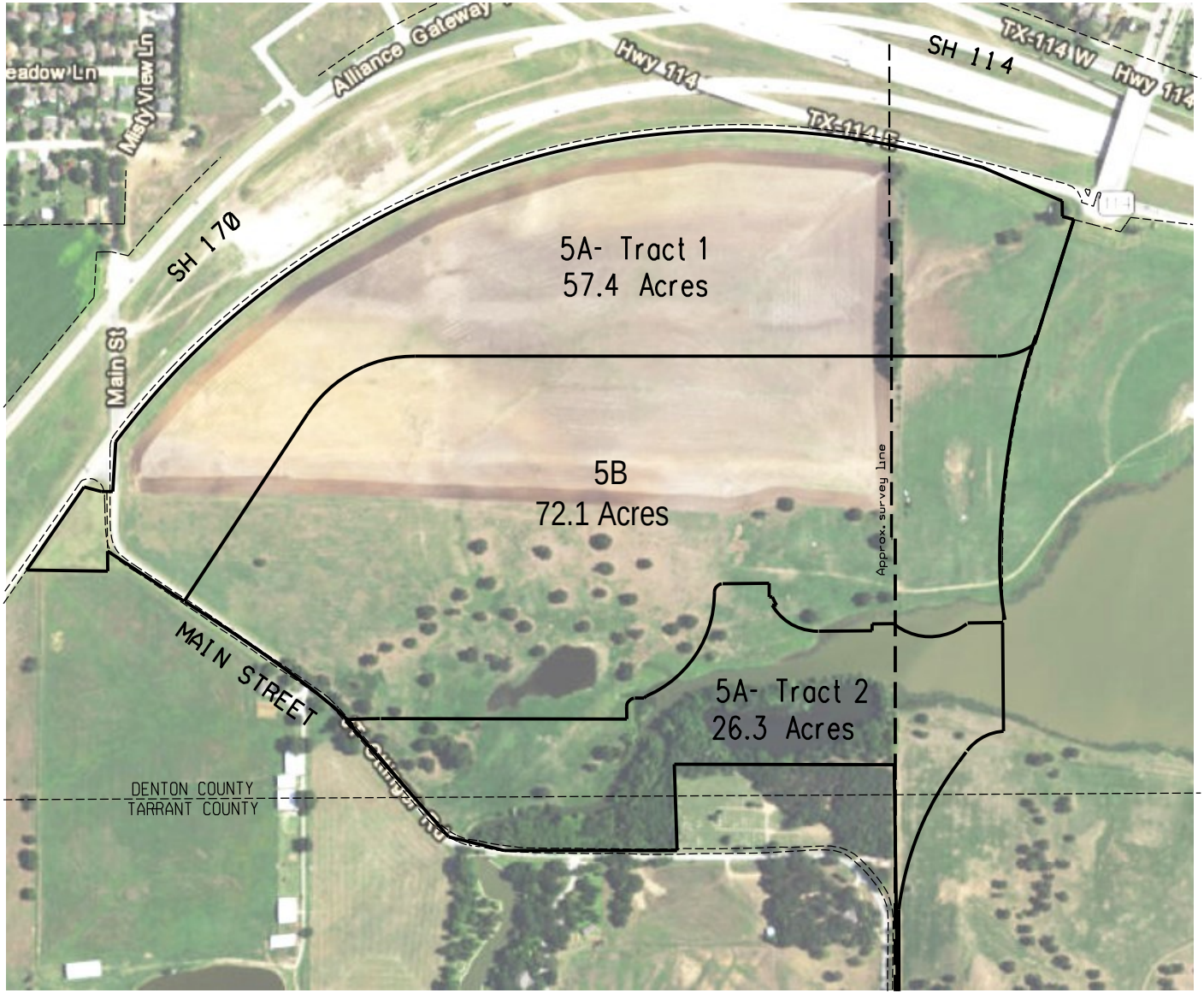
Staff recommends approval of this zoning change application for the reasons set out in the attached Staff Report.

ATTACHMENTS

1. Site Location Map
2. Ordinance 600, passed 10-28-08, amending the zoning in PD3-3 to remove single family residential uses and add office campus square footage.
3. Staff Report.

EXISTING PD LOCATION MAP




Alliance Gateway
Hwy 114
SH 114
TX-114 W
Hwy 114
TX-114 E
Misty View Ln
SH 170
Main St
5A- Tract 1
57.4 Acres
5B
72.1 Acres
Approx. survey line
MAIN STREET
5A- Tract 2
26.3 Acres
DENTON COUNTY
TARRANT COUNTY

TOWN OF WESTLAKE

ORDINANCE NO. 600

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS TO REZONE AND AMEND THE METES AND BOUNDS OF AN APPROXIMATELY 276 ACRE TRACT OF LAND GENERALLY LOCATED IN TARRANT COUNTY, TEXAS, WHICH REFLECTS A "PD" PLANNED DEVELOPMENT DISTRICT AUTHORIZING GOLF, RESORT HOTEL, OFFICE AND RETAIL USES; DEFINING CERTAIN TERMS; DESCRIBING AND INTERPRETING THE PD CONCEPT PLAN; REGULATING PERMITTED USES, HEIGHT, LOT SIZES AND BUILDING LINES, TOTAL FLOOR AREA, PARKING, LOADING AND OTHER DEVELOPMENT STANDARDS, LANDSCAPING, FLOOD PLAIN, AND DRAINAGE; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on August 24, 1992, the Board of Aldermen (sometimes referred to as the "Board") of the Town of Westlake, Texas (the "Town"), adopted a Comprehensive Plan (the "1992 Comprehensive Plan") for the Town; and

WHEREAS, on November 16, 1992, the Board adopted a Comprehensive Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, the Zoning Ordinance has been amended by the Board after receiving recommendations from the Planning and Zoning Commission (the "Commission"); and

WHEREAS, on September 15, 1997, based on the recommendations of the Commission, the Board amended the Zoning Ordinance and the subdivision regulations by the adopting of a Unified Development Code (the "UDC") for the Town; and

WHEREAS, the UDC has been amended, with the most recent amendments being adopted on August 23, 2003 and

WHEREAS, there is located within the corporate limits of the Town an approximately 276 acre tract of land (commonly known as Planning Area 3 - Resort and hereinafter sometimes referred to as the "Planning Area"); and

WHEREAS, the Board of Aldermen agree that the boundaries for PD 3-3, must be amended and certain uses clarified in order to accommodate the rezoning of adjacent properties; and

WHEREAS, the Board believes that the interests of the Town, the present and future residents and citizens of the Town, and developers of land within the Town are best served by adopting this Ordinance, which the Board has determined to be consistent with the 2004

Comprehensive Plan, the Thoroughfare Plan, Open Space Plan, and Master Water and Sewer Plan all as amended;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF WESTLAKE, TEXAS:

PART I

That the recitals set forth above are hereby incorporated herein, adopted by the Town and declared to be true and correct.

PART II

That the Comprehensive Zoning Ordinance of the Town of Westlake, Texas, Ordinance No. 309, is hereby amended by this PD Ordinance, by amending the property described in the attached Exhibit 1 attached hereto by reference for all purposes. This PD will be subject to the concept plan, development standards, and other regulations attached hereto.

PART III

Upon the adoption of this PD, the Town Secretary shall promptly enter the new Planned Development on the Town's Official Zoning Map, which entry shall include the abbreviated designation "PD No. 3-3 " and the date that this Ordinance was adopted by the Board.

PART IV

It is hereby declared to be the intention of the Board of Aldermen of the Town of Westlake, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Board of Aldermen of the Town of Westlake without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

PART V

This Ordinance shall become effective upon its passage.

PASSED AND APPROVED ON THIS 6th DAY OF OCTOBER 2008.

Laura Wheat

Laura Wheat, Mayor

ATTEST:

Kim Sutter

Kim Sutter, TRMC, Town Secretary

Thomas E. Brymer

Thomas E. Brymer, Town Manager

APPROVED AS TO FORM:

L. Stanton Lowry, Town Attorney

CIRCLE T PLANNING AREA 3
RESORT AND OFFICE

ARTICLE I. GENERAL PROVISIONS 1

SECTION 1 SHORT TITLE 1

SECTION 2 PURPOSES 1

SECTION 3 GENERAL DEFINITIONS 1
Section 3.1 Usage 1
Section 3.2 Words and Terms Defined 1

SECTION 4 PD SUPPLEMENT 2

SECTION 5 APPLICABILITY OF EXISTING REGULATIONS 2
Section 5.1 Applicable Town Ordinances 2
Section 5.2 General Approval Criteria 3

SECTION 6 CONCEPT PLAN, DEVELOPMENT PLANS, AND SITE PLANS. 3
Section 6.1 PD Concept Plan 3
Section 6.2 PD Development Plans 3
Section 6.3 PD site plans 3

ARTICLE II. USES 4

SECTION 1 LAND USE SCHEDULE 4

SECTION 2 ACCESSORY USES AND STRUCTURES 9

ARTICLE III. DEVELOPMENT STANDARDS 10

SECTION 1 DENSITY 10
Section 1.1 Office 10
Section 1.2 Resort Hotel 10

SECTION 2 MINIMUM LOT SIZE 10
Section 2.1 Office 10
Section 2.2 Resort Hotel 10

SECTION 3 MINIMUM LOT WIDTH 10
Section 3.1 Office 10
Section 3.2 Resort Hotel 10

SECTION 4 MAXIMUM BUILDING HEIGHT 10
Section 4.1 Office 10

Section 4.2 Resort Hotel 10
Section 4.4 Exceptions to Height Requirements 10

SECTION 5 MINIMUM BUILDING SIZE 11
Section 5.1 Office 11
Section 5.2 Resort Hotel 11

SECTION 6 FRONT YARD SETBACKS 11
Section 6.1 Office 11
Section 6.2 Resort Hotel 11
Section 6.4 General 11

SECTION 7 REAR YARD SETBACKS 11
Section 7.1 Office 11
Section 7.2 Resort Hotel 11
Section 7.4 General 12

SECTION 8 SIDE YARD SETBACKS 12
Section 8.1 Office 12
Section 8.2 Resort Hotel 12
Section 8.4 General 12

SECTION 9 SLOPE REQUIREMENTS 13
Section 9.1 Residential Slope 13
Section 9.2 Roadway Slope 13

ARTICLE IV. EXHIBITS 14

EXHIBIT 1 Legal Description of PD District

EXHIBIT 2 Dove Road No Access Zone

EXHIBIT 3 Dove Road Buffer

ARTICLE I. GENERAL PROVISIONS

SECTION 1 SHORT TITLE

This ordinance shall be known and may be cited as the "Circle T Planning Area No. 3 - Resort and Office Planned Development Zoning District Ordinance", or simply as the "PD Ordinance".

SECTION 2 PURPOSES

This PD Ordinance is adopted to provide for a superior design of lots or buildings; to provide for increased recreation and/or open space opportunities for public use; to provide rural amenities or features that would be of special benefit to the property users or community; to protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes or hills and viewscapes; to protect or preserve existing historical buildings, structures, features or places; and to provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

SECTION 3 GENERAL DEFINITIONS

Section 3.1 Usage For purposes of this PD Ordinance, certain numbers, abbreviations, terms, and words shall be used, interpreted and defined as set forth in this Section. Other terms and words are defined elsewhere in this PD Ordinance. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense, and words used in the plural include the singular. The word "shall" will be interpreted as mandatory, and the word "may" as permissive.

Section 3.2 Words and Terms Defined.

Applicable Town Ordinances means the UDC and all other ordinances, rules, and regulations that are adopted by the Board and that are applicable to development within the PD District..

Board means the Board of Aldermen of the Town of Westlake, Texas.

Buffer Zone means an area of land to be used only for emergency access, accessory structures of two-hundred (200) square feet or less under roof, and landscaping. This area may be used for purposes of meeting open space area requirements within a zoning district.

Commission means the Planning and Zoning Commission of the Town of Westlake, Texas.

Floor Area means the total area of all floors of all buildings on a lot or unified development site measured between the outer perimeter walls of the buildings excluding (i) area in a building or in a separate structure (whether below or above grade) used for the parking of motor vehicles, (ii) courts or balconies open to the sky, and (iii) roof area used for recreation.

Masonry means brick, stone, cast stone, concrete, glass block, split-face concrete masonry unit, or other masonry materials approved by the Board.

PD District means the planned development zoning district established by this PD Ordinance.

PD Concept Plan means a plan for development which enables the town to evaluate major impacts of a proposed zoning district or planned development district.

PD Ordinance means this planned development zoning district ordinance, including any approved PD Concept Plan.

PD Supplement means that certain Circle T Planned Development Zoning District As codified in the Planned Development Supplement.

Town means the Town of Westlake, Texas.

UDC means the Town's Unified Development Code, as amended.

SECTION 4 PD SUPPLEMENT

Concurrently with the adoption of Ordinance 309, the Board adopted the PD Supplement. The PD Supplement includes additional standards that are applicable within this PD District. The PD Supplement establishes additional standards for the following: (i) concept, informational, development and site plans; (ii) signs; (iii) landscaping; (iv) roadway construction, parking and loading; (v) fencing; (vi) lighting; (vii) other special standards; and (viii) illustrations.

SECTION 5 APPLICABILITY OF EXISTING REGULATIONS

Section 5.1 Applicable Town Ordinances Except to the extent provided by the PD Concept Plan, this PD Ordinance and the PD Supplement, development within the PD District shall be governed by the following UDC standards:

A. With respect to the office use area, by the "O-Office Park" zoning district standards;

B. With respect to the resort hotel use area, by the "R-Local Retail"

Except to the extent provided by the PD Concept Plan, this PD Ordinance, and the PD Supplement, development within the PD District shall also be governed by the Applicable Town Ordinances. In the event of any conflict between (i) the PD Concept Plan, this PD Ordinance and the PD Supplement and (ii) the Applicable Town Ordinances, the terms, provisions and intent of the PD Concept Plan, this PD Ordinance and the PD Supplement shall control. Except as provided below, in the event of any conflict between the UDC and the Applicable Town Ordinances, the terms, provisions and intent of the UDC shall control.

Section 5.2 General Approval Criteria To the extent, if any, that the Applicable Town Ordinances (and, in particular, the subdivision regulations of the UDC) grant to the Board, the Commission, the Town Manager or any other Town employee or consultant, the authority to approve any aspect of development within the PD District (including, but not limited to, preliminary or final plats or any aspect thereof or any agreements or permits related thereto) based on conformity with the Town's Comprehensive Plan, Open Space Plan or Thoroughfare Plan (or with the objectives, goals or policies of such plans), then such authority shall be exercised to the extent necessary to determine whether the aspect of development being approved is consistent with the PD Concept Plan, this PD Ordinance, the PD Supplement and the objectives, goals, and policies of such plan, ordinance and supplement.

SECTION 6 CONCEPT PLAN, DEVELOPMENT PLANS, AND SITE PLANS.

Section 6.1 PD Concept Plan. A PD concept plan for this PD District shall be approved prior to the approval of any development plans and site plans required by this PD Ordinance. The PD concept plan shall comply with the Comprehensive Land Use Plan, the Open Space and Trail Plan, the Master Thoroughfare Plan, the Master Water and Sewer Plan of the Town and the Master Drainage Plan of the town and the UDC

Section 6.2 PD Development Plans A PD Development Plans are required for development within the PD District. THE UDC governs the process by which PD development plans are submitted and approved.

Section 6.3 PD Site Plans PD site plans are required for development within the PD District. Article I, Section 3.4, of the PD Supplement governs the process by which PD site plans are submitted and approved (including, but not limited to, the submittal requirements, approval criteria, and conditions).

ARTICLE II. USES

SECTION 1 LAND USE SCHEDULE

Buildings, structures, and land within the sub-areas identified on the PD Concept Plan shall be used only in accordance with the uses permitted in the following "Land Use Schedule". The symbol "X" shall mean that the use is permitted as a principal use by right. The symbol "S" shall mean that the principal use is permitted only after first obtaining a "Specific Use Permit" as set forth in the UDC. The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use (this does not exclude other land uses which are generally considered accessory to the primary use). A blank square shall mean that the use is not allowed as a principal use.

CIRCLE T PLANNING AREA 3 - RESORT
LAND USE SCHEDULE

PERMITTED USES	**Permitted "X"** **Special Use "S"** **Accessory "A"**
AGRICULTURAL USES	
Orchard	X
Plant Nursery (Growing)	X
Plant Nursery (Retail Sales)	X
Farms General (Crops)	X
Farms General (Livestock, Ranch)	X
Veterinarian (Indoor Kennels)	
Veterinarian (Outdoor Kennels)	
Stables (Private Use)	S
Stables (As a Business)	
RESIDENTIAL USES	
Single Family Detached	
Single Family Zero Lot Line	
Single Family Attached	
Duplex	
Home Occupation	
Servants/Caretakers Quarters	

Accommodation for Employees/Customers/Visitors	A
Swimming Pool (Private)	A
Detached Garage (Private)	A
Sport/Tennis Courts (Private)	A
INSTITUTIONAL and GOVERNMENTAL USES	
Emergency Ambulance Service	X
Post Office (Governmental)	X
Mailing Service (Private)	X
Heliport	
Helistop/Verti-stop	S
Telephone, Electric, Cable, and Fiber Optic Switching Station	X
Electrical Substation	S
Utility Distribution Lines2	X
Utility Shop and Storage	A
Water and Sewage Pumping Station (below grade)	X
Water and Sewage Pumping Station (above grade)	S
Water Storage Tank and Pumping System (Elevated or Above Grade)	S
Water, Sewer, Electric, and Gas Meters	X
Electric Transformers	X
Private Streets/Alleys/Drives	X
Retirement Home	
Nursing/Convalescent Home	
Hospice	
Hospital	
Psychiatric Hospital	
Clinic	A
Child Daycare (Public; 7 or more)	
Child Daycare (Private; 7 or more)	A5
School, K-12 (Public or Private)	

School (Vocational)	
College or University	X
Community Center (Public)	
Civic Club	X
Church or Place of Worship	X
Use Associated to a Religious Inst.	X
Government Building	X
Police Station	X
Fire Station	X
Library	X
Data Center	X
COMMERCIAL USES	
Multifamily (Apartments)	
Offices (General)	X
Studio	X
Banks and Financial Institutions	X
Information Processing	X
Hotel/Motel	X
Hotel/Motel with Conferencing Facility	X
Laundry/Dry Cleaning (<3,000 S.F.)	A
Laundry/Dry Cleaning (Drop/Pick)	A
Shoe Repair	A
Beauty Parlor/Barbershop	A
Clothing Store	A
Quick Copy/Duplicating Services	A
Personal Services	A
Liquor Store	
Micro-brewery and Wine Production and Sales (<30,000 S.F.)	S
Grocery	
Convenience Store	A
Service Station	

Drug Store	A
Variety Store	A
Bakery Sales	A
Stationery and/or Book Store	A
Antique Shop	
Art Gallery/Museums	A
Hardware Store	
Sporting Goods	A
Paint and Wallpaper	
Cloth Store	
Retail Stores - General (Excluding Second Hand Goods)	A
Restaurant, Cafe or Dining Facility	X
Restaurant, Cafe or Dining Facility with alcohol sales	S
Auto/Truck Parts and Accessories	
Household Furniture/Appliances (including Sales and Service)	
Farmer's Market	
Feed Store	
Parking Structure	X
Cafeteria (Private)	A
Job Printing, Lithography, Printing, or Blueprinting	A
Vehicle Display and Sales (inside)	
Medical Laboratory	
R&D Laboratory	A6
Conference Center	X
Live Theater	A
Motion Picture Theater	A
Custom Business Services	X
Electronic Appliances Store and Computer Sales and Service	
Tavern, Bar or Lounge	S
Dance Halls/Nightclubs	S

AMUSEMENT/RECREATION	
Golf Course (Public or Private)	X
Park or Playground (Public or Private)	X
Satellite Dish	X
Non-Commercial Radio Tower	
Race Track Operation	
Recreation Facility, Health Studio (Public)	X
Country Club (Private Membership)	X
Golf Clubhouse (Public or Private)	X
Community Center (Private)	X
Recreation Center (Private)	X
Hike, Bike, and Equestrian Trails (Public or Private)	X
Golf Maintenance Facility	A
Golf Pro Shop	A
Health/Spa Facilities (Private)	A
Athletic Fields (Private)	A
Athletic Courts (Private)	A
Equestrian Center	A
Athletic Courts (Public)	A
Commercial Amusement (Inside)	A
Lake Cruise/Water Taxi	
AUTO SERVICES	
Truck/Trailer Rental	
Auto Body Repair	
Auto Mechanical Repair	A
Quick Lube/Oil Change	
Vehicle Maintenance (Private)	A
Vehicle Fueling (Private)	A
WHOLESALE TRADE	
Warehouse/Storage (Inside)	
Warehouse/Storage (Outside)	

Scrap/Waste Recycling Collection and/or Storage	
Gas/Chemical Bulk Storage	
Light Manufacturing/Assembly	
Apparel Manufacturing	
Packaging and/or Distribution	
Printing, Engraving and related Reproductive Services	
Distribution of Books/Other Printed Material	
Machine Shop	
Welding Shop	
Temporary Batching Plant	**S**
Temporary Construction Office	**X3**
Temporary Construction Materials Storage	**X3**
Temporary Sales Office	**X4**

1. Individual retail occupants (except grocery store and drug store) cannot exceed 25,000 square feet.
2. Including water, sewer, electric, gas, cable, telephone, fiber optic, and other public and private utility distribution lines.
3. Limited to period of construction.
4. Limited to "build-out" period.
5. "Private" shall be deemed to include a daycare that is made available to any employee on the property.
6. Limited to white collar research and development (i.e., non-industrial, non-chemical, and non-water processing).

SECTION 2 ACCESSORY USES AND STRUCTURES

An accessory use or structure which is customarily incidental to the principal use or structure, and which is located on the same lot or tract of land, shall be permitted as an accessory use without being separately listed as a permitted use.

ARTICLE III. DEVELOPMENT STANDARDS

SECTION 1 DENSITY

Section 1.1 Office The maximum building square footage for the office use shall be 1,200,000 square feet.

Section 1.2 Resort Hotel The maximum building square footage for the resort hotel use shall be 500,000 square feet.

SECTION 2 MINIMUM LOT SIZE

Section 2.1 Office The minimum lot size for the office use area shall be 100,000 square feet.

Section 2.2 Resort Hotel The minimum lot size for the resort hotel use area shall be 200,000 square feet.

SECTION 3 MINIMUM LOT WIDTH

Section 3.1 Office The minimum lot width for the office use area shall be 200 feet.

Section 3.2 Resort Hotel The minimum lot width for the resort hotel use area shall be 200 feet.

SECTION 4 MAXIMUM BUILDING HEIGHT

Section 4.1 Office Except as provided below, the maximum height for all structures within the office use area shall be the lesser of five stories or 75 feet.

Section 4.2 Resort Hotel Except as provided below, the maximum height for all structures within the resort hotel use area shall be the lesser of five stories or 75 feet.

Section 4.3 Exceptions to Height Requirements The height limits imposed above shall not apply to (a) chimneys and vent stacks, church spires, cupolas, entry features, skylights, or other architectural features that are not intended for occupancy or storage; (b) flag poles and similar devices; or (c) heating and air conditioning equipment, solar collectors, and similar equipment, fixtures and devices provided such equipment, fixtures, and devices are screened from view with a solid wall that is architecturally consistent with the design of the building to which they are attached.

SECTION 5 MINIMUM BUILDING SIZE

Section 5.1 Office The minimum building size for an office use shall be 3,000 square feet.

Section 5.2 Resort Hotel The minimum building size for the resort hotel shall be 3,000 square feet.

SECTION 6 FRONT YARD SETBACKS

Section 6.1 Office The minimum front yard for the office use area shall be 50 feet.

Section 6.2 Resort Hotel The minimum front yard for the resort hotel use area shall be 100 feet.

Section 6.3 General

A. Required front yards must be open and unobstructed except for fences and signs allowed by this PD Ordinance; provided, however, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required front yard. A fireplace chimney may project up to two feet into the required front yard if its area of projection does not exceed 12 square feet. Cantilevered roof eaves and balconies may project up to five feet into the required front yard.

B. The front yard setback is measured from the front lot line or from the required right-of-way, whichever creates the greater setback.

C. If a lot runs from one street to another and has double frontage, a required front yard must be provided on both streets. If access is prohibited on one frontage by plat, the following structures or portions of structures in the yard along such frontage are governed by the rear yard regulations: swimming pools; game courts; fences; garages; and other accessory buildings.

D. If a corner lot has two street frontages of equal distance, one frontage is governed by the front yard regulations and the other frontage by the side yard regulations. If the corner lot has two street frontages of unequal distance, the shorter frontage is governed by the front yard regulations and the longer by the side yard regulations.

SECTION 7 REAR YARD SETBACKS

Section 7.1 Office The minimum rear yard for the office use area shall be 25 feet.

Section 7.2 Resort Hotel The minimum rear yard for the resort hotel use area shall be 100 feet.

Section 7.4 General

A. Required rear yards must be open and unobstructed except for fences and signs allowed by this PD Ordinance; provided, however, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required rear yard. A fireplace chimney may project up to two feet into the required rear yard if its area of projection does not exceed 12 square feet. Roof eaves may project up to three feet into the required rear yard. Balconies may not project into the required rear yard.

B. The rear yard setback is measured from the rear lot line.

C. A person need not provide a full rear yard setback for an accessory structure if the structure does not exceed 15 feet in height. Accessory structures include, but are not limited to, swimming pools, game courts, fences, and garages. Where the rear yard is adjacent to an alley, a three-foot setback must be provided. Where the rear yard is not adjacent to an alley, no setback is required.

SECTION 8 SIDE YARD SETBACKS

Section 8.1 Office The minimum side yard for the office use area shall be 25 feet.

Section 8.2 Resort Hotel The minimum side yard for the resort hotel use area shall be 75 feet.

Section 8.4 General

A. Required side yards must be open and unobstructed except for fences and signs allowed by this PD Ordinance; provided, however, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required side yard. A fireplace chimney may project up to two feet into the required side yard if its area of projection does not exceed 12 square feet. Cantilevered roof eaves may project up to three feet into the required side yard. Balconies may not project into the required side yard.

B. The side yard setback is measured from the side lot line, except when a front yard is treated as a side yard, in which case, the setback is measured from the lot line or the required right-of-way, whichever creates the greater setback.

C. Air conditioning units may be located in the required side yard, but not nearer than one foot to the property line.

D. A person need not provide a side yard setback for an accessory structure if the structure does not exceed 15 feet in height and is located in the rear 30 percent of the lot.

SECTION 9 SLOPE REQUIREMENTS

Section 9.1 Residential Slope Except as provided below, non single family structures shall not exceed the height of a line drawn at a slope of 5:1 (including streets and other rights of way) from any single family lot line. If the grade of the ground rises or falls from the point of origin of the slope line, the maximum permitted height shall increase or decrease by the difference in grade.

Section 9.2 Roadway Slope Non single family structures shall not exceed the height of a line drawn at a slope of 2:1 (including streets and other rights of way) from the right-of-way line of any roadway. If the grade of the ground rises or falls from the point of origin of the slope line, the maximum permitted height shall increase or decrease by the difference in grade.

SECTION 10 MISCELLANEOUS DEVELOPMENT REQUIREMENTS

Section 10.1 Access. Direct access to Dove Road from that portion of the AIL Property located as shown on the attached Exhibit "2" shall be limited to emergency use only.

Section 10.2 Dove Road Buffer. AIL hereby agrees to a buffer two hundred feet (200') in depth as measured from the northern boundary of the current Dove Road right-of-way covering that portion of the AIL Property located as shown on the attached Exhibit "3".

ARTICLE IV. EXHIBITS

EXHIBIT 1 Legal Description of PD District

EXHIBIT 2 Dove Road No Access Zone

EXHIBIT 3 Dove Road Buffer

007510.00019:0360290.06

EXHIBIT 1

LEGAL DESCRIPTION
PART 1

BEING a tract of land situated in the Jesse Gibson Survey, Abstract Number 592, the Richard Eads Survey, Abstract Number 492 and the J. Bacon Survey, Abstract Number 2026, Tarrant County, Texas, and being a portion of that certain tract (Tract 2) of land described by deed to AIL Investment, L.P., as recorded in Volume 13275, Page 542, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set, being the most westerly southwest property corner of that certain tract of land described by deed to DCLI, as recorded in Document Number D208246568, County Records, Tarrant County, Texas, and being the northeast corner of that certain tract of land described by deed to AIL Investment, L.P., as recorded in Document Number D208228230, County Records, Tarrant County, Texas;

THENCE S 89°49'56"W, 1895.38 feet;

THENCE S 00°05'13"W, 1321.04 feet;

THENCE S 89°14'09"W, 1326.57 feet;

THENCE N 00°11'13"W, 337.43 feet;

THENCE N 00°14'01"W, 2553.85 feet;

THENCE N 89°52'59"E, 1186.14 feet;

THENCE S 66°58'16"E, 192.22 feet;

THENCE S 07°25'33"E, 180.88 feet;

THENCE S 21°24'47"E, 39.07 feet;

THENCE S 11°10'47"E, 94.09 feet;

THENCE S 34°58'57"E, 140.91 feet;

THENCE S 54°13'31"E, 60.78 feet;

THENCE S 23°41'47"E, 109.17 feet;

THENCE N 89°49'56"E, 1012.82 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 479.72 feet, through a central angle of 63°46'05" having a radius of 431.03 feet, the long chord of which bears N 57°56'46"E, 455.34 feet;

THENCE N 26°03'35"E, 100.03 feet to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 138.39 feet, through a central angle of 12°54'51" having a radius of 614.00 feet, the long chord of which bears N 32°31'00"E, 138.10 feet;

THENCE N 38°58'25"E, 195.02 feet to the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, an arc distance of 638.95 feet, through a central angle of 29°49'27" having a radius of 1227.50 feet, the long chord of which bears S 64°28'14"E, 631.76 feet;

THENCE S 58°07'29"W, 281.95 feet;

THENCE S 26°47'41"W, 340.17 feet;

THENCE S 24°21'01"W, 227.62 feet;

THENCE S 20°32'10"W, 243.20 feet;

THENCE S 00°45'29"E, 357.87 feet to the POINT OF BEGINNING and containing 6,013,216 square feet or 138.044 acres of land more or less.

LEGAL DESCRIPTION
PART 2

BEING a tract of land situated in the Charles Medlin Survey, Abstract Number 1958, the Wilson Medlin Survey, Abstract Number 1958, the G. Hendricks Survey, Abstract Number 680 and the Mumucan Hunt Survey, Abstract Number 756, Tarrant County, Texas, and being a portion of that certain tract (Tract 2) of land described by deed to AIL Investment, L.P., as recorded in Volume 13275, Page 542, County Records, Tarrant County, Texas, and the remainder of that certain tract of land described by deed to AIL Investment L.P., as recorded in Volume 13544, Page 24, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of that certain tract of land described by deed to DCLI, as recorded in Document Number D208246568, County Records, Tarrant County, Texas, being in the north right-of-way line of Dove Road (a variable width right-of-way);

THENCE N 01°05'24"W, 1442.77 feet;

THENCE N 40°02'39"E, 871.03 feet;

THENCE N 00°32'43"W, 762.66 feet;

THENCE N 77°03'35"E, 421.13 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 540.74 feet, through a central angle of 27°21'27" having a radius of 1132.50 feet, the long chord of which bears N 63°22'52"E, 535.62 feet;

THENCE N 49°42'08"E, 307.68 feet to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 506.78 feet, through a central angle of 28°32'13" having a radius of 1017.50 feet, the long chord of which bears N 63°58'14"E, 501.56 feet;

THENCE S 09°40'08"E, 892.93 feet;

THENCE S 16°36'28"W, 1518.12 feet;

THENCE S 00°59'38"E, 573.79 feet;

THENCE S 11°34'10"E, 564.14 feet returning to the north right-of-way line of the aforementioned Dove Road;

THENCE S 70°31'18"W, 349.16 feet along the north right-of-way line of said Dove Road to the beginning of a curve to the right;

THENCE continuing along the north right-of-way line of said Dove Road and with said curve to the right, an arc distance of 253.38 feet, through a central angle of 19°21'24" having a radius of 750.00 feet, the long chord of which bears S 80°12'00"W, 252.18 feet;

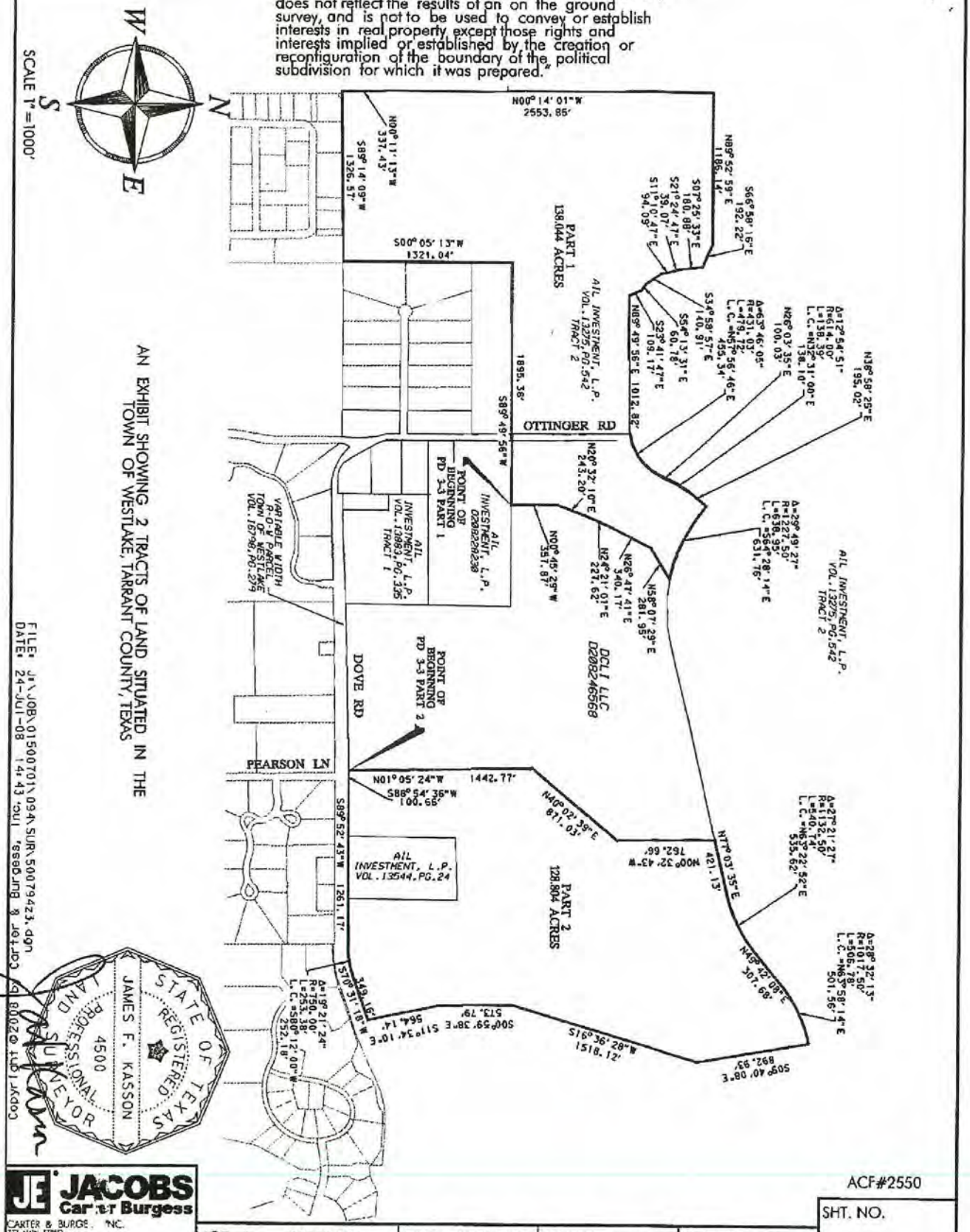
THENCE S 89°52'43"W, 1261.17 feet continuing along the north right-of-way line of said Dove Road;

THENCE S 88°54'36"W, 100.66 feet continuing along the north right-of-way line of said Dove Road to the POINT OF BEGINNING and containing 5,610,685 square feet or 128.804 acres of land more or less.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC S663.21, AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY, EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT 1

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



AN EXHIBIT SHOWING 2 TRACTS OF LAND SITUATED IN THE TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

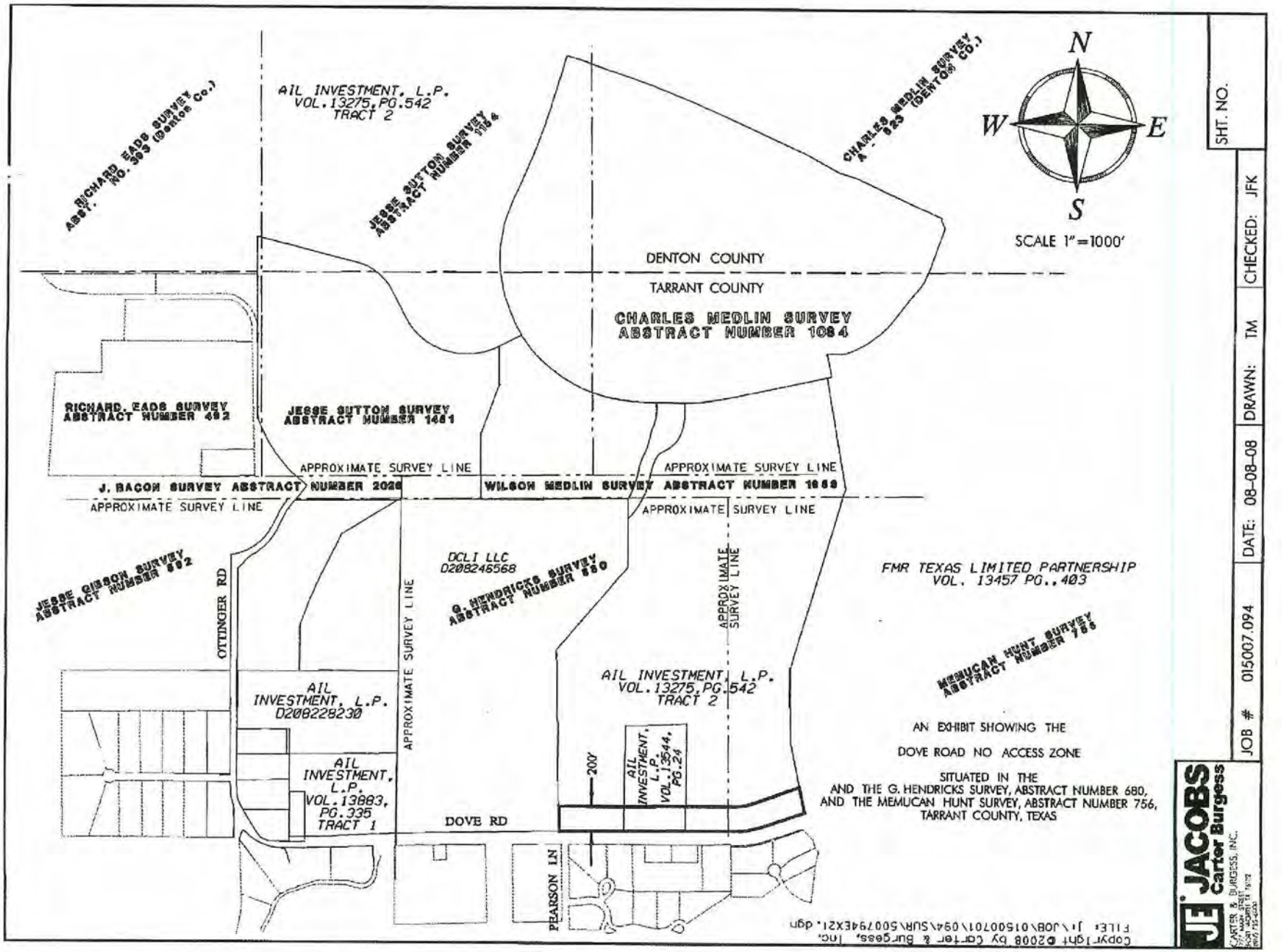
JACOBS Carter Burgess

CARTER & BURGESS, INC.
777 MAIN STREET
FORT WORTH, TX 76102
(817) 735-6000

ACF#2550

JOB # 015007.094	DATE: 07-25-08	DRAWN: TAM	CHECKED: JFK	SHT. NO.

EXHIBIT 2



Copyright ©2008 by Carter & Burgess, Inc.
FILE: J:\JOB\015007\094\SUR\500794EX21.dgn

EXHIBIT 3

200' DOVE ROAD BUFFER
LEGAL DESCRIPTION

BEING a tract of land situated in the G. Hendricks Survey, Abstract Number 680, Tarrant County, Texas and the Memucan Hunt Survey, Abstract Number 756, and being a portion of that certain tract (Tract 2) of land described by deed to AIL Investment, L.P., as recorded in Volume 13275, Page 542, County Records, Tarrant County, Texas, and being the remainder of that certain tract of land described by deed to AIL Investment, L.P., as recorded in Volume 13544, Page 24, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set being an ell corner in the southerly property line of said AIL Tract 2, said point also being the northeast property corner of that certain tract of land described by deed to Lakeway Land, Ltd., as recorded in Volume 13978, Page 222, County Records, Tarrant County, Texas;

THENCE S 00°31'56"W, 1296.32 feet to the northerly right-of-way line of Dove Road (a variable width right-of-way;

THENCE N 87°36'29"E, 138.19 feet along the northerly right-of-way line of said Dove Road;

THENCE N 88°54'36"E, 1153.05 feet continuing along the northerly right-of-way line of said Dove Road to the POINT OF BEGINNING;

THENCE N 01°05'24"W, 200.00 feet;

THENCE N 88°54'36"E, 102.34 feet;

THENCE N 89°52'43"E, 1262.87 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 185.81 feet, through a central angle of 19°21'24" having a radius of 550.00 feet, the long chord of which bears N 80°12'00"E, 184.93 feet;

THENCE N 70°31'18"E, 376.95 feet;

THENCE S 11°34'10"E, 201.92 feet returning to the northerly right-of-way line of said Dove Road;

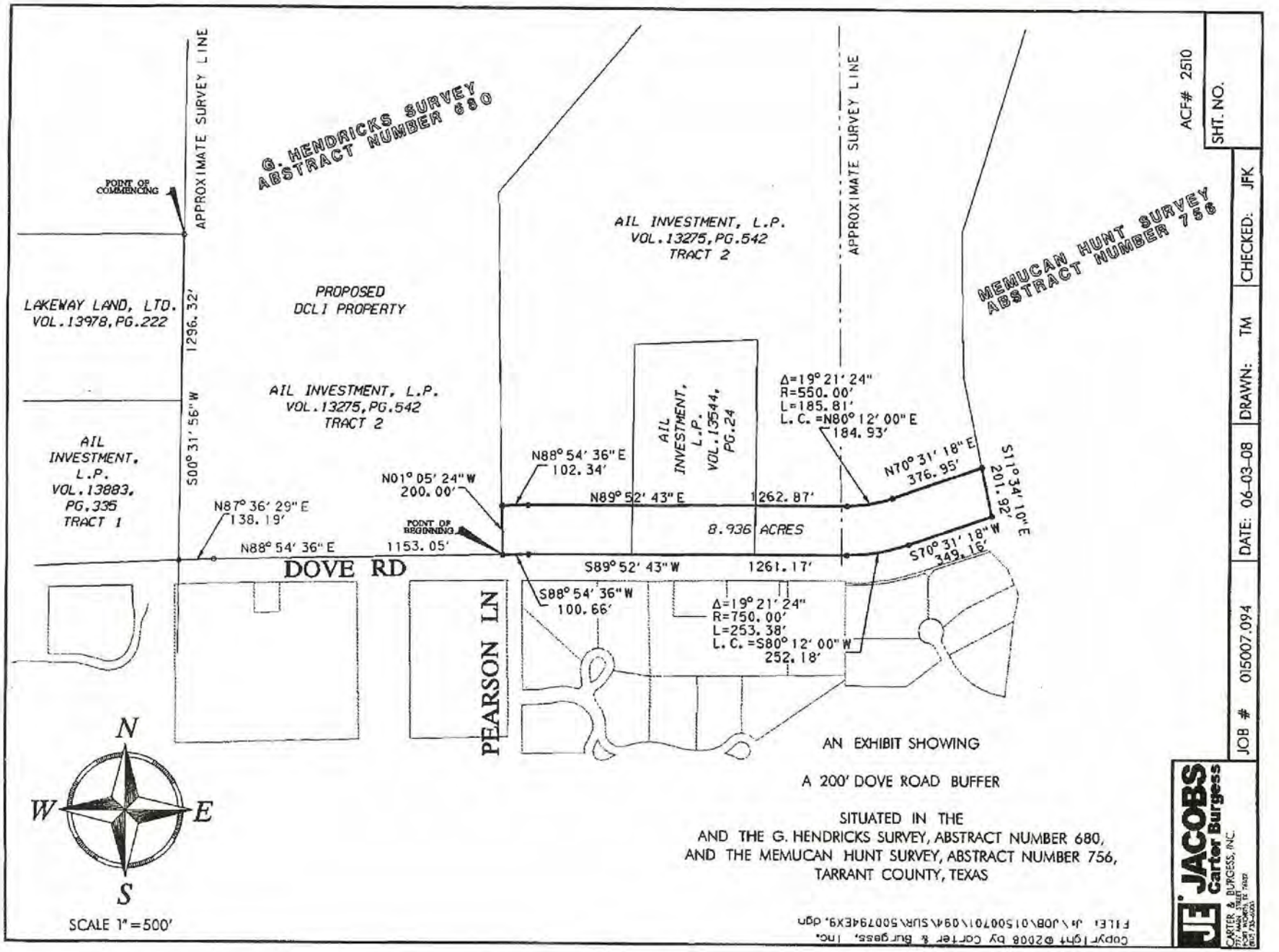
THENCE S 70°31'18"W, 349.16 feet along the northerly right-of-way line of said Dove Road to the beginning of a curve to the right;

THENCE continuing along the northerly right-of-way line of said Dove Road and with said curve to the right, an arc distance of 253.38 feet, through a central angle of 19°21'24" having a radius of 750.00 feet, the long chord of which bears S 80°12'00"W, 252.18 feet;

THENCE S 89°52'43"W, 1261.17 feet continuing along the northerly right-of-way line of said Dove Road;

THENCE S 88°54'36"W, 100.66 feet continuing along the northerly right-of-way line of said Dove Road to the POINT OF BEGINNING and containing 389,234 square feet or 8.936 acres of land more or less.

EXHIBIT 3



AN EXHIBIT SHOWING

A 200' DOVE ROAD BUFFER

SITUATED IN THE
AND THE G. HENDRICKS SURVEY, ABSTRACT NUMBER 680,
AND THE MEMUCAN HUNT SURVEY, ABSTRACT NUMBER 756,
TARRANT COUNTY, TEXAS

Copyright ©2008 by Carter & Burgess, Inc.
FILE: J:\JOB\015007.094\SUR\5007946X9.dgn

JACOBS
Carter Burgess
CARTER & BURGESS, INC.
FORT WORTH, TEXAS
FORT WORTH, TX 76102
(817) 735-6000

JOB #	DATE:	DRAWN:	CHECKED:	SHT. NO.
015007.094	06-03-08	TM	JFK	ACF# 2510

TOWN OF WESTLAKE, TX

STAFF REPORT TO PLANNING & ZONING COMMISSION/TOWN COUNCIL

I. CASE INFORMATION

Case No. **Z-11-13-15** **Date: 12-1-15**

Request: Applicant is requesting approval of the following:

Transfer of Development Square Footage 186,000 sq. ft. campus office

Transfer of Development Rights ___

Severance of Development Square footage X

Severance of Development Rights ___

Conversion of Development land use __

Revision of or addition of Zoning Districts: from PD3-3 to new PD3-5B

Development Name: Project Blizzard

Location: SH170 at SH 114/ Trophy Lake Drive/ Ottinger Road

Owner: HW 2421 Land LP

Developer: Hillwood Properties

Zoning: PD3.3

Proposed Use(s): Severance of Office square footage

Phasing: NA

II. STAFF REVIEW COMMENTS RELATIVE TO COMPLIANCE WITH THE RECOMMENDTIONS AND INTENT OF THE COMPREHENSIVE PLAN

1. **General:**
   a. **General intent of Citizen Goals and Priority Statements as documented in the Comprehensive Plan:** The Forging Westlake 2015 Comprehensive Plan identifies 19 goals, supported by priority statements which flow from those goals. The goals include goals related to
      i. Views, Visual Image, and Preservation seek preservation of present vistas of naturalness, pastoral/ agricultural character/ sense of openness.
      ii. Quality of Life, Seeks preservation of "slow paced Life style"
      iii. Urban Form, Development Form seeks to create a holistic town form, town center, town linkages, protection of residential areas from commercial encroachment, and greater levels of amenity.
      iv. Accessibility, Vehicular Circulation/ Traffic, and Alternate Modal Movement seeks connectivity, functionality, and capacity in the trail and roadway network as well as containing major traffic increases in the northerly portions of the Town. In addition, reduce vehicular trips and promote pedestrian safety.
      v. Land Use seeks to clearly separate residential and commercial areas in ways that reinforce single family values and neighborhoods.
      vi. Value/ Financial Sustainability seeks to increase the ad valorem base and thereby continue to serve the Town's financial needs.
      vii. Academy Sustainability and Education seeks to meet the future educational needs of the Town population and make Westlake a major educational center.
      viii. Waterways/ Waterbodies/ Natural Systems seeks to create more and more usable water amenities for the Town of Westlake.
      ix. Infrastructure/ Public Facilities have infrastructure and emergency facilities to assure the continued health and safety of the Towns full-time and day-time population.
      x. Environmental Sustainability and Conservation seeks to promote water conservation and environmental preservation.
      xi. Parks/ Recreation seeks to establish distinctive recreational and park opportunities.

These goals guide the formulation of the Comprehensive plan elements listed below. The proposed Blizzard Development is consistent with many of these goals as follows:

b. **Application compliance with Citizen Goals and Priority Statements as documented in the Comprehensive Plan:**
Severance of Office Square footage from PD 3.3 is consistent with the goals of the Comprehensive Plan as it facilitates view protection, urban form, natural asset preservation, park potential, and reduces traffic with direct connection to Dove Road.

2. **The Thoroughfare Plan:**
   a. **General Intent of the Thoroughfare Plan:** The Thoroughfare Plan establishes a coherent traffic system which anticipates the trip generation potential of Town build-out to 70% of entitlement. In addition, the thoroughfare plan:
      i. Establishes a north-south/ east-west street network system with capacity to accommodate 70% buildout of entitlement.
      ii. Mitigate limitations to Freeway/ Interchange capacity due to regional traffic flows
      iii. Improve Town connectivity between live, work, shop, entertain, and amenity.
      iv. Establishes a framework for growth that more evenly distributes commercial value and protects residential value
      v. Accommodated pedestrian and bicycle movement
      vi. Divert a substantial portion of the commercially generated traffic from residential segments of Dove Road
      vii. Identify Design Focus and Special Consideration points within the proposed system.
      viii. Establish a Town wide Street Typology

   b. **Application compliance with the Thoroughfare Plan:**
   Severance of office square footage is consistent with the recommendations and intent of the Thoroughfare Plan Element of the Comprehensive Plan as it reduces vehicular trips in portions of Westlake close to existing and planned residential areas.

3. **The Land Use Plan:**
   a. **General Intent of the Land Use Plan:** The intent of the Land Use plan is to create a fabric of Community Types that:

i. Protects and coincides with the 5 view conditions (Vista Points, Vista Termini, View Shade, View Shed, and View Corridors)
ii. Establishes a desired built character of the community type that guides density re-distribution
iii. Establishes a desired land use dominance of the community type
iv. Aggregates value to support the Town's Ad valorem base requirements. Promote attainment of threshold entitlement buildout while still supporting the view protection goals.
v. Facilitates and encourages re-distribution of development square footage through transfer and not rezoning.
vi. Conceals vertical disruption, ground plane augmentation and form deviations associated with more intense development densities.
vii. Minimize displacement of important natural fabric.
viii. Coincides with identified sending and receiving areas

b. <u>Application compliance with the Land Use Plan:</u>
Severance of office square footage is consistent with the recommendations and intent of the Land Use Plan Element of the Comprehensive Plan as it promotes densities consistent with the Community Type associated with PD 3-3.

4. <u>The Economic Development Plan:</u>

a. <u>General Intent of the Economic Development Plan:</u> The intent of the Economic Development Plan is to promote a robust economic environment for Westlake through:

i. Supporting attainment of a sustainable and adequate Ad valorem base.
ii. Promotes and furthers attraction of, or provides for, Corporate Headquarters to Westlake.
iii. Promotes and/ or provides specialty retail
iv. Facilitates and enhances ability for targeted recruitment
v. Facilitates and contributes to industrial cluster formation.
vi. Provides for infrastructure extension to desired areas of future development, facilitates circulation, and information dissemination.
vii. Provides locational value for development in close proximity.
viii. Enhances Town identity.
ix. Provides increased amenity.
x. Provides desirable associations.
xi. Enhances education.

xii. Supports a rational land use context.
xiii. Supports Corporate retention.
xiv. Supports Employee retention.
xv. Implements opportunities for office driven mixed use.

b. **Application compliance with the Economic Development Plan**
Severance of office square footage is has no relationship with the recommendations and intent of the Economic Development Plan Element of the Comprehensive Plan.

5. **The Housing Plan:**
   a. **General Intent of the Housing Plan:** The intent of the Housing Plan is to protect and define high value submarkets for Westlake by:
      i. Consolidates dispersed price points into definable sub-market zones.
      ii. Supports/ protects current price point distinctions.
      iii. Provide new housing choices for emerging empty nester, retiree, and young family/ young professional markets, unique to this area, seeking higher price point housing options.
      iv. Provide housing choices for changing housing needs among Westlake's own population as they grow through life style changes.
      v. Mitigate value encroachment from neighboring lower price point sub-markets and preserve value.
      vi. Implement housing market type gradients as portrayed in the Westlake Housing Plan map.
   b. **Application compliance with the Housing Plan:**
   Severance of office square footage is consistent with the recommendations and intent of the Housing Plan Element of the Comprehensive Plan as it protects value of nearby residential areas.

6. **The Parks, Open Space, and Trails Plan:**
   a. **General Intent of the Parks, Open Space, and Trails Plan:** The intent of the Parks, Open Space, and Trails Plan is to protect natural resources, protect distinctive natural settings, and provide for recreational needs of a future population through development that:
      i. Preserves important natural features and systems.
      ii. Provides sufficient recreational opportunities for future population.
      iii. Protects Westlake's Ecotone from over development.

iv. Preserves Landmark Landforms.
v. Protects Rural Ranch landscapes.
vi. Provides Open Space Connections.
vii. Provides Recreational Open Space, Parks, and/ or Recreational Facilities.
viii. Connects Town and Regional Trails.
ix. Provide applicable park type recommended for general location of development.
x. Implement the contiguous Open Space Plan as configured on the Open Space Plan map.
xi. Implement the Trail Plan as configured on the Open Space Plan Map.

b. **Application compliance with the Parks, Open Space, and Trails Plan:** Severance of office square footage is consistent with the recommendations and intent of the Parks, Open Space, and Trails Plan Element of the Comprehensive Plan as it contributes to open space preservation through lower density in environmentally sensitive areas.

7. **The Urban Design Structures Plan:**
   a. **General Intent of the Urban Design Structures Plan:** The intent of the Urban Design Structures Plan is to consolidate a coherent image and comprehensible legibility for Westlake through development that:
      i. Implements the applicable Street Typology streetscapes as presented in the Urban Design Street Type Map.
      ii. Implements the applicable Intersection Typology as presented in the Urban Design Plan Map.
      iii. Implements the applicable Trail Typology as presented in the Urban Design Plan Map.
      iv. Implements the applicable Edge Typology as presented in the Urban Design Plan.
      v. Provides applicable active or other open spaces as shown on the Urban Design Plan Map.
      vi. Implements recommended design standards for applicable design settings.
      vii. Adheres to the recommended thematic plant list.
      viii. Implements Town monument recommendations.
      ix. Implements focal points and portals as identified in the Urban Design Plan.
      x. Adhere to thematic forms and material recommendations of the Urban design plan.

b. **Application compliance with the Urban Design Structures Plan:** Severance of office square footage is consistent with the recommendations and intent of the Urban Design Structures Plan Element of the Comprehensive Plan as it opportunity for more campus like office development and thereby provides greater opportunity for open space.

8. **The Storm Water Conservation Plan:**
   a. **General Intent of the Storm Water Conservation Plan:** The intent of the Storm Water Conservation Plan is to protect natural areas/ systems and promote conservation practices through development that:
      i. Implements applicable Storm Water Best Management Practices/
      ii. Implements applicable Water Conservation Practices.
      iii. Furthers implementation of Storm Water management or Water Conservation programmatic and policy initiatives.
   b. **Application compliance with the Storm Water Conservation Plan:** Severance of office square footage is consistent with the recommendations and intent of the Storm Water Conservation Plan Element of the Comprehensive Plan as it better protects natural drainage ways that are more common in the southerly portions of Westlake.

9. **Facilities and Town Hall Plan:**
   a. **General Intent of the Town Hall Plan:** The intent of the Facilities and Town Hall Plan is to provide emergency and municipal services for the current and future 24 hr. and daytime population through development that:
      i. Supports/provides funding of improved services.
      ii. Provide facilities or a facility site within the applicable service area.
      iii. Provides a Town Hall site or facility.
   b. **Application compliance with the Town Hall Plan:** Severance of office square footage is consistent with the recommendations and intent of the Facilities and Town hall Plan Element of the Comprehensive Plan as it may make a facility site more likely.

III. STAFF REVIEW COMMENTS RELATIVE TO DEVELOPMENT AND DESIGN

1. **Utilities (including on and off-site extensions and easement dedications):**

Utility information not provided

2. **Stormwater (including on and off-site facilities and easement dedications):**

   Storm water Management design not provided in application

3. **Setbacks/Building Lines:**
   Urban street is generally consistent with Town Square street sections of Ordinance 452
4. **Parking/Fire Lanes:**
   Not applicable

5. **Solid Waste Collection Facilities:**
   Not applicable

6. **Traffic Access Management/Internal Site Circulation and Connectivity to Adjacent Property Tracts (both owner's and non-owner's tracts):**
   Not Applicable

7. **Site Design**

   A. **Materials, Building Design, Architecture, and Hard Screening**

      Details not provided, concept only

   B. **Landscaping and Landscape Screening**
      Details not provided

   C. **Signage**
      Details not provided

   D. **Lighting**
      Details not provided

   E. **Water Features/Public Art**
      Details not provided

   F. **Pedestrian Circulation (within the site)**
      See Comp Plan comments above

G. Pedestrian Access (around perimeter of and to the site)
See Comp Plan comments above

H. Trails/Open Space
See Comp Plan comments above

8. Density and Land Uses
The applicant is requesting the addition of a rental residential use (as indicated by representation of residential on the concept site plan) as well as the following development intensity augmentations

	Permitted	Requested	Difference
Land Use			
Office	**1,200,000 sf.**	**Sever 186,000 sf and transfer to PD 3-5**	**1,014,000 sf. remaining in PD 3-3**
Hotel	**500,000 sf.**	**NA**	**NA**

IV. STAFF RECOMMENDATIONS

Severance of 186,000 sf. of office square footage from PD 3-3 and transferring to PD 3-5 is substantially consistent with the recommendations and intent of the Comprehensive Plan.

Planning and Zoning

Item # 10 – Adjournment

Back up material has not been provided for this item.