TOWN OF WESTLAKE TOWN BOARD MEETING AGENDA
1500 SOLANA BLVD, BUILDING 7, SUITE 7100, WESTLAKE, TX 76262

May 18, 2020
Regular session will immediately follow the Special Session

5:00 PM VIA VIRTUAL MEETING

In accordance with Order of the Office of the Governor issued March 16, 2020 and March 19, 2020, the Town Board of the Town of Westlake will conduct this virtual meeting at 5:00 p.m. on Monday, May 18, 2020 by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no public access to the physical location described above. A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act. Instructions for public participation in the meeting by video conference and telephonic conference are as follows:

By Video:
https://bit.ly/westlaketowncouncil Webinar ID#861 6241 4345 Password: pzwestlake

By Telephone:

Local: (817) 916-8035 Conference ID: 4300941#
Toll Free: (800) 309-2350 Conference ID: 4300941#

Vision Statement
An oasis of natural beauty that maintains our open spaces in balance with distinctive development, trails, and quality of life amenities amidst an ever expanding urban landscape.

Special Session

1. **CALL TO ORDER**

2. **A PROCLAMATION HONORING MR. MICHAEL BARRETT FOR HIS SERVICE TO THE TOWN OF WESTLAKE AS AN ELECTED OFFICIAL.**

3. **ADMINISTER THE OATH OF OFFICE TO NEWLY ELECTED OFFICIALS.**

4. **DISCUSSION AND CONSIDERATION TO ELECT A MAYOR PRO TEMPORE.**

5. **ADJOURNMENT**

Regular Session

1. CALL TO ORDER

2. CITIZENS COMMENTS: This is an opportunity for citizens to address the Town Council on any matter whether or not it is posted on the agenda.

For those joining by videoconference: Any person desiring to make a public comment using a Windows computer must first press the "Raise Hand" button on the screen. Alternatively, the Alt+Y keyboard shortcut may be used to raise or lower their hand. Any person desiring to make a public comment using a Mac computer must first press the "Raise Hand" button on the screen. Alternatively, the Option+Y keyboard shortcut may be used to raise or lower their hand.

For those joining by teleconference: Any person desiring to make a public comment must first press star-five (*5) on their telephone keypad to "Raise their hand" to speak.

Citizens will be placed in a queue based on the order the hands were raised. The presiding officer will recognize callers based on the order of the queue, where they will be asked to state their name and address. Individual citizen comments are normally limited to three (3) minutes; however, time limits can be adjusted by the presiding officer. The presiding officer may ask the citizen to hold their comment on an agenda item if the item is posted as a Public Hearing. The Council cannot by law take action nor have any discussion or deliberations on any presentation made to the Council at this time concerning an item not listed on the agenda. The Council will receive the information, ask staff to review the matter, or an item may be noticed on a future agenda for deliberation or action.

3. ITEMS OF COMMUNITY INTEREST: Mayor and Council Reports on Items of Community Interest pursuant to Texas Government Code Section 551.0415 the Town Council may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; and (6) announcements involving imminent threat to public health and safety.

4. CONSENT AGENDA: All items listed below are considered routine by the Town Council and will be enacted with one motion. There will be no separate discussion of items unless a Board Member or citizen so requests, in which event the item will be removed from the general order of business and considered in its normal sequence.

a. A Proclamation of the Town of Westlake, designating May 3-9, 2020 as National Correctional Officers Week.
b. Consider approval of **Resolution 20-13**, authorizing a Declaration of Local Disaster Due to Public Health Emergency for the Town of Westlake, Texas.
c. Consider approval of **Resolution 20-14**, authorizing the Town Manager to enter into an Inter Local Cooperative Purchasing Agreement with Denton County for cooperative purchasing.

5. **CONDUCT A PUBLIC HEARING AND CONSIDER RESOLUTION 20-15, APPROVING A REPLAT OF BLOCK D, WESTLAKE ENTRADA ADDITION.**

6. **CONDUCT A PUBLIC HEARING AND CONSIDER ORDINANCE 908, APPROVING PROPOSED AMENDMENTS TO ORDINANCE 703 APPROVING THE PD1-2 ZONING DISTRICT, KNOWN AS "WESTLAKE ENTRADA" LOCATED NORTH OF SOLANA BLVD., EAST OF DAVIS BLVD., AND SOUTH OF STATE HIGHWAY 114.**

7. **CONDUCT A PUBLIC HEARING AND CONSIDER ORDINANCE 909, APPROVING A SITE PLAN FOR AN APPROXIMATELY 2.83-ACRE PORTION OF THE PD1-2 ZONING DISTRICT, ESTABLISHED BY ORDINANCE 703, FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BLVD., AND NORTH OF SOLANA BLVD., COMMONLY KNOWN AS WESTLAKE ENTRADA. THE AREA ON THIS PD SITE PLAN IS COMMONLY REFERRED TO AS BLOCK P, GENERALLY LOCATED WEST OF THE INTERSECTION OF ARAGON DRIVE AND ANDORRA DRIVE.**

8. **CONDUCT A PUBLIC HEARING AND CONSIDER ORDINANCE 910, APPROVING A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A PRIVATE SPORTING CLUB TO BE LOCATED IN AN APPROXIMATELY 2.31-ACRE PORTION OF BLOCK P, WESTLAKE ENTRADA, LOCATED BETWEEN GIRONA DRIVE AND ROSES DRIVE.**

9. **CONSIDER APPROVAL OF RESOLUTION 20-16, APPROVING A SECOND AMENDMENT TO THE KNOLLS AT SOLANA AGREEMENT FOR SUBDIVISION IMPROVEMENTS.**

10. **EXECUTIVE SESSION**

The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:

a. Section 551.087 Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) for the following:
   - Entrada
   - Front 44
b. Section 551.071(2) – Consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of

Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Resolution No. 00-19, a Contract with Hillwood Development Corporation Concerning the Design Engineering and Construction of the West Side Pump Station and the Dove Road Waterline.

c. Section 551.071 Consultation with Attorney - to seek advice of counsel regarding Grenada Homeowners' Association matters.

11. RECONVENE COUNCIL MEETING.

12. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS.

13. BOARD RECAP/STAFF DIRECTION

14. FUTURE AGENDA ITEMS: Any Councilmember may request at a workshop and / or Council meeting, under "Future Agenda Item Requests", an agenda item for a future Council meeting. The Council Member making the request will contact the Superintendent with the requested item and the Town Manager will list it on the agenda. At the meeting, the requesting Board Member will explain the item, the need for Board discussion of the item, the item's relationship to the Council's strategic priorities, and the amount of estimated staff time necessary to prepare for Council discussion. If the requesting Councilmember receives a second, the Town Manager will place the item on the Council agenda calendar allowing for adequate time for staff preparation on the agenda item.

15. ADJOURNMENT

ANY ITEM ON THIS POSTED AGENDA COULD BE DISCUSSED IN EXECUTIVE SESSION AS LONG AS IT IS WITHIN ONE OF THE PERMITTED CATEGORIES UNDER SECTIONS 551.071 THROUGH 551.076 AND SECTION 551.087 OF THE TEXAS GOVERNMENT CODE.

CERTIFICATION

I certify that the above notice was posted at the Town Hall of the Town of Westlake, 1500 Solana Blvd., Building 7, Suite 7100, Westlake, TX 76262, May 15, 2020, by 5:00 p.m. under the Open Meetings Act, Chapter 551 of the Texas Government Code.

_____

Todd Wood, Town Secretary

If you plan to attend this public meeting and have a disability that requires special needs or translation services, please advise the Town Secretary 48 hours in advance at 817-490-5711 and reasonable accommodations will be made to assist you.

Town Council

Item # 2 – Citizens Comments

CITIZENS COMMENTS: This is an opportunity for citizens to address the Town Council on any matter whether or not it is posted on the agenda.

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ITEMS OF COMMUNITY INTEREST: Mayor and Council Reports on Items of Community Interest pursuant to Texas Government Code Section 551.0415 the Town Council may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; and (6) announcements involving imminent threat to public health and safety.

Town Council

Item # 3 – Items of Community Interest

- ✓ **Town Council Work Session/Meeting**
  (Please check website for agenda with teleconferencing information)
  Monday, May 18, 2020; 5:00 pm* via Teleconference

- ✓ **Canceled - Westlake Academy Teacher of the Year Award & Reception**
  Wednesday, May 20, 2020; *Announcement of finalists & winner will be made soon-check our WA website!*

- ✓ **Westlake Municipal Offices & Academy CLOSED for Memorial Day**
  Friday, Monday, May 25, 2020
  -There will be NO interruption to trash and recycling services on this holiday. Collections will occur on the normal Friday schedule.

- ✓ **Westlake Academy Commencement Ceremony**
  Thursday, May 28, 2020; 7:00 pm (date & time change)
  Texas Motor Speedway, Infield/Pit area
  -Thank you to the extraordinary staff at Texas Motor Speedway for working with WA Academy personnel to provide a unique and public health approved in-person graduation experience for our Class of 2020, also allowing family & friends to safely attend. Additionally, the ceremony will be streamed live and the link will follow soon.

- ✓ **Westlake Academy – Last Day of School**
  Friday, May 29, 2020; *Parents & students: Please watch for more information about closing out our 2019-20 academic year.*

- ✓ **Coffee & Conversation with the Mayor/School Board President**
  -Watch for future notices about our next Facebook Live Coffee with the Mayor; First Monday of the month dates temporarily suspended but check out our Town of Westlake Facebook for previous Live Coffees.

- ✓ **Board of Trustees Work Session/Meeting**
  (Please check website for agenda & scheduling during this time)
  Monday, June 8, 2020*
  Westlake Town Hall, Solana Terrace-Bldg.7, Suite 7100 - Council Chambers OR via Teleconferencing

- ✓ **Planning & Zoning Work Session/Meeting**
  (Please check website for agenda & scheduling during this time)
  Monday, June 15, 2020*
  Westlake Town Hall, Solana Terrace-Bldg.7, Suite 7100 - Council Chambers OR via Teleconferencing

- ✓ **Town Council Work Session/Meeting**
  (Please check website for agenda & scheduling during this time)
  Monday, June 22, 2020*
  Westlake Town Hall, Solana Terrace-Bldg.7, Suite 7100 - Council Chambers OR via Teleconferencing

For** meeting agendas **and details on** WA calendar **events or** Municipal calendar **events, please visit the Westlake** Academy website **or the Town of Westlake** website **for further assistance.

Town Council

Item # 4 – Consent Agenda

CONSENT AGENDA: All items listed below are considered routine by the Town Council and will be enacted with one motion. There will be no separate discussion of items unless a Board Member or citizen so requests, in which event the item will be removed from the general order of business and considered in its normal sequence.

a. A Proclamation of the Town of Westlake, designating May 3-9, 2020 as National Correctional Officers Week.
b. Consider approval of **Resolution 20-13**, authorizing a Declaration of Local Disaster Due to Public Health Emergency for the Town of Westlake, Texas.
c. Consider approval of **Resolution 20-14**, authorizing the Town Manager to enter into and enter into an Inter Local Cooperative Purchasing Agreement with Denton County for cooperative purchasing.

Town of Westlake Proclamation

WHEREAS: Americans are served every single day by Correctional Officers in facilities at the federal, state, county and local levels; and

WHEREAS: Correctional Officers accept the dangerous tasks associated to ensure the custody, safety, and well-being of inmates in this country's prisons and jails; and

WHEREAS: Correctional Officers maintain the safety of the general public by providing essential security services in our correctional facilities; and

WHEREAS: Correctional Officers risk their lives each day in service to others, demonstrating professionalism, integrity, dedication, and courage; and

WHEREAS: The Town of Westlake recognizes the dedication and talents of Correctional Officers around the country, as well as the importance of the services they render at all levels in service to our nation; and

WHEREAS: I, Laura Wheat, Mayor of the Town of Westlake, do hereby announce and proclaim to all citizens and set seal hereto, that May 3-9, 2020 as

National Correctional Officers Week

in the Town of Westlake, Texas, and call upon the citizens to recognize and express their appreciation for the vital contributions made daily by these public servants who work tirelessly on behalf of all Americans.

IN WITNESS THEREOF, I have hereunto set my hand and caused the official seal of the Town of Westlake, Texas to be affixed this 18th day of May, 2020.

_____

Laura Wheat, Mayor

WESTLAKE TOWN COUNCIL

TYPE OF ACTION

Regular Meeting - Consent

Monday, May 18, 2020

TOPIC: Consider a Resolution authorizing a Declaration of Local Disaster Due to Public Health Emergency for the Town of Westlake, Texas.

STAFF CONTACT: Noah Simon, Deputy Town Manager

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Mission: Westlake is a unique community blending preservation of our natural environment and viewscapes, while serving our residents and businesess with superior municipal and academic services that are accessible, efficient, cost-effective, & transparent.	Municipal & Academic Operations	Exemplary Service & Governance - We set the standard by delivering unparalleled municipal and educational services at the lowest cost.	Preserve Desirability & Quality of Life
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

Time Line - Start Date: May 18, 2020 **Completion Date:**

Funding Amount: N/A **Status** - N/A **Source** - N/A

Contract: No **Forms:** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

On March 13, 2020, Governor Greg Abbott issued a State of Disaster for all Texas counties due to the COVID-19 pandemic. Tarrant County Judge Glen Whitley and Denton County Judge Andy Eads issued a Declaration of Local Disaster Due to Public Health Emergency for Tarrant and Denton Counties due to COVID-19 on March 13, 2020.

As a result of the COVID-19 pandemic, it is recommended that the Town of Westlake formally declare a Local Disaster Due to Public Health Emergency in the interest of protecting the health and safety of the public.

STAFF RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

Resolution

TOWN OF WESTLAKE

RESOLUTION NO. 20-13

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS, DECLARING A DISASTER DUE TO A PUBLIC HEALTH EMERGENCY IN THE TOWN OF WESTLAKE, TEXAS.

WHEREAS, on January 30, 2020, the World Health Organization Director General declared the outbreak of COVID-19 as a Public Health Emergency of International Concern and advised countries to prepare for containment, including active surveillance, early detection, isolation and case management, contact tracing, and prevention of onward spread of the disease; and

WHEREAS, the symptoms of COVID-19 include fever, cough, and shortness of breath, and outcomes have ranged from mild to severe illness and in some cases death; and

WHEREAS, COVID-19 spreads between people who are in close contact with one another through respiratory droplets produced when an infected person coughs or sneezes; and

WHEREAS, continuous spread of the disease presents an imminent threat of widespread illness or loss of life resulting from a global pandemic and other public calamity resulting therefrom, which requires emergency action; and

WHEREAS, Governor Greg Abbott issued a State of Disaster for all Texas counties for COVID-19 on March 13, 2020; and

WHEREAS, County Judge Glen Whitley issued a Declaration of Local Disaster Due to Public Health Emergency for Tarrant County for COVID-19 on March 13, 2020 and Judge Andy Eads issued a Declaration of Local Disaster Due to Public Health Emergency for Denton County for COVID-19 on March 13, 2020, and the Town will adhere to the recommendations as set forth in accordance with the Tarrant and Denton County declarations; and

WHEREAS, the Mayor of the Town of Westlake has determined that due to the global outbreak of COVID-19, extraordinary measures must be taken to prevent and to alleviate the suffering of the people of Westlake and to protect the public health and safety.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:

SECTION 1: That a local state of disaster for public health emergency is hereby declared for the Town of Westlake, Texas, pursuant to Section 418.108(a) of the Texas Government Code.

SECTION 2: That this declaration of local disaster shall be in effect until the Tarrant and Denton County orders expire, unless earlier terminated by the Town Council, or may be continued or extended as deemed necessary by the Town Council of the Town of Westlake, Texas.

SECTION 3: Pursuant to Section 418.108(d) of the Texas Government Code this declaration of a local state of disaster activates the Town of Westlake's participation in the Tarrant County Emergency Plan.

SECTION 4: That this declaration of local disaster shall be filed promptly with the Town Secretary and shall be given prompt and general publicity.

SECTION 4: If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Resolution without the invalid provision.

SECTION 5: That this Resolution shall take effect immediately from and after its issuance.

PASSED AND APPROVED ON THIS 18th DAY OF MAY 2020.

ATTEST:

_____
Laura Wheat, Mayor

_____
Todd Wood, Town Secretary

_____
Amanda DeGan, Town Manager

APPROVED AS TO FORM:

_____
L. Stanton Lowry, Town Attorney

Westlake Town Council

TYPE OF ACTION

Regular Meeting - Consent

Westlake Town Council Meeting
Monday, May 18, 2020

TOPIC: Consider a Resolution that authorizes the Town Manager enter into an Inter Local Cooperative Purchasing Agreement with Denton County for cooperative purchasing.

STAFF CONTACT: Jarrod Greenwood, Assistant Town Manager

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Fiscal Responsibility	Fiscal Stewardship	Exemplary Service & Governance - We set the standard by delivering unparalleled municipal and educational services at the lowest cost.	Maximize Efficiencies & Effectiveness

Time Line - Start Date: May 18, 2020 **Completion Date:** N/A

Funding Amount: N/A **Status -** N/A **Source -** N/A

Contract: Yes **Forms:** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

The proposed Inter Local Cooperative Purchasing Agreement with Denton County will provide both entities with cooperative purchasing that leverages favorable pricing for products and services that were secured through the competitive bidding process. The proposed Purchasing Agreement does not include any funding or budget amendments, nor does it create any financial obligation of the Town. Any contracts secured through the Purchasing Agreement will still be brought to Council for consideration.

RECOMMENDATION

Staff recommends approval of the Westlake-Denton County Inter Local Purchasing Agreement.

ATTACHMENTS

Resolution with Exhibit "A"

EXHIBIT A

INTERLOCAL COOPERATIVE PURCHASING AGREEMENT BETWEEN THE TOWN OF WESTLAKE AND DENTON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF DENTON

THIS AGREEMENT is made on the _____ day of _____, 2020, between the Denton County, and the **Town of Westlake;** jointly referred to herein as "parties".

WHEREAS, the respective parties are authorized by the Interlocal Cooperation Act, V.T.C.A. Government Code, Chapter 791, to enter into joint contracts and agreements for the performance of governmental functions and services including administrative functions normally associated with the operation of government such as purchasing of necessary materials and supplies;

WHEREAS, it is the desire of the aforesaid parties to comply with and further the policies and purpose of the Interlocal Cooperation Act;

WHEREAS, the parties cannot normally obtain the best possible purchase price for materials and supplies acting individually and without cooperation; and

WHEREAS, it is deemed in the best interest of all parties that said governments do enter into a mutually satisfactory agreement for the purchase of certain materials and supplies;

WHEREAS, the parties, in performing governmental functions or in paying for the performance of governmental functions hereunder shall make that performance or those payments from current revenues legally available to that party;

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants and conditions contained herein and pursuant to the authority permitted under the Interlocal Cooperation Act, promise and agree as follows:

I.
Purpose

The purpose of this Agreement is to authorize the parties' mutual participation in various contracts for the purchase of various goods and services. Participation in this cooperative program will be highly beneficial to the taxpayers of the participating parties through anticipated savings to be realized.

II.
Duration of Agreement

This Agreement shall be in effect from the date of execution until terminated by either party to the agreement.

III.
Relationship of Parties

It is agreed that the parties, in receiving products and/or services specified in this agreement, shall act as an independent purchaser and shall have control of its needs and the manner in which they are acquired. Neither party is an agent, employee or joint enterprise of the other, and each party is responsible for its own actions, forbearance, negligence and deeds, and for those of its agents or employees, in conjunction with the utilization and/or cooperative solicitation of any Supplier Agreement obtained in accordance with Texas law.

Parties shall notify all participating entities of available contracts to include terms of contract, commodity cost, contact names and addresses, and shall keep participating parties informed of all changes to the Cooperative Purchasing list of contracts.

Nothing in this agreement shall prevent any participating party from accepting and awarding bids for commodities subject to this agreement individually and in its own behalf.

Purchasing Agent is hereby designated as the official representative to act for Denton County in all matters relating to this agreement.

_____ is hereby designated as the official representative to act for the **Town of Westlake** in all matters relating to this agreement.

IV.
Purchase of Goods and Services

All products and services shall be procured in accordance with procedures governing competitive bids and competitive proposals.

The parties will be able to purchase from those contracts established by the other where notice has been given in the specifications and successful bidder has accepted terms for Cooperative Purchasing Agreements for local governments.

The parties hereto agree that the ordering of products and services through this agreement shall be their individual responsibility and that the successful bidder or bidders shall bill each party directly, or as deemed advantageous to both parties.

The parties agree to pay successful bidders or anticipating governments directly for all products or services received from current revenues available for such purchase. Each party shall be liable to the successful bidder only for products and services ordered by and received by it, and shall not by the execution of this agreement assume any additional liability.

Parties do not warrant and are not responsible for the quality or delivery of products or services from successful bidder. The participating parties shall receive all warranties provided by successful bidder for the products or services purchased.

In the event that any dispute arises between individual parties and a successful bidder, the same shall be handled by and between the participating party's governmental body and the bidder.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their authorized officers thereon the day and the year first above written.

DENTON COUNTY, TEXAS

_____

By: Andy Eads
Denton County Judge

_____

By:
TOWN OF WESTLAKE

Acting on behalf of and by authority
of the Denton County Commissioners Court

Approved as to content:

_____
Director of Purchasing

Approved as to form:

_____
Assistant District Attorney

TOWN OF WESTLAKE

RESOLUTION NO. 20-14

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS, AUTHORIZING THE TOWN MANAGER TO ENTER INTO AN INTER LOCAL COOPERATIVE PURCHASING AGREEMENT WITH DENTON COUNTY, TEXAS FOR COOPERATIVE PURCHASING.

WHEREAS, Denton County and Westlake are both governmental entities engaged in the purchase of goods and services, which is a recognized governmental function; and,

WHEREAS, Denton County and Westlake wish to enter into this Agreement pursuant to Chapter 791 of the Texas Government Code (hereinafter "Interlocal Cooperation Act") to set forth the terms and conditions upon which Denton County and Westlake may purchase various goods and services commonly utilized by each party; and,

WHEREAS, the Town Council finds that the passage of this Resolution is in the best interest of the citizens of Westlake.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:

SECTION 1: That, all matters stated in the Recitals hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety

SECTION 2: That the Town of Westlake Town Council does hereby authorize the Town Manager to enter into the Inter Local Cooperative Purchasing Agreement, attached as ***Exhibit "A"***.

SECTION 3: If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Resolution without the invalid provision.

SECTION 4: That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED ON THIS 18TH DAY OF MAY 2020.

ATTEST:

_____
Laura L. Wheat, Mayor

_____
Todd Wood, Town Secretary

_____
Amanda DeGan, Town Manager

APPROVED AS TO FORM:

_____
L. Stanton Lowry, Town Attorney

WESTLAKE TOWN COUNCIL

TYPE OF ACTION

Regular Meeting - Action Item

Monday, May 18, 2020

TOPIC: Conduct a public hearing and consider a resolution approving a replat of Block D, Westlake Entrada Addition

STAFF CONTACT: Ron Ruthven, Planning and Development Director

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: May 11, 2020 **Completion Date:** May 18, 2020

Funding Amount: N/A **Status** - N/A **Source** - N/A

Contract: No **Forms:** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

AMR Westlake Villas, LLC, on behalf of MRW Investors, LLC, property owner, is requesting a replat of Block D, Westlake Entrada in order to subdivide the block into ten single family residential lots for the purpose of constructing villas.

The lot layout is consistent with both the current Entrada development plan and the proposed amendment to the development plan on this agenda. However, approval of a site plan is required prior to issuance of any building permits on the proposed lots.

PLANNING AND ZONING COMMISSION RECOMMENDATION

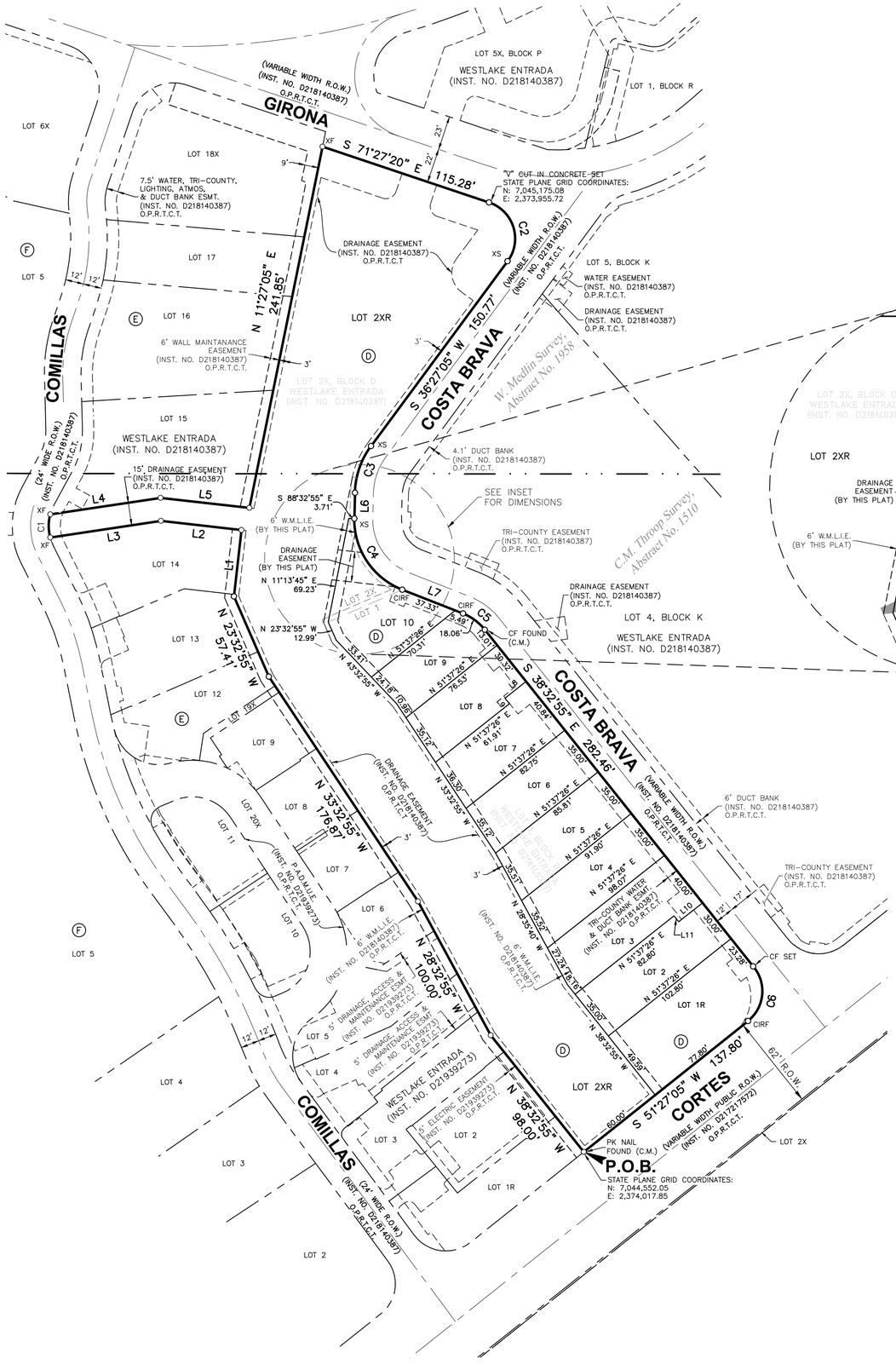
The Planning and Zoning Commission voted to recommend approval of this item on May 11, 2020 by a (5-0) vote.

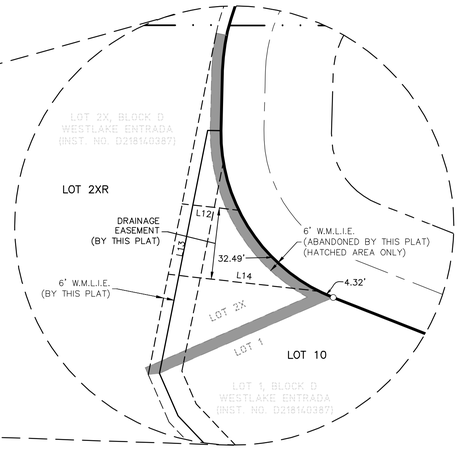
STAFF RECOMMENDATIONS AND SUMMARY

The proposed replat complies with the Entrada development plan and zoning. Final approval of a site plan is required prior to issuance of building permits. Staff recommends approval.

ATTACHMENTS

1. Entrada, Block D Replat
2. Proposed Resolution



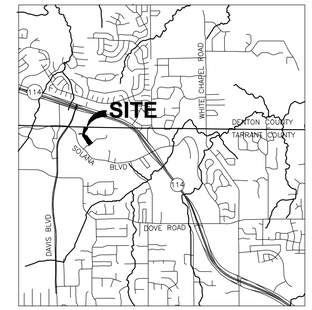


INSET
SCALE: 1" = 20'

SCALE: 1" = 40'

LEGEND

CF	CROW'S FOOT CUT IN CONCRETE
CIRF	1/2-INCH CAPPED IRON ROD WITH "BGE" CAP FOUND
XF	"X" CUT IN CONCRETE FOUND
XS	"X" CUT IN CONCRETE SET
C.M.	CONTROLLING MONUMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
EX.	EXISTING
INST.	INSTRUMENT
I.R.F.	IRON ROD FOUND
NO.	NUMBER
W.M.L.I.E.	WALL MAINTENANCE, LIGHTING & IRRIGATION EASEMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SL.	SLIDE
VOL.	VOLUME
SQ. FT.	SQUARE FEET
S.S.S.	SANITARY SEWER EASEMENT
W.M.E.	WATER MAINTENANCE EASEMENT
	PROPERTY LINE
	EASEMENT LINE
	SET BACK LINE
	ABSTRACT LINE



VICINITY MAP
(Not to Scale)

GENERAL 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. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection as derived from the Town of Westlake GPS Monument Numbers 1 and 10.
3. No Floodplain exists on this site.
4. 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.
5. 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.
6. Unless otherwised noted, all boundary corners & lot corners are 5/8" iron rods found with yellow cap stamped "BGE".
7. Lot 2X, Block D is dedicated as private landscape easements to be owned and maintained by the Property Owners Association.

LOT AREA TABLE

LOT 1	4,948 SQ. FT.	0.114 ACRES
LOT 2	3,498 SQ. FT.	0.080 ACRES
LOT 3	3,635 SQ.FT.	0.083 ACRES
LOT 4	3,325 SQ. FT.	0.076 ACRES
LOT 5	3,110 SQ. FT.	0.071 ACRES
LOT 6	2,950 SQ. FT.	0.068 ACRES
LOT 7	3,018 SQ. FT.	0.069 ACRES
LOT 8	2,650 SQ. FT.	0.061 ACRES
LOT 9	2,621 SQ. FT.	0.060 ACRES
LOT 10	3,643 SQ. FT.	0.084 ACRES
LOT 2X	52,770 SQ. FT.	1.211 ACRES
GROSS AREA	86,176 SQ. FT.	1.978 ACRES

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 06°27'05" E	43.89'
L2	N 83°32'55" W	53.18'
L3	S 81°27'05" W	73.41'
L4	N 81°27'05" E	73.12'
L5	S 83°32'55" E	58.66'
L6	S 01°26'06" W	16.88'
L7	S 68°32'55" E	42.83'
L8	N 51°27'05" E	17.66'
L9	N 38°22'34" W	4.62'
L10	N 51°37'26" E	20.00'
L11	S 38°32'55" E	5.00'
L12	N 83°32'55" W	15.92'
L13	S 11°13'54" W	20.07'
L14	N 83°32'55" W	42.46'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.34'	30.00'	29°17'26"	N 00°02'12" E	15.17'
C2	47.08'	25.00'	107°54'25"	S 17°30'07" E	40.43'
C3	32.99'	54.00'	35°00'00"	S 18°57'05" W	32.48'
C4	59.78'	49.50'	69°11'58"	S 33°56'56" E	56.22'
C5	18.06'	34.50'	30°00'00"	S 53°32'55" E	17.86'
C6	40.28'	25.03'	92°11'45"	S 05°19'41" W	36.07'

RECORDED IN INSTRUMENT NO:_____

REPLAT

WESTLAKE ENTRADA

LOTS 1R, 2 - 10, 2X, BLOCK D

11 LOTS
BEING 1.978 ACRES AND
BEING A REPLAT OF LOTS 1 & 2X, BLOCK D, WESTLAKE ENTRADA,
RECORDED ON INSTRUMENT NUMBER D218140387
IN THE W. MEDLIN SURVEY, ABSTRACT NO. 1958, &
C.M. THROOP SURVEY, ABSTRACT NO. 1510
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS
MARCH, 2020
SHEET 1 OF 2

OWNER
MRW INVESTORS, LLC
1800 Valley View Lane, Ste 300
Farmers Branch, Texas 75234
Contact: Mr. Michael Beaty
Phone: 214-287-9009

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

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Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 Email: rsilvas@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

WHEREAS, MRW Investors, LLC is the owner of that 1.978 acre (86,176 square foot) tract of land situated in the C.M. Throop Survey, Abstract Number 1510 and the W. Medlin Survey, Abstract No. 1958, in the Town of Westlake, Tarrant County, Texas; being part of that tract of land described as Block B, Lot 1 of Westlake Entrada in Correction Special Warranty Deed to MRW Investors, LLC as recorded in Instrument Number D219182131 of the Official Public Records of Tarrant County, Texas; and being all of Lots 1 & 2X, Block D, Westlake Entrada, an addition to the Town of Westlake as recorded in Instrument Number D218140387 of the Plat Records of Tarrant County, Texas; said 1.978 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail found at the southwest corner of said Lot 2X; said point being the southeast corner of Lot 1R, Block E, Westlake Entrada, an addition to the Town of Westlake as recorded in Instrument Number D219139273 of the Plat Records of Tarrant County, Texas; said point being in the northwest line of Cortes (62-foot wide right-of-way);

THENCE, departing the northwest line of said Cortes and with the common lines of said Lot 2X and said Block E, the following seven (7) courses and distances:

North 38° 32' 55" West, a distance of 98.00 feet to a point for corner;

North 28° 32' 55" West, a distance of 100.00 feet to a point for corner;

North 33° 32' 55" West, a distance of 176.87 feet to a point for corner;

North 23° 32' 55" West, a distance of 57.41 feet to a point for corner;

North 06° 27' 05" East, a distance of 43.89 feet to a point for corner;

North 83° 32' 55" West, a distance of 53.18 feet to a point for corner;

South 81° 27' 05" West, a distance of 73.41 feet to an "X" cut in concrete found for corner at the beginning of a non-tangent curve to the right; said point being in the east line of Comillas (24-foot wide right-of-way);

THENCE, in a northerly direction, along said curve to the right in the east line of said Comillas, an arc length of 15.34 feet, having a radius of 30.00 feet, a central angle of 29° 17' 26", and a chord which bears North 00° 02' 12" East, 15.17 feet to an "X" cut in concrete found for corner; said point being the southeast corner of Lot 15, Block E, Westlake Entrada, an addition to the Town of Westlake as recorded in Instrument Number D218140387 of the Plat Records of Tarrant County, Texas;

THENCE, departing the east line of said Comillas and with the common lines of said Lot 2X and second mentioned Block E, the following three (3) courses and distances:

North 81° 27' 05" East, a distance of 73.12 feet to a point for corner;

South 83° 32' 55" East, a distance of 58.66 feet to a point for corner;

North 11° 27' 05" East, a distance of 241.85 feet to an "X" cut in concrete found at the northwest corner of said Lot 2X; said point being in the south line of Girona (a variable width right-of-way);

THENCE, South 71° 27' 20" East, with the north line of said Lot 2X and the south line of said Girona, a distance of 115.28 feet to a "V" cut in concrete set for corner at the beginning of a tangent curve to the right;

THENCE, in a southeasterly direction, along said curve to the right in the north line of said Lot 2X, an arc length of 47.08 feet, having a radius of 25.00 feet, a central angle of 107° 54' 25", and a chord which bears South 17° 30' 07" East, 40.43 feet to an "X" cut in concrete set for corner; said point being in the west line of Costa Brava (a variable width right-of-way);

THENCE, with the west line of said Costa Brava, the following eight (8) calls:

South 36° 27' 05" West, a distance of 150.77 feet to an "X" cut in concrete set for corner at the beginning of a tangent curve to the left;

In a southerly direction, along said curve to the left, an arc length of 32.99 feet, having a radius of 54.00 feet, a central angle of 35° 00' 00", and a chord which bears South 18° 57' 05" West, 32.48 feet to a point for corner;

South 01° 26' 06" West, a distance of 16.88 feet to an "X" cut in concrete set for corner at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, an arc length of 59.78 feet, having a radius of 49.50 feet, a central angle of 69° 11' 58", and a chord which bears South 33° 56' 56" East, 56.22 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 68° 32' 55" East, a distance of 42.83 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, an arc length of 18.06 feet, having a radius of 34.50 feet, a central angle of 30° 00' 00", and a chord which bears South 53° 32' 55" East, 17.86 feet to a crow's foot cut in concrete found for corner;

South 38° 32' 55" East, a distance of 282.46 feet to a crow's foot cut in concrete set for corner at the beginning of a non-tangent curve to the right;

In a southerly direction, along said curve to the right, an arc length of 40.28 feet, having a radius of 25.03 feet, a central angle of 92° 11' 45", and a chord which bears South 05° 19' 41" West, 36.07 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being in the northwest line of said Cortes;

THENCE, South 51° 27' 05" West, along the northwest line of said Cortes, a distance of 137.80 feet to the POINT OF BEGINNING and containing an area of 1.978 acres or 86,176 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, MRW Investors, LLC does hereby adopt this plat, designating the herein above described property as Westlake Entrada, Lots 1R, 2-10, 2X Block D, an addition to the Town of Westlake, Tarrant County, Texas. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and the public and private utilities specifically approved by the Town of Westlake for the use of a particular easement. The maintenance of paving or any other surfaces on the utility and fire lane easements is the sole responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities specifically approved by the Town of Westlake. Any public utility 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, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with construction, maintenance, or efficiency of its system on the easement and that public utility shall at all times have the right of ingress and egress to or from and upon the easement for the purpose of constructing, reconstructing, inspecting, patrolling, 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. 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.
Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line. Description of these additional easements herein granted shall be determined by their locations as installed.
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Westlake, [Tarrant OR Denton] County, Texas.

WITNESS MY HAND, THIS THE _____ DAY OF _____ , 2020.

_____ _____
Signature Printed Name / Title

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

REPLAT APPROVED BY THE TOWN OF WESTLAKE PLANNING AND ZONING COMMISSION FOR THE PREPARATION OF A FINAL PLAT:

_____ _____
Chairman Date

_____ _____
Secretary Date

REPLAT APPROVED BY THE TOWN OF WESTLAKE TOWN COUNCIL FOR THE PREPARATION OF A FINAL PLAT:

_____ _____
Mayor Date

_____ _____
Secretary Date

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

That I, René Silvas, 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 _____ , 2020.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document, release date 03/03/2020.

_____
René Silvas
Registered Professional Land Surveyor No. 5921

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

REPLAT

WESTLAKE ENTRADA

LOTS 1R, 2 - 10, 2X, BLOCK D

11 LOTS
BEING 1.978 ACRES AND
BEING A REPLAT OF LOTS 1 & 2X, BLOCK D, WESTLAKE ENTRADA,
RECORDED ON INSTRUMENT NUMBER D218140387
IN THE W. MEDLIN SURVEY, ABSTRACT NO. 1958, &
C.M. THROOP SURVEY, ABSTRACT NO. 1510
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS
MARCH 2020
SHEET 2 OF 2

OWNER
MRW INVESTORS, LLC
1800 Valley View Lane, Ste 300
Farmers Branch, Texas 75234
Contact: Mr. Michael Beaty
Phone: 214-287-9009

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

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WESTLAKE TOWN COUNCIL

TYPE OF ACTION

Regular Meeting - Action Item

Monday, May 18, 2020

TOPIC: Conduct a public hearing and consider an ordinance approving proposed amendments to Ordinance 703 approving the PD1-2 zoning district, known as "Westlake Entrada", located north of Solana Blvd., east of Davis Blvd., and south of State Highway 114.

STAFF CONTACT: Ron Ruthven, Planning and Development Director

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: May 11, 2020 **Completion Date:** May 18, 2020

Funding Amount: N/A **Status** - N/A **Source** - N/A

Contract: No **Forms:** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

In response to an application received to permit the new and unlisted use (further detailed as part of agenda item #7) of a Private Sporting Club in the Entrada PD zoning regulations contained in Ordinance 703, staff proposes amendments to Ordinance 703 in order to add the proposed use.

ORDINANCE 703 BACKGROUND

Ordinance 703 was approved by the Town Council on April 22, 2013. Ordinance 703 was amended by Ordinance 852 on April 30, 2018 in order amend performance criteria related to housing construction versus commercial construction and to allow for administrative approval of

certain single-family residential site plans and small commercial building site plans under 5,000 square feet.

Ordinance 703 contains the comprehensive Planned Development District (PD) zoning and development regulations for the Entrada development, which is wholly contained within the PD1-2 zoning district. Ordinance 703 includes the Entrada site development requirements, permitted uses, residential standards and the documented purpose and intent of the Entrada development.

PROPOSED AMENDMENTS

The following is a detailed breakdown of the proposed amendments to Ordinance 703:

Article II – Uses, Land Use Schedule – Permitted Uses, Commercial Uses

Under the Commercial Uses section of Article II – Uses, in response to the application received by John Schober of VoltadeRei LLC to allow the operation of a private club that includes enclosed shooting sports (per agenda item #8), staff proposes the addition of the following use:

NEW USE: *"Private Sporting Club"* [subject to the approval of a Specific Use Permit (SUP).]

The addition of the definition of a "Private Sporting Club" proposed in Ordinance 703 is shown below. Further definitions, including performance requirements, operational details, etc. are proposed as part of the SUP request for the proposed use detailed in agenda item #8.

Article I – General Provisions, Section 3 – General Definitions

Staff proposes the following definition of a "Private Sporting Club" as follows:

"Private Sporting Club – A membership restricted indoor business and/or organization that promotes, hosts and/or facilitates sports activities and sports related hobbies on-site for the enjoyment and participation of its members and their guests. Subject to final approval of a Specific Use Permit, specific approved sports may only include sports that are permitted under Federal, State and Town regulations and which do not present a nuisance and/or threat to the health and safety of the public."

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission voted to recommend approval of this item on May 11, 2020 by a (5-0) vote.

SUMMARY AND RECOMMENDATION

The addition of the Private Sporting Club permitted use and definition is requested by John Schober of VoltadeRei LLC as part of the companion SUP request contained in agenda item #7. Therefore, this specific amendment must be approved in order to approve agenda item #7, which allows for the use to occur on the subject property.

ALTERNATIVE COUNCIL ACTIONS

The Town Council has the following options when considering this item:

- Approve as submitted

- Approve with modifications or additional condition(s)
- Approve with staff recommendations
- Any combination of the above
- Table or Continue the agenda item to a specific date with clarification of intent and purpose
- Denial

ATTACHMENTS

1. Proposed Ordinance

TOWN OF WESTLAKE

ORDINANCE NO. 908

AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS, AMENDING ORDINANCE 703 WHICH APPROVED PLANNED DEVELOPMENT ZONING DISTRICT 1-2 (PD 1-2), AN APPROXIMATELY 85.9 ACRE TRACT GENERALLY LOCATED BETWEEN DAVIS BOULEVARD, SOLANA BOULEVARD AND STATE HIGHWAY 114, COMMONLY KNOWN AS ENTRADA; PROVIDING A PENALTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town of Westlake, Texas is a general law municipality; and

WHEREAS, Ordinance 703, approved by the Town Council on April 22, 2013, established Planned Development District 1-2 (PD 1-2), commonly known as Westlake Entrada, an approximately 85.9 acre tract generally located between Davis Boulevard, Solana Boulevard and State Highway 114; and

WHEREAS, Ordinance 703 was amended by Ordinance 852, approved by the Town Council on April 30, 2018; and

WHEREAS, an application was received requesting that a new principal use be added to the Land Use Schedule contained in Ordinance 703; and

WHEREAS, the Town Council of the Town of Westlake finds it necessary for the public health, safety and welfare that development occur in a controlled and orderly manner; and

WHEREAS, following provision of proper legal notice, including written notice to owners within 200 feet of the subject property, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on May 11, 2020 by the Planning and Zoning Commission (Commission) whereby the Commission recommended to the Town Council approval of the amendments to Ordinance 703 contained herein; and

WHEREAS, following provision of proper legal notice, including written notice to owners within the PD1-2 zoning district and within 200 feet of the PD1-2 zoning district, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on May 18, 2020 by the Town Council; and

WHEREAS, the Council 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 Council has determined to be consistent with the 2015 Comprehensive Plan and its Land Use Map, Thoroughfare Plan, and Open Space Plan, all as amended to date; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission and after a public hearing, the Town Council of the Town of Westlake, Texas, is of the opinion that it is in the best interests of the Town and its citizens that these amendments to Ordinance 703 should be approved and adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the following amendments to Ordinance 703 are hereby authorized:

"Article II – Uses, Land Use Schedule – Permitted Uses, Commercial Uses

[Addition of New Use:] *"Private Sporting Club"* [subject to the approval of a Specific Use Permit (SUP).]"

"Article I – General Provisions, Section 3 – General Definitions

[Addition of new definition:] *Private Sporting Club – A membership restricted indoor business and/or organization that promotes, hosts and/or facilitates sports activities and sports related hobbies on-site for the enjoyment and participation of its members and their guests. Subject to final approval of a Specific Use Permit, specific approved sports may only include sports that are permitted under Federal, State and Town regulations and which do not present a nuisance and/or threat to the health and safety of the public."*

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5: It is hereby declared to be the intention of the Town Council 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 legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or 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 Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED ON THIS 18th DAY OF MAY 2020.

ATTEST:

_____
Laura Wheat, Mayor

_____
Todd Wood, Town Secretary

_____
Amanda DeGan, Town Manager

APPROVED AS TO FORM:

_____
L. Stanton Lowry, Town Attorney

WESTLAKE TOWN COUNCIL

TYPE OF ACTION

Regular Meeting - Action Item

Monday, May 18, 2020

TOPIC: Conduct a public hearing and consider an ordinance approving a site plan for an approximately 2.83-acre portion of the PD1-2 zoning district, established by Ordinance 703, for the property generally located south of State Highway 114, east of Davis Boulevard, and north of Solana Boulevard, commonly known as Westlake Entrada. The area on this PD Site Plan is commonly referred to as Block P, generally located west of the intersection of Aragon Drive and Andorra Drive.

STAFF CONTACT: Nick Ford, Development Coordinator

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: May 11, 2020 **Completion Date:** May 18, 2020

Funding Amount: N/A **Status** - N/A **Source** - N/A

Contract: No **Forms:** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

John Schober of Voltaderei LLC, potential owner of the subject property, is requesting a site plan, nicknamed as "Volta de Rei" or "King's Vault", which includes a mix of various commercial uses on Entrada Block P. The site plan request includes several layers of structures such as an underground Private Sporting Club for various private collections of art, trophies, arms, books, wine, etc. The next item on the agenda for a SUP is a companion item for this site which regulates

additional details and requirements of the 16 vaults. On the ground floor the site will contain a 4-story 14-room hotel, a private jazz club with both having private connections to the vaults with a speakeasy set-up, restaurant retail and offices uses. Other features of the site include a market/bakery site connected to the main site by an artisan bridge, various courtyard connections throughout, and a 50' tall publicly accessible tower that overlooks the development.

ZONING

Allowed Uses

Ordinance 703 defines uses that are allowed by right, as an accessory use, or those that require a Specific Use Permit. The retail, office, and market uses are allowed by right with the Private Sporting Club requiring a SUP.

Proposed Uses

New and unlisted uses include a Private Sporting Club which will be added as a zoning amendment to Ordinance 703 but will also require a Specific Use Permit which will regulate additional details and requirements.

Building Height

Maximum building height is limited to 735 above Mean Sea Level (MSL) with architectural embellishments allowed to exceed this height in certain cases. The structures shown on the Site Plan are 56 feet in height or less and below 735 MSL.

Parking

Parking for the site is provided a via a surface parking lot and underground parking. The surface parking lot contains 62 spaces for the aboveground retail stores, tailor, and office components. The underground parking will service the retail stores, tailor, offices, boutique hotel, jazz club and market/bakery with a total of 271 spaces. Note: 40 of the underground parking spots are dedicated for valet services at the boutique hotel. The private club contains its own private underground parking as well that is separated from the rest via a gated entrance and with 66 total spaces.

Architecture, Elevations, Design Guidelines

Architecture closely mimics the unique Catalan architecture intended by the Entrada Zoning Ordinance and the Entrada Design Guidelines. The Town Architect has worked extensively with the architect to ensure compliance with architecture and create a unique site in the development. The plans have been reviewed and approved by the Town's architectural consultant.

DEVELOPMENT PLAN AND PID/SAP COMPLIANCE

The proposed site plan does not comply with the current Development Plan and will require a development plan amendment. The proposed site plan complies with the Public Improvement District (PID) Service Assessment Plan (SAP).

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission voted to recommend approval of this item on May 11, 2020 by a (5-0) vote subject to the staff recommendations as described below.

STAFF RECOMMENDATIONS

Should the Town Council approve the item, staff recommends the following conditions to be added to the motion:

1. All Entrada development regulations and agreements be adhered to at all times.

2. The Entrada development plan shall be amended to reflect the approved site plan.

3. Voltaderei LLC and the Town shall enter into a separate development agreement that, at a minimum, addresses the following, which shall also be included as conditions in the approving site plan ordinance:

    - This construction shall be a multi-phase construction that allows for occupancy at 5 different stages. (1) Private Club, (2) Restaurant & Jazz Club (3) Retail Stores & Offices, (4) Hotel and (5) Market/Bakery;

    - No Certificate of Occupancy shall be issued for an individual stage of construction, out of the 5 overall stages of construction planned for Entrada Block P, until the final inspection for everything constructed under an individual stage is fully passed;

    - Prior to the issuance of a building permit for any individual stage, out of the 5 overall stages of construction planned for Entrada Block P, Voltaderei LLC shall provide a detailed construction schedule for that individual stage of construction;

    - Other than for a force majeure scenario, Voltaderei LLC shall continuously make every reasonable attempt to minimize any delays adversely impacting its construction schedule;

    - Prior to the issuance of a building permit for any individual stage out of the 5 overall stages of construction planned for Entrada Block P, Voltaderei LLC shall provide an outdoor lighting plan that is approved by the Town Manager or designee(s) before the issuance of a building permit authorizing vertical construction;

    - Voltaderei LLC agrees that a minimum of 75% of the GFA of the air conditioned portions of the site buildings, (not including any portions of site buildings that are located fully underground), shall contain sales-tax generating uses, as defined by the State of Texas Comptroller, and as authorized by the approved zoning for the site.

ALTERNATIVE COUNCIL ACTIONS

The Town Council has the following options when considering this item:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Approve with staff recommendations
- Any combination of the above
- Table or Continue the agenda item to a specific date with clarification of intent and purpose

- Denial

ATTACHMENTS

1. Site Plan for Consideration
2. Applicant Presentation
3. Proposed Ordinance

TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

WESTLAKE ENTRADA

PD SITE PLAN PACKAGE FOR BLOCK P

JANUARY 2020

WESTLAKE ENTRADA BLOCK P BGE PROJECT NO. XXXX-XX

OWNER:

MRW INVESTORS, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI

DEVELOPER:

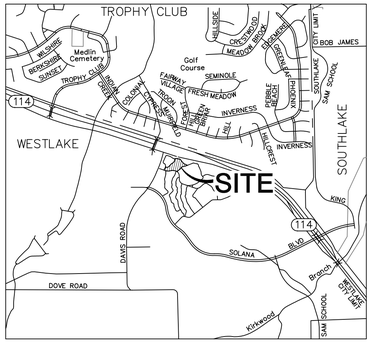
VOLTADEREI, LLC.
1321 UPLAND DRIVE, SUITE 3966
HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

Bush ARCHITECTS

BUSH ARCHITECTS
4700 WESTGROVE DRIVE. SUITE 200
ADDISON, TEXAS 75001
TEL: 469.857.3151
CONTACT: MICHAEL ZIZIK

TOWN OF WESTLAKE

1500 SOLANA BLVD
SUITE 7200
WESTLAKE TEXAS 76262
TEL: 817-430-0941



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

No.	Sheet Title
C1	COVER SHEET
C2	KEY MAP
C3	SITE PLAN
C4	GENERAL NOTES
C5	PAVING PLAN
C6	PROPOSED DRAINAGE AREA MAP
C7	GRADING PLAN
C8	WATER PLAN
C9	SANITARY SEWER PLAN
C10	STORM & DUCTBANK PLAN
C11	EROSION CONTROL PLAN
C12	EXISTING LIGHTING PLAN

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

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:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

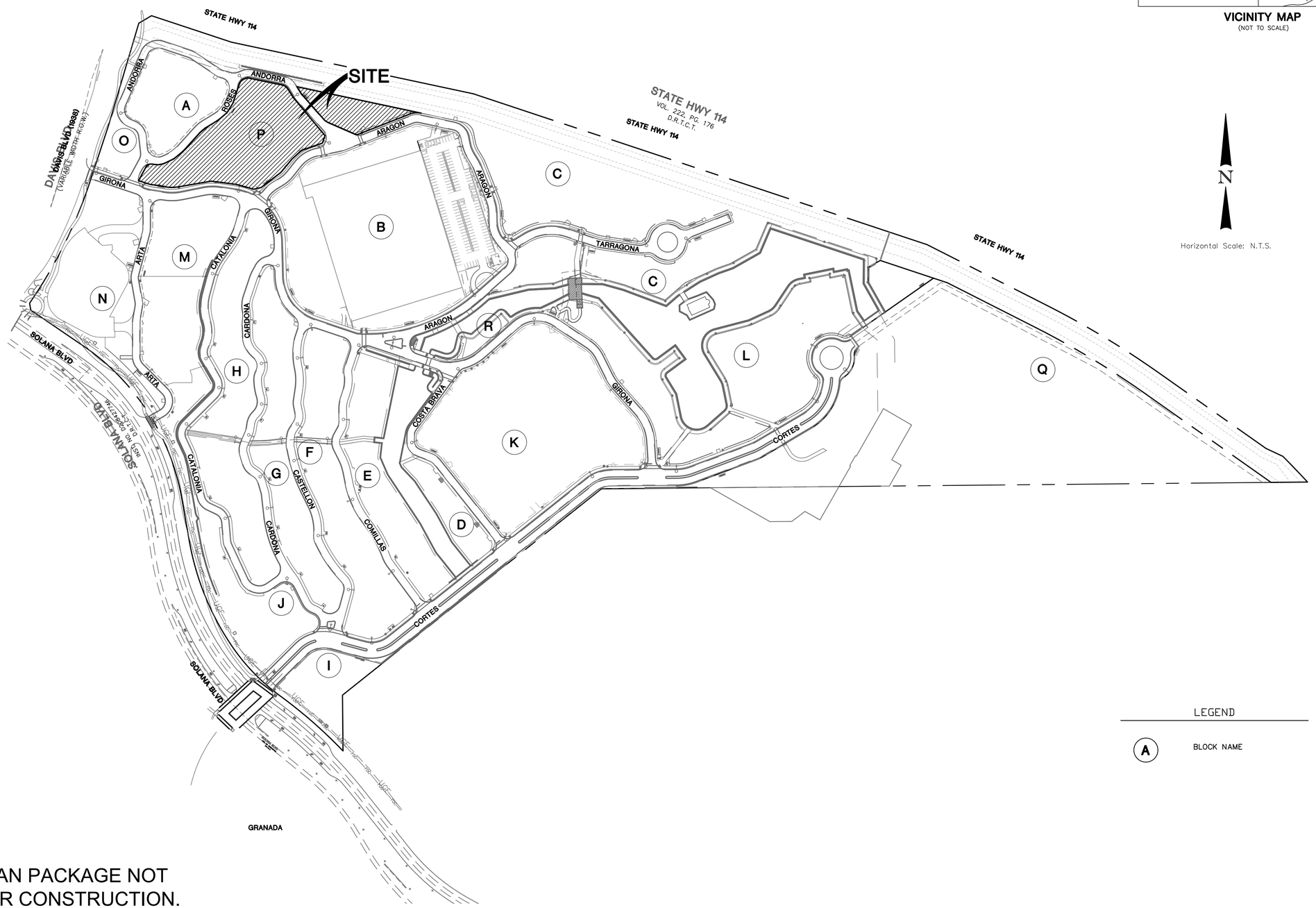
TOWN OF WESTLAKE

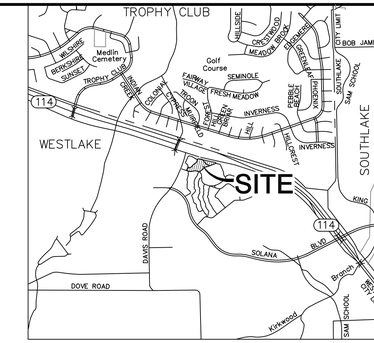
APROVED

TITLE

DATE

BGE INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Block P - Gun Range\03_CADD\01_Construction_Plans\01_Sheets\PD Site Plan\BLOCK_P_COVER.dwg Jan 27, 2020-1:24pm GScoggins





VICINITY MAP
(NOT TO SCALE)

LEGEND

(A) BLOCK NAME

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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

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CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

!!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

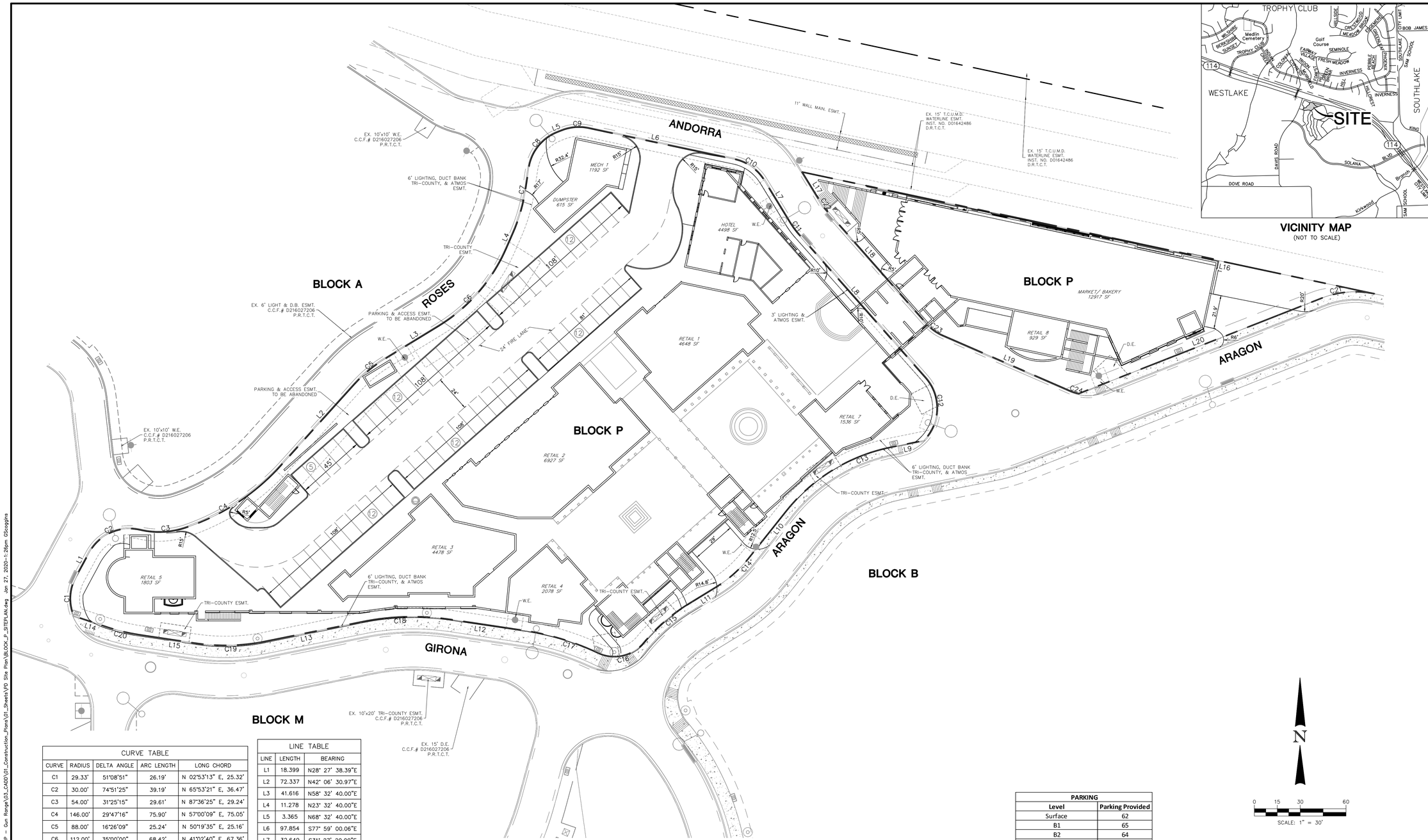
REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
KEY MAP

C2
SHEET C2 OF C12

BGE, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Block P - Gun Range\03_CADD\01_Construction_Plans\01_Sheets\PD Site Plan\BLOCK_P_OVERALL_KEYMAP.dwg Jan 27, 2020-1:24pm GScoggins



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	29.33'	51°08'51"	26.19'	N 02°53'13" E, 25.32'
C2	30.00'	74°51'25"	39.19'	N 65°53'21" E, 36.47'
C3	54.00'	31°25'15"	29.61'	N 87°36'25" E, 29.24'
C4	146.00'	29°47'16"	75.90'	N 57°00'09" E, 75.05'
C5	88.00'	16°26'09"	25.24'	N 50°19'35" E, 25.16'
C6	112.00'	35°00'00"	68.42'	N 41°02'40" E, 67.36'
C7	112.00'	15°00'00"	29.32'	N 16°02'40" E, 29.24'
C8	30.00'	59°59'58"	31.42'	N 38°32'39" E, 30.00'
C9	30.00'	33°28'20"	17.53'	N 85°16'50" E, 17.28'
C10	30.00'	46°31'39"	24.36'	S 54°43'10" E, 23.70'
C11	54.00'	10°00'00"	9.42'	S 36°27'20" E, 9.41'
C12	30.00'	86°26'34"	45.26'	S 01°45'57" W, 41.09'
C13	117.50'	40°00'00"	82.03'	S 58°32'40" W, 80.37'
C14	82.50'	20°00'00"	28.80'	S 48°32'40" W, 28.65'
C15	117.50'	19°00'42"	38.99'	S 49°02'19" W, 38.81'
C16	25.00'	75°49'06"	33.08'	S 77°26'31" W, 30.72'
C17	172.53'	16°00'45"	48.22'	N 72°39'18" W, 48.06'
C18	167.50'	20°00'00"	58.47'	S 88°32'40" W, 58.17'

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.399	N28° 27' 38.39"E
L2	72.337	N42° 06' 30.97"E
L3	41.616	N58° 32' 40.00"E
L4	11.278	N23° 32' 40.00"E
L5	3.365	N68° 32' 40.00"E
L6	97.854	S77° 59' 00.06"E
L7	32.649	S31° 27' 20.00"E
L8	125.577	S41° 27' 20.00"E
L9	21.999	S78° 32' 40.00"W
L10	39.307	S38° 32' 40.00"W
L11	20.981	S58° 32' 40.00"W
L12	50.957	N81° 27' 16.11"W
L13	64.592	S78° 32' 40.00"W
L14	21.959	N71° 27' 19.99"W
L15	36.545	N81° 27' 20.00"W
L16	383.037	N77° 59' 00.06"W
L17	24.171	S31° 27' 20.00"E
L18	99.497	S41° 27' 20.00"E
L19	90.815	S66° 27' 20.00"E
L20	171.016	N68° 32' 40.00"E

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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

BM1 – "□" Cut found on top of curb at the south median nose approximately 691 feet southeast of the intersection of Solana Blvd. and Davis Blvd. Elev. 668.963'

BM2 – "□" Cut found on top of curb in the west turn lane median at the intersection of Davis Blvd. and Hwy 114 approximately 38 feet west of the centerline of Davis Blvd. and 8 feet southwest of traffic signal pole on southwest corner of intersection. Elev. 667.93'

TBM1 – "□" Cut in median nose located ~ 700 feet southeast of intersection of Davis Blvd. and Dove Road. Elev. 668.96

TBM2 – "□" Cut in median nose at intersection of Davis Blvd. and Bull Way. Elev. 679.58

PARKING	
Level	Parking Provided
Surface	62
B1	65
B2	64
Total Provided:	**191**

N

0 15 30 60
SCALE: 1" = 30'

SURVEYOR/ENGINEER

BGE, Inc.
2595 Dallas Parkway, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
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Frisco, TX 75034
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TBPE Registration No. F-1046
Contact: Jason Frey
Tel: 972-464-4821
Copyright 2017

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CONTACT: MEHRDAD MOAYEDI

DEVELOPER:
VOLTADEREI, LLC.
1321 UPLAND DRIVE, SUITE 3966
HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
SITE PLAN

C3
SHEET C3 OF C12

BGE, INC.
Q:\Projects\LAND – SITE – FRISCO\Blackard Gobel\Westlake_Entrada_Site_Plans\Block P – Gun Range\03_CADD\01_Construction_Plans\01_Sheets\PD Site Plan\BLOCK_P_SITEPLAN.dwg Jan 27, 2020–1:26pm GScoggins

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.

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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 36".
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 1" 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 PLACED IN PAVEMENT PER TOWN OF WESTLAKE METER BOX DETAILS FOR IN-PAVEMENT METER BOXES.
13. WATER MAINS TO BE LOCATED PER THE PLANS.
14. METER BOXES SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO PAVING.
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. ALL RESIDENTIAL CLEANOUTS WILL BE BASS & HAYS 404 CLEANOUT OR APPROVED EQUAL.
4. THE SANITARY SEWER SERVICE LINE SHALL BE EXTENDED A MINIMUM OF 6 FEET PAST THE PROPERTY LINE.
5. SERVICE LINES SHALL BE 4" PVC AND SHALL BE PLUGGED AND PRESSURE TESTED WITH THE MAIN LINE.
6. SERVICE LINES ARE TO BE LOCATED AT THE DOWNHILL SIDE OF THE LOT.
7. THE TOP OF SEWER PIPE SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
8. THE CONTRACTOR IS REQUIRED TO PULL A MANDREL THROUGH SEWER PIPE.
9. A TV INSPECTION OF THE SANITARY SEWER LINES IS REQUIRED.
10. 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.
11. ENGINEERED CASING IS REQUIRED WHEN CROSSING STREETS LARGER THAN COLLECTORS.
12. NO SERVICES ALLOWED ON CLEANOUT STACK.
13. ELIMINATE DISCHARGE INTO THE EXISTING SEWER SYSTEM BY PLUGGING LINE AT CONNECTION. THE CONTRACTOR WILL BE BILLED FOR THE DISCHARGE DURING CONSTRUCTION.
14. UTILITY CONTRACTOR SHALL PLACE APPROPRIATE LOCATION MARKS ON THE CURBS PER THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION.
15. 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.
16. 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:

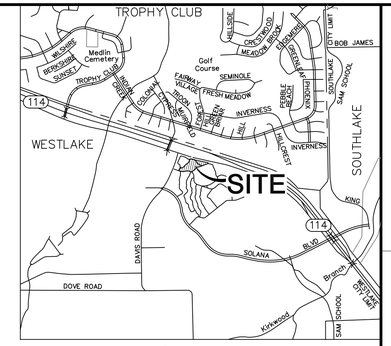
1. ALL CULVERT HEADWALLS AND INLETS TO HAVE STONE CLADDING.
2. NO PRECAST CURB INLETS.
3. ALL MATERIALS AND WORKMANSHIP FOR STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AND THE LOCAL MUNICIPALITY REQUIREMENTS.
4. CONTRACTOR 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. MS153490R3 PREPARED BY EWI AND DATED FEBRUARY, 2016



VICINITY MAP
(NOT TO SCALE)

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Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
Contact: Jason Frey
Tel: 972-464-4821

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DEVELOPER:
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HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P
AT WESTLAKE ENTRADA
BEING X.XXX 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:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

!!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

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Sheet No.
GENERAL NOTES

4
SHEET 4 OF C12

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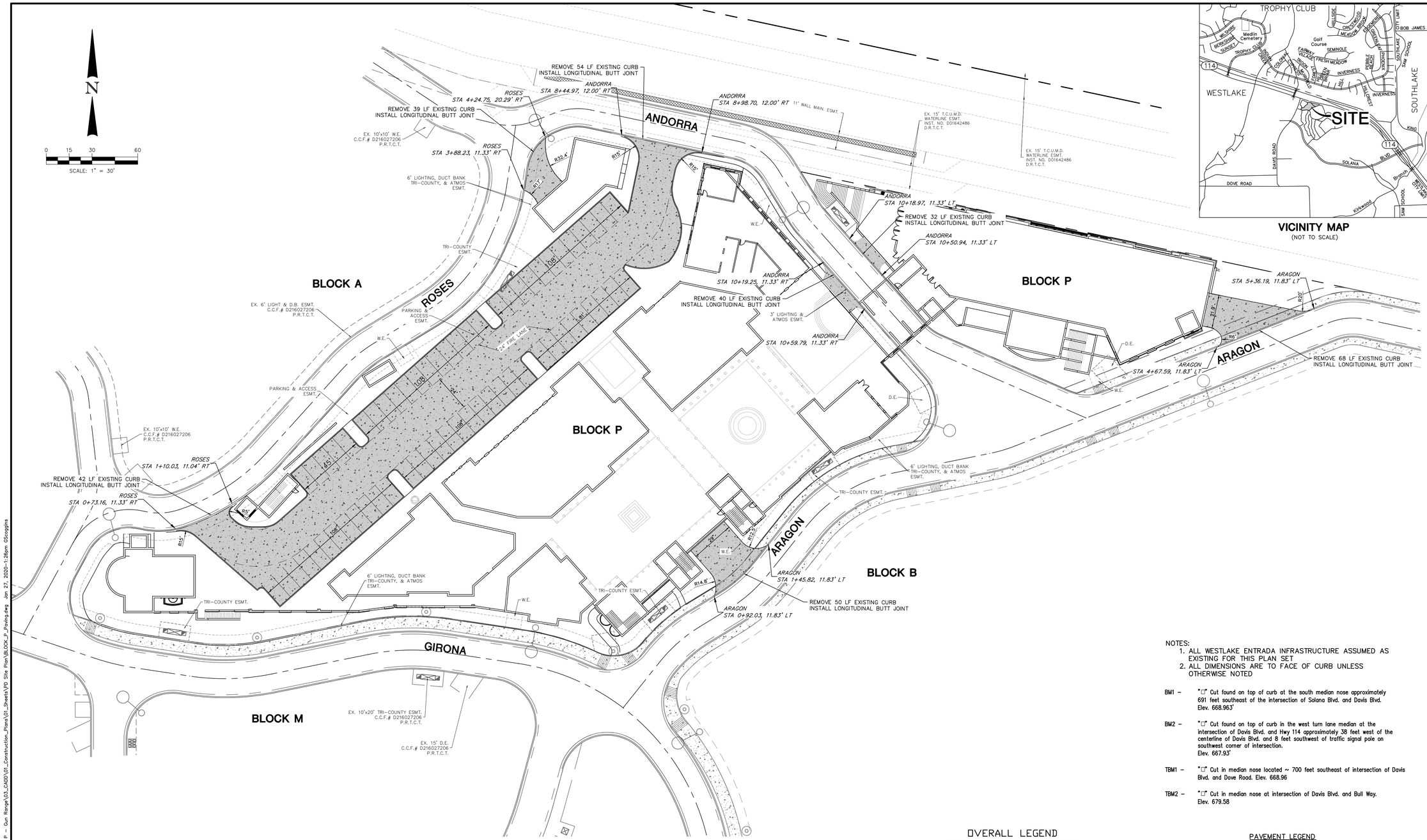

VICINITY MAP
(NOT TO SCALE)

NOTES:
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2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

BM1 – "☐" Cut found on top of curb at the south median nose approximately 691 feet southeast of the intersection of Solana Blvd. and Davis Blvd. Elev. 668.963'

BM2 – "☐" Cut found on top of curb in the west turn lane median at the intersection of Davis Blvd. and Hwy 114 approximately 38 feet west of the centerline of Davis Blvd. and 8 feet southwest of traffic signal pole on southwest corner of intersection. Elev. 667.93'

TBM1 – "☐" Cut in median nose located ~ 700 feet southeast of intersection of Davis Blvd. and Dove Road. Elev. 668.96

TBM2 – "☐" Cut in median nose at intersection of Davis Blvd. and Bull Way. Elev. 679.58

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

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

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 37

PROPOSED SIDEWALK 4" 3,500 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W.

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

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48 HOURS PRIOR TO CONSTRUCTION

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Sheet No.
PAVING PLAN

C5
SHEET C5 OF C12

BGE, INC.
Q:\Projects\LAND – SITE – FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Block P – Gun Range\V3_CADD\01_Construction_Plans\01_Sheets\PD Site Plan\BLOCK_P_Paving.dwg Jan 27, 2020-1:26pm GScoggins

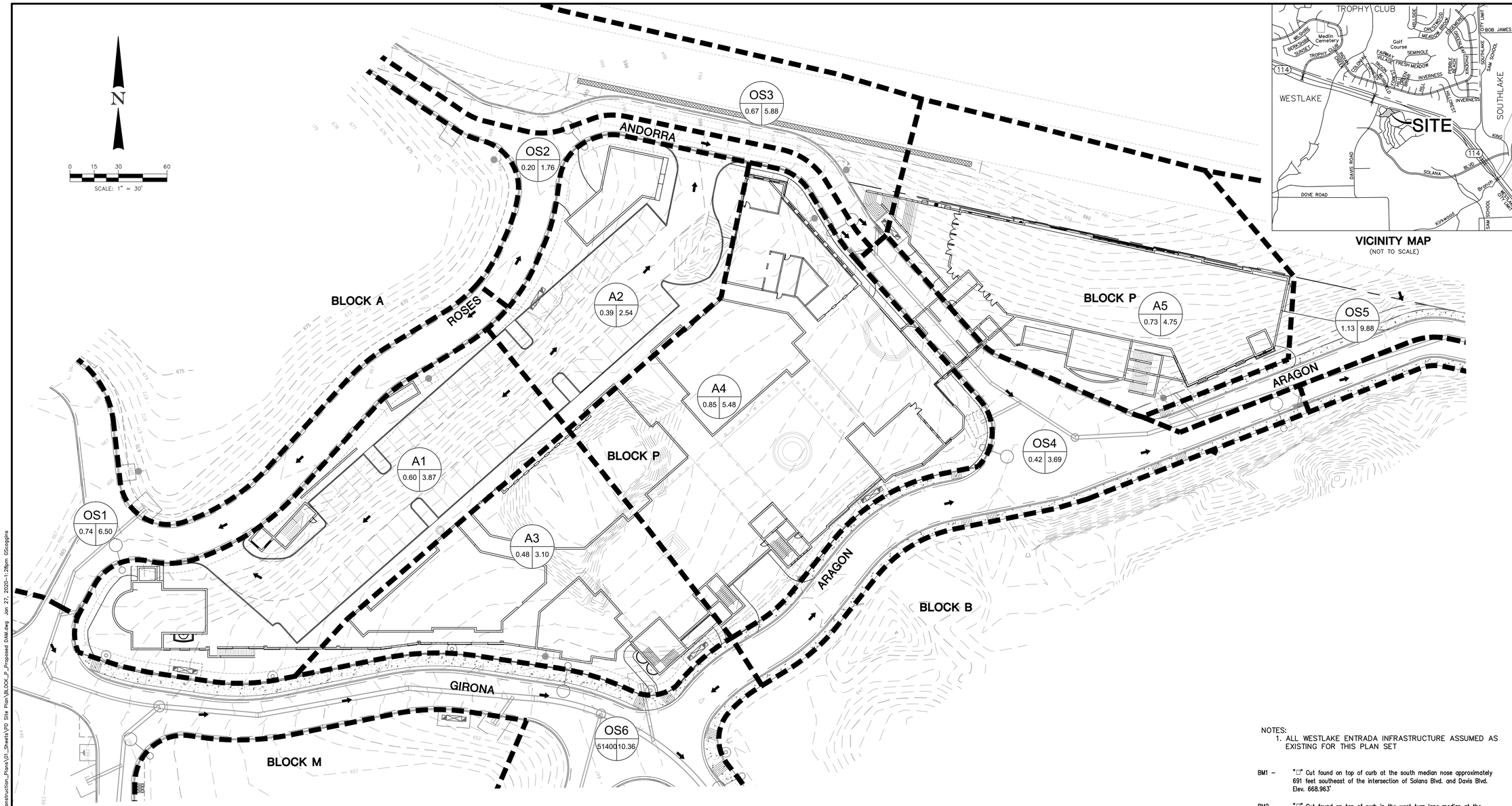

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Table 1: Drainage Areas

Area Designation	Area (sq ft)	Area (Acres)	Coeff C	Asphalt/Conc. 0.95	Commercial 0.70	Single Family 0.65	Grass 0.35	Time of Concentration Tc	100 YR INTENSITY (IN/HR)	100 YR FLOW (CFS)
1	2	3	4	5	6	7	8	9	18	19
A1	26,077	0.60	0.70		0.599			10	9.24	3.87
A2	17,082	0.39	0.70		0.392			10	9.24	2.54
A3	20,848	0.48	0.70		0.479			10	9.24	3.10
A4	36,877	0.85	0.70		0.847			10	9.24	5.48
A5	32,013	0.73	0.70		0.735			10	9.24	4.75
OS1	32,234	0.74	0.95	0.740				10	9.24	6.50
OS2	8,712	0.20	0.95	0.200				10	9.24	1.76
OS3	29,185	0.67	0.95	0.670				10	9.24	5.88
OS4	18,295	0.42	0.95	0.420				10	9.24	3.69
OS5	49,014	1.13	0.95	1.125				10	9.24	9.88
OS6	51,400	1.18	0.95	1.180				10	9.24	10.36

LEGEND

- DRAINAGE AREA BOUNDARY
- 650 EXISTING CONTOUR LINE
- 650 PROPOSED CONTOUR LINE
- PROPOSED STORM 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

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
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48 HOURS PRIOR TO CONSTRUCTION

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Sheet No.
PROPOSED DRAINAGE AREA MAP
C6
SHEET C6 OF C12

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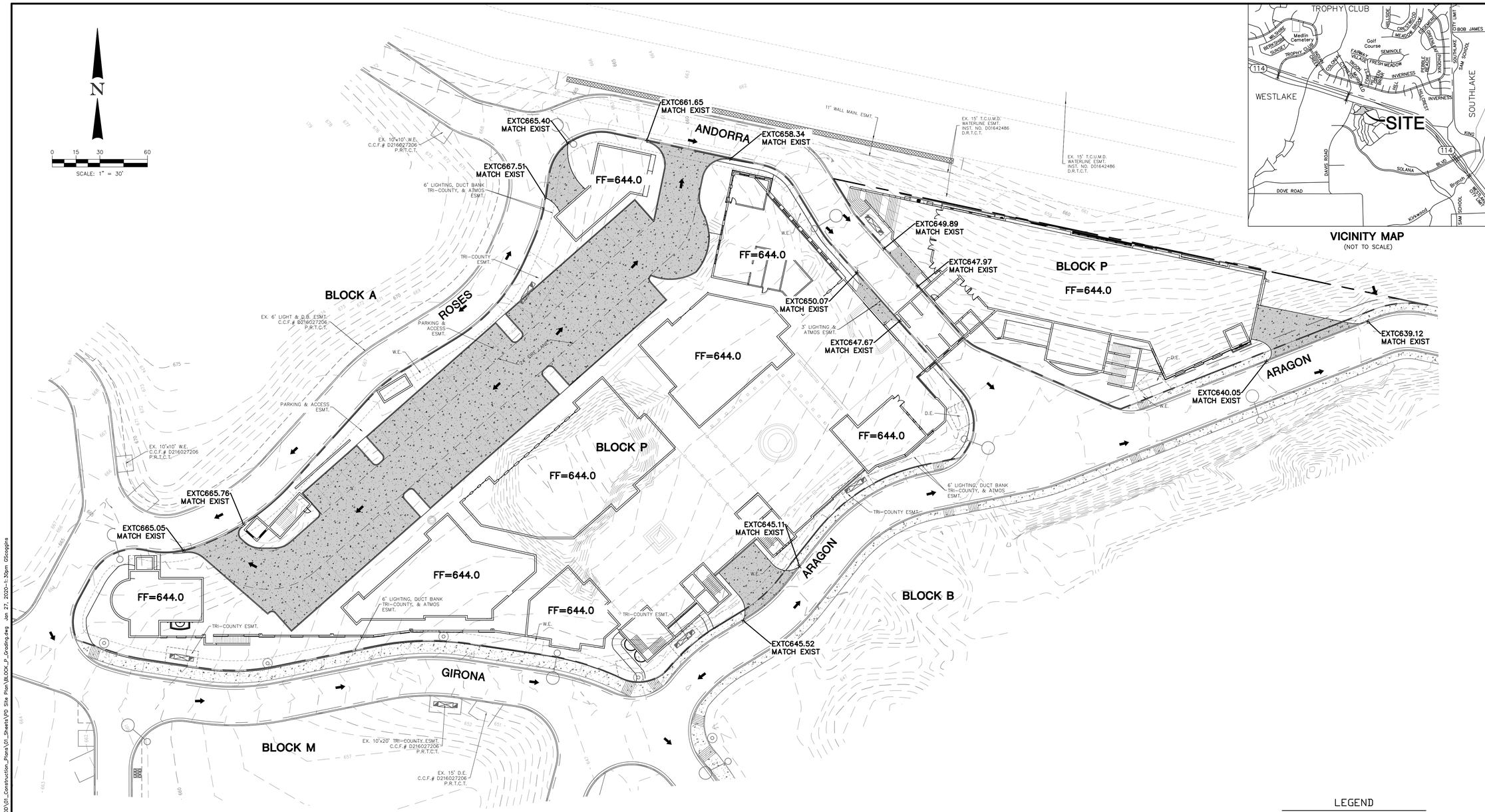

VICINITY MAP
(NOT TO SCALE)

LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
650	EXISTING CONTOUR LINE
650	PROPOSED CONTOUR LINE

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

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

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Sheet No.
GRADING PLAN

C7
SHEET C7 OF C12

BGE, INC.
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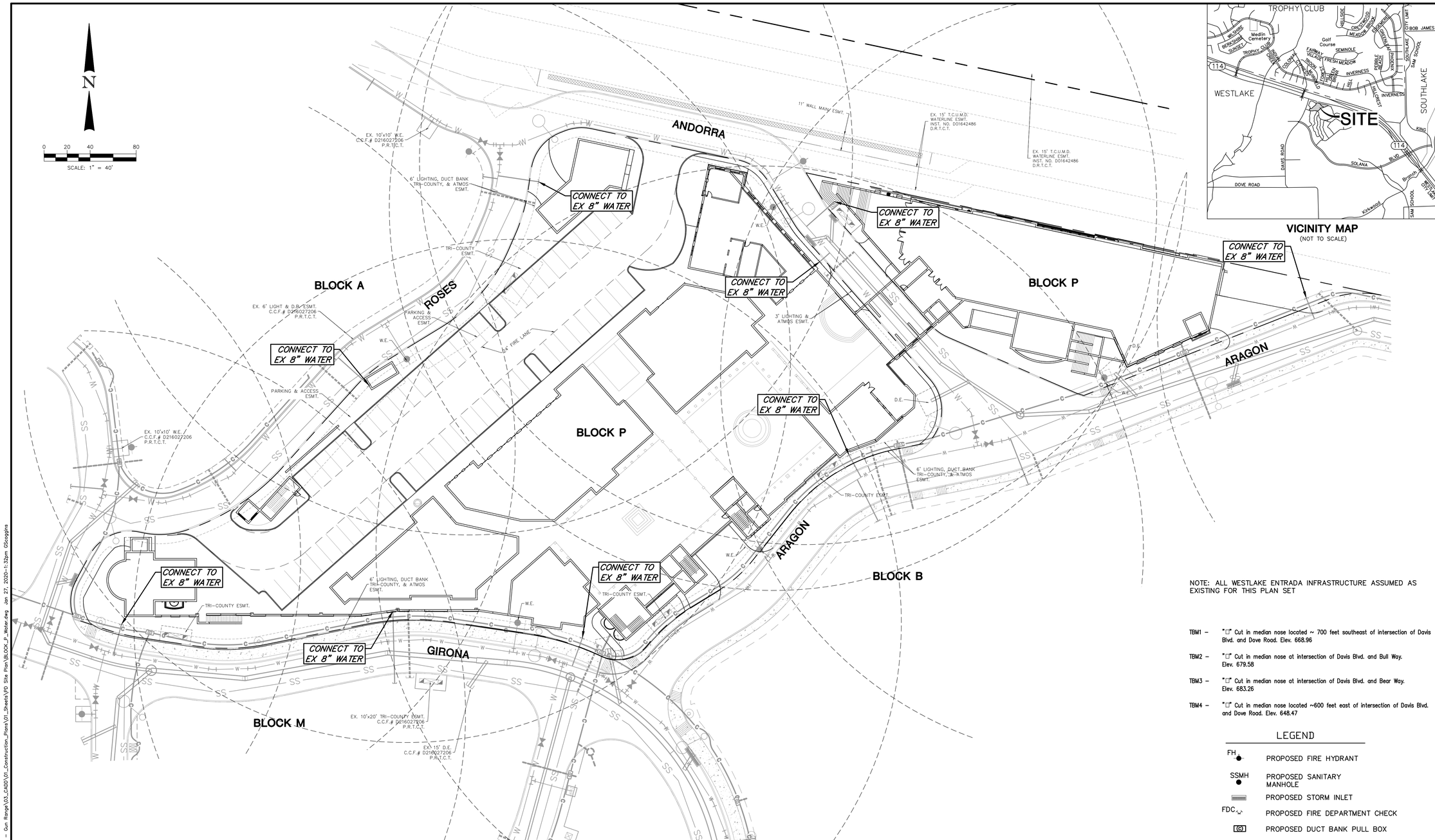

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LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
FDC	PROPOSED FIRE DEPARTMENT CHECK
C	PROPOSED DUCT BANK PULL BOX
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
C	PROPOSED SINGLE CONDUIT DUCT BANK
	PROPOSED STORM SEWER

FIRE COVERAGE RADIUS=250'

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

BGE

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CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX 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:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

!!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

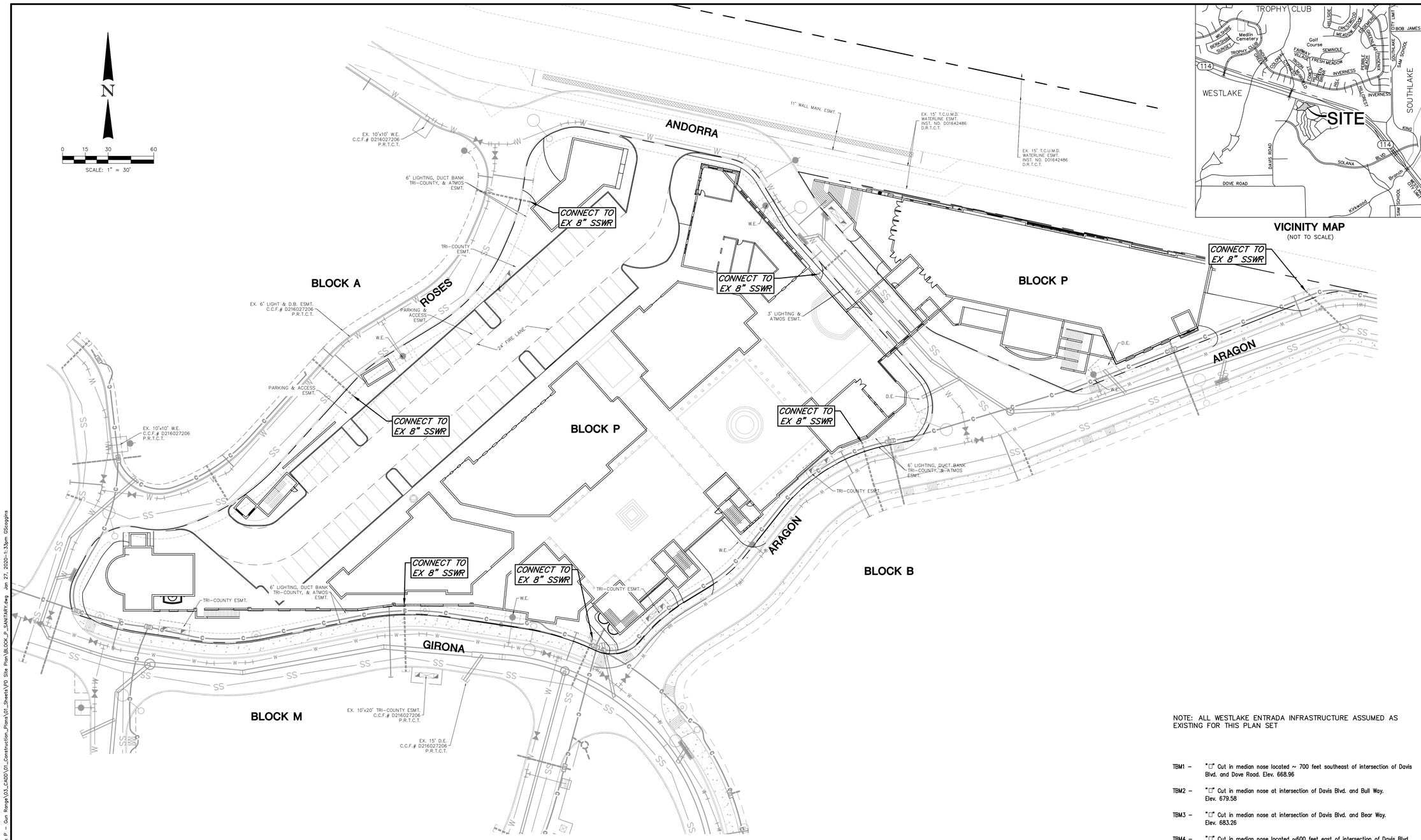
REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
WATER PLAN

C8
SHEET C8 OF C12

BGE, INC.
G:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Block P - Gun Range\03_CADD\01_Construction_Plans\01_Sheets\PD Site Plan\BLOCK_P_Water.dwg Jan 27, 2020-1:32pm GScoggins



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
	PROPOSED DUCT BANK PULL BOX
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
C	PROPOSED SINGLE CONDUIT DUCT BANK
	PROPOSED STORM SEWER

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

BGE

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

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OWNER:
MRW INVESTORS, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI

DEVELOPER:
VOLTADEREI, LLC.
1321 UPLAND DRIVE, SUITE 3966
HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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JANUARY 27, 2020

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

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DATE:
PROJECT NUMBER:

Sheet No.
SANITARY SEWER PLAN

C9

SHEET C9 OF C12

BGE, INC.
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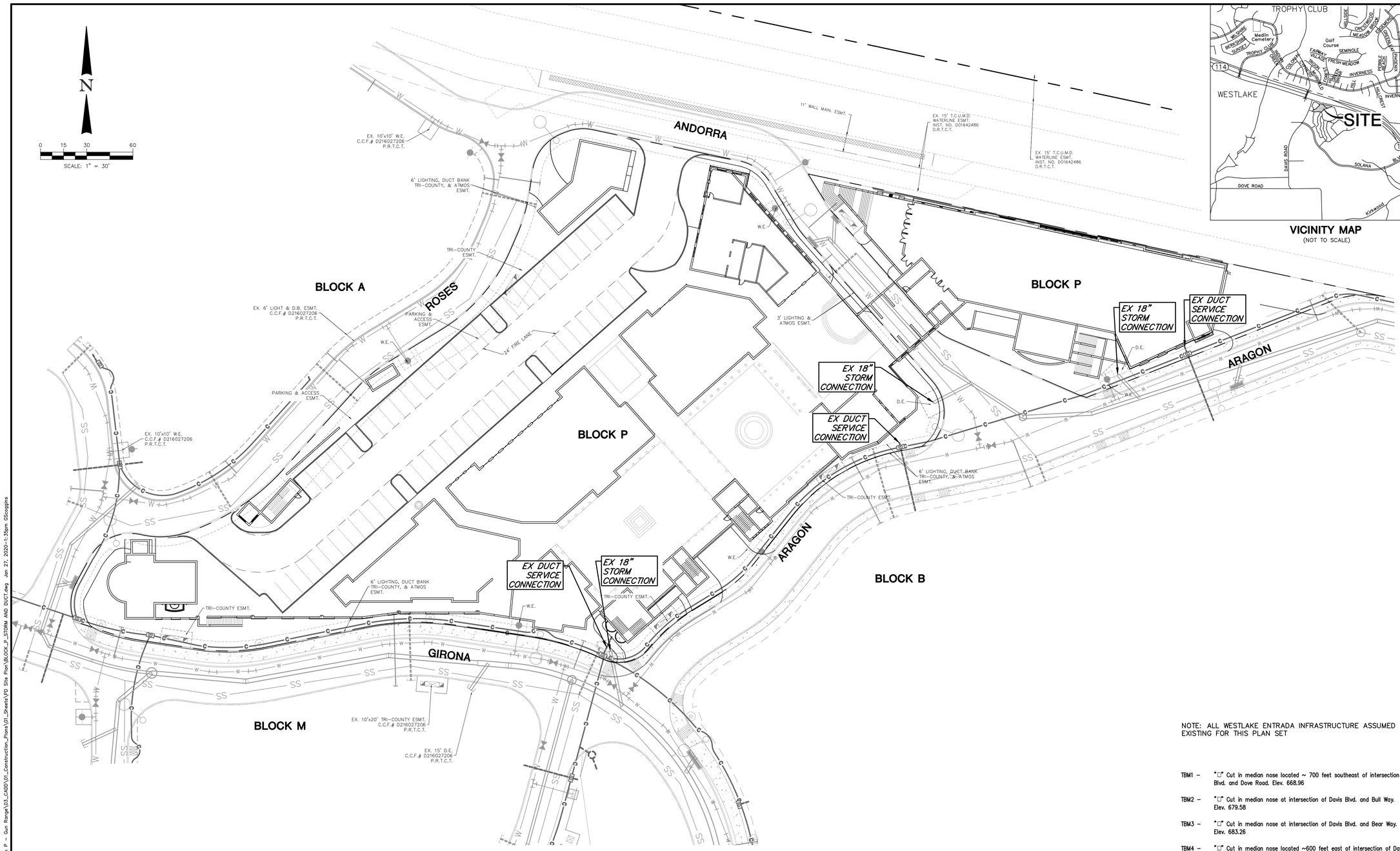

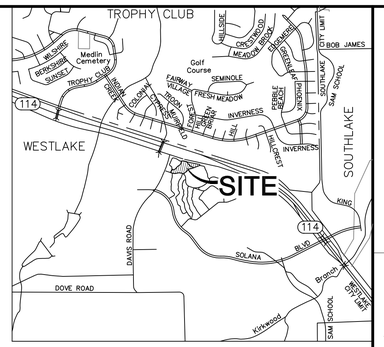

VICINITY MAP
(NOT TO SCALE)

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

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LEGEND

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SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
FDC	PROPOSED FIRE DEPARTMENT CHECK
	PROPOSED DUCT BANK PULL BOX
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
C	PROPOSED SINGLE CONDUIT DUCT BANK
	PROPOSED STORM SEWER

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

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REVISIONS

REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
STORM AND DUCT PLAN
C10
SHEET C10 OF C12

BGE, INC.
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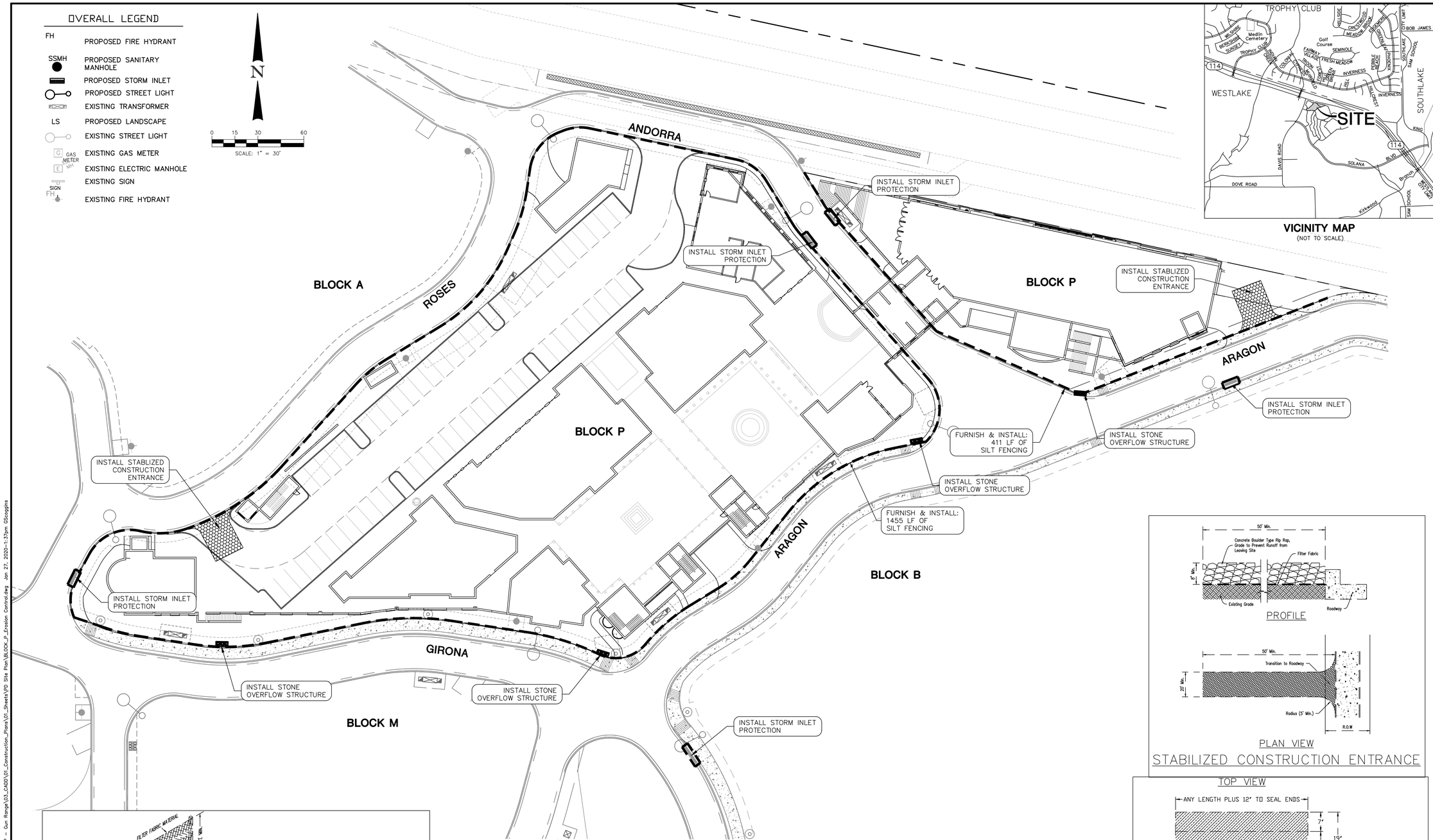
OVERALL LEGEND

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

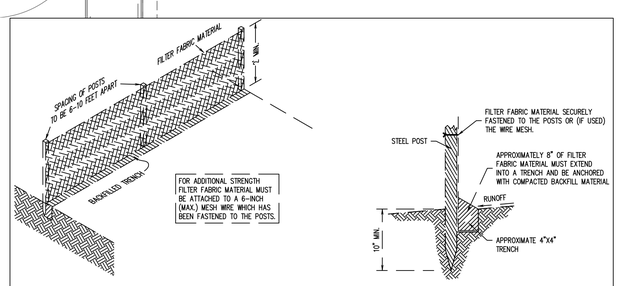
N

0 15 30 60
SCALE: 1" = 30'



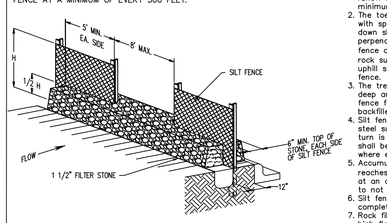
VICINITY MAP
(NOT TO SCALE)

STABILIZED CONSTRUCTION ENTRANCE



INSTALLING A FILTER FABRIC SILT FENCE

NOTE: STONE OVERFLOW STRUCTURES OR OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE AT A MINIMUM OF EVERY 300 FEET.



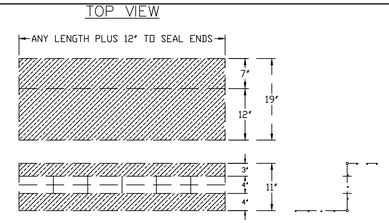
Silt Fence General Notes

1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of one foot
2. The toe of the silt fence shall be trenched-in with spade or mechanical trencher, so that the down slope face of the trench is flat and perpendicular to the line of flow. Where silt fence cannot be trenched-in (e.g. pavement or rock surface), weight fabric flap with rock on uphill side to prevent flow from seeping under fence.
3. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
4. Silt fence should be securely fastened to each steel support post or to woven wire which in turn is attached to the steel fence post. There shall be a 3 foot overlap, securely fastened where ends of fabric meet.
5. Accumulated silt shall be removed when it reaches a depth 1'. The silt shall be disposed of at an approved site and in such a manner as to not contribute to additional siltation.
6. Silt fence shall be removed when the site is completely stabilized.
7. Rock filter dams shall be used at concentrated high flow discharge areas in lieu of silt fence.

Erosion Control Mat Notes

1. Erosion control mats shall be in compliance with NCTCOG Best Management Practices. Erosion control mats may be used in place of, or in addition to silt fence for sheet flow filtering applications.
2. Mats shall be installed and anchored securely to the ground in compliance with the manufacturer's recommendations.
3. The width requirement of the erosion control mats shall be comparable to the width of the disturbed surface to be filtered. The minimum width shall be 10 feet for Single Family lots and 20 feet for Commercial applications, unless otherwise approved from the Storm Water Utility Manager.
4. The width of erosion control mats can be reduced when used in conjunction with silt fence and block sod vegetative buffer strips. In no applications will erosion control mats be less than 4 feet wide.

SILT FENCE STONE OVERFLOW STRUCTURE



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

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

BGE

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

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FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI

DEVELOPER:
VOLTADEREI, LLC.
1321 UPLAND DRIVE, SUITE 3966
HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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JANUARY 27, 2020

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

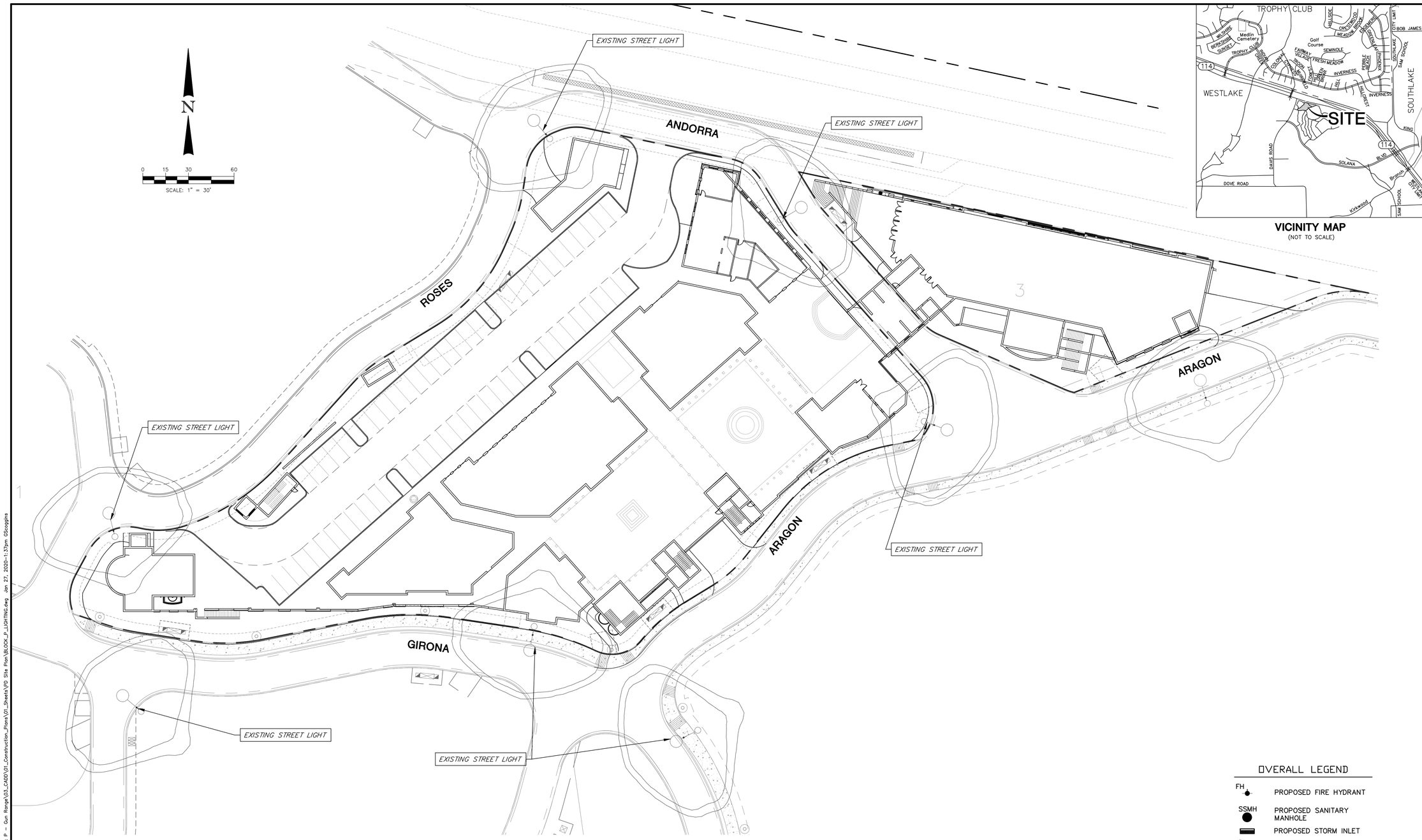
REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
EROSION CONTROL PLAN

C11
SHEET C11 OF C12

BGE, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Block P - Gun Range\03_CADD\01_Construction_Plans\01_Sheets\PD Site Plan\BLOCK_P_Erosion Control.dwg Jan 27, 2020-1:37pm GScoggins



VICINITY MAP
(NOT TO SCALE)

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

BM1 – "☐" Cut found on top of curb at the south median nose approximately 691 feet southeast of the intersection of Solana Blvd. and Davis Blvd. Elev. 668.963'

BM2 – "☐" Cut found on top of curb in the west turn lane median at the intersection of Davis Blvd. and Hwy 114 approximately 38 feet west of the centerline of Davis Blvd. and 8 feet southwest of traffic signal pole on southwest corner of intersection. Elev. 667.93'

TBM1 – "☐" Cut in median nose located ~ 700 feet southeast of intersection of Davis Blvd. and Dove Road. Elev. 668.96

TBM2 – "☐" Cut in median nose at intersection of Davis Blvd. and Bull Way. Elev. 679.58

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
3. EXTERIOR ARCHITECTURAL LIGHTING PER THE DESIGN GUIDELINES.

BGE, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
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TBPE Registration No. F-1046
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TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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JANUARY 27, 2020

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REVISIONS

REV NO.	DATE	DESCRIPTION

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CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
EXISTING LIGHTING PLAN

C12
SHEET C12 OF C12

BGE, INC.
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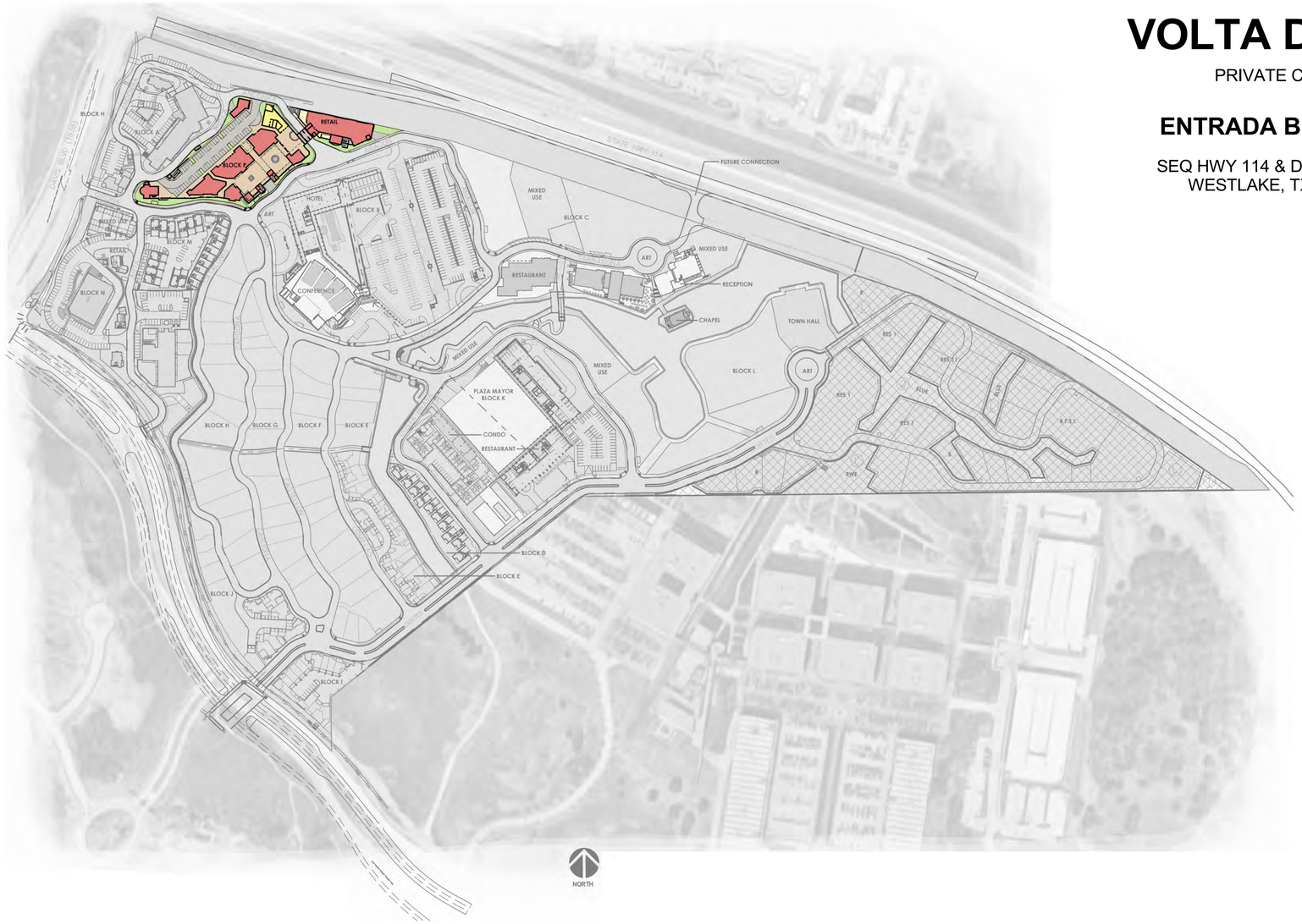

VOLTA DE REI

PRIVATE CLUB

ENTRADA BLOCK P

SEQ HWY 114 & DAVIS BLVD,
WESTLAKE, TX 76262

-SHEET INDEX-

SHEET NO.	SHEET NAME
A0	COVER SHEET
A1	CATALAN ARCHITECTURE
A2	SITE PLAN
A3	LEVEL L1 - OVERALL FLOOR PLAN
A4	LEVEL L2 - OVERALL FLOOR PLAN
A5	LEVEL B1 - OVERALL FLOOR PLAN
A6	LEVEL B2 - OVERALL FLOOR PLAN
A7	LEVEL B3 - OVERALL FLOOR PLAN
A8	OVERALL ROOF PLAN
A9	EXTERIOR ELEVATIONS
A10	EXTERIOR ELEVATIONS
A11	3D PERSPECTIVE RENDERINGS
A12	CONCEPTUAL VAULT LAYOUT

VOLTA DE REI AREA SUMMARY

1. (14) HOTEL ROOMS, TOTAL HOTEL SF = **20,992 SF**
   A. 4,498 SF PER FLOOR, FLOORS 1-4
   B. 3,000 SF, FLOOR 5
2. (16) VAULTS, TOTAL SF = **118,689 SF**
   A. VAULT INTERIOR AREA = 101,195 SF
   B. VAULT PARKING AREA = 17,494 SF
3. RESTAURANT / JAZZ CLUB TOTAL SF = **17,467 SF**
   A. RESTAURANT = 11,876 SF
   B. JAZZ CLUB = 5,591 SF
4. RETAIL TOTAL SF = **41,718 SF**
5. OFFICE TOTAL SF = **17,097 SF**
6. MECHANICAL / PARKING TOTAL SF = **123,152 SF**
   A. SURFACE PARKING = 21,762 SF
   B. B1 SUBSURFACE PARKING = 75,374 SF
   C. MARKET/BAKERY PARKING (x2) = 26,016 SF

TOTAL ENCLOSED SF (L1 + L2 + B1 + B2 + B3 + HOTEL) = 339,115 SF

DESIGN TEAM

OWNER: MRW INVESTORS, LLC.

CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234

DEVELOPER: VOLTADEREI, LLC

CONTACT: JOHN SCHOBER
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HOUSTON, TEXAS 77043
PHONE: 716-998-3386

ARCHITECT: **BUSH ARCHITECTS, LLC**

CONTACT: MICHAEL ZIZIK
4700 WESTGROVE DRIVE, STE 200
ADDISON, TX 75001
PHONE 469-857-3151
michael@busharchitects.design

CIVIL ENGINEER: BGE, INC.

CONTACT: JASON FREY, P.E.
2595 DALLAS PARKWAY, SUITE 204
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PHONE: 972-464-4821
JFREY@BGEINC.COM

MEP ENGINEER: **COUNSEL ENGINEERS**

CONTACT: WILLIAM A. LEE
4020 MCEWEN,SUITE 105 DALLAS ,TX 75244
T 972.707.3540
C 214.632.7766
wlee@counselengineers.com

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC

CONTACT: LEONARD REEVES, PLA, ASLA, LI
386 W MAIN STREET
LEWISVILLE, TX 75057
469-635-1900
LREEVES@STUDIO13.BZ

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Bush ARCHITECTS
4700 WESTGROVE DRIVE, STE 200
ADDISON, TX 75001
PHONE 469-857-3151

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VOLTA DE REI
PRIVATE CLUB
ENTRADA BLOCK P
SEQ HWY 114 & DAVIS BLVD, WESTLAKE, TX 76262

VICINITY MAP

ISSUE LOG

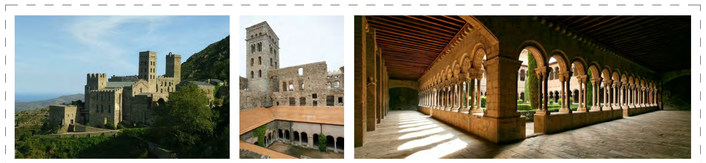
NO.	DESCRIPTION	DATE

PROJECT NO: 18-020
ISSUED FOR:
DRAWN BY:
DATE: 03/10/2020

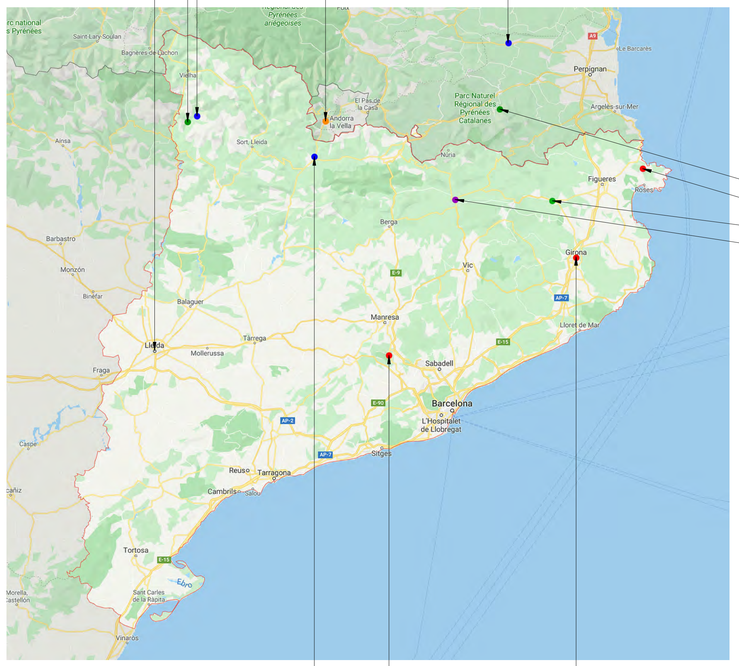
COVER SHEET

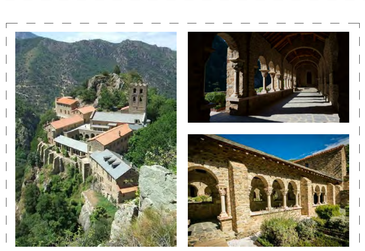
SHEET A0

PLAZA FOUNTAIN CONCEPTUAL EXAMPLES



SAINT PAUL DE FENOUILLET
ANDORRA DE LA VELLA
SANT CLIMENT DE TAULL
SANTA MARIA DE CARDET
ESGLESIA DE SANT MARTI





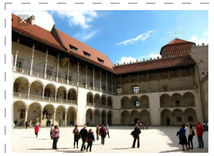
ABBAYE SAINT MARTIN DU CANIGOU
MONASTERIO DE SANT PERE DE RODES
BESALU
MONASTIR DE SANTA MARIA DE RIPOLL

GROUND FINISH / PAVING CONCEPTUAL EXAMPLES

LA SEU D'URGELL

GIRONA DE LA FORCA

SANTA MARIA DE MONTSERRAT



PLAZA / COURTYARD CONCEPTUAL EXAMPLES

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PRIVATE CLUB

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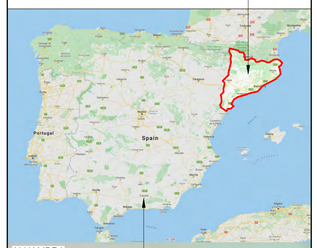
CATALONIA



ALHAMBRA

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO: 18-020
ISSUED FOR:
DRAWN BY:
DATE: 03/10/2020

CATALAN ARCHITECTURE

SHEET A1

SITE PLAN LEGEND

- 24' FIRE LANE
- PROPERTY LINE
- LANDSCAPED AREA
- SIDEWALK / PARKING

SITE PLAN KEYNOTES

1. MECH 1
2. DUMPSTER
3. HOTEL
4. OFFICE 3/RETAIL 1
5. OFFICE 2/RETAIL 2
6. OFFICE 3/RETAIL 3
7. RETAIL 4
8. RETAIL 5
9. RETAIL 6
10. RETAIL 7
11. RETAIL 8
12. ARTISAN BRIDGE
13. MARKET / BAKERY
14. COURTYARD 1
15. COURTYARD 2
16. COURTYARD 3
17. RETAIL SIDE ENTRY 1
18. RETAIL MAIN ENTRY
19. RETAIL SIDE ENTRY 2
20. RESTURANT PATIO
21. FIRE STAIR 1
22. MECH 3
23. STAIR 1
24. MECH 5
25. FIRE STAIR 2
26. ELEVATOR 2
27. STAIR 2
28. FIRE STAIR 3
29. ELEVATOR 3
30. MECH 6
31. STAIR 4
32. STAIR 5
33. STAIR 3
34. ACCESS PARKING GARAGE RAMP 1
35. ACCESS PARKING GARAGE RAMP 2
36. ACCESS PARKING GARAGE RAMP 3
37. ACCESS PARKING GARAGE RAMP 4
38. MECH 2
39. PARKING LOT
40. MECH 4

1 SITE PLAN

1" = 30'-0"

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TRUE NORTH

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SITE PLAN — **SHEET** A2

AREAS LEVEL 01	
Name	Area
ARTISAN BRIDGE	1812 SF
COURTYARD 1	16955 SF
COURTYARD 2	8039 SF
COURTYARD 3	5071 SF
DUMPSTER	615 SF
ELEV	140 SF
ELEV	143 SF
ELEV	132 SF
FIRE STAIR 3	236 SF
HOTEL	4498 SF
MARKET / BAKERY	12744 SF
MECH	1192 SF
MECH	98 SF
MECH	139 SF
MECH	132 SF
MECH	189 SF

AREAS LEVEL 01	
Name	Area
MECH	121 SF
REST	665 SF
REST PATIO	1536 SF
RETAIL 1	4549 SF
RETAIL 2	6927 SF
RETAIL 3	4492 SF
RETAIL 4	2097 SF
RETAIL 5	1803 SF
RETAIL 6	274 SF
RETAIL 8	929 SF
STAIR	295 SF
STAIR	323 SF
STAIR	615 SF
STAIR	255 SF
SURFACE PARKING	21762 SF
	98778 SF

COLOR LEGEND

- ARTISAN BRIDGE
- COURTYARD 1
- COURTYARD 2
- COURTYARD 3
- DUMPSTER
- ELEV
- FIRE STAIR 3
- HOTEL
- MARKET / BAKERY
- MECH
- REST
- REST PATIO
- RETAIL 1
- RETAIL 2
- RETAIL 3
- RETAIL 4
- RETAIL 5
- RETAIL 6
- RETAIL 8
- STAIR
- SURFACE PARKING

1 OVERALL FLOOR PLAN - GROUND LEVEL 1

1" = 30'-0"

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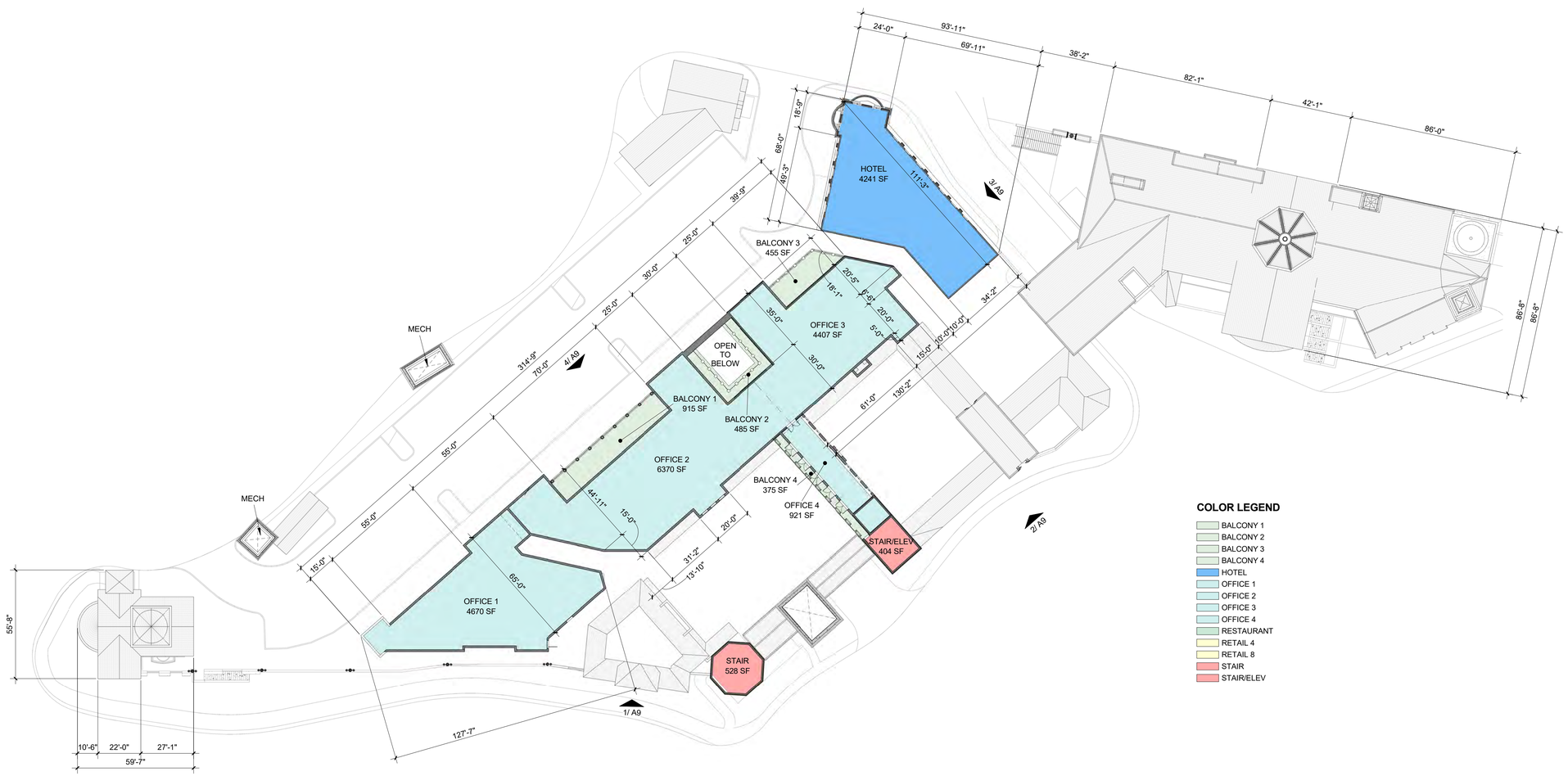
LEVEL L1 - OVERALL FLOOR PLAN

SHEET A3

AREA SCHEDULE - LEVEL 2	
Name	Area
BALCONY 1	915 SF
BALCONY 2	485 SF
BALCONY 3	455 SF
BALCONY 4	375 SF
HOTEL	4241 SF
OFFICE 1	4670 SF
OFFICE 2	6370 SF
OFFICE 3	4407 SF
OFFICE 4	921 SF
RESTAURANT	317 SF
RETAIL 4	745 SF
RETAIL 8	844 SF
STAIR	528 SF
STAIR/ELEV	404 SF
	25678 SF



1

OVERALL FLOOR PLAN - LEVEL L2

1" = 30'-0"

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LEVEL L2 - OVERALL FLOOR PLAN

SHEET A4

VOLTA DE REI PARKING REQUIREMENT SUMMARY

1. HOTEL = 1 FOR EACH GUEST ROOM x 14 ROOMS =	14
2. OFFICE = 1 SPACE PER 300 SF = 17,097 / 300 =	57 (SHARED WITH RESTAURANT)
3. RETAIL = 1 SPACE PER 200 SF = 41,718 / 200 =	209
4. RESTAURANT = 1 SPACE PER 100 SF = 12,260 / 100 =	123 (SHARED WITH OFFICE)
5. VAULTS = 2 SPACES PER VAULT x 16 VAULTS =	32
TOTAL PARKING SPACES =	**435 (EST. 50 SHARED SPACES)**

VOLTA DE REI PARKING PROVIDED SUMMARY

1. MARKET/BAKERY GARAGE, TOTAL SPACES =	74
2. SURFACE AREA PARKING, TOTAL SPACES =	62
3. VALET PARKING, TOTAL SPACES =	40
4. B1 PARKING GARAGE =	157
5. VAULT PARKING =	66
TOTAL PARKING SPACES PROVIDED =	**399**

1 **OVERALL FLOOR PLAN - LEVEL B1**

1" = 30'-0"

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LEVEL B1 - OVERALL FLOOR PLAN

SHEET A5

AREAS LEVEL B1	
Name	Area
B2 PARKING	17494 SF
ELEV	131 SF
ELEV	123 SF
ELEV	131 SF
ELEV	115 SF
ELEV	112 SF
ELEV. 1	132 SF
ELEV. 4	108 SF
FIRE STAIR 1	323 SF
HALLWAY	357 SF
MARKET / BAKERY GARAGE B2	12743 SF
MARKET/BAKERY PARKING B1	13008 SF
MECH	93 SF
MECH	133 SF
MECH	143 SF
MECH	95 SF
MECH	117 SF
MECH	93 SF
MECH	330 SF
MECH	133 SF
MECH	45 SF
MECH	151 SF
MECH	48 SF
MECH B1-01	1750 SF
MECH SERVICE	532 SF

AREAS LEVEL B1	
Name	Area
MECH. 2	160 SF
PARKING	75374 SF
PRIVATE LOUNGE	950 SF
RESTAURANT	5668 SF
RESTAURANT	5543 SF
RETAIL	738 SF
RETAIL	716 SF
SERV. CORRIDOR	397 SF
SERVICE CORRIDOR B1	5485 SF
STAIR	229 SF
STAIR	245 SF
STAIR	242 SF
STAIR	270 SF
STAIR	542 SF
STAIR	221 SF
STAIR	207 SF
STAIR	262 SF
STAIR	322 SF
STAIR	266 SF
STORAGE	315 SF
STORAGE	365 SF
VALET PARKING B1	7678 SF
VAULT 9	6622 SF
VAULT 10	5220 SF
VAULT 11	4844 SF
VAULT 12	4904 SF
VAULT 13	4844 SF
VAULT 14	4844 SF
VAULT 15	4824 SF
VAULT 16	4824 SF
VEST	506 SF
VEST	365 SF
	196432 SF

1 OVERALL FLOOR PLAN - LEVEL B2

1" = 30'-0"

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LEVEL B2 - OVERALL FLOOR PLAN

SHEET A6

AREAS LEVEL B2	
Name	Area
Area	462 SF
Area	112 SF
B2 HALLWAY	2125 SF
ELEV.	88 SF
ELEV.	99 SF
ELEV. 01	95 SF
EXIT	391 SF
EXIT 6	391 SF
EXIT 7	639 SF
EXIT 8	498 SF
EXIT 9	486 SF
EXIT 10-11	756 SF
EXIT 12	305 SF
GUN RANGE8	4809 SF
GUN RANGE 5	5845 SF
GUN RANGE 6	4761 SF
GUN RANGE 7	4807 SF
GUN RANGE 9	4811 SF
GUN RANGE 10	4816 SF
GUN RANGE 11	4816 SF

AREAS LEVEL B2	
Name	Area
GUN RANGE 12	4816 SF
HALLWAY	589 SF
JAZZ BAR	5614 SF
MARKET & BAKERY GARAGE B2	12683 SF
MECH 2	466 SF
MECH 3	611 SF
MECH 4	270 SF
MECH 5	2977 SF
MECH. 6	386 SF
MECH. 7	386 SF
MECH. 8	386 SF
MECH. 9	386 SF
MECH. 10	386 SF
MECH. 11	386 SF
MECH. 12	386 SF
MECH. PARKING	894 SF
STAIR	204 SF
STAIR 01	270 SF
STO.	113 SF
STO.	128 SF
	73447 SF

COLOR LEGEND

- ELEV 2
- ELEV 3
- HALLWAY
- JAZZ CLUB
- MECH
- MECH 1
- MECH 2
- MECH 3
- PARKING B3
- PRIVATE LOUNGE
- SERV. CORRIDOR
- SERVICE CORRIDOR B2
- STAIR 01
- STAIR 2
- STAIR 3
- STAIR 03
- VAULT 1
- VAULT 2
- VAULT 3
- VAULT 4
- VAULT 6
- VAULT 7
- VAULT 8

1 OVERALL FLOOR PLAN - LEVEL B3

1/32" = 1'-0"

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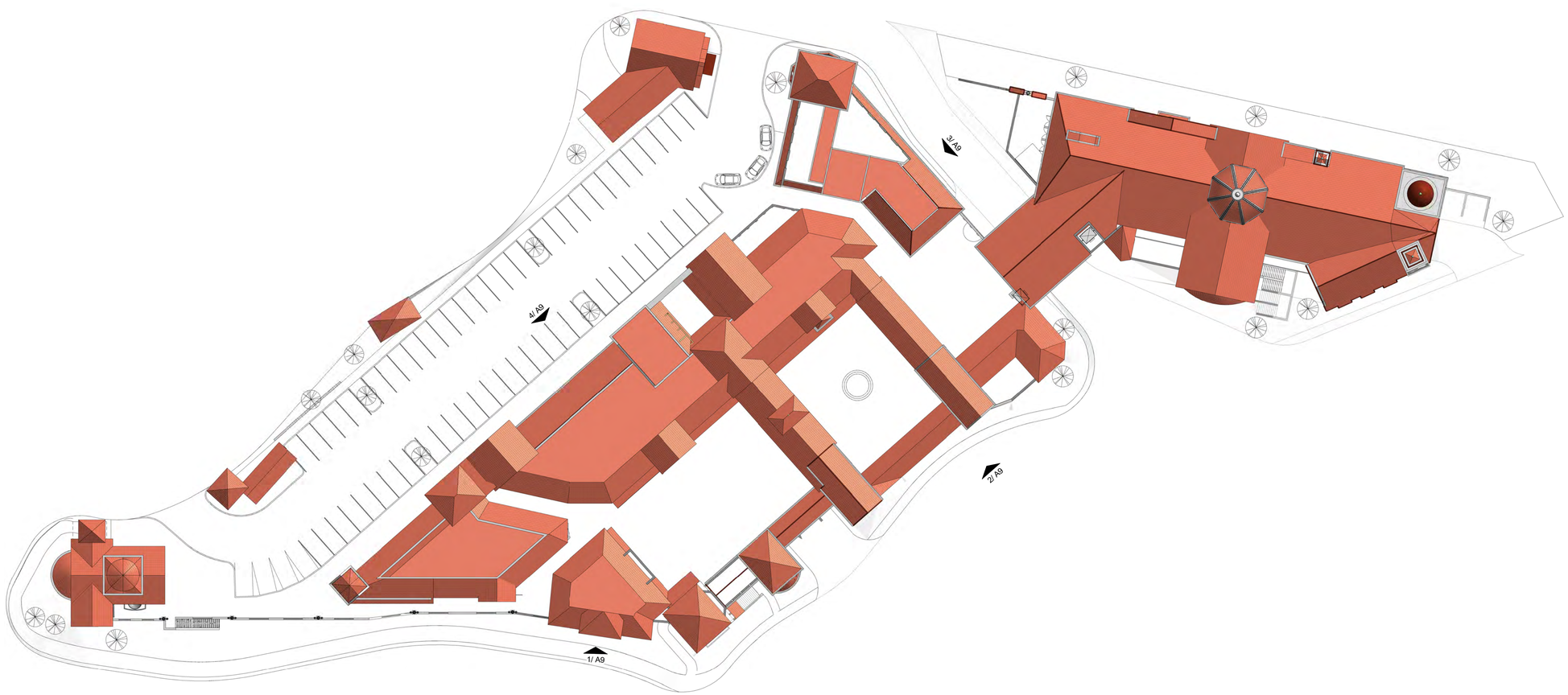
LEVEL B3 - OVERALL FLOOR PLAN

SHEET A7



1 **OVERALL ROOF PLAN**

1" = 30'-0"

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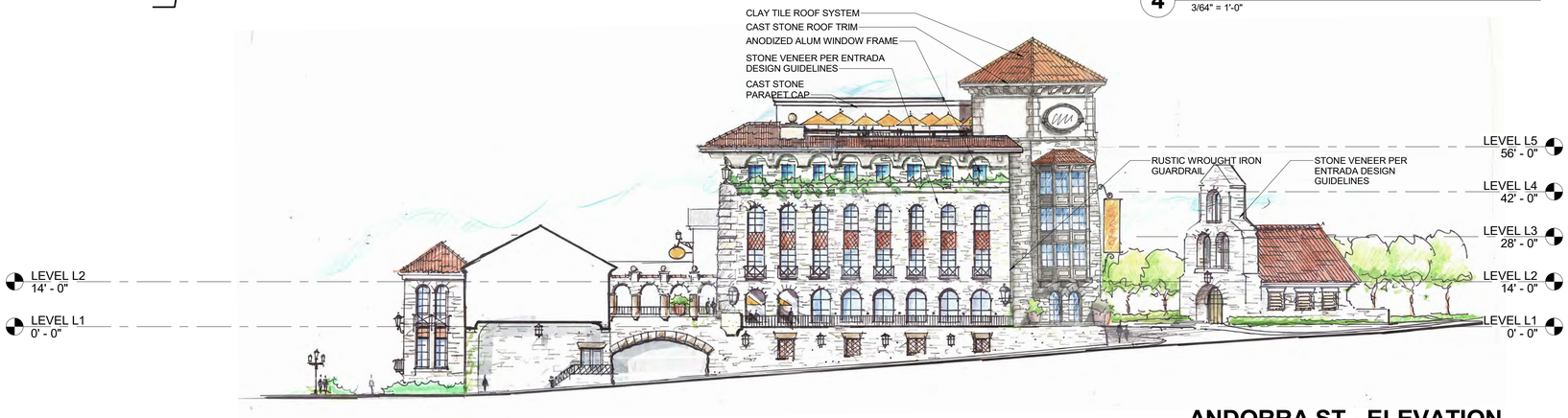
OVERALL ROOF PLAN

SHEET A8

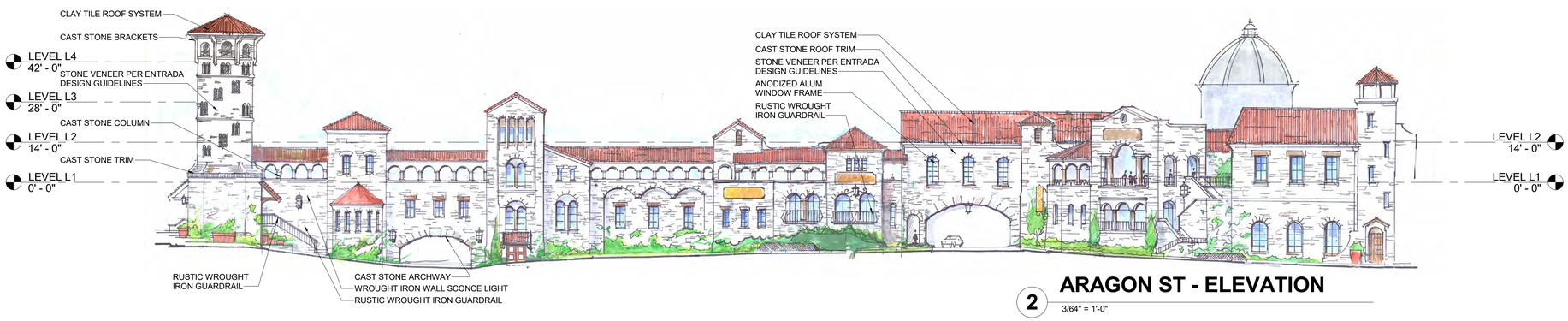
4 ROSES ST - ELEVATION

3/64" = 1'-0"



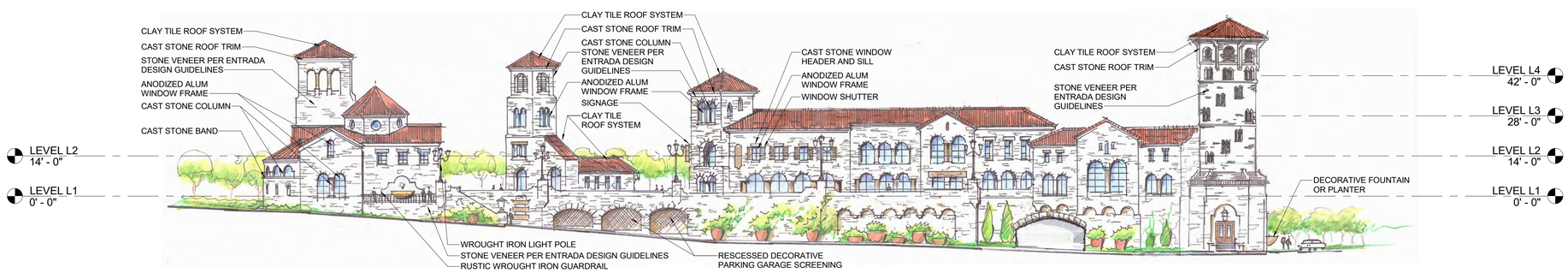
3 ANDORRA ST - ELEVATION

3/64" = 1'-0"



2 ARAGON ST - ELEVATION

3/64" = 1'-0"



1 GIRONA ST - ELEVATION

3/64" = 1'-0"

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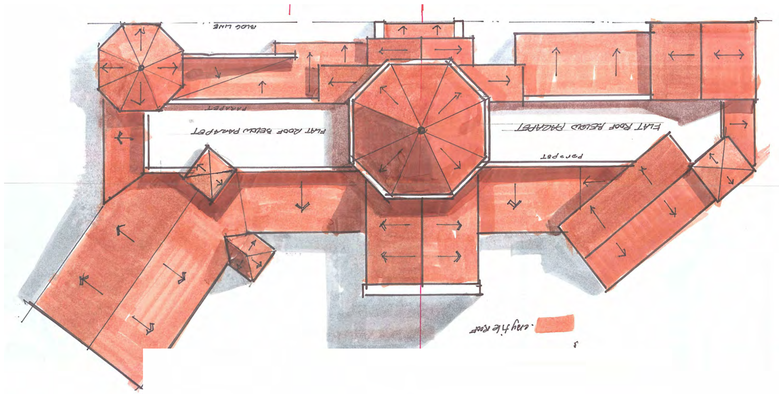
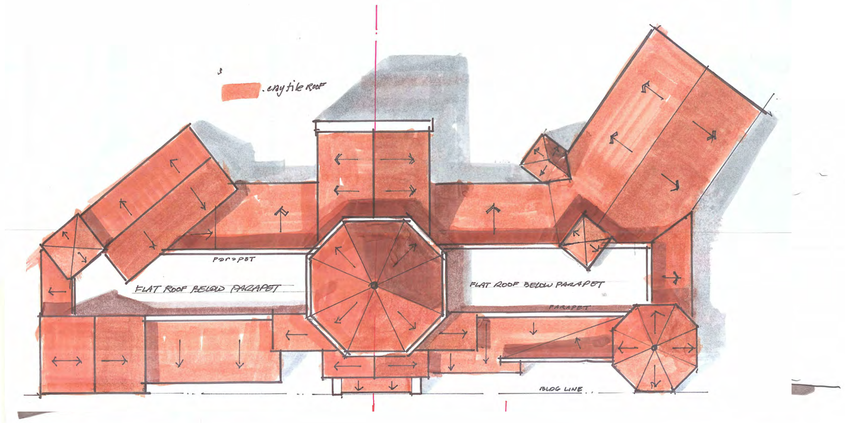
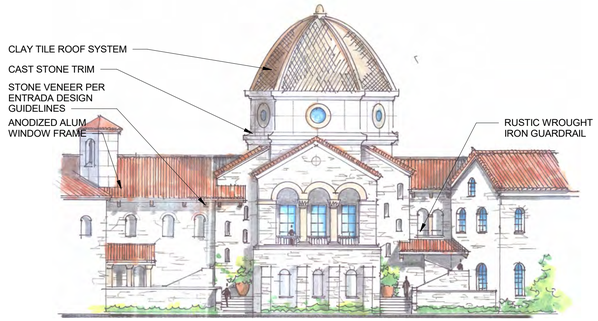
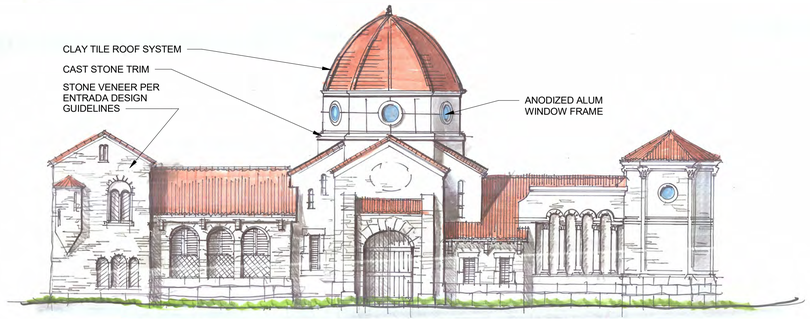
EXTERIOR ELEVATIONS | **SHEET** A9



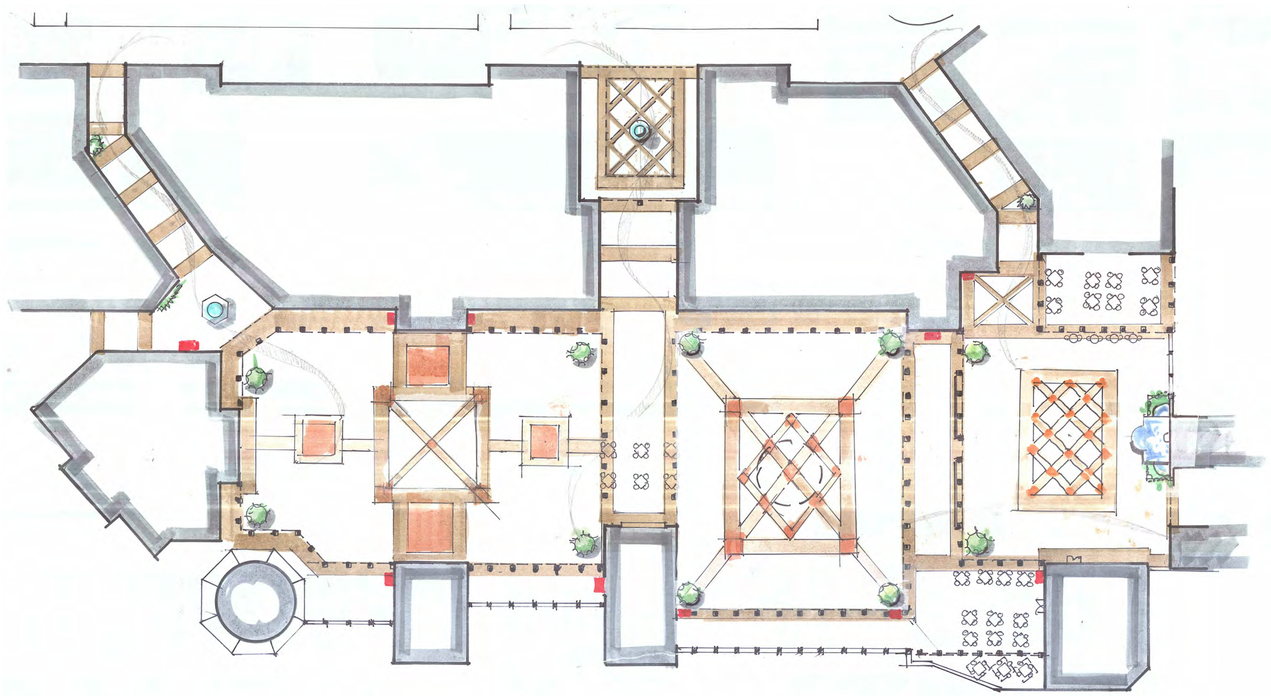




2 - ANDORRA / ARAGON ST ELEVATION



3 - HWY 114 ELEVATION



1 - COURTYARD PLAN

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EXTERIOR ELEVATIONS

SHEET A10

3 HWY 114 PERSPECTIVE

2 ROSES PERSPECTIVE

1 GIRONA / ARAGON PERSPECTIVE

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3D PERSPECTIVE RENDERINGS

SHEET A11

SMOKING ROOM CONCEPT

ARMS STORAGE CONCEPT

LOUNGE CONCEPT

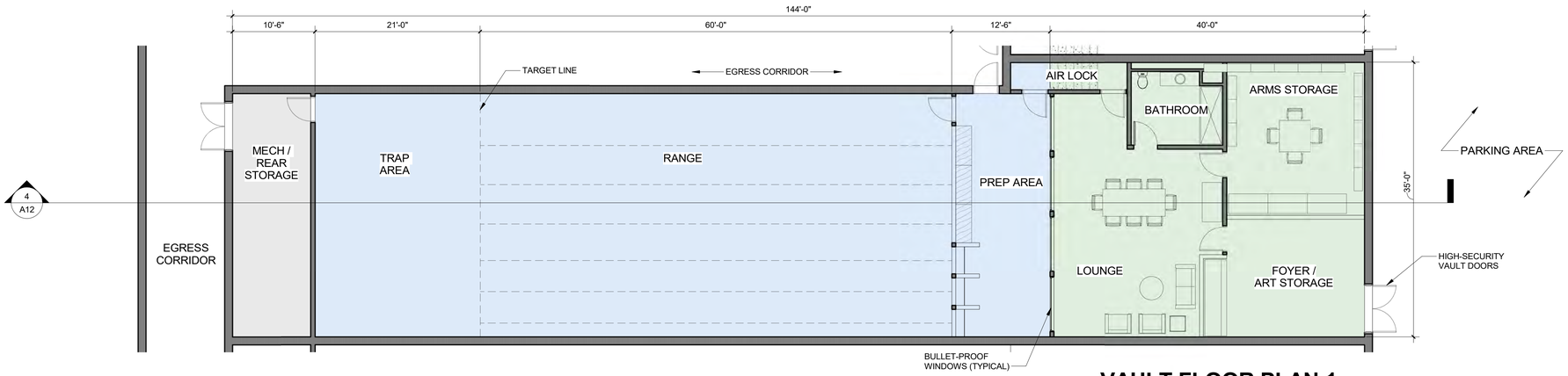
ART STORAGE CONCEPT

OFFICE AND TROPHY ROOM CONCEPT

BULLET TRAP CONCEPT

4 VAULT 1 SECTION

1/8" = 1'-0"



3 VAULT FLOOR PLAN 1

1/8" = 1'-0"

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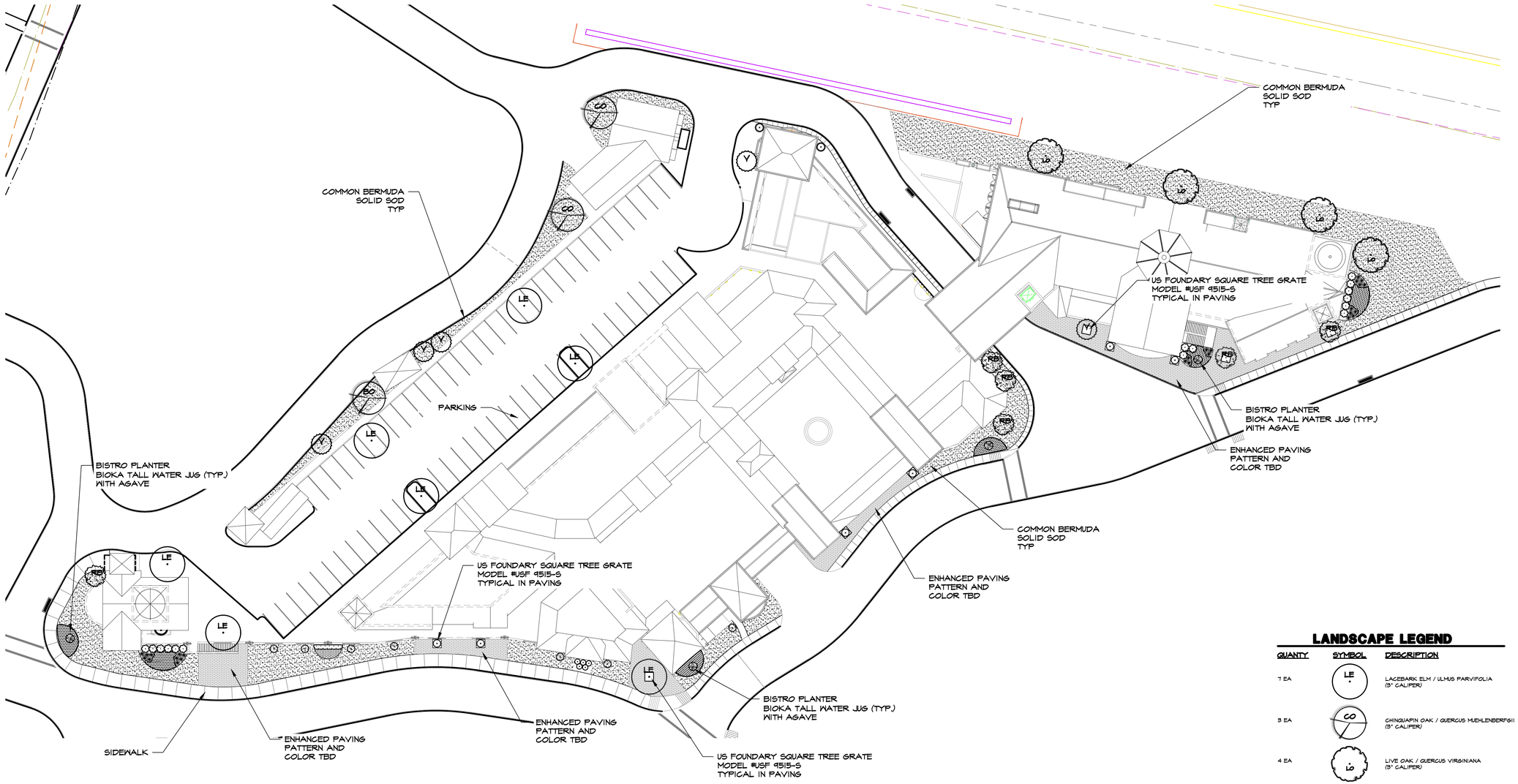
CONCEPTUAL VAULT LAYOUT

SHEET A12



LANDSCAPE LEGEND

QUANTY	SYMBOL	DESCRIPTION
7 EA	LE	LACEBARK ELM / ULMUS PARVIFOLIA (3" CALIPER)
3 EA	CO	CHINQUAPIN OAK / QUERCUS MUEHLENBERGII (3" CALIPER)
4 EA	LO	LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
5 EA	V	VITEX / VITEX ANGUS CHASTUS (2" CALIPER)
6 EA	RB	RED BUD / CERCIS CANADENSIS ' FOREST PANSY' (2" CALIPER)
13 EA		ITALIAN CYPRESS / CUPRESSUS SEMPERVIRENS (30 GALLON)
15 EA		TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (7 GALLON)
6 EA		SOFT LEAF YUCCA / YUCCA RECURVIFOLIA (3 GALLON)
3 EA		AGAVE / AGAVE ATTENUATA 30 GALLON
26 EA		TEXAS SOTOL / DASYLIRION TEXANUM (3 GALLON)
25 EA		GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 30" O.C.)
400 EA		MEXICAN FEATHER GRASS / STIPA TENNUISSIMA (1 GALLON, PLANTS SPACED 18" O.C.)
14,350 SF		COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
20 EA		PINK SKULLCAP / SCUTELLARIA SUFFRUTESCENS 1 GALLON, PLANTS SPACED 18" O.C.

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

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Submittal 11-2-2020

NORTH

30 15 0 30

1" = 30' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Entrada Block P

Town of Westlake, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
BAR012

SHEET
L1 of 2

Plotted by: ##### Plot Date: 3/8/2020 3:28 PM

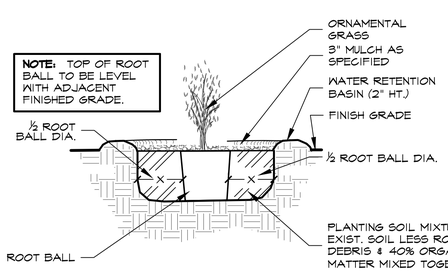
Drawing: W:\Shared With Me\shared\Projects\BAR012 – Entrada Block P\DWG\BAR012LS.dwg Saved By: Leonard Save Time: 3/3/2020 10:55 AM

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO **TOWN OF WESTLAKE** APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE **TOWN OF WESTLAKE.**
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE **TOWN OF WESTLAKE** HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE **TOWN OF WESTLAKE.**
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS, OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT **TOWN OF WESTLAKE'S** PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE **TOWN OF WESTLAKE** AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE **TOWN OF WESTLAKE'S** PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

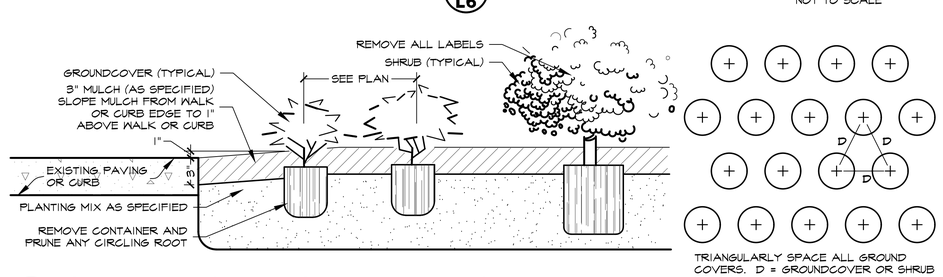
PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LE	LACEBARK ELM / ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	7	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CO	CHINQUAPIN OAK / QUERCUS MUEHLENBERGII	3" CALIPER	AS SHOWN	3	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	4	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
V	VITEX / VITEX ANGUS CHASTUS	2" CALIPER	AS SHOWN	5	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
RB	RED BUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIPER	AS SHOWN	6	5' MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN
	ITALIAN CYPRESS / CUPRESSUS SEMPERVIRENS	30 GALLON	AS SHOWN	13	FULL PLANTS
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	7 GALLON	AS SHOWN	15	FULL PLANTS
	SOFT LEAF YUCCA / YUCCA RECURVIFOLIA	5 GALLON	AS SHOWN	6	FULL PLANTS
	AGAVE / AGAVE ATTENUATA	30 GALLON	AS SHOWN	3	FULL PLANTS
	TEXAS SOTOL / DASYLIRION TEXANUM	5 GALLON	AS SHOWN	260	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNUISSIMA	1 GALLON	18" O.C.	400	FULL PLANTS
	GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	30" O.C.	25	FULL PLANTS
	PINK SKULLCAP / SCUTELLARIA SUFFRUTESCENS	1 GALLON	30" O.C.	20	FULL PLANTS
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQ. FT.	19,350	100% COVERAGE



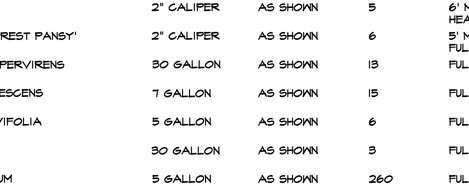
1 L6 **POCKET PLANTING ORNAMENTAL GRASS DETAIL**

NOT TO SCALE



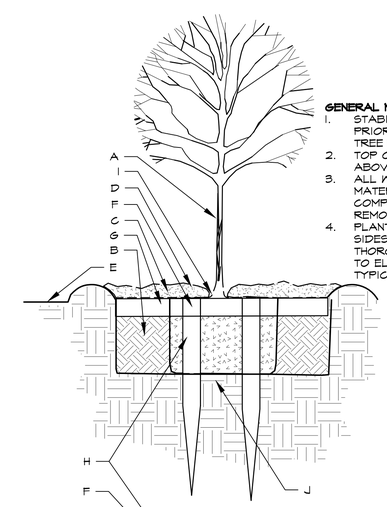
2 L6 **SHRUB AND GROUNDCOVER PLANTING DETAIL**

NOT TO SCALE

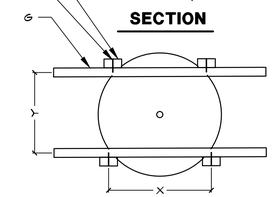


3 L6 **TYPICAL BED EDGING DETAIL**

NOT TO SCALE



SECTION



PLAN VIEW

GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:

A. TREE
B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
C. WATER RETENTION BASIN
D. 3" DEPTH MULCH AS SPECIFIED
E. FINISH GRADE
F. 2 1/2 DRYWALL SCREW (UNFINISHED)
G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.

4 L6 **TREE PLANTING**

NOT TO SCALE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, P.L.L.C.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2020

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

One Inch

LANDSCAPE AND SCREENING

Landscape Details

Entrada Block B

Town of Westlake, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT BAR010

SHEET L2 of 2

Plotted by: ##### Plot Date: 3/8/2020 3:29 PM

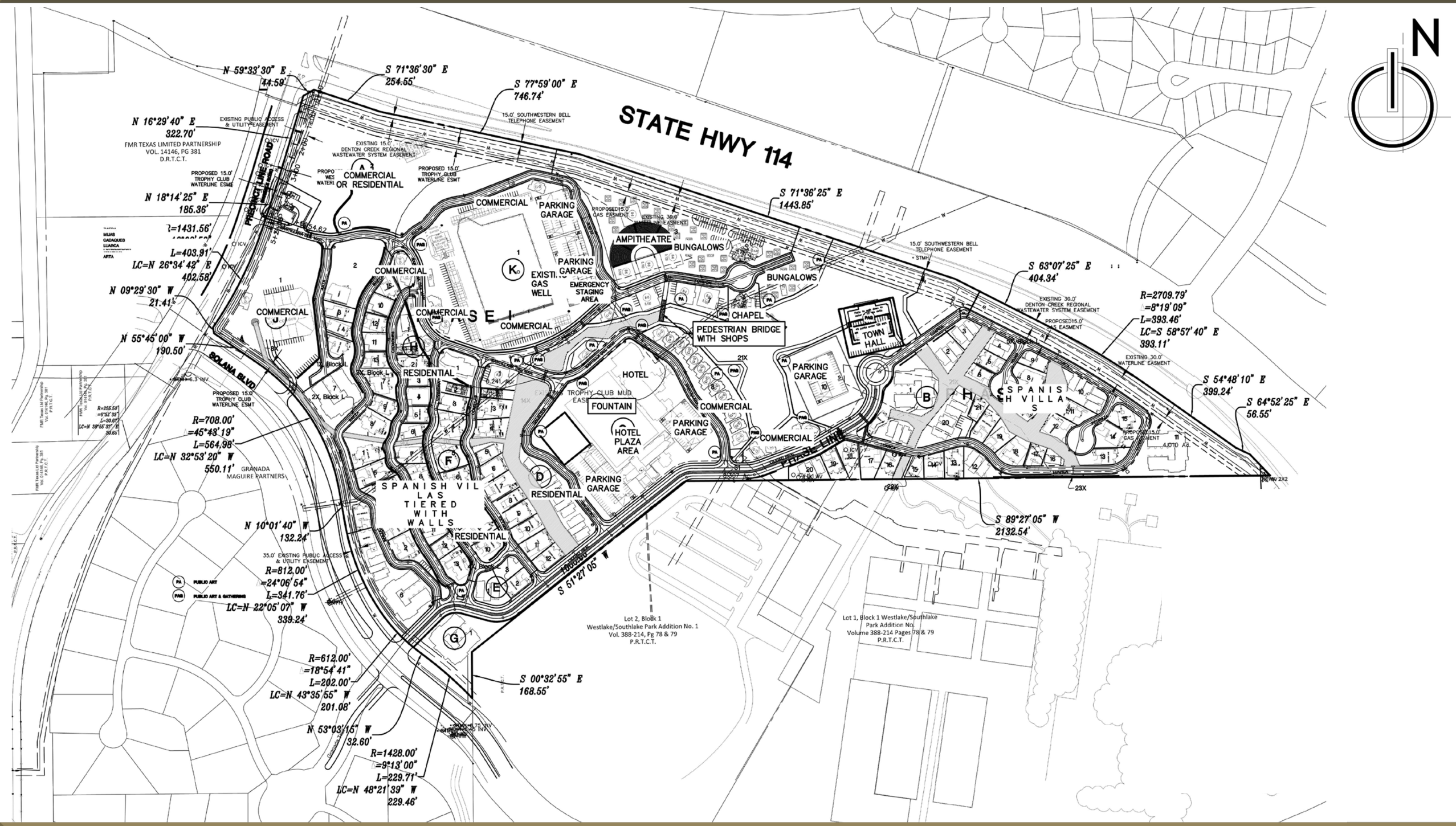
Drawing: W:\Shared With Me\shared\Projects\BAR012 - Entrada Block P\DWG\BAR012LS.dwg Saved By: Leonard Save Time: 3/3/2020 10:55 AM

05/11/2020

Entrada

DEVELOPMENT PLAN ADJUSTMENTS

BLOCK P



Existing Development Plan

Bush ARCHITECTS

5/7/2020

CENTURION AMERICAN

VOLTA DE REI AREA SUMMARY

1. (14) HOTEL ROOMS, TOTAL HOTEL SF = **20,992 SF**
   A. 4,498 SF PER FLOOR, FLOORS 1-4
   B. 3,000 SF, FLOOR 5
2. (16) VAULTS, TOTAL SF = **118,689 SF**
   A. VAULT INTERIOR AREA = 101,195 SF
   B. VAULT PARKING AREA = 17,494 SF
3. RESTAURANT / JAZZ CLUB TOTAL SF = **17,467 SF**
   A. RESTAURANT = 11,876 SF
   B. JAZZ CLUB = 5,591 SF
4. RETAIL TOTAL SF = **41,718 SF**
5. OFFICE TOTAL SF = **17,097 SF**
6. MECHANICAL / PARKING TOTAL SF = **123,152 SF**
   A. SURFACE PARKING = 21,762 SF
   B. B1 SUBSURFACE PARKING = 75,374 SF
   C. MARKET/BAKERY PARKING (x2) = 26,016 SF

TOTAL ENCLOSED SF (L1 + L2 + B1 + B2 + B3 + HOTEL) = 339,115 SF

Roof Plan

Bush ARCHITECTS

5/7/2020

CENTURION AMERICAN

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Bush ARCHITECTS

5/7/2020

L2 Floor Plan

CENTURION AMERICAN

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L1 Floor Plan

Bush ARCHITECTS

5/7/2020

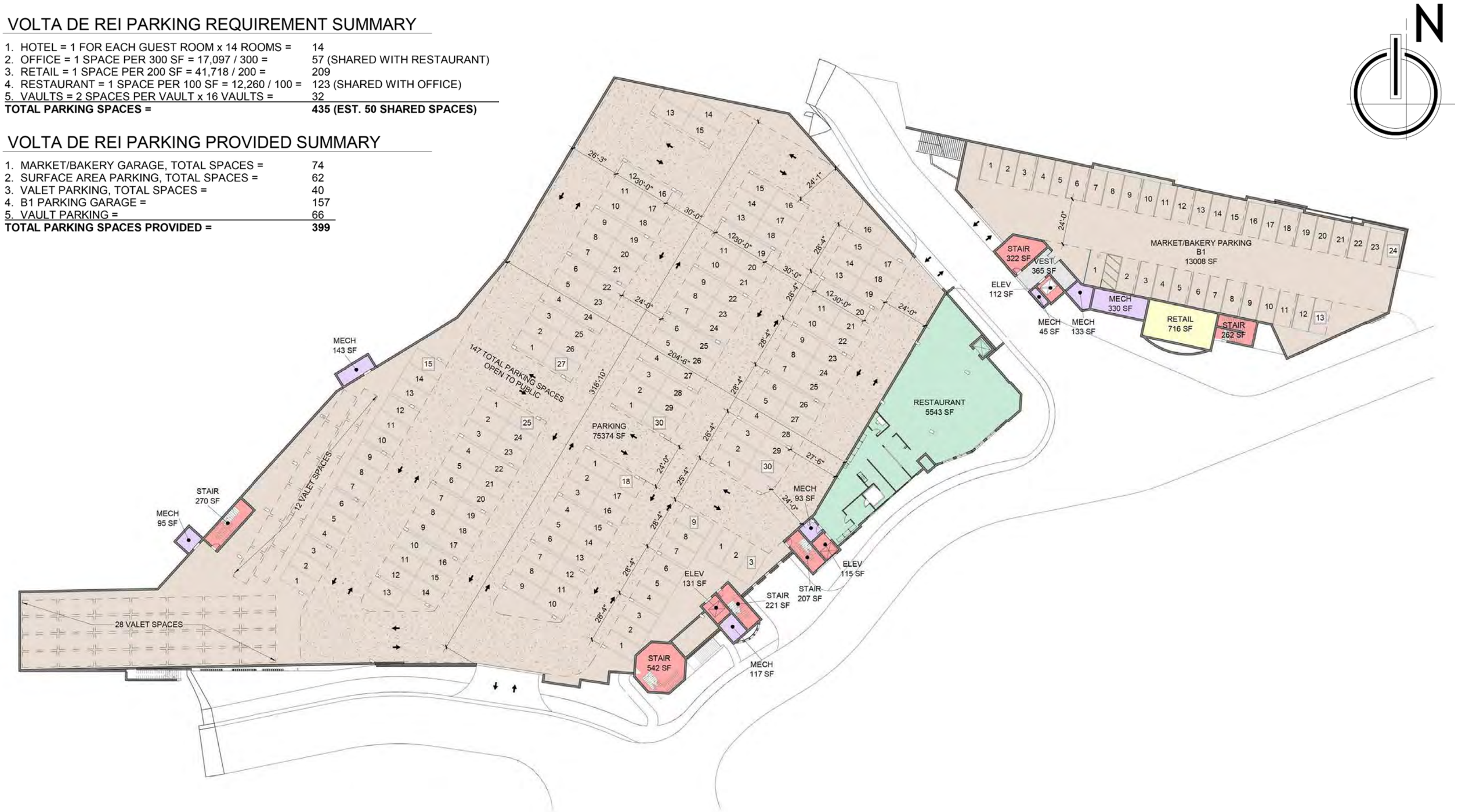
CENTURION AMERICAN

VOLTA DE REI PARKING REQUIREMENT SUMMARY

1. HOTEL = 1 FOR EACH GUEST ROOM x 14 ROOMS =	14
2. OFFICE = 1 SPACE PER 300 SF = 17,097 / 300 =	57 (SHARED WITH RESTAURANT)
3. RETAIL = 1 SPACE PER 200 SF = 41,718 / 200 =	209
4. RESTAURANT = 1 SPACE PER 100 SF = 12,260 / 100 =	123 (SHARED WITH OFFICE)
5. VAULTS = 2 SPACES PER VAULT x 16 VAULTS =	32
TOTAL PARKING SPACES =	**435 (EST. 50 SHARED SPACES)**

VOLTA DE REI PARKING PROVIDED SUMMARY

1. MARKET/BAKERY GARAGE, TOTAL SPACES =	74
2. SURFACE AREA PARKING, TOTAL SPACES =	62
3. VALET PARKING, TOTAL SPACES =	40
4. B1 PARKING GARAGE =	157
5. VAULT PARKING =	66
TOTAL PARKING SPACES PROVIDED =	**399**



B1 Floor Plan

Bush ARCHITECTS

5/7/2020

CENTURION AMERICAN

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Bush ARCHITECTS

5/7/2020

B2 Floor Plan

CA CENTURION AMERICAN

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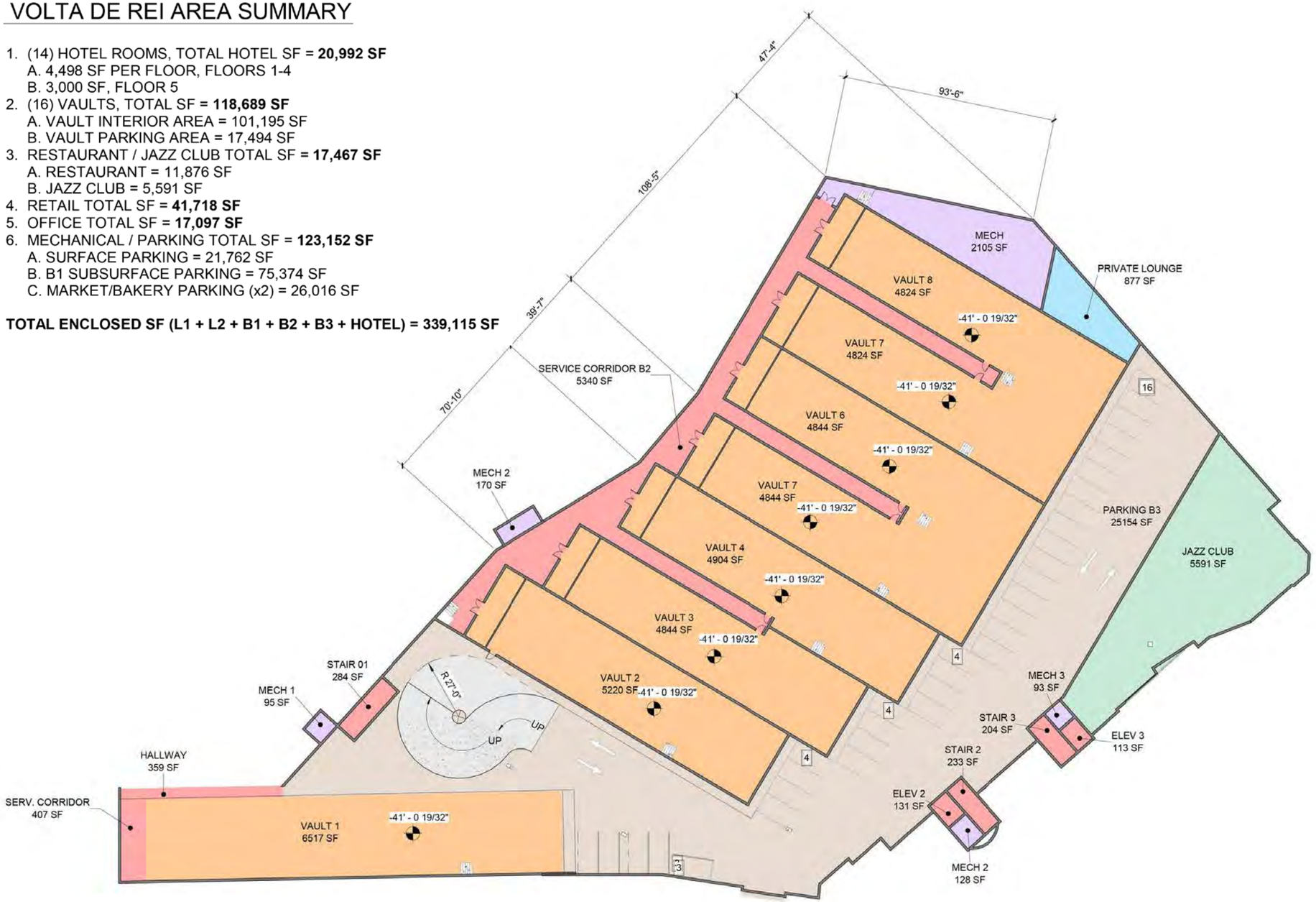
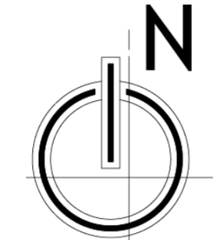




COLOR LEGEND

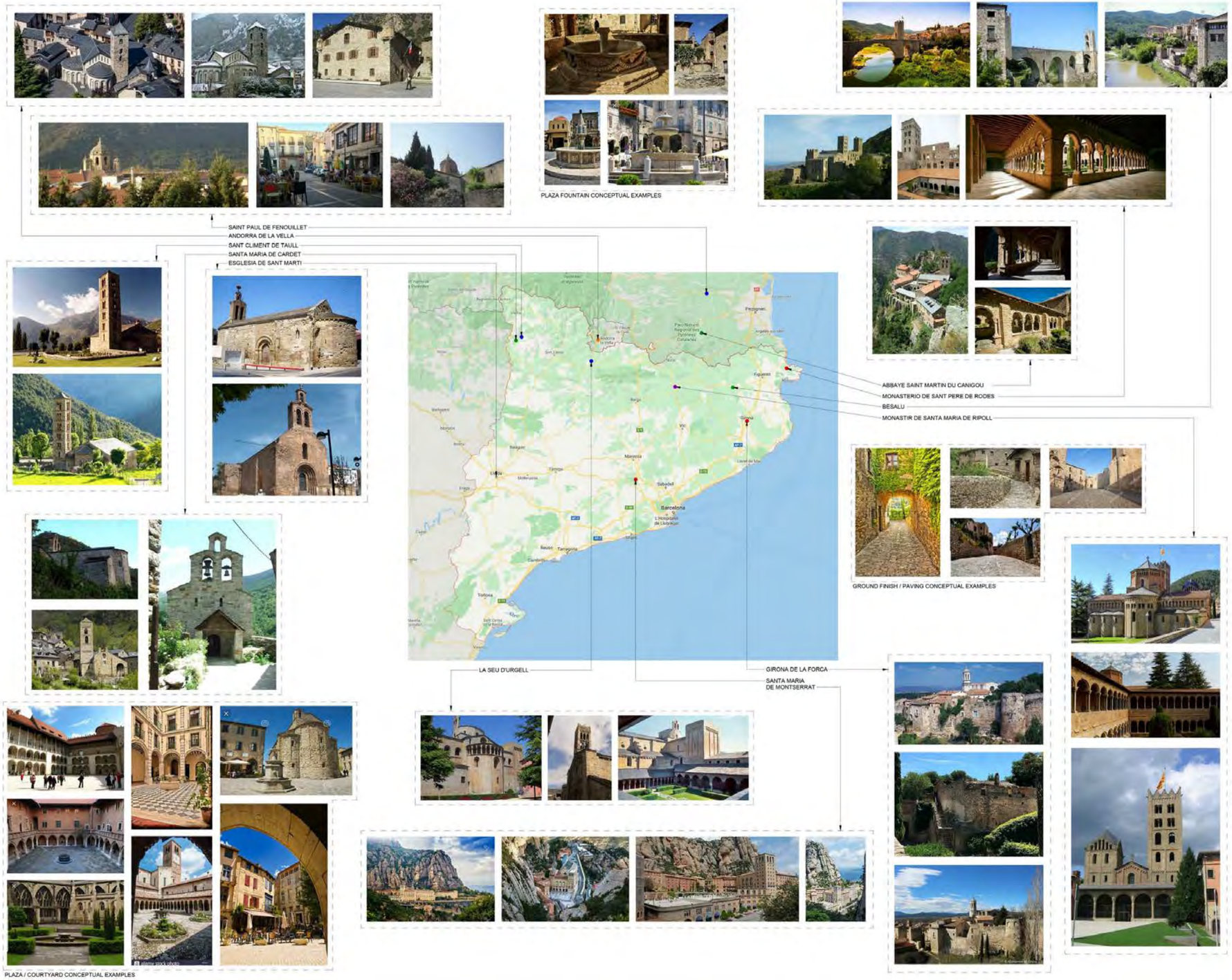
- ELEV 2
- ELEV 3
- HALLWAY
- JAZZ CLUB
- MECH
- MECH 1
- MECH 2
- MECH 3
- PARKING B3
- PRIVATE LOUNGE
- SERV. CORRIDOR
- SERVICE CORRIDOR B2
- STAIR 01
- STAIR 2
- STAIR 3
- STAIR 03
- VAULT 1
- VAULT 2
- VAULT 3
- VAULT 4
- VAULT 6
- VAULT 7
- VAULT 8

Bush ARCHITECTS

5/7/2020

B3 Floor Plan

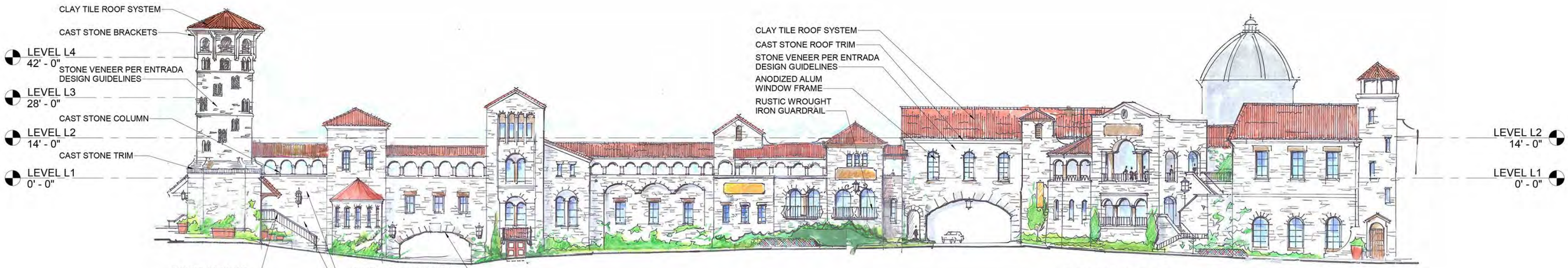
CENTURION AMERICAN



Architectural Case Study - Catalonia

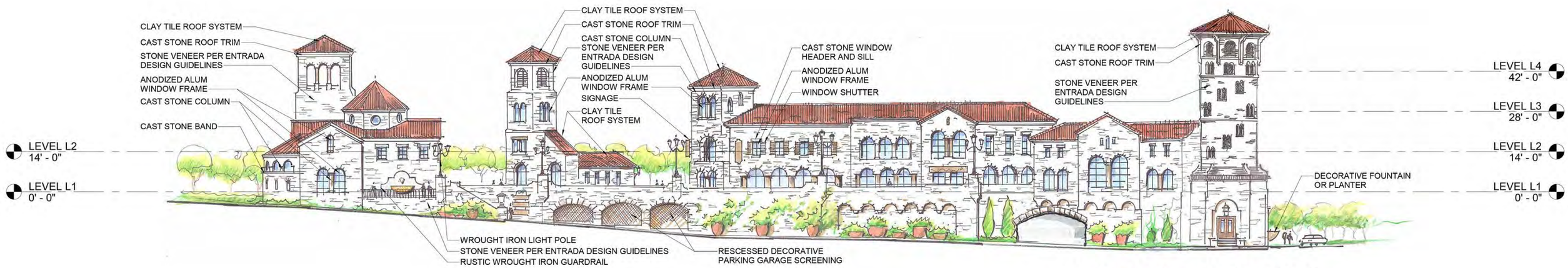
Bush ARCHITECTS

CENTURION AMERICAN



2 ARAGON ST - ELEVATION

3/64" = 1'-0"



1 GIRONA ST - ELEVATION

3/64" = 1'-0"

Bush ARCHITECTS

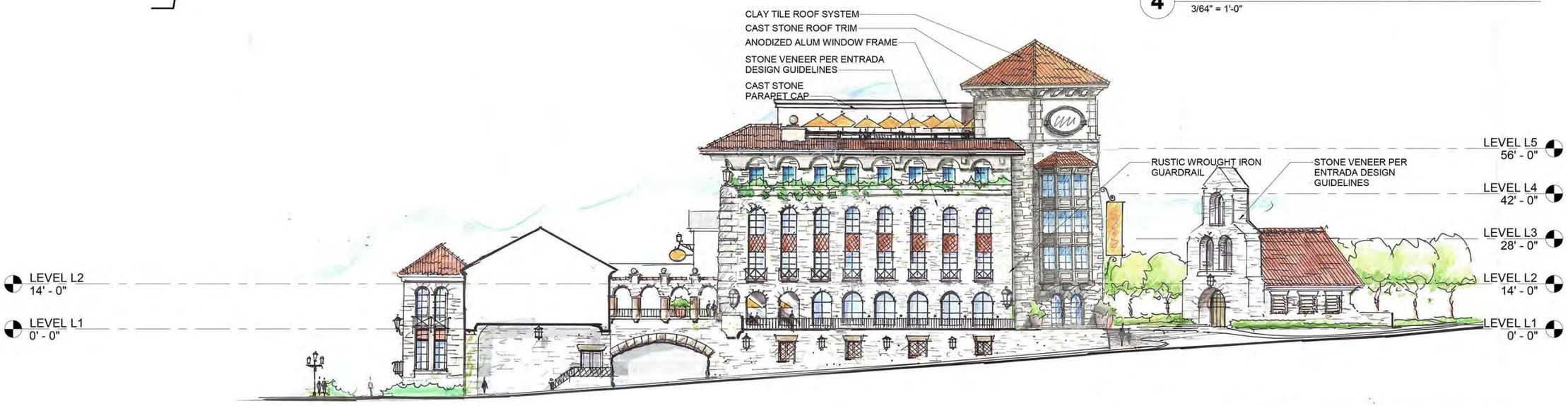
5/7/2020

Conceptual Elevations

CENTURION AMERICAN

4 ROSES ST - ELEVATION

3/64" = 1'-0"



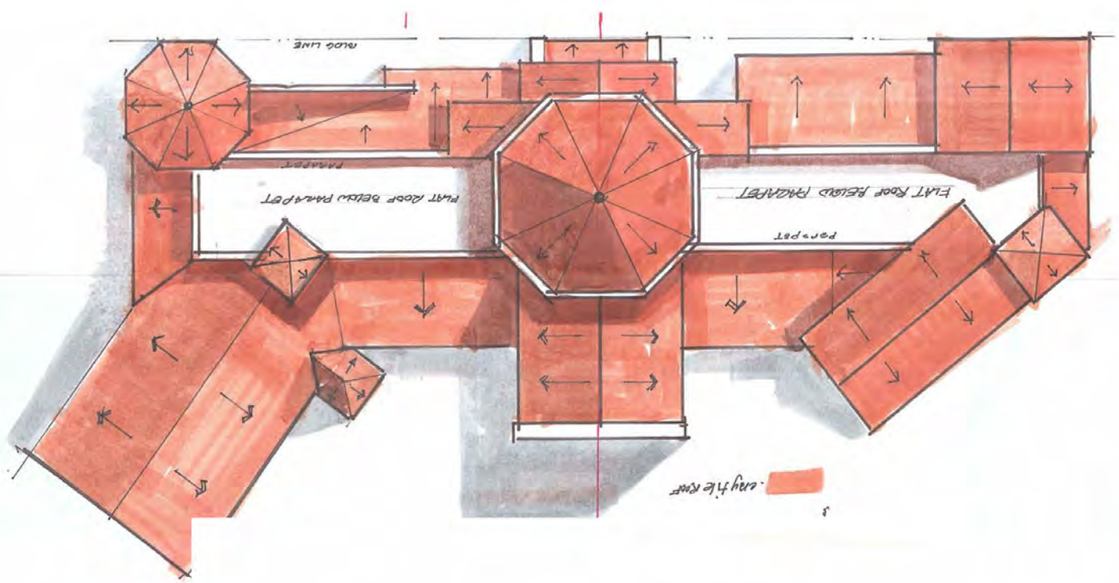
3 ANDORRA ST - ELEVATION

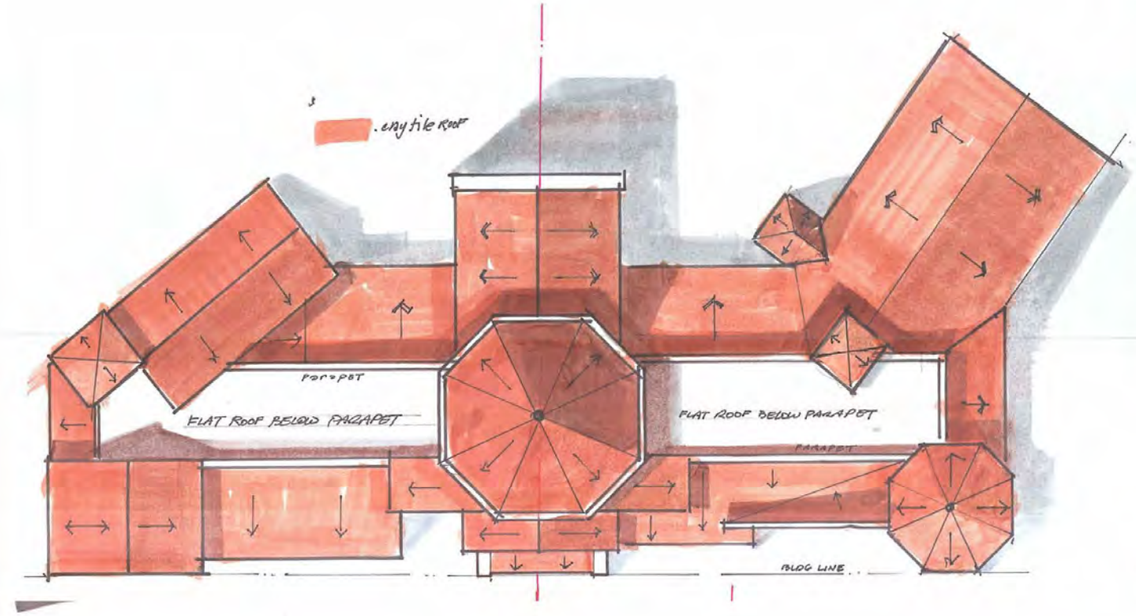
3/64" = 1'-0"

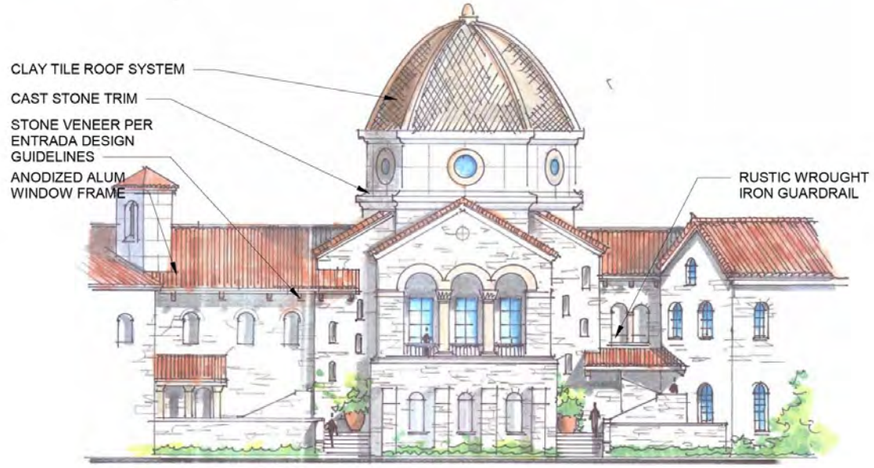
Conceptual Elevations

Brush ARCHITECTS

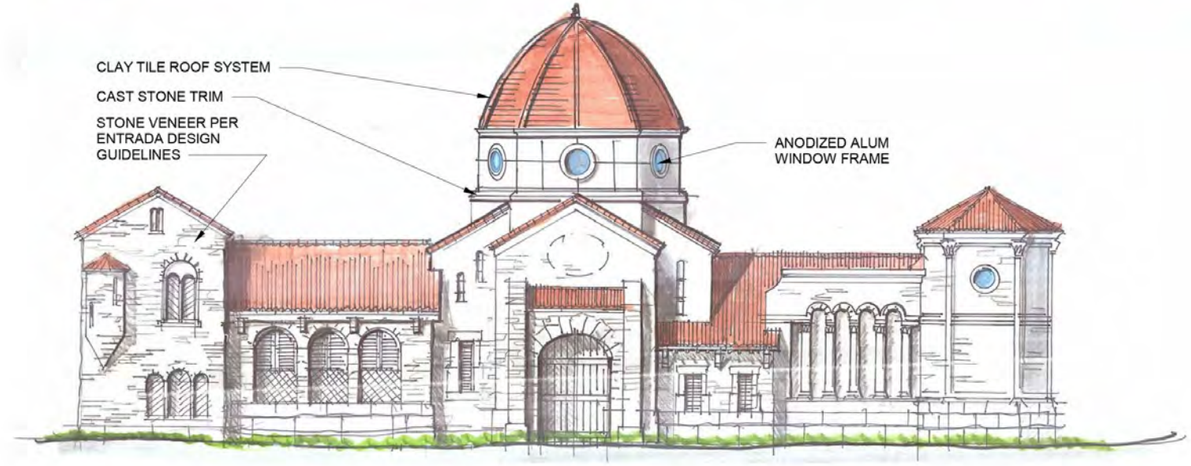
CENTURION AMERICAN







2 - ANDORRA / ARAGON ST ELEVATION

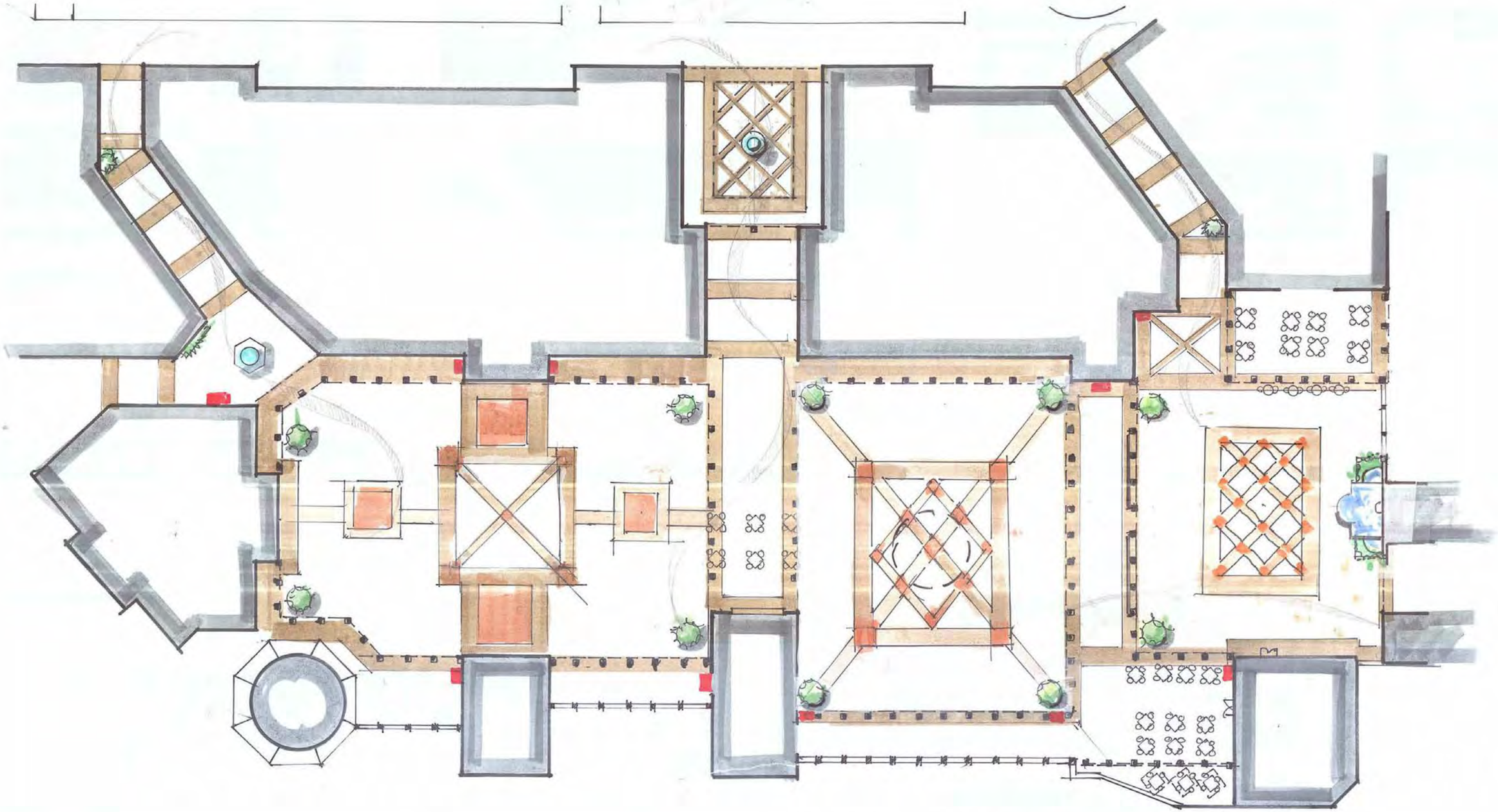


3 - HWY 114 ELEVATION

Conceptual Elevations

Bush ARCHITECTS

CENTURION AMERICAN



1 - COURTYARD PLAN

Conceptual Courtyard

Bush ARCHITECTS

CENTURION AMERICAN

SMOKING ROOM CONCEPT

ARMS STORAGE CONCEPT

LOUNGE CONCEPT

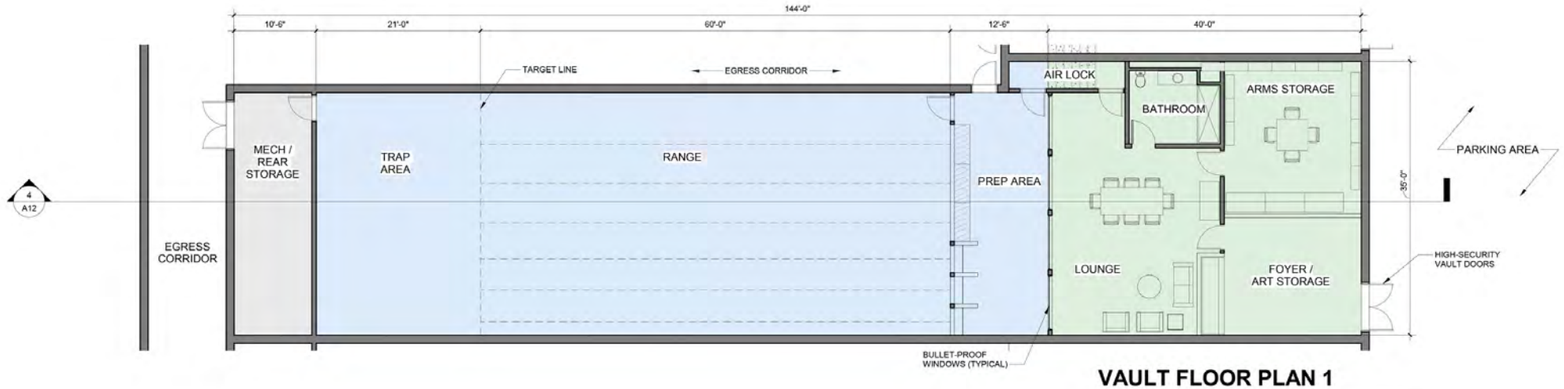
ART STORAGE CONCEPT

OFFICE AND TROPHY ROOM CONCEPT

BULLET TRAP CONCEPT

VAULT 1 SECTION

1/8" = 1'-0"



VAULT FLOOR PLAN 1

1/8" = 1'-0"

Conceptual Vault Layout

BATISTA ARCHITECTS

CENTURION AMERICAN

ROSES PERSPECTIVE

Bush ARCHITECTS

5/7/2020

Perspective

CENTURION AMERICAN

HWY 114 PERSPECTIVE

GIRONA / ARAGON PERSPECTIVE

Bush ARCHITECTS

5/7/2020

Perspectives

CA CENTURION AMERICAN

TOWN OF WESTLAKE

ORDINANCE NO. 909

AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS APPROVING A PLANNED DEVELOPMENT DISTRICT (PD) SITE PLAN FOR AN APPROXIMATELY 2.83-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. PROVIDING A PENALTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town of Westlake, Texas is a general law municipality; and

WHEREAS, the Town Council of the Town of Westlake finds it necessary for the public health, safety and welfare that development occur in a controlled and orderly manner; and

WHEREAS, On April 22, 2013 the Town Council approved Ordinance 703 establishing the Zoning for Planned Development 1, Planning Area 2 (PD1-2), also known as Entrada; and

WHEREAS, On October 28, 2013 the Town Council approved Ordinance 720 establishing the Development Plan for Entrada; and

WHEREAS, following provision of proper legal notice, including written notice to owners within 200 feet of the subject property, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on May 18, 2020, by the Town Council; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission on May 11, 2020, the Town Council of the Town of Westlake, Texas is of the opinion that it is in the best interests of the Town and its citizens that this PD Site Plan, depicted in **"Exhibit A"**, should be approved and adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the Town Council of the Town of Westlake, Texas does hereby approve the PD Site Plan shown as attached **"Exhibit A"** and located in PD 1-2 which is an approximately 85-acre tract located south of Hwy 114, east of Davis Boulevard, and north of Solana Boulevard. The PD Site Plan shown on attached **Exhibit A** is approved subject to the following conditions:

a) The site plan approved by this ordinance shall be consistent with the attached **"Exhibit A".**

b) All Entrada development regulations and agreements be adhered to at all times.

c) The Entrada development plan shall be amended to reflect the approved site plan.

d) The developer (Voltaderei LLC) and the Town shall enter into a separate development agreement that, at a minimum, addresses the following, which shall also be included as conditions in the approving site plan ordinance:

1. This construction shall be a multi-phase construction that allows for occupancy at 5 different stages. (1) Private Club, (2) Restaurant & Jazz Club (3) Retail Stores & Offices, (4) Hotel and (5) Market/Bakery;

2. No Certificate of Occupancy shall be issued for an individual stage of construction, out of the 5 overall stages of construction planned for Entrada Block P, until the final inspection for everything constructed under an individual stage is fully passed;

3. Prior to the issuance of a building permit for any individual stage, out of the 5 overall stages of construction planned for Entrada Block P, Voltaderei LLC shall provide a detailed construction schedule for that individual stage of construction;

4. Other than for a force majeure scenario, Voltaderei LLC shall continuously make every reasonable attempt to minimize any delays adversely impacting its construction schedule;

5. Prior to the issuance of a building permit for any individual stage out of the 5 overall stages of construction planned for Entrada Block P, Voltaderei LLC shall provide an outdoor lighting plan that is approved by the Town Manager or designee(s) before the issuance of a building permit authorizing vertical construction;

6. Voltaderei LLC agrees that a minimum of 75% of the GFA of the air conditioned portions of the site buildings, (not including any portions of site buildings that are located fully underground), shall contain sales-tax generating uses, as defined by the State of Texas Comptroller, and as authorized by the approved zoning for the site.

e) The Private Sporting Club areas as depicted on this PD Site Plan shall receive separate Town Council approval of a Specific Use Permit per the provisions of Ordinance 703 as amended.

f) All provisions of all applicable Town ordinances including Ordinance 703, 720 and 760 shall remain in full force and effect, except where amended herein.

SECTION 3: It is hereby declared to be the intention of the Town Council 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 legally

invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or 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 Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 4: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED ON THIS 18TH DAY OF MAY 2020.

ATTEST:

_____
Laura Wheat, Mayor

_____
Todd Wood, Town Secretary

_____
Amanda DeGan, Town Manager

APPROVED AS TO FORM:

_____
L. Stanton Lowry, Town Attorney

EXHIBITS

EXHIBIT A Block P PD Site Plan

WESTLAKE TOWN COUNCIL

TYPE OF ACTION

Regular Meeting - Action Item

Monday, May 18, 2020

TOPIC: Conduct a public hearing and consider an ordinance approving a Specific Use Permit (SUP) to allow for a Private Sporting Club to be located an approximately 2.31-acre portion of Block P, Westlake Entrada, located between Girona Drive and Roses Drive.

STAFF CONTACT: Ron Ruthven, Planning and Development Director

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: May 11, 2020 **Completion Date:** May 18, 2020

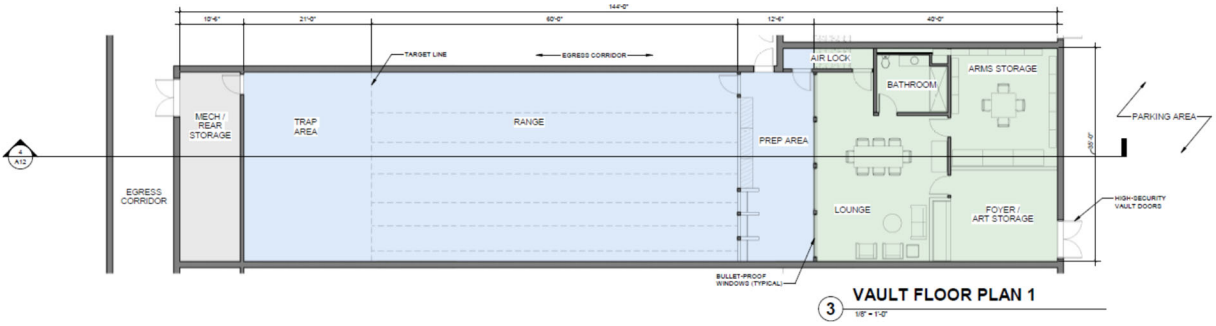
Funding Amount: N/A **Status** - N/A **Source** - N/A

Contract: No **Forms:** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

According to the application, Centurion American (Property Owner: MRW Investors LLC) is requesting a Specific Use Permit (SUP) to allow a Private Sporting Club as part of the Block P development as depicted on the Block P site plan (agenda item #6). The application states that the use would include a "private club with 16 underground concrete tactical vault condos. Access is limited to 16 members or guests accompanied by member. Each of the tactical vault condos has 1 private gun range".

According to the proposed site plan, the Private Sporting Club would include 16 underground vaults with 8 units on each level and each unit individually served by private, underground parking. Each vault can include an approximately 60' x 35' gun range, bathroom, and other flex space wherein the final finish-out would be determined by each member.



PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission voted to recommend approval of this item on May 11, 2020 by a (5-0) vote subject to the staff recommendations as described below.

STAFF RECOMMENDATIONS

Should the Town Council choose to approve the item, staff recommends the following conditions be included:

1. Other than a directional sign(s), there shall be no on-premises signage advertising the Private Sporting Club.

2. Each of the potentially 16 individual gun ranges operating within the Private Sporting Club shall not present a nuisance and/or threat to the health and safety of the public per the Town of Westlake regulations. Any determination of non-compliance from the Town of Westlake, that is not resolved by the Private Sporting Club within 15 days, can be grounds for the Town of Westlake temporarily suspending this SUP for an individual gun range until the determination of non-compliance is considered resolved per the Town of Westlake.

3. Each of the potentially 16 individual gun ranges operating within the Private Sporting Club shall comply with all Federal and State regulations and laws pertaining to a gun range. Any determination of non-compliance, from any Federal or State agency charged with enforcing those same Federal or State regulations and laws, that is not resolved by the Private Sporting Club within 120 days, can be grounds for temporarily suspending this SUP for an individual gun range until the determination of non-compliance is considered resolved per the same Federal or State agency that initially issued the determination of non-compliance for an individual gun range.

4. This SUP shall revoke and expire if Voltaderei LLC does not construct the Private Sporting Club and instead finishes the complete development of Block P without the Private Sporting Club or does not purchase Block P within one year of the approval of this SUP.

ALTERNATIVE COUNCIL ACTIONS

The Town Council has the following options when considering this item:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Approve with staff recommendations
- Any combination of the above
- Table or Continue the agenda item to a specific date with clarification of intent and purpose
- Denial

ATTACHMENTS

1. Application
2. Select Pages from Block P Site Plan
3. Proposed Ordinance

BLUE P 2020.03.12

THE TOWN OF WESTLAKE

SPECIFIC USE PERMIT APPLICATION

Planning and Development Department

Submittal Policy

Upon completion of a pre-application conference with town staff, application is due no later than 12:00pm on the application submittal deadline. All required fees, forms and supporting documents are due at the time of application submittal. Incomplete applications and/or application submitted without a prior pre-application conference will not be accepted.

All applications shall not be considered filed, and administratively complete, until town staff, including the Development Review Committee (DRC), determines that the application meets all requirements of applicable town regulations and/or all DRC comments have been addressed. Applications will not be scheduled for consideration by the Planning and Zoning Commission and the Town Council until all comments have been addressed and required items submitted. Therefore, meeting consideration dates on the Development Review Calendar are merely shown as guidelines and are subject to change for any given application pending the filing date and determination of administrative completeness by town staff for said application.

Any development related application, including any revisions responsive to staff comments, shall NOT be accepted at the front counter. Application and revisions will only be accepted through a **pre-scheduled** appointment with a pertinent member of Town development review staff. The purpose of the appointment requirement is to ensure all required items are included and/or addressed prior to acceptance by the Town.

Application Submittal Checklist

Applicants must submit the following information in order for the application to be deemed complete and accepted. An application missing any of the items below will be considered incomplete and cannot be processed until the missing items are provided. All information must be submitted following the specifications listed in the Development Submittal Guidelines document.

- ☐ Pre-Application Meeting Held – Date: _____ Planner: _____
- ☑ Application fees (check made payable to Town of Westlake)
- ☐ One 11"x17" hard copy drawing
- ☑ PDF set of drawings

- ☐ Incomplete Application and Applicant Informed On: _____
- ☑ Application Complete and Accepted On: _____

Staff Use Only

Project Name: Volta de Rei Private Sporting Club

Case Number: SUP-1-28-20 Submittal Date: 01/28/2020

Fees: $1,500 Received By: [illegible]

1500 Solana Blvd, Bldg. 7, Ste 7200 | Westlake, TX 76262 | 817.430.0941 | www.westlake-tx.org

Email: planning@westlake-tx.org

SPECIFIC USE PERMIT APPLICATION

Planning and Development Department

Description of Property

Project Address: 94 Girona, 91 Andorra, 74 Aragon

Parcel IDs: 42400421, 42400439, 42400447

General Location: Block P - SEC of Davis and SH 114

Subdivision Name: Entrada | Lot(s): 1,2,3 | Block(s): P

Survey Name(s): Wm H Pea | Abstract(s): 1246 | Tract(s): Multiple

Current Zoning: PD-1(2) | Total Acres: 2.239 acres

Current Land Use: vacant | Proposed Land Use: Mixed-Use

Reason for Request

Private club with 16 underground concrete tactical vault condos. Access is limited to 16 members or guests accompanied by member. Each of the tactical vault condos has 1 private gun range.

Applicant/Developer Information

Company: Centurion American

Contact: Jack Dawson

Address: 1800 Valley View Lane Suite 300

City, State, ZIP: Farmers Branch TX 75234

Email: jack@centurionan | Phone: 469-446-3543

Owner Information

Company: MRW Investors LLC

Contact: Jack Dawson

Address: 1800 Valley View Lane Suite 300

City, State, ZIP: Farmers Branch TX 75234

Email: jack@centurionam | Phone: 469-446-3543

SPECIFIC USE PERMIT APPLICATION

Planning and Development Department

Designation of Agent Form

I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing and the representation of this request. The designated agent shall be the principal contact person with the Town of Westlake (and vice versa) in processing and responding to requirements, information requests or other issues relative to this request.

PROPERTY OWNER

Printed Name: MRW Investors, LLC c/o Mehrdad Moayedi

Signature:

Date: 2020-01-27

APPLICANT

Printed Name: Centurion American c/o Jack Dawson

Signature:

Date: 2020-01-27

DESIGNATED AGENT

Printed Name: Bush Architects c/o Ralph Bush

Signature:

Date: 2020-01-27

Property Address: Westlake Entrada

City, State, ZIP: Westlake TX 76202

Email: ralph@busharchitects.design

Phone: 469-857-3151

TOWN OF WESTLAKE

ORDINANCE NO. 910

AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS APPROVING A SPECIFIC USE PERMIT (SUP) TO ALLOW A PRIVATE SPORTING CLUB ON AN APPROXIMATELY 2.31-ACRE PORTION OF BLOCK P AND BEING A PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF HWY 114, EAST OF DAVIS, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. PROVIDING A PENALTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town of Westlake, Texas is a general law municipality; and

WHEREAS, the Town Council of the Town of Westlake finds it necessary for the public health, safety and welfare that development occur in a controlled and orderly manner; and

WHEREAS, On April 22, 2013 the Town Council approved Ordinance 703 establishing the Zoning for Planned Development 1, Planning Area 2 (PD1-2), also known as Entrada; and

WHEREAS, On October 28, 2013 the Town Council approved Ordinance 720 establishing the Development Plan for Entrada; and

WHEREAS, following provision of proper legal notice, including written notice to owners within 200 feet of the subject property, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on May 18, 2020, by the Town Council; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission on May 11, 2020, the Town Council of the Town of Westlake, Texas is of the opinion that it is in the best interests of the Town and its citizens that this SUP, for the property depicted in **"Exhibit A"**, should be approved and adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the Town Council of the Town of Westlake, Texas does hereby approve a Specific Use Permit (SUP) for a Private Sporting Club for the property depicted in the attached **"Exhibit A"** and **"Exhibit B"** and located in PD 1-2 which is an approximately 85-acre tract located south of Hwy 114, east of Davis Boulevard, and north of Solana Boulevard. The SUP is approved subject to the following conditions:

(a) Other than a directional sign(s), there shall be no on-premises signage advertising the Private Sporting Club.

(b) Each of the potentially 16 individual gun ranges operating within the Private Sporting Club shall not present a nuisance and/or threat to the health and safety of the public per the Town of Westlake regulations. Any determination of non-compliance from the Town of Westlake, that is not resolved by the Private Sporting Club within 15 days, can be grounds for the Town of Westlake temporarily suspending this SUP for an individual gun range until the determination of non-compliance is considered resolved per the Town of Westlake.

(c) Each of the potentially 16 individual gun ranges operating within the Private Sporting Club shall comply with all Federal and State regulations and laws pertaining to a gun range. Any determination of non-compliance, from any Federal or State agency charged with enforcing those same Federal or State regulations and laws, that is not resolved by the Private Sporting Club within 120 days, can be grounds for temporarily suspending this SUP for an individual gun range until the determination of non-compliance is considered resolved per the same Federal or State agency that initially issued the determination of non-compliance for an individual gun range.

(d) This SUP shall revoke and expire if the developer (Voltaderei LLC) does not construct the Private Sporting Club and instead finishes the complete development of Block P without the Private Sporting Club or does not purchase Block P within one year of the approval of this SUP.

(e) The layout, design and location of the Private Sporting Club shall be consistent with **Exhibit "B"**.

SECTION 3: It is hereby declared to be the intention of the Town Council 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 legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or 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 Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 4: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: **A**ny person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED ON THIS 18TH DAY OF MAY 2020.

ATTEST:

_____
Laura Wheat, Mayor

_____
Todd Wood, Town Secretary

_____
Amanda DeGan, Town Manager

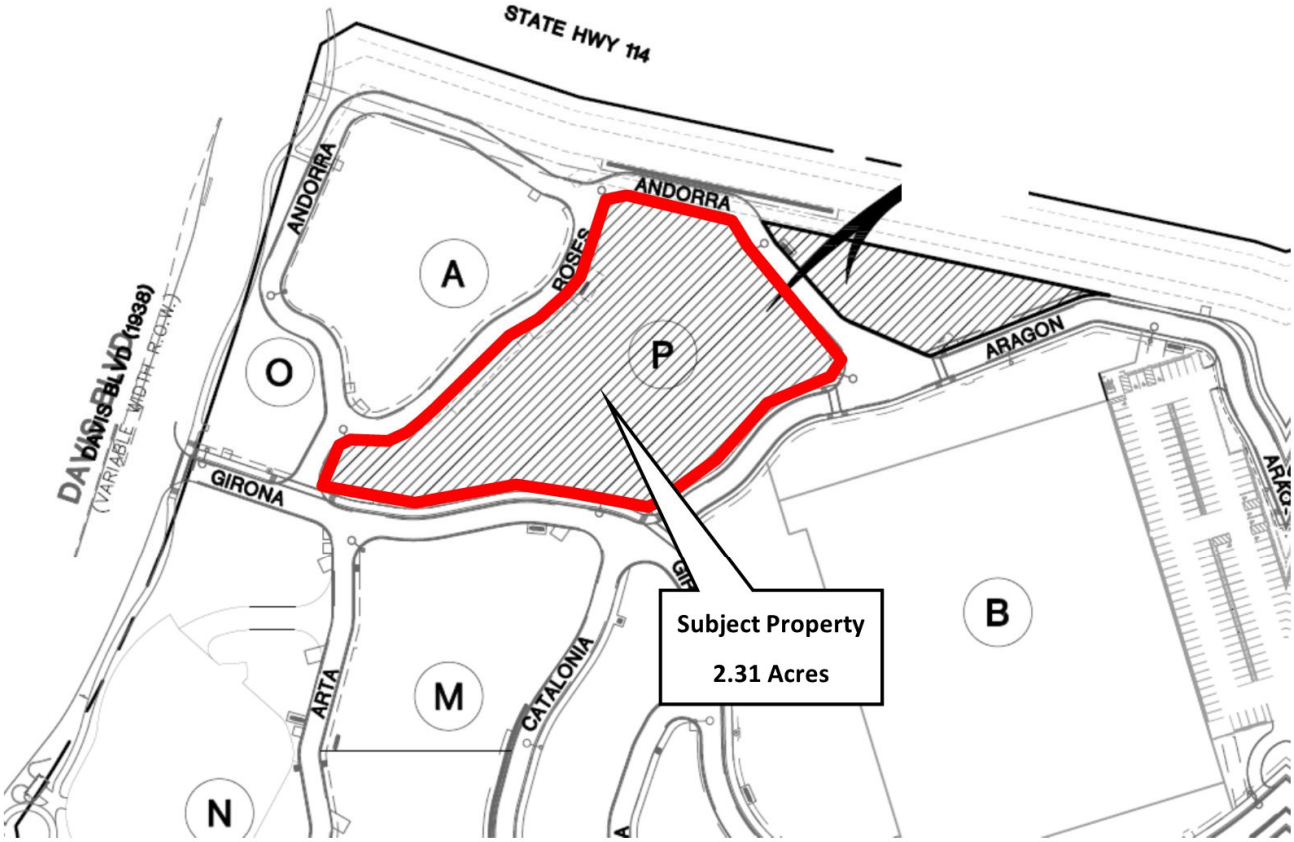
APPROVED AS TO FORM:

_____
L. Stanton Lowry, Town Attorney

EXHIBITS

EXHIBIT A Subject Property Exhibit
EXHIBIT B Block P Site Plan Exhibit

EXHIBIT "A" - Subject Property Exhibit



AREAS LEVEL B1	
Name	Area
B2 PARKING	17494 SF
ELEV	131 SF
ELEV	123 SF
ELEV	131 SF
ELEV	115 SF
ELEV	112 SF
ELEV. 1	132 SF
ELEV. 4	108 SF
FIRE STAIR 1	323 SF
HALLWAY	357 SF
MARKET / BAKERY GARAGE B2	12743 SF
MARKET/BAKERY PARKING B1	13008 SF
MECH	93 SF
MECH	133 SF
MECH	143 SF
MECH	95 SF
MECH	117 SF
MECH	93 SF
MECH	330 SF
MECH	133 SF
MECH	45 SF
MECH	151 SF
MECH	48 SF
MECH B1-01	1750 SF
MECH SERVICE	532 SF

AREAS LEVEL B1	
Name	Area
MECH. 2	160 SF
PARKING	75374 SF
PRIVATE LOUNGE	950 SF
RESTAURANT	5668 SF
RESTAURANT	5543 SF
RETAIL	738 SF
RETAIL	716 SF
SERV. CORRIDOR	397 SF
SERVICE CORRIDOR B1	5485 SF
STAIR	229 SF
STAIR	245 SF
STAIR	242 SF
STAIR	270 SF
STAIR	542 SF
STAIR	221 SF
STAIR	207 SF
STAIR	262 SF
STAIR	322 SF
STAIR	266 SF
STORAGE	315 SF
STORAGE	365 SF
VALET PARKING B1	7678 SF
VAULT 9	6622 SF
VAULT 10	5220 SF
VAULT 11	4844 SF
VAULT 12	4904 SF
VAULT 13	4844 SF
VAULT 14	4844 SF
VAULT 15	4824 SF
VAULT 16	4824 SF
VEST	506 SF
VEST	365 SF
	196432 SF

1 OVERALL FLOOR PLAN - LEVEL B2

1" = 30'-0"

Bush ARCHITECTS
4700 WESTGROVE DRIVE, STE 200
ADDISON, TX 75001
PHONE 469-837-3151

© BUSH ARCHITECTS, LLC - 2020

VOLTA DE REI

PRIVATE CLUB

ENTRADA BLOCK P

SEQ HWY 114 & DAVIS BLVD, WESTLAKE, TX 76262

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO: 18-020

ISSUED FOR:

DRAWN BY:

DATE: 03/10/2020

LEVEL B2 - OVERALL FLOOR PLAN

SHEET A6

AREAS LEVEL B2	
Name	Area
Area	462 SF
Area	112 SF
B2 HALLWAY	2125 SF
ELEV.	88 SF
ELEV.	99 SF
ELEV. 01	95 SF
EXIT	391 SF
EXIT 6	391 SF
EXIT 7	639 SF
EXIT 8	498 SF
EXIT 9	486 SF
EXIT 10-11	756 SF
EXIT 12	305 SF
GUN RANGE8	4809 SF
GUN RANGE 5	5845 SF
GUN RANGE 6	4761 SF
GUN RANGE 7	4807 SF
GUN RANGE 9	4811 SF
GUN RANGE 10	4816 SF
GUN RANGE 11	4816 SF

AREAS LEVEL B2	
Name	Area
GUN RANGE 12	4816 SF
HALLWAY	589 SF
JAZZ BAR	5614 SF
MARKET & BAKERY GARAGE B2	12683 SF
MECH 2	466 SF
MECH 3	611 SF
MECH 4	270 SF
MECH 5	2977 SF
MECH. 6	386 SF
MECH. 7	386 SF
MECH. 8	386 SF
MECH. 9	386 SF
MECH. 10	386 SF
MECH. 11	386 SF
MECH. 12	386 SF
MECH. PARKING	894 SF
STAIR	204 SF
STAIR 01	270 SF
STO.	113 SF
STO.	128 SF
	73447 SF

COLOR LEGEND

- ELEV 2
- ELEV 3
- HALLWAY
- JAZZ CLUB
- MECH
- MECH 1
- MECH 2
- MECH 3
- PARKING B3
- PRIVATE LOUNGE
- SERV. CORRIDOR
- SERVICE CORRIDOR B2
- STAIR 01
- STAIR 2
- STAIR 3
- STAIR 03
- VAULT 1
- VAULT 2
- VAULT 3
- VAULT 4
- VAULT 6
- VAULT 7
- VAULT 8

1 OVERALL FLOOR PLAN - LEVEL B3

1/32" = 1'-0"

Bush ARCHITECTS
4700 WESTGROVE DRIVE, STE 200
ADDISON, TX 75001
PHONE 469-837-3151

© BUSH ARCHITECTS, LLC - 2020

VOLTA DE REI

PRIVATE CLUB

ENTRADA BLOCK P

SEQ HWY 114 & DAVIS BLVD, WESTLAKE, TX 76262

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO: 18-020
ISSUED FOR:
DRAWN BY:
DATE: 03/10/2020

LEVEL B3 - OVERALL FLOOR PLAN

SHEET A7

SMOKING ROOM CONCEPT

ARMS STORAGE CONCEPT

LOUNGE CONCEPT

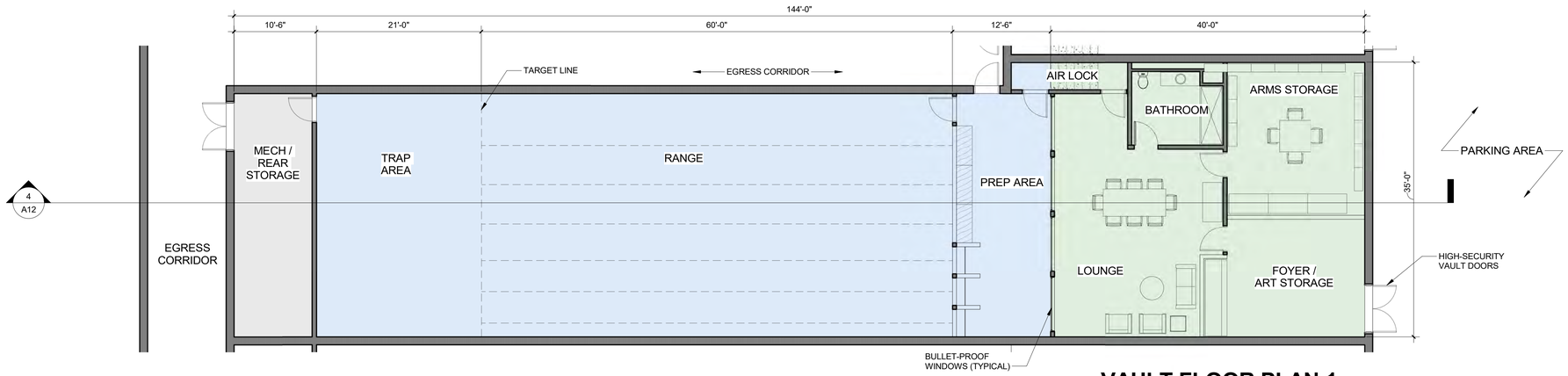
ART STORAGE CONCEPT

OFFICE AND TROPHY ROOM CONCEPT

BULLET TRAP CONCEPT

4 VAULT 1 SECTION

1/8" = 1'-0"



3 VAULT FLOOR PLAN 1

1/8" = 1'-0"

Bush ARCHITECTS

4700 WESTGROVE DRIVE, STE 200
ADDISON, TX 75001
PHONE 469-837-3151

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VOLTA DE REI

PRIVATE CLUB

ENTRADA BLOCK P

SEQ HWY 114 & DAVIS BLVD, WESTLAKE, TX 76262

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO: 18-020

ISSUED FOR:

DRAWN BY:

DATE: 03/10/2020

CONCEPTUAL VAULT LAYOUT

SHEET A12

TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

WESTLAKE ENTRADA

PD SITE PLAN PACKAGE FOR BLOCK P

JANUARY 2020

WESTLAKE ENTRADA BLOCK P BGE PROJECT NO. XXXX-XX

OWNER:

MRW INVESTORS, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI

DEVELOPER:

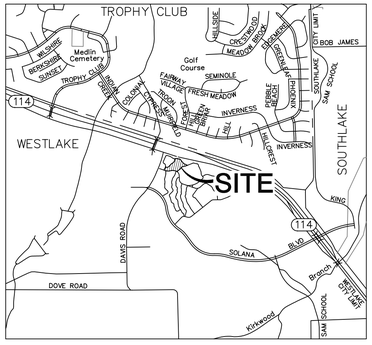
VOLTADEREI, LLC.
1321 UPLAND DRIVE, SUITE 3966
HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

Bush ARCHITECTS

BUSH ARCHITECTS
4700 WESTGROVE DRIVE. SUITE 200
ADDISON, TEXAS 75001
TEL: 469.857.3151
CONTACT: MICHAEL ZIZIK

TOWN OF WESTLAKE

1500 SOLANA BLVD
SUITE 7200
WESTLAKE TEXAS 76262
TEL: 817-430-0941



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

No.	Sheet Title
C1	COVER SHEET
C2	KEY MAP
C3	SITE PLAN
C4	GENERAL NOTES
C5	PAVING PLAN
C6	PROPOSED DRAINAGE AREA MAP
C7	GRADING PLAN
C8	WATER PLAN
C9	SANITARY SEWER PLAN
C10	STORM & DUCTBANK PLAN
C11	EROSION CONTROL PLAN
C12	EXISTING LIGHTING PLAN

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

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:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

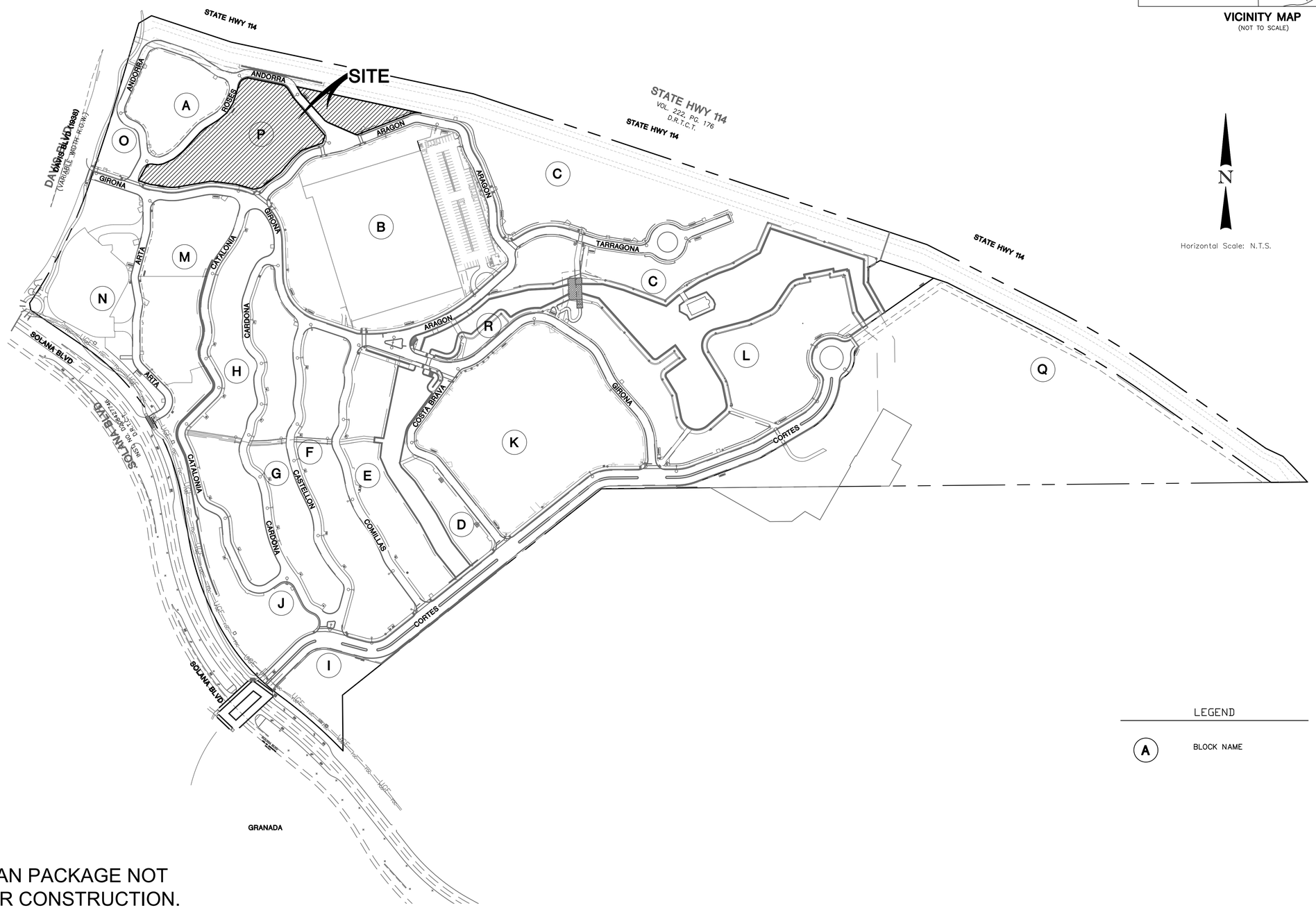
TOWN OF WESTLAKE

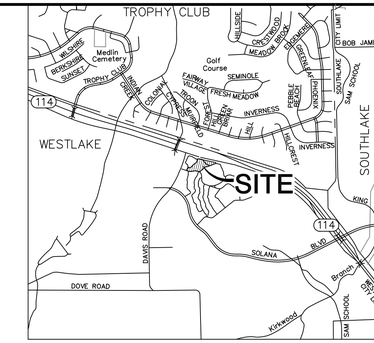
APROVED

TITLE

DATE

BGE INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Block P - Gun Range\03_CADD\01_Construction_Plans\01_Sheets\PD Site Plan\BLOCK_P_COVER.dwg Jan 27, 2020-1:24pm GScoggins





VICINITY MAP
(NOT TO SCALE)

LEGEND

(A) BLOCK NAME

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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

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OWNER:
MRW INVESTORS, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI

DEVELOPER:
VOLTADEREI, LLC.
1321 UPLAND DRIVE, SUITE 3966
HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX 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:
BGE, INC.
TEXAS REGISTERED ENGINEERING
FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

!!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

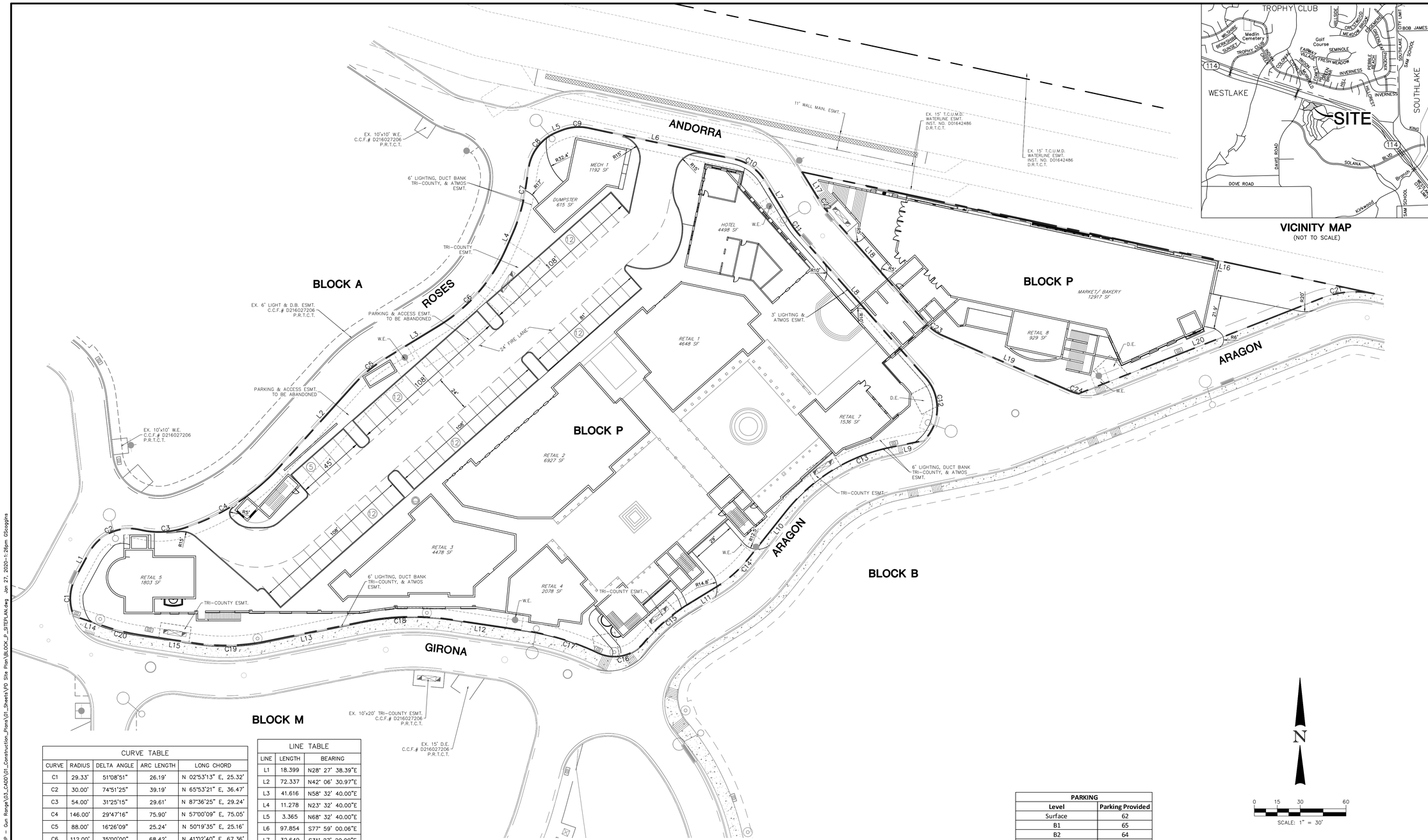
REV NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
KEY MAP

C2
SHEET C2 OF C12

BGE, INC.
Q:\Projects\LAND - SITE - FRISCO\Blackard Global\Westlake_Entrada_Site_Plans\Block P - Gun Range\03_CADD\01_Construction_Plans\01_Sheets\PD Site Plan\BLOCK_P_OVERALL_KEYMAP.dwg Jan 27, 2020-1:24pm GScoggins



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	29.33'	51°08'51"	26.19'	N 02°53'13" E, 25.32'
C2	30.00'	74°51'25"	39.19'	N 65°53'21" E, 36.47'
C3	54.00'	31°25'15"	29.61'	N 87°36'25" E, 29.24'
C4	146.00'	29°47'16"	75.90'	N 57°00'09" E, 75.05'
C5	88.00'	16°26'09"	25.24'	N 50°19'35" E, 25.16'
C6	112.00'	35°00'00"	68.42'	N 41°02'40" E, 67.36'
C7	112.00'	15°00'00"	29.32'	N 16°02'40" E, 29.24'
C8	30.00'	59°59'58"	31.42'	N 38°32'39" E, 30.00'
C9	30.00'	33°28'20"	17.53'	N 85°16'50" E, 17.28'
C10	30.00'	46°31'39"	24.36'	S 54°43'10" E, 23.70'
C11	54.00'	10°00'00"	9.42'	S 36°27'20" E, 9.41'
C12	30.00'	86°26'34"	45.26'	S 01°45'57" W, 41.09'
C13	117.50'	40°00'00"	82.03'	S 58°32'40" W, 80.37'
C14	82.50'	20°00'00"	28.80'	S 48°32'40" W, 28.65'
C15	117.50'	19°00'42"	38.99'	S 49°02'19" W, 38.81'
C16	25.00'	75°49'06"	33.08'	S 77°26'31" W, 30.72'
C17	172.53'	16°00'45"	48.22'	N 72°39'18" W, 48.06'
C18	167.50'	20°00'00"	58.47'	S 88°32'40" W, 58.17'

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.399	N28° 27' 38.39"E
L2	72.337	N42° 06' 30.97"E
L3	41.616	N58° 32' 40.00"E
L4	11.278	N23° 32' 40.00"E
L5	3.365	N68° 32' 40.00"E
L6	97.854	S77° 59' 00.06"E
L7	32.649	S31° 27' 20.00"E
L8	125.577	S41° 27' 20.00"E
L9	21.999	S78° 32' 40.00"W
L10	39.307	S38° 32' 40.00"W
L11	20.981	S58° 32' 40.00"W
L12	50.957	N81° 27' 16.11"W
L13	64.592	S78° 32' 40.00"W
L14	21.959	N71° 27' 19.99"W
L15	36.545	N81° 27' 20.00"W
L16	383.037	N77° 59' 00.06"W
L17	24.171	S31° 27' 20.00"E
L18	99.497	S41° 27' 20.00"E
L19	90.815	S66° 27' 20.00"E
L20	171.016	N68° 32' 40.00"E

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

BM1 – "□" Cut found on top of curb at the south median nose approximately 691 feet southeast of the intersection of Solana Blvd. and Davis Blvd. Elev. 668.963'

BM2 – "□" Cut found on top of curb in the west turn lane median at the intersection of Davis Blvd. and Hwy 114 approximately 38 feet west of the centerline of Davis Blvd. and 8 feet southwest of traffic signal pole on southwest corner of intersection. Elev. 667.93'

TBM1 – "□" Cut in median nose located ~ 700 feet southeast of intersection of Davis Blvd. and Dove Road. Elev. 668.96

TBM2 – "□" Cut in median nose at intersection of Davis Blvd. and Bull Way. Elev. 679.58

PARKING	
Level	Parking Provided
Surface	62
B1	65
B2	64
Total Provided:	**191**

N

0 15 30 60
SCALE: 1" = 30'

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

SURVEYOR/ENGINEER

BGE, Inc.
2595 Dallas Parkway, Suite 204, Frisco, TX 75034
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Sheet No.
SITE PLAN

C3
SHEET C3 OF C12

BGE, INC.
Q:\Projects\LAND – SITE – FRISCO\Blackard Gobel\Westlake_Entrada_Site_Plans\Block P – Gun Range\03_CADD\01_Construction_Plans\01_Sheets\PD Site Plan\BLOCK_P_SITEPLAN.dwg Jan 27, 2020–1:26pm GScoggins

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.

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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 36".
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 1" 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 PLACED IN PAVEMENT PER TOWN OF WESTLAKE METER BOX DETAILS FOR IN-PAVEMENT METER BOXES.
13. WATER MAINS TO BE LOCATED PER THE PLANS.
14. METER BOXES SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO PAVING.
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. ALL RESIDENTIAL CLEANOUTS WILL BE BASS & HAYS 404 CLEANOUT OR APPROVED EQUAL.
4. THE SANITARY SEWER SERVICE LINE SHALL BE EXTENDED A MINIMUM OF 6 FEET PAST THE PROPERTY LINE.
5. SERVICE LINES SHALL BE 4" PVC AND SHALL BE PLUGGED AND PRESSURE TESTED WITH THE MAIN LINE.
6. SERVICE LINES ARE TO BE LOCATED AT THE DOWNHILL SIDE OF THE LOT.
7. THE TOP OF SEWER PIPE SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
8. THE CONTRACTOR IS REQUIRED TO PULL A MANDREL THROUGH SEWER PIPE.
9. A TV INSPECTION OF THE SANITARY SEWER LINES IS REQUIRED.
10. 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.
11. ENGINEERED CASING IS REQUIRED WHEN CROSSING STREETS LARGER THAN COLLECTORS.
12. NO SERVICES ALLOWED ON CLEANOUT STACK.
13. ELIMINATE DISCHARGE INTO THE EXISTING SEWER SYSTEM BY PLUGGING LINE AT CONNECTION. THE CONTRACTOR WILL BE BILLED FOR THE DISCHARGE DURING CONSTRUCTION.
14. UTILITY CONTRACTOR SHALL PLACE APPROPRIATE LOCATION MARKS ON THE CURBS PER THE TOWN OF WESTLAKE ENGINEERING STANDARDS, LATEST EDITION.
15. 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.
16. 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:

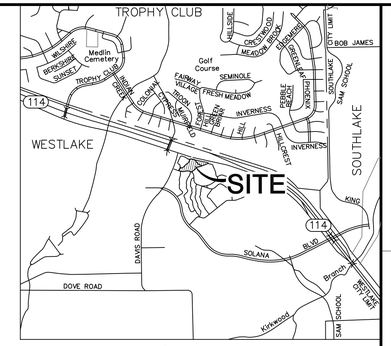
1. ALL CULVERT HEADWALLS AND INLETS TO HAVE STONE CLADDING.
2. NO PRECAST CURB INLETS.
3. ALL MATERIALS AND WORKMANSHIP FOR STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AND THE LOCAL MUNICIPALITY REQUIREMENTS.
4. CONTRACTOR 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. MS153490R3 PREPARED BY EWI AND DATED FEBRUARY, 2016



VICINITY MAP
(NOT TO SCALE)

BGE, Inc.
2595 Dallas Parkway, Suite 204
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Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
Contact: Jason Frey
Tel: 972-464-4821

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DEVELOPER:
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1321 UPLAND DRIVE, SUITE 3966
HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P
AT WESTLAKE ENTRADA
BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

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

REVISIONS

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Sheet No.
GENERAL NOTES

4
SHEET 4 OF C12

BGE, INC.
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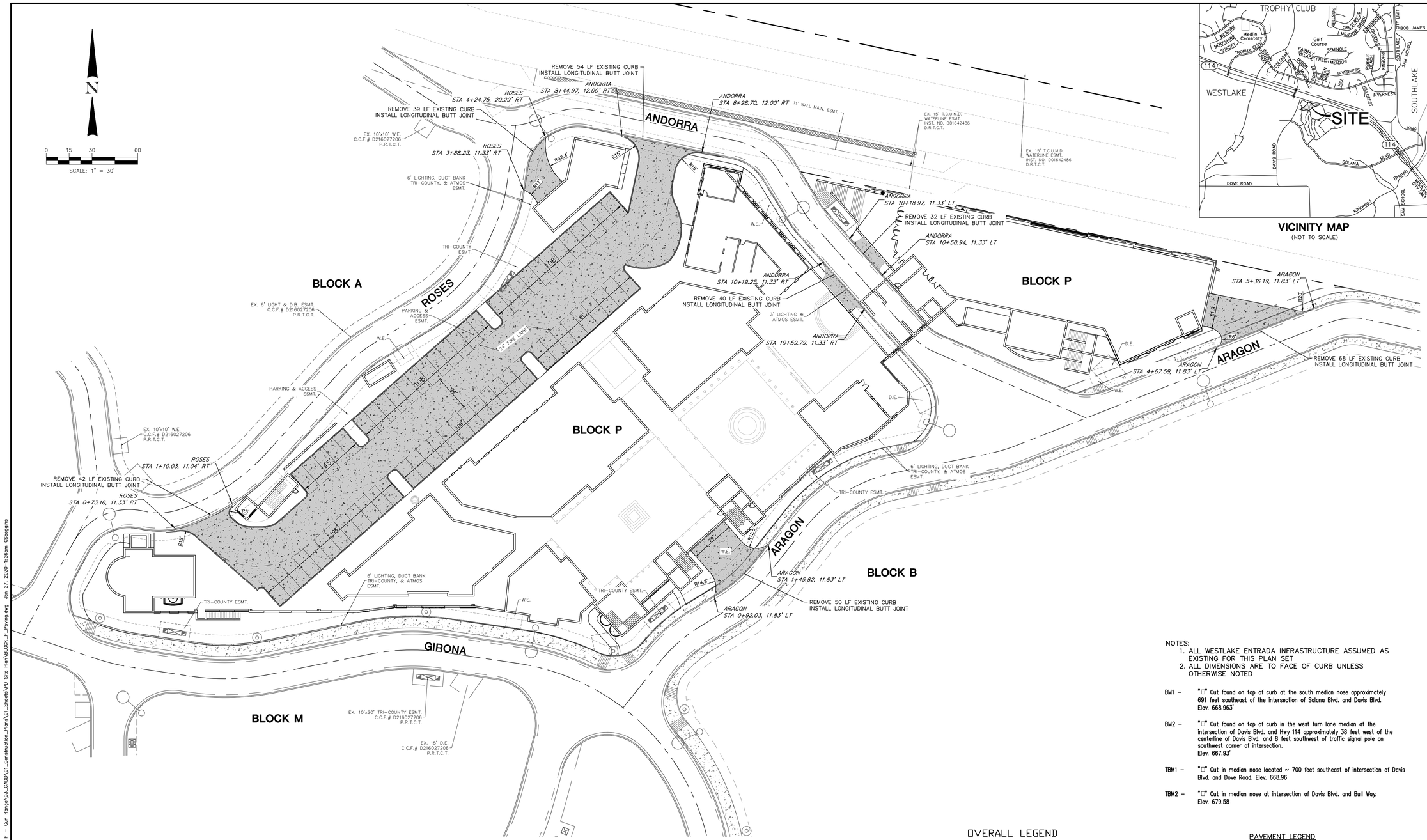

VICINITY MAP
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NOTES:
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BM2 – "☐" Cut found on top of curb in the west turn lane median at the intersection of Davis Blvd. and Hwy 114 approximately 38 feet west of the centerline of Davis Blvd. and 8 feet southwest of traffic signal pole on southwest corner of intersection. Elev. 667.93'

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TBM2 – "☐" Cut in median nose at intersection of Davis Blvd. and Bull Way. Elev. 679.58

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

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

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 37

PROPOSED SIDEWALK 4" 3,500 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W.

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

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Sheet No.
PAVING PLAN

C5
SHEET C5 OF C12

BGE, INC.
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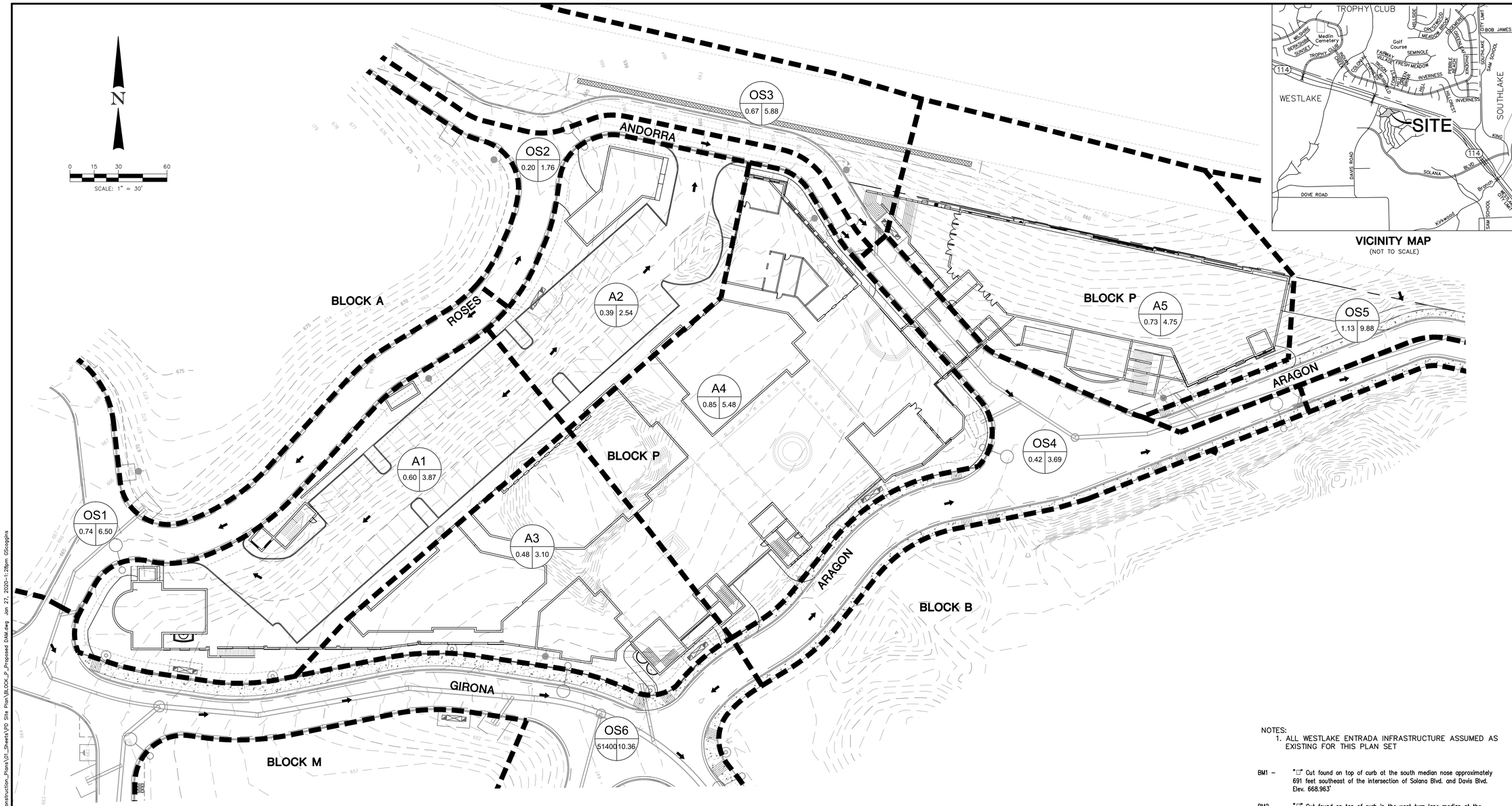

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CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

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CHECKED BY:
DATE:
PROJECT NUMBER:

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Table 1: Drainage Areas

Area Designation	Area (sq ft)	Area (Acres)	Coeff C	Asphalt/Conc. 0.95	Commercial 0.70	Single Family 0.65	Grass 0.35	Time of Concentration Tc	100 YR INTENSITY (IN/HR)	100 YR FLOW (CFS)
1	2	3	4	5	6	7	8	9	18	19
A1	26,077	0.60	0.70		0.599			10	9.24	3.87
A2	17,082	0.39	0.70		0.392			10	9.24	2.54
A3	20,848	0.48	0.70		0.479			10	9.24	3.10
A4	36,877	0.85	0.70		0.847			10	9.24	5.48
A5	32,013	0.73	0.70		0.735			10	9.24	4.75
OS1	32,234	0.74	0.95	0.740				10	9.24	6.50
OS2	8,712	0.20	0.95	0.200				10	9.24	1.76
OS3	29,185	0.67	0.95	0.670				10	9.24	5.88
OS4	18,295	0.42	0.95	0.420				10	9.24	3.69
OS5	49,014	1.13	0.95	1.125				10	9.24	9.88
OS6	51,400	1.18	0.95	1.180				10	9.24	10.36

LEGEND

- DRAINAGE AREA BOUNDARY
- 650 EXISTING CONTOUR LINE
- 650 PROPOSED CONTOUR LINE
- PROPOSED STORM 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

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

Sheet No.
PROPOSED DRAINAGE AREA MAP
C6
SHEET C6 OF C12

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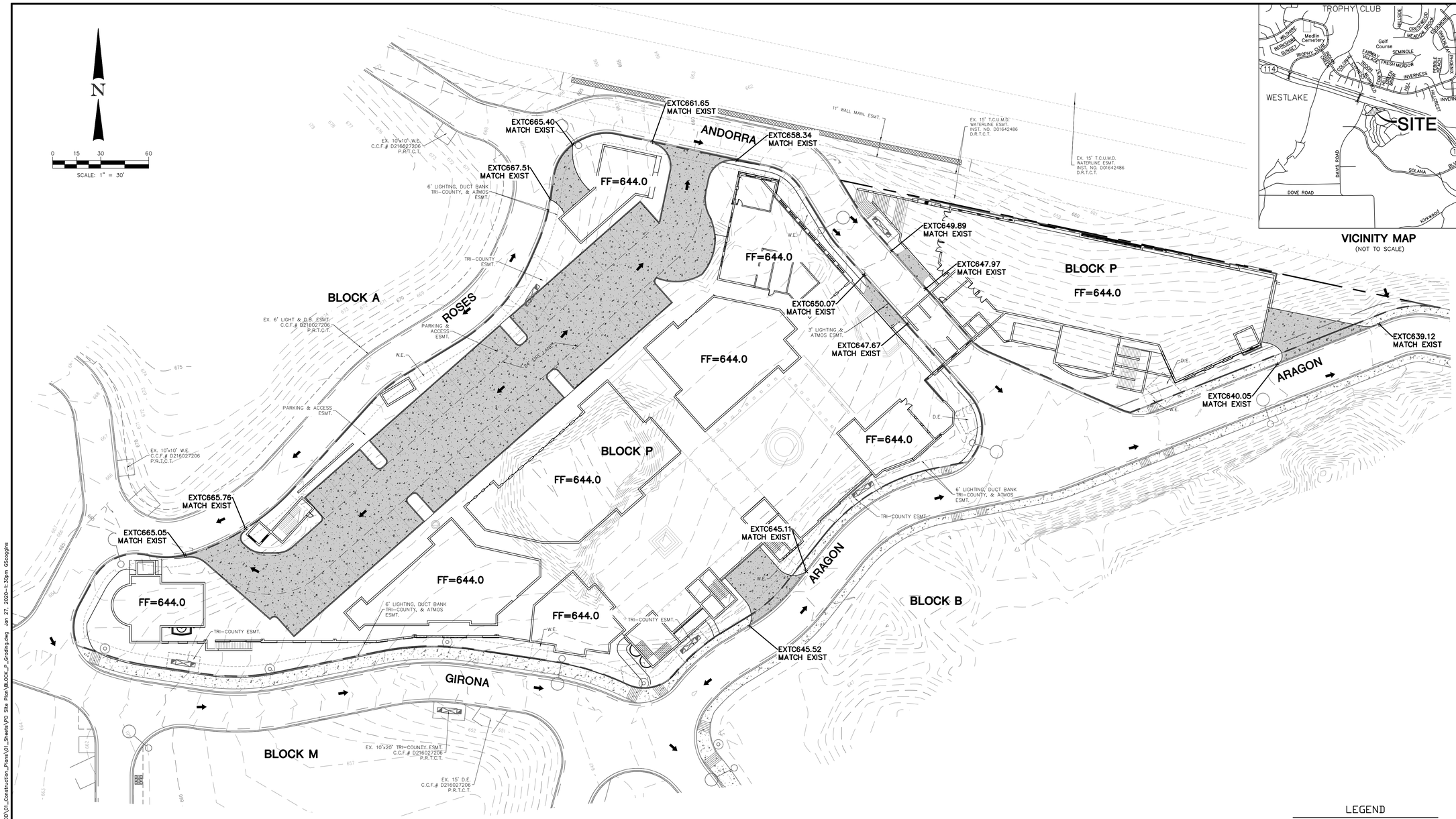

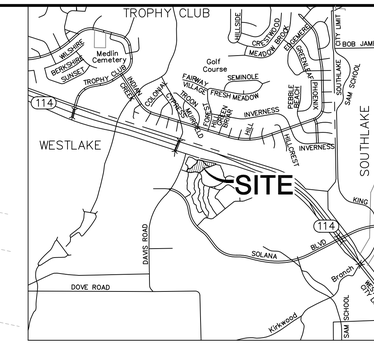

VICINITY MAP
(NOT TO SCALE)

LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
650	EXISTING CONTOUR LINE
650	PROPOSED CONTOUR LINE

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ALL SPOTS TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

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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

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BGE

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CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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JANUARY 27, 2020

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

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Sheet No.
GRADING PLAN

C7
SHEET C7 OF C12

BGE, INC.
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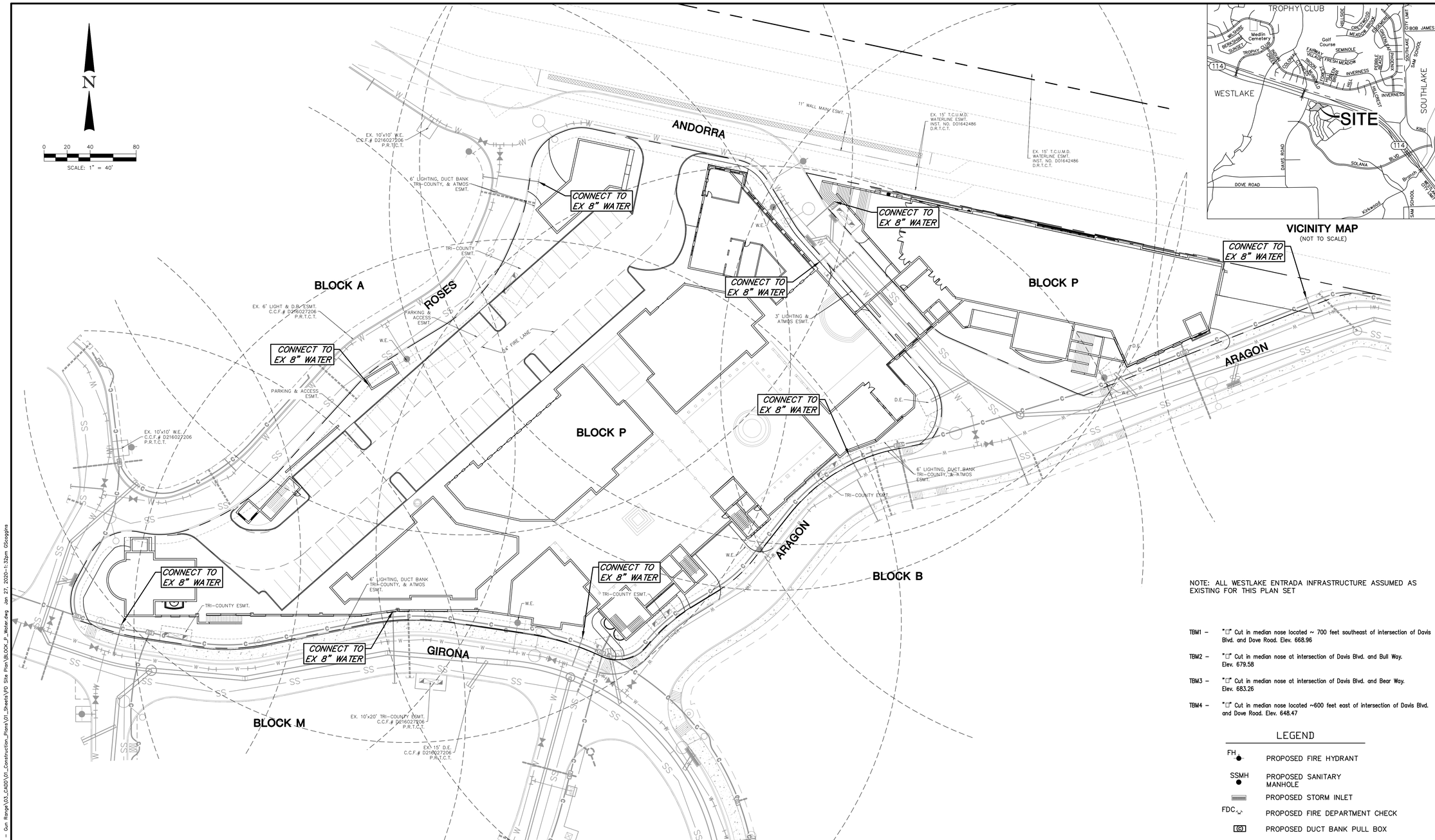

VICINITY MAP
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LEGEND

FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY MANHOLE
	PROPOSED STORM INLET
FDC	PROPOSED FIRE DEPARTMENT CHECK
C	PROPOSED DUCT BANK PULL BOX
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
C	PROPOSED SINGLE CONDUIT DUCT BANK
	PROPOSED STORM SEWER

FIRE COVERAGE RADIUS=250'

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

BGE

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BLOCK P
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Sheet No.
WATER PLAN

C8
SHEET C8 OF C12

BGE, INC.
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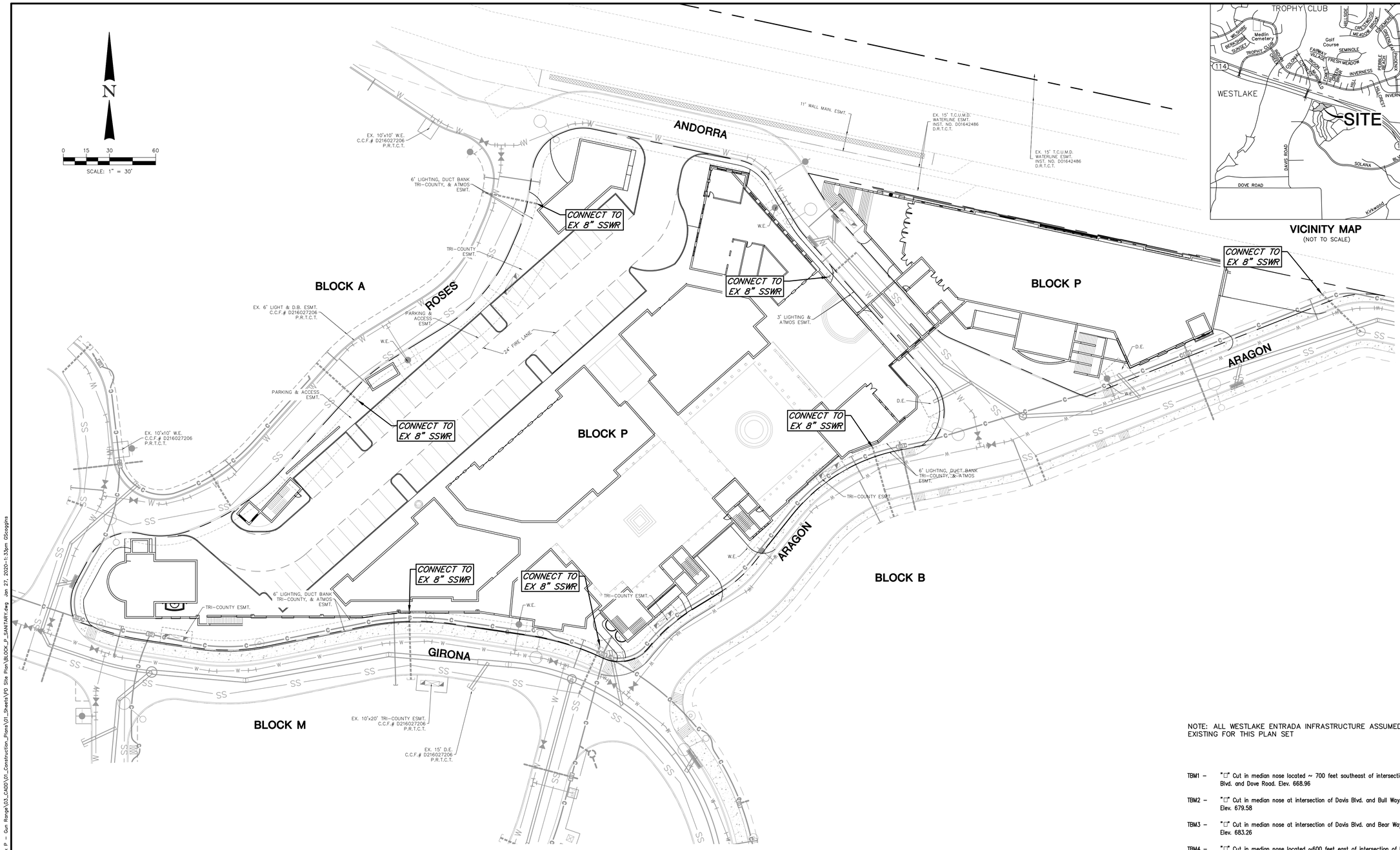

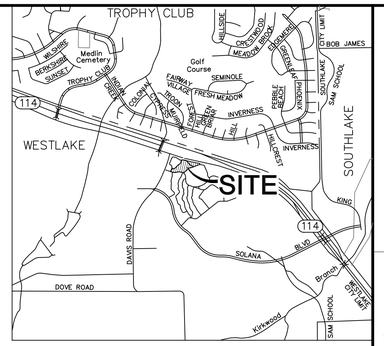

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W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
C	PROPOSED SINGLE CONDUIT DUCT BANK
	PROPOSED STORM SEWER

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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Sheet No.
SANITARY SEWER PLAN

C9

SHEET C9 OF C12

BGE, INC.
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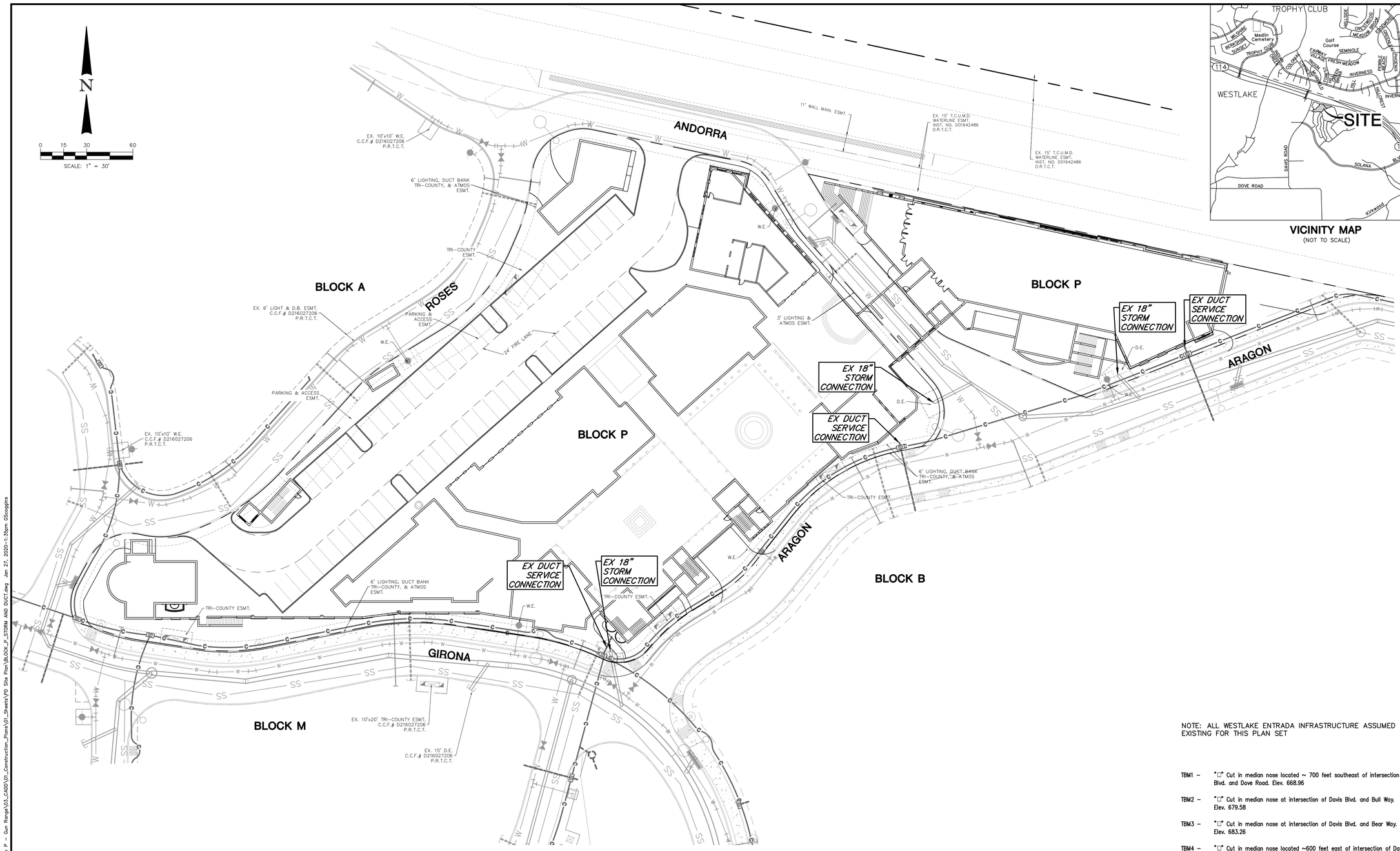

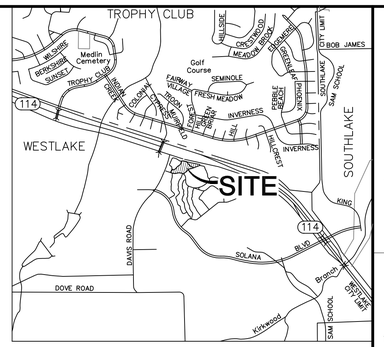

VICINITY MAP
(NOT TO SCALE)

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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
	PROPOSED DUCT BANK PULL BOX
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
C	PROPOSED SINGLE CONDUIT DUCT BANK
	PROPOSED STORM SEWER

BGE

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

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OWNER:
MRW INVESTORS, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI

DEVELOPER:
VOLTADEREI, LLC.
1321 UPLAND DRIVE, SUITE 3966
HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX 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:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

!!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

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DATE:
PROJECT NUMBER:

Sheet No.
STORM AND DUCT PLAN

C10

SHEET C10 OF C12

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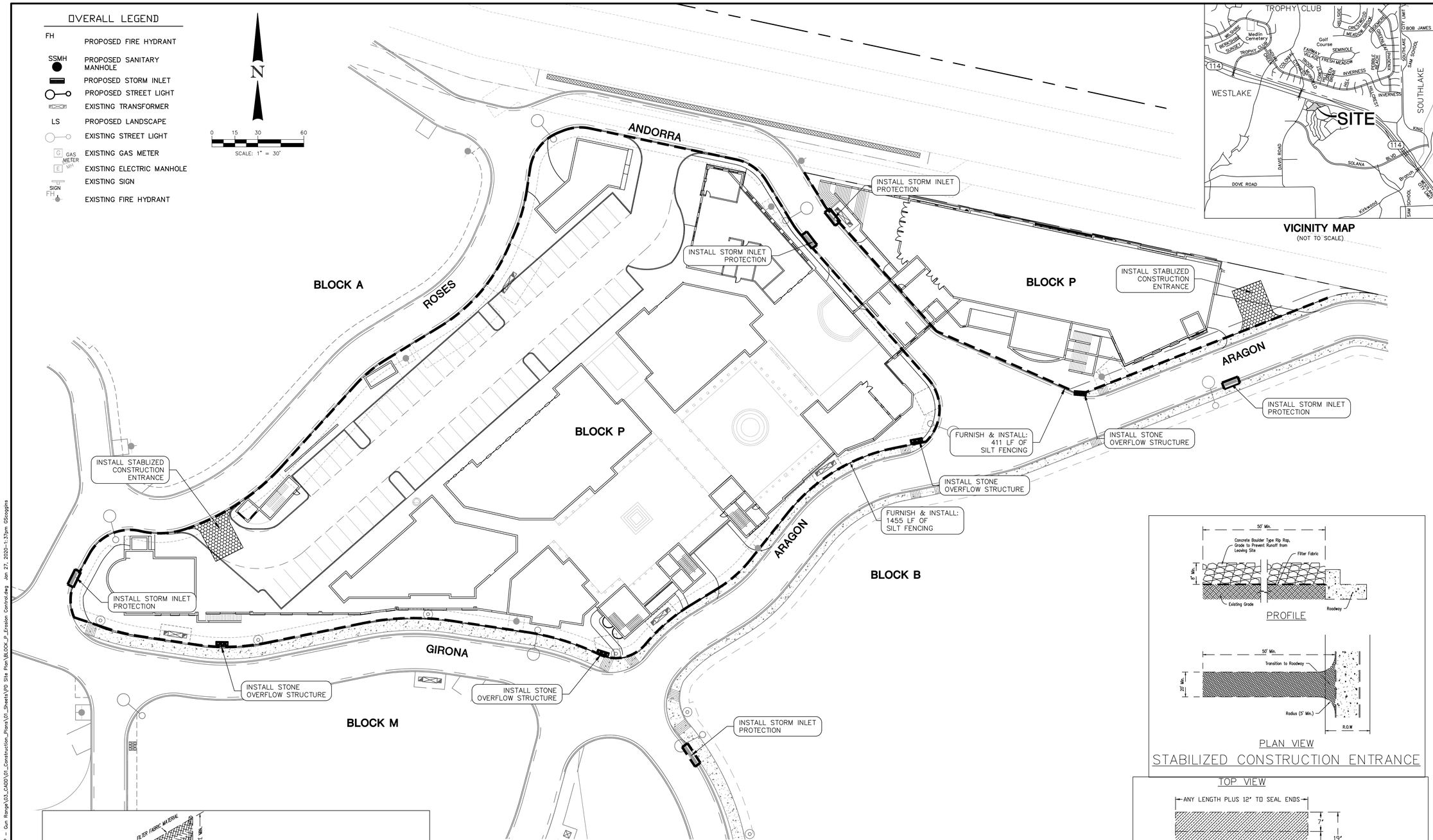
OVERALL LEGEND

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

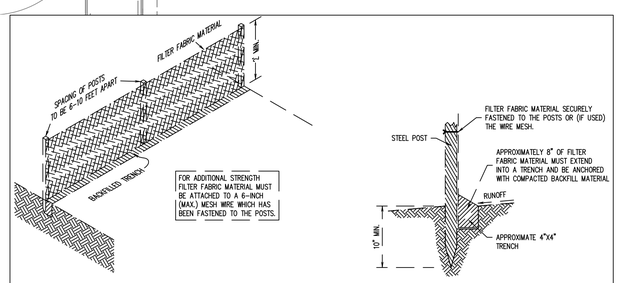
N

0 15 30 60
SCALE: 1" = 30'



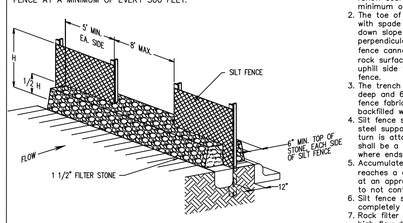
VICINITY MAP
(NOT TO SCALE)

STABILIZED CONSTRUCTION ENTRANCE



INSTALLING A FILTER FABRIC SILT FENCE

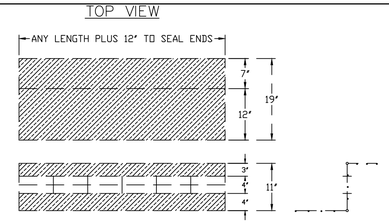
NOTE: STONE OVERFLOW STRUCTURES OR OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE AT A MINIMUM OF EVERY 300 FEET.



Silt Fence General Notes
1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of one foot
2. The toe of the silt fence shall be trenched-in with spade or mechanical trencher, so that the down slope face of the trench is flat and perpendicular to the line of flow. Where silt fence cannot be trenched-in (e.g. pavement or rock surface), weight fabric flap with rock on uphill side to prevent flow from seeping under fence.
3. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
4. Silt fence should be securely fastened to each steel support post or to woven wire which in turn is attached to the steel fence post. There shall be a 3 foot overlap, securely fastened where ends of fabric meet.
5. Accumulated silt shall be removed when it reaches a depth 1'. The silt shall be disposed of at an approved site and in such a manner as to not contribute to additional siltation.
6. Silt fence shall be removed when the site is completely stabilized.
7. Rock filter dams shall be used at concentrated high flow discharge areas in lieu of silt fence.

Erosion Control Mat Notes
1. Erosion control mats shall be in compliance with NCTCOG Best Management Practices. Erosion control mats may be used in place of, or in addition to silt fence for sheet flow filtering applications.
2. Mats shall be installed and anchored securely to the ground in compliance with the manufacturer's recommendations.
3. The width requirement of the erosion control mats shall be comparable to the width of the disturbed surface to be filtered. The minimum width shall be 10 feet for Single Family lots and 20 feet for Commercial applications, unless otherwise approved from the Storm Water Utility Manager.
4. The width of erosion control mats can be reduced when used in conjunction with silt fence and block sod vegetative buffer strips. In no applications will erosion control mats be less than 4 feet wide.

SILT FENCE STONE OVERFLOW STRUCTURE



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

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

BGE, Inc.
2595 Dallas Parkway, Suite 204
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TBPE Registration No. F-1046
Contact: Jason Frey
Tel: 972-464-4821

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HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

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Sheet No.
EROSION CONTROL PLAN

C11
SHEET C11 OF C12

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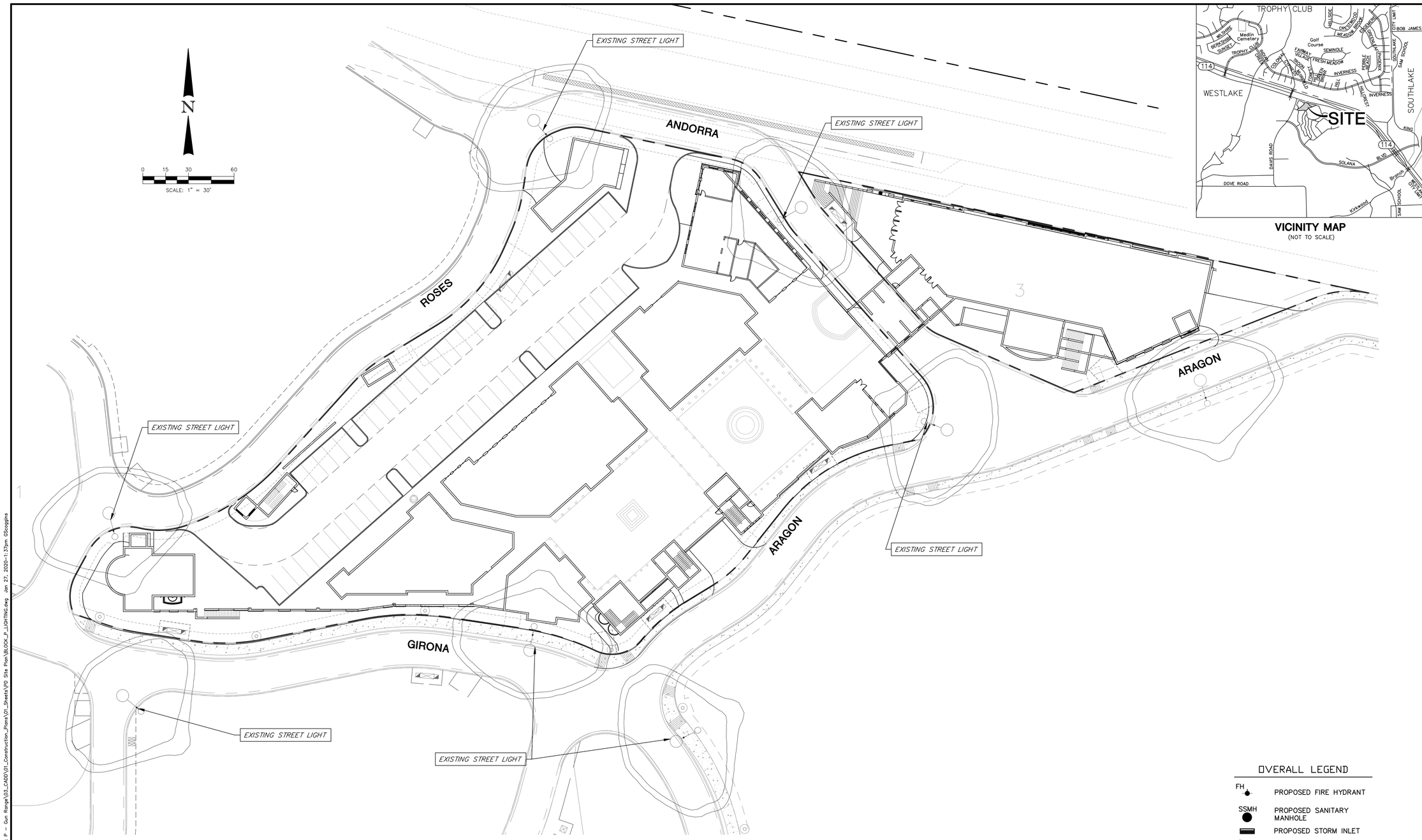

VICINITY MAP
(NOT TO SCALE)

BM1 – "☐" Cut found on top of curb at the south median nose approximately 691 feet southeast of the intersection of Solana Blvd. and Davis Blvd. Elev. 668.963'

BM2 – "☐" Cut found on top of curb in the west turn lane median at the intersection of Davis Blvd. and Hwy 114 approximately 38 feet west of the centerline of Davis Blvd. and 8 feet southwest of traffic signal pole on southwest corner of intersection. Elev. 667.93'

TBM1 – "☐" Cut in median nose located ~ 700 feet southeast of intersection of Davis Blvd. and Dove Road. Elev. 668.96

TBM2 – "☐" Cut in median nose at intersection of Davis Blvd. and Bull Way. Elev. 679.58

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
3. EXTERIOR ARCHITECTURAL LIGHTING PER THE DESIGN GUIDELINES.

PD SITE PLAN PACKAGE NOT TO USED FOR CONSTRUCTION.

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

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DEVELOPER:
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HOUSTON, TEXAS 77043
TEL: 716.998.3386
CONTACT: JOHN SCHOBER

CENTURION AMERICAN
BLOCK P
PD SITE PLAN PACKAGE

BLOCK P AT WESTLAKE ENTRADA

BEING X.XXX ACRES
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

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JASON A. FREY, P.E.
TEXAS REGISTRATION NO. 88485
JANUARY 27, 2020

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DATE:
PROJECT NUMBER:

Sheet No.
EXISTING LIGHTING PLAN

C12

SHEET C12 OF C12

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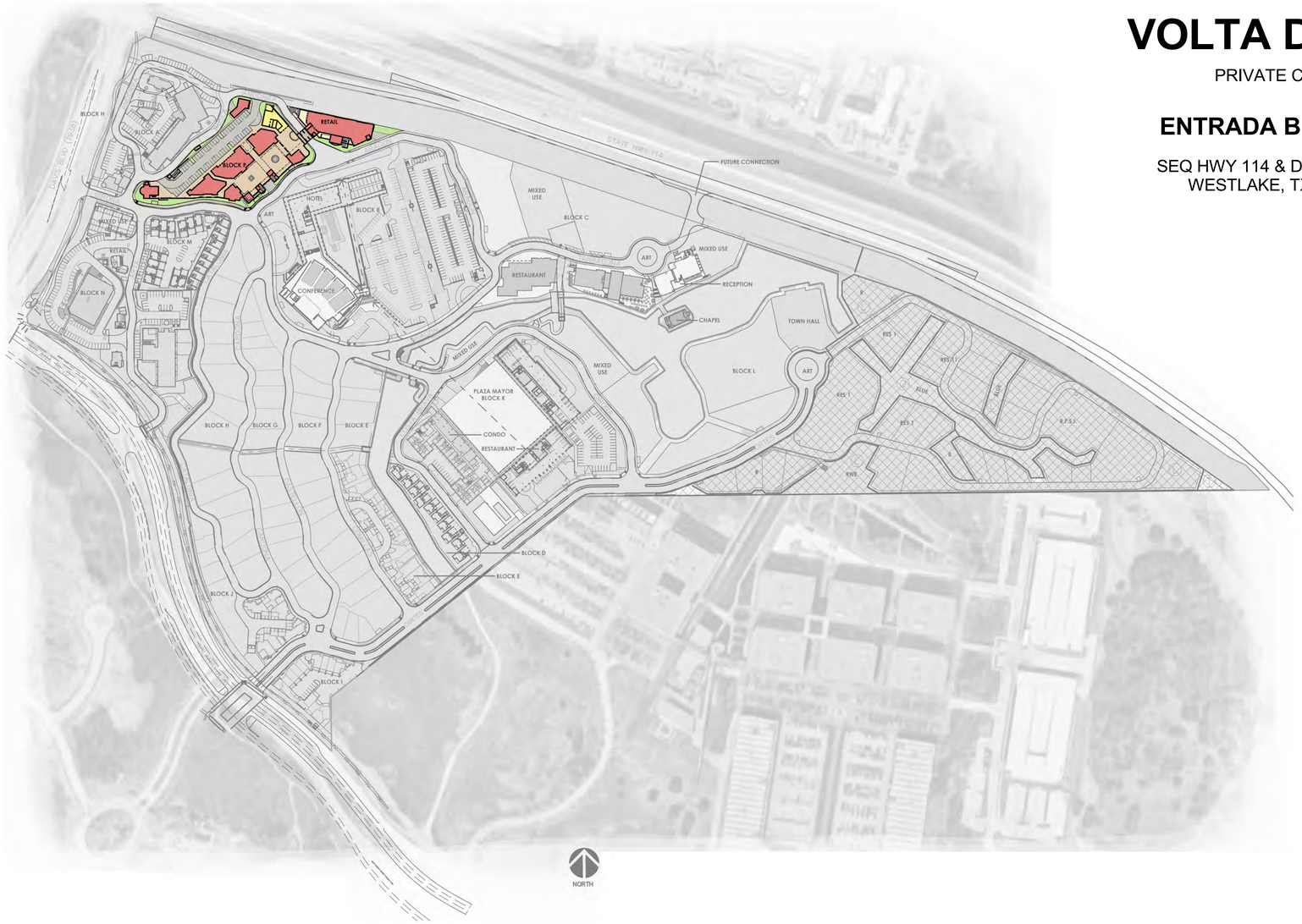

VOLTA DE REI

PRIVATE CLUB

ENTRADA BLOCK P

SEQ HWY 114 & DAVIS BLVD,
WESTLAKE, TX 76262

-SHEET INDEX-

SHEET NO.	SHEET NAME
A0	COVER SHEET
A1	CATALAN ARCHITECTURE
A2	SITE PLAN
A3	LEVEL L1 - OVERALL FLOOR PLAN
A4	LEVEL L2 - OVERALL FLOOR PLAN
A5	LEVEL B1 - OVERALL FLOOR PLAN
A6	LEVEL B2 - OVERALL FLOOR PLAN
A7	LEVEL B3 - OVERALL FLOOR PLAN
A8	OVERALL ROOF PLAN
A9	EXTERIOR ELEVATIONS
A10	EXTERIOR ELEVATIONS
A11	3D PERSPECTIVE RENDERINGS
A12	CONCEPTUAL VAULT LAYOUT

VOLTA DE REI AREA SUMMARY

1. (14) HOTEL ROOMS, TOTAL HOTEL SF = **20,992 SF**
   A. 4,498 SF PER FLOOR, FLOORS 1-4
   B. 3,000 SF, FLOOR 5
2. (16) VAULTS, TOTAL SF = **118,689 SF**
   A. VAULT INTERIOR AREA = 101,195 SF
   B. VAULT PARKING AREA = 17,494 SF
3. RESTAURANT / JAZZ CLUB TOTAL SF = **17,467 SF**
   A. RESTAURANT = 11,876 SF
   B. JAZZ CLUB = 5,591 SF
4. RETAIL TOTAL SF = **41,718 SF**
5. OFFICE TOTAL SF = **17,097 SF**
6. MECHANICAL / PARKING TOTAL SF = **123,152 SF**
   A. SURFACE PARKING = 21,762 SF
   B. B1 SUBSURFACE PARKING = 75,374 SF
   C. MARKET/BAKERY PARKING (x2) = 26,016 SF

TOTAL ENCLOSED SF (L1 + L2 + B1 + B2 + B3 + HOTEL) = 339,115 SF

DESIGN TEAM

OWNER: MRW INVESTORS, LLC.

CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234

DEVELOPER: VOLTADEREI, LLC

CONTACT: JOHN SCHOBER
1321 UPLAND DRIVE, SUITE 3966
HOUSTON, TEXAS 77043
PHONE: 716-998-3386

ARCHITECT: **BUSH ARCHITECTS, LLC**

CONTACT: MICHAEL ZIZIK
4700 WESTGROVE DRIVE, STE 200
ADDISON, TX 75001
PHONE 469-857-3151
michael@busharchitects.design

CIVIL ENGINEER: BGE, INC.

CONTACT: JASON FREY, P.E.
2595 DALLAS PARKWAY, SUITE 204
FRISCO, TX 75034
PHONE: 972-464-4821
JFREY@BGEINC.COM

MEP ENGINEER: **COUNSEL ENGINEERS**

CONTACT: WILLIAM A. LEE
4020 MCEWEN,SUITE 105 DALLAS ,TX 75244
T 972.707.3540
C 214.632.7766
wlee@counselengineers.com

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC

CONTACT: LEONARD REEVES, PLA, ASLA, LI
386 W MAIN STREET
LEWISVILLE, TX 75057
469-635-1900
LREEVES@STUDIO13.BZ

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VICINITY MAP

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO: 18-020
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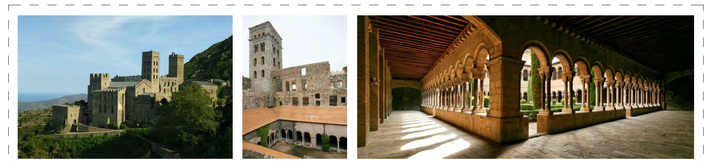
DATE: 03/10/2020

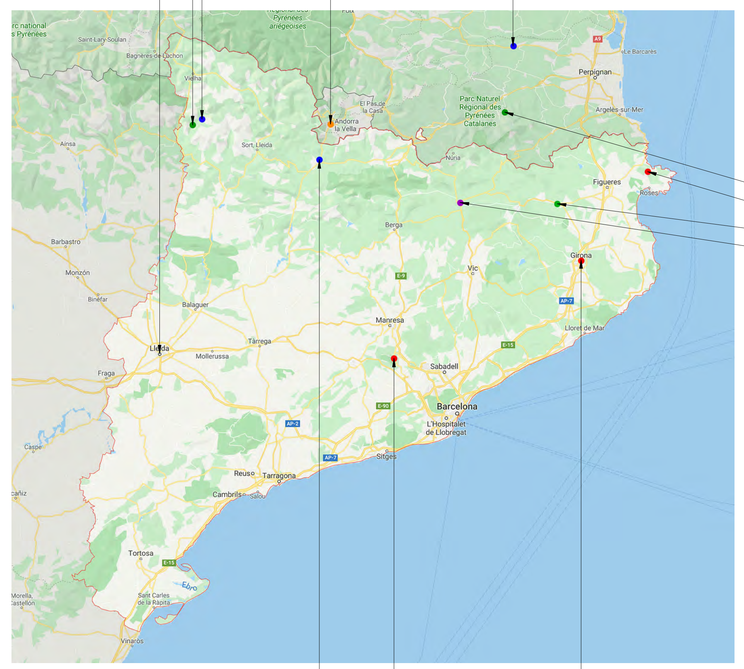
COVER SHEET

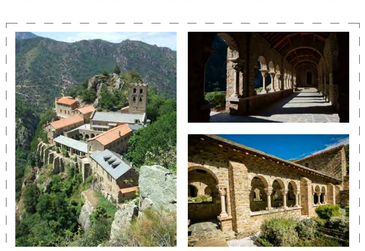
SHEET A0

PLAZA FOUNTAIN CONCEPTUAL EXAMPLES



SAINT PAUL DE FENOUILLET
ANDORRA DE LA VELLA
SANT CLIMENT DE TAULL
SANTA MARIA DE CARDET
ESGLESIA DE SANT MARTI





ABBAYE SAINT MARTIN DU CANIGOU
MONASTERIO DE SANT PERE DE RODES
BESALU
MONASTIR DE SANTA MARIA DE RIPOLL

GROUND FINISH / PAVING CONCEPTUAL EXAMPLES

LA SEU D'URGELL

GIRONA DE LA FORCA

SANTA MARIA DE MONTSERRAT

PLAZA / COURTYARD CONCEPTUAL EXAMPLES

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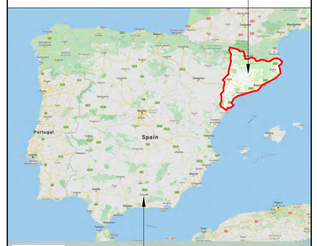
CATALONIA



ALHAMBRA

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO: 18-020
ISSUED FOR:
DRAWN BY:
DATE: 03/10/2020

CATALAN ARCHITECTURE

SHEET A1

SITE PLAN LEGEND

- 24' FIRE LANE
- PROPERTY LINE
- LANDSCAPED AREA
- SIDEWALK / PARKING

SITE PLAN KEYNOTES

1. MECH 1
2. DUMPSTER
3. HOTEL
4. OFFICE 3/RETAIL 1
5. OFFICE 2/RETAIL 2
6. OFFICE 3/RETAIL 3
7. RETAIL 4
8. RETAIL 5
9. RETAIL 6
10. RETAIL 7
11. RETAIL 8
12. ARTISAN BRIDGE
13. MARKET / BAKERY
14. COURTYARD 1
15. COURTYARD 2
16. COURTYARD 3
17. RETAIL SIDE ENTRY 1
18. RETAIL MAIN ENTRY
19. RETAIL SIDE ENTRY 2
20. RESTURANT PATIO
21. FIRE STAIR 1
22. MECH 3
23. STAIR 1
24. MECH 5
25. FIRE STAIR 2
26. ELEVATOR 2
27. STAIR 2
28. FIRE STAIR 3
29. ELEVATOR 3
30. MECH 6
31. STAIR 4
32. STAIR 5
33. STAIR 3
34. ACCESS PARKING GARAGE RAMP 1
35. ACCESS PARKING GARAGE RAMP 2
36. ACCESS PARKING GARAGE RAMP 3
37. ACCESS PARKING GARAGE RAMP 4
38. MECH 2
39. PARKING LOT
40. MECH 4

1 SITE PLAN

1" = 30'-0"

Bush ARCHITECTS

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ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO:	18-020
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DRAWN BY:	
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SITE PLAN — **SHEET** A2

AREAS LEVEL 01	
Name	Area
ARTISAN BRIDGE	1812 SF
COURTYARD 1	16955 SF
COURTYARD 2	8039 SF
COURTYARD 3	5071 SF
DUMPSTER	615 SF
ELEV	140 SF
ELEV	143 SF
ELEV	132 SF
FIRE STAIR 3	236 SF
HOTEL	4498 SF
MARKET / BAKERY	12744 SF
MECH	1192 SF
MECH	98 SF
MECH	139 SF
MECH	132 SF
MECH	189 SF

AREAS LEVEL 01	
Name	Area
MECH	121 SF
REST	665 SF
REST PATIO	1536 SF
RETAIL 1	4549 SF
RETAIL 2	6927 SF
RETAIL 3	4492 SF
RETAIL 4	2097 SF
RETAIL 5	1803 SF
RETAIL 6	274 SF
RETAIL 8	929 SF
STAIR	295 SF
STAIR	323 SF
STAIR	615 SF
STAIR	255 SF
SURFACE PARKING	21762 SF
	98778 SF

1 OVERALL FLOOR PLAN - GROUND LEVEL 1

1" = 30'-0"

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ISSUED FOR:

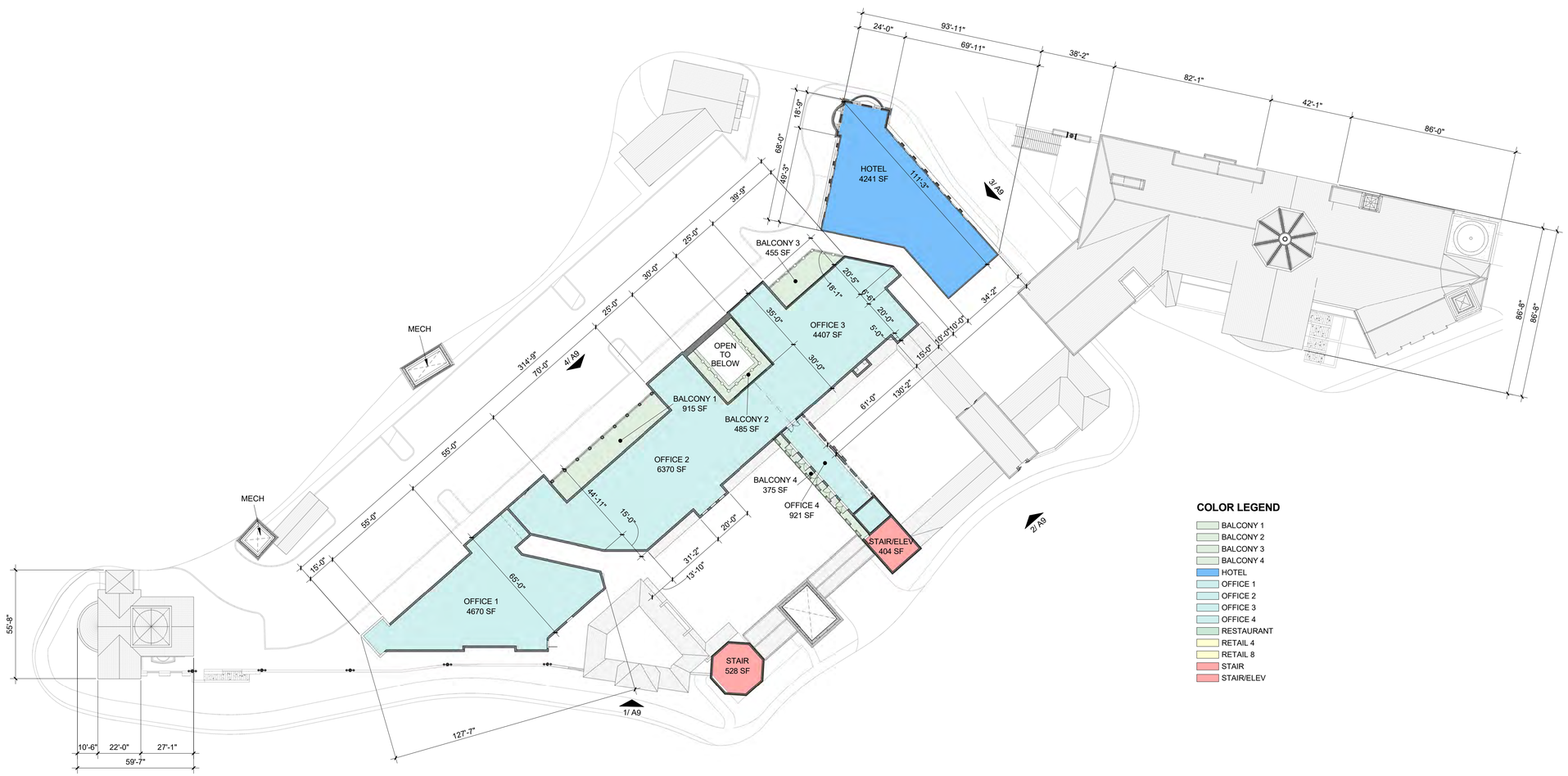
DRAWN BY:

DATE: 03/10/2020

LEVEL L1 - OVERALL FLOOR PLAN

SHEET A3

AREA SCHEDULE - LEVEL 2	
Name	Area
BALCONY 1	915 SF
BALCONY 2	485 SF
BALCONY 3	455 SF
BALCONY 4	375 SF
HOTEL	4241 SF
OFFICE 1	4670 SF
OFFICE 2	6370 SF
OFFICE 3	4407 SF
OFFICE 4	921 SF
RESTAURANT	317 SF
RETAIL 4	745 SF
RETAIL 8	844 SF
STAIR	528 SF
STAIR/ELEV	404 SF
	25678 SF



1 OVERALL FLOOR PLAN - LEVEL L2

1" = 30'-0"

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ADDISON, TX 75001
PHONE 469-837-3151

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VOLTA DE REI

PRIVATE CLUB

ENTRADA BLOCK P

SEQ HWY 114 & DAVIS BLVD, WESTLAKE, TX 76262

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO: 18-020

ISSUED FOR:

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LEVEL L2 - OVERALL FLOOR PLAN

SHEET A4

VOLTA DE REI PARKING REQUIREMENT SUMMARY

1. HOTEL = 1 FOR EACH GUEST ROOM x 14 ROOMS =	14
2. OFFICE = 1 SPACE PER 300 SF = 17,097 / 300 =	57 (SHARED WITH RESTAURANT)
3. RETAIL = 1 SPACE PER 200 SF = 41,718 / 200 =	209
4. RESTAURANT = 1 SPACE PER 100 SF = 12,260 / 100 =	123 (SHARED WITH OFFICE)
5. VAULTS = 2 SPACES PER VAULT x 16 VAULTS =	32
TOTAL PARKING SPACES =	**435 (EST. 50 SHARED SPACES)**

VOLTA DE REI PARKING PROVIDED SUMMARY

1. MARKET/BAKERY GARAGE, TOTAL SPACES =	74
2. SURFACE AREA PARKING, TOTAL SPACES =	62
3. VALET PARKING, TOTAL SPACES =	40
4. B1 PARKING GARAGE =	157
5. VAULT PARKING =	66
TOTAL PARKING SPACES PROVIDED =	**399**

1 **OVERALL FLOOR PLAN - LEVEL B1**

1" = 30'-0"

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LEVEL B1 - OVERALL FLOOR PLAN

SHEET A5

AREAS LEVEL B1	
Name	Area
B2 PARKING	17494 SF
ELEV	131 SF
ELEV	123 SF
ELEV	131 SF
ELEV	115 SF
ELEV	112 SF
ELEV. 1	132 SF
ELEV. 4	108 SF
FIRE STAIR 1	323 SF
HALLWAY	357 SF
MARKET / BAKERY GARAGE B2	12743 SF
MARKET/BAKERY PARKING B1	13008 SF
MECH	93 SF
MECH	133 SF
MECH	143 SF
MECH	95 SF
MECH	117 SF
MECH	93 SF
MECH	330 SF
MECH	133 SF
MECH	45 SF
MECH	151 SF
MECH	48 SF
MECH B1-01	1750 SF
MECH SERVICE	532 SF

AREAS LEVEL B1	
Name	Area
MECH. 2	160 SF
PARKING	75374 SF
PRIVATE LOUNGE	950 SF
RESTAURANT	5668 SF
RESTAURANT	5543 SF
RETAIL	738 SF
RETAIL	716 SF
SERV. CORRIDOR	397 SF
SERVICE CORRIDOR B1	5485 SF
STAIR	229 SF
STAIR	245 SF
STAIR	242 SF
STAIR	270 SF
STAIR	542 SF
STAIR	221 SF
STAIR	207 SF
STAIR	262 SF
STAIR	322 SF
STAIR	266 SF
STORAGE	315 SF
STORAGE	365 SF
VALET PARKING B1	7678 SF
VAULT 9	6622 SF
VAULT 10	5220 SF
VAULT 11	4844 SF
VAULT 12	4904 SF
VAULT 13	4844 SF
VAULT 14	4844 SF
VAULT 15	4824 SF
VAULT 16	4824 SF
VEST	506 SF
VEST	365 SF
	196432 SF

COLOR LEGEND

- B2 PARKING
- ELEV
- ELEV. 1
- ELEV. 4
- FIRE STAIR 1
- HALLWAY
- MARKET / BAKERY GARAGE B2
- MECH
- MECH B1-01
- MECH SERVICE
- MECH. 2
- PRIVATE LOUNGE
- RESTAURANT
- RETAIL
- SERV. CORRIDOR
- SERVICE CORRIDOR B1
- STAIR
- STORAGE
- VALET PARKING B1
- VAULT 9
- VAULT 10
- VAULT 11
- VAULT 12
- VAULT 13
- VAULT 14
- VAULT 15
- VAULT 16
- VEST

1 OVERALL FLOOR PLAN - LEVEL B2

1" = 30'-0"

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LEVEL B2 - OVERALL FLOOR PLAN

SHEET A6

AREAS LEVEL B2	
Name	Area
Area	462 SF
Area	112 SF
B2 HALLWAY	2125 SF
ELEV.	88 SF
ELEV.	99 SF
ELEV. 01	95 SF
EXIT	391 SF
EXIT 6	391 SF
EXIT 7	639 SF
EXIT 8	498 SF
EXIT 9	486 SF
EXIT 10-11	756 SF
EXIT 12	305 SF
GUN RANGE8	4809 SF
GUN RANGE 5	5845 SF
GUN RANGE 6	4761 SF
GUN RANGE 7	4807 SF
GUN RANGE 9	4811 SF
GUN RANGE 10	4816 SF
GUN RANGE 11	4816 SF

AREAS LEVEL B2	
Name	Area
GUN RANGE 12	4816 SF
HALLWAY	589 SF
JAZZ BAR	5614 SF
MARKET & BAKERY GARAGE B2	12683 SF
MECH 2	466 SF
MECH 3	611 SF
MECH 4	270 SF
MECH 5	2977 SF
MECH. 6	386 SF
MECH. 7	386 SF
MECH. 8	386 SF
MECH. 9	386 SF
MECH. 10	386 SF
MECH. 11	386 SF
MECH. 12	386 SF
MECH. PARKING	894 SF
STAIR	204 SF
STAIR 01	270 SF
STO.	113 SF
STO.	128 SF
	73447 SF

COLOR LEGEND

- ELEV 2
- ELEV 3
- HALLWAY
- JAZZ CLUB
- MECH
- MECH 1
- MECH 2
- MECH 3
- PARKING B3
- PRIVATE LOUNGE
- SERV. CORRIDOR
- SERVICE CORRIDOR B2
- STAIR 01
- STAIR 2
- STAIR 3
- STAIR 03
- VAULT 1
- VAULT 2
- VAULT 3
- VAULT 4
- VAULT 6
- VAULT 7
- VAULT 8

1 OVERALL FLOOR PLAN - LEVEL B3

1/32" = 1'-0"

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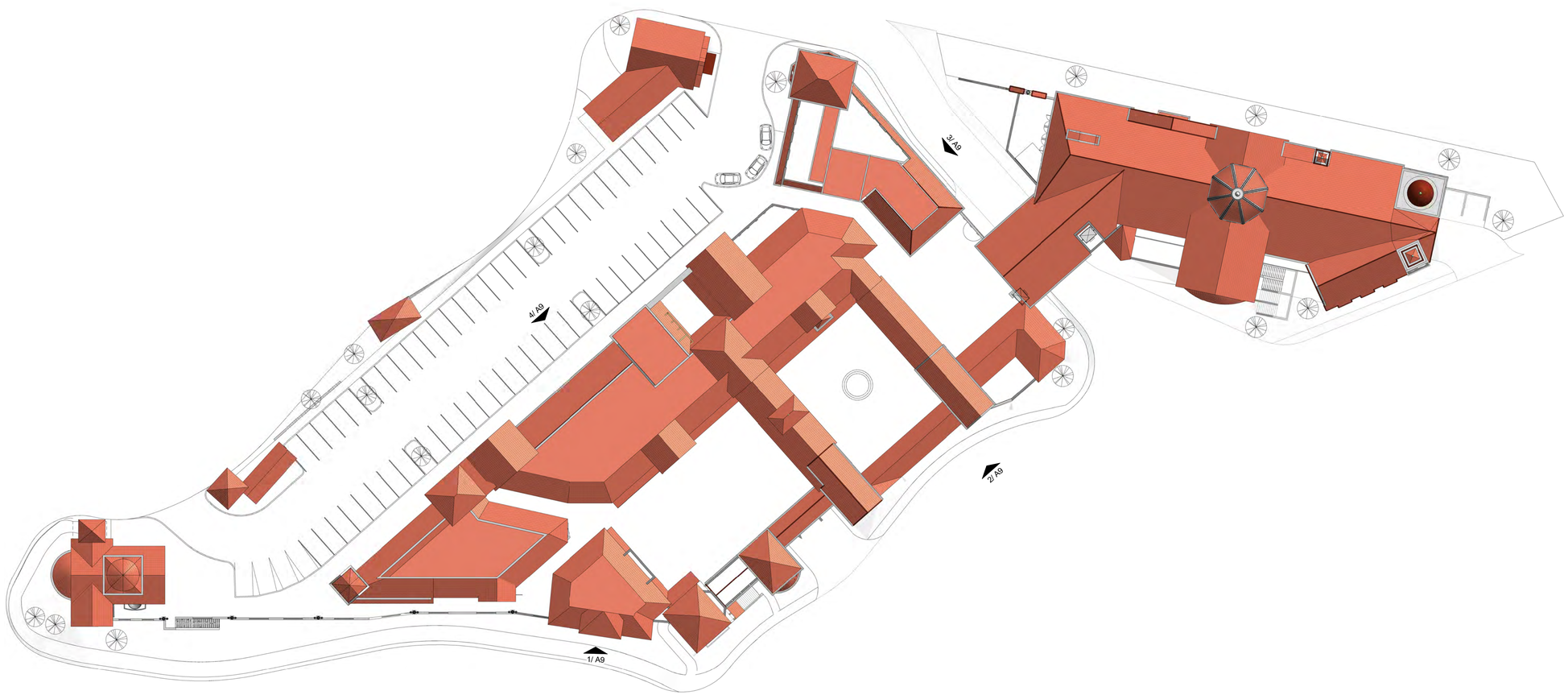
LEVEL B3 - OVERALL FLOOR PLAN

SHEET A7



1 **OVERALL ROOF PLAN**

1" = 30'-0"

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ARCHITECTS

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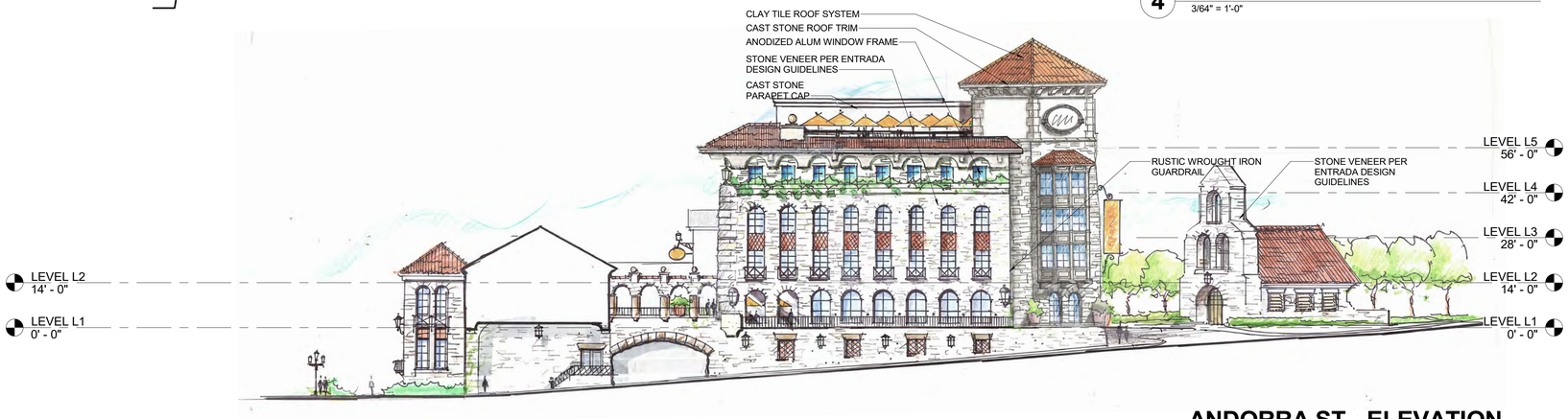
OVERALL ROOF PLAN

SHEET A8

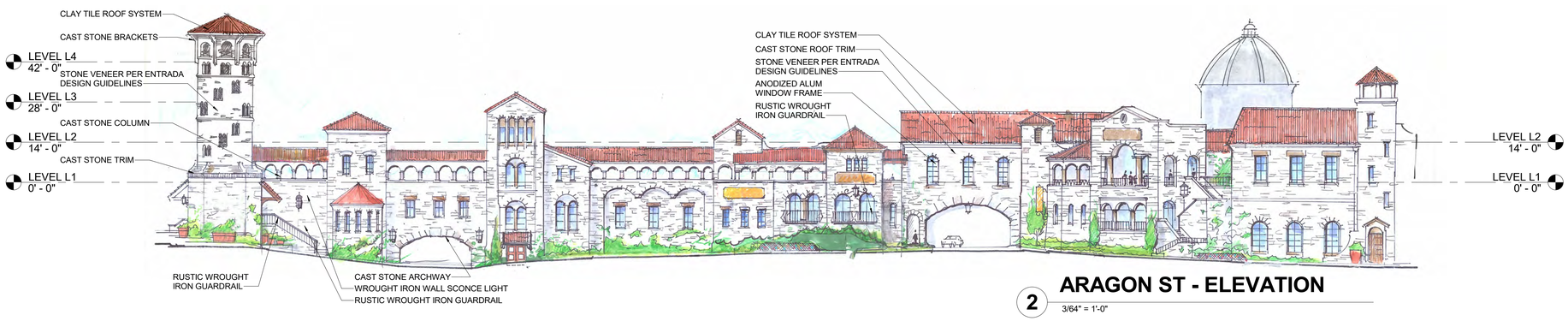
4 ROSES ST - ELEVATION

3/64" = 1'-0"



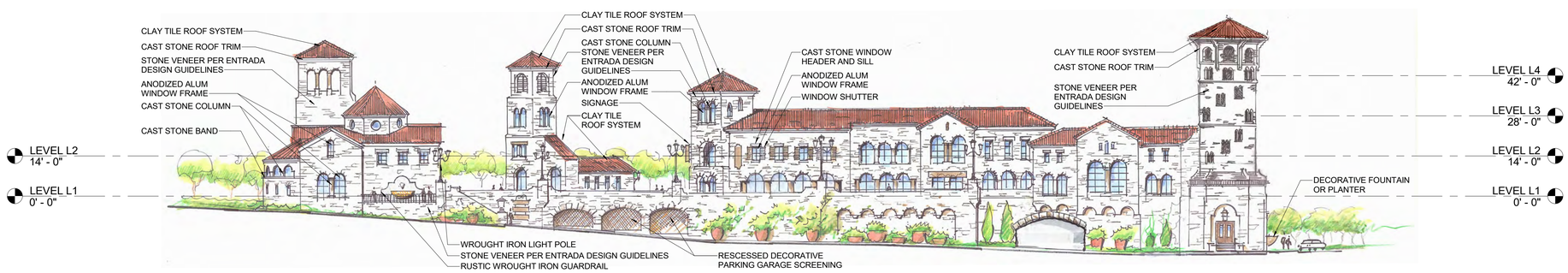
3 ANDORRA ST - ELEVATION

3/64" = 1'-0"



2 ARAGON ST - ELEVATION

3/64" = 1'-0"



1 GIRONA ST - ELEVATION

3/64" = 1'-0"

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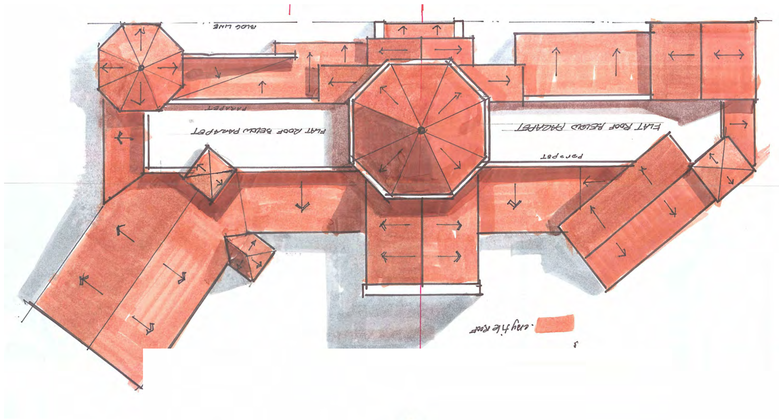
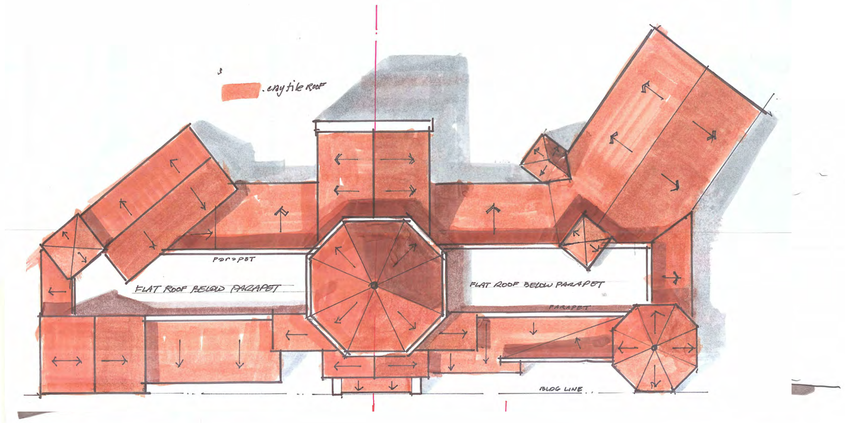
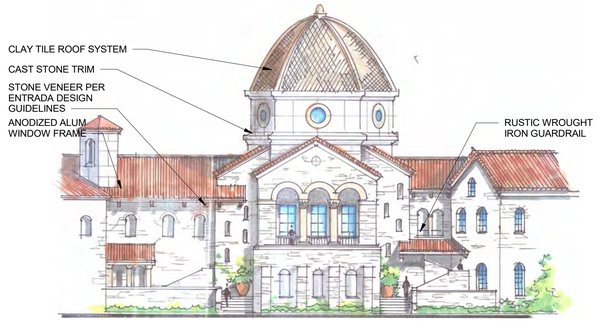
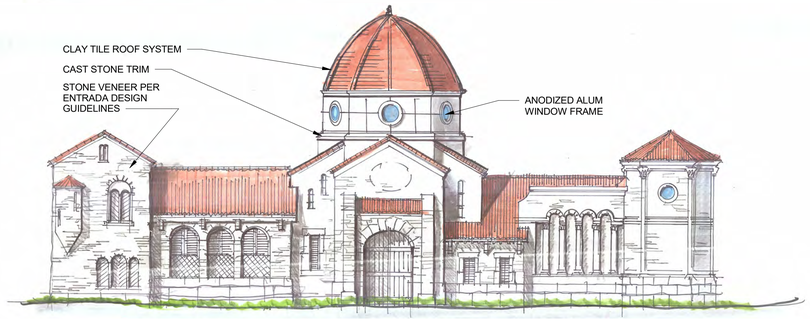
EXTERIOR ELEVATIONS | **SHEET** A9



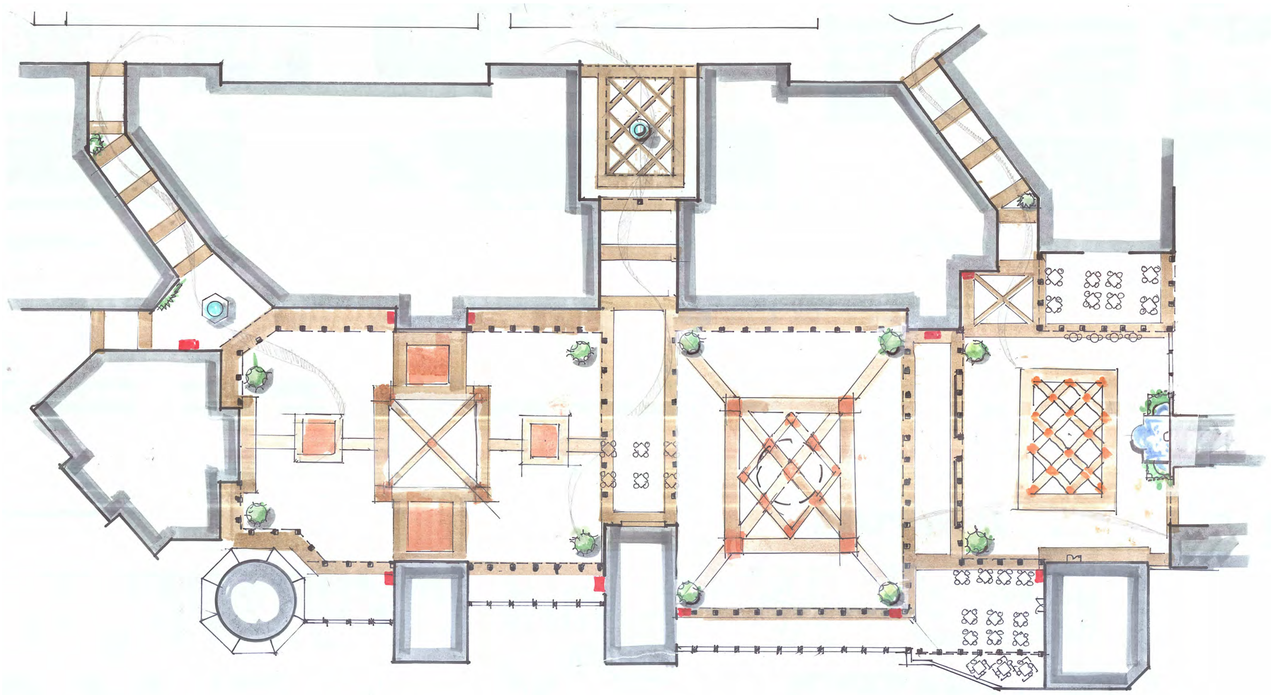




2 - ANDORRA / ARAGON ST ELEVATION



3 - HWY 114 ELEVATION



1 - COURTYARD PLAN

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EXTERIOR ELEVATIONS

SHEET A10

3 HWY 114 PERSPECTIVE

2 ROSES PERSPECTIVE

1 GIRONA / ARAGON PERSPECTIVE

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3D PERSPECTIVE RENDERINGS

SHEET A11

SMOKING ROOM CONCEPT

ARMS STORAGE CONCEPT

LOUNGE CONCEPT

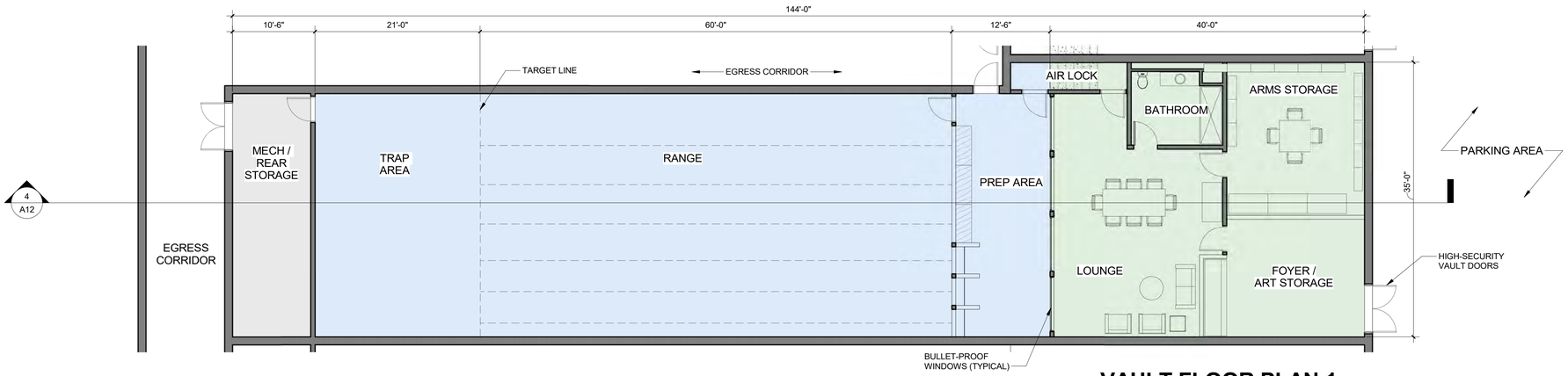
ART STORAGE CONCEPT

OFFICE AND TROPHY ROOM CONCEPT

BULLET TRAP CONCEPT

4 VAULT 1 SECTION

1/8" = 1'-0"



3 VAULT FLOOR PLAN 1

1/8" = 1'-0"

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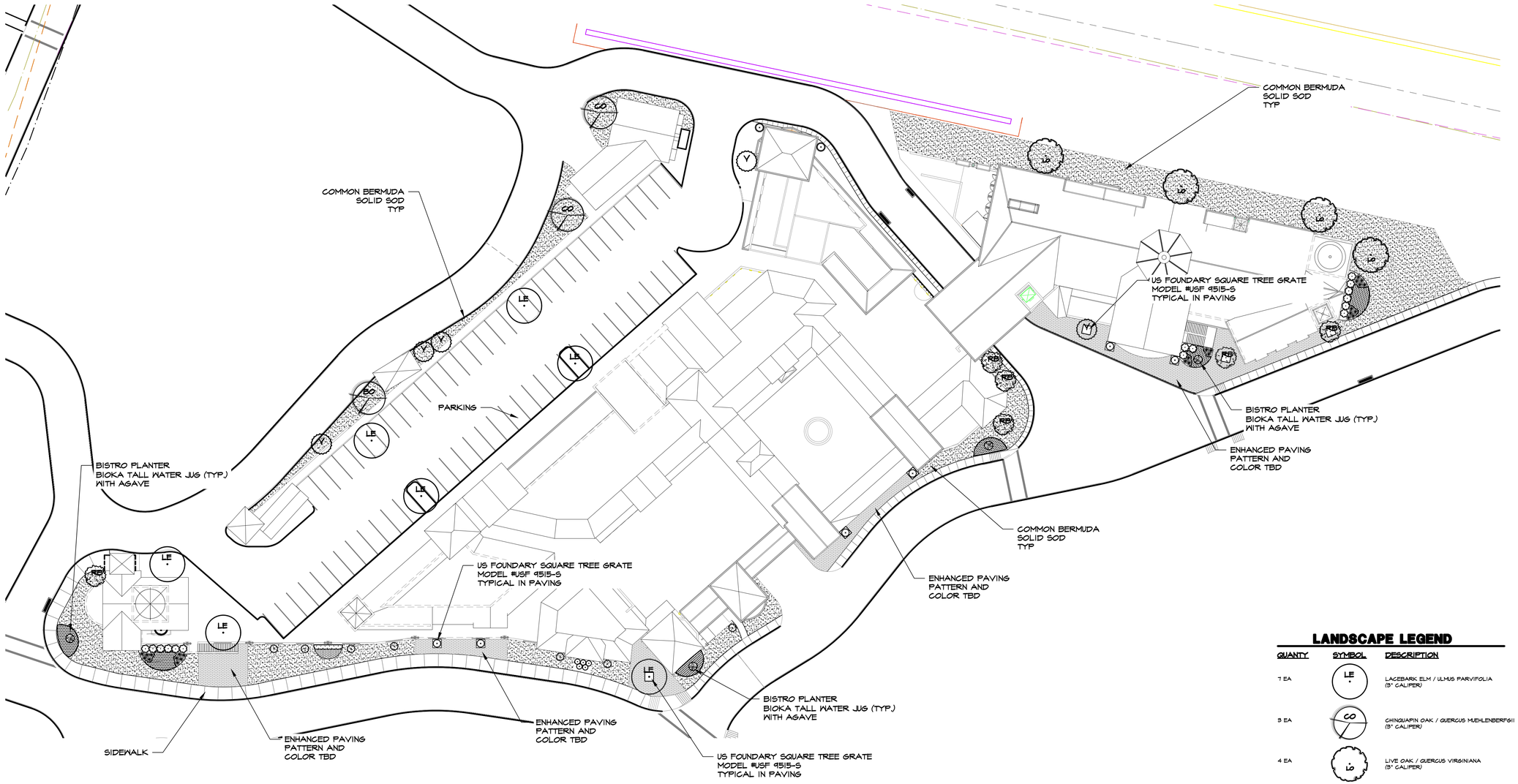
CONCEPTUAL VAULT LAYOUT

SHEET A12



LANDSCAPE LEGEND

QUANTY	SYMBOL	DESCRIPTION
7 EA	LE	LACEBARK ELM / ULMUS PARVIFOLIA (3" CALIPER)
3 EA	CO	CHINQUAPIN OAK / QUERCUS MUEHLENBERGII (3" CALIPER)
4 EA	LO	LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
5 EA	V	VITEX / VITEX ANGUS CHASTUS (2" CALIPER)
6 EA	RB	RED BUD / CERCIS CANADENSIS ' FOREST PANSY' (2" CALIPER)
13 EA		ITALIAN CYPRESS / CUPRESSUS SEMPERVIRENS (30 GALLON)
15 EA		TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (7 GALLON)
6 EA		SOFT LEAF YUCCA / YUCCA RECURVIFOLIA (3 GALLON)
3 EA		AGAVE / AGAVE ATTENUATA 30 GALLON
26 EA		TEXAS SOTOL / DASYLIRION TEXANUM (3 GALLON)
25 EA		GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 30" O.C.)
400 EA		MEXICAN FEATHER GRASS / STIPA TENNUISSIMA (1 GALLON, PLANTS SPACED 18" O.C.)
14,350 SF		COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
20 EA		PINK SKULLCAP / SCUTELLARIA SUFFRUTESCENS 1 GALLON, PLANTS SPACED 18" O.C.

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2020

NORTH

30 15 0 30

1" = 30' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Entrada Block P

Town of Westlake, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
BAR012

SHEET
L1 of 2

Plotted by: ##### Plot Date: 3/8/2020 3:28 PM

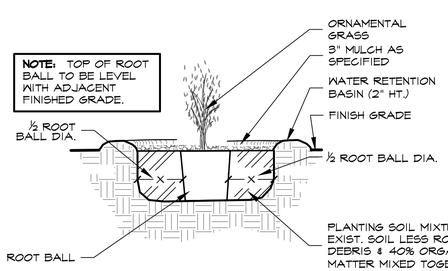
Drawing: W:\Shared With Me\shared\Projects\BAR012 – Entrada Block P\DWG\BAR012LS.dwg Saved By: Leonard Save Time: 3/3/2020 10:55 AM

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO **TOWN OF WESTLAKE** APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE **TOWN OF WESTLAKE.**
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE **TOWN OF WESTLAKE** HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE **TOWN OF WESTLAKE.**
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS, OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT **TOWN OF WESTLAKE'S** PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE **TOWN OF WESTLAKE** AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE **TOWN OF WESTLAKE'S** PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

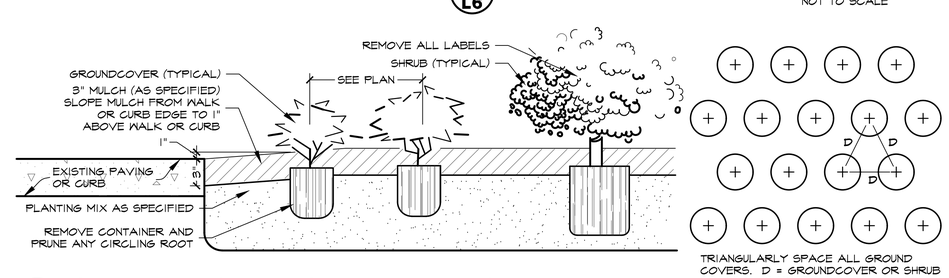
PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LE	LACEBARK ELM / ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	7	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CO	CHINQUAPIN OAK / QUERCUS MUEHLENBERGII	3" CALIPER	AS SHOWN	3	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	4	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
V	VITEX / VITEX ANGUS CHASTUS	2" CALIPER	AS SHOWN	5	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
RB	RED BUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIPER	AS SHOWN	6	5' MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN
	ITALIAN CYPRESS / CUPRESSUS SEMPERVIRENS	30 GALLON	AS SHOWN	13	FULL PLANTS
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	7 GALLON	AS SHOWN	15	FULL PLANTS
	SOFT LEAF YUCCA / YUCCA RECURVIFOLIA	5 GALLON	AS SHOWN	6	FULL PLANTS
	AGAVE / AGAVE ATTENUATA	30 GALLON	AS SHOWN	3	FULL PLANTS
	TEXAS SOTOL / DASYLIRION TEXANUM	5 GALLON	AS SHOWN	260	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNUISSIMA	1 GALLON	18" O.C.	400	FULL PLANTS
	GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	30" O.C.	25	FULL PLANTS
	PINK SKULLCAP / SCUTELLARIA SUFFRUTESCENS	1 GALLON	30" O.C.	20	FULL PLANTS
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQ. FT.	19,350	100% COVERAGE



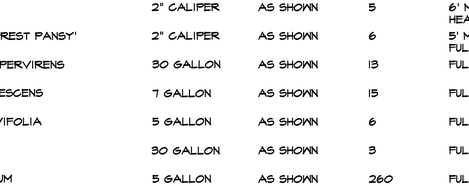
1 L6 **POCKET PLANTING ORNAMENTAL GRASS DETAIL**

NOT TO SCALE



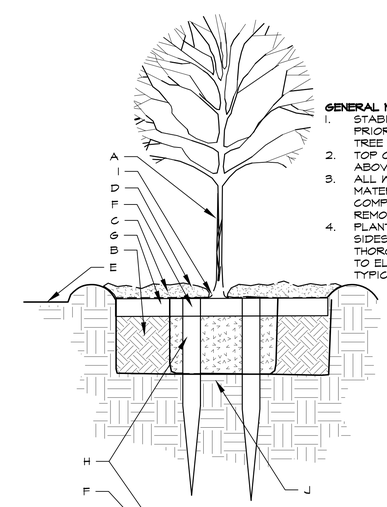
2 L6 **SHRUB AND GROUNDCOVER PLANTING DETAIL**

NOT TO SCALE

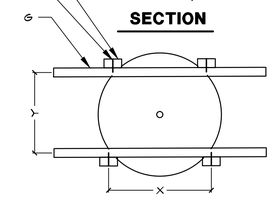


3 L6 **TYPICAL BED EDGING DETAIL**

NOT TO SCALE



SECTION



PLAN VIEW

GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:

A. TREE
B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
C. WATER RETENTION BASIN
D. 3" DEPTH MULCH AS SPECIFIED
E. FINISH GRADE
F. 2 1/2 DRYWALL SCREW (UNFINISHED)
G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.

4 L6 **TREE PLANTING**

NOT TO SCALE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, P.L.L.C.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2020

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

One Inch

LANDSCAPE AND SCREENING

Landscape Details

Entrada Block B

Town of Westlake, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT BAR010

SHEET L2 of 2

Plotted by: ##### Plot Date: 3/8/2020 3:29 PM

Drawing: W:\Shared With Me\shared\Projects\BAR012 - Entrada Block P\DWG\BAR012LS.dwg Saved By: Leonard Save Time: 3/3/2020 10:55 AM

WESTLAKE TOWN COUNCIL

TYPE OF ACTION

Regular Meeting - Action Item

Monday, May 18, 2020

TOPIC: Consider approval a resolution approving a second amendment to the Knolls at Solana agreement for subdivision improvements

STAFF CONTACT: Ron Ruthven, Planning and Development Director

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: May 18, 2020 **Completion Date:** May 18, 2020

Funding Amount: N/A **Status** - N/A **Source** - N/A

Contract: No **Forms:** N/A

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

This item constitutes a final amendment to the agreement for subdivision improvements for the Knolls at Solana. The final plat for The Knolls at Solana has been approved and recorded. The development is currently being inspected by Town staff for final compliance before being released for the issuance of building permits to single family home builders. The specific amendments to the development agreement are contained in Exhibit A of the proposed resolution and read as follows:

"A. Parkland Dedication

1. *Given the requirement of a separate agreement detailing parkland amenities contained in Ordinance 846, Exhibit B, Section 3(D)4 and 5, the Developer agrees to donate $100,000.00 to the Town of Westlake to be placed in escrow for future park improvements for the public parkland donation shown on the recorded final plat for The Knolls at Solana. The donation shall be made prior to the recording of the final plat for the Knolls at Solana. In determining how the escrowed funds are spent, the Town and the Developer, or their successor/assign, shall provide an agreement per the requirements of Ordinance 846, Exhibit B, Section 3(D)4 and 5 not later than ten (10) years from the date that escrowed funds are received by the Town.*

B. *The Developer agrees that all required landscaping as shown on the approved landscape plan shall be installed not later than twelve months from final acceptance of public improvements. Prior to the final acceptance of public improvements, the Developer shall provide a letter of credit, approved by the Town Manager or their designee, that provides a financial guarantee that said landscaping will be performed.*

C. *Per the provisions of Resolution 18-49, Exhibit A, Section B(2), the Developer agrees that payment by the Town regarding Town participation on utility construction may be in the form of a reduction to development inspection fees whereby the inspection fees due are reduced by the amount of the Town participation credit upon final approval of the Town Manager or their designee.*

D. *Regarding Lot 17X on the Knolls at Solana final plat, the Developer agrees to the following provisions:*

1. *No additional structures will be built on the property beyond what is depicted on the approved landscape plan; and*

2. *Upon final completion, to the extent that the structures shown on the approved landscape plan are rebuilt, altered or modified in the future, the structures shall be rebuilt in the same location and to the same dimensions, including structure height and setbacks as shown in the approved landscape plan.*

E. *Regarding permanent erosion control:*

1. *The Developer agrees that all permanent erosion control facilities installed by the Developer, including retaining walls and other slope stability measures, as required by Town ordinances and approved by the town engineer, will be maintained by the Developer for a minimum of two years from the date of execution on this 2nd Amendment to the Development Agreement.*

2. *Exceptions to this provision include properties immediately adjacent to any facilities as described above where the property is owned by an entity other than the Developer and a building permit has been issued by the Town for new home construction."*

Items A, B and C described above have been satisfied by the developer.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1. Proposed Resolution including amended agreement

EXHIBIT A TO RESOLUTION NO. 20-16

2nd AMENDMENT TO DEVELOPMENT AGREEMENT FOR SUBDIVISION IMPROVEMENTS – THE KNOLLS AT SOLANA

THIS SECOND AMENDMENT TO THE TOWN OF WESTLAKE DEVELOPMENT AGREEMENT FOR SUBDIVISION IMPROVEMENTS (aka "the 2ND Amendment") ESTABLISHED WITH THE ADOPTION OF RESOLUTION 18-49 AS ADOPTED BY THE WESTLAKE TOWN COUNCIL ON DECEMBER 10, 2018, AND FURTHER AMENDED WITH ADOPTION OF RESOLUTION 19-03 AS ADOPTED BY THE WESTLAKE TOWN COUNCIL ON JANUARY 28, 2019 is made and entered into this 18th day of May, 2020, by and between the Town of Westlake, Texas (the "Town"), and Wilbow-Solana LLC, (the "Developer").

W I T N E S S E T H:

The Knolls at Solana Development ("Development") is a single-family residential project to be constructed in Westlake and is currently being developed by Developer; and

On December 10, 2018, the Town and the Developer entered into the Development Agreement for Subdivision Improvements cited above which addressed various development issues related to the Knolls at Solana Development and provided for the timing of certain construction, conservation area requirements and the dedication of certain property, among others; and

On January 28, 2019, the Agreement between the Town and the Developer was amended; and

The Developer and the Town desire to amend the Development Agreements for Subdivision Improvements contained in Resolution 18-49 and 19-03 with the amendments herein.

In consideration of the foregoing premises and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Town and Developer covenant and agree as follows:

1. The Development Agreement and amendment for Subdivision Improvements Adopted by Resolution 18-49 on December 10, 2018 and Resolution 19-03 on January 28, 2019 Remain in Full Force and Effect. The Town and Developer acknowledge and agree that, except to the extent amended herein, all provisions and terms contained in the Development Agreement for Subdivision Improvements as adopted by Resolution 18-49, and amended by Resolution 19-03, besides this Amendment, remain in full force and effect.

2. Specific Amendments Contained in this 2nd Amendment to the Development Agreement for Subdivision Improvements Adopted by Resolution 18-49 and 19-03 shall be amended as follows:

A. Parkland Dedication

1. Given the requirement of a separate agreement detailing parkland amenities contained in Ordinance 846, Exhibit B, Section 3(D)4 and 5, the Developer agrees to donate $100,000.00 to the Town of Westlake to be placed in escrow for future park improvements for the public parkland donation shown on the recorded final plat for The Knolls at Solana. The donation shall be made prior to the recording of the final plat for the Knolls at Solana. In determining how the escrowed funds are spent, the Town and the Developer, or their successor/assign, shall provide an agreement per the requirements of Ordinance 846, Exhibit B, Section 3(D)4 and 5 not later than ten (10) years from the date that escrowed funds are received by the Town.

B. The Developer agrees that all required landscaping as shown on the approved landscape plan shall be installed not later than twelve months from final acceptance of public improvements. Prior to the final acceptance of public improvements, the Developer shall provide a letter of credit, approved by the Town Manager or their designee, that provides a financial guarantee that said landscaping will be performed.

C. Per the provisions of Resolution 18-49, Exhibit A, Section B(2), the Developer agrees that payment by the Town regarding Town participation on utility construction may be in the form of a reduction to development inspection fees whereby the inspection fees due are reduced by the amount of the Town participation credit upon final approval of the Town Manager or their designee.

D. Regarding Lot 17X on the Knolls at Solana final plat, the Developer agrees to the following provisions:

1. No additional structures will be built on the property beyond what is depicted on the approved landscape plan; and

2. Upon final completion, to the extent that the structures shown on the approved landscape plan are rebuilt, altered or modified in the future, the structures shall be rebuilt in the same location and to the same dimensions, including structure height and setbacks as shown in the approved landscape plan.

E. Regarding permanent erosion control:

1. The Developer agrees that all permanent erosion control facilities installed by the Developer, including retaining walls and other slope stability measures, as required by Town ordinances and approved by

the town engineer, will be maintained by the Developer for a minimum of two years from the date of execution on this 2nd Amendment to the Development Agreement.

2. Exceptions to this provision include properties immediately adjacent to any facilities as described above where the property is owned by an entity other than the Developer and a building permit has been issued by the Town for new home construction.

3. Binding Obligation. This 2nd Amendment to the Development Agreement shall become a binding obligation of the signatories upon execution by all signatories hereto. The Town warrants and represents that the individual executing this 2nd Amendment to the Development Agreement for Subdivision Improvements on behalf of the Town has full authority to execute this 2nd Amendment to the Development Agreement for Subdivision Improvements and bind the Town to the same. Developer warrants and represents that the individual executing this 2nd Amendment to the Development Agreement for Subdivision Improvements on its behalf has full authority to execute this 2nd Amendment to the Development Agreement for Subdivision Improvements and bind it to the same.

4. Authorization. The Town Council shall authorize the Town Manager of the Town to execute this 2nd Amendment to the Development Agreement for Subdivision Improvements on behalf of the Town.

5. Severability. In the event any provision of this 2nd Amendment to the Development Agreement for Subdivision Improvements shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the 2nd Amendment to the Development Agreement for Subdivision Improvements shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

6. Filing in Deed Records. This 2nd Amendment to the Development Agreement for Subdivision Improvements shall be filed in the deed records of Tarrant County, Texas. The provisions of this 2nd Amendment to the Development Agreement for Subdivision Improvements shall be deemed to run with the Property and shall be binding on heirs, successors and assigns of Developer.

7. Notices. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

To the Town: Attn: Amanda DeGan
Town Manager
1500 Solana Blvd., Bldg. 7, Suite 7200
Westlake, Texas 76262
FAX: 817.430.1812

With a copy to: Attn: L. Stanton Lowry

Town Attorney
Boyle & Lowry, L.L.P.
4201 Wingren, Suite 108
Irving, Texas 75062
FAX: 972.650.7105

To the Developer: Attn: Lawrence Corson, President
Wilbow-Solana, LLC
5307 E. Mockingbird Lane, Suite 900
Dallas, TX 75206

With a copy to: Watson Law Group PLLC
Attn: Monty Watson
4925 Greenville Avenue, Suite 717
Dallas, TX 75206

8. Counterparts. This 2nd Amendment to the Development Agreement may be executed in counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties have executed this 2nd Amendment to the Development Agreement as of this the 18th day of May, 2020.

ATTEST:

_____

Name: Todd Wood
Title: Town Secretary

TOWN OF WESTLAKE

By: _____

Name: Amanda DeGan
Title: Town Manager

Date: _____

APPROVED AS TO FORM

_____

Name: L. Stanton Lowry
Title: Town Attorney

DEVELOPER

Wilbow-Solana LLC

By:_____
Lawrence Corson, Co-President

STATE OF TEXAS)

)

COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2020, by Lawrence Corson in his capacity as President, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Wilbow-Solana, LLC.

_____
Notary Public, State of Texas

My Commission Expires:

_____

TOWN OF WESTLAKE

RESOLUTION 20-16

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS, APPROVING A 2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR SUBDIVISION IMPROVEMENTS WITH WILBOW-SOLANA LLC, RELATED TO THE KNOLLS AT SOLANA DEVELOPMENT IN WESTLAKE, TEXAS.

WHEREAS, the Town is a duly created and validly existing Type A General Law Municipality, created under the laws of the State of Texas, including particularly, but not by way of limitation, Chapter 51, Texas Local Government Code ("LGC"); and

WHEREAS, the Town of Westlake (Town) and Wilbow-Solana, LLC (the Owner) entered into an agreement for subdivision improvements on December 10, 2018; and

WHEREAS, the Town of Westlake (Town) and Wilbow-Solana, LLC (the Owner) agreed to an amendment to the agreement for subdivision improvements on January 28, 2019; and

WHEREAS, the Town and the Developer wish to approve a 2nd amendment to the Development Agreement for Subdivision Improvements approved by the Town in Resolution 18-49 on December 10, 2018, and amended on January 29, 2019 by Resolution 19-03; and

WHEREAS, the Town Council finds that the passage of this Resolution is in the best interest of the citizens of Westlake.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:

SECTION 1: THAT, all matters stated in the Recitals hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

SECTION 2: THAT, the Town Council of the Town of Westlake, Texas, hereby approves this 2nd Amendment to the Development Agreement for Subdivision Improvements originally approved on December 10, 2018 in Resolution 18-49, and amended on January 28, 2019 in Resolution 19-03, attached hereto to this resolution as ***Exhibit "A"***.

SECTION 3: THAT, the Town Council of the Town of Westlake further authorizes the Town Manager to execute said amendments to said agreements on behalf of the Town of Westlake.

SECTION 4: If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions

hereof and the Council hereby determines that it would have adopted this Resolution without the invalid provision.

SECTION 5: That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED ON THIS 18th DAY OF MAY, 2020.

_____
Laura Wheat, Mayor

ATTEST:

_____
Todd Wood, Town Secretary

_____
Amanda DeGan, Town Manager

APPROVED AS TO FORM:

_____
L. Stanton Lowry, Town Attorney

Town Council

Item # 10 – Executive Session

EXECUTIVE SESSION

The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:

a. Section 551.087 Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) for the following:
    - Entrada
    - Front 44
b. Section 551.071(2) – Consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Resolution No. 00-19, a Contract with Hillwood Development Corporation Concerning the Design Engineering and Construction of the West Side Pump Station and the Dove Road Waterline.
c. Section 551.071 Consultation with Attorney - to seek advice of counsel regarding Grenada Homeowners' Association matters.

Town Council

Item # 11 – Reconvene Council Meeting

Town Council

Item # 12 – Take Necessary Action, if needed, from Executive session items

NECESSARY ACTION

a. Section 551.087 Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) for the following:
    - Entrada
    - Front 44
b. Section 551.071(2) – Consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Resolution No. 00-19, a Contract with Hillwood Development Corporation Concerning the Design Engineering and Construction of the West Side Pump Station and the Dove Road Waterline.
c. Section 551.071 Consultation with Attorney - to seek advice of counsel regarding Granada Homeowners' Association matters.

Town Council

Item # 13 – Future Agenda Items

FUTURE AGENDA ITEMS: Any Council member may request at a workshop and / or Council meeting, under "Future Agenda Item Requests", an agenda item for a future Council meeting. The Council Member making the request will contact the Town Manager with the requested item and the Town Manager will list it on the agenda. At the meeting, the requesting Council Member will explain the item, the need for Council discussion of the item, the item's relationship to the Council's strategic priorities, and the amount of estimated staff time necessary to prepare for Council discussion. If the requesting Council Member receives a second, the Town Manager will place the item on the Council agenda calendar allowing for adequate time for staff preparation on the agenda item.

None

Town Council

Item # 15 – Adjournment
Regular Session