

SITE PLAN KEY NOTES

- 6" CURB (SEPARATE CONTRACT)
- CONSTRUCT 6" INTEGRAL CURB PER DETAIL
- PAINT PARKING STALLS PER DETAIL
- INSTALL STOP SIGN PER DETAIL
- PAINT ACCESSIBLE PARKING PER DETAIL
- CONSTRUCT ACCESSIBLE RAMP PER DETAIL
- PAINT FIRE LANE STRIPE PER DETAIL
- DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS
- INSTALL CURB CUT PER DETAIL
- NO CURB
- CONSTRUCT 6" INTEGRAL CURB W/ ADJACENT SIDEWALK PER DETAIL
- CONSTRUCT SIDEWALK PER DETAIL

PARKING SUMMARY	
PASSENGER	41
ADA SPACES	2
VAN ADA	1
TOTAL	43

SITE DATA	
EXISTING ZONING	PD3-SA
PROPOSED USE	MIXED USE
BUILDING SETBACK	N/A
PAVING SETBACK	N/A

WESTLAKE RETAIL
ASSOC LTD
VOL 4247, PG 2869

LOT 3, BLOCK 1
WESTLAKE RETAIL
ASSOC LTD
VOL 4247, PG 2869

LOT 2, BLD
WESTLAKE 9
ASSOC L
VOL 4247, PG

LOT 2, BLOCK 2
WESTLAKE RETAIL
ASSOC LTD
VOL 4247, PG 2869
(SEPARATE CONTRACT)

LOT 1, BLOCK 2
WESTLAKE RETAIL
ASSOC LTD
VOL 4247, PG 2869

PROPOSED BUILDING
FFE#618,50

BY SEPARATE PERMIT PLANS

FIRE HYDRANT
(SEPARATE CONTRACT)

FIRE HYDRANT
(SEPARATE CONTRACT)

STREET B
(SEPARATE CONTRACT)

PROP 10" WATER ESMT
(SEPARATE CONTRACT)

PROPOSED DUMPSTER ENCLOSURE
REF: ARCH

PEDESTRIAN ACCESS ESMT
DC2020-94803

EX FIRE
HYDRANT

SCHWAB WAY

EX ROW

CS KINGS CROSS LAKE
PARKWAY, LLC TRACT 1
R13174 2016-641107

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

TEXAS 811	1-800-344-8377
TOWN OF WESTLAKE	817-430-0941
ATMOS GAS	888-286-6700
TXU ELECTRIC DELIVERY	1-800-316-2135
CHARTER COMMUNICATIONS	1-800-344-8377
TRI-COUNTY ELECTRIC	1-800-431-1541

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



0 30' 60'
SCALE: 1" = 30'

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED FIRELANE
	ACCESSIBLE CROSSWALK
	PROPOSED FIRE HYDRANT (SEPARATE CONTRACT)
	PROPOSED SIDEWALK

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
 - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES PRIOR TO CONSTRUCTION, CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF CONFLICTS EXIST.
 - ALL CURB RADI ARE TO FACE OF CURB AND ARE 4' UNLESS OTHERWISE NOTED.
 - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

BENCHMARKS

BM #1 - X CUT IN NORTH CURB LINE OF SCHWAB WAY, LOCATED ± 5 FEET WEST OF A CURB INLET, ± 185 FEET EAST OF STREET G, ± 250 FEET NORTHEAST FROM THE NORTHEAST CORNER OF THE C.S. PARKING GARAGE.

ELEVATION = 513.58'

BM #2 - X CUT ON NORTH CORNER OF CURB INLET, LOCATED ON THE WEST SIDE OF SCHWAB WAY, ± 390 FEET SOUTHWEST FROM THE INTERSECTION OF SCHWAB WAY AND NORTHWEST PARKWAY, ± 540 FEET NORTHEAST FROM THE NORTHEAST CORNER OF THE CS DFW-1 BUILDING.

ELEVATION = 513.54'

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE, THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

HOLE T. WEBER 122315 04/01/2025
TYPE OR PRINT NAME TEL DATE

NO.	DATE	REVISION

CIRCLE T RANCH FRONT 44, PHASE 1
LOT 1, BLOCK 2

OVERALL SITE PLAN

TOWN OF WESTLAKE, DENTON COUNTY, TEXAS

Westwood

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

Westwood Professional Services, Inc.
TEXAS FIRM REGISTRATION NO. 0-11763

DRAWN: TCG	DATE: APRIL 2025	PROJECT #: 0050989	SHEET: C201
DESIGNED: BWV			
REVIEWER: RM			