

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.



LEGEND

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

- 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 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, ± 1800 FEET EAST OF STREET G & 250 FEET NORTHEAST FROM THE NORTHEAST CORNER OF THE C.S. PARKING GARAGE.
ELEVATION = 613.98'

BM #2 - X-CUT ON NORTH CORNER OF CURB INLET, LOCATED ON THE WEST SIDE OF SCHWAB WAY, ± 300 FEET SOUTHWEST FROM THE INTERSECTION OF SCHWAB WAY AND NORTHWEST PARKWAY & ± 540 FEET NORTHEAST FROM THE NORTHEAST CORNER OF THE C.S. DFW-1 BUILDING.
ELEVATION = 613.54'

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:

KYLE T. WEBER
TYPE OR PRINT NAME
120318
PE
04/10/2025
DATE

SITE PLAN KEY NOTES

- 6" CURB (SEPARATE CONTRACT)
- CONSTRUCT 6" INTEGRAL CURB PER DETAIL
- CONSTRUCT 6" INTEGRAL CURB W/ ADJACENT SIDEWALK PER DETAIL
- CONSTRUCT SIDEWALK 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
- ARCHITECTURAL WALL PER ARCHITECTURAL PLANS
- PLANTER PER LANDSCAPE PLANS
- INSTALL CURB CUT PER DETAIL

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

BUILDING COORDINATES		
NO.	NORTHING	EASTING
101	7048703.14	2363956.55
102	7048669.00	2364022.43
103	7048624.00	2364002.43
104	7048624.00	2363956.39
105	7048610.58	2364018.07
106	7048549.86	2364018.07

BUILDING COORDINATES		
NO.	NORTHING	EASTING
107	7048549.86	2364192.40
108	7048612.58	2364176.74
109	7048700.39	2364173.84
110	7048633.04	2364168.84
111	7048622.70	2364236.50
112	7048703.33	2364236.50

BUILDING COORDINATES		
NO.	NORTHING	EASTING
113	7048688.48	2364323.99
114	7048610.81	2364321.16
115	7048610.81	2364356.16
116	7048694.48	2364356.99

CIRCLE T RANCH FRONT 44 PHASE 1
BUILDING B1, B2, B3 & D, LOT 2, 3 & 4; BLK 2

OVERALL SITE PLAN

TOWN OF WESTLAKE, DENTON COUNTY, TEXAS



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

Westwood Construction, Inc.
TXBLS FIRM REGISTRATION NO. 1-11761
TXBLS FIRM REGISTRATION NO. 1-1074301

DRAWN	TCG	DATE	PROJECT #	SHEET
DESIGNED	BBW / BCH	APRIL 2025	0050969	C201
REVIEWER	RM			