



CAUTION!!



CALLED ACRES 23.212
 THE ESTATES ADDITION
 THE TOWN OF WESTLAKE
 INST. NO. D196063470
 D.R.T.C.T.

CONTACT: **ROBERT A. RATHBUN, P.E.**
EMAIL: **ALEX.RATHBUN@KIMLEY-HORN.COM**

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GENERAL NOTES

1. REQUIREMENTS OF PLANNED DEVELOPMENT 3-12 AND PLANNED DEVELOPMENT 3-12A WILL BE COMPLIED WITH.
2. TOWN MANAGER OR TOWN MANAGER'S DESIGNEE CAN APPROVE MINOR MODIFICATIONS AND DEVIATIONS ADMINISTRATIVELY. AN UPDATED SITE PLAN SHALL BE PROVIDED FOR RECORD ONLY BASED ON POTENTIAL MODIFICATIONS.
3. ADDITIONAL STRUCTURES NOT LOCATED ON THE SITE PLAN OR THE RELOCATION OF SHOWN STRUCTURES UNDER 5,000 SQUARE FEET ARE PERMITTED TO BE APPROVED BY THE TOWN MANAGER OR TOWN MANAGER'S DESIGNEE, ADMINISTRATIVELY.

Footnotes:

- 1 Per PD 3-12 and PD 3-12A, Section 3.2, Floor Area. Building Footprint and Total Building Areas calculated to outer perimeter walls. Attics are included in the SF numbers. Building areas are approximate and may vary from Permit and Construction Documents. Accessory use site structures are not included in the calculations shown and are allowed per PD 3-12 and PD 3-12A, Section 2, Accessory Uses and Structures.
- 2 Per Town of Westlake planning and PD ordinances. Building height measured from average grade around building to mid-point of sloped roofs. (PD 3-12 and PD 3-12A, Section 4.2).
- * Per PD 3-12, Section 3.2, Floor Area. Parking structures are excluded from floor (Building) Area Calculations.
- ** Per PD 3-12, Section 3.2, Floor Area. Floor (Building) area does not include the outdoor usable roof deck areas.

BENCHMARKS

BM #54 - A SQUARE W/ "X" CUT SET ON TOP OF CURB LOCATED AT 113' SOUTH OF THE CENTERLINE OF N. PEARSON LANE AND W. DOVE ROAD & 1107' EAST OF THE CENTERLINE OF W. DOVE ROAD AND NORTH PEARSON LANE.
ELEV = 682.55'

BM #55 - A SQUARE W/ "X" CUT SET ON BACK OF CURB LOCATED AT 113' SOUTH OF THE CENTERLINE OF W. DOVE ROAD AND N. PEARSON LANE & 1591' EAST OF THE CENTERLINE OF N. PEARSON LANE AND W. DOVE ROAD.
ELEV = 680.91'

BM #56 - A SQUARE W/ "X" CUT SET ON BACK OF CURB LOCATED AT 117' NORTH OF THE CENTERLINE OF W. DOVE ROAD AND N. PEARSON LANE & 1134' WEST OF THE CENTERLINE OF N. PEARSON LANE AND W. DOVE ROAD.
ELEV = 677.69'

455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
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Kimley»Horn

Engineer ROBERT A. RATHBUN

P.E. No. 130812

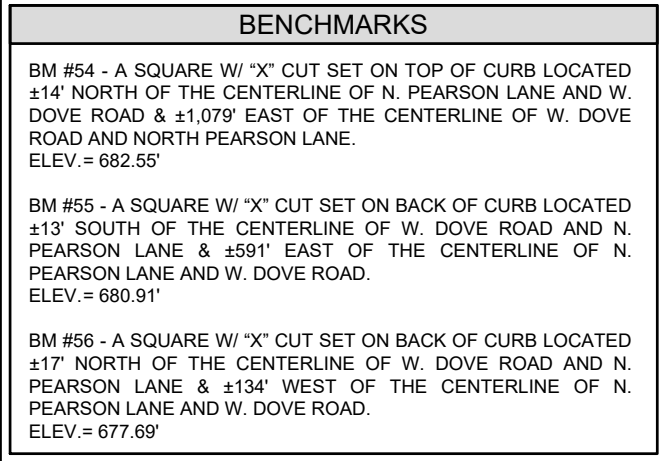
Date 06/06/2023

KHA PROJECT	DATE	SCALE	AS SHOWN
067792902	JUNE 2023	DESIGNED BY	LLC
		DRAWN BY	LLC
		CHECKED BY	PAP

PROJECT STAR
CITY OF WESTLAKE
TARRANT COUNTY, TEXAS

OVERALL SITE PLAN

SHEET NUMBER
1 OF 6

[illegible]

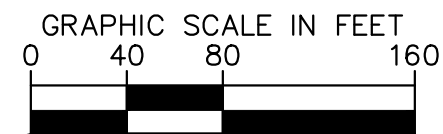
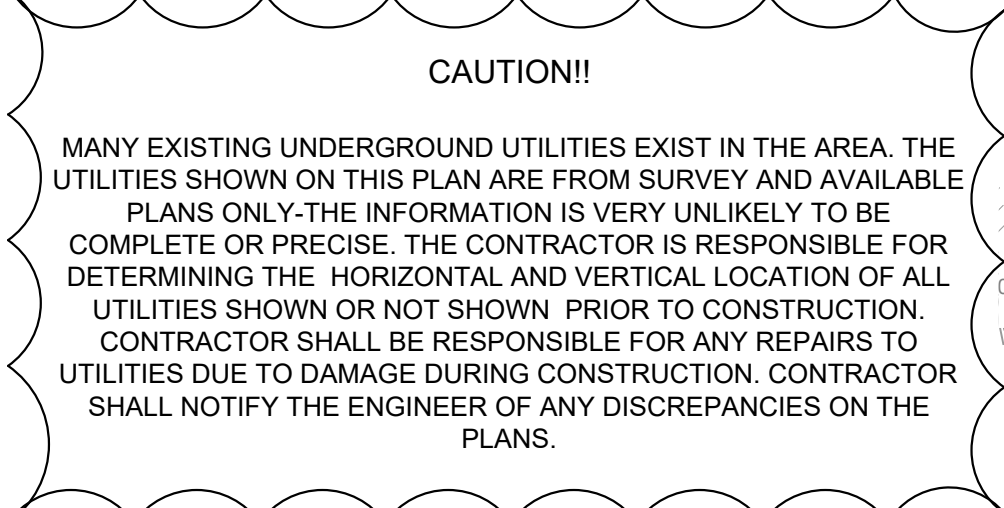
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KHA PROJECT 067792902	DATE JUNE 2023	SCALE	AS SHOWN	DESIGNED BY	LLC	DRAWN BY	LLC	CHECKED BY	RARE
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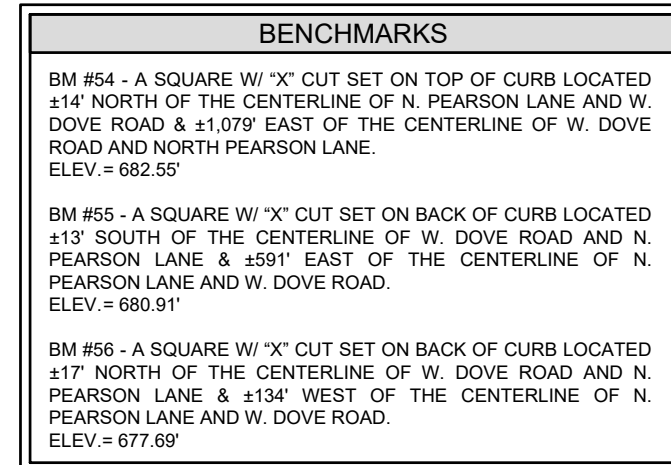
PROJECT STAR
CITY OF WESTLAKE
TARRANT COUNTY, TEXAS

SITE PLAN

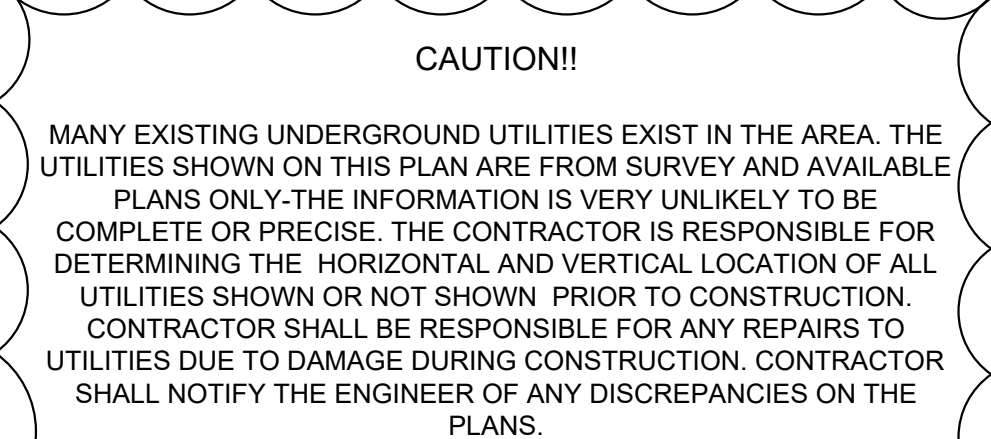
SHEET NUMBER
2 OF 6



GENERAL NOTES	
1.	ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
2.	ALL RADII ARE 3.0' UNLESS OTHERWISE STATED.
3.	ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE TOWN OF WESTLAKE STANDARD CONSTRUCTION DETAILS.
4.	DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF ENGINEERING OR HIS DESIGNEE ABOUT ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
5.	STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE TOWN OF WESTLAKE, STANDARD CONSTRUCTION DETAILS LATEST EDITION.
6.	REFER TO LANDSCAPE PLANS FOR SIDEWALK AND TRAIL LOCATIONS.
7.	ALL REQUIREMENTS OF PLANNED DEVELOPMENT 3-12 AND PLANNED DEVELOPMENT 3-12A WILL BE COMPLIED WITH.
8.	TOWN MANAGER OR TOWN MANAGER'S DESIGNEE CAN APPROVE MINOR MODIFICATIONS AND DEVIATIONS ADMINISTRATIVELY. AN UPDATED SITE PLAN SHALL BE PROVIDED FOR RECORD ONLY BASED ON POTENTIAL MODIFICATIONS.
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SHEET NUMBER
3 OF 6



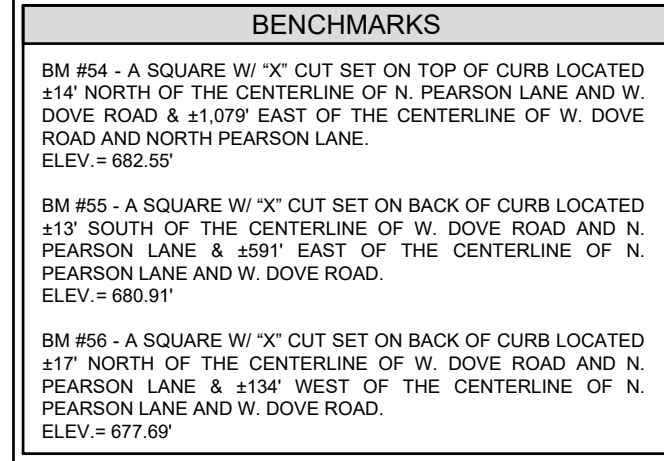
MATCHLINE, SEE SHEET 5 OF 6

FMR TEXAS LIMITED
PARTNERSHIP
VOL. 13457, PG. 403
D.R.T.C.T.



A north arrow pointing upwards, with the word "NORTH" written below it. Below the north arrow is a graphic scale bar labeled "GRAPHIC SCALE IN FEET". The scale bar has markings at 0, 40, 80, and 160 feet.

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		DESIGNED BY	LLC
		DRAWN BY	LLC
		CHECKED BY	RAR

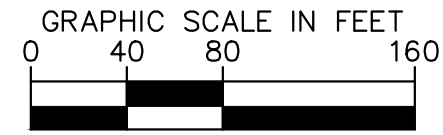
PROJECT STAR
CITY OF WESTLAKE
TARRANT COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
4 OF 6



FMR TEXAS LIMITED
PARTNERSHIP
VOL. 13457, PG. 403
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BENCHMARKS

BM #64 - A SQUARE W/ "X" CUT SET ON TOP OF CURB LOCATED
+14' NORTH OF THE CENTERLINE OF N. PEARSON LANE AND W.
DOVE ROAD & +1079.07 EAST OF THE CENTERLINE OF W. DOVE
ROAD AND NORTH PEARSON LANE.
ELEV. = 682.55'

BM #65 - A SQUARE W/ "X" CUT SET ON BACK OF CURB LOCATED
+13' SOUTH OF THE CENTERLINE OF W. DOVE ROAD AND N.
PEARSON LANE & +516' EAST OF THE CENTERLINE OF N.
PEARSON LANE AND W. DOVE ROAD.
ELEV. = 680.91'

BM #66 - A SQUARE W/ "X" CUT SET ON BACK OF CURB LOCATED
+17' NORTH OF THE CENTERLINE OF W. DOVE ROAD AND N.
PEARSON LANE & +115' WEST OF THE CENTERLINE OF N.
PEARSON LANE AND W. DOVE ROAD.
ELEV. = 677.69'



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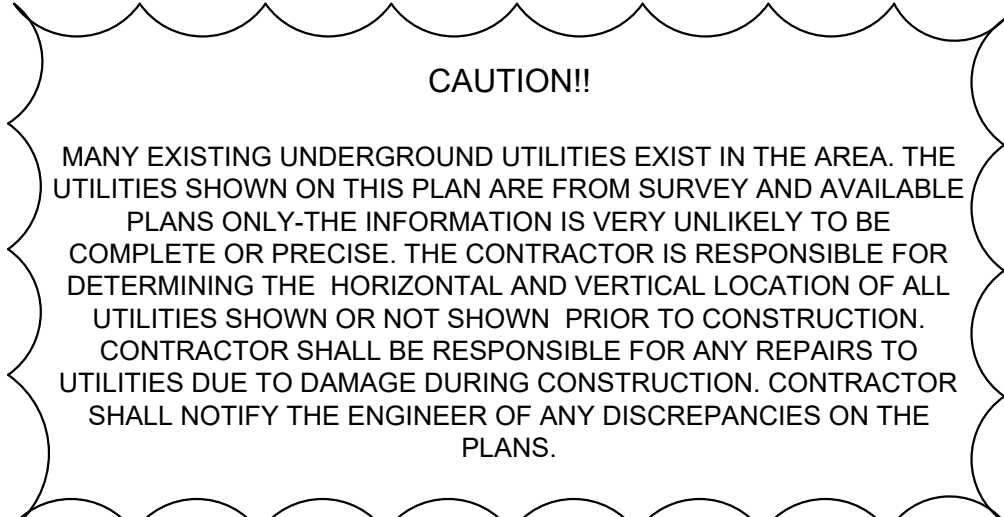
Date 06/06/2023[illegible]

KHA PROJECT 067792902	DATE JUNE 2023	SCALE AS SHOWN	DESIGNED BY LLC	DRAWN BY LLC	CHECKED BY RAR
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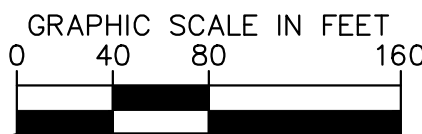
PROJECT STAR
CITY OF WESTLAKE
TARRANT COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
5 OF 6



CALLED ACRES 23.212
 THE ESTATES ADDITION
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 INST. NO. D196063470
 D.R.T.C.T.



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BM #54 - A SQUARE WI "X" CUT SET ON TOP OF CURB LOCATED ±1' NORTH OF THE CENTERLINE OF N. PEARSON LANE AND N. DOWE ROAD & ±1.079' EAST OF THE CENTERLINE OF W. DOWE ROAD AND NORTH PEARSON LANE.
ELEV. = 682.55'

BM #55 - A SQUARE WI "X" CUT SET ON BACK OF CURB LOCATED ±13' SOUTH OF THE CENTERLINE OF W. DOWE ROAD AND N. PEARSON LANE & ±591' EAST OF THE CENTERLINE OF N. PEARSON LANE AND W. DOWE ROAD.
ELEV. = 680.91'

BM #56 - A SQUARE WI "X" CUT SET ON BACK OF CURB LOCATED ±17' NORTH OF THE CENTERLINE OF W. DOWE ROAD AND N. PEARSON LANE & ±134' WEST OF THE CENTERLINE OF N. PEARSON LANE AND W. DOWE ROAD.
ELEV. = 677.69'



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067792902	JUNE 2023	DESIGNED BY	LLC
		DRAWN BY	LLC
		CHECKED BY	RAR

PROJECT STAR
CITY OF WESTLAKE
TARRANT COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
6 OF 6