

1. Agenda

Documents:

[PZ AGENDA 07-27-21.PDF](#)

2. Agenda Packet

Documents:

[PZ AGENDA PACKET 07-27-21.PDF](#)



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

PLANNING & ZONING COMMISSION AGENDA

JULY 27, 2021

5:30 PM

**Northlake Town Hall
1500 Commons Circle, Suite 300
Northlake, Texas 76226**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

C. NEW BUSINESS

1. Consider approval of the minutes from the regular Planning & Zoning Commission meeting held on June 29, 2021
2. Consider approval of a Preliminary Plat of Northlake 35 Logistics Park, a proposed industrial development consisting of 11 lots on a 249.299-acre tract of land in the Holland Anderson Survey, Abstract No. 25, the H.W. Cocke Survey, Abstract No. 310, the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, the William Murray Survey, Abstract No. 890, and the Simeon E. Park Survey, Abstract No. 890, generally located north of Dale Earnhardt Way between Harmonson Road and IH 35W, and zoned Industrial (I). Northlake 35 LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # PP-21-003
3. Consider approval of a Preliminary Plat of Northlake Logistics Crossing, a proposed industrial development consisting of 2 lots on a 124.061-acre tract of land in the H. Anderson Survey, Abstract No. 25 and the A. Gawltney Survey, Abstract No. 500, generally located north of Victory Circle East on the west side of Harmonson Road, and zoned Industrial (I). Scannell Properties #444, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # PP-21-001
4. Consider approval of a Site Plan of Northlake Logistics Crossing, a proposed two-building, 1,391,800 square-foot industrial development on a 124.061-acre tract of land in the H. Anderson Survey, Abstract No. 25 and the A. Gawltney Survey, Abstract No. 500, generally located north of Victory Circle East on the west side of Harmonson Road, and zoned Industrial (I). Scannell Properties #444, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-21-002

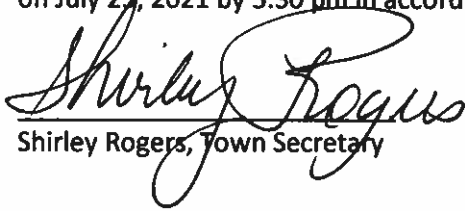


D. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

CERTIFICATION

I certify that the above notice was posted at Town Hall, 1500 Commons Circle, Suite 300, Northlake Texas 76226 on July 23, 2021 by 5:30 pm in accordance with Chapter 551, Texas Government Code.


Shirley Rogers, Town Secretary



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
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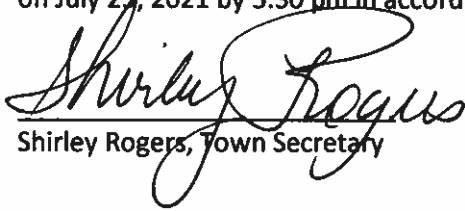


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Shirley Rogers, Town Secretary



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

Planning & Zoning Commission
Meeting Minutes

June 29, 2021

Northlake Town Hall

1500 Commons Circle, Suite 300

Northlake, Texas 76226

- A. Chairperson Michaela Monson called the meeting to order at 5:30 pm, quorum present

Commissioners Present:

Michaela Monson
Zee Parker
Kristin Dixon
Chris Amarante
Jeff Nichols

Commissioners Absent:

Aaron Fowler
Danny Simpson

Staff present:

Drew Corn, Town Manager
Nathan Reddin, Development Director
Shirley Rogers, Town Secretary

- B. Public Input - none

C. New Business

1. Commissioner Amarante made the motion to approve the minutes from the regular Planning & Zoning Commission meeting held on June 1, 2021. 2nd by Vice Chairman Nichols
Vote: motion passed unanimous

Chairperson Monson asked for Items 2 & 3 to be discussed together

2. Preliminary Plat of Lots 1 & 2, Block A, Fieldhouse Sports, a proposed subdivision consisting of 2 lots within the extraterritorial jurisdiction of the Town of Northlake on a 45.95-acre tract of land in the A.M. Feltus Survey, Abstract No. 1593, generally located on the east side of Florance Road approximately 3,000 feet north of FM 407 at 8129 Florance Road. Fieldhouse Sports, LLC and the Scrivner Family Trust are the owners. Volly 12, LLC is the applicant/developer. ADTM Engineering is the engineer. Castlerock Surveying is the surveyor. Case # PP-21-002.
3. Final Plat of Lot 1, Block A, Fieldhouse Sports, a proposed 1-lot subdivision within the extraterritorial jurisdiction of the Town of Northlake on 5.55 acres of land in the A.M. Feltus Survey, Abstract No. 1593, generally located on the east side of Florance Road approximately 3,000 feet north of FM 407 at 8129 Florance Road. Fieldhouse Sports, LLC is the owner. Volly 12, LLC is the



applicant/developer. ADTM Engineering is the engineer. Castlerock Surveying is the surveyor. Case # FP-21-008.

Commissioner Parker made the motion to approve Items 2 & 3. 2nd by Commissioner Dixon
Vote: motion passed unanimous

4. Comprehensive Plan amendment to change the future land use designation from MU – Mixed Use to BP – Business Park and a related Master Thoroughfare Plan amendment for the area generally located north of Victory Circle and south of Denton Creek and the future extension of FM 1171 and west of IH 35W and east of FM 156.

- i. Chairperson Monson opened the public hearing at 5:47 pm
No one came forward for or against the amendment
Chairperson Monson closed the public hearing at 5:47 pm

Nathan Reddin, Development Director briefed the board on this item

- ii. Commissioner Amarante made a motion to recommend approval. 2nd by Commissioner Parker
Vote: motion passed unanimous

5. Amending the 2016 Master Thoroughfare Plan Update as amended, by replacing the Master Thoroughfare Plan Map

- i. Chairperson Monson opened the public hearing at 5:53 pm
No one came forward for or against the amendment
Chairperson Monson closed the public hearing at 5:53 pm

Nathan Reddin, Development Director briefed the board on this item

- ii. Vice Chairman Nichols made a motion to recommend approval. 2nd by Commissioner Dixon
Vote: motion passed unanimous

8. Zoning Change from I – Industrial to I-PD – Industrial Planned Development for an approximately 251-acre tract of land located on the east side of Harmonson Road at 10677 Harmonson Road. 6 McFarm LLC is the owner. Westgate Capital Group, LLC is the applicant. Case # PD-21-004.

- i. Chairperson Monson opened the public hearing at 6:00 pm
Tom Hillsman, representing the applicant, Westgate Capital Group LLC, spoke in support of the zoning change
Chairperson Monson closed the public hearing at 6:00 pm.

Nathan Reddin, Development Director, briefed the board on the item



Received one Notification Response Form from Cameron Ketchersid, property owner neutral/undecided

- ii. Commissioner Amarante made a motion to recommend approval of the zoning request. 2nd by Commissioner Parker
Vote: motion passed unanimous

- 6. Specific User Permit for an accessory building to be constructed without a primary structure on Lot 14R2, Block A, Northlake Country Estates, a 9.167-acre lot located at 2250 FM 407, the northwest corner of FM 407 and Faught Road, and zoned Rural Residential (RR). Mohammad Khan is the owner/applicant. Case # SUP-21-001.

- i. Chairperson Monson opened the public hearing at 6:10 pm
No one came forward for or against the request
Chairperson Monson closed the public hearing at 6:10 pm

Nathan Reddin, Development Director, briefed the board on this item. Received one Notification Response Form from resident Stephen Custy in favor.

Applicant Mohammad Khan addressed the board and answered questions from the board

- ii. Commissioner Parker made a motion to recommend approval of the SUP with conditions. 2nd by Vice Chairman Nichols
Vote: motion passed unanimous

- 1. Accessory building shall be a maximum of 2,400 sq. feet;
- 2. Use of the building shall be limited to agricultural purposes such as the storage of food for animals, agricultural equipment, gardening equipment, and tools used to maintain the property; and
- 3. The SUP shall expire within six months from the date of SUP approval if a building permit has not been issued for the accessory building; and
- 4. The SUP shall automatically expire upon completion of a residence on the property as certified by an approved final inspection.

- 7. Zoning Change from RR – Rural Residential (min. 5 acres lots)/CRO - Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 1 acres lots) for an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road. Kenneth Frisby is the owner/applicant. Case # PD-21-003.

- i. Chairperson Monson opened the public hearing at 6:29 pm
Stacy Holland, resident of Stardust Ranch in support of the rezoning
Chairperson Monson closed the public hearing at 6:30 pm



Nathan Reddin, Development Director, briefed the board on the zoning request.

Applicant Kenneth Frisby addressed the board and answered questions from the board.

He stated he had received the emails of support from the property owners listed below:

- Property Owner Brandon Peavy in favor to keep Florance Road lots of similar size to new development in surrounding area
- Property Owner Eric Cook in favor of the proposed 2 acre lots on sw side of property
- Property Owner Bradley Jackson in favor of establishing 2 acre lots and would be consistent in size and design with recent home sites Royal Crest has development next to the property
- Property Owner David Faught in favor of the 2 acre lots as long as the houses face west like the houses that are being built on Florance Road currently
- Melissa Stankavich representing clients who would like to purchase a 2 acre lot
- Property Owner Joshua Akers in favor of the 2 acre lot size along Florance Road

- ii. Commissioner Amarante made a motion to recommend approval of the planned development zoning.
2nd by Commissioner Zolaina Parker

Vote: motion passed unanimous

D. Chairperson Monson adjourned the meeting at 6:31 pm.

Passed and approved on this the 27th day of July 2021.

Northlake Planning & Zoning Commission

Michael Monson, Chairperson

Attest:

Shirley Rogers, Town Secretary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JULY 27, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM)

SUBJECT: NORTHLAKE 35 LOGISTICS PARK PRELIMINARY PLAT (PP-21-003)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Owner/Applicant: Northlake 35 LLC

Engineer/Surveyor: Goodwin and Marshall, Inc.

Current Zoning: Industrial (I)

Site: Approximately 249.299 acres out of the Holland Anderson Survey, Abstract No. 25, the H.W. Cocke Survey, Abstract No. 310, the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, the William Murray Survey, Abstract No. 890, and the Simeon E. Park Survey, Abstract No. 890, generally located north of Dale Earnhardt Way between Harmonson Road and IH 35W.

Summary: This application is for a preliminary plat of an industrial development to be known as Northlake 35 Logistics Park. It consists of 11 lots intended to be developed in phases beginning with master infrastructure and rights-of-way, then lot by lot for development lots. A conceptual site plan was provided with the submittal showing plans for approximately 2.85 million square feet of industrial warehouse space. Site plans with landscape plans and building elevations will be provided for each building site for separate approvals.

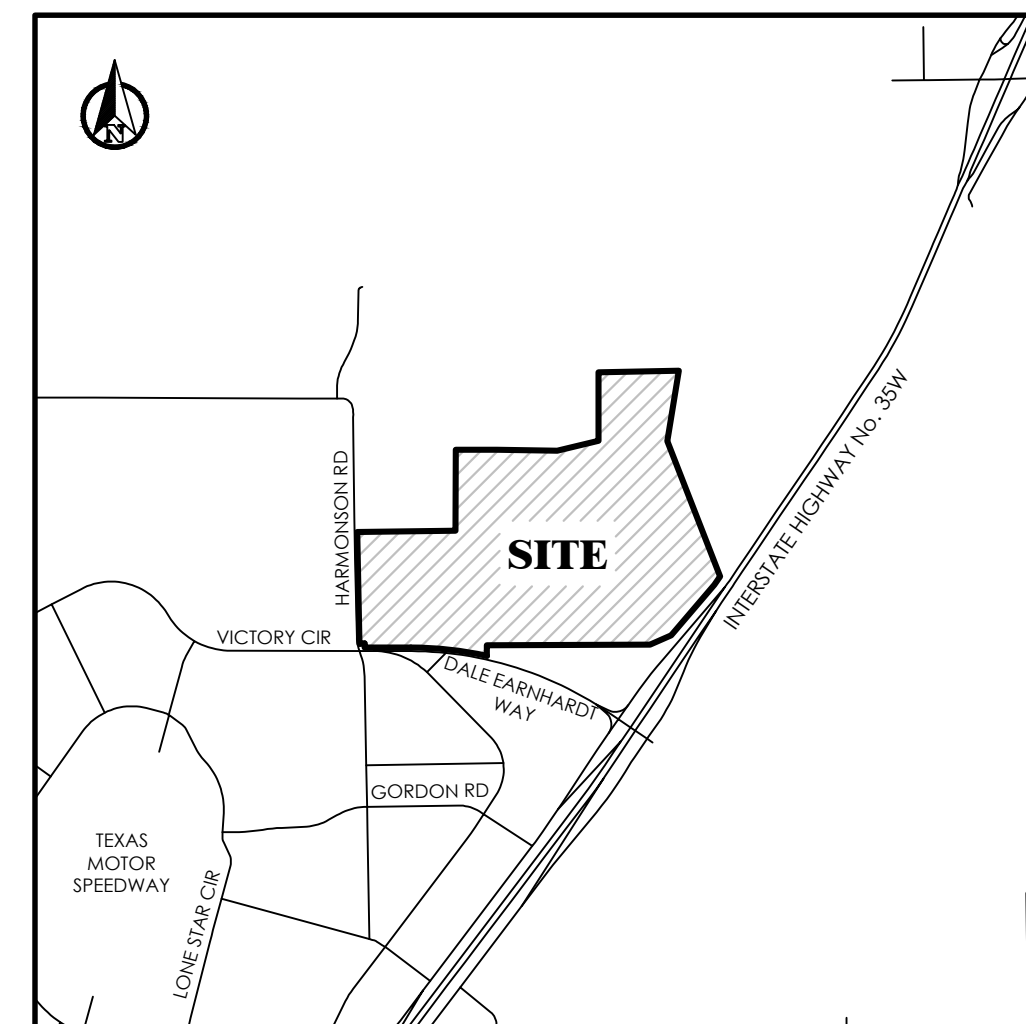
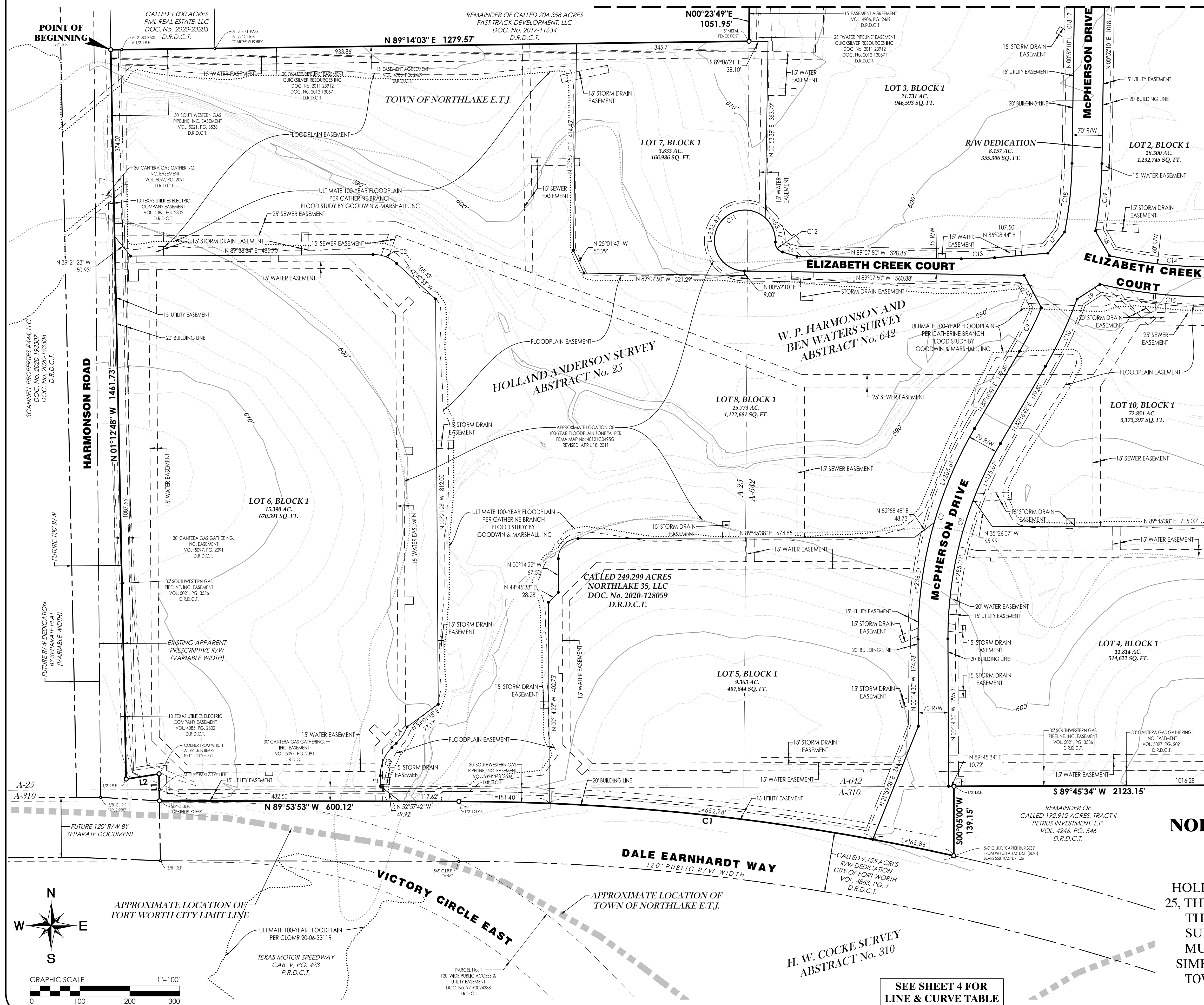
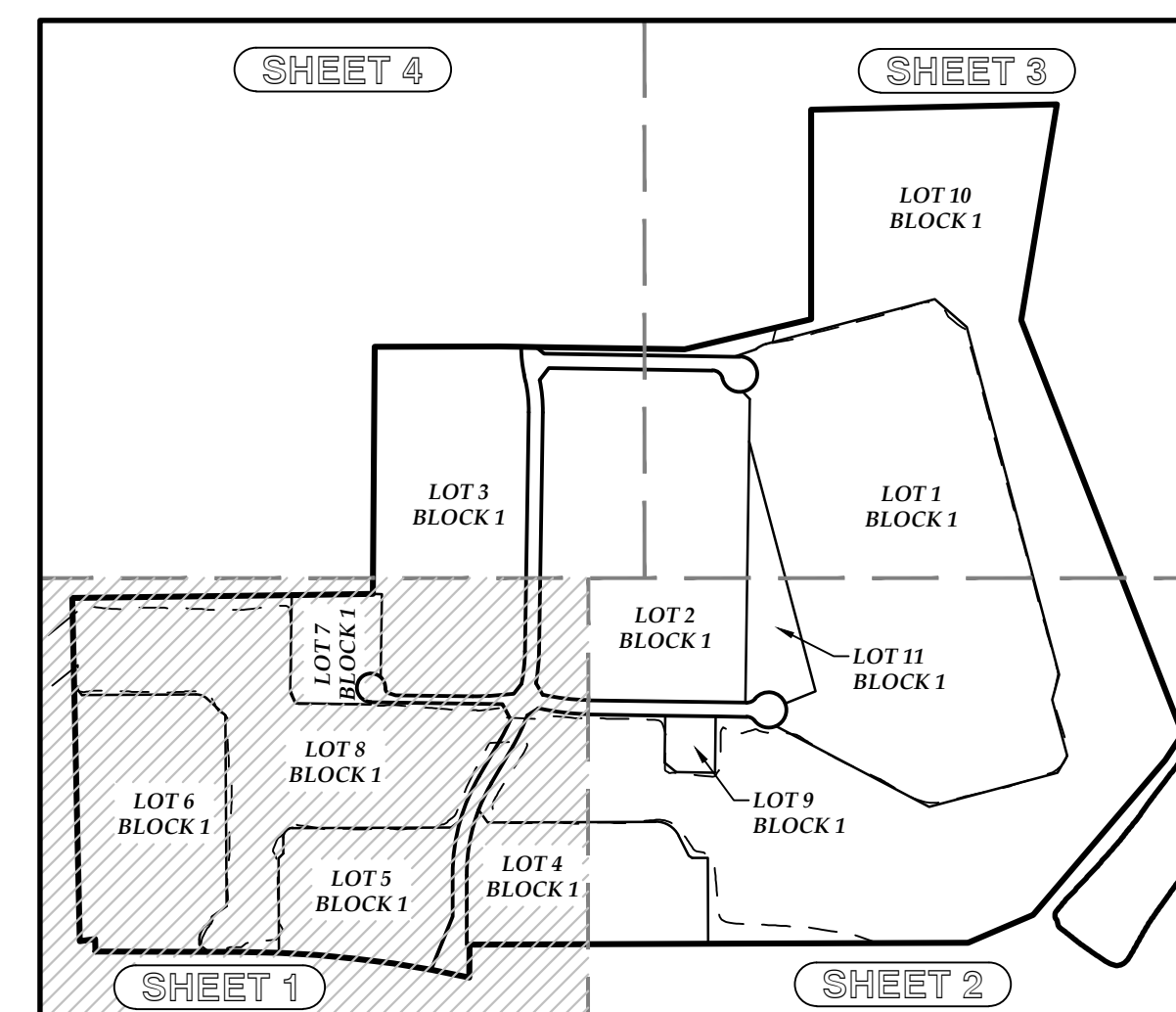
Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on July 6, 2021, and it will be approved on August 5, 2021, if no action is taken.

A drainage study and Traffic Impact Analysis (TIA) were submitted for review in support of the preliminary plat. The drainage study was found to meet all requirements of the Town. The TIA is still under review and must be approved prior to final plat approval.

Preliminary plans for storm drainage, water, sewer, and paving were also submitted with the preliminary plat for review. The preliminary plat and plans meet all platting and engineering design requirements.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on August 5th)

VICINITY MAP
N.T.S.SHEET INDEX
N.T.S.

OWNER/DEVELOPER:
Northlake 35 LLC
4090 Deep Valley Drive
Dallas, Texas 75244

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

PRELIMINARY PLAT NORTHLAKE 35 LOGISTICS PARK

LOTS 1-11, BLOCK 1
BEING 249.299 ACRES

SITUATED IN THE
HOLLAND ANDERSON SURVEY, ABSTRACT No. 25, THE H. W. COCKE SURVEY, ABSTRACT No. 310, THE W. P. HARMONSON AND BEN WATERS SURVEY, ABSTRACT No. 642, THE WILLIAM MURRAY SURVEY, ABSTRACT No. 890, THE SIMEON E. PARK SURVEY, ABSTRACT No. 1005 TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

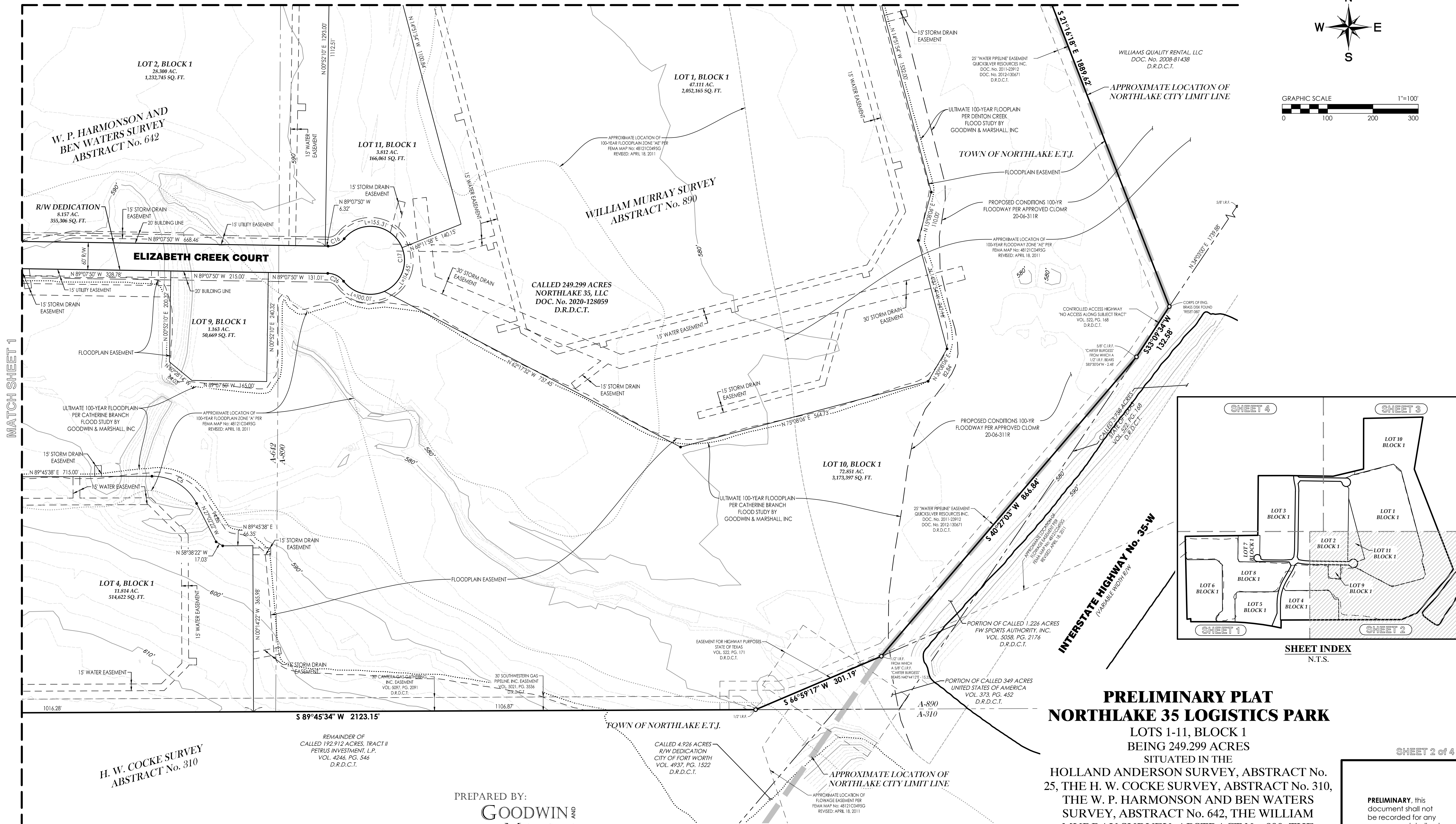
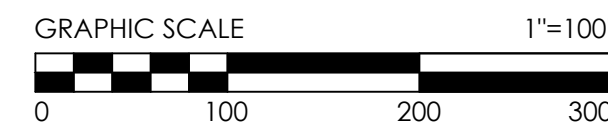
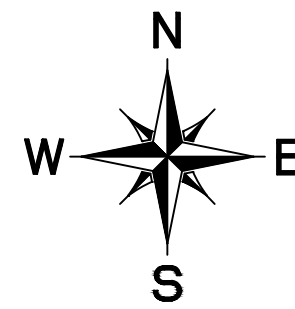
11 INDUSTRIAL LOTS
Date: July 2021

SHEET 1 of 4

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. Issued for review 7/23/2021 2:12 PM

SEE SHEET 4 FOR
LINE & CURVE TABLE

MATCH SHEET 3



PRELIMINARY PLAT NORTHLAKE 35 LOGISTICS PARK

LOTS 1-11, BLOCK 1
BEING 249.299 ACRES

SITUATED IN THE
HOLLAND ANDERSON SURVEY, ABSTRACT No. 25,
THE H. W. COCKE SURVEY, ABSTRACT No. 310,
THE W. P. HARMONSON AND BEN WATERS
SURVEY, ABSTRACT No. 642, THE WILLIAM
MURRAY SURVEY, ABSTRACT No. 890, THE
SIMEON E. PARK SURVEY, ABSTRACT No. 1005
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

11 INDUSTRIAL LOTS
Date: July 2021

PREPARED BY:

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TxEng Firm # F-2944 -- TxSurv Firm # 10021700

OWNER/DEVELOPER:

Northlake 35 LLC

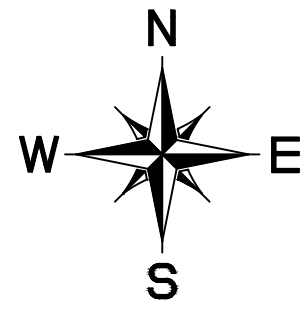
4090 Deep Valley Drive
Dallas, Texas 75244

SEE SHEET 4 FOR
LINE & CURVE TABLE

SHEET 2 of 4

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LINE & CURVE TABLE



LOT 1, BLOCK A
IAAI NORTHLAKE ADDITION
DOC. No. 2020-186
P.R.D.C.T.

CALLED 95,698 ACRES, TRACT 1
WON CHANG, INC.
VOL. 5145, PG. 406, D.R.D.C.T.

N 88°45'59" E 1045.96'

15' EASEMENT AGREEMENT
VOL. 4906, PG. 2469
D.R.D.C.T.

20' "WATER PIPELINE" EASEMENT
QUICKSILVER RESOURCES INC.
DOC. No. 2011-23912
DOC. No. 2012-130671
D.R.D.C.T.

20' "WATER PIPELINE" EASEMENT
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D.R.D.C.T.

LOT 10, BLOCK 1
72.851 AC.
3,173,397 SQ. FT.

FLOODPLAIN EASEMENT

ULTIMATE 100-YEAR FLOODPLAIN
PER DENTON CREEK
FLOOD STUDY BY
GOODWIN & MARSHALL, INC.

PROPOSED CONDITIONS 100-YR
FLOODWAY PER APPROVED CLOMR
20-06-311R

SIMEON E. PARK SURVEY
ABSTRACT No. 1005

15' EASEMENT AGREEMENT
VOL. 4906, PG. 2469
D.R.D.C.T.

APPROXIMATE LOCATION OF
NORTHLAKE CITY LIMIT LINE

15' STORM DRAIN
EASEMENT

N 75°08'06" E 744.13'

20' "WATER PIPELINE" EASEMENT
QUICKSILVER RESOURCES INC.
DOC. No. 2011-23912
DOC. No. 2012-130671
D.R.D.C.T.

A-1005
A-890

CORPORATE COURT

R/W DEDICATION
8.157 AC.
355,306 SQ. FT.

TOWN OF NORTHLAKE E.T.J.

CALLED 249,299 ACRES
NORTHLAKE 35, LLC
DOC. No. 2020-128059
D.R.D.C.T.

W. P. HARMONSON AND
BEN WATERS SURVEY
ABSTRACT No. 642

LOT 2, BLOCK 1
28.300 AC.
1,232,745 SQ. FT.

LOT 11, BLOCK 1
3.812 AC.
166,001 SQ. FT.

LOT 1, BLOCK 1
47.111 AC.
2,052,165 SQ. FT.

MATCH SHEET 2

APPROXIMATE LOCATION OF
FLOWAGE EASEMENT PER
FEMA MAP No. 48121CD495G
REVISED: APRIL 18, 2011

WILLIAMS QUALITY RENTAL, LLC
DOC. No. 2008-81438
D.R.D.C.T.

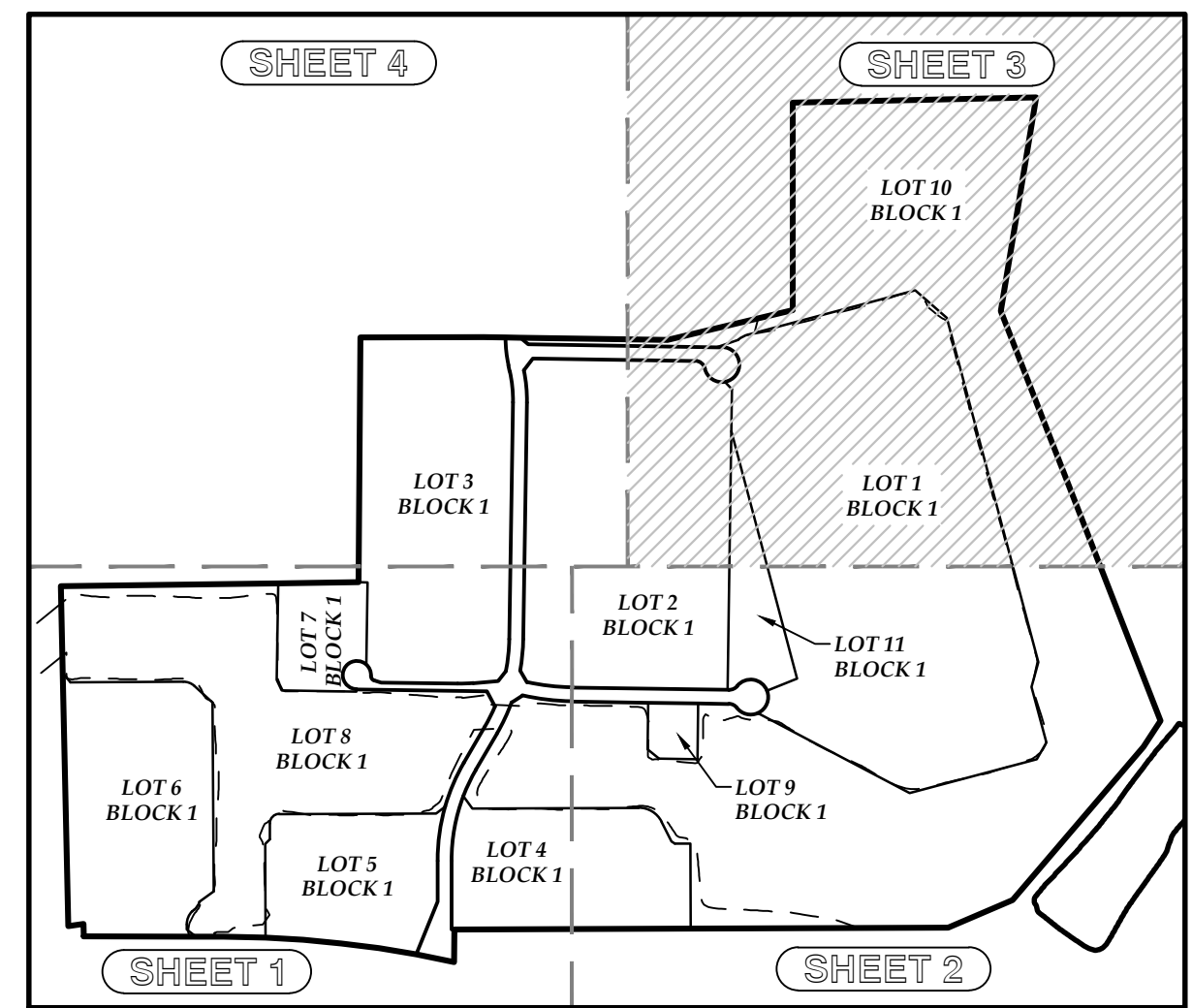
APPROXIMATE LOCATION OF
NORTHLAKE CITY LIMIT LINE

PRELIMINARY PLAT NORTHLAKE 35 LOGISTICS PARK

LOTS 1-11, BLOCK 1
BEING 249.299 ACRES
SITUATED IN THE

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25, THE H. W. COCKE SURVEY, ABSTRACT No. 310,
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TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

11 INDUSTRIAL LOTS
Date: July 2021



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N.T.S.

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PREPARED BY:
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SHEET 3 of 4

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EA:10880 - Buchanan\COGO\PLAT\10880-PP-LAT-SHEETS.dwg

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Holland Anderson Survey, Abstract No. 25, the H. W. Cocke Survey, Abstract No. 310, the W. P. Harmonson and Ben Waters Survey, Abstract No. 642, the William Murray Survey, Abstract No. 890, the Simeon E. Park Survey, Abstract No. 1005, Town of Northlake, Denton County, Texas, being all of that certain called 249.299 acre tract described in a deed to Northlake 35, LLC recorded in Document No. 2020-128059 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the most westerly Northwest corner of said 249.299 acre tract, the Southwest corner of a called 1.000 acre tract described in a deed to PML Real Estate, LLC recorded in Document No. 2020-23283 (DRDCT), said point being 30.00 feet East from the centerline of Harmonson Road [apparent prescriptive variable width right-of-way];

THENCE North 89 deg, 14 min, 03 sec., East along the North line of said 249.299 acre tract, the South line of said 1.000 acre tract, and along a fence, at 21.83 feet pass a 1/2" iron rod found for reference, at 208.71 feet pass a 1/2" capped iron rod found stamped "CARTER W FORD" for the Southeast corner of said 1.000 acre tract and the most southerly Southwest corner of a called 204.358 acre tract described in a deed to Fast Track Development, LLC recorded in Document No. 2017-11634 (DRDCT), continue a total distance of 1,279.57 feet to a 5" metal fence post found for an ell corner of said 249.299 acre tract and the Southeast corner of said 204.358 acre tract;

THENCE North 00 deg, 23 min, 49 sec., East along the West line of said 249.299 acre tract, the East line of said 204.358 acre tract, and along a fence, a distance of 1,051.95 feet to a 6" metal fence post found for an ell corner of said 249.299 acre tract and an ell corner of said 204.358 acre tract;

THENCE in a northeasterly direction along the North line of said 249.299 acre tract, the South and East lines of said 204.358 acre tract, and along a fence, being the called accepted common boundary line per said Document No. 2017-11634 (DRDCT) the following four (4) courses;

North 89 deg, 50 min, 21 sec., East, a distance of 530.05 feet to a 5" metal fence post found at H brace;

South 89 deg, 06 min, 24 sec., East, a distance of 790.55 feet to a 5" metal fence post found;

North 76 deg, 33 min, 38 sec., East, a distance of 553.03 feet to a 1/2" iron rod found from which another 1/2" iron rod found bears South 79 deg, 56 min, 25 sec., East - 0.60 feet;

North 00 deg, 02 min, 22 sec., East, a distance of 891.47 feet to a 5" metal fence post found for the most northerly Northwest corner of said 249.299 acre tract and the Southwest corner of a called 95.698 acre tract described as Tract I in a deed to Won Chang, Inc. recorded in Volume 5145, Page 406 (DRDCT);

THENCE North 88 deg, 45 min, 59 sec., East departing the East line of said 204.358 acre tract and continue along the North line of said 35 249.299 acre tract, the South line of said 95.698 acre tract, and along a fence, a distance of 1,045.96 feet to a Corps of Engineers concrete monument found stamped "P-501-5" for the Northeast corner of said 249.299 acre tract and the Northwest corner of a tract of land described in a deed to Williams Quality Rental, LLC recorded in Document No. 2008-81438 (DRDCT);

THENCE South 09 deg, 22 min, 03 sec., West departing said South line and continue along the East line of said 249.299 acre tract, the West line of said Williams Quality Rental tract, and along a fence, a distance of 930.91 feet to a 1/2" iron rod found for ell corner of same;

THENCE South 21 deg, 16 min, 18 sec., East along said East and West lines, a distance of 1,889.62 feet to a Corps of Engineers brass disk found stamped "RESET 080" for the most easterly corner of said 249.299 acre tract, the most southerly corner of said Williams Quality Rental tract, and being in the Northwest right-of-way line Interstate Highway No. 35-W per deed to the State of Texas recorded in Volume 522, Page 168;

THENCE South 33 deg, 09 min, 34 sec., West along the Southeast line of said 249.299 acre tract and said Northwest right-of-way line and along a fence, a distance of 132.58 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most northerly corner of a called 1.226 acre tract described in a deed to FW Sports Authority, Inc. recorded in Volume 5058, Page 2176 (DRDCT), from which a 1/2" iron rod found bears South 85 deg, 30 min, 04 sec., West - 2.48 feet;

THENCE South 40 deg, 27 min, 03 sec., West departing said Northwest right-of-way line and continue along the Northwest line of said 1.226 acre tract, the Southeast line of said 249.299 acre tract, and along a fence, a distance of 866.84 feet to a 1/2" iron rod found in the Northwest line of a called 349 acre tract described in a deed to the United States of America recorded in Volume 373, Page 452 (DRDCT), from which a 5/8" capped iron rod found stamped "CARTER BURGESS" bears North 40 deg, 44 min, 12 sec., East - 15.33 feet;

THENCE South 66 deg, 59 min, 17 sec., West along said Southeast and Northwest lines, a distance of 301.19 feet to a 1/2" iron rod found for the most southerly Southeast corner of said 249.299 acre tract, an ell corner of said 349 acre tract, and being in the North line of a called 192.912 acre tract described as Tract II in a deed to Petrus Investments, L.P. recorded in Volume 4246, Page 546 (DRDCT);

THENCE South 89 deg, 45 min, 34 sec., West along the South line of said 249.299 acre tract and the North line of said 192.912 acre tract, a distance of 2,123.15 feet to a 1/2" iron rod found for an ell corner of said 249.299 acre tract;

THENCE South 00 deg, 05 min, 00 sec., West along the East line of said 249.299 acre tract, a distance of 139.15 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most southerly corner of same and being in the North right-of-way line of Dale Earnhardt Way (120' right-of-way width) as described in a dedication deed to the City of Fort Worth recorded in Volume 4863, Page 1 (DRDCT), from which a 1/2" iron rod found (pent) bears South 58 deg, 10 min, 27 sec., East - 1.26 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 4,653.10 feet, a central angle of 12 deg, 18 min, 50 sec., and being subtended by a chord which bears North 83 deg, 44 min, 28 sec., West - 998.11 feet;

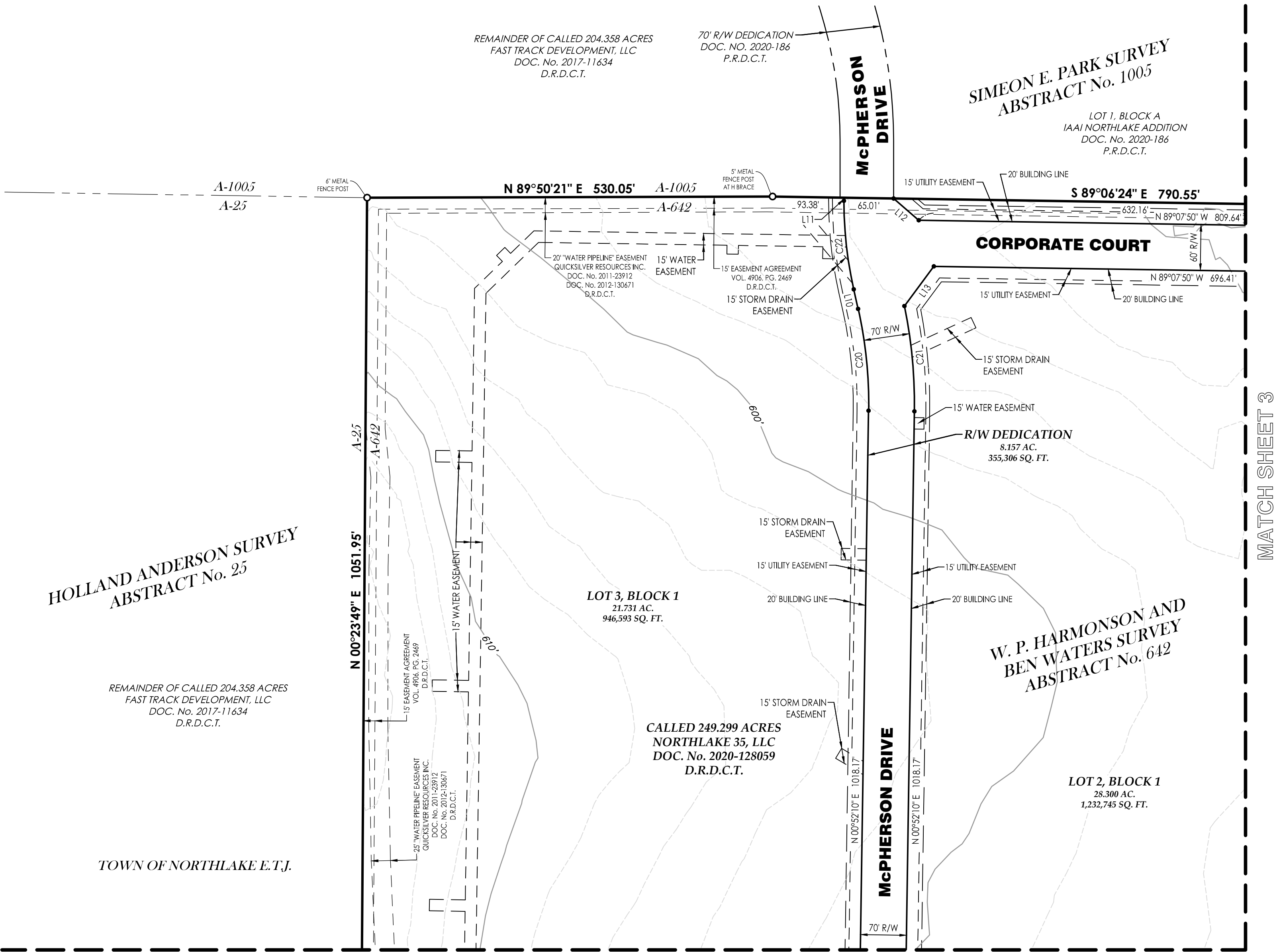
THENCE in a westerly direction along said curve to the left, the South line of said 249.299 acre tract, and said North right-of-way line, a distance of 1,000.04 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL";

THENCE North 89 deg, 53 min, 53 sec., West tangent to said curve and continue along said South line and North right-of-way line, a distance of 600.12 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most southerly Southwest corner of said 249.299 acre tract and being in an East line of Texas Motor Speedway recorded in Cabinet V, Page 493 of the Plat Records of Denton County, Texas (PRDCT), from which a 5/8" iron rod found in the South right-of-way line of said Dale Earnhardt Way bears and an ell corner of said Texas Motor Speedway bears South 00 deg, 52 min, 33 sec., East - 120.02 feet;

THENCE North 00 deg, 52 min, 33 sec., West along the West line of said 249.299 acre tract and the East line of said Texas Motor Speedway, at 22.92 feet pass a 1/2" iron rod found, continue a total distance of 54.04 feet to an ell corner of said 249.299 acre tract and the most northerly corner of said Texas Motor Speedway, from which a 1/2" iron rod found bears North 81 deg, 11 min, 51 sec., East - 0.95 feet;

THENCE South 81 deg, 11 min, 51 sec., West along the South line of said 249.299 acre tract and the North line of said Texas Motor Speedway, a distance of 66.73 feet to a 1/2" iron rod found for the most westerly Southwest corner of said 249.299 acre tract;

THENCE North 01 deg, 12 min, 48 sec., West departing said North line and continue along the West line of said 249.299 acre tract and being approximately 30.00 feet East of and parallel with the centerline of said Harmonson Road, a distance of 1,461.73 feet to the **POINT OF BEGINNING**, containing 10,859,459 square feet or 249.299 acres of land, more or less.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°52'33"W	54.04'
L2	S81°11'51"W	66.73'
L3	N00°00'11"E	21.41'
L4	N45°00'11"E	11.92'
L5	S28°03'24"E	73.72'
L6	N73°43'23"W	30.87'
L7	S38°22'38"W	54.02'
L8	S29°42'41"E	57.34'
L9	S57°04'39"W	54.71'
L10	N12°36'44"W	26.19'
L11	N00°00'00"E	4.01'
L12	S49°06'56"E	43.43'
L13	S36°34'38"W	64.54'
L14	S89°07'50"E	23.58'
L15	S71°08'39"W	97.76'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4653.10'	1000.04'	12°18'50"	N83°44'28"W	998.11'
C2	70.00'	52.14'	42°40'32"	N69°01'09"W	50.94'
C3	80.00'	62.83'	45°00'00"	S22°30'11"W	61.23'
C4	100.00'	39.58'	22°40'49"	N33°39'47"E	39.33'
C5	40.00'	62.83'	90°00'00"	S44°45'38"W	56.57'
C6	110.00'	121.33'	63°11'59"	N58°38'22"W	115.28'
C7	830.00'	442.12'	30°31'12"	S15°01'06"W	436.91'
C8	770.00'	410.16'	30°31'11"	S15°01'06"W	405.32'
C9	770.00'	97.43'	7°14'58"	N26°39'12"E	97.36'
C10	830.00'	148.83'	10°16'25"	N25°08'29"E	148.63'
C11	61.00'	289.35'	271°46'54"	S46°45'37"W	84.92'
C12	20.00'	26.66'	76°22'30"	S35°32'10"E	24.73'
C13	670.00'	66.94'	5°43'27"	N88°00'27"E	66.91'
C14	970.00'	195.72'	11°33'39"	S83°21'00"E	195.39'
C15	1030.00'	214.48'	11°55'50"	S83°09'55"E	214.09'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C16	45.00'	40.30'	51°19'04"	N65°12'38"E	38.97'
C17	75.00'	369.97'	282°38'08"	N00°52'10"E	93.75'
C18	770.00'	138.74'	10°19'26"	N06°01'53"E	138.56'
C19	830.00'	135.45'	9°21'01"	N05°32'41"E	135.30'
C20	570.00'	134.12'	13°28'54"	N05°52'17"W	133.81'
C21	630.00'	138.65'	12°36'34"	N05°26'06"W	138.37'
C22	530.00'	116.67'	12°36'44"	S06°18'22"E	116.43'
C23	75.00'	334.48'	255°31'21"	N38°37'51"E	118.59'
C24	45.00'	59.32'	75°31'21"	N51°22'09"W	55.11'
C25	110.00'	48.69'	25°21'45"	S62°27'14"W	48.30'
C26	45.00'	40.30'	51°19'04"	N63°28'18"W	38.97'

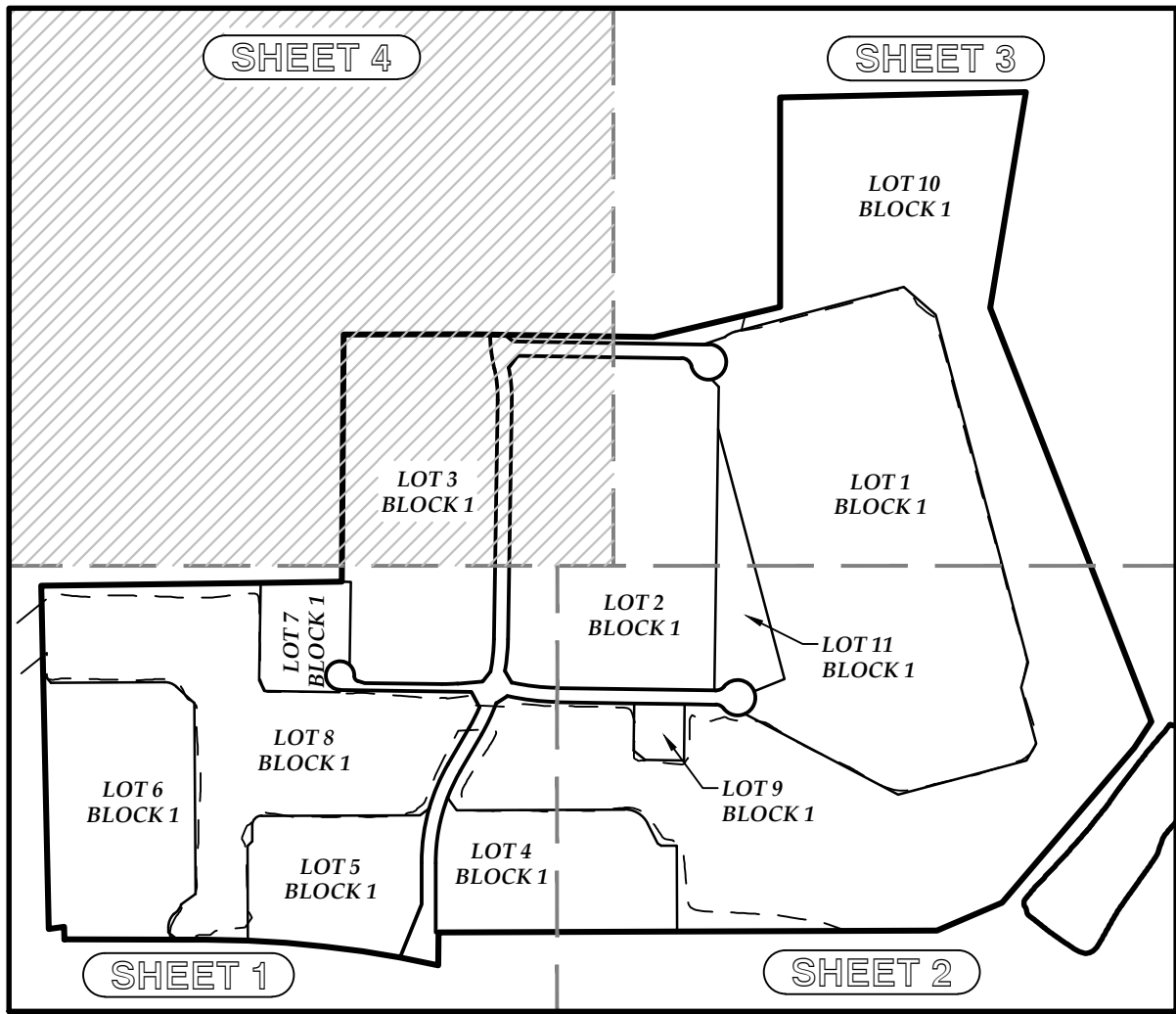
PREPARED BY:

GOODWIN AND MARSHALL & P.C.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

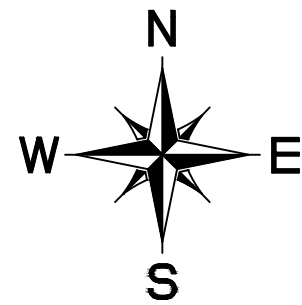
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2844 ~ TxSurv Firm # 10021700

OWNER/DEVELOPER:
Northlake 35 LLC
4090 Deep Valley Drive
Dallas, Texas 75244



SHEET INDEX
N.T.S.

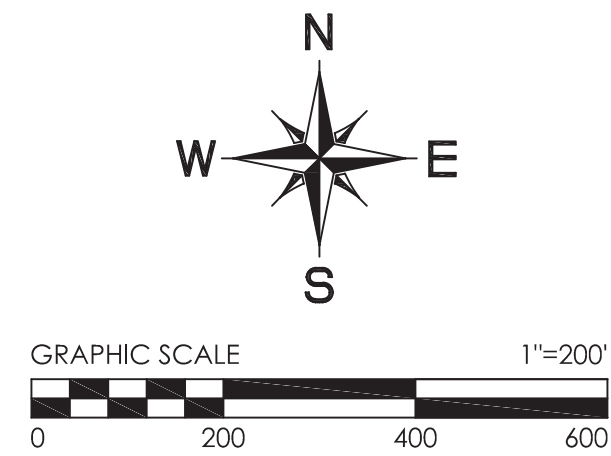
LEGEND	
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET "GOODWIN AND MARSHALL"
R/W	RIGHT-OF-WAY



PRELIMINARY PLAT
NORTHLAKE 35 LOGISTICS PARK
LOTS 1-11, BLOCK 1
BEING 249.299 ACRES

SITUATED IN THE
HOLLAND ANDERSON SURVEY, ABSTRACT No. 25, THE H. W. COCKE SURVEY, ABSTRACT No. 310, THE W. P. HARMONSON AND BEN WATERS SURVEY, ABSTRACT No. 642, THE WILLIAM MURRAY SURVEY, ABSTRACT No. 890, THE SIMEON E. PARK SURVEY, ABSTRACT No. 1005
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
11 INDUSTRIAL LOTS
Date: July 2021

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. Issued for review 7/23/2021 2:12 PM



VICINITY MAP

N.T.S.

DRIVEWAY STORAGE LENGTH				
PARKING LOT	NUMBER OF DRIVES	NUMBER OF SPACES	MINIMUM STORAGE LENGTH	STORAGE LENGTH PROVIDED
LOT 1	3	119	18 FEET	100.9 FEET
LOT 2	2	421	78 FEET	412.9 FEET
LOT 3	2	133	50 FEET	60.0 FEET
LOT 4	2	132	50 FEET	60.3 FEET
LOT 5	5	321	50 FEET	50.0 FEET
LOT 6	1	134	50 FEET	109.0 FEET
LOT 7	2	52	18 FEET	85.0 FEET
LOT 8	2	204	50 FEET	67.5 FEET
LOT 9	3	226	50 FEET	68.7 FEET

MINIMUM DRIVEWAY STORAGE LENGTH	
NUMBER OF PARKING SPACES PER DRIVEWAY	MINIMUM STORAGE LENGTH
LESS THAN 50	18 FEET
50 TO 200	50 FEET
MORE THAN 200	78 FEET

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

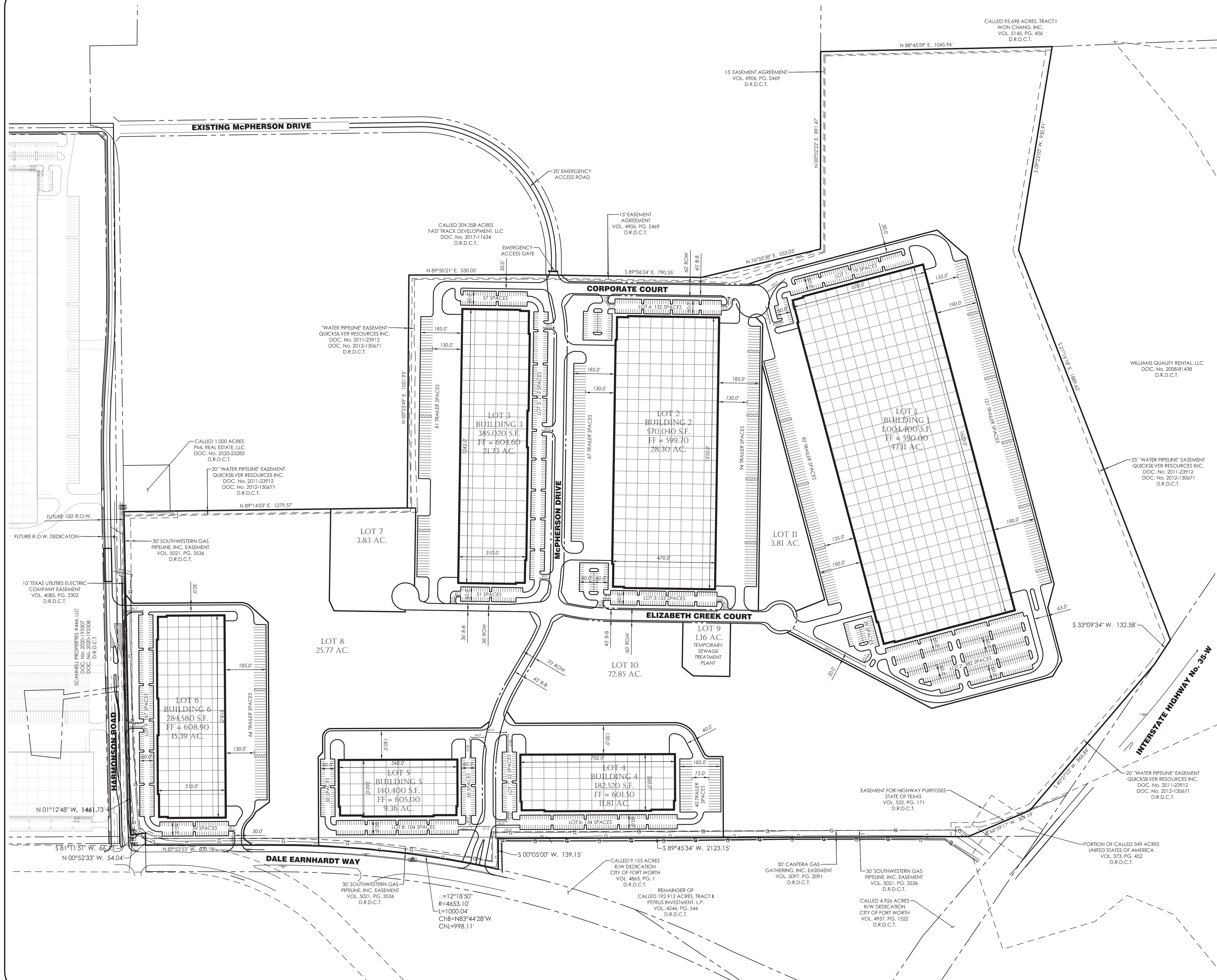
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373

TBPE REGISTRATION # F.2944
TBPLS # 10021700

CONCEPTUAL OVERALL SITE PLAN OF NORTHLAKE 35 LOGISTICS PARK BEING 249.299 ACRES SITUATED IN THE CITY OF NORTHLAKE, DENTON COUNTY, TEXAS

Date: May 2021

PAGE 1 OF 2



LEGAL DESCRIPTION
All that certain lot, tract, or parcel of land, situated in a portion of the Holland Anderson Survey, Abstract No. 25, the H. W. Cocke Survey, Abstract No. 310, the W. P. Harmonson and Ben Waters Survey, Abstract No. 642, the William Murray Survey, Abstract No. 890, the Simeon E. Park Survey, Abstract No. 1005, Town of Northlake, Denton County, Texas, being all that certain called 249.299 acre tract described in a deed to Northlake 35, LLC recorded in Document No. 2020-128059 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the most westerly Northwest corner of said 249.299 acre tract, the Southwest corner of a called 1,000 acre tract described in a deed to PML Real Estate, LLC recorded in Document No. 2020-23283 (DRDCT), said point being 30.00 feet East from the centerline of Harmonson Road (apparent prescriptive variable width right-of-way);

THENCE North 89 deg. 14 min. 03 sec. East along the North line of said 249.299 acre tract, the South line of said 1,000 acre tract, and along a fence, at 21.83 feet pass a 1/2" iron rod found for reference, at 208.71 feet pass a 1/2" capped iron rod found stamped "CARTER W FORD" for the Southeast corner of said 1,000 acre tract and the most southerly Southwest corner of a called 204.358 acre tract described in a deed to Fast Track Development, LLC recorded in Document No. 2017-11634 (DRDCT), continue a total distance of 1,279.57 feet to a 5" metal fence post found for an ell corner of said 249.299 acre tract and the Southeast corner of said 204.358 acre tract;

THENCE North 00 deg. 23 min. 49 sec. East along the West line of said 249.299 acre tract, the East line of said 204.358 acre tract, and along a fence, a distance of 1,051.95 feet to a 6" metal fence post found for an ell corner of said 249.299 acre tract and an ell corner of said 204.358 acre tract;

THENCE in a northeasterly direction along the North line of said 249.299 acre tract, the South and East lines of said 204.358 acre tract, and along a fence, being the called occupied common boundary line per said Document No. 2017-11634 (DRDCT) the following four (4) courses;

North 89 deg. 50 min. 21 sec. East, a distance of 530.05 feet to a 5" metal fence post found at H brace;
South 89 deg. 06 min. 24 sec. East, a distance of 790.55 feet to a 5" metal fence post found;
North 74 deg. 33 min. 38 sec. East, a distance of 553.03 feet to a 1/2" iron rod found from which another 1/2" iron rod found bears South 79 deg. 56 min. 25 sec. East - 0.60 feet;

North 00 deg. 02 min. 22 sec. East, a distance of 891.47 feet to a 5" metal fence post found for the most northerly Northwest corner of said 249.299 acre tract and the Southwest corner of a called 95.698 acre tract described as Tract I in a deed to Wan Chang, Inc. recorded in Volume 5145, Page 406 (DRDCT);

THENCE North 88 deg. 45 min. 59 sec. East departing the East line of said 204.358 acre tract and continue along the North line of said 33.249.299 acre tract, the South line of said 95.698 acre tract, and along a fence, a distance of 1,045.96 feet to a Corps of Engineers concrete monument found stamped "P-501-5" for the Northeast corner of said 249.299 acre tract and the Northwest corner of a tract of land described in a deed to Williams Quality Rental, LLC recorded in Document No. 2008-81438 (DRDCT);

THENCE South 09 deg. 22 min. 03 sec. West departing said South line and continue along the East line of said 249.299 acre tract, the West line of said Williams Quality Rental tract, and along a fence, a distance of 930.91 feet to a 1/2" iron rod found for all corner of same;

THENCE South 21 deg. 16 min. 18 sec. East along said East and West lines, a distance of 1,889.42 feet to a Corps of Engineers brass disk found stamped "BSEI 080" for the most easterly corner of said 249.299 acre tract, the most southerly corner of said Williams Quality Rental tract, and being in the Northwest right-of-way line Interstate Highway No. 35-W per deed to the State of Texas recorded in Volume 522, Page 168;

THENCE South 33 deg. 09 min. 34 sec. West along the Southeast line of said 249.299 acre tract and said Northwest right-of-way line and along a fence, a distance of 132.58 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most northerly corner of a called 1,226 acre tract described in a deed to FW Sports Authority, Inc. recorded in Volume 5058, Page 2176 (DRDCT), from which a 1/2" iron rod found bears South 85 deg. 30 min. 04 sec. West - 2.48 feet;

THENCE South 40 deg. 27 min. 03 sec. West departing said Northwest right-of-way line and continue along the Northwest line of said 1,226 acre tract, the Southeast line of said 249.299 acre tract, and along a fence, a distance of 866.84 feet to a 1/2" iron rod found in the Northwest line of a called 349 acre tract described in a deed to the United States of America recorded in Volume 373, Page 452 (DRDCT), from which a 5/8" capped iron rod found stamped "CARTER BURGESS" bears North 40 deg. 44 min. 12 sec. East - 15.33 feet;

THENCE South 64 deg. 59 min. 17 sec. West along said Southeast and Northwest lines, a distance of 301.19 feet to a 1/2" iron rod found for the most southerly Southeast corner of said 249.299 acre tract, an ell corner of said 349 acre tract, and being in the North line of a called 192.912 acre tract described as Tract III in a deed to Petrus Investments, L.P. recorded in Volume 4246, Page 546 (DRDCT);

THENCE South 89 deg. 45 min. 34 sec. West along the South line of said 249.299 acre tract and the North line of said 192.912 acre tract, a distance of 2,123.15 feet to a 1/2" iron rod found for an ell corner of said 249.299 acre tract;

THENCE South 00 deg. 05 min. 00 sec. West along the East line of said 249.299 acre tract, a distance of 139.15 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most southerly corner of same and being in the North right-of-way line of Dale Earnhardt Way (120' right-of-way width) as described in a dedication deed to the City of Fort Worth recorded in Volume 4863, Page 1 (DRDCT), from which a 1/2" iron rod found (point) bears South 58 deg. 10 min. 27 sec. East - 1.26 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 4,453.10 feet, a central angle of 12 deg. 18 min. 50 sec., and being subtended by a chord which bears North 83 deg. 44 min. 28 sec. West - 998.11 feet;

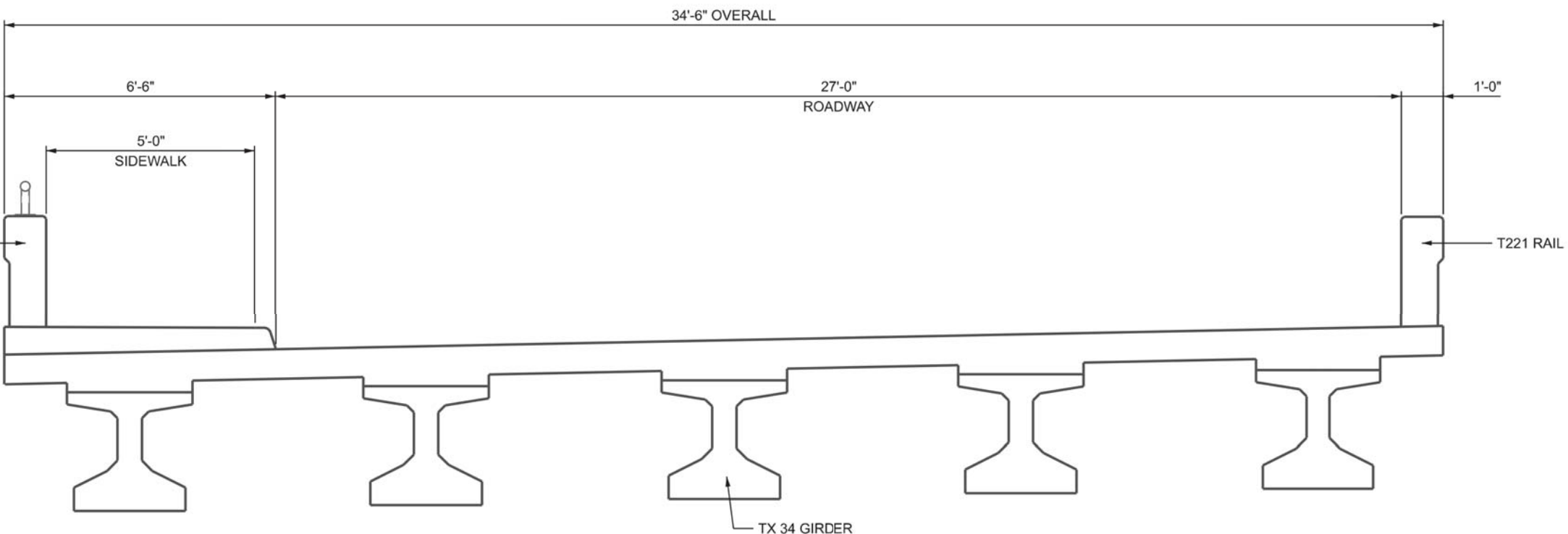
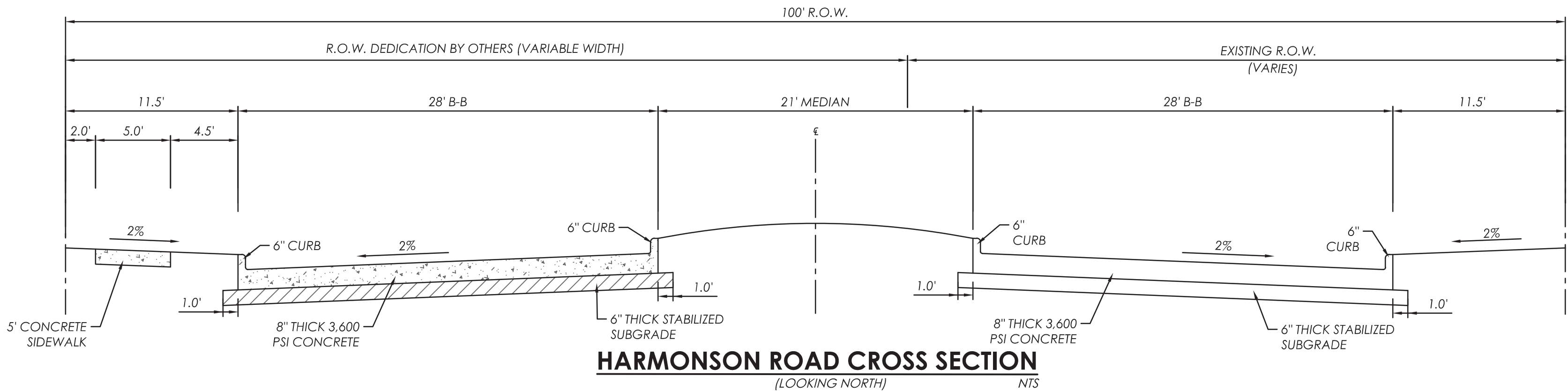
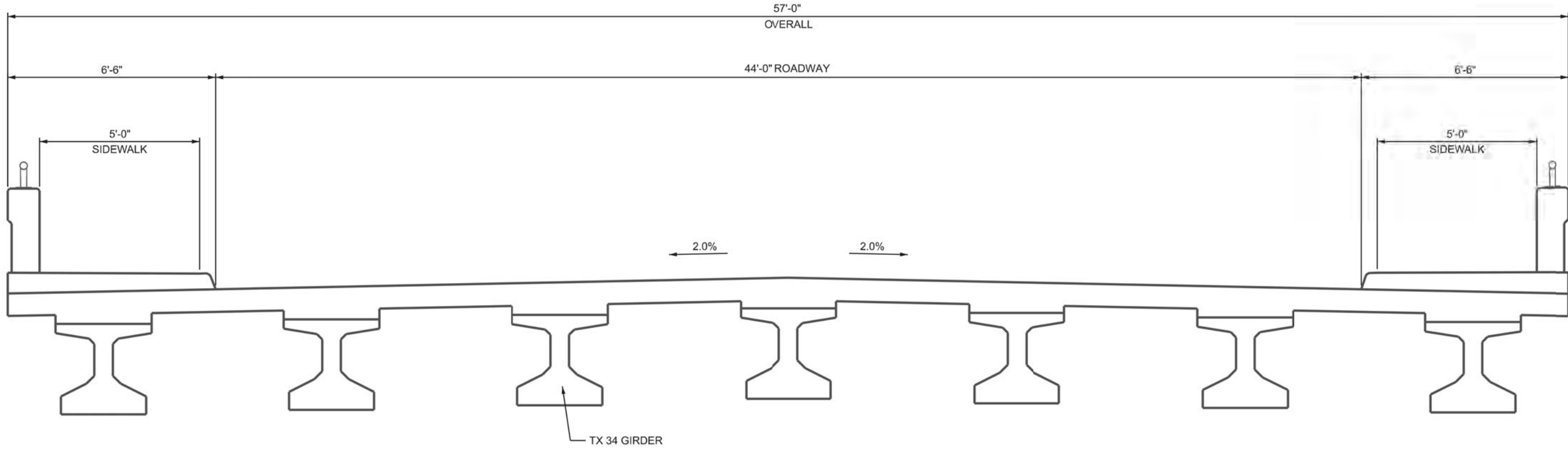
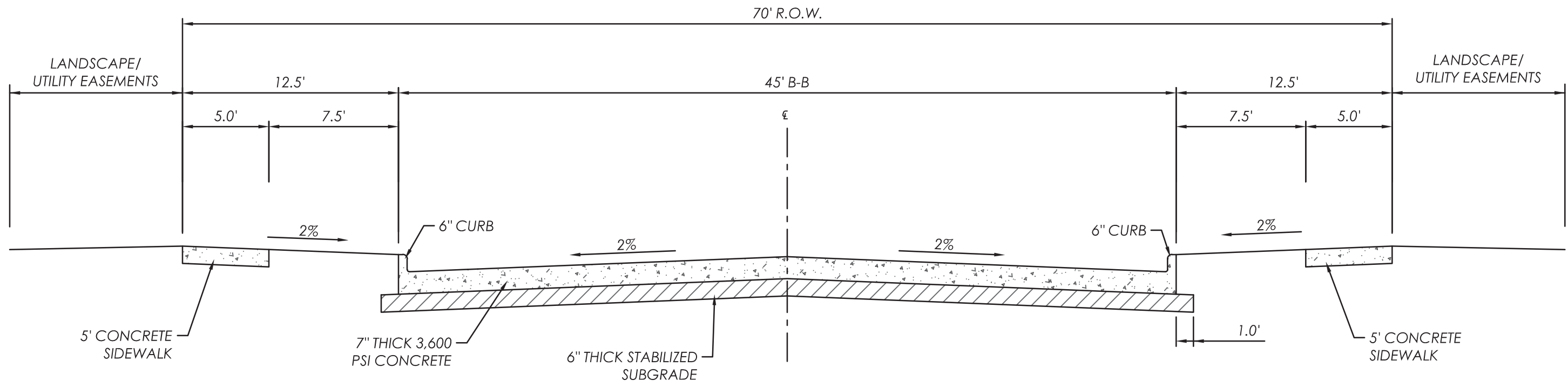
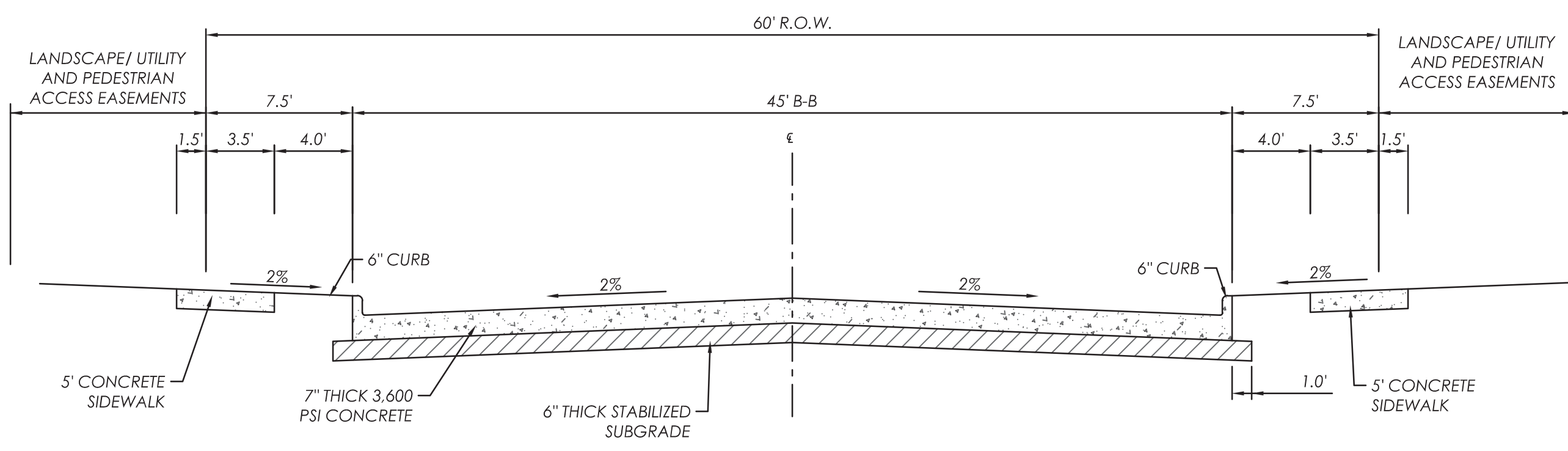
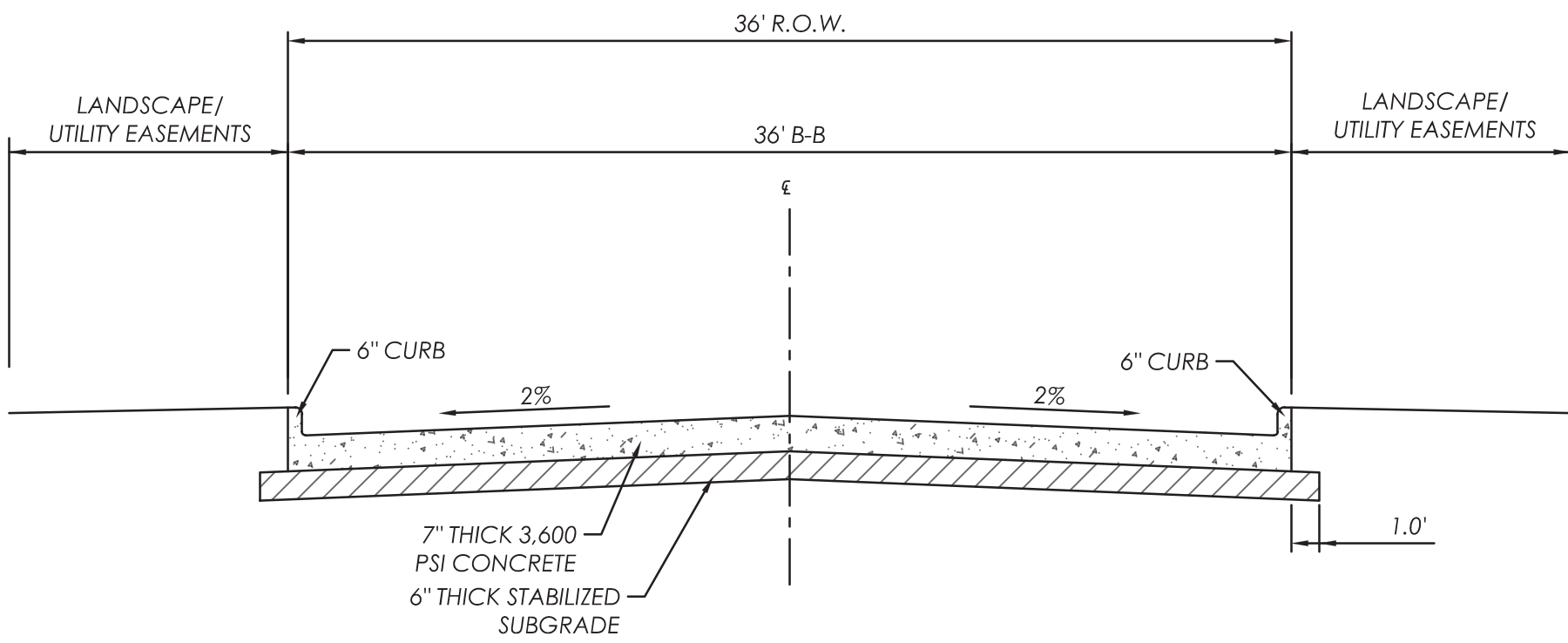
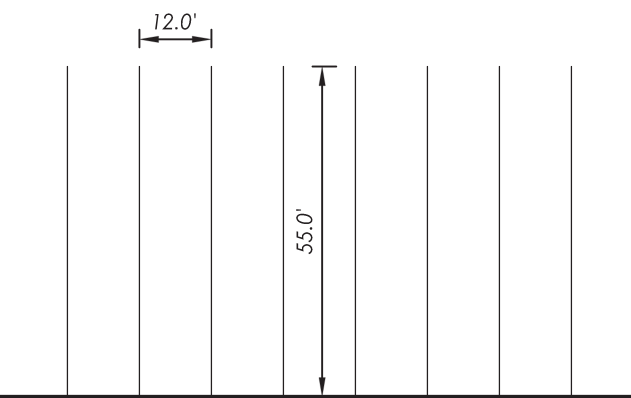
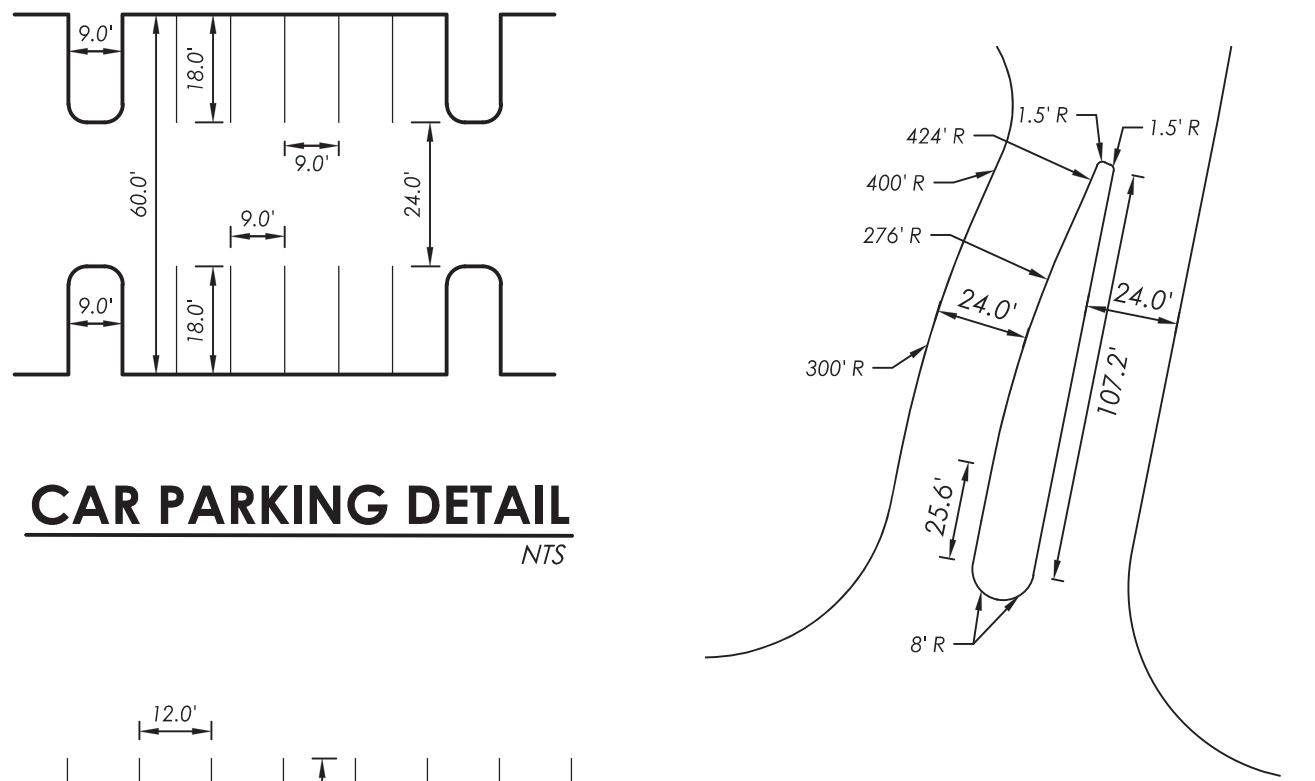
THENCE in a westerly direction along said curve to the left, the South line of said 249.299 acre tract, and said North right-of-way line, a distance of 1,000.04 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL";

THENCE North 89 deg. 53 min. 53 sec. West tangent to said curve and continue along said South line and North right-of-way line, a distance of 600.12 feet to a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most southerly Southwest corner of said 249.299 acre tract and being in an East line of Texas Motor Speedway recorded in Cabinet V, Page 493 of the Plat Records of Denton County, Texas (PRDCT), from which a 5/8" iron rod found in the South right-of-way line of said Dale Earnhardt Way bears and an ell corner of said Texas Motor Speedway bears South 00 deg. 52 min. 33 sec. East - 120.02 feet;

THENCE North 00 deg. 52 min. 33 sec. West along the West line of said 249.299 acre tract and the East line of said Texas Motor Speedway, at 22.92 feet pass a 1/2" iron rod found, continue a total distance of 54.04 feet to an ell corner of said 249.299 acre tract and the most northerly corner of said Texas Motor Speedway, from which a 1/2" iron rod found bears North 81 deg. 11 min. 51 sec. East - 0.95 feet;

THENCE South 81 deg. 11 min. 51 sec. West along the South line of said 249.299 acre tract and the North line of said Texas Motor Speedway, a distance of 66.73 feet to a 1/2" iron rod found for the most westerly Southwest corner of said 249.299 acre tract;

THENCE North 01 deg. 12 min. 48 sec. West departing said North line and continue along the West line of said 249.299 acre tract and being approximately 30.00 feet East of and parallel with the centerline of said Harmonson Road, a distance of 1,461.73 feet to the **POINT OF BEGINNING**, containing 10,859.459 square feet or 249.299 acres of land, more or less.



SITE DATA TABLE - NORTHLAKE 35 LOGISTICS PARK	
EXISTING ZONING:	Industrial
PROPOSED USE:	Industrial
GROSS SITE AREA:	249.299 Acres
MIN. FRONT YARD SETBACK:	20 FEET
MIN. REAR YARD SETBACK:	10 FEET
MIN. SIDE YARD SETBACK:	10 FEET
MIN. SIDE YARD SETBACK: (ADJ. TO STREET)	10 FEET
LOT 1	
LOT AREA:	47.11 Acres
BUILDING AREA:	1,004,400 SF
BUILDING HEIGHT:	40 FEET
BUILDING 1 PROVIDED PARKING:	540 PARKING SPACES
BUILDING 1 REQUIRED PARKING:	213 TRAILER PARKING SPACES
FLOOR AREA RATIO:	48.9%
OPEN SPACE AREA:	3.74 Acres
LOT 2	
LOT AREA:	28.30 Acres
BUILDING AREA:	570,040 SF
BUILDING HEIGHT:	40 FEET
BUILDING 2 PROVIDED PARKING:	265 PARKING SPACES
BUILDING 2 REQUIRED PARKING:	161 TRAILER PARKING SPACES
FLOOR AREA RATIO:	46.2%
OPEN SPACE AREA:	3.02 Acres
LOT 3	
LOT AREA:	21.73 Acres
BUILDING AREA:	385,020 SF
BUILDING HEIGHT:	40 FEET
BUILDING 3 PROVIDED PARKING:	321 PARKING SPACES
BUILDING 3 REQUIRED PARKING:	81 TRAILER PARKING SPACES
FLOOR AREA RATIO:	40.7%
OPEN SPACE AREA:	4.45 Acres
LOT 4	
LOT AREA:	11.81 Acres
BUILDING AREA:	182,520 SF
BUILDING HEIGHT:	40 FEET
BUILDING 4 PROVIDED PARKING:	186 PARKING SPACES
BUILDING 4 REQUIRED PARKING:	40 TRAILER PARKING SPACES
FLOOR AREA RATIO:	35.5%
OPEN SPACE AREA:	2.48 Acres
LOT 5	
LOT AREA:	9.36 Acres
BUILDING AREA:	140,400 SF
BUILDING HEIGHT:	40 FEET
BUILDING 5 PROVIDED PARKING:	204 PARKING SPACES
BUILDING 5 REQUIRED PARKING:	29 PARKING SPACES
FLOOR AREA RATIO:	34.4%
OPEN SPACE AREA:	2.49 Acres
LOT 6	
LOT AREA:	15.39 Acres
BUILDING AREA:	284,580 SF
BUILDING HEIGHT:	40 FEET
BUILDING 6 PROVIDED PARKING:	226 PARKING SPACES
BUILDING 6 REQUIRED PARKING:	64 TRAILER PARKING SPACES
FLOOR AREA RATIO:	42.5%
OPEN SPACE AREA:	2.56 Acres
LOT 7	
PROPOSED USE:	Future Industrial
LOT AREA:	3.83 Acres
LOT 8	
PROPOSED USE:	Drainage/Open Space
LOT AREA:	25.77 Acres
LOT 9	
PROPOSED USE:	Temporary Sewage Treatment Plant
LOT AREA:	1.16 Acres
LOT 10	
PROPOSED USE:	Drainage/Open Space
LOT AREA:	72.85 Acres
LOT 11	
PROPOSED USE:	Drainage/Open Space
LOT AREA:	3.81 Acres

CONCEPTUAL OVERALL SITE PLAN
OF
NORTHLAKE 35 LOGISTICS PARK
BEING
249.299 ACRES
SITUATED IN THE
CITY OF NORTHLAKE, DENTON COUNTY, TEXAS
Date: May 2021
PAGE 2 OF 2

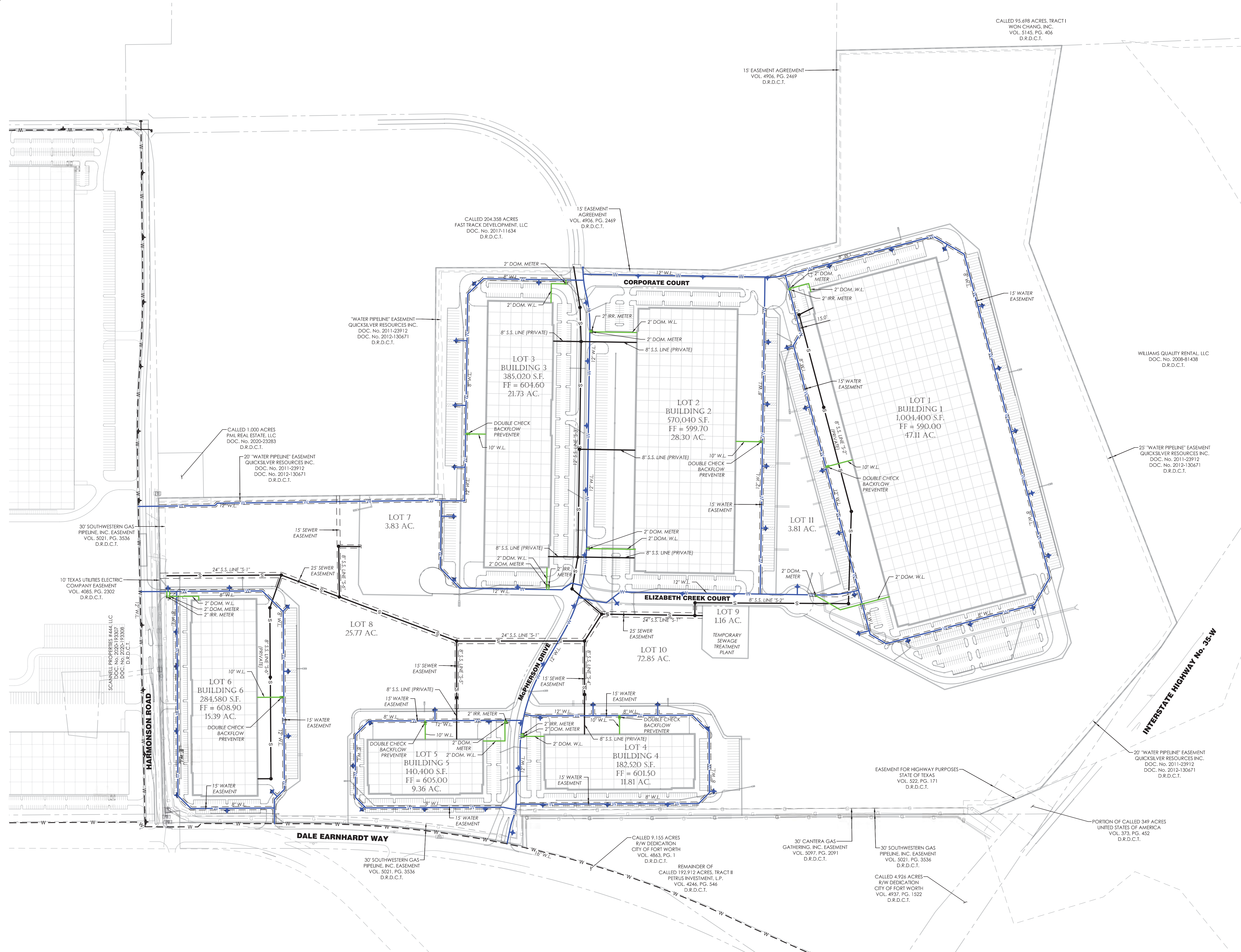
PREPARED BY:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700



7" REINFORCED CONCRETE PAVEMENT
(PUBLIC)

5" REINFORCED CONCRETE PAVEMENT
(PRIVATE)

Date: May 2021
PAGE 1 OF 1



UTILITY LEGEND	
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED PUBLIC WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED PRIVATE WATER LINE
	PROPOSED WATER LINE BY SEPARATE CONTRACT

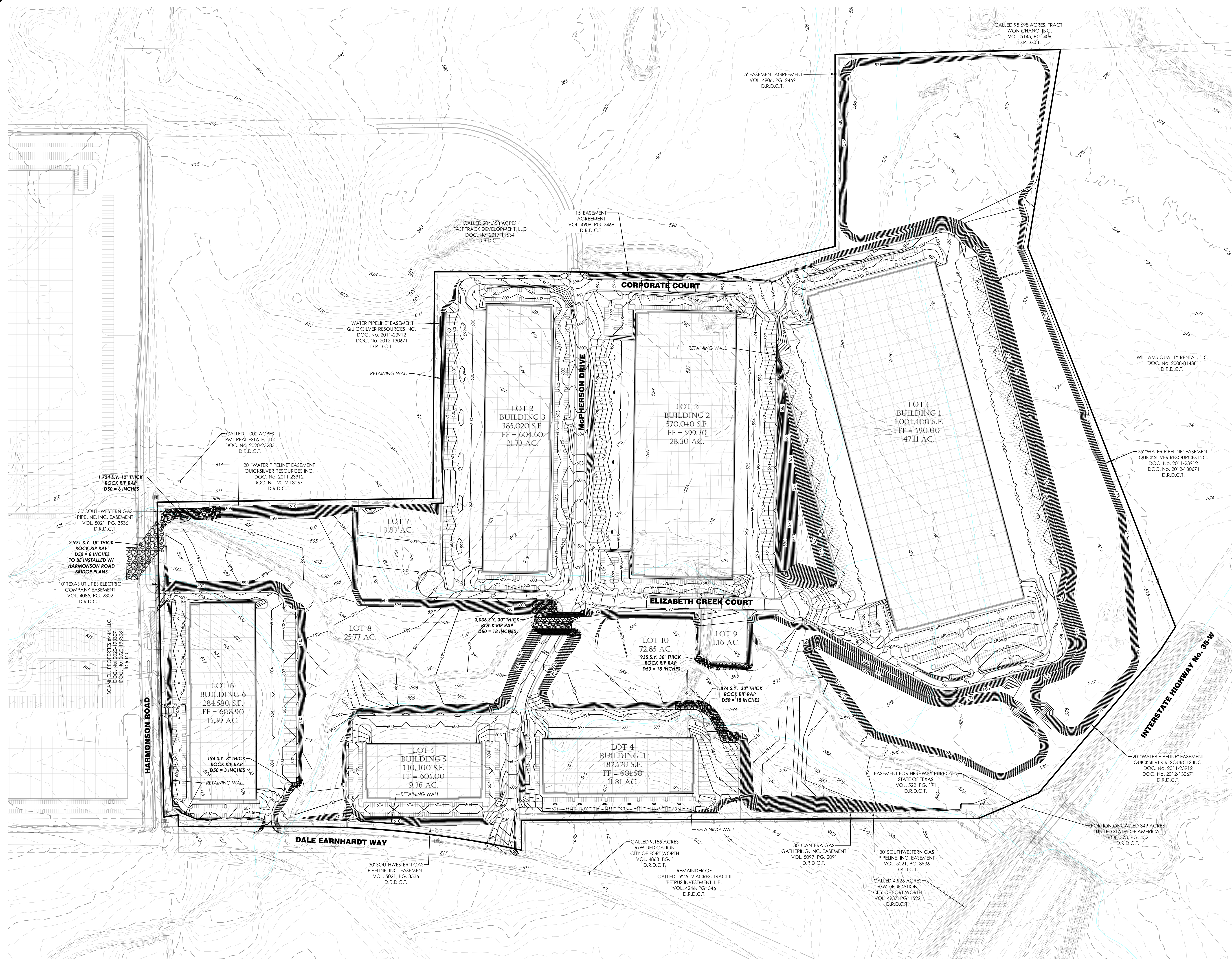
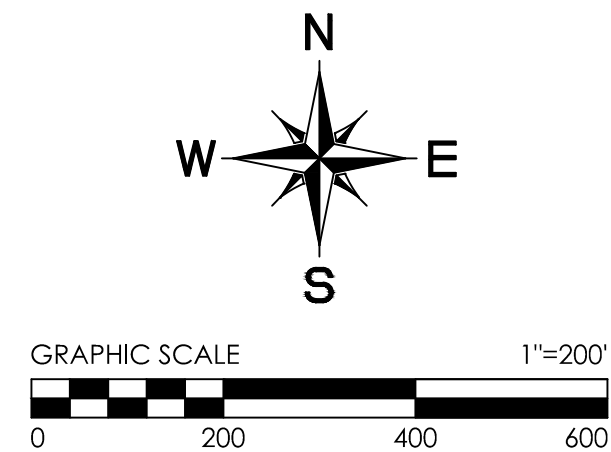
NOTE: SANITARY SEWER SIZES ARE PRELIMINARY. GOODWIN AND MARSHALL, CONF AND HALF AND ASSOCIATES ARE PREPARING AN OVERALL BASIN ANALYSIS TO ENSURE ONSITE LINES ARE SIZED APPROPRIATELY FOR FUTURE OFFSITE SEWER DEMANDS. THE LINE SIZES INCLUDED IN THE FINAL DESIGN SHALL BE PREPARED IN CONFORMANCE WITH THE APPROVED SEWER BASIN STUDY.

PREPARED BY:
GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 529 - 4373
TBP# REGISTRATION # F-2944
TBP#S # 10021700

**CONCEPTUAL OVERALL
UTILITY LAYOUT
OF
NORTHLAKE 35
LOGISTICS PARK
BEING
249.299 ACRES
SITUATED IN THE
CITY OF NORTHLAKE,
DENTON COUNTY, TEXAS**

Date: May 2021
PAGE 1 OF 1



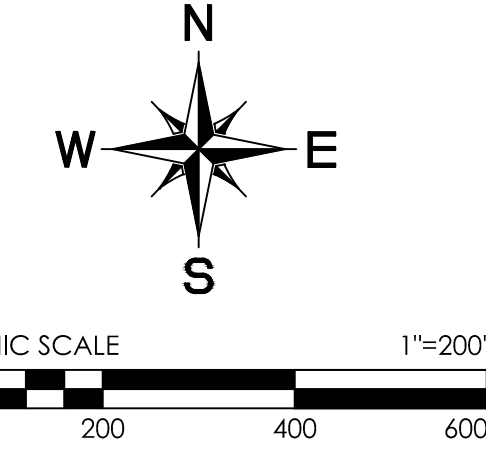
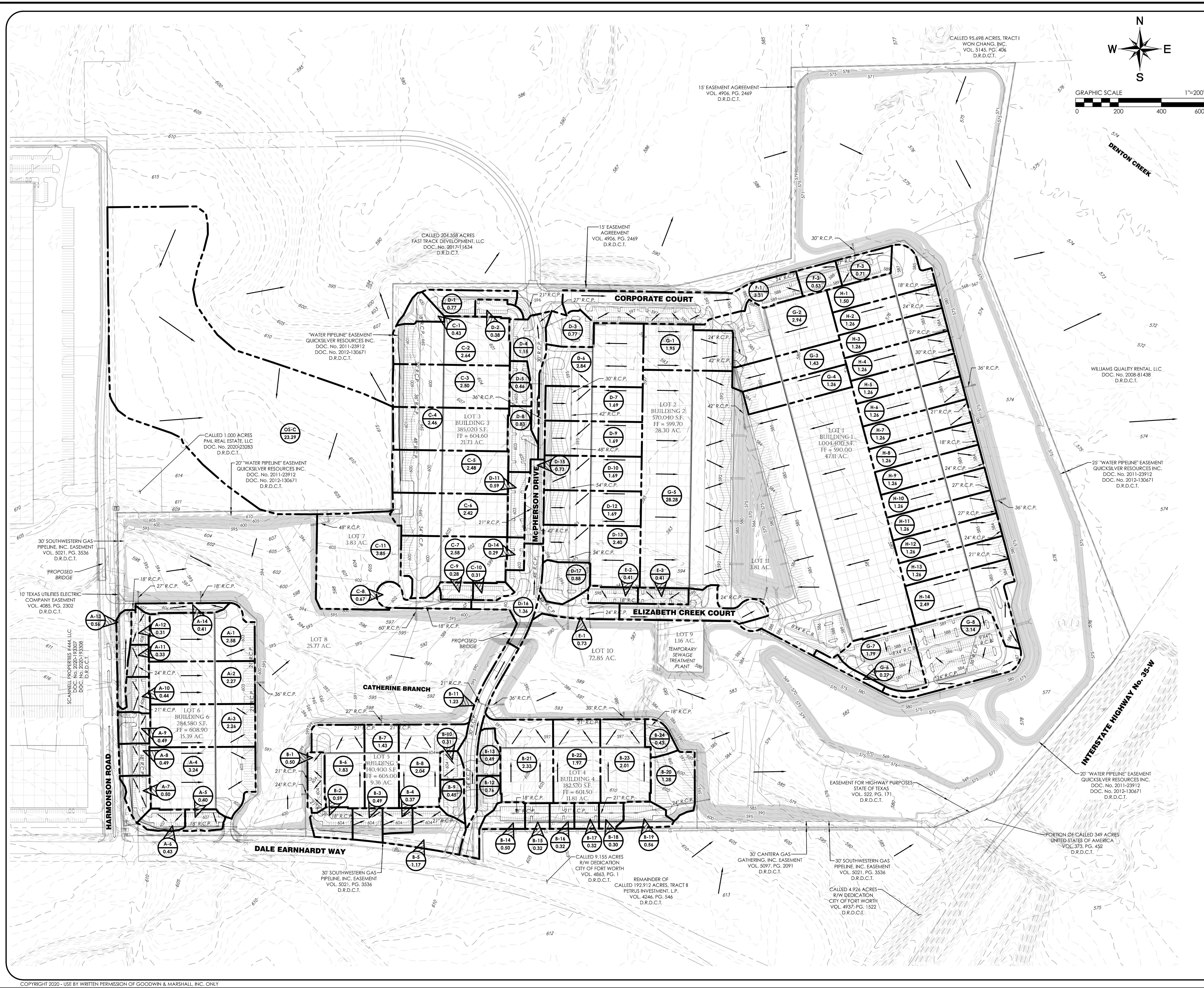
LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED WALL

PREPARED BY:
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TBP# REGISTRATION # F-2944
TBP#S # 10021700

CONCEPTUAL GRADING PLAN
OF
NORTHLAKE 35
LOGISTICS PARK
BEING
249.299 ACRES
SITUATED IN THE
CITY OF NORTHLAKE,
DENTON COUNTY, TEXAS

Date: June 2021
PAGE 1 OF 1



NOTE:
FOR DETAILED DRAINAGE ANALYSIS OF CATHERINE BRANCH, SEE THE FLOOD STUDY
FOR CATHERINE BRANCH PREPARED BY GOODWIN & MARSHALL, INC. IN SUPPORT
OF NORTHLAKE 35 LOGISTICS PARK AND NORTHLAKE LOGISTICS CROSSING.

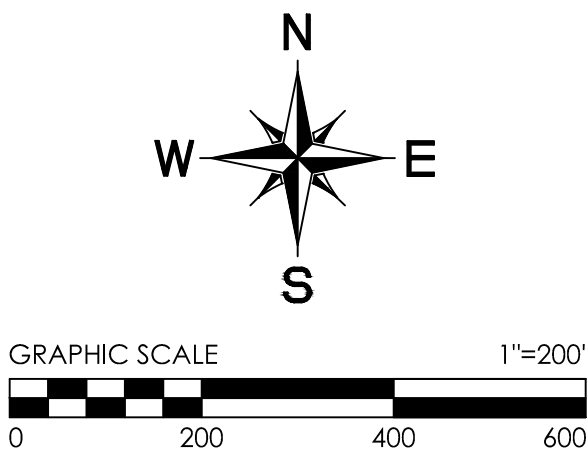
RATIONAL C-VALUE COMPUTATIONS - OFFSITE AREAS					
C =	Pvmt/Roof	Gravel	Open Space	WEIGHTED C	
AREA ID	0.95	0.50	0.35		
OS-C	0.46	9.20	13.63	0.42	

DRAINAGE AREA COMPUTATIONS											
AREA	C	CA	TIME	K25	K25	K25	K100	K100	K100	K100	K100
A-1	2.55	0.70	1.81	10	1.10	7.55	15.01	1.25	9.24	20.95	
A-2	2.27	0.70	1.59	10	1.10	7.55	13.20	1.25	9.24	18.35	
A-3	2.26	0.70	1.58	10	1.10	7.55	13.14	1.25	9.24	18.27	
A-4	3.24	0.70	2.27	10	1.10	7.55	18.84	1.25	9.24	28.19	
A-5	0.40	0.70	0.28	10	1.10	7.55	2.33	1.25	9.24	3.23	
A-6	0.43	0.70	0.30	10	1.10	7.55	2.50	1.25	9.24	3.48	
A-7	0.50	0.70	0.35	10	1.10	7.55	2.91	1.25	9.24	4.04	
A-8	0.49	0.70	0.34	10	1.10	7.55	2.85	1.25	9.24	3.96	
A-9	0.49	0.70	0.34	10	1.10	7.55	2.85	1.25	9.24	3.96	
A-10	0.44	0.70	0.31	10	1.10	7.55	2.56	1.25	9.24	3.58	
A-11	0.33	0.70	0.23	10	1.10	7.55	1.92	1.25	9.24	2.67	
A-12	0.31	0.70	0.22	10	1.10	7.55	1.80	1.25	9.24	2.51	
A-13	0.70	0.30	0.21	10	1.10	7.55	1.74	1.25	9.24	2.42	
A-14	0.41	0.70	0.29	10	1.10	7.55	2.38	1.25	9.24	3.31	
B-1	0.50	0.70	0.35	10	1.10	7.55	2.91	1.25	9.24	4.04	
B-2	0.59	0.70	0.41	10	1.10	7.55	3.43	1.25	9.24	4.77	
B-3	0.49	0.70	0.34	10	1.10	7.55	2.85	1.25	9.24	3.96	
B-4	0.37	0.70	0.26	10	1.10	7.55	2.15	1.25	9.24	2.99	
B-5	1.17	0.70	0.82	10	1.10	7.55	6.80	1.25	9.24	9.46	
B-6	1.83	0.70	1.28	10	1.10	7.55	10.64	1.25	9.24	14.79	
B-7	1.43	0.70	1.00	10	1.10	7.55	8.32	1.25	9.24	11.56	
B-8	2.03	0.70	1.42	10	1.10	7.55	11.81	1.25	9.24	16.41	
B-9	0.45	0.70	0.32	10	1.10	7.55	2.62	1.25	9.24	3.64	
B-10	0.31	0.70	0.22	10	1.10	7.55	1.80	1.25	9.24	2.51	
B-11	1.23	0.70	0.86	10	1.10	7.55	7.15	1.25	9.24	9.94	
B-12	0.76	0.70	0.53	10	1.10	7.55	4.42	1.25	9.24	6.14	
B-13	0.49	0.70	0.34	10	1.10	7.55	2.85	1.25	9.24	3.96	
B-14	0.50	0.70	0.35	10	1.10	7.55	2.91	1.25	9.24	4.04	
B-15	0.32	0.70	0.22	10	1.10	7.55	1.86	1.25	9.24	2.59	
B-16	0.32	0.70	0.22	10	1.10	7.55	1.86	1.25	9.24	2.59	
B-17	0.32	0.70	0.22	10	1.10	7.55	1.86	1.25	9.24	2.59	
B-18	0.30	0.70	0.21	10	1.10	7.55	1.74	1.25	9.24	2.42	
B-19	0.60	0.70	0.39	10	1.10	7.55	3.36	1.25	9.24	4.53	
B-20	1.28	0.70	0.90	10	1.10	7.55	7.44	1.25	9.24	10.35	
B-21	2.33	0.70	1.63	10	1.10	7.55	13.55	1.25	9.24	18.83	
B-22	1.97	0.70	1.38	10	1.10	7.55	11.46	1.25	9.24	15.92	
B-23	2.01	0.70	1.41	10	1.10	7.55	11.60	1.25	9.24	16.25	
B-24	0.43	0.70	0.30	10	1.10	7.55	2.50	1.25	9.24	3.48	
C-1	0.43	0.70	0.30	10	1.10	7.55	2.50	1.25	9.24	3.48	
C-2	2.64	0.70	1.85	10	1.10	7.55	15.35	1.25	9.24	21.34	
C-3	2.50	0.70	1.75	10	1.10	7.55	14.54	1.25	9.24	20.21	
C-4	2.46	0.70	1.72	10	1.10	7.55	14.31	1.25	9.24	19.88	
C-5	2.48	0.70	1.74	10	1.10	7.55	14.42	1.25	9.24	20.05	
C-6	2.42	0.70	1.69	10	1.10	7.55	14.07	1.25	9.24	19.56	
C-7	2.58	0.70	1.81	35	1.10	4.13	8.21	1.25	5.20	11.74	
C-8	0.67	0.70	0.47	10	1.10	7.55	3.80	1.25	9.24	5.42	
C-9	0.28	0.70	0.20	10	1.10	7.55	1.63	1.25	9.24	2.26	
C-10	0.31	0.70	0.22	10	1.10	7.55	1.80	1.25	9.24	2.51	
C-11	0.85	0.70	0.54	10	1.10	7.55	5.29	1.25	9.24	7.12	
OS-C	23.29	0.42	9.81	10.4	1.10	7.44	80.31	1.25	9.11	111.72	
D-1	0.77	0.70	0.54	10	1.10	7.55	4.48	1.25	9.24	6.22	
D-2	0.38	0.70	0.27	10	1.10	7.55	2.21	1.25	9.24	3.07	
D-3	0.77	0.70	0.54	10	1.10	7.55	4.48	1.25	9.24	6.22	
D-4	1.15	0.70	0.81	10	1.10	7.55	6.88	1.25	9.24	9.30	
D-5	0.46	0.70	0.32	10	1.10	7.55	2.88	1.25	9.24	3.72	
D-6	2.84	0.70	1.99	10	1.10	7.55	16.52	1.25	9.24	22.96	
D-7	1.89	0.70	1.18	10	1.10	7.55	9.83	1.25	9.24	13.66	
D-8	0.83	0.70	0.58	10	1.10	7.55	5.15	1.25	9.24	7.01	
D-9	1.69	0.70	1.18	10	1.10	7.55	9.83	1.25	9.24	13.66	
D-10	1.69	0.70	1.18	10	1.10	7.55	9.83	1.25	9.24	13.66	
D-11	0.59	0.70	0.41	10	1.10	7.55	3.43	1.25	9.24	4.77	
D-12	1.89	0.70	1.18	10	1.10	7.55	9.83	1.25	9.24	13.66	
D-13	2.40	0.70	1.68	10	1.10	7.55	13.96	1.25	9.24	19.40	
D-14	0.29	0.70	0.20	10	1.10	7.55	1.69	1.25	9.24	2.34	
D-15	0.73	0.70	0.51	10	1.10	7.55	4.25	1.25	9.24	5.90	
D-16	1.36	0.70	0.95	10	1.10	7.55	7.10	1.25	9.24	10.09	
D-17	0.88	0.70	0.62	10	1.10	7.55	5.12	1.25	9.24	7.11	
E-1	0.73	0.70	0.51	10	1.10	7.55	4.25	1.25	9.24	5.90	
E-2	0.41	0.70	0.29	10	1.10	7.55	2.38	1.25	9.24	3.31	
E-3	0.41	0.70	0.29	10	1.10	7.55	2.38	1.25	9.24	3.31	
F-1	3.31	0.70	2.32	10	1.10	7.55	19.25	1.25	9.24	26.76	
F-2	0.53	0.70	0.37	10	1.10	7.55	3.08	1.25	9.24	4.28	
F-3	0.71	0.70	0.50	10	1.10	7.55	4.13	1.25	9.24	5.74	
G-1	1.96	0.70	1.37	10	1.10	7.55	11.34	1.25	9.24	15.76	
G-2	2.94	0.70	2.06	10	1.10	7.55	17.10	1.25	9.24	23.76	
G-3	1.43	0.70	1.00	10	1.10	7.55	8.32	1.25	9.24	11.56	
G-4	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
G-5	28.28	0.70	19.80	10	1.10	7.55	184.48	1.25	9.24	258.60	
G-6	0.27	0.70	0.19	10	1.10	7.55	1.57	1.25	9.24	2.18	
G-7	1.79	0.70	1.25	10	1.10	7.55	10.41	1.25	9.24	14.47	
G-8	3.14	0.70	2.20	10	1.10	7.55	18.26	1.25	9.24	25.38	
H-1	1.50	0.70	1.05	10	1.10	7.55	8.72	1.25	9.24	12.12	
H-2	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-3	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-4	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-5	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-6	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-7	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-8	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-9	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-10	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-11	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-12	1.26	0.70	0.88	10	1.10	7.55	7.33	1.25	9.24	10.18	
H-13	1.74	0.70	1.24	10	1.10	7.55	14.48	1.25	9.24	20.13	
H-14	2.49	0.70	1.74	10	1.10	7.55	14.48	1.25	9.24	20.13	

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TBP# REGISTRATION # F-2944
TBP#LS # 10021700

**CONCEPTUAL ON-SITE
DRAINAGE AREA MAP
OF
NORTHLAKE 35
LOGISTICS PARK
BEING
249.299 ACRES
SITUATED IN THE
CITY OF NORTHLAKE,
DENTON COUNTY, TEXAS**
Date: June 2021
PAGE 1 OF 1



DRAINAGE DESIGN CRITERIA

INTENSITY: RAINFALL INTENSITY-DURATION-FREQUENCY FOR THE AREAS PER NCTCOG ISWM HYDROLOGY TECHNICAL MANUAL, APPENDIX A, TABLE A-3.

STORM FREQUENCY: PUBLIC: 100 YEAR-COMBINED ENCLOSED PIPE SYSTEM +STREETS+RIGHT-OF-WAY
PRIVATE: 25 YEAR-COMBINED ENCLOSED PIPE SYSTEM +STREETS+RIGHT-OF-WAY WITH 100-YEAR OVERFLOW TO CREEK

TIME OF CONCENTRATION: COMBINATION OF INLET TIME+TIME OF FLOW IN THE DRAIN
INLET TIME: BEING THE TIME FOR WATER TO FLOW OVER THE SURFACE OF THE GROUND TO THE STORM DRAIN INLET (ONSITE+OFFSITE, IF APPLICABLE)

MINIMAL TIME OF CONCENTRATION:

TYPE OF AREA	MINIMAL INLET TIME
INDUSTRIAL	10 MINUTES

BASIS:
RATIONAL METHOD $Q = C \times I \times A$
 Q = STORM DRAINAGE DISCHARGE (cfs) AT DESIGN POINT
 C = RUNOFF COEFFICIENT
 I = DESIGN STORM INTENSITY (inches per hour)
 A = DRAINAGE AREA (acres)

RUNOFF COEFFICIENTS:
0.70 - INDUSTRIAL (FREQUENCY FACTOR APPLIED PER TABLE 2.1.4-1)
NCTCOG - Integrated Storm Water Management (ISWM) Design Manual for Site Development

HYDRAULIC SECTIONS

MANNING'S EQUATION FOR PIPE FLOW:
 $Q = (1.486/N) A R^{2/3} S^{1/2}$

Q = STORM DRAINAGE DISCHARGE (cfs)
 n = MANNING'S ROUGHNESS COEFFICIENT
 A = CROSS SECTIONAL AREA (ft²)
 R = HYDRAULIC RADIUS (AWP)
 WP = WETTED PERIMETER
 S = LONGITUDINAL SLOPE (ft/ft)

$n = 0.013$ CONCRETE PIPES
 $n = 0.015$ CONCRETE BOXES

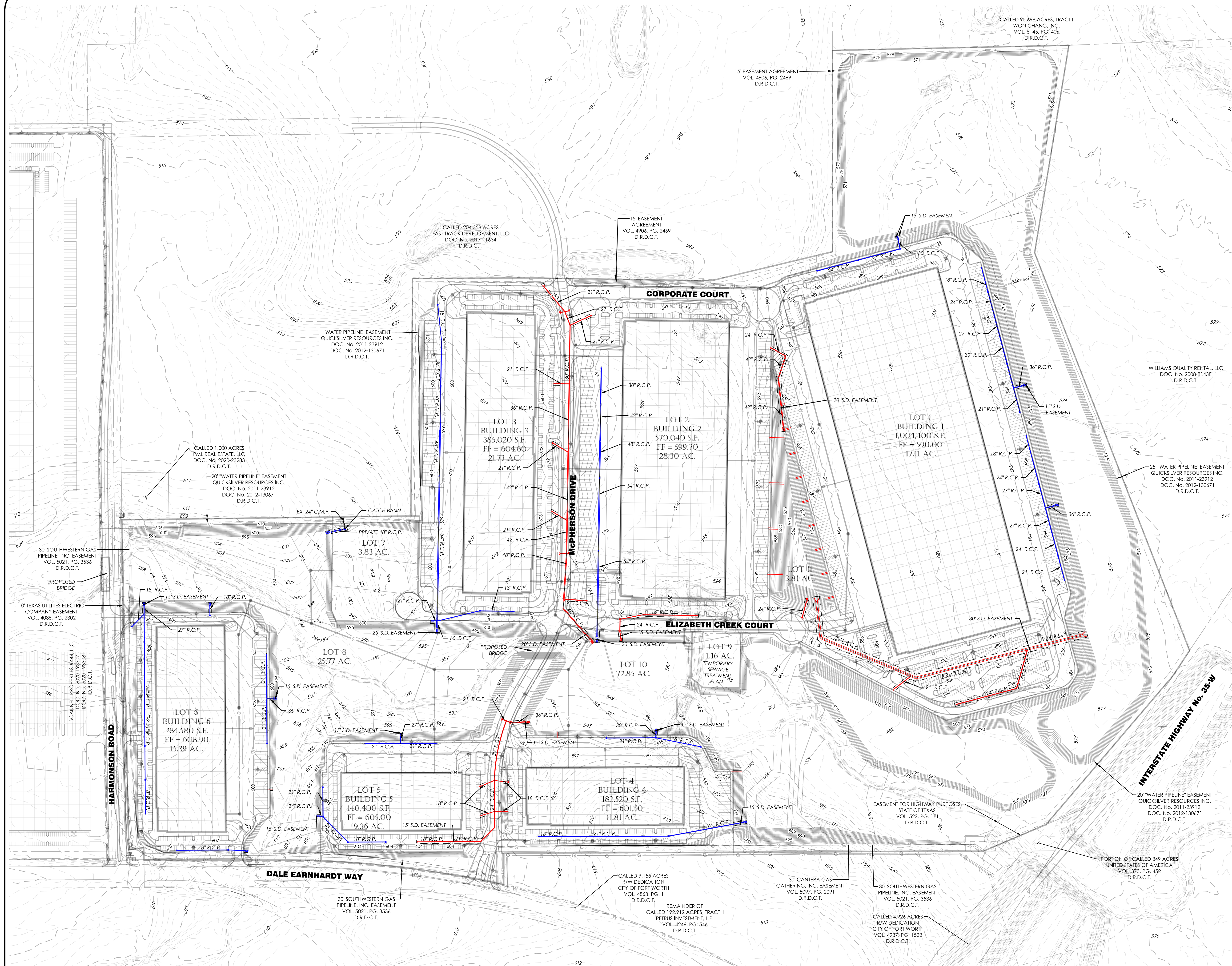
NOTE:
ALL PUBLIC STORM DRAIN TO HAVE STORM DRAIN EASEMENT WHEN IT IS NOT LOCATED WITHIN THE RIGHT OF WAY. STORM DRAIN EASEMENTS ARE SIZED BASED ON THE CLOSED CONDUIT EASEMENT TABLE.

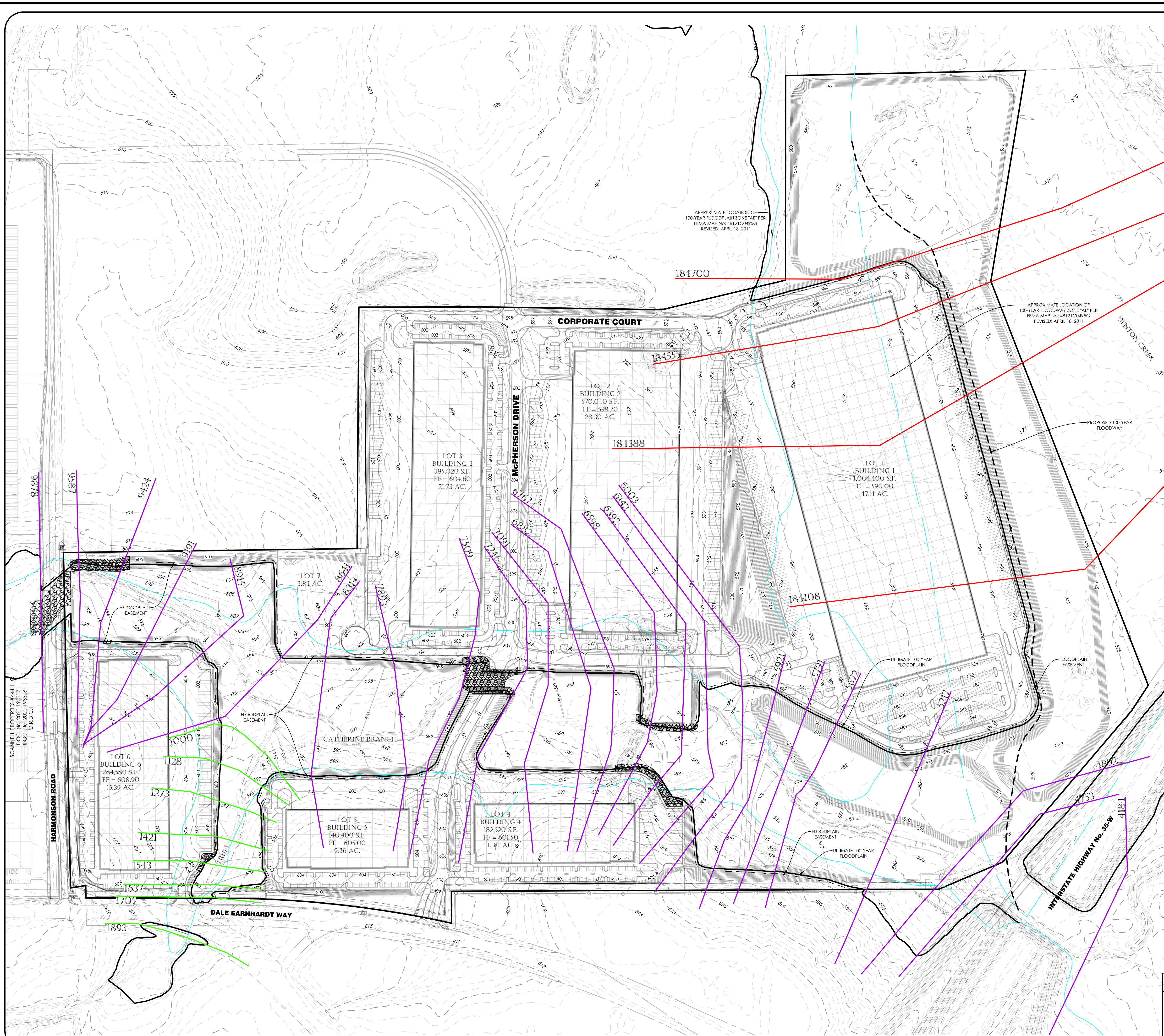
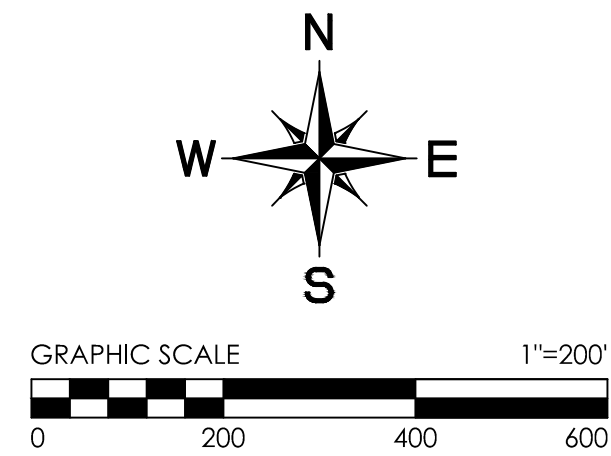
CLOSED CONDUIT EASEMENT	
PIPE SIZE	MINIMUM EASEMENT WIDTH
36" AND UNDER	15 FEET
42" THROUGH 54"	20 FEET
60" THROUGH 66"	25 FEET
72" THROUGH 102"	30 FEET

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TBP#S # 1002/1700

CONCEPTUAL OVERALL STORM DRAIN LAYOUT
OF
NORTHLAKE 35 LOGISTICS PARK
BEING
249.299 ACRES
SITUATED IN THE
CITY OF NORTHLAKE,
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Date: June 2021
PAGE 1 OF 1





HEC-RAS Plan: Ultimate River: RIVER-1 Reach: Reach-1 Profile: 100-YR

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	184700	100-YR	77395.00	556.46	583.93	578.13	584.16	0.000941	6.65	26380.89	2803.18	0.26
Reach-1	184555	100-YR	77395.00	557.00	583.74	578.21	584.00	0.000904	6.88	26487.65	2536.46	0.26
Reach-1	184388	100-YR	77395.00	556.37	583.57	577.71	583.79	0.000870	6.39	27115.21	2607.00	0.25
Reach-1	184108	100-YR	77395.00	556.34	583.21	577.36	583.39	0.000829	5.69	28906.80	3017.72	0.24

HEC-RAS Plan: Ultimate River: Catherine Branch Reach: Lower Profile: 100-YR												
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Lower	9878	100-YR	9357.00	594.18	602.00	602.00	603.73	0.018449	11.60	904.74	366.03	0.91
Lower	9739	100-YR	9357.00	592.14	600.34	598.95	601.29	0.007351	9.17	1221.03	348.55	0.61
Lower	9687	100-YR	9357.00	591.22	600.90	597.45	600.34	0.003043	6.34	1767.03	349.52	0.40
Lower	9191	100-YR	9431.00	589.95	599.65	599.87	601.156	4.36	2521.02	380.66	0.25	
Lower	8915	100-YR	9431.00	591.36	598.94	597.18	599.32	0.003671	6.12	1952.32	468.06	0.42
Lower	8641	100-YR	9869.00	589.64	597.96	598.37	600.3193	5.97	1939.08	385.96	0.40	
Lower	8314	100-YR	9869.00	588.15	597.58	593.85	597.75	0.001010	3.74	3048.47	511.77	0.23
Lower	7893	100-YR	9869.00	586.33	597.29	591.85	597.43	0.000615	3.29	3309.89	497.26	0.19
Lower	7509	100-YR	9869.00	585.95	596.30	592.47	596.86	0.002534	6.61	1629.10	473.43	0.36
Lower	7347	100-YR	9869.00	586.32	594.13	593.04	594.99	0.007646	9.35	1355.14	470.58	0.62
Lower	7246	100-YR	9869.00	586.28	593.37	591.65	593.90	0.004886	6.97	1694.80	446.69	0.49
Lower	6882	100-YR	9869.00	586.55	592.49	590.70	592.92	0.004311	5.97	1883.31	436.11	0.45
Lower	6767	100-YR	9502.00	585.23	592.28	588.68	592.56	0.001723	4.45	2261.80	443.11	0.30
Lower	6598	100-YR	9502.00	583.10	590.88	588.76	591.84	0.000130	8.44	1220.16	206.02	0.56
Lower	6392	100-YR	9502.00	582.94	587.70	587.70	589.41	0.023277	12.22	912.58	264.22	1.02
Lower	6142	100-YR	9502.00	581.45	586.57	584.72	586.90	0.003364	4.60	2098.73	609.93	0.39
Lower	6003	100-YR	9502.00	580.34	586.29	584.11	586.47	0.001795	3.69	2906.02	716.97	0.29
Lower	5921	100-YR	9502.00	578.05	586.25	582.98	586.35	0.000780	2.98	3722.55	888.09	0.20
Lower	5791	100-YR	9502.00	577.15	586.22	580.18	586.28	0.000346	2.29	4656.27	729.88	0.14
Lower	5672	100-YR	9502.00	574.93	586.18	580.80	586.24	0.000317	2.46	4734.07	636.26	0.13
Lower	5217	100-YR	9502.00	574.34	586.09	579.36	586.14	0.000184	1.95	5414.62	861.90	0.10
Lower	4892	100-YR	9502.00	575.44	586.03	579.40	586.09	0.000119	1.46	5373.68	1197.94	0.08
Lower	4753	100-YR	9502.00	573.04	585.97	579.58	586.05	0.000382	2.83	4142.60	970.14	0.15
Lower	4470	100-YR	9502.00	570.42	579.62	578.34	580.18	0.005424	7.64	1696.74	778.64	0.52

HEC-RAS Plan: Ultimate River: Catherine Branch Reach: Trib 1 Profile: 100-YR

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Trib 1	1893	100-YR	504.00	600.29	603.51	602.07	603.59	0.002004	2.32	217.37	208.64	0.27
Trib 1	1803	100-YR	504.00	598.81	601.54	601.54	602.22	0.027401	6.99	80.67	55.81	0.94
Trib 1	1705	100-YR	504.00	597.51	600.32	600.01	600.54	0.006190	3.83	138.76	174.16	0.45
Trib 1	1637	100-YR	504.00	597.56	599.73	599.45	599.92	0.000755	3.55	148.92	226.05	0.47
Trib 1	1543	100-YR	504.00	595.36	598.82	599.05	599.05	0.007958	4.86	150.25	192.30	0.52
Trib 1	1421	100-YR	504.00	595.56	597.66	597.87	597.87	0.006615	3.43	141.54	142.89	0.46
Trib 1	1273	100-YR	504.00	594.19	595.89	595.89	596.20	0.020900	5.44	113.92	178.56	0.80
Trib 1	1128	100-YR	504.00	591.53	593.86	593.81	594.03	0.009911	4.06	175.04	321.29	0.56

LEGEND

— DENTON CREEK CROSS SECTION

— CATHERINE BRANCH CROSS SECTION

— TRIB 1 CROSS SECTION

PREPARED BY:

GOODWIN & MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TBPB REGISTRATION # F-2944
TBPB # 10021700

WATER SURFACE ELEVATION EXHIBIT OF NORTHLAKE 35 LOGISTICS PARK BEING 249.299 ACRES SITUATED IN THE CITY OF NORTHLAKE, DENTON COUNTY, TEXAS

Date: June 2021
PAGE 1 OF 1

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JULY 27, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM)

SUBJECT: NORTHLAKE LOGISTICS CROSSING PRELIMINARY PLAT (PP-21-001)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Owner/Applicant: Scannell Properties #444, LLC

Engineer/Surveyor: Goodwin and Marshall, Inc.

Current Zoning: Industrial (I)

Site: Approximately 124.061 acres out of the H. Anderson Survey, Abstract No. 25 and the A. Gawltney Survey, Abstract No. 500, generally located north of Victory Circle East on the west side of Harmonson Road.

Summary: This application is for a preliminary plat of an industrial development to be known as Northlake Logistics Crossing. It consists of 2 lots with buildings planned on each lot totaling approximately 1.39 million square feet. The site plan for the development is a companion item on this same agenda.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on July 20, 2021, and it will be approved on August 19, 2021, if no action is taken.

A drainage study and Traffic Impact Analysis (TIA) were submitted for review in support of the preliminary plat. The drainage study was found to meet all requirements of the Town. The TIA is still under review and must be approved prior to final plat approval.

Preliminary plans for storm drainage, water, sewer, and paving were also submitted with the preliminary plat for review. The preliminary plat and plans meet all platting and engineering design requirements.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on August 19th)

MATCH LINE

84.166 ACRES

2005-68676, O.R.D.C.T.

OL. 5097, PG. 2086, D.R.D.C.T.
2004-1124, O.R.D.C.I.

2004 1124, O.R.D.C.1

2016-61170, O.R.D.C.T.

D.R.D.C.T.

PROPOSED 25' SAN SEWER EASEMENT

PROPOSED ATMOS-
GAS EASEMENT

CATHERINE BRANC

REVISÉ: APRIL 18, 2011

O.R.D.C.T.

34.832 ACRES

5.063 ACRES

RIGHT OF WAY

RIGHT OF WA

APPROVED BY THE PLANNING AND ZONING COMMISSION ON

Date _____

CHAIR, PLANNING AND ZONING COMMISSION

Town Secretary, Town of Northlake

OWNER/DEVELOPER:

SCANNELL PROPERTIES

5959 SHERRY LANE #1550

DALLAS, TX. 75225

IAN MACDONALD (317) 218-1647

PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

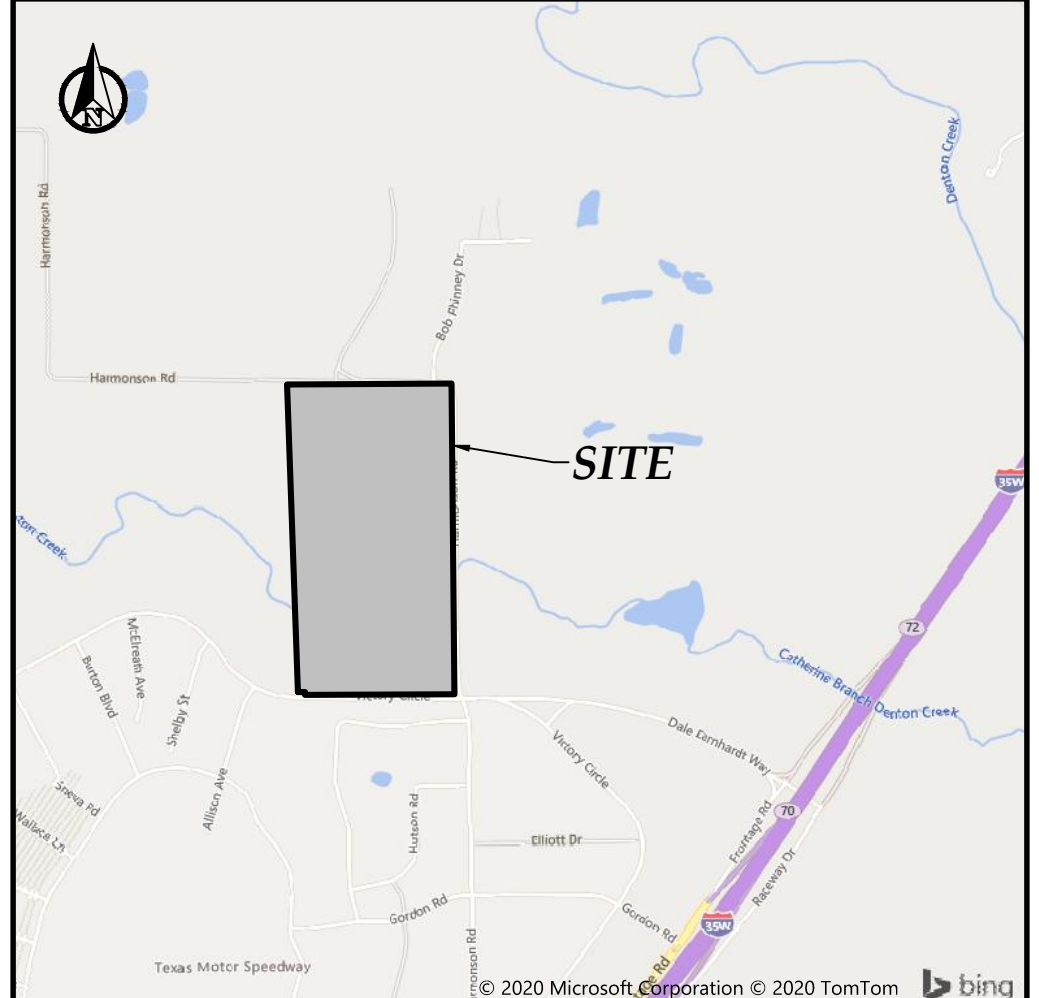
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373

TxEng Firm # F-2944 ~ TxSurv Firm # 10021700

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.

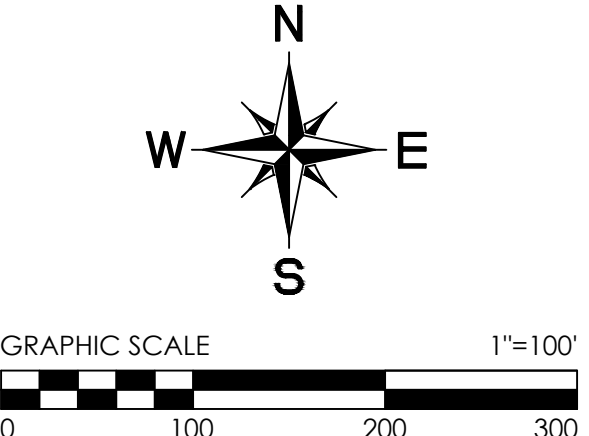
PRELIMINARY PLAT
NORTHLAKE LOGISTICS CROSSING
LOTS 1 & 2, BLOCK 1

BEING 124.061 ACRES IN THE
H. ANDERSON SURVEY, ABSTRACT No. 25
A. GAWLTNEY SURVEY, ABSTRACT No. 500
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 INDUSTRIAL LOTS
CURRENT ZONING: INDUSTRIAL
JANUARY 2021



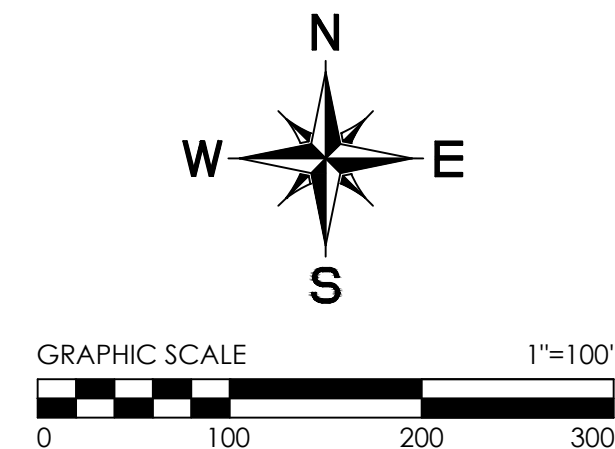
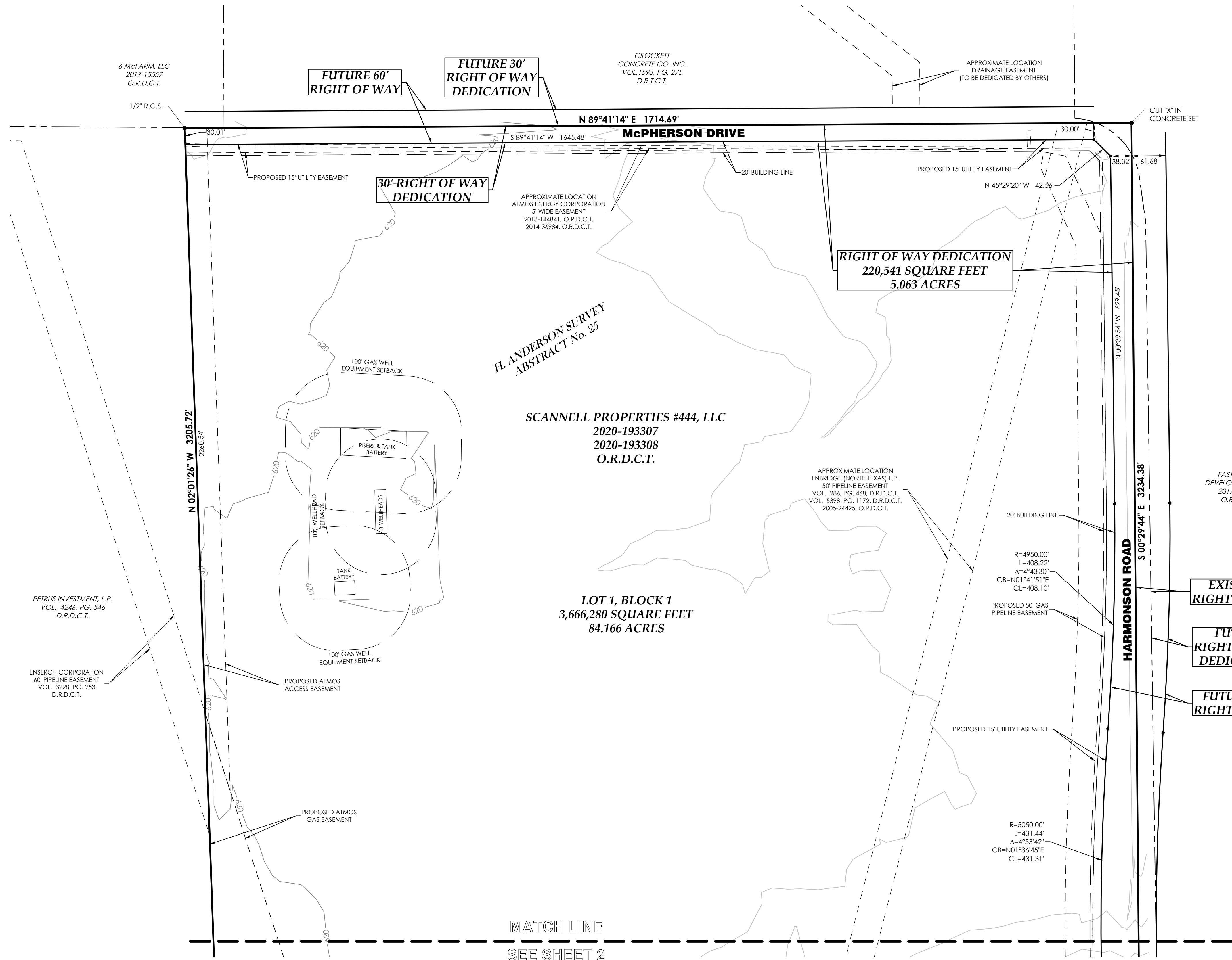
VICINITY MAP

LEGEND	
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.S.C.	REBAR WITH CAP SET 76000WIN AND MARSHALL



SHEET 1 of 2

C. HAYDEN SURVEY
ABSTRACT No. 166



PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF DENTON:

BEING a tract of land situated in the H. Anderson Survey, Abstract No. 25 and the A. Gawltney Survey, Abstract No. 500, Denton County, Texas, being described in deeds to Scannell Properties #444, LLC, recorded in 2020-193307 & 2020-193308, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped found at the most westerly southwest corner of said Scannell tract and the southeast corner of the remainder portion of a tract of land as described in deed to Petrus Investment, L.P., recorded in Volume 4246, Page 546, Deed Records, Denton County, Texas, said point lying in the north line of Texas Motor Speedway, an addition to the City Fort Worth, Denton County, Texas as recorded in Cabinet V, Page 493, Plat Records, Denton County, Texas;

THENCE North 02 degrees 01 minute 26 seconds West, along the west line of said Scannell tract and the east line of said Petrus tract, a distance of 3205.72 feet (Petrus deed 3206.95 feet) to a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to a 1/2" rebar capped set) in Harmonson Road at the northwest corner of said Scannell tract;

THENCE North 89 degrees 41 minutes 14 seconds East, along said Harmonson Road and the north line of said Scannell tract, a distance of 1714.69 feet to a cut X set in concrete at the northeast corner of said Scannell tract;

THENCE South 00 degrees 29 minutes 44 seconds East, along said Harmonson Road and the east line of said Scannell tract, a distance of 3234.38 feet to a 5/8" rebar capped RPLS 5587 found at the southeast corner of said Scannell tract, from which a 5/8" rebar found bears South 87 degrees 48 minutes East, 14.41 feet;

THENCE South 89 degrees 41 minutes 21 seconds West, departing said Harmonson Road, along the south line of said Scannell tract, a distance of 1555.00 feet to a 1/2" rebar capped set at the most southerly southwest corner of said Scannell tract, from which a 5/8" rebar capped Clear Fork RPLS 5649 found bears South 27 degrees 14 minutes East, 1.8 feet;

THENCE North 00 degrees 14 minutes 16 seconds West, along a reentrant line of said Scannell tract, a distance of 30.05 feet to a 1/2" rebar capped set at a fence corner, being a reentrant corner of said Scannell tract;

THENCE South 89 degrees 39 minutes 52 seconds West, along a reentrant line of said Scannell tract, a distance of 74.32 feet to the POINT OF BEGINNING and containing 5,404,087 square feet or 124.061 acres of land.

NOTE:
Bearings are referenced to Texas State Plane Coordinate System, North Central Zone [4202], North American Datum of 1983 as derived from GPS observation.

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.
Issued for review 7/23/2021 2:27 PM

SHEET 2 of 2

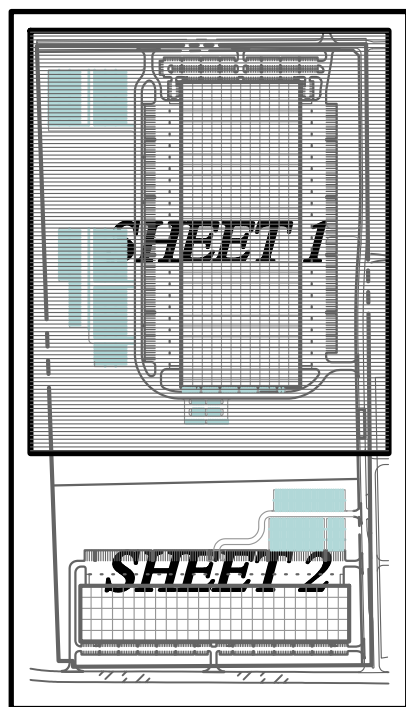
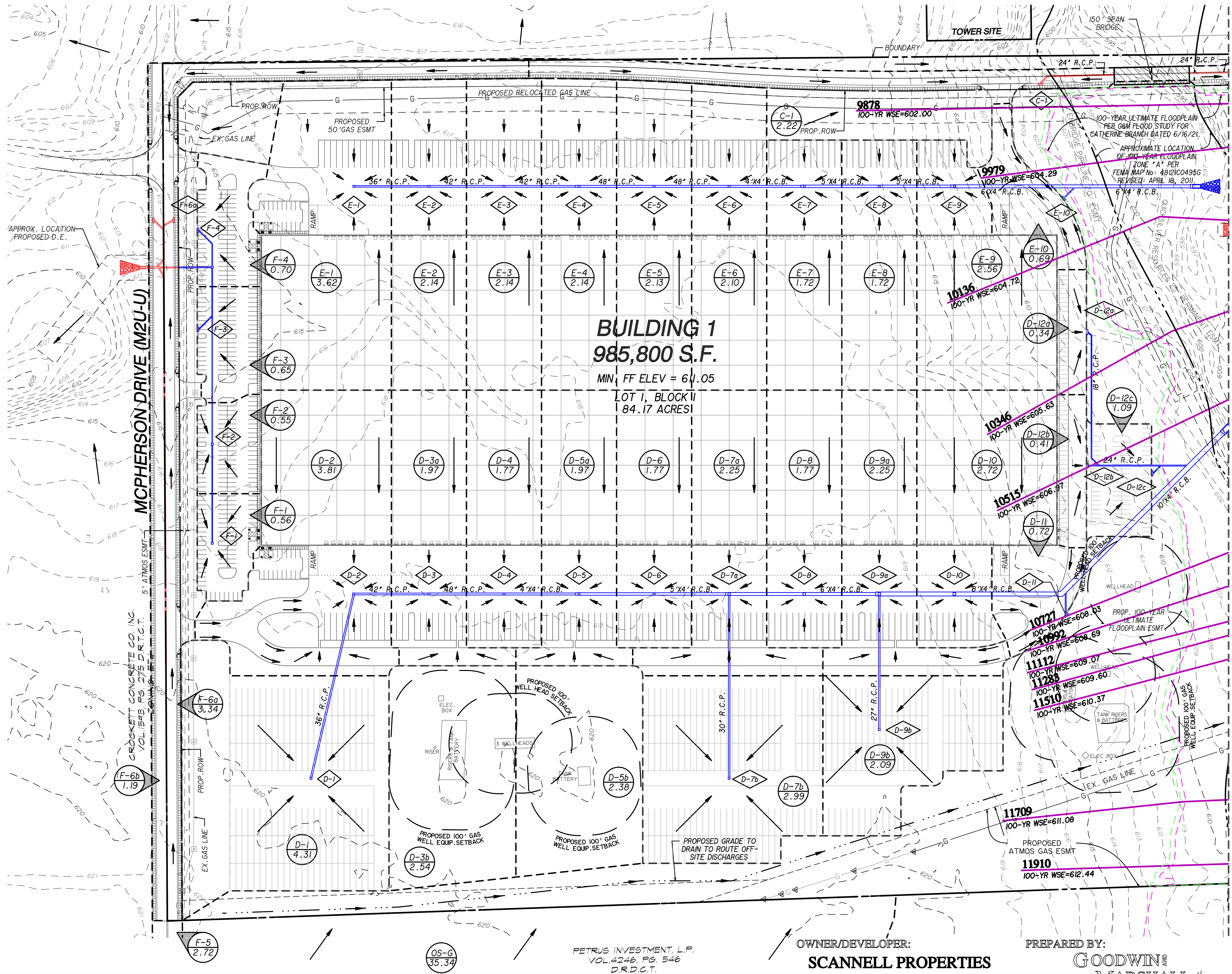
OWNER/DEVELOPER:

SCANNELL PROPERTIES
5959 SHERRY LANE #1550
DALLAS, TX. 75225
IAN MACDONALD (317) 218-1647

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 929-4373
TxEng Firm # F-2944 -- TxSurv Firm # 10021700

PRELIMINARY PLAT
NORTHLAKE LOGISTICS CROSSING
LOTS 1 & 2, BLOCK 1
BEING 124.061 ACRES IN THE
H. ANDERSON SURVEY, ABSTRACT No. 25
A. GAWLTNEY SURVEY, ABSTRACT No. 500
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 INDUSTRIAL LOTS
CURRENT ZONING: INDUSTRIAL
JANUARY 2021



KEY MAP
N.T.S.



VICINITY MAP
N.T.S.

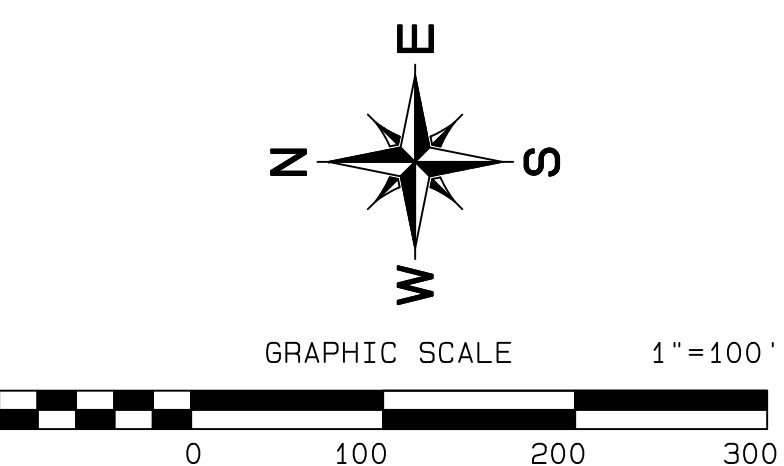
LEGEND

- DRAINAGE AREA / ACREAGE
- DRAINAGE AREA DIVIDE
- STORM DRAIN INLET
- STORM DRAIN w/ HEADWALL
- DRAINAGE FLOW ARROW

LEGEND

- TELEPHONE PEDESTAL
- UTILITY POLE
- GUY ANCHOR
- WATER VALVE
- FIRE HYDRANT
- SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- UNDERGROUND GAS LINE MARKER
- FENCE LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND TELEPHONE CABLE MARKER SIGN
- UNDERGROUND GAS LINE MARKER PINFLAG

- DRAINAGE NOTES:**
- 100-YEAR FLOODPLAIN ZONE "A" SHOWN PER FEMA MAP No. 4812IC0495G REVISED: APRIL 18, 2011, MIN. FF ELEV. SHOWN PER FLOOD STUDY FOR CATHERINE BRANCH PREPARED BY GOODWIN & MARSHALL, INC.
 - ALL PUBLIC STORM DRAIN PIPE IS SHOWN IN RED. ALL PRIVATE STORM DRAIN PIPE IS SHOWN IN BLUE.
 - ALL PIPE SIZES ARE PRELIMINARY IN NATURE AND SUBJECT TO FINAL DESIGN.



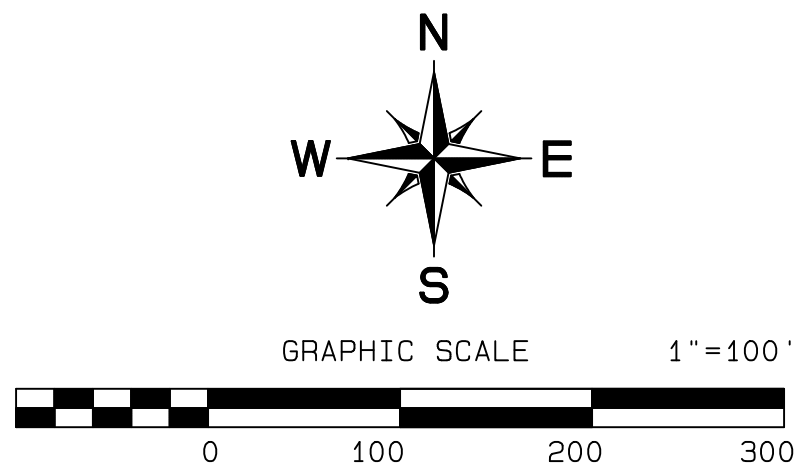
**PRELIMINARY DRAINAGE PLAN
OF
NORTHLAKE LOGISTICS CROSSING
LOTS 1 & 2, BLOCK 1
BEING 124.0161 ACRES
SITUATED IN THE
H. ANDERSON SURVEY, ABSTRACT No. 25
A. GAWLTNEY SURVEY, ABSTRACT No. 500
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 LOTS
ZONING: INDUSTRIAL
FEBRUARY 2021**

PETRUS INVESTMENT, L.P.
VOL. 4246, PG. 546
D.R.D.C.T.
ZONING: ETJ

OWNER/DEVELOPER:
SCANNELL PROPERTIES
5959 SHERRY LANE #1550
DALLAS, TEXAS 75225
(469) 675 - 8515
ianm@scannellproperties.com

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

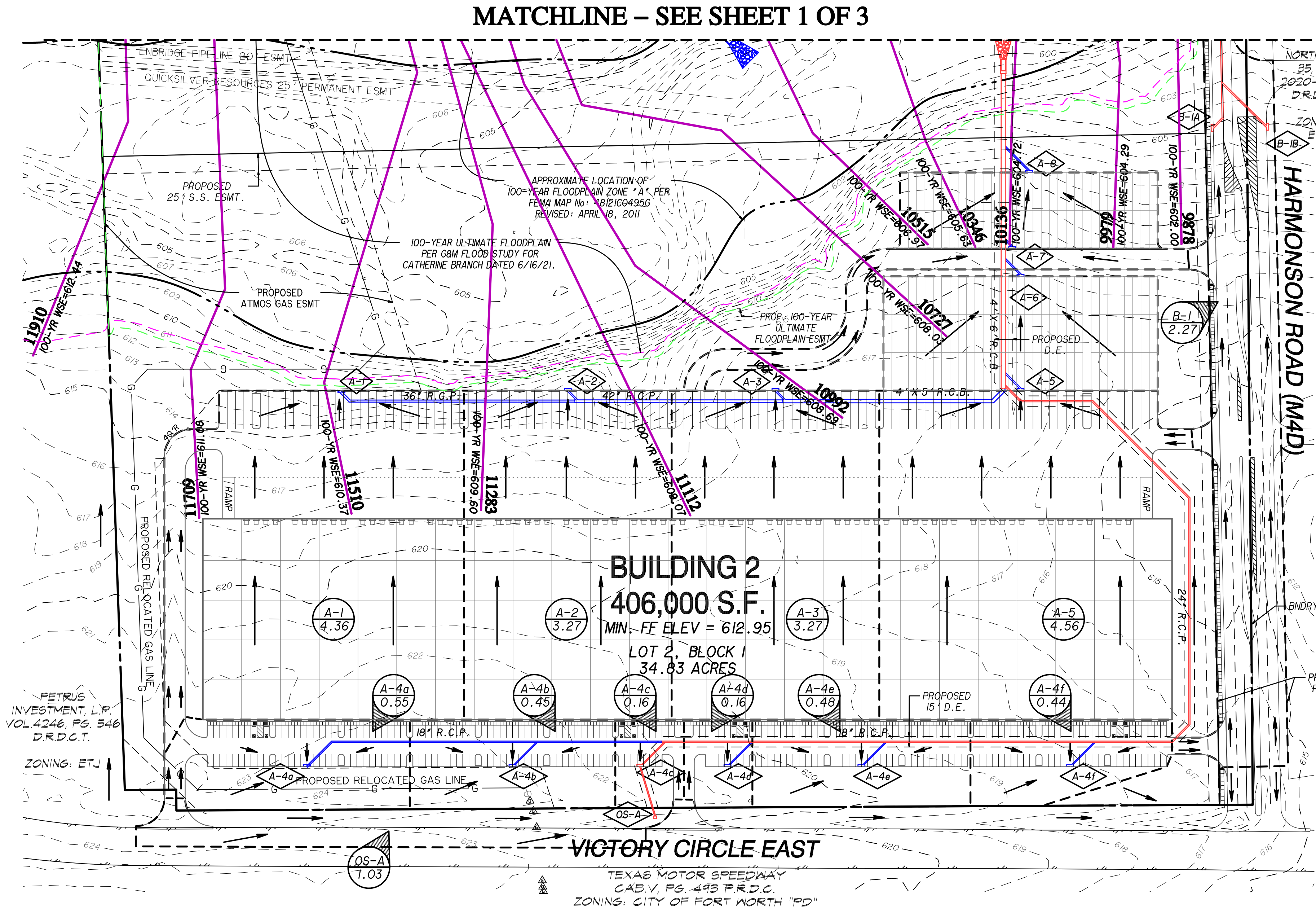
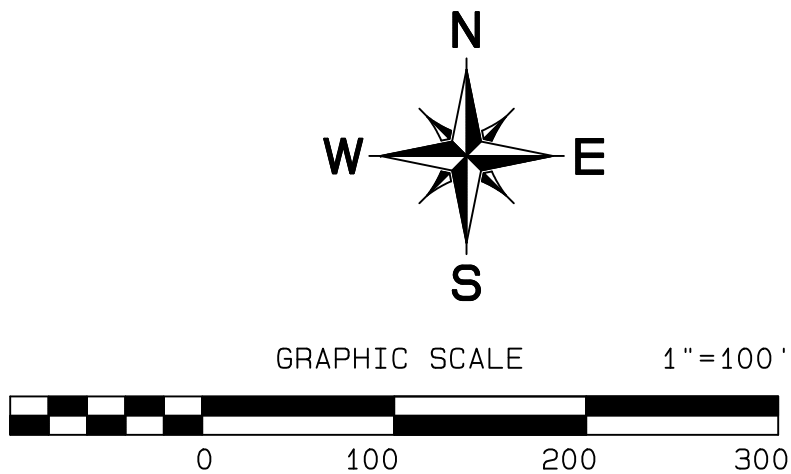
MATCHLINE - SEE SHEET 2 OF 3



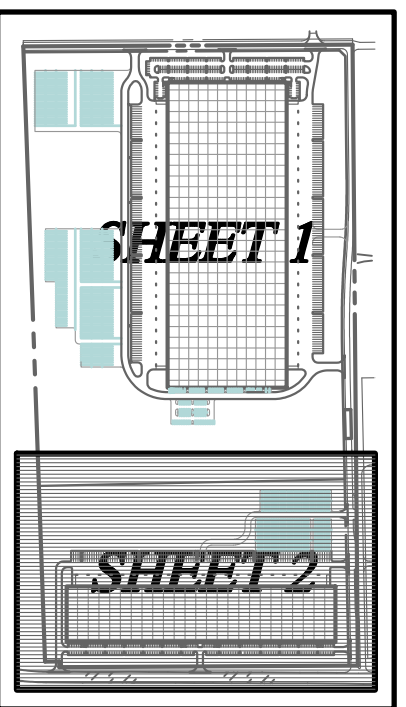
LEGEND	
	TELEPHONE PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	FIRE HYDRANT
	SIGN
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	UNDERGROUND GAS LINE MARKER PINFLAG



VICINITY MAP
N.T.S.



LEGEND	
	DRAINAGE AREA / ACREAGE
	DRAINAGE AREA DIVIDE
	STORM DRAIN INLET
	STORM DRAIN w/ HEADWALL
	DRAINAGE FLOW ARROW



KEY MAP
N.T.S.

- DRAINAGE NOTES:
1. 100-YEAR FLOODPLAIN ZONE "A" SHOWN PER FEMA MAP No. 48121C0495G REVISED, APRIL 18, 2011, MIN. FF ELEV. SHOWN PER FLOOD STUDY FOR CATHERINE BRANCH PREPARED BY GOODWIN & MARSHALL, INC.
 2. ALL PUBLIC STORM DRAIN PIPE IS SHOWN IN RED. ALL PRIVATE STORM DRAIN PIPE IS SHOWN IN BLUE.
 3. ALL PIPE SIZES ARE PRELIMINARY IN NATURE AND SUBJECT TO FINAL DESIGN.

PRELIMINARY DRAINAGE PLAN
OF
NORTHLAKE LOGISTICS CROSSING
LOTS 1 & 2, BLOCK 1
BEING 124.0161 ACRES
SITUATED IN THE
H. ANDERSON SURVEY, ABSTRACT No. 25
A. GAWLTNEY SURVEY, ABSTRACT No. 500
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 LOTS
ZONING: INDUSTRIAL
FEBRUARY 2021

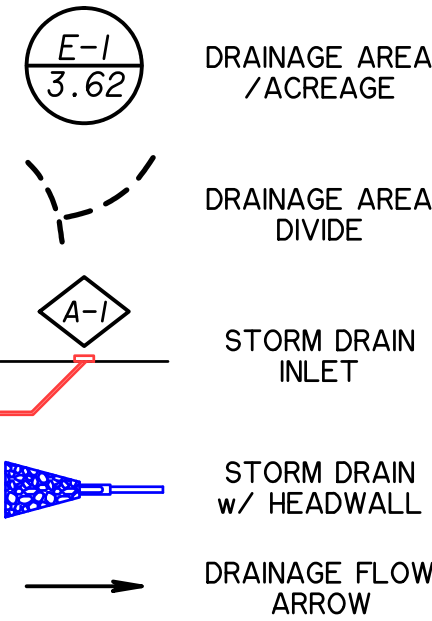
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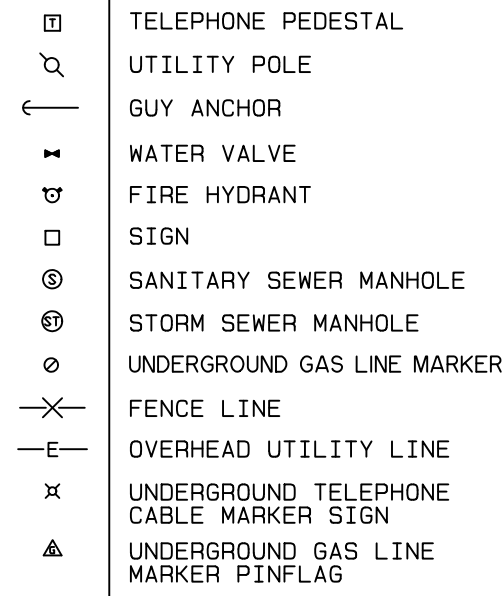
DRAINAGE NOTES:

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LEGEND



LEGEND



VICINITY MAP
N.T.S.

RATIONAL C-VALUE COMPUTATIONS - PROPOSED CONDITIONS

C =	Pvmt/Roof 0.90	Gravel 0.50	Open Space 0.35	Agricultural 0.30	WEIGHTED C
AREA ID					
A-1	4.36	0.00	0.27	0.00	0.87
A-2	3.27	0.00	0.00	0.00	0.90
A-3	3.27	0.00	0.00	0.00	0.90
A-4a	0.55	0.00	0.48	0.00	0.64
A-4b	0.45	0.00	0.42	0.00	0.63
A-4c	0.16	0.00	0.12	0.00	0.66
A-4d	0.16	0.00	0.12	0.00	0.66
A-4e	0.48	0.00	0.43	0.00	0.64
A-4f	0.44	0.00	0.26	0.00	0.70
A-5	4.56	0.00	0.64	0.00	0.83
A-6	1.50	0.00	0.00	0.00	0.90
A-7	0.57	0.00	0.77	0.00	0.58
A-8	0.94	0.00	0.00	0.00	0.90
B-1	2.27	0.00	0.00	0.00	0.90
B-1	1.14	0.00	1.09	0.00	0.63
D-1	3.14	0.00	1.17	0.00	0.75
D-2	3.34	0.00	0.47	0.00	0.83
D-3	1.90	2.54	0.07	0.00	0.67
D-4	1.72	0.00	0.05	0.00	0.88
D-5	1.90	2.38	0.07	0.00	0.67
D-6	1.72	0.00	0.05	0.00	0.88
D-7a	2.19	0.00	0.07	0.00	0.88
D-7b	2.99	0.00	0.00	0.00	0.90
D-8	1.72	0.00	0.05	0.00	0.88
D-9a	2.19	0.00	0.07	0.00	0.88
D-9b	2.09	0.00	0.00	0.00	0.90
D-10	2.65	0.00	0.07	0.00	0.89
D-11	0.44	0.00	0.28	0.00	0.69
D-12a	0.34	0.00	0.00	0.00	0.90
D-12b	0.41	0.00	0.00	0.00	0.90
D-12c	1.09	0.00	0.00	0.00	0.90
E-1	2.73	0.00	0.89	0.00	0.77
E-2	1.71	0.00	0.43	0.00	0.79
E-3	1.72	0.00	0.42	0.00	0.79
E-4	1.71	0.00	0.44	0.00	0.79
E-5	1.83	0.00	0.29	0.00	0.82
E-6	1.71	0.00	0.39	0.00	0.80
E-7	1.72	0.00	0.00	0.00	0.90
E-8	1.72	0.00	0.00	0.00	0.90
E-9	2.56	0.00	0.00	0.00	0.90
E-10	0.45	0.00	0.24	0.00	0.71
F-1	0.56	0.00	0.00	0.00	0.90
F-2	0.55	0.00	0.00	0.00	0.90
F-3	0.65	0.00	0.00	0.00	0.90
F-4	0.70	0.00	0.00	0.00	0.90
F-5	2.13	0.00	0.59	0.00	0.78
F-6a	1.92	0.00	1.42	0.00	0.67
F-6b	0.93	0.00	0.26	0.00	0.78
OS-A	0.52	0.00	0.51	0.00	0.63
OS-G	0.00	0.00	0.00	35.34	0.30

HYDROLOGIC COMPUTATIONS

AREA	C	CA	TIME	I2	Cf	Q2	I10	Cf	Q10	I25	Cf	Q25	I100	Cf	Q100	PICK-UP POINT
A-1	4.36	0.87	3.78	10	4.71	17.82	6.50		24.59	7.55		28.58	9.24		34.96	10' Sump Inlet "A-1"
A-2	3.27	0.90	2.94	10	4.71	13.86	6.50		19.13	7.55		22.24	9.24		27.20	10' Sump Inlet "A-2"
A-3	3.27	0.90	2.94	10	4.71	13.86	6.50		19.13	7.55		22.24	9.24		27.20	10' Sump Inlet "A-3"
A-4a	0.55	0.64	0.35	10	4.71	1.66	6.50		2.30	7.55		2.67	9.24		3.27	10' Sump Inlet "A-4a"
A-4b	0.45	0.63	0.29	10	4.71	1.35	6.50		1.87	7.55		2.17	9.24		2.65	10' Sump Inlet "A-4b"
A-4c	0.16	0.66	0.11	10	4.71	0.51	6.50	1.00	0.70	7.55	1.10	0.90	9.24	1.25	1.25	10' Sump Inlet "A-4c"
A-4d	0.16	0.66	0.11	10	4.71	0.51	6.50	1.00	0.70	7.55	1.10	0.90	9.24	1.25	1.25	10' Sump Inlet "A-4d"
A-4e	0.48	0.64	0.31	10	4.71	1.45	6.50	1.00	2.00	7.55	1.10	2.56	9.24	1.25	3.56	10' Sump Inlet "A-4e"
A-4f	0.44	0.70	0.31	10	4.71	1.45	6.50	1.00	2.01	7.55	1.10	2.56	9.24	1.25	3.56	10' Sump Inlet "A-4f"
A-5	4.56	0.83	3.80	10	4.71	17.88	6.50	1.00	24.69	7.55	1.10	31.56	9.24	1.25	42.13	10' Sump Inlet "A-5"
A-6	1.50	0.90	1.35	10	4.71	6.36	6.50	1.00	8.77	7.55	1.10	11.22	9.24	1.25	15.59	10' Sump Inlet "A-6"
A-7	0.57	0.58	0.33	10	4.71	1.58	6.50	1.00	2.17	7.55	1.10	2.78	9.24	1.25	3.86	10' Sump Inlet "A-7"
A-8	0.94	0.90	0.85	10	4.71	3.98	6.50	1.00	5.50	7.55	1.10	7.03	9.24	1.25	8.68	10' Sump Inlet "A-8"
B-1	2.27	0.90	2.04	10	4.71	9.61	6.50	1.00	13.27	7.55	1.10	16.96	9.24	1.25	20.95	10' Sump Inlet "B-1"
C-1	2.22	0.63	1.40	10	4.71	6.61	6.50	1.00	9.13	7.55	1.10	11.67	9.24	1.25	16.22	10' Sump Inlet "C-1"
D-1	4.31	0.75	3.24	10	4.71	15.23	6.50		21.03	7.55		24.44	9.24		29.89	Grate Inlet "D-1"
D-2	3.81	0.83	3.17	10	4.71	14.94	6.50		20.62	7.55		23.97	9.24		29.31	Grate Inlet "D-2"
D-3	4.51	0.67	3.00	10	4.71	14.14	6.50		19.52	7.55		22.69	9.24		27.75	Grate Inlet "D-3"
D-4	1.77	0.88	1.57	10	4.71	7.38	6.50		10.19	7.55		11.84	9.24		14.49	Grate Inlet "D-4"
D-5	4.35	0.67	2.92	10	4.71	13.76	6.50		19.00	7.55		22.08	9.24		27.01	Grate Inlet "D-5"
D-6	1.77	0.88	1.57	10	4.71	7.38	6.50		10.19	7.55		11.84	9.24		14.49	Grate Inlet "D-6"
D-7a	2.25	0.88	1.99	10	4.71	9.38	6.50		12.95	7.55		15.05	9.24		18.41	Grate Inlet "D-7a"
D-7b	2.99	0.90	2.69	10	4.71	12.68	6.50		17.51	7.55		20.35	9.24		24.88	Grate Inlet "D-7b"
D-8	1.77	0.88	1.57	10	4.71	7.38	6.50		10.19	7.55		11.84	9.24		14.49	Grate Inlet "D-8"
D-9a	2.25	0.88	1.99	10	4.71	9.38	6.50		12.95	7.55		15.05	9.24		18.40	Grate Inlet "D-9a"
D-9b	2.09	0.90	1.88	10	4.71	8.86	6.50		12.24	7.55		14.22	9.24		17.39	Grate Inlet "D-9b"
D-10	2.72	0.89	2.41	10	4.71	11.33	6.50		15.64	7.55		18.18	9.24		22.24	Grate Inlet "D-10"
D-11	0.72	0.69	0.49	10	4.71	2.31	6.50		3.19	7.55		3.71	9.24		4.54	10' Sump Inlet "D-11"
D-12a	0.34	0.90	0.31	10	4.71	1.44	6.50		1.98	7.55		2.30	9.24		2.82	10' Sump Inlet "D-12a"
D-12b	0.41	0.90	0.37	10	4.71	1.75	6.50		2.42	7.55		2.81	9.24		3.43	10' Sump Inlet "D-12b"
D-12c	1.09	0.90	0.98	10	4.71	4.61	6.50		6.36	7.55		7.39	9.24		9.04	10' Sump Inlet "D-12c"
E-1	3.62	0.77	2.77	10	4.71	13.04	6.50		18.00	7.55		20.92	9.24		25.58	Grate Inlet "E-1"
E-2	2.14	0.79	1.69	10	4.71	7.94	6.50		10.97	7.55		12.75	9.24		15.59	Grate Inlet "E-2"
E-3	2.14	0.79	1.70	10	4.71	7.99	6.50		11.03	7.55		12.82	9.24		15.68	Grate Inlet "E-3"
E-4	2.14	0.79	1.69	10	4.71	7.95	6.50		10.98	7.55		12.76	9.24		15.60	Grate Inlet "E-4"
E-5	2.13	0.82	1.75	10	4.71	8.25	6.50		11.39	7.55		13.24	9.24		16.19	Grate Inlet "E-5"
E-6	2.10	0.80	1.67	10	4.71	7.87	6.50		10.87	7.55		12.63	9.24		15.45	Grate Inlet "E-6"
E-7	1.72	0.90	1.55	10	4.71	7.30	6.50		10.07	7.55		11.71	9.24		14.32	Grate Inlet "E-7"
E-8	1.72	0.90	1.55	10	4.71	7.30	6.50		10.07	7.55		11.71	9.24		14.32	Grate Inlet "E-8"
E-9	2.56	0.90	2.30	10	4.71	10.84	6.50		14.96	7.55		17.39	9.24		21.27	Grate Inlet "E-9"
E-10	0.69	0.71	0.49	10	4.71	2.29	6.50		3.16	7.55		3.67	9.24		4.49	10' Sump Inlet "E-10"
F-1	0.56	0.90	0.51	10	4.71	2.39	6.50	1.00	3.30	7.55	1.10	4.22	9.24	1.25	5.21	Grate Inlet "F-1"
F-2	0.55	0.90	0.49	10	4.71	2.32	6.50	1.00	3.21	7.55	1.10	4.10	9.24	1.25	5.06	Grate Inlet "F-2"
F-3	0.65	0.90	0.59	10	4.71	2.75	6.50	1.00	3.80	7.55	1.10	4.86	9.24	1.25	6.00	10' Sump Inlet "F-3"
F-4	0.70	0.90	0.63	10	4.71	2.97	6.50	1.00	4.10	7.55	1.10	5.24	9.24	1.25	6.48	10' Sump Inlet "F-4"
F-5	2.72	0.78	2.12	10	4.71	10.00	6.50	1.00	13.80	7.55	1.10	17.64	9.24	1.25	24.52	Future Inlets
F-6a	3.34	0.67	2.23	10	4.71	10.49	6.50	1.00	14.48	7.55	1.10	18.51	9.24	1.25	25.73	10' Sump Inlet "F-6a"
F-6b	1.19	0.78	0.93	10	4.71	4.37	6.50	1.00	6.03	7.55	1.10	7.71	9.24	1.25	10.72	Future 10' Sump Inlet "F-6b"
OS-A	1.03	0.63	0.65	10	4.71	3.04	6.50	1.00	4.20	7.55	1.10	5.37	9.24	1.25	7.47	Grate Inlet "OS-A"
OS-G	35.34	0.30	10.60	35 *	2.39	25.38	3.51		37.26	4.13		43.81	5.20		55.15	Grade to Drain Swale

* See below on this sheet for Drainage Area OS-G Time of Concentration Calculations

DRAINAGE AREA OS-G TIME OF CONCENTRATION CALCULATIONS

SHEET	variable	units	
Flow Length	L	feet	100
Manning's roughness coef.	n	n/a	0.15
2-year, 24-hour rainfall	P2	inches	3.4
Slope	s	ft/ft	0.010
Travel time	Tt	hours	0.210
		min.	12.6
SHALLOW CONCENTRATED			
Flow Length	L	feet	2,135
Slope	s	ft/ft	0.009
Surface (1=paved or 2=unpaved)			2
Velocity	V	ft/sec	1.54
Travel time	Tt	hours	0.386
		min.	23.2
RESULTS			
	TC	hours	0.596
	TC	min.	35.8

OWNER/DEVELOPER:

SCANNELL PROPERTIES
5959 SHERRY LANE #1550
DALLAS, TEXAS 75225
(469) 675 - 8515
ianm@scannellproperties.com

PREPARED BY:

GOODWIN
AND
MARSHALL
INC.
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2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

PRELIMINARY DRAINAGE PLAN
OF
NORTHLAKE LOGISTICS CROSSING
LOTS 1 & 2, BLOCK 1
BEING 124.0161 ACRES
SITUATED IN THE
H. ANDERSON SURVEY,

MCPHERSON DRIVE (M2U-U)

CROCKETT CONCRETE CO. INC.
VOL. 1543, PG. 275 D.R.C.T.

5' ATMOS ESMT

FAST TRACK
DEVELOPMENT, LLC
2017-11634,
D.R.C.T.

PVL FAMILY
PARTNERS, LLC
2020-23283
D.R.C.T.
TOWER SITE

BOUNDARY

150' SPAN
BRIDGE

APPROXIMATE LOCATION
OF 100-YEAR FLOODPLAIN
ZONE "A" PER
FEMA MAP No. 48121C04956
REVISED: APRIL 18, 2011

QUICKSILVER RESOURCES 25' PERMANENT ESMT

BUILDING 1
985,800 S.F.

MIN. FF ELEV = 611.05

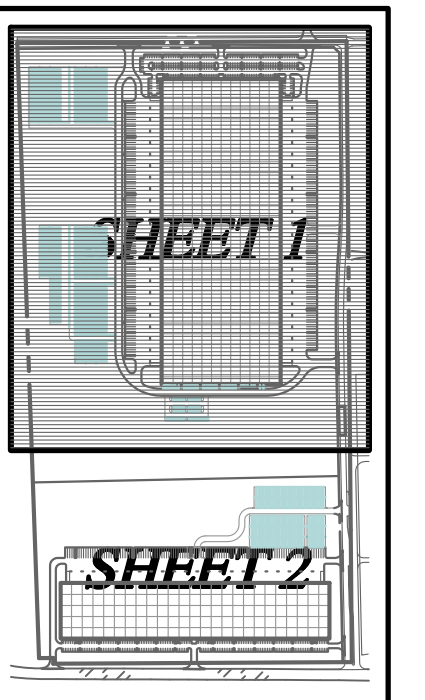
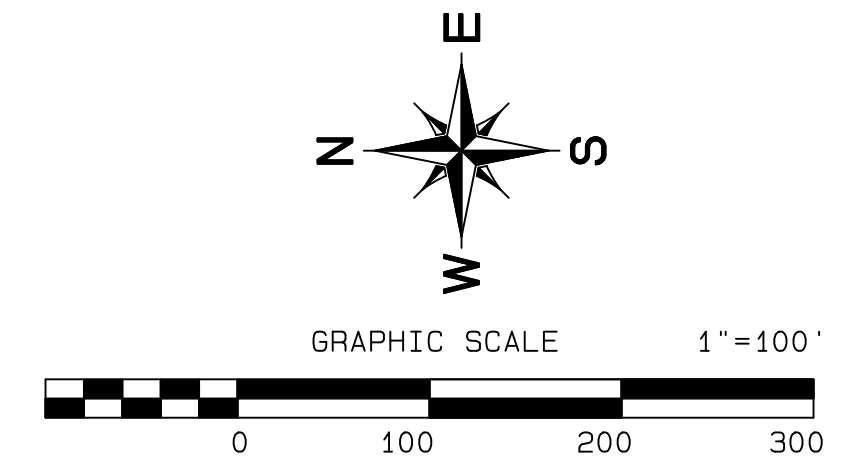
LOT 1, BLOCK 1
84.17 ACRES

MATCHLINE - SEE SHEET 2 OF 2

LEGEND	
	TELEPHONE PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	FIRE HYDRANT
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	UNDERGROUND GAS LINE MARKER
	FENCE LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND TELEPHONE CABLE MARKER SIGN
	UNDERGROUND GAS LINE MARKER PINFLAG



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

UTILITY LEGEND

	PROP. 8" CONC. PVT. (PUBLIC)
	PROP. 7" CONC. PVT. (PUBLIC)
	PROP. 7" CONC. PVT. (PRIVATE)
	PROP. 5" CONC. PVT. (PRIVATE)
	PROP. ASPHALT OVERLAY (PUBLIC)

NOTE: THE PAVEMENT THICKNESS AND MATERIAL ILLUSTRATED ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PER THE RECOMMENDATIONS OF THE PROJECT SPECIFIC FINAL GEOTECHNICAL REPORT.

PRELIMINARY PAVING PLAN
OF
NORTHLAKE LOGISTICS CROSSING
LOTS 1 & 2, BLOCK 1
BEING 124.0161 ACRES
SITUATED IN THE
H. ANDERSON SURVEY, ABSTRACT No. 25
A. GAWLTNEY SURVEY, ABSTRACT No. 500
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 LOTS
ZONING: INDUSTRIAL
FEBRUARY 2021

SHEET 1 OF 2

OWNER/DEVELOPER:

SCANNELL PROPERTIES
5959 SHERRY LANE #1550
DALLAS, TEXAS 75225
(469) 675 - 8515
ianm@scannellproperties.com

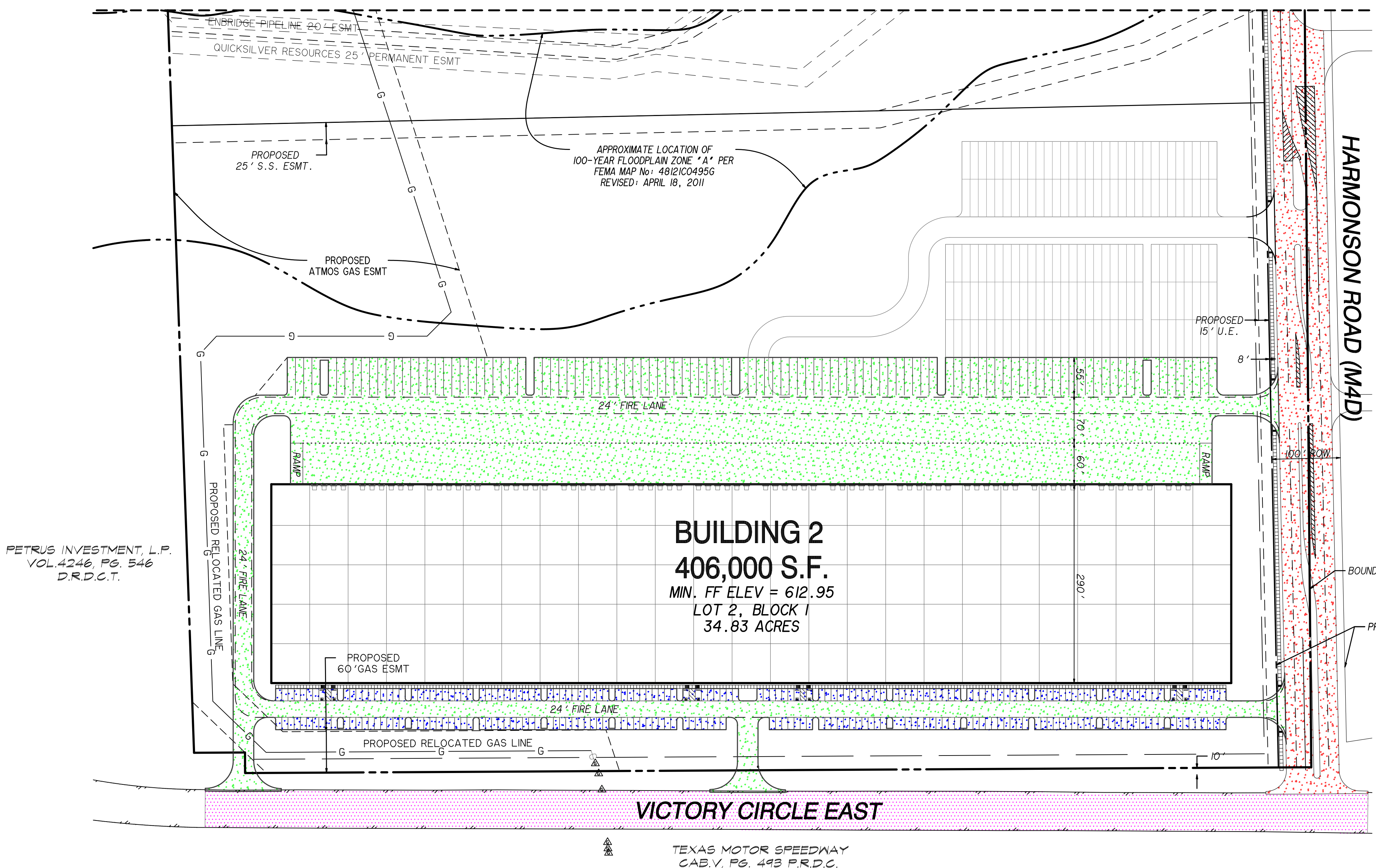
PETRUS INVESTMENT, L.P.
VOL. 4246, PG. 546
D.R.C.T.

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TBPLS FIRM No. 10021700

E:\10678 - SPEEDWAY EAST\Prim\Northlake Logistics Crossing Site Plan.pro Fri Jul 23 13:57:08 2021

MATCHLINE – SEE SHEET 1 OF 2



LEGEND	
	TELEPHONE PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	FIRE HYDRANT
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
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	UNDERGROUND GAS LINE MARKER PINFLAG

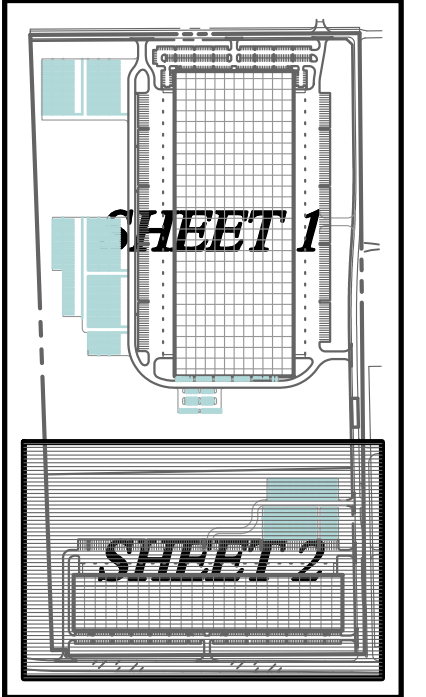
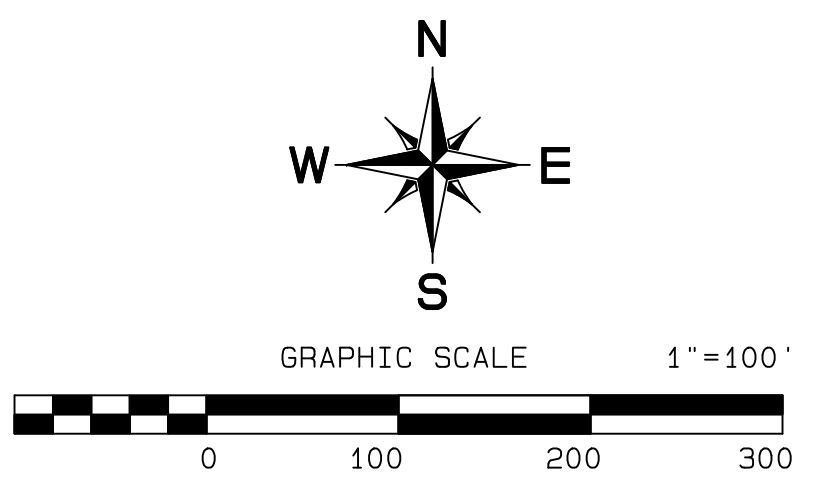
NORTHLAKE 35, LLC
2020-128039
D.R.D.C.T.

UTILITY LEGEND	
	PROP. 8" CONC. PVMT. (PUBLIC)
	PROP. 7" CONC. PVMT. (PUBLIC)
	PROP. 7" CONC. PVMT. (PRIVATE)
	PROP. 5" CONC. PVMT. (PRIVATE)
	PROP. ASPHALT OVERLAY (PUBLIC)

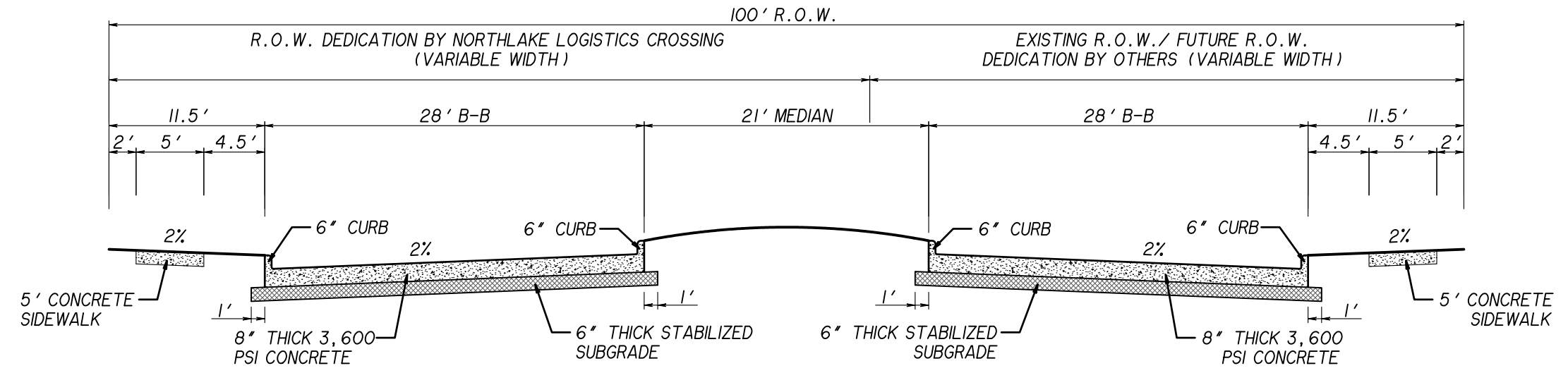
NOTE: THE PAVEMENT THICKNESS AND MATERIAL ILLUSTRATED ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PER THE RECOMMENDATIONS OF THE PROJECT SPECIFIC FINAL GEOTECHNICAL REPORT.



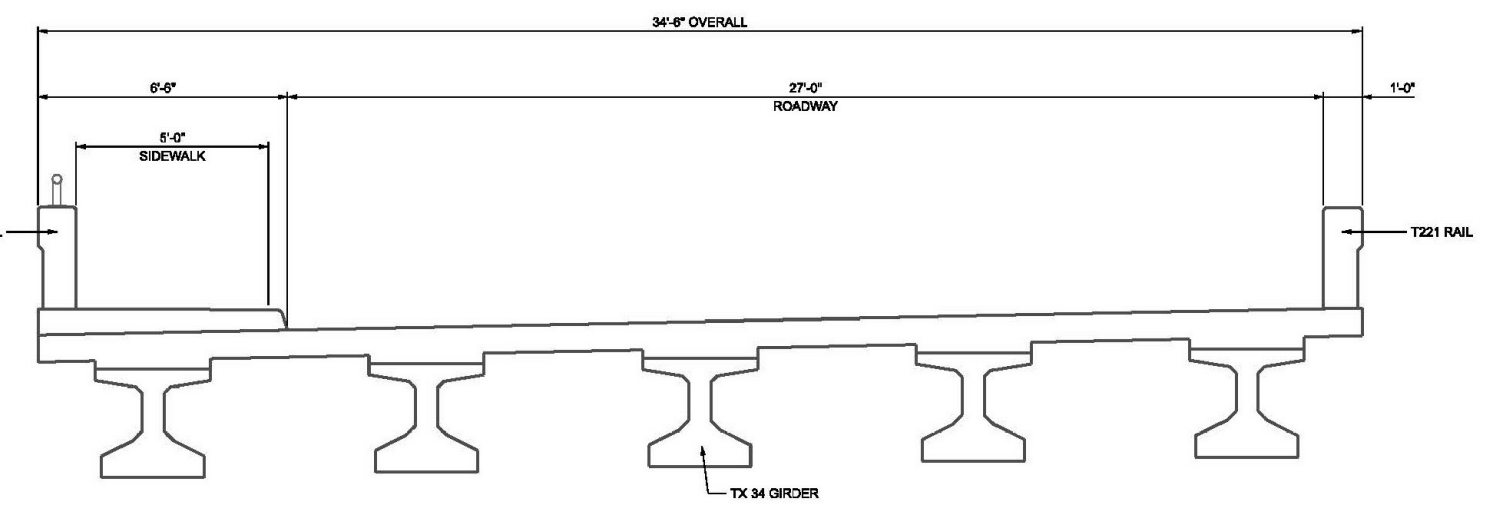
VICINITY MAP
N.T.S.



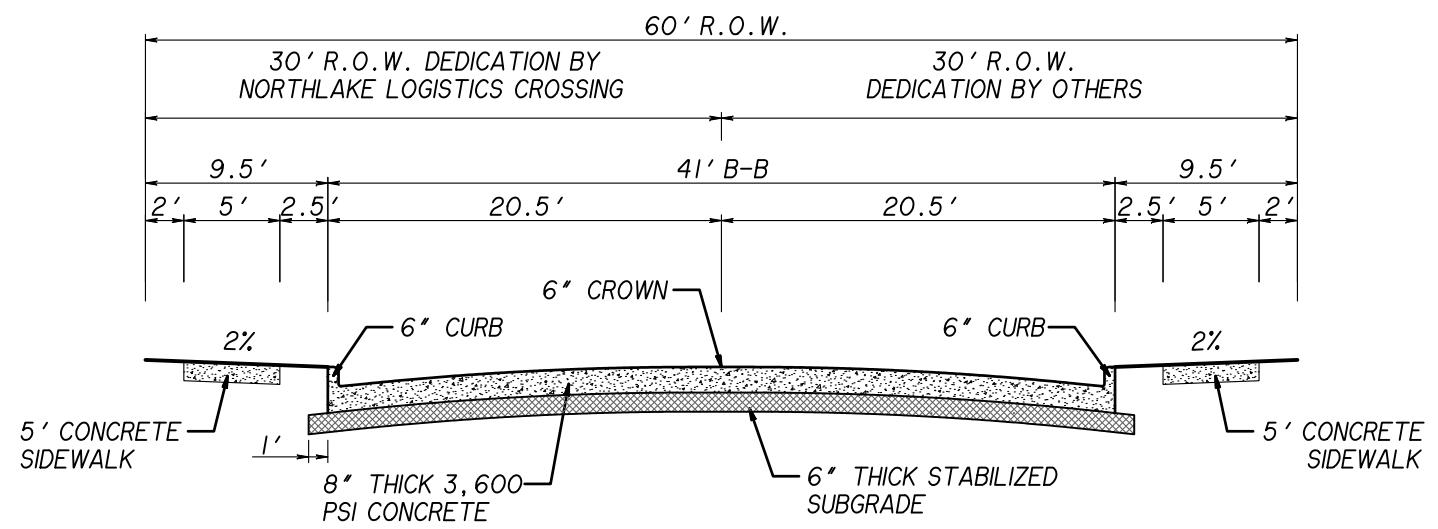
KEY MAP
N.T.S.



HARMONSON ROAD (M4D)
N.T.S.



HARMONSON ROAD BRIDGE
N.T.S.

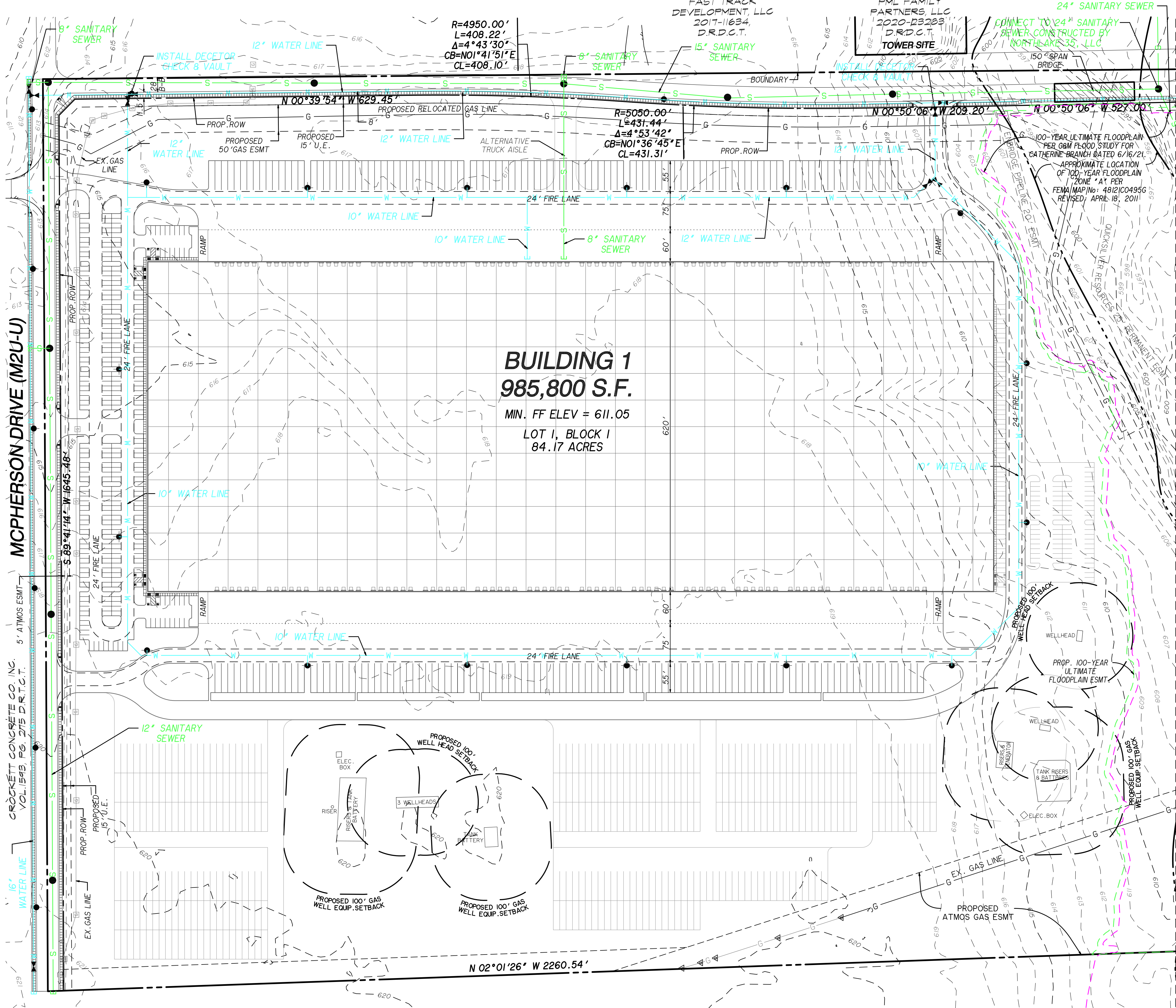


MCPHERSON DRIVE (M2U-U)
N.T.S.

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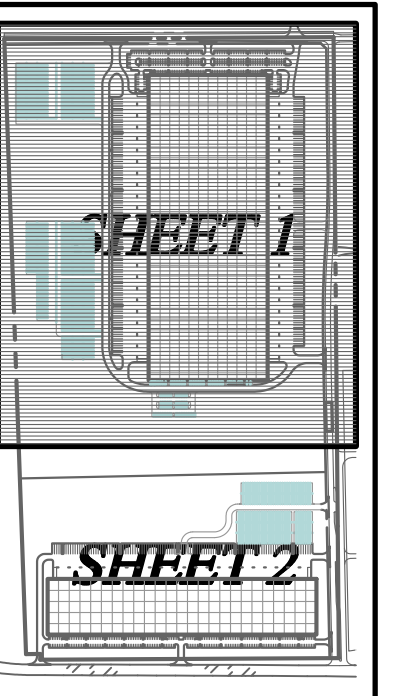
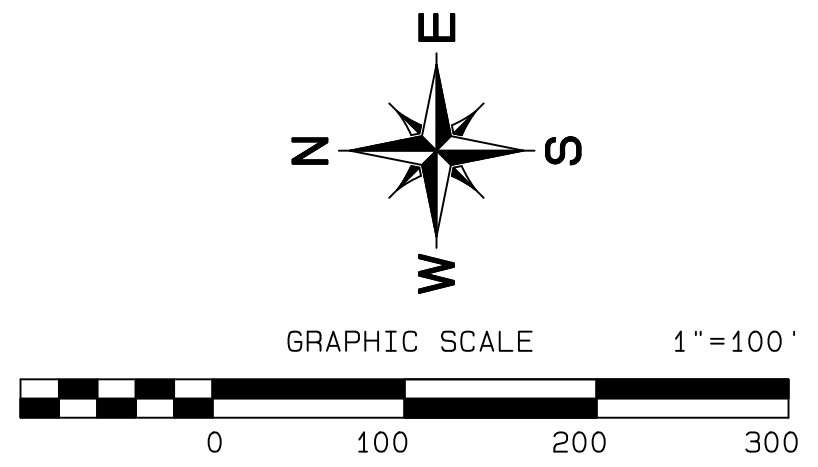
PRELIMINARY PAVING PLAN
OF
NORTHLAKE LOGISTICS CROSSING
LOTS 1 & 2, BLOCK 1
BEING 124.0161 ACRES
SITUATED IN THE
H. ANDERSON SURVEY, ABSTRACT No. 25
A. GAWLTNEY SURVEY, ABSTRACT No. 500
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 LOTS
ZONING: INDUSTRIAL
FEBRUARY 2021



LEGEND	
	TELEPHONE PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	FIRE HYDRANT
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	UNDERGROUND GAS LINE MARKER
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	UNDERGROUND GAS LINE MARKER PINFLAG



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

UTILITY LEGEND	
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT

- UTILITY NOTES:
- PER PREVIOUS COORDINATION, IT IS OUR UNDERSTANDING THAT THE TOWN WILL BE RESPONSIBLE FOR DETERMINING THE SIZE NECESSARY FOR THE SANITARY SEWER LINE WITHIN BOTH SEGMENTS OF HARMONSON ROAD AND COVERING THE COST OF DESIGN AND CONSTRUCTION FOR THE PORTION UPSTREAM OF THE BUILDING 1 CONNECTION AND ANY UP-SIZING OF THIS SANITARY SEWER LINE DOWNSTREAM OF THE BUILDING 1 CONNECTION.
 - PER PREVIOUS COORDINATION, IT IS OUR UNDERSTANDING THAT THE TOWN WILL BE COVERING THE COST OF DESIGN AND CONSTRUCTION FOR THE EXTENSION OF THE 12" WATER LINE WITHIN THE SEGMENT OF HARMONSON ROAD NORTH OF BUILDING 1 FROM THE PREVIOUSLY IDENTIFIED TERMINATION LOCATION NECESSARY TO SERVE BUILDING 1.

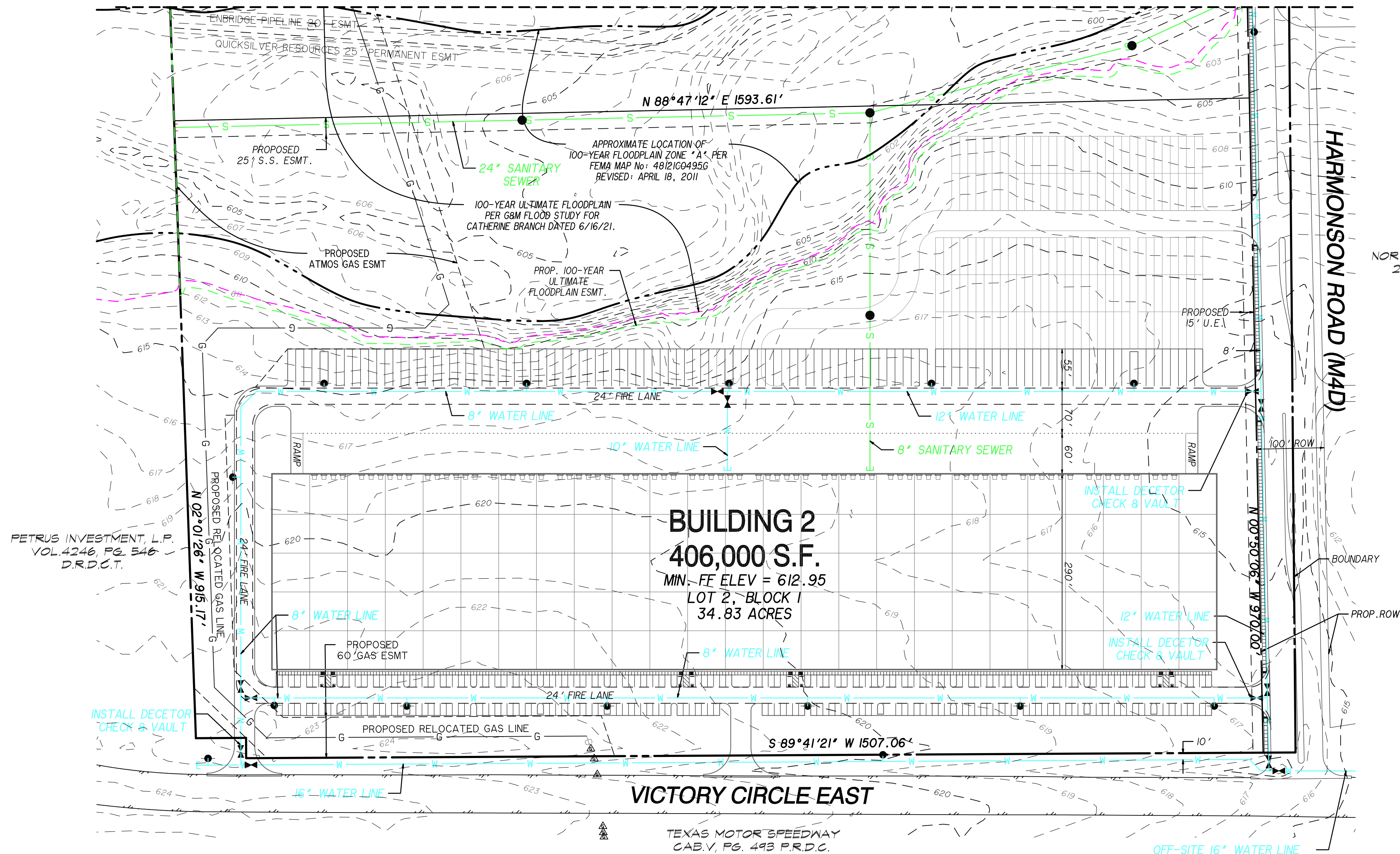
PRELIMINARY UTILITY PLAN
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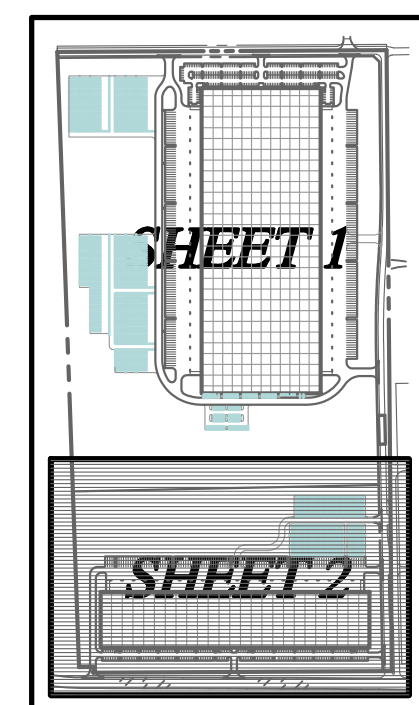
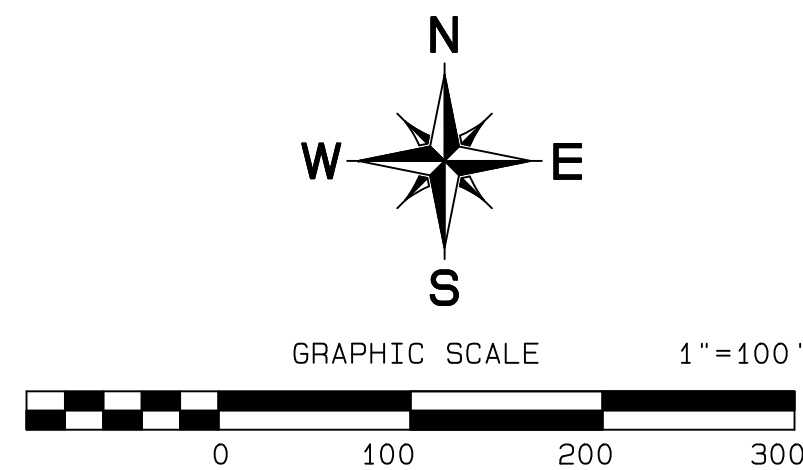
MATCHLINE – SEE SHEET 1 OF 2



LEGEND	
	TELEPHONE PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	FIRE HYDRANT
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
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VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

UTILITY LEGEND	
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT

PRELIMINARY UTILITY PLAN
OF
NORTHLAKE LOGISTICS CROSSING
LOTS 1 & 2, BLOCK 1
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TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
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NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: JULY 27, 2021

REF DOC.: UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM); MIXED-USE PLANNED DEVELOPMENT

SUBJECT: SITE PLAN OF NORTHLAKE LOGISTICS CROSSING (SP-21-002)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

SITE PLAN INFORMATION:

Owner/Applicant: Scannell Properties #444, LLC

Engineer: Goodwin and Marshall, Inc.

Zoning: Industrial (I) which includes office and warehousing/distribution center as a permitted use.

Site: Approximately 124.061 acres out of the H. Anderson Survey, Abstract No. 25 and the A. Gawltney Survey, Abstract No. 500, generally located north of Victory Circle East on the west side of Harmonson Road.

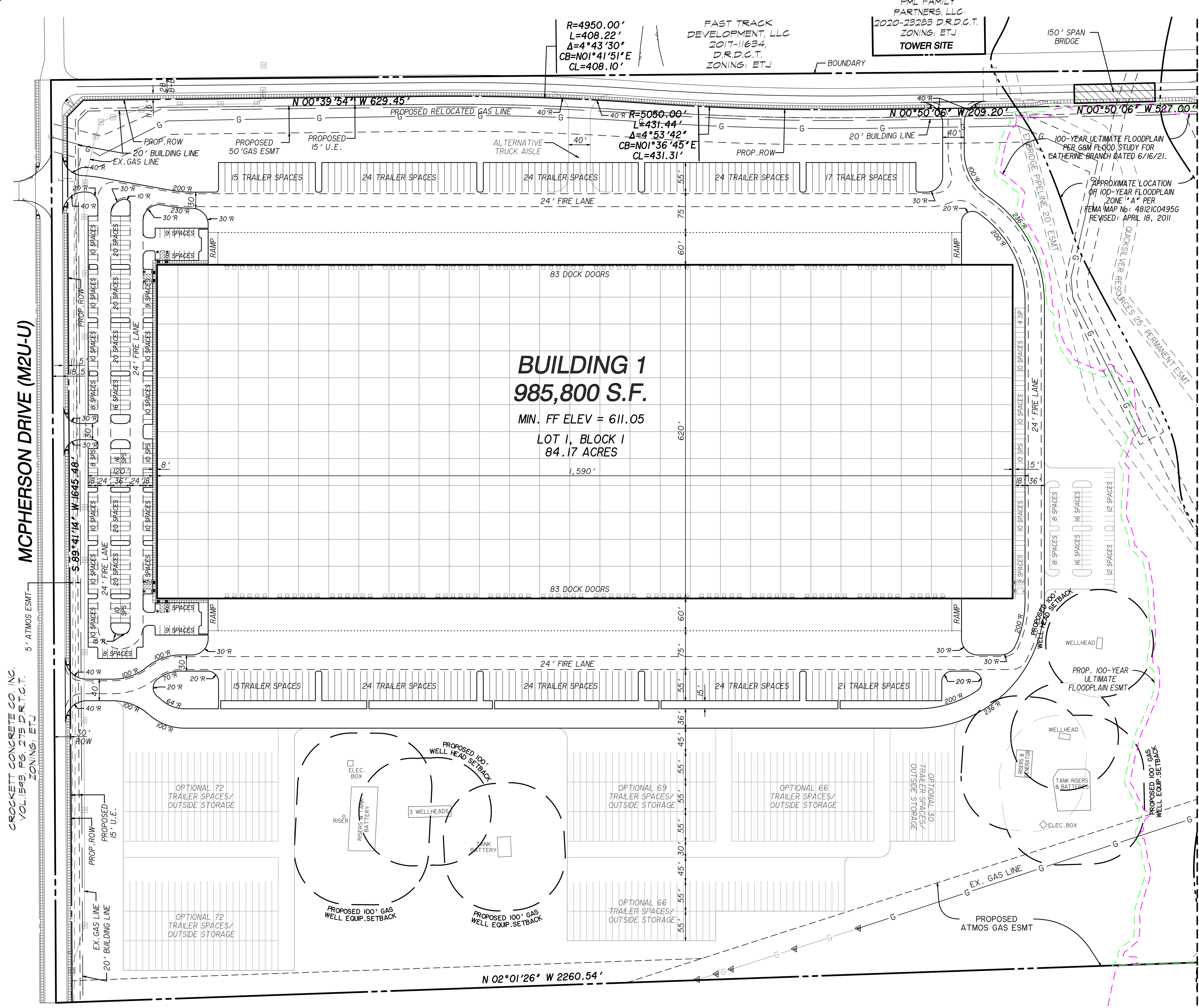
Summary: This application is for a site plan of Northlake Logistics Crossing, a proposed industrial development planned to include a combination of office, warehouse, and distribution center uses in two buildings totaling approximately 1.39 million square feet, to go on the proposed lots to be created with the Northlake Logistics Crossing preliminary plat item on this same agenda.

Staff Analysis: The applicant has provided a site plan package in accordance with requirements of the Unified Development Code (UDC). The application was considered filed July 20, 2021, and will be approved on August 19, 2021, if no action is taken.

The site plan package includes a site plan and landscape plan for the site as well as building elevations showing all sides of the two planned buildings. All elements of the site plan package meet or exceed the development standards and all applicable requirements of the UDC.

COUNCIL ACTIONS:

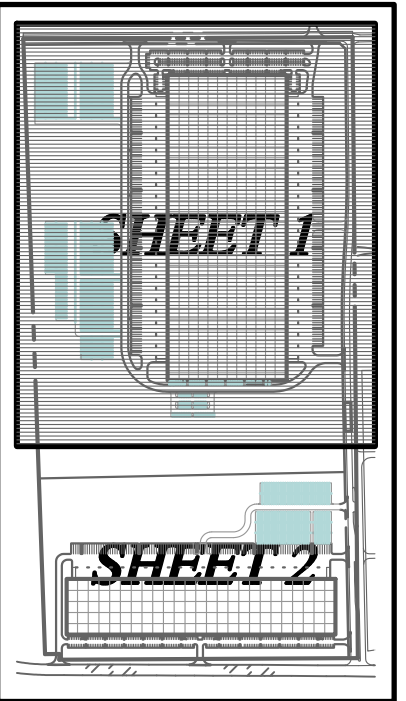
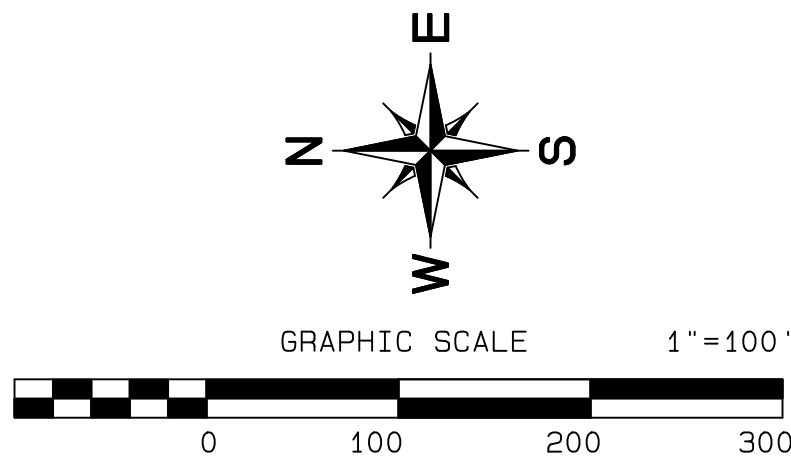
- Approve or take no action (results in approval on August 19th)



LEGEND	
	TELEPHONE PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	FIRE HYDRANT
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	UNDERGROUND GAS LINE MARKER
	FENCE LINE
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	UNDERGROUND GAS LINE MARKER PINFLAG



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

NORTHLAKE LOGISTICS CROSSING SITE DATA SUMMARY TABLE	
ZONING:	"I" INDUSTRIAL
PROPOSED USE:	OFFICE/WAREHOUSE/ DISTRIBUTION CENTER
BUILDING AREA:	BUILDING 1: 985,800 S.F. BUILDING 2: 406,000 S.F.
BUILDING HEIGHT:	BUILDING 1: 55' (One Story) BUILDING 2: 50' (One Story)
TOTAL IMPERVIOUS AREA:	BUILDING 1: 50.575 AC. BUILDING 2: 20.409 AC.
TOTAL CAR PARKING: (1 SPACE FOR EACH 5,000 SQUARE FEET OF TOTAL FLOOR AREA)	BUILDING 1 REQUIRED: 197 SPACES PROVIDED: 322 SPACES ADA SPACES: 8 SPACES BUILDING 2 REQUIRED: 82 SPACES PROVIDED: 266 SPACES ADA SPACES: 8 SPACES
PROVIDED TRAILER PARKING:	BUILDING 1: 212 SPACES BUILDING 2: 108 SPACES
FLOOR AREA RATIO:	BUILDING 1: 0.269 BUILDING 2: 0.268

SITE PLAN
OF
NORTHLAKE LOGISTICS CROSSING
LOTS 1 & 2, BLOCK 1
BEING 124.0161 ACRES
SITUATED IN THE
H. ANDERSON SURVEY, ABSTRACT No. 25
A. GAWLTNEY SURVEY, ABSTRACT No. 500
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 LOTS
ZONING: INDUSTRIAL
FEBRUARY 2021

OWNER/DEVELOPER:
SCANNELL PROPERTIES
5959 SHERRY LANE #1550
DALLAS, TEXAS 75225
(469) 675 - 8515
ianm@scannellproperties.com

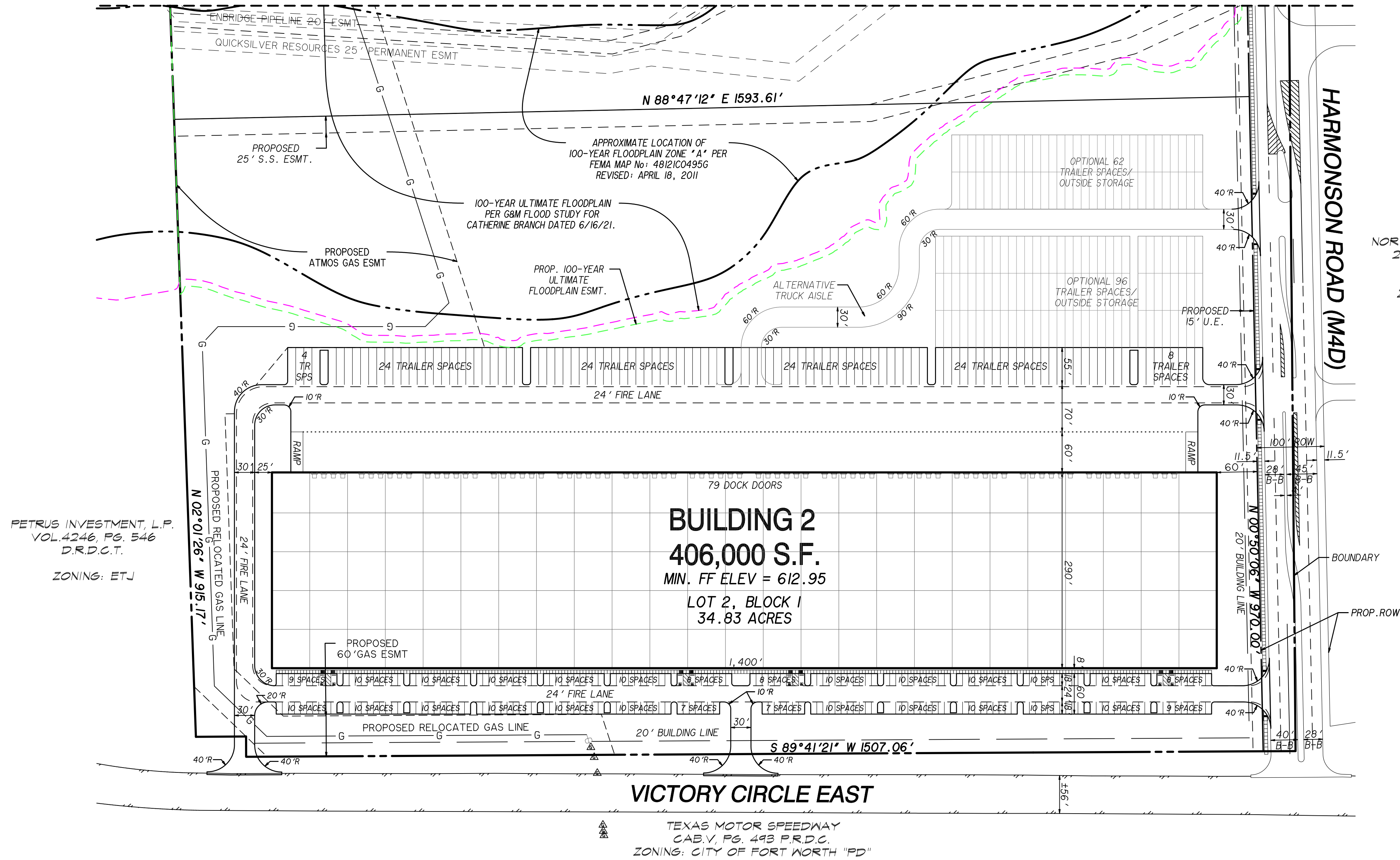
PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

PETRUS INVESTMENT, L.P.
VOL. 4246, PG. 546
D.R.D.C.T.
ZONING: ETJ

MCPHERSON DRIVE (M2U-U)

CROCKETT CONCRETE CO., INC.
VOL. 1593, PG. 215 D.R.D.C.T.
ZONING: ETJ

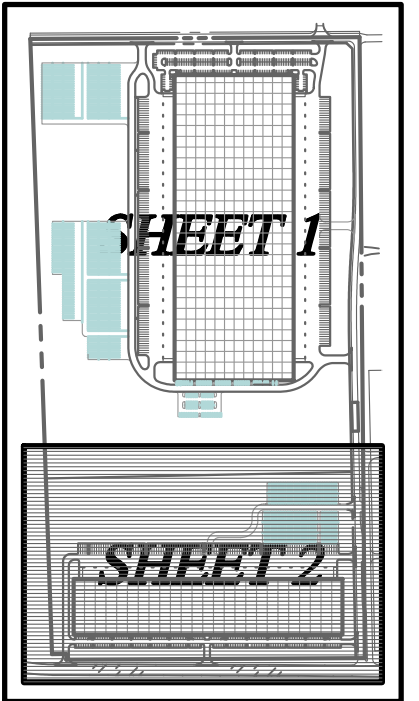
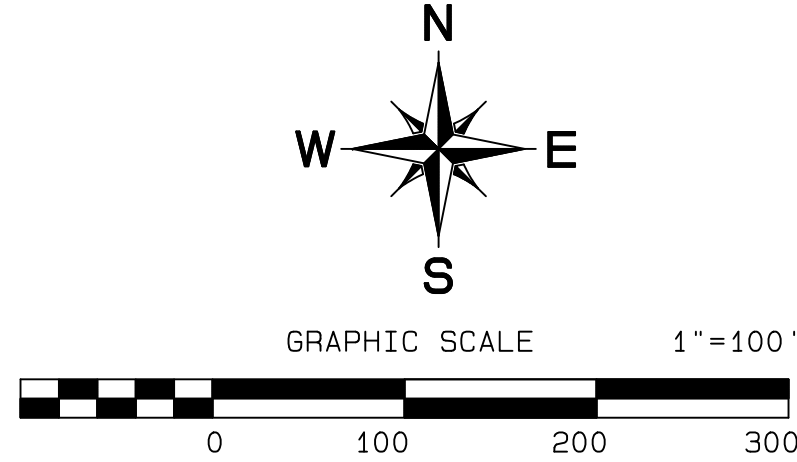
MATCHLINE – SEE SHEET 1 OF 2



LEGEND	
	TELEPHONE PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	FIRE HYDRANT
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	UNDERGROUND GAS LINE MARKER
	FENCE LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND TELEPHONE CABLE MARKER SIGN
	UNDERGROUND GAS LINE MARKER PINFLAG



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

NORTHLAKE LOGISTICS CROSSING SITE DATA SUMMARY TABLE	
ZONING:	*I* INDUSTRIAL
PROPOSED USE:	OFFICE/WAREHOUSE/ DISTRIBUTION CENTER
BUILDING AREA:	BUILDING 1: 985,800 S.F. BUILDING 2: 406,000 S.F.
BUILDING HEIGHT:	BUILDING 1: 55' (One Story) BUILDING 2: 50' (One Story)
TOTAL IMPERVIOUS AREA:	BUILDING 1: 50.575 AC. BUILDING 2: 20.409 AC.
TOTAL CAR PARKING: (1 SPACE FOR EACH 5,000 SQUARE FEET OF TOTAL FLOOR AREA)	BUILDING 1 REQUIRED: 197 SPACES PROVIDED: 322 SPACES ADA SPACES: 8 SPACES BUILDING 2 REQUIRED: 82 SPACES PROVIDED: 266 SPACES ADA SPACES: 8 SPACES
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LOTS 1 & 2, BLOCK 1
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H. ANDERSON SURVEY, ABSTRACT No. 25
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TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 LOTS
ZONING: INDUSTRIAL
FEBRUARY 2021

IRRIGATION NOTES

IRRIGATION SYSTEM SHALL COMPLY WITH CITY ORDINANCE REQUIREMENTS AND THE FOLLOWING:

NEW COMPONENTS OF IRRIGATION SYSTEM WILL INCLUDE:

- 2" (inch) Meter and Backflow Preventer; Controller, Rain Sensor, Wiring & Gate Valves.
- Valve Boxes, Quick Couplers & Irrigation Valves.
- Additional 2 1/2" (inch) PVC Mainlines & PVC Lateral Line Sizes ranging from 3/4" (inch) to 2" (inch).
- Adequate Number of Drip, Spray and Rotor Heads to achieve Full, Head to Head Coverage.
- Include 4" (inch) PVC Sleeves for Lateral Lines and 6" (inch) PVC Sleeves for Main Lines where necessary.
- All other components necessary for a Complete Irrigation System.

CONTRACTOR MUST INSTALL SOD IN ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, UTILITIES, IRRIGATION & NEWLY PLANTED LANDSCAPING.

- All disturbed areas are to be re-sodded in their entirety.
- All utility and irrigation trenches are to be re-sodded with a minimum 32" (inch) wide sod strips.

CITY OF NORTHLAKE - TREE AND SHRUB ORDINANCE

LANDSCAPE ANALYSIS FORM
Non-Single Family Residential

1) TREE AND SHRUB PLANTING REQUIREMENTS

A) STREET TREES: Sec. 9.10-E-1

Length of property in lineal feet as measure along each street separately.

Street Name	Lineal Feet	Tree Planting Requirement	Equivalent Credits	Total Trees Proposed
VICTORY CIRCLE	1581 /50	32		33
HARMONSON ROAD	4864 /50	98		98
TOTAL STREET TREES				131

B) PARKING LOT TREES: Sec. 9.10-E-3

1 shade tree per every 20 parking spaces.

Total # of Proposed Parking Spaces	# of Spaces	Tree Planting Requirement	Equivalent Credits	Large Trees	Small Trees	Total Trees Planted
644	644 /20	32		27	24	51

C) INTERIOR PARKING LOT LANDSCAPING: Sec. 9.10-E-3-A

Landscaping shall include a minimum of 5% of open space.

Total Area of Parking Spaces, Planting Islands, Curbed areas and Interior Driveways	Total Parking Lot Area	Open Space Requirement	Open Space Proposed
	1,568,416 Sqft	106,978 Sqft	127,551 Sqft

D) SHRUBS: Sec. 9.10-E-2

A continuous evergreen hedge shall be planted to screen parking lots from street frontage.
(Shrubs are required to extend along entire street frontage of parking lot.)

E) FOUNDATION PLANTING: Sec. 9.10-E-3-4

A 5ft wide planting bed is required along 50% of exposed building walls with high-use or high-visibility.
(Excludes R.O.W.)

F) LANDSCAPE BUFFER: Sec. 9.10-E-1

A 30 ft landscape buffer is required when adjacent to a roadway.
A 20 ft landscape butter is required when adjacent to surrounding properties.
(Excludes R.O.W.)

(Site plan to show easement lines on all sides of the property.)

DRAWING INDEX

NORTHLAKE LOGISTICS CROSSING

No.	Sheet Number	Sheet Name	Scale	Notes
1	L1.00	LANDSCAPE PLAN	N.T.S	OVERALL PLANTING PLAN AND DRAWING INDEX
2	L1.00-1	LANDSCAPE PLAN PLAN-BUILDING 1	N.T.S	OVERALL PLANTING PLAN BUILDING 1 AND ORDINANCE CHART
3	L1.01-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE
4	L1.02-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE, TRIANGULAR SPACING DETAIL AND STEEL EDGING DETAIL
5	L1.03-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND SHRUB/ GROUND COVER PLANTING DETAIL
6	L1.04-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND SHRUB BED/ HEAD-IN PARKING DETAIL
7	L1.05-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND STANDARD TREE PLANTING DETAIL
8	L1.06-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND LANDSCAPE BERM DETAIL
9	L1.07-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE, PLANTING BED EDGE DETAIL, AND SOD STRIP AT CURB DETAIL
10	L1.08-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
11	L1.09-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND TREE IN PARKING ISLAND DETAIL
12	L1.10-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
13	L1.11-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
14	L1.12-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND SMALL TREE PLANTING DETAIL
15	L1.13-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
16	L1.14-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
17	L1.15-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
18	L1.16-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
19	L1.17-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
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21	L1.19-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
22	L1.20-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
23	L1.21-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
24	L1.22-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
25	L1.23-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
26	L1.24-1	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
27	L2.00-2	LANDSCAPE PLAN-BUILDING 2	N.T.S	OVERALL PLANTING PLAN BUILDING 2 AND ORDINANCE CHART
28	L2.01-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
29	L2.02-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE, LANDSCAPE BERM DETAIL, AND SOD STRIP AT CURB DETAIL
30	L2.03-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE, TRIANGULAR SPACING DETAIL AND STEEL EDGING DETAIL
31	L2.04-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE, PLANTING BED EDGE DETAIL, AND SHRUB/GROUND COVER PLANTING DETAIL
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37	L2.10-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND STANDARD TREE PLANTING DETAIL AND SMALL TREE PLANTING DETAIL
38	L2.11-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
39	L2.12-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
40	L2.13-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
41	L2.14-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND
42	L2.15-2	PLANTING PLAN	1"=20'-0"	PLANT SCHEDULE AND PLANT LEGEND

KUDELA
WEINHEIMER
LANDSCAPE ARCHITECTS

powers
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ecture

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PROJECT TITLE

NORTHLAKE LOGISTICS
CROSSING

VICTORY CIRCLE EAST
AND HARMONSON ROAD

NORTHLAKE, TX 75061

A PROJECT FOR
SCANNELL PROPERTIES

GENERAL NOTES

KUDELA &
WEINHEIMER
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

KEY MAP

△	DATE	REVISION
	02/25/2021	ISSUE FOR SITE SUBMITTAL

PROJECT NO: 211052

DRAWN BY: NB

CHECKED BY: JH

SHEET TITLE

LANDSCAPE PLAN

SEAL



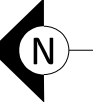
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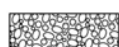
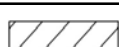
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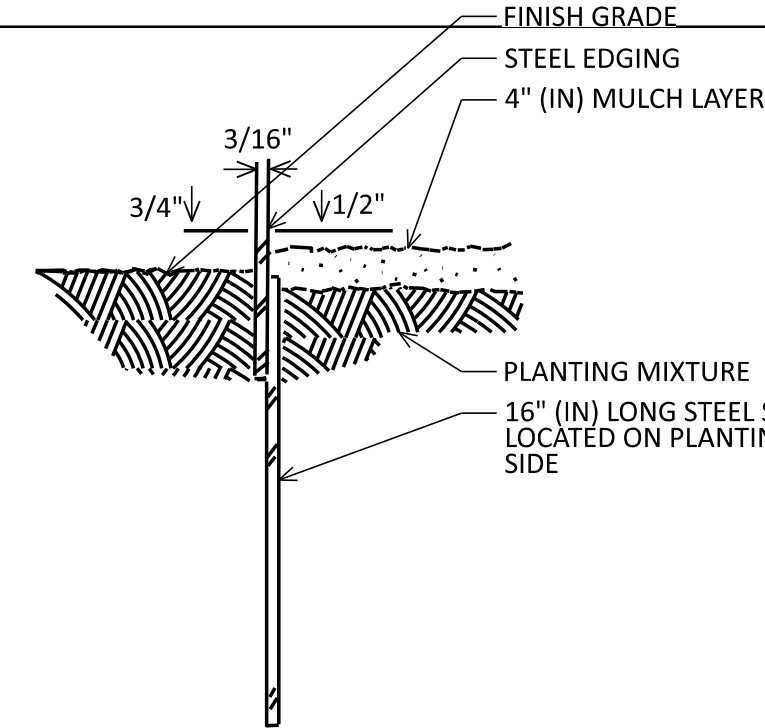
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FOR CITY USE ONLY

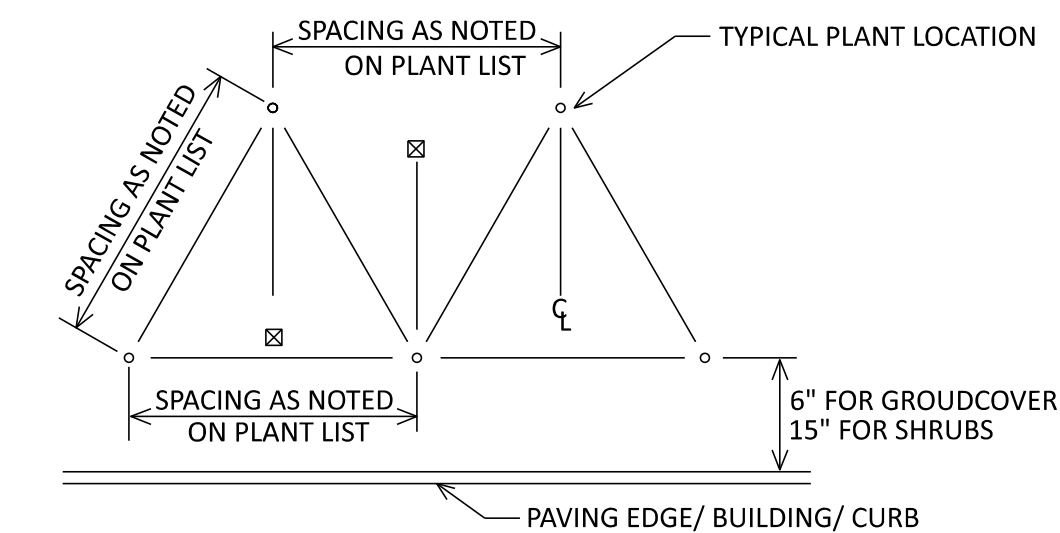
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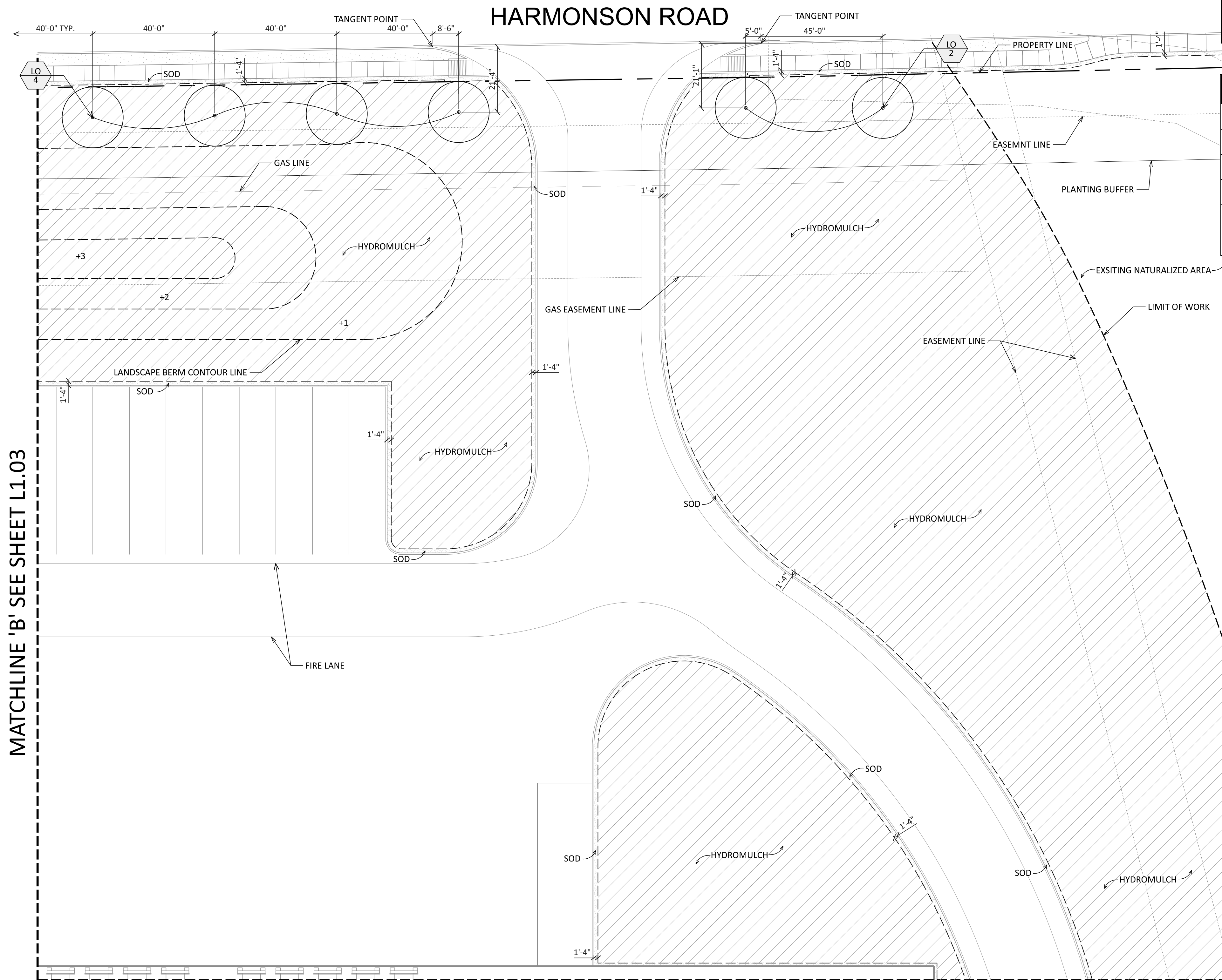
PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH - COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK
	FINISH GRADE



N.T.S. SECTION



N.T.S. PLAN



MATCHLINE 'B' SEE SHEET L1.03

MATCHLINE 'A' SEE SHEET L1.01

HARMONSON ROAD

MATCHLINE 'S' SEE SHEET L1.08

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2100 Travis St., Suite 501
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**NORTHLAKE LOGISTICS
CROSSING
BUILDING 1**
VICTORY CIRCLE EAST
AND HARMONSON ROAD
NORTHLAKE, TX 75061

A PROJECT FOR
SCANNELL PROPERTIES

**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

[illegible]

PROJECT NO: 211052

DRAWN BY: NB

CHECKED BY: JH

PLANTING PLAN

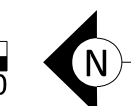
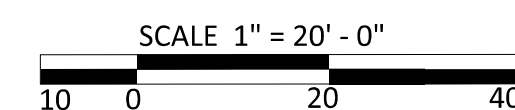
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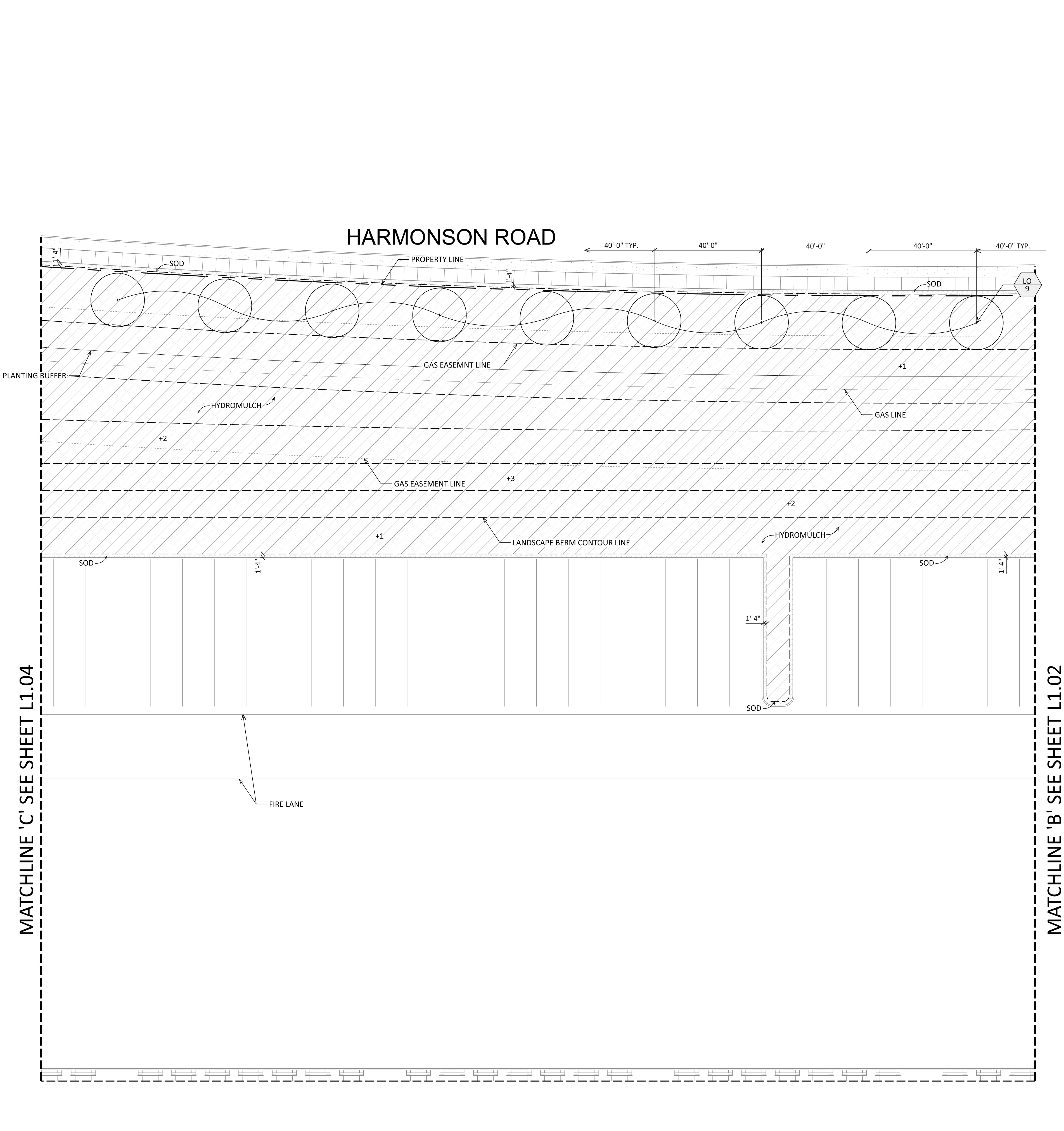
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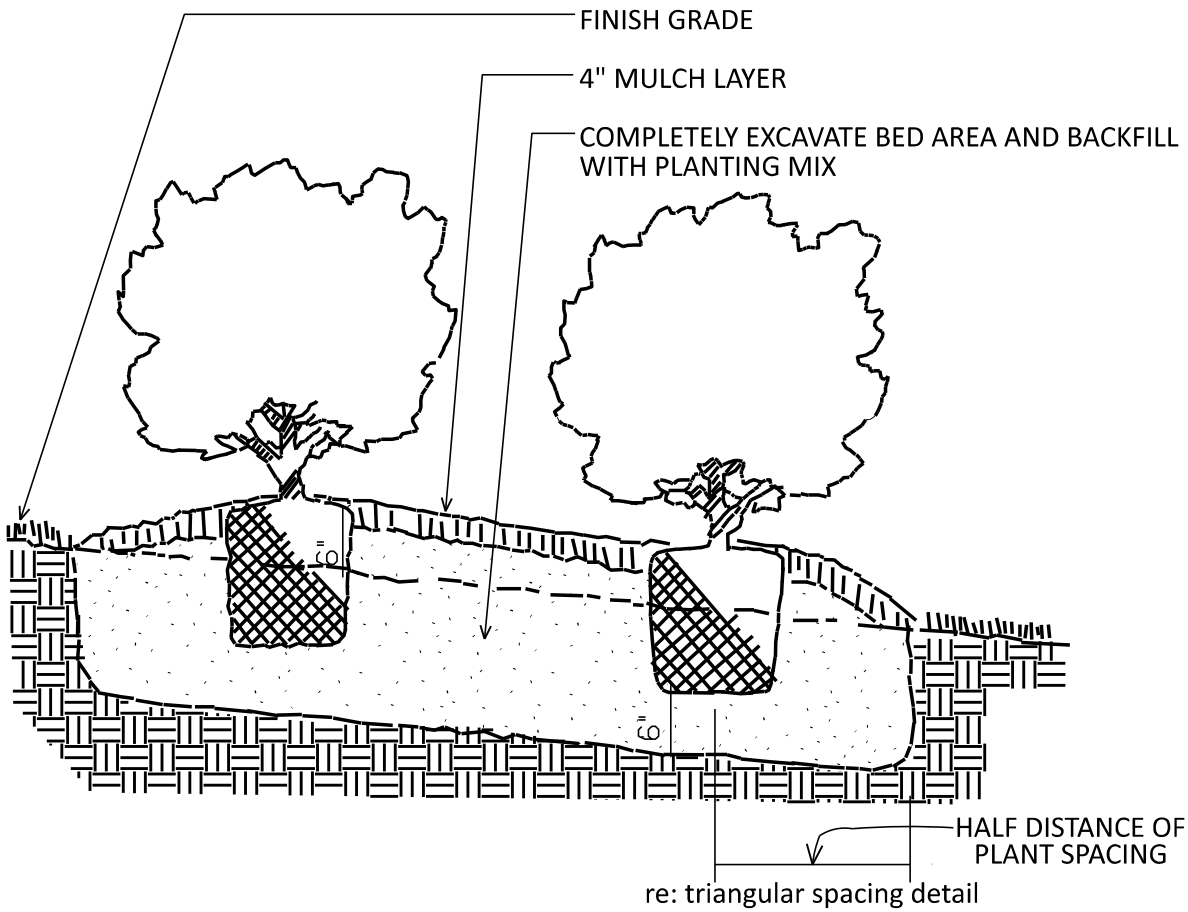
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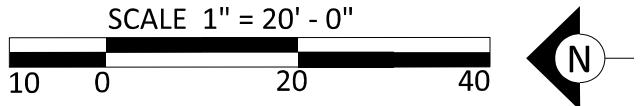


PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER SIZE	REMARKS
TREES						
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
SHRUBS						
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
GRASSES						
GM	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
GROUND COVER						
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
TURF						
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



1 SHRUB/GROUND COVER PLANTING
N.T.S. SECTION



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KEY MAP

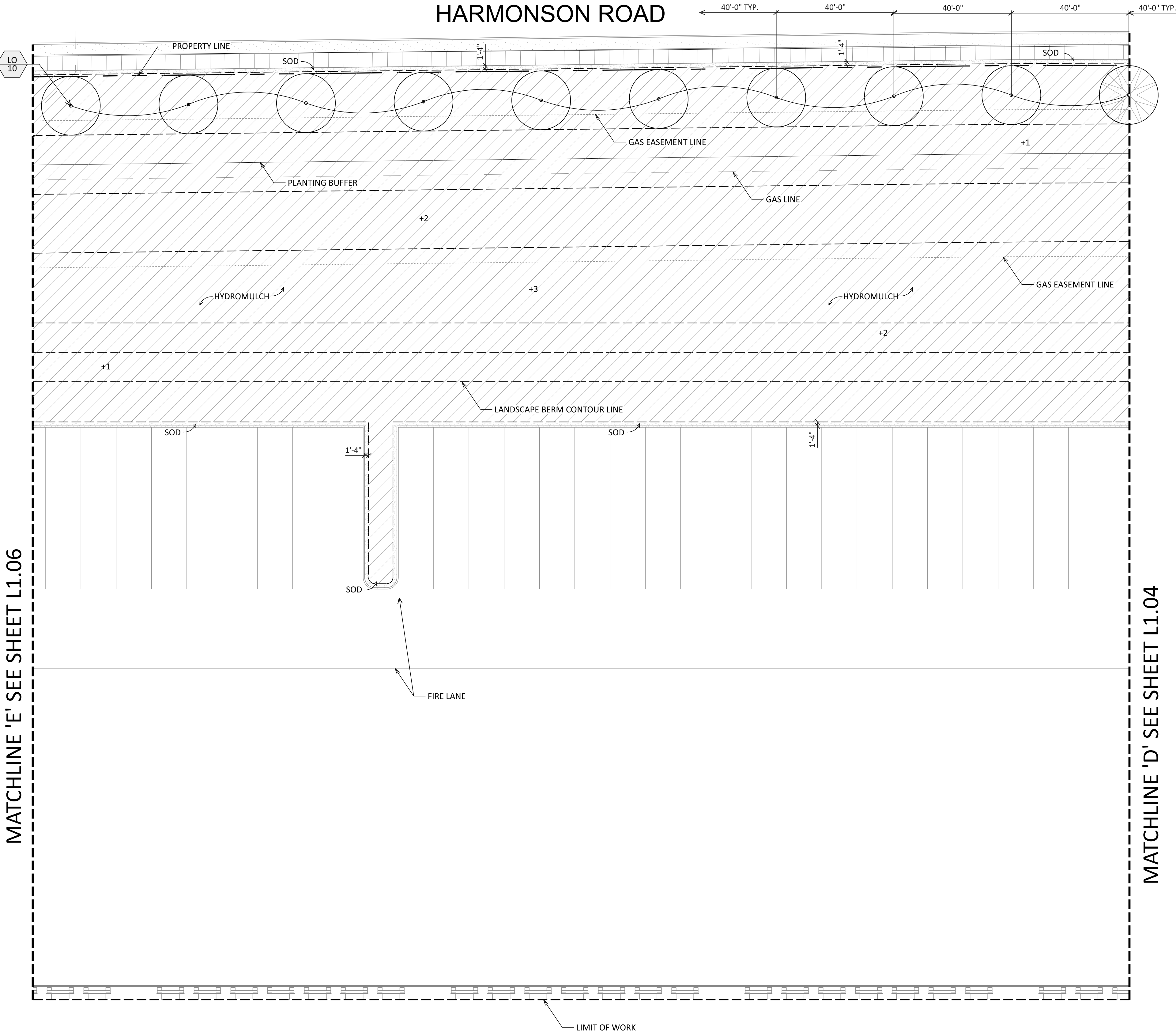
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PROJECT NO: 211052
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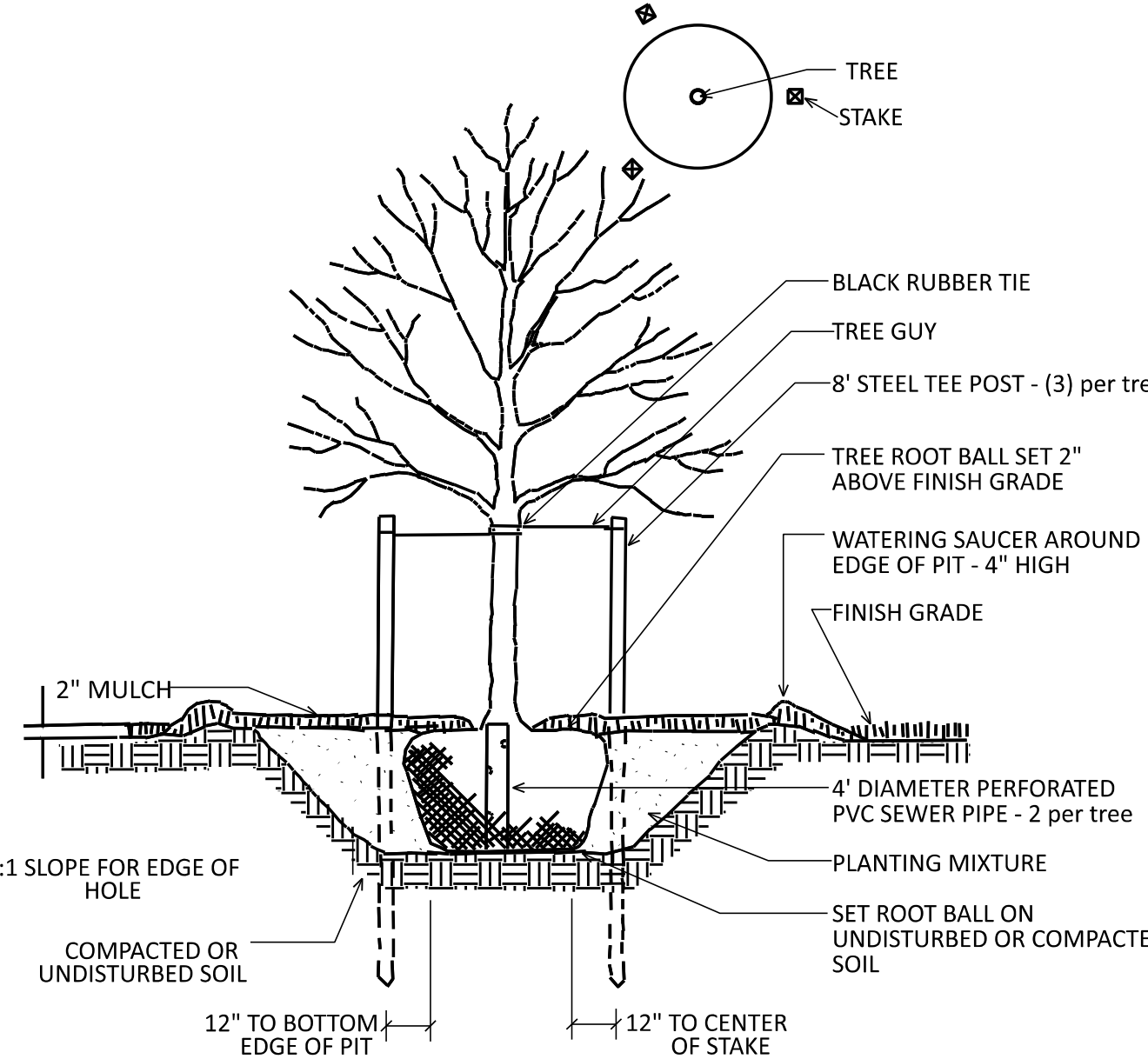
PLANTING PLAN

SEAL	SHEET NUMBER
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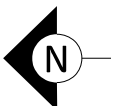
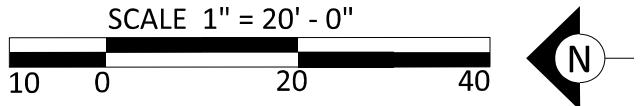


PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER SIZE	REMARKS
TREES						
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
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DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
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GROUND COVER						
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
TURF						
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH+ COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



1 STANDARD TREE PLANTING
N.T.S. SECTION



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KEY MAP

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PROJECT NO: 211052

DRAWN BY: NB

CHECKED BY: JH

SHEET TITLE

PLANTING PLAN

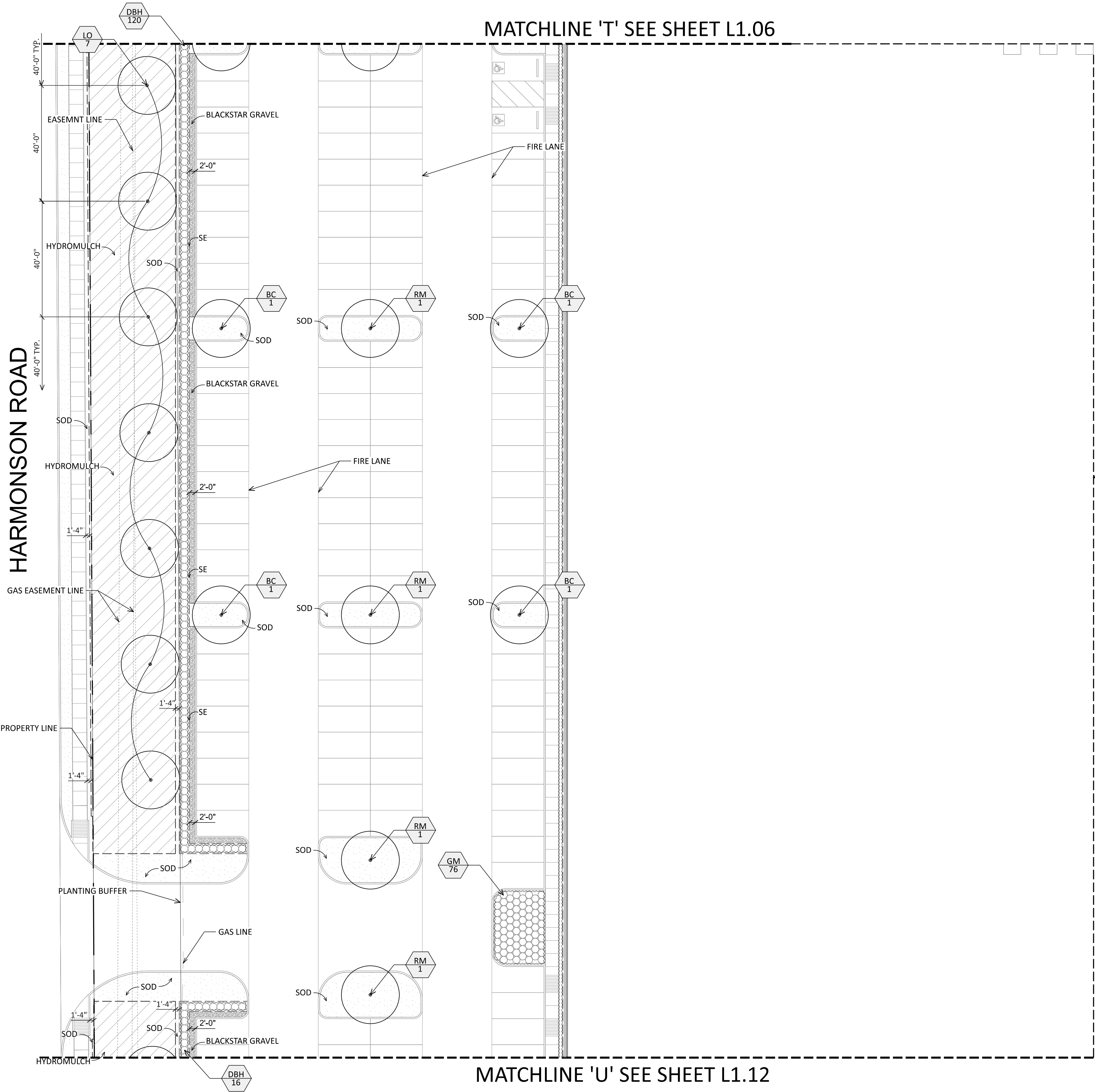
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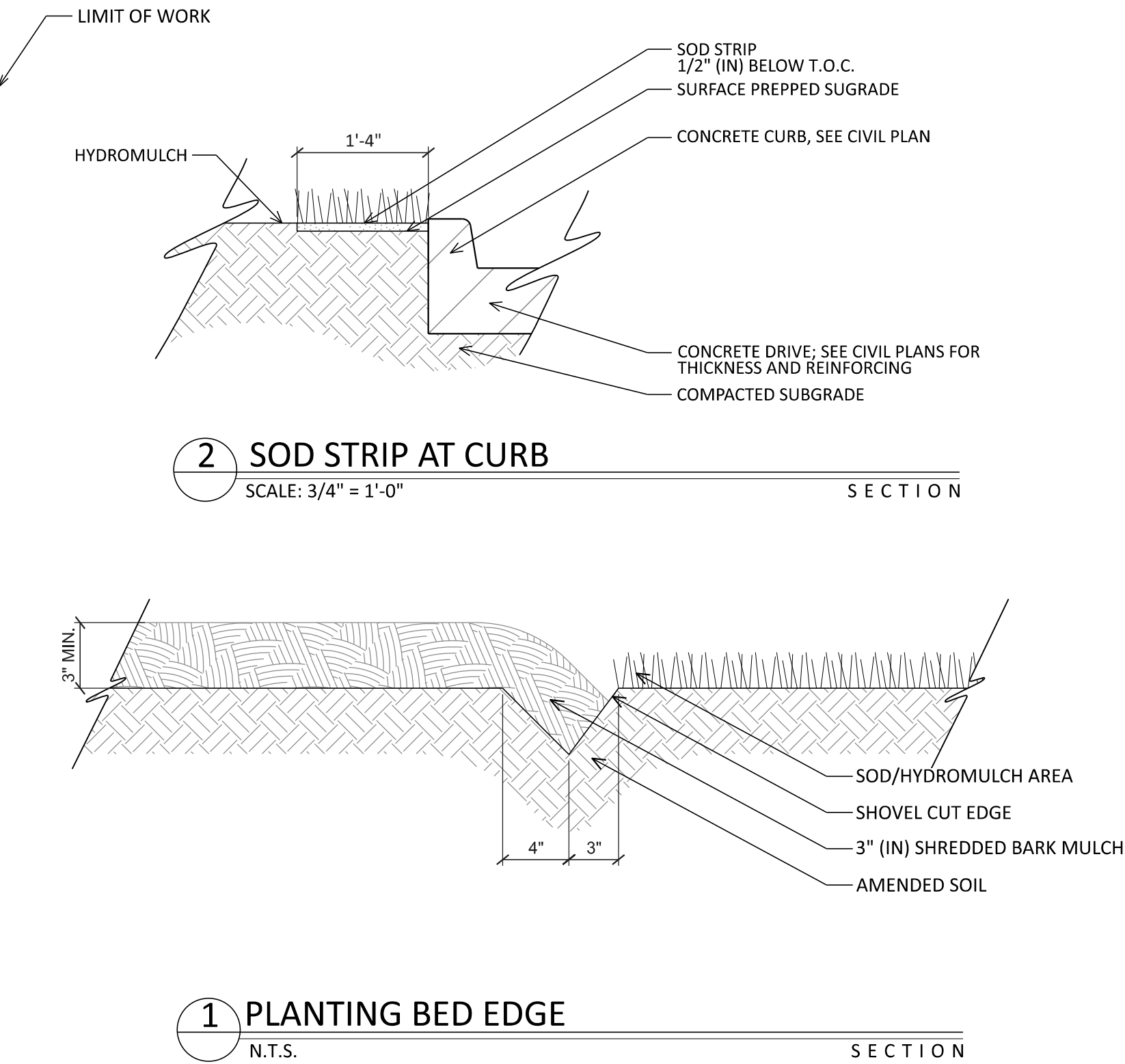
02/25/2021

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PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER SIZE	REMARKS
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LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
SHRUBS						
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
GRASSES						
GM	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
GROUND COVER						
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
TURF						
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



powers brown architecture

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713.224.0456
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www.powersbrown.com

PROJECT TITLE

NORTHLAKE LOGISTICS CROSSING BUILDING 1

VICTORY CIRCLE EAST AND HARMONSON ROAD

NORTHLAKE, TX 75061

A PROJECT FOR
SCANNELL PROPERTIES

GENERAL NOTES

KUDELA & WEINHEIMER
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

KEY MAP

DATE	REVISION
02/25/2021	ISSUE FOR SITE SUBMITTAL

PROJECT NO: 211052

DRAWN BY: NB

CHECKED BY: JH

SHEET TITLE

PLANTING PLAN

SEAL	SHEET NUMBER
	L1.07-1

02/25/2021

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NORTHLAKE LOGISTICS
CROSSING
BUILDING 1

VICTORY CIRCLE EAST
AND HARMONSON ROAD

NORTHLAKE, TX 75061

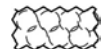
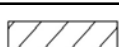
A PROJECT FOR
SCANNELL PROPERTIES

**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

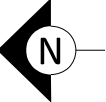
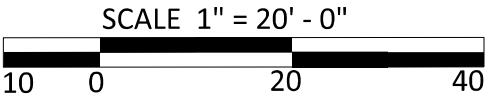
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SUITE 100,
HOUSTON, TX 770214

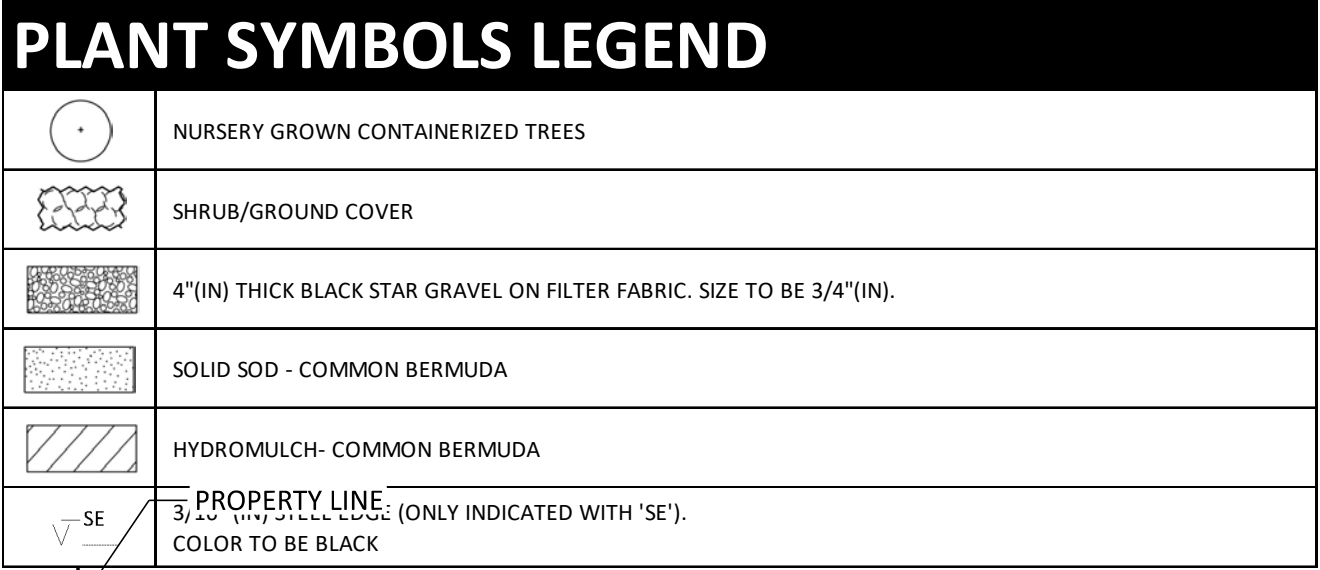
PROJECT NO:	211052
DRAWN BY:	NB
CHECKED BY:	JH
SHEET TITLE	

SEAL	SHEET NUMBER
02/25/2021	L1.08-1

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
 SE	3/16"(IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

MATCHLINE 'F' SEE SHEET L1.09

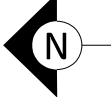




MATCHLINE 'X' SEE SHEET L1.18

SCALE 1" = 20' - 0"

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings: 10, 0, 20, and 40. The bar is divided into segments of 10 feet each, with the first segment (10 to 0) and the last segment (20 to 40) being black, and the middle segment (0 to 20) being white.



SEAL	SHEET NUMBER
 02/25/2021	L1.10-1

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The diagram is a site plan showing a proposed fire lane and well head setback line. The plan includes two circular structures labeled "BC 1" and "SOD", and a dashed line indicating the "FIRE LANE". Dimensions of 1'-4" are shown for setbacks. The plan also shows a "WELL HEAD SETBACK LINE" and "HYDROMULCH" areas. The plan is oriented with North at the top.

L-Planting.dgn Default 2/25/2021 10:06:20 AM

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH - COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

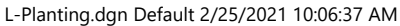
SCALE 1" = 20' - 0"



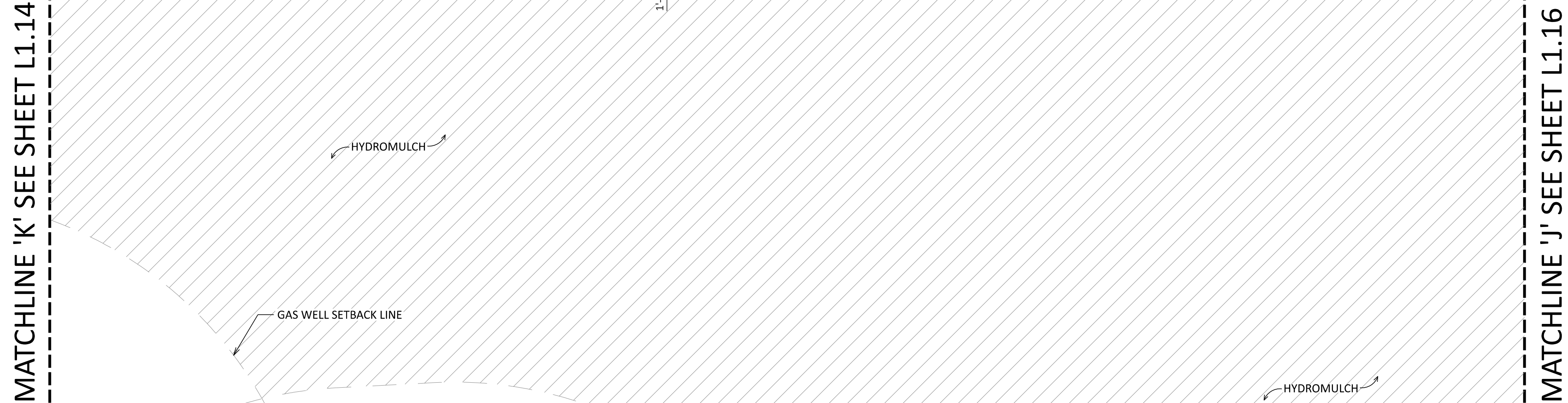
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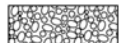
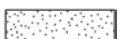
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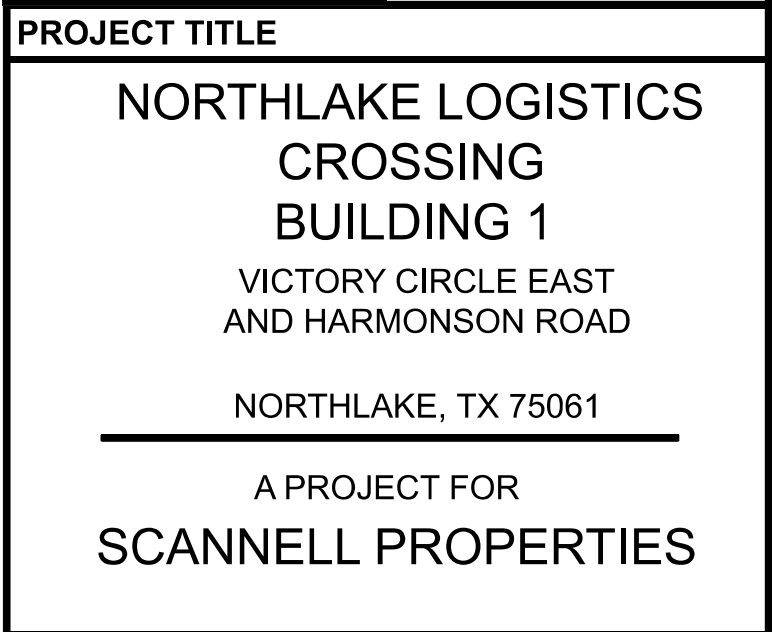
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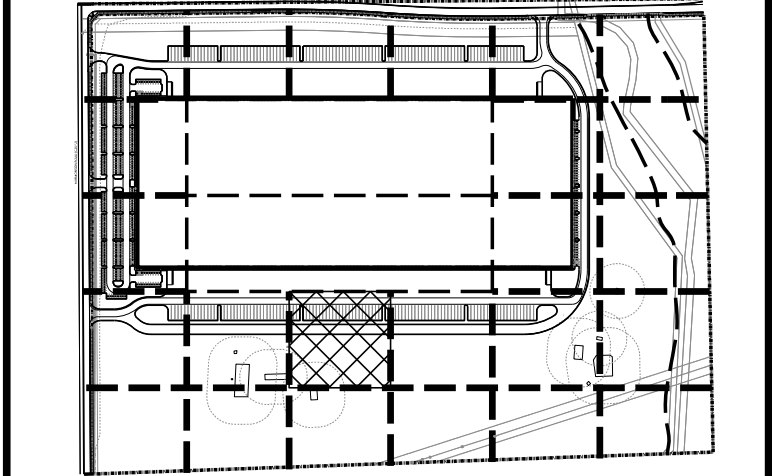


PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
 SE	3/16"(IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

KEY MAP

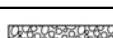
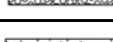
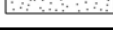


PROJECT NO: 211052
DRAWN BY: NB
CHECKED BY: JH
SHEET TITLE

PLANTING PLAN



L1.15-1

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

PROJECT TITLE

**NORTHLAKE LOGISTICS
CROSSING
BUILDING 1**

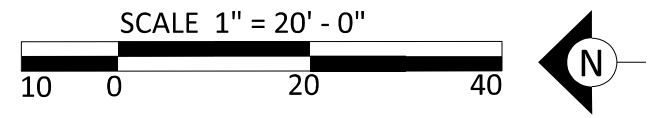
**VICTORY CIRCLE EAST
AND HARMONSON ROAD**

NORTHLAKE, TX 75061

**A PROJECT FOR
SCANNELL PROPERTIES**

[illegible]

SHEET TITLE	
PLANTING PLAN	
SEAL	SHEET NUMBER
 02/25/2021	L1.17-1

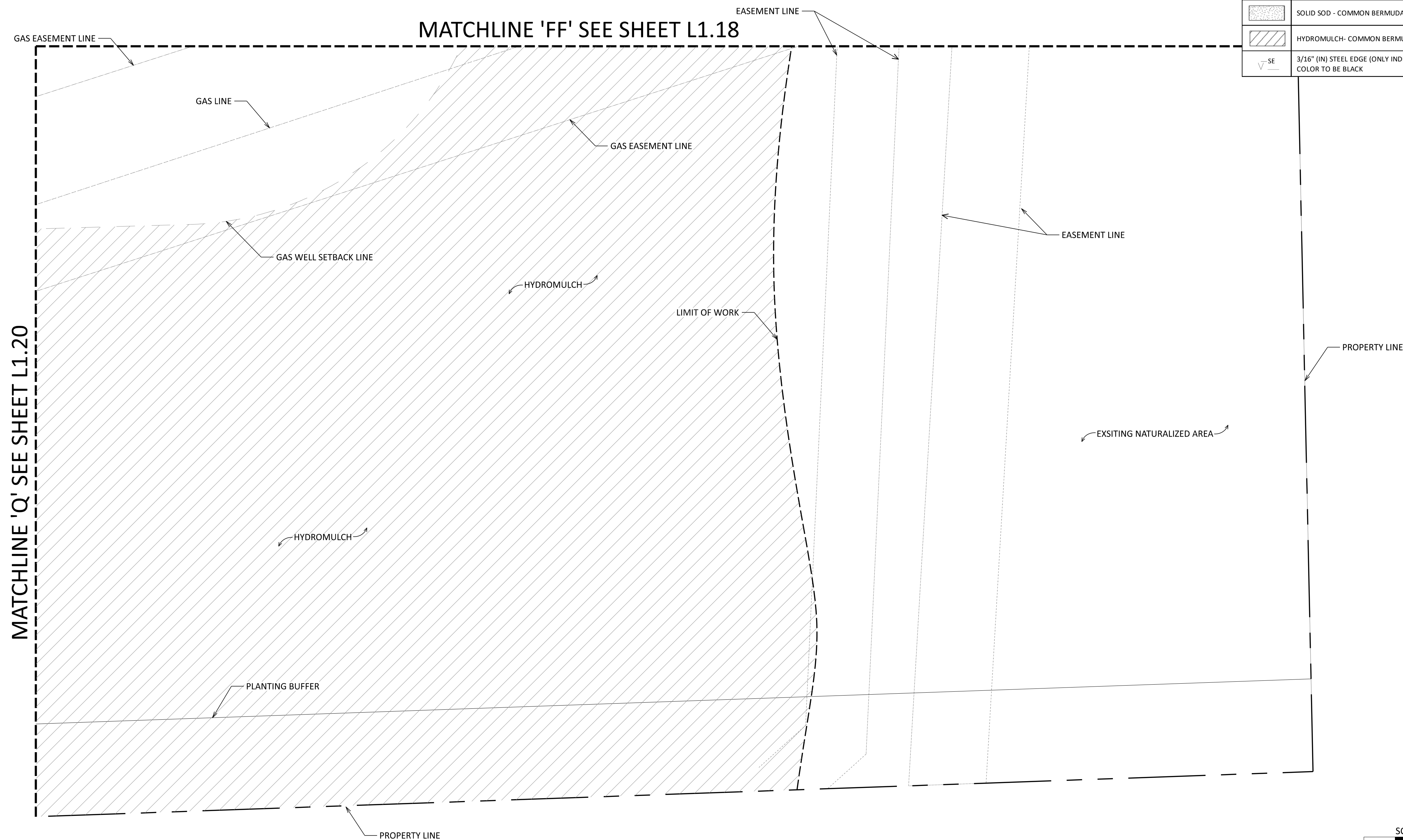


PLANT SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER SIZE	REMARKS
	TREES					
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
	SHRUBS					
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
	GRASSES					
GM	MUHLenbergia CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
	GROUND COVER					
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
	TURF					
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

PLANT SYMBOLS LEGEND

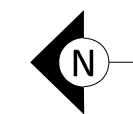
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



SCALE 1" = 20' - 0"



A horizontal graphic scale bar with a black and white alternating pattern. It is marked with the numbers 10, 0, 20, and 40, representing feet.



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PROJECT TITLE

**NORTHLAKE LOGISTICS
CROSSING
BUILDING 1**
VICTORY CIRCLE EAST
AND HARMONSON ROAD

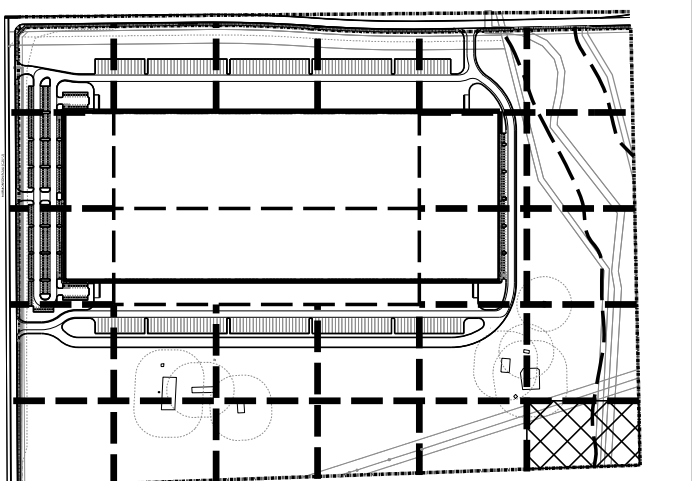
A PROJECT FOR
SCANNELL PROPERTIES

GENERAL NOTES



6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

KEY MAP

[illegible]

PROJECT NO: 211052

DRAWN BY: NB

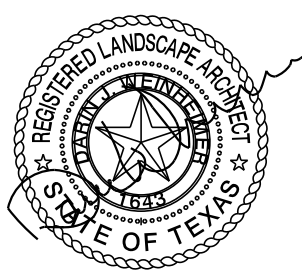
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SHEET TITLE

PLANTING PLAN

SEAL

SHEET NUMBER

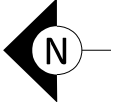
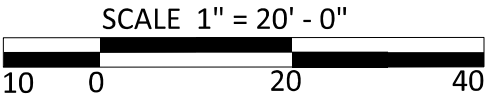
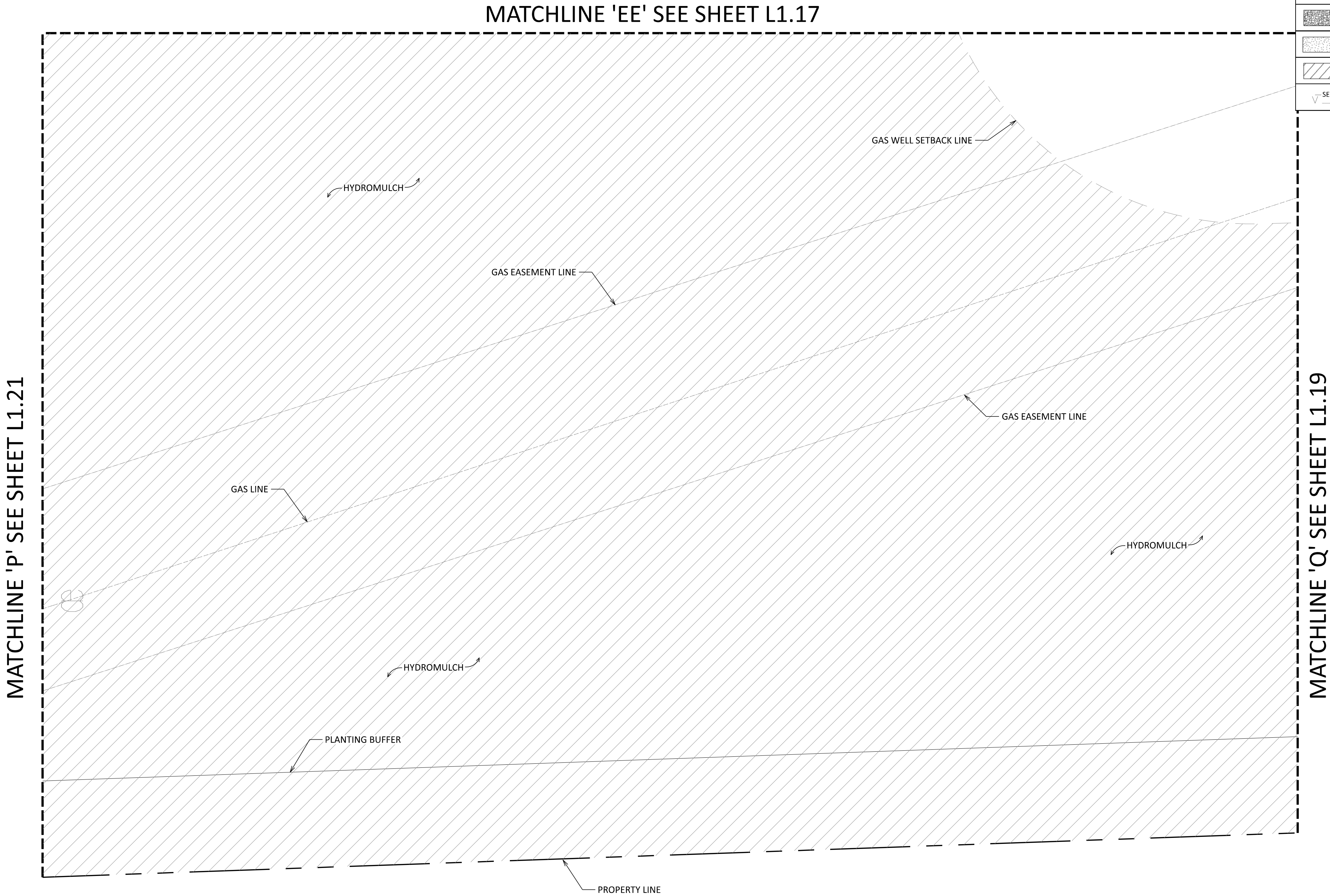


02/25/2021

L1.19-1

PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER SIZE	REMARKS
TREES						
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
SHRUBS						
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
GRASSES						
GM	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
GROUND COVER						
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
TURF						
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

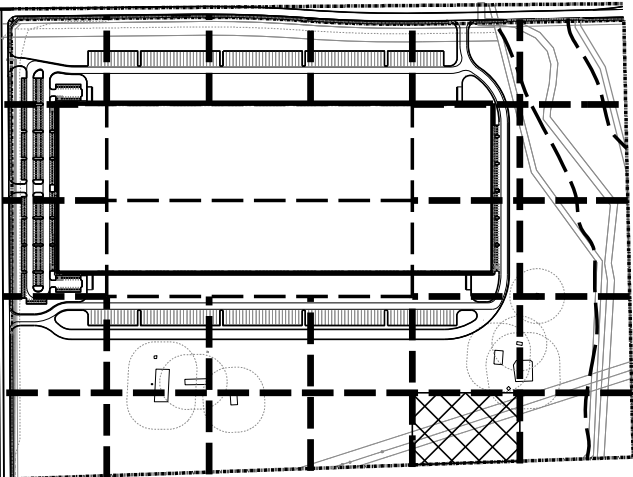
PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



KUDELA &
WEINHEIMER
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

KEY MAP

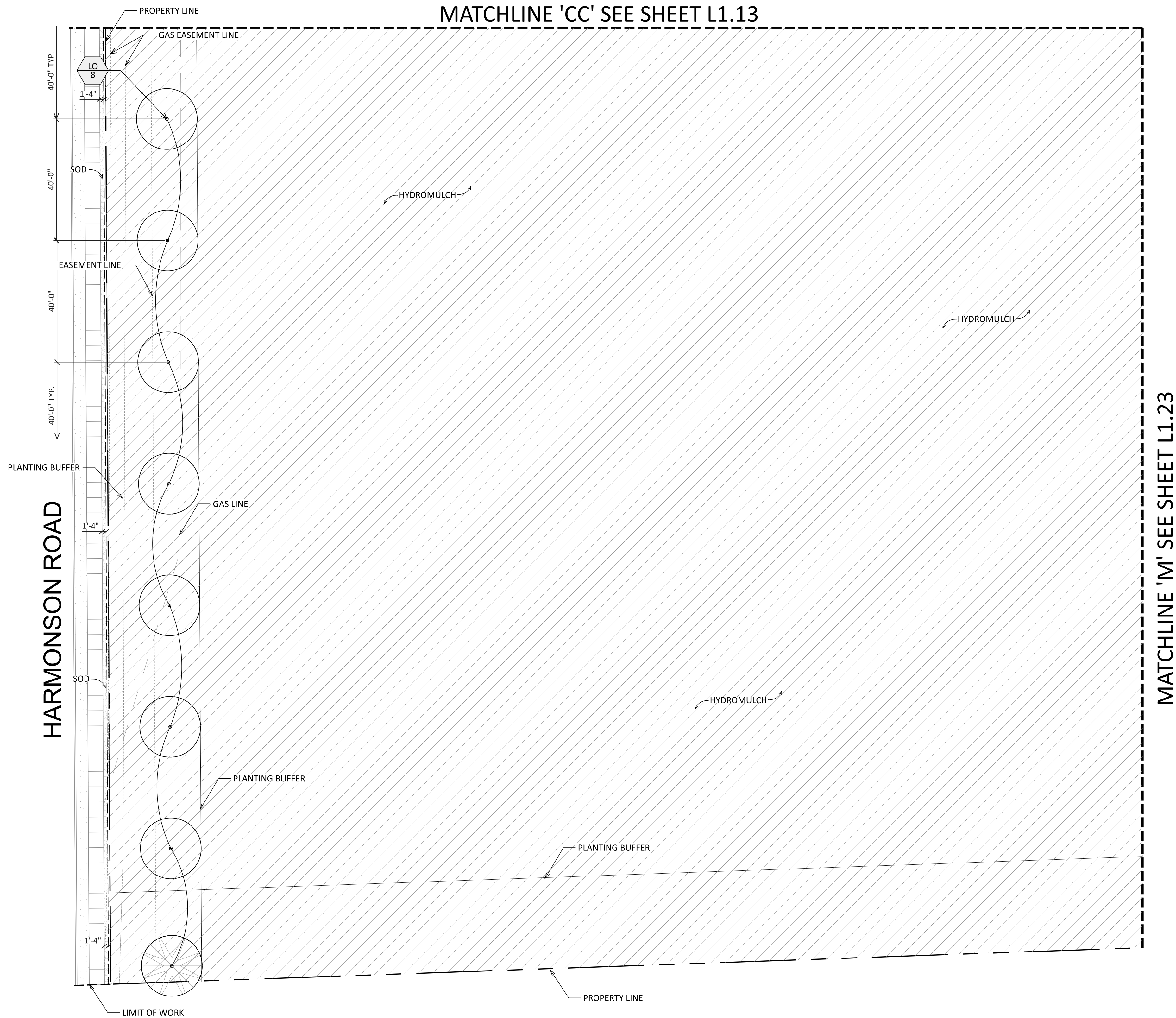


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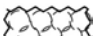
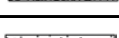
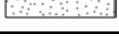
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DRAWN BY:	NB
CHECKED BY:	JH
SHEET TITLE	

PLANTING PLAN

SEAL	SHEET NUMBER
	L1.20-1
	02/25/2021



PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER SIZE	REMARKS
	TREES					
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
	SHRUBS					
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
	GRASSES					
GM	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
	GROUND COVER					
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
	TURF					
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



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PROJECT TITLE

NORTHLAKE LOGISTICS
CROSSING
BUILDING 1

VICTORY CIRCLE EAST
AND HARMONSON ROAD

NORTHLAKE, TX 75061

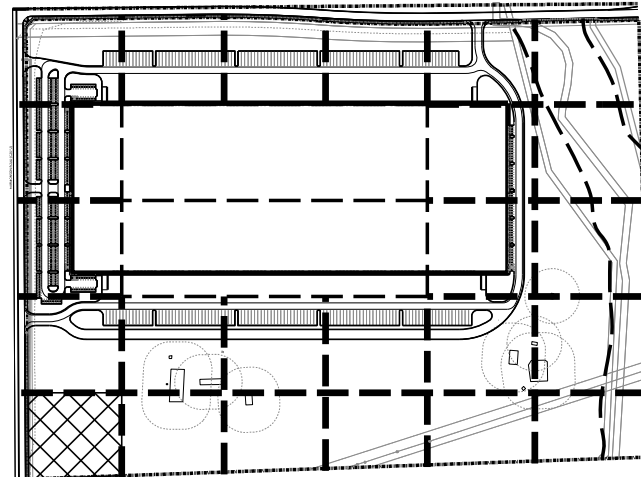
A PROJECT FOR
SCANNELL PROPERTIES

GENERAL NOTES

**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

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SUITE 100,
HOUSTON, TX 770214

KEY MAP

[illegible]

PROJECT NO: 211052

DRAWN BY: NB

CHECKED BY: JH

SHEET TITLE

PLANTING PLAN

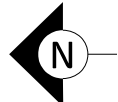
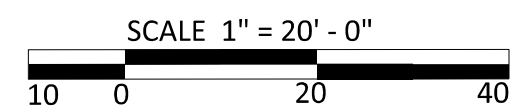
SEAL



02/25/2021

SHEET NUMBER

L1.24-1



SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER SIZE	REMARKS
	TREES					
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
	SHRUBS					
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURDOCK HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
	GRASSES					
GM	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
	GROUND COVER					
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	8" - 10"		8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
	TURF					
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

IRRIGATION SYSTEM SHALL COMPLY WITH CITY ORDINANCE REQUIREMENTS AND THE FOLLOWING:

NEW COMPONENTS OF IRRIGATION SYSTEM WILL INCLUDE:

- 1) 2" (inch) Meter and Backflow Preventer; Controller, Rain Sensor, Wiring & Gate Valves.
- 2) Valve Boxes, Quick Couplers & Irrigation Valves.
- 3) Additional 2 1/2" (inch) PVC Mainlines & PVC Lateral Line Sizes ranging from 3/4" (inch) to 2" (inch).
- 4) Adequate Number of Drip, Spray and Rotor Heads to achieve Full, Head to Head Coverage.
- 5) Include 4" (inch) PVC Sleeves for Lateral Lines and 6" (inch) PVC Sleeves for Main Lines where necessary
- 6) All other components necessary for a Complete Irrigation System.

CONTRACTOR MUST INSTALL SOD IN ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, UTILITIES, IRRIGATION & NEWLY PLANTED LANDSCAPING.

- 1) All disturbed areas are to be re-sodded in their entirety.
- 2) All utility and irrigation trenches are to be re-sodded with a minimum 32" (inch) wide sod strips.

[illegible]

1) Planting soil mixture shall be one of the following:

LANDSCAPE MIX	
"PREMIUM BED MIX" BY THE GROUND UP CONTACT AT (832) 247-2574	OR "ULTRA SOIL" BY LIVING EARTH TECHNOLOGY GROUP CONTACT AT (713) 466-7360 or CONTACT AT (281) 342-6113

2) Bidding contractors be advised that all new tree material is to be container grown, corresponding to stated root ball sizes as recognized by industry standards. This shall exclude all B&B, machine moved, or transplanted trees from the bidding process unless otherwise indicated on the plan. The installation contractor shall be prepared to provide photographs of intended plant material along with signed clarification that plant material meets these requirements and that no variations or substitutions have been made.

3) The landscape contractor doing the installation of this work shall submit to Kudela & Weinheimer information regarding sourcing of plant material. All plant material must be container grown and approved at the source of growth by Kudela & Weinheimer. Tree material meeting the specifications will be tagged with a serialized locking tag at the nursery by Kudela & Weinheimer. Plants arriving at the job site without these tags will be categorically rejected at the contractor's expense.

4) If the planting plan does not agree with the plant list, the quantities indicated graphically on the planting plan shall govern.

5) The contractor is responsible for the grading of parking lot islands and setbacks. Grade changes shall range from 8" (inch) to 15" (inch) above the curb, depending on the size of the island. Select topsoil shall be used for these berms. See parking island tree detail.

6) All disturbed areas are to receive 6" (inches) of topsoil, topped with mulch, sod, or hydromulch (depending on the area), and is to be watered until a healthy stand of grass is established.

7) All trees planted adjacent to accessible routes and accessible areas shall not have limbs below 80" (in) above Finish Grade.

2100 Travis St., Suite 501
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

NORTHLAKE LOGISTICS
CROSSING
BUILDING 2

VICTORY CIRCLE EAST
AND HARMONSON ROAD

NORTHLAKE, TX 75061

A PROJECT FOR
SCANNELL PROPERTIES

**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

[illegible]

PROJECT NO: 211052

DRAWN BY: NB

CHECKED BY: JH

SHEET TITLE

LANDSCAPE SITE PLAN

BUILDING 2

SEAL

SHEET NUMBER



02/25/2021

L1.00-2

N.T.S.





DBH
111

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH - COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

**powers
brown
archit
ecture**

2100 Travis St., Suite 501
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

**NORTHLAKE LOGISTICS
CROSSING
BUILDING 2**

**VICTORY CIRCLE EAST
AND HARMONSON ROAD**

NORTHLAKE, TX 75061

A PROJECT FOR

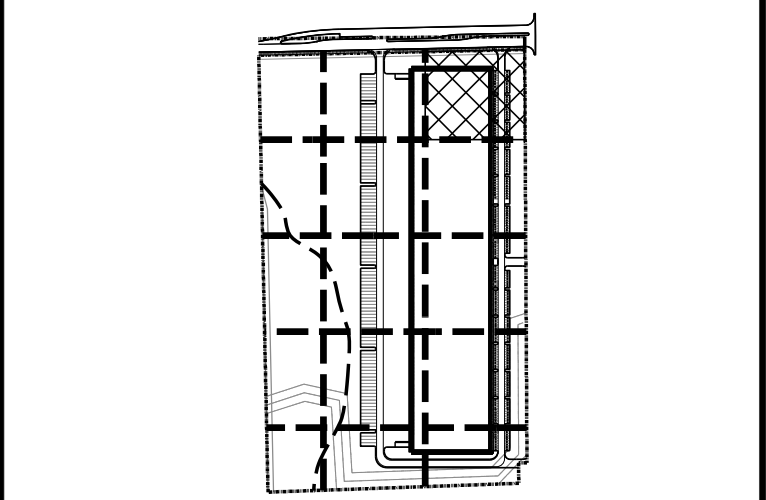
SCANNELL PROPERTIES

GENERAL NOTES

**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

KEY MAP

[illegible]

PROJECT NO: 211052
DRAWN BY: NB
CHECKED BY: JH
SHEET TITLE

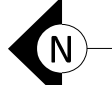
PLANTING PLAN

SEAL	SHEET NUMBER
 02/25/2021	L1.01-2

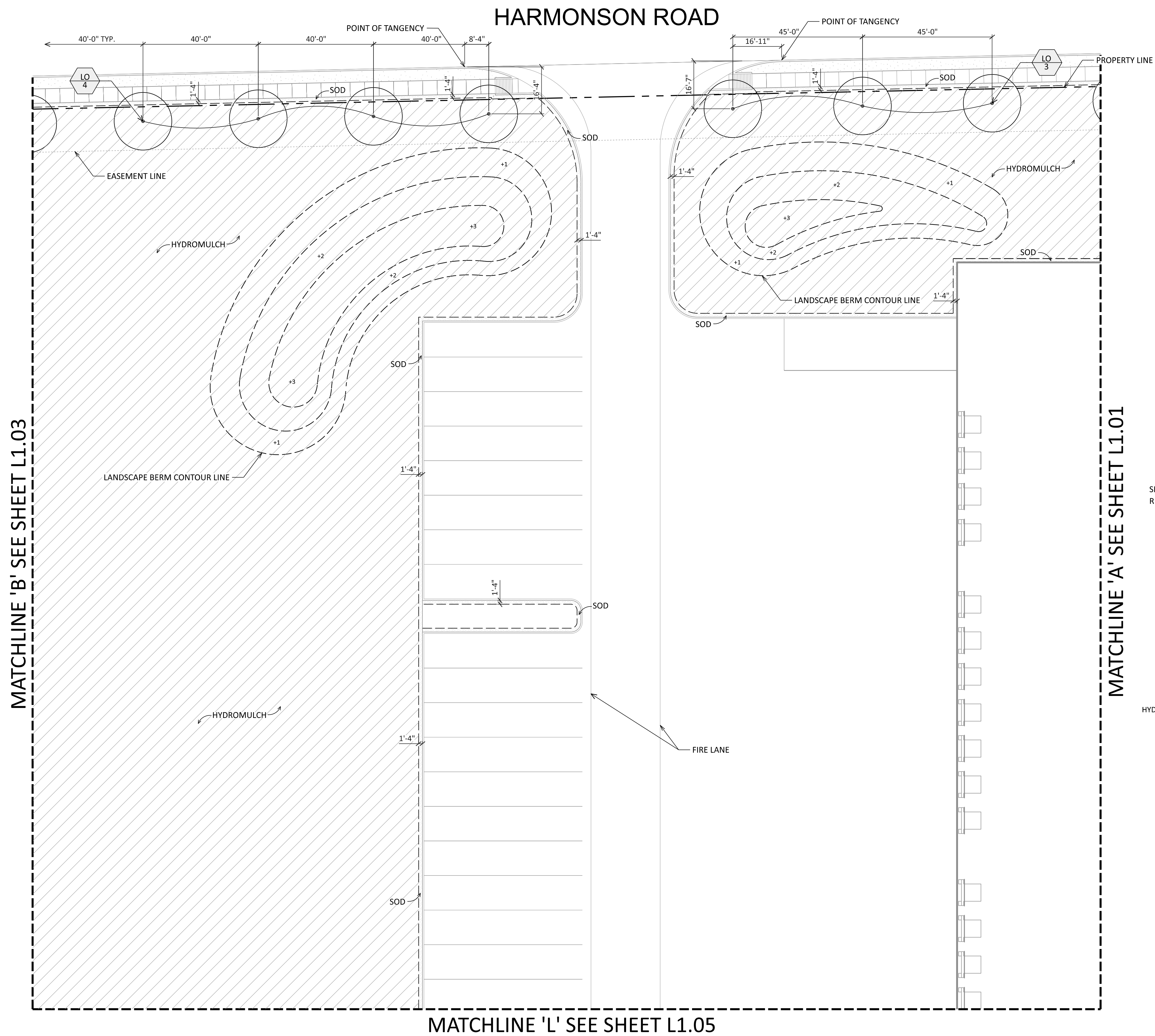
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SCALE 1" = 20' - 0"

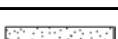
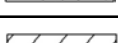
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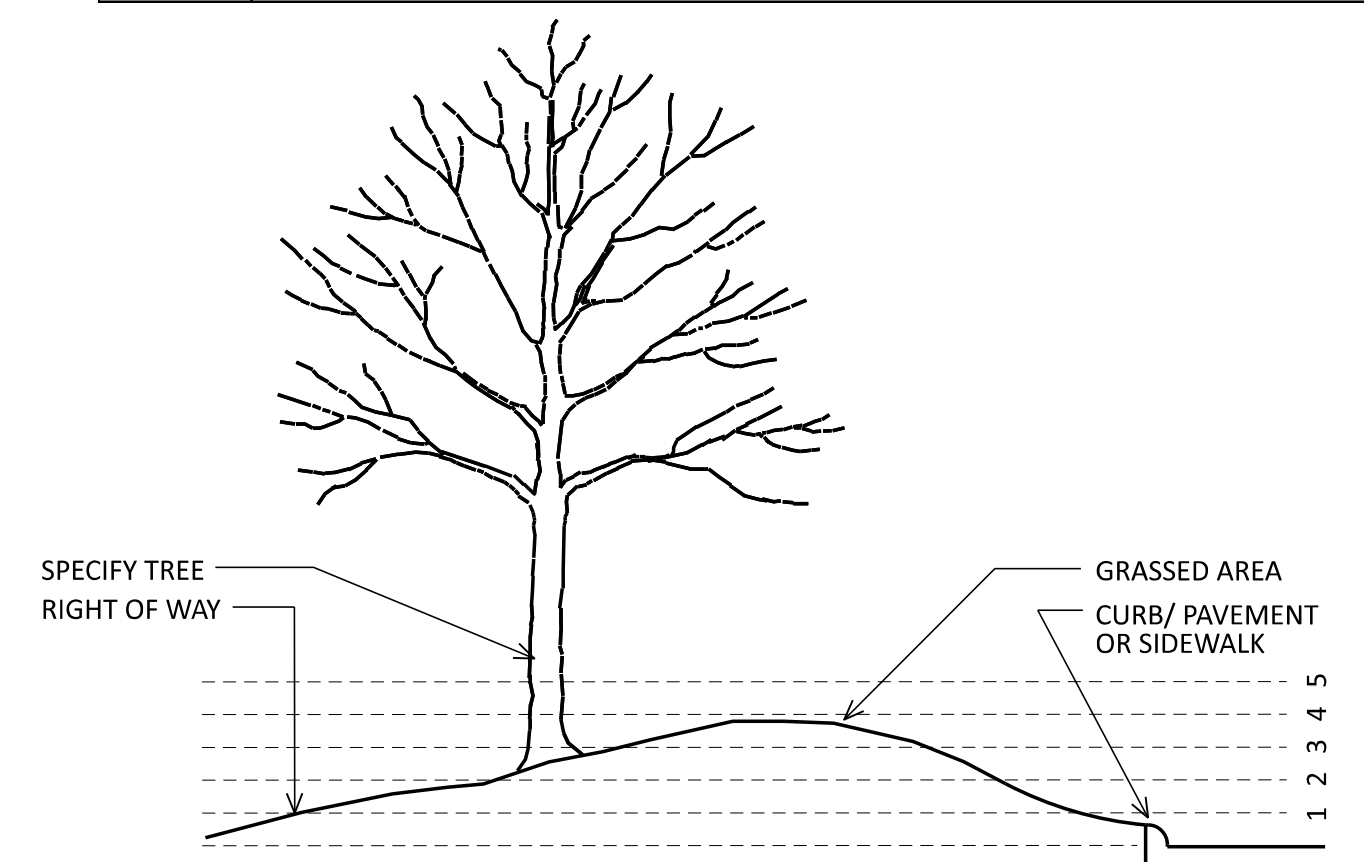


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PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER R SIZE	REMARKS
	TREES					
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
	SHRUBS					
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
	GRASSES					
GM	MUHLNBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
	GROUND COVER					
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
	TURF					
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

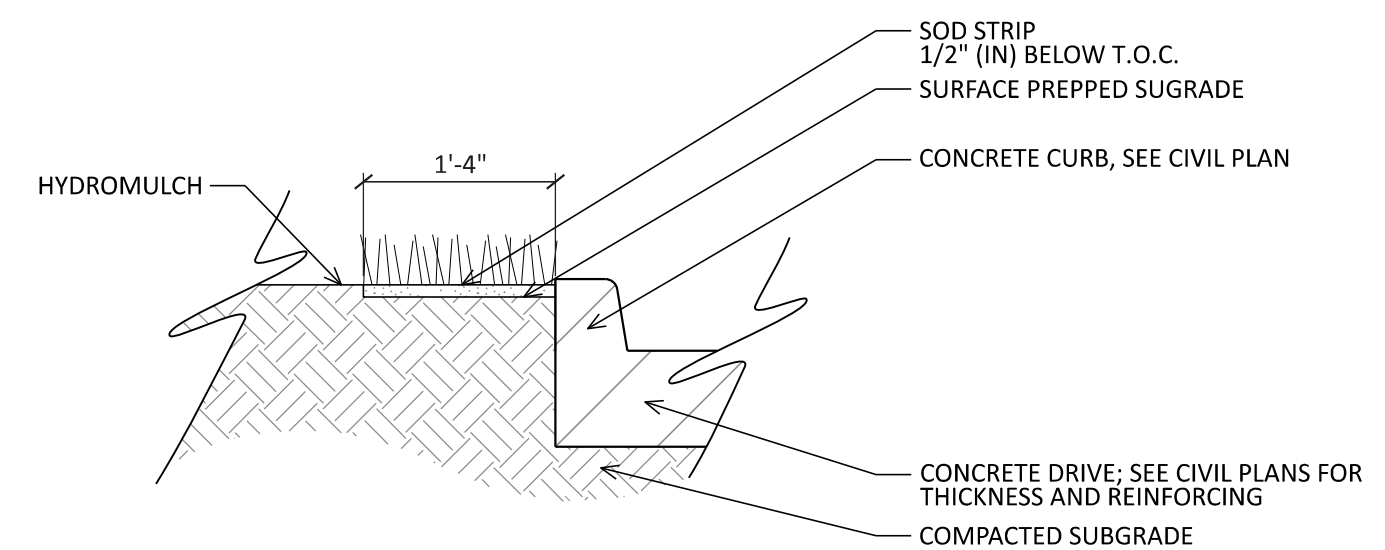
PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



2 LANDSCAPING BERM

N.T.S.

SECTION

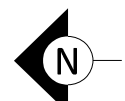
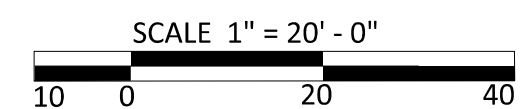


1 SOD STRIP AT CURB

SCALE: $\frac{3}{4}'' = 1'-0''$

SECTION

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brown
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ecture

2100 Travis St., Suite 501
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

NORTHLAKE LOGISTICS
CROSSING
BUILDING 2

VICTORY CIRCLE EAST
AND HARMONSON ROAD

NORTHLAKE, TX 75061

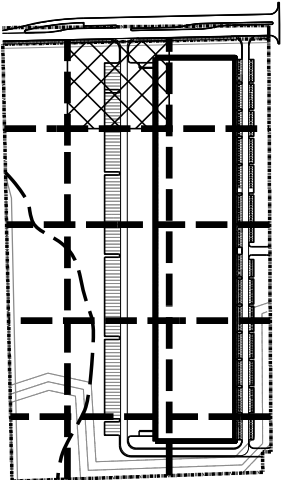
A PROJECT FOR
SCANNELL PROPERTIES

GENERAL NOTES

**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

KEY MAP

[illegible]

PROJECT NO: 211052

DRAWN BY: NB

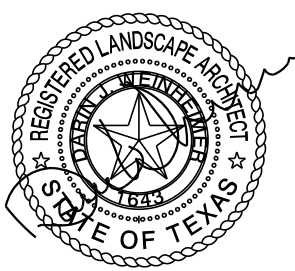
CHECKED BY: JH

SHEET TITLE

PLANTING PLAN

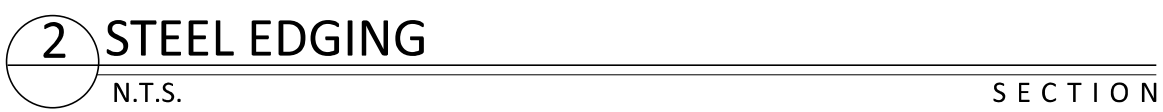
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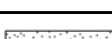
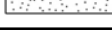
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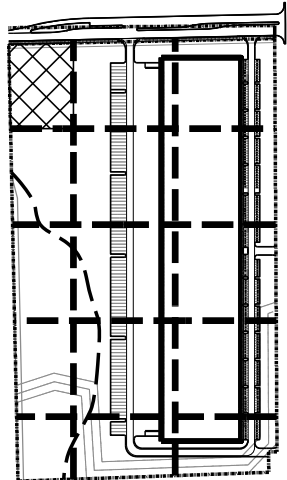


02/25/2021

L1.02-2



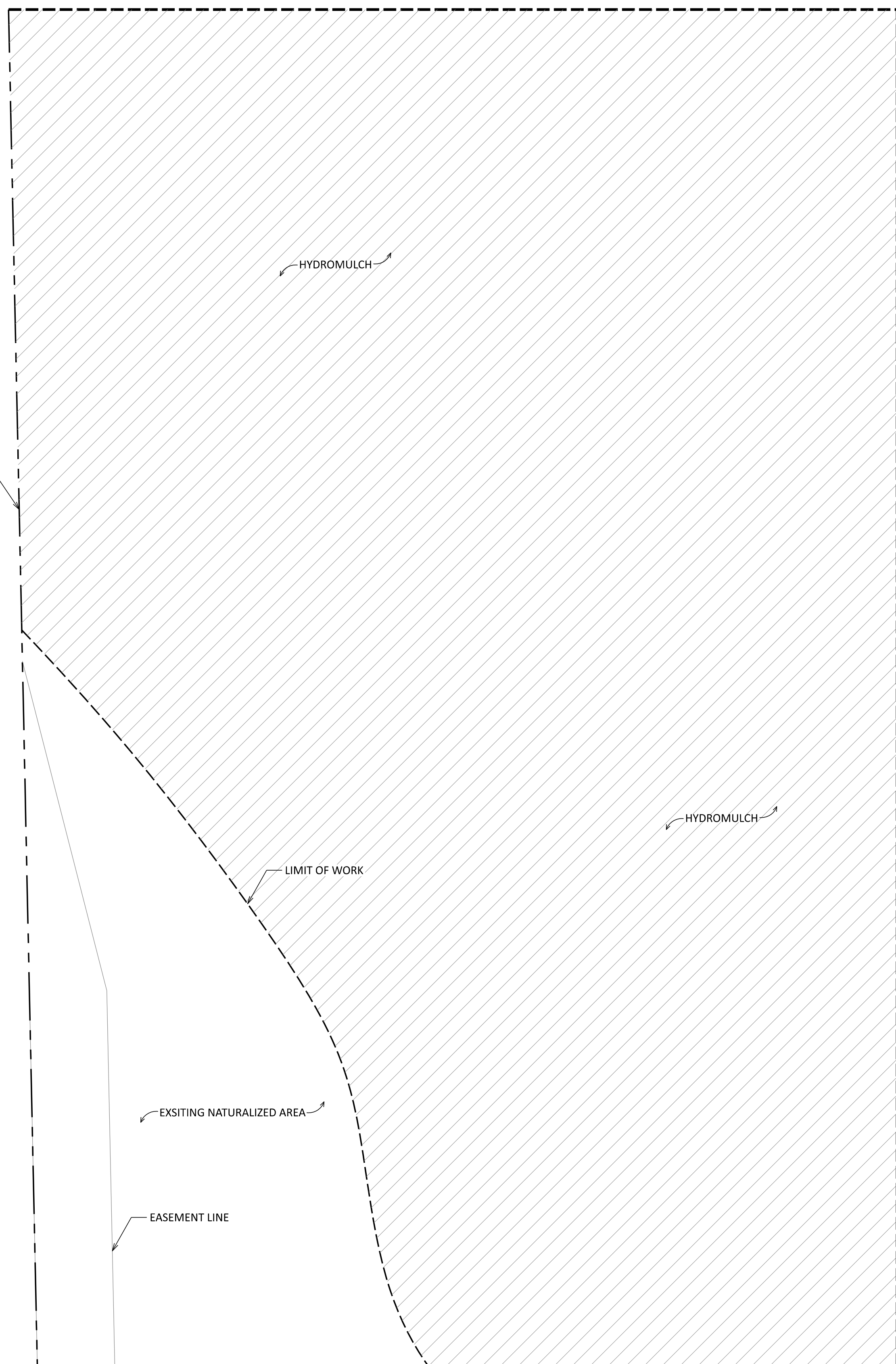
PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

[illegible]

PROJECT NO: 211052
DRAWN BY: NB
CHECKED BY: JH
SHEET TITLE

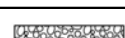
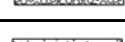
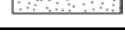
PLANTING PLAN

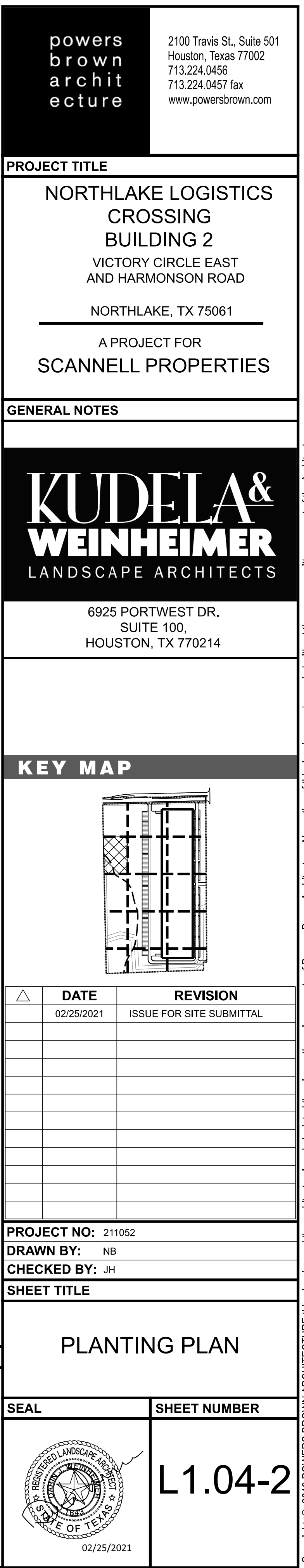
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 02/25/2021	L1.03-2

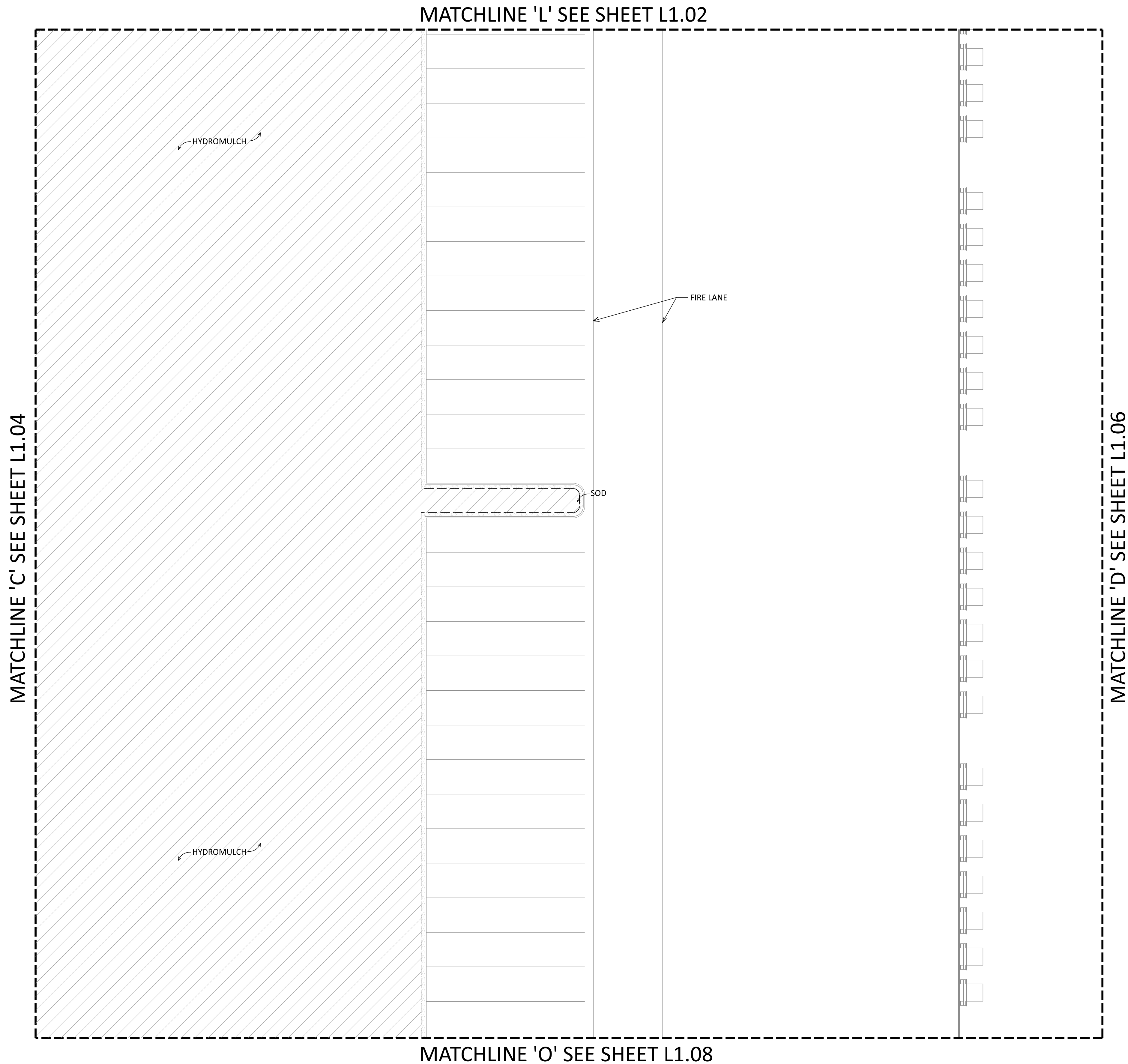


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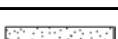
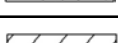


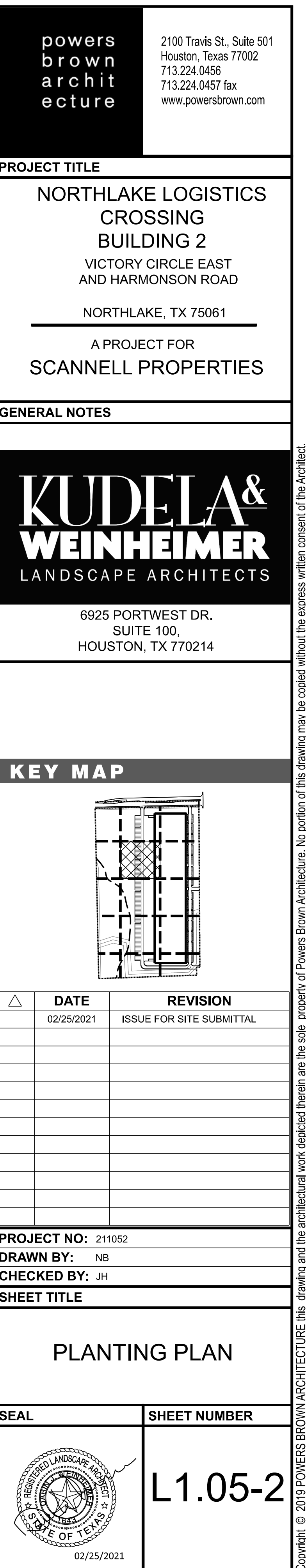
PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC, SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



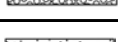
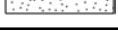


PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER R SIZE	REMARKS
	TREES					
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
	SHRUBS					
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
	GRASSES					
GM	MUHLNBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
	GROUND COVER					
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
	TURF					
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK





PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

PROJECT TITLE
NORTHLAKE LOGISTICS CROSSING BUILDING 2 VICTORY CIRCLE EAST AND HARMONSON ROAD NORTHLAKE, TX 75061 A PROJECT FOR SCANNELL PROPERTIES

**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

KEY MAP

[illegible]

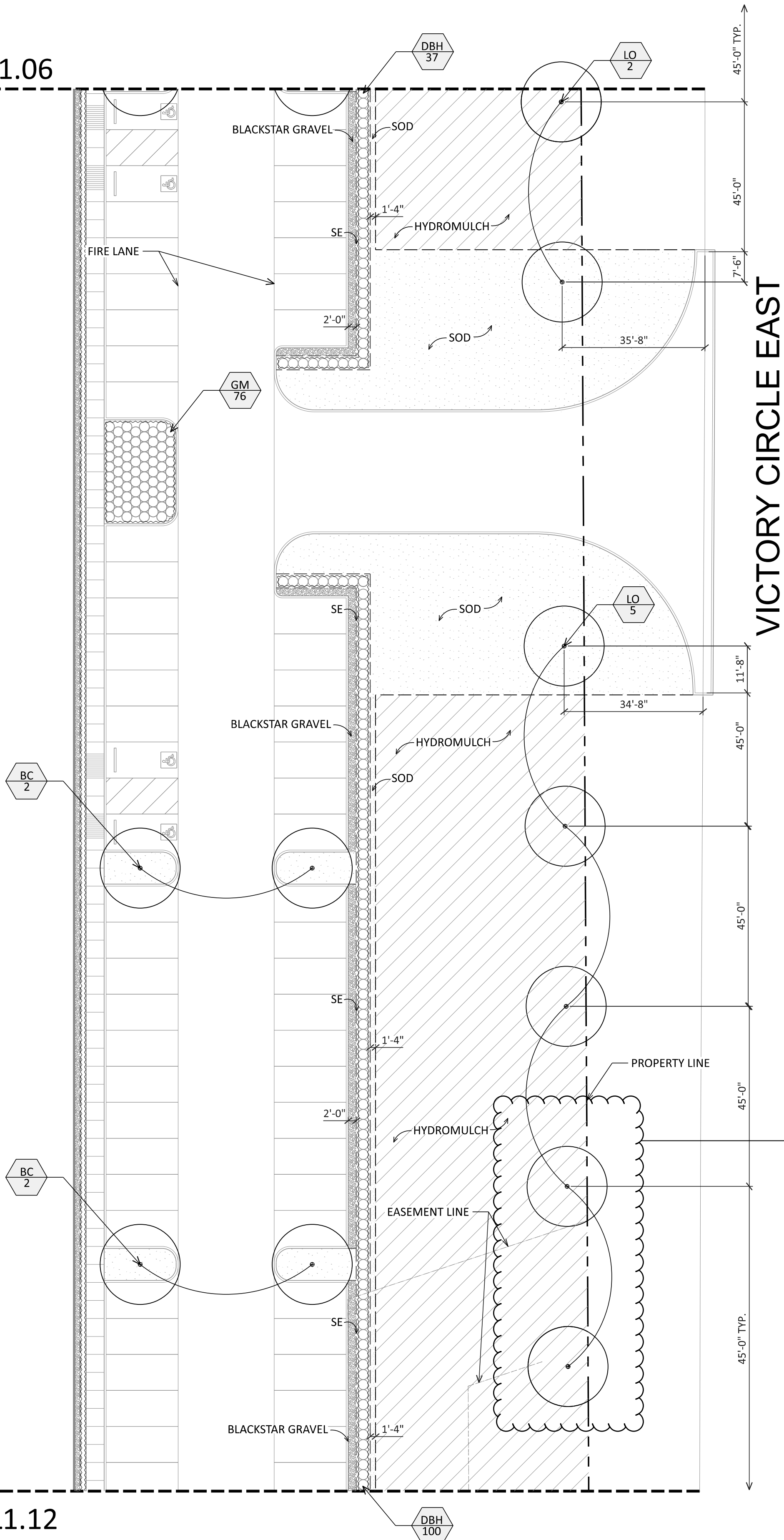
PLANTING PLAN

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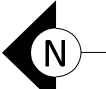
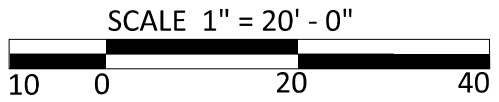
PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER R SIZE	REMARKS
TREES						
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
SHRUBS						
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
GRASSES						
GM	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
GROUND COVER						
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
TURF						
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4" (IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4" (IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH - COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

MATCHLINE 'P' SEE SHEET L1.06



MATCHLINE 'Q' SEE SHEET L1.12



powers brown architecture

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Houston, Texas 77002
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PROJECT TITLE

NORTHLAKE LOGISTICS CROSSING BUILDING 2
VICTORY CIRCLE EAST AND HARMONSON ROAD
NORTHLAKE, TX 75061

A PROJECT FOR
SCANNELL PROPERTIES

GENERAL NOTES

KUDELA & WEINHEIMER
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

KEY MAP

△	DATE	REVISION
	02/25/2021	ISSUE FOR SITE SUBMITTAL

PROJECT NO: 211052
DRAWN BY: NB
CHECKED BY: JH

SHEET TITLE

PLANTING PLAN

SEAL	SHEET NUMBER
	L1.07-2

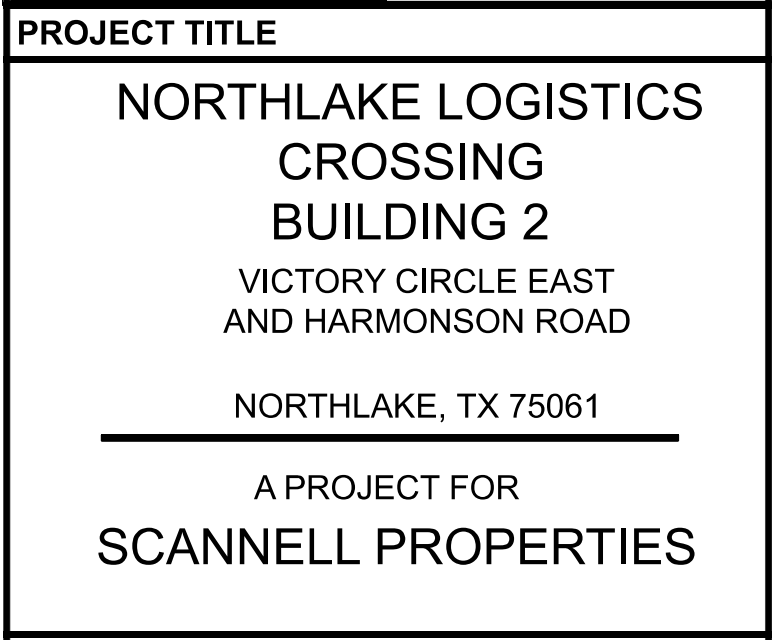
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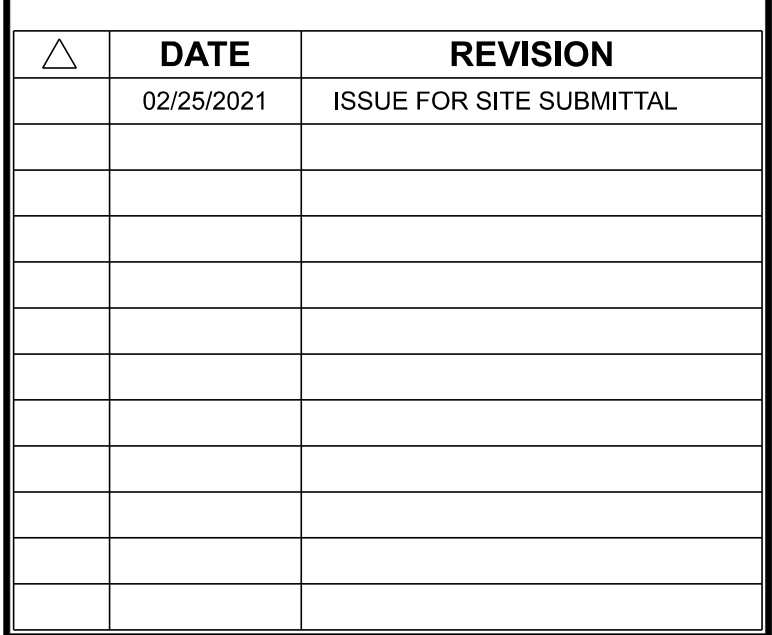


PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

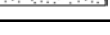
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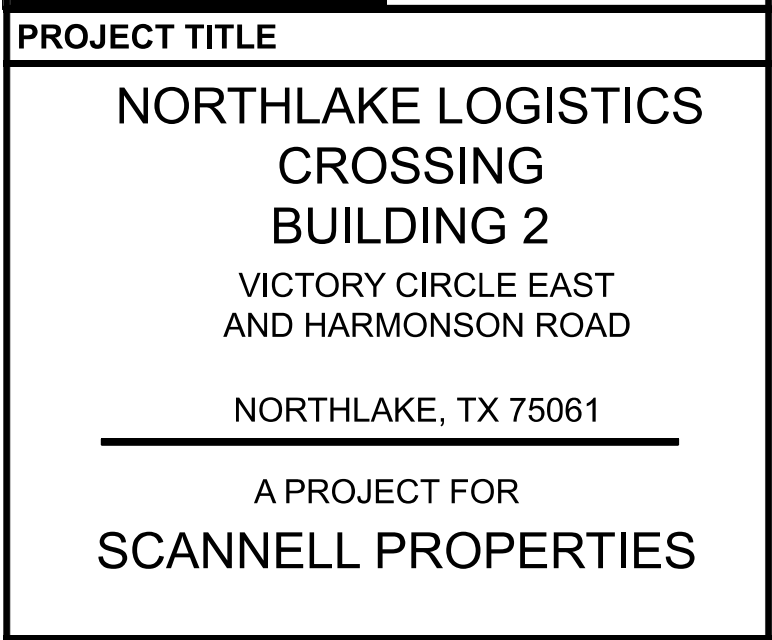


PLANTING PLAN

SEAL	SHEET NUMBER
 02/25/2021	L1.09-2

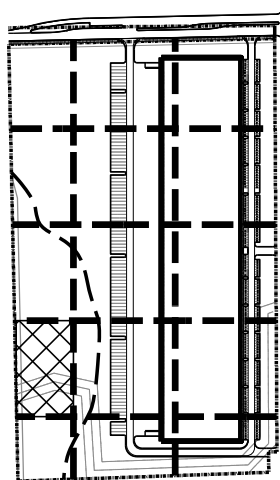


PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

KEY MAP

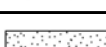
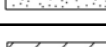
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PLANTING PLAN

SEAL	SHEET NUMBER
 02/25/2021	L1.10-2



MATCHLINE 'H' SEE SHEET L1.12

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH - COMMON BERMUDA
	3/16"(IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

PROJECT TITLE

**NORTHLAKE LOGISTICS
CROSSING
BUILDING 2**

**VICTORY CIRCLE EAST
AND HARMONSON ROAD**

NORTHLAKE, TX 75061

**A PROJECT FOR
SCANNELL PROPERTIES**

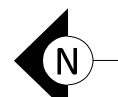
**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

--

A detailed technical cross-section drawing of a window frame. The drawing shows the internal structure, including the frame, sash, and various seals and components. A dashed line indicates the position of the sash in its closed position. A hatched area at the bottom left represents a specific material or component. The drawing is labeled with various dimensions and technical specifications.

PROJECT NO: 211052
DRAWN BY: NB
CHECKED BY: JH
SHEET TITLE

SEAL	SHEET NUMBER
 02/25/2021	L1.11-2

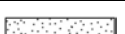


MATCHLINE 'H' SEE SHEET L1.11

MATCHLINE 'Q' SEE SHEET L1.07

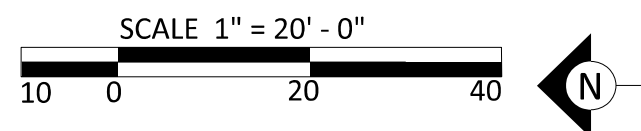
MATCHLINE 'V' SEE SHEET L1.13

PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER SIZE	REMARKS
	TREES					
LO	QUERCUS \ IGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAWP MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
	SHRUBS					
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
	GRASSES					
GM	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
	GROUND COVER					
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
	TURF					
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK

VICTORY CIRCLE EAST

TREES ARE SUBJECT TO REMOVAL DUE TO GAS PIPELINE EASEMENT. TREES PENDING APPROVAL FROM GAS SUPPLIER.



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2100 Travis St., Suite 501
Houston, Texas 77002
713.224.0456
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www.powersbrown.com

PROJECT TITLE

NORTHLAKE LOGISTICS
CROSSING
BUILDING 2

VICTORY CIRCLE EAST
AND HARMONSON ROAD

NORTHLAKE, TX 75061

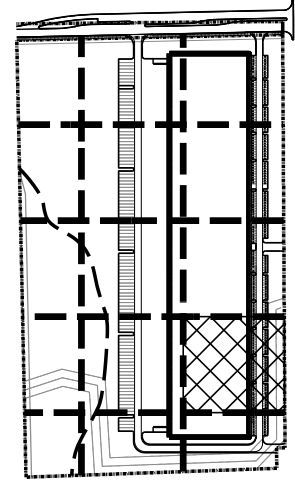
A PROJECT FOR
SCANNELL PROPERTIES

GENERAL NOTE:

**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

KEY MAP

[illegible]

PROJECT NO: 211052

DRAWN BY: NB

CHECKED BY: JH

SHEET TITLE

PLANTING PLAN

SEAL



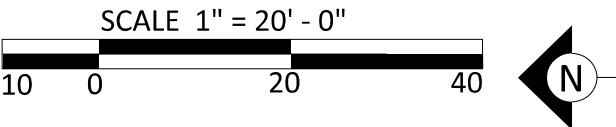
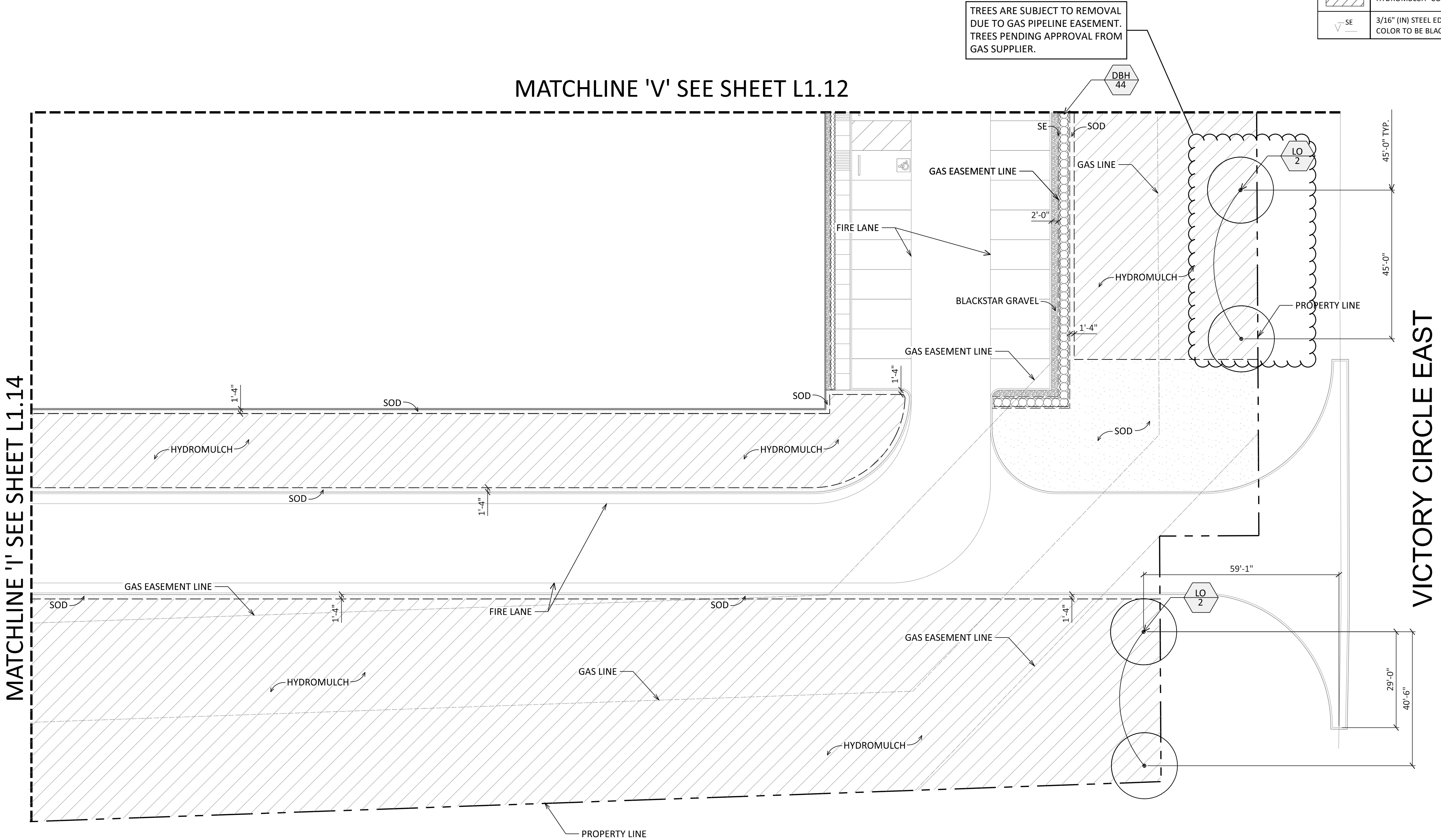
02/25/2021

SHEET NUMBER

L1.12-2

PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER SIZE	REMARKS
TREES						
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
SHRUBS						
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O.C.
GRASSES						
GM	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
GROUND COVER						
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
TURF						
						SOLID SOD
						HYDROMULCH

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH- COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



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PROJECT TITLE

NORTHLAKE LOGISTICS
CROSSING
BUILDING 2
VICTORY CIRCLE EAST
AND HARMONSON ROAD

NORTHLAKE, TX 75061

A PROJECT FOR
SCANNELL PROPERTIES

GENERAL NOTES

KUDELA &
WEINHEIMER
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

KEY MAP

△	DATE	REVISION
	02/25/2021	ISSUE FOR SITE SUBMITTAL

PROJECT NO: 211052
DRAWN BY: NB
CHECKED BY: JH

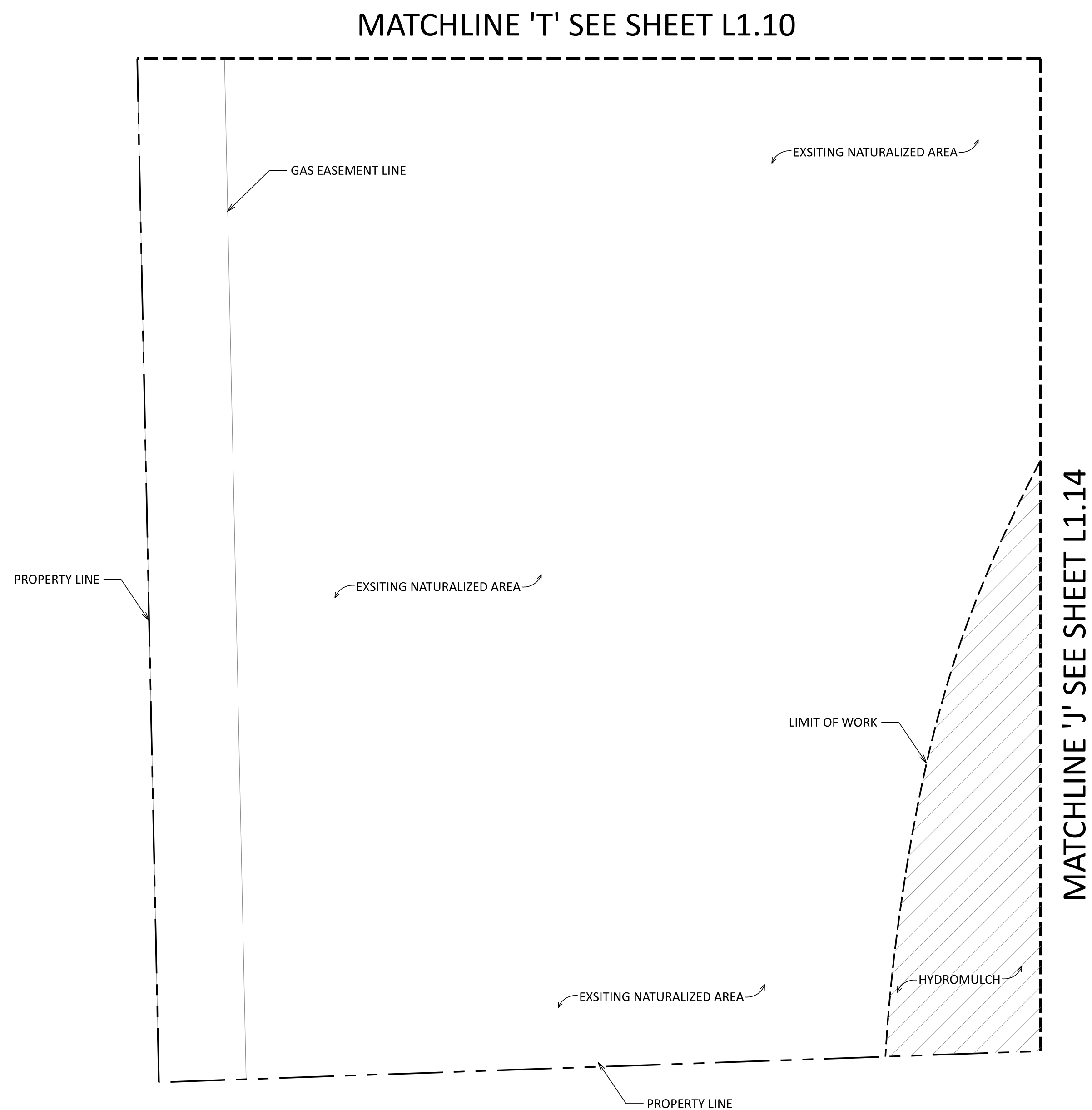
SHEET TITLE

PLANTING PLAN

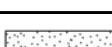
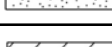
SEAL

SHEET NUMBER

L1.13-2



PLANT SCHEDULE						
SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONTAINER R SIZE	REMARKS
	TREES					
LO	QUERCUS VIRGINIANA LIVE OAK	4" - 4 1/2"	12' - 14'	6' - 8'	100 GAL.	FULL, SYMMETRICAL, MATCHED
BC	TAXODIUM DISTICHUM BALD CYPRESS	3" - 3 1/2"	11' - 13'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RM	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	3" - 3 1/2"	10' - 12'	5' - 6'	65 GAL.	FULL, SYMMETRICAL, MATCHED
	SHRUBS					
DBH	ILEX CORNUTA 'BURFORD NANA' DWARF BURFORD HOLLY		18"	18"	5 GAL.	FULL, WELL ROOTED 30" O. C.
	GRASSES					
GM	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS		20"	24"	3 GAL.	FULL, WELL ROOTED 30" O. C.
	GROUNDCOVER					
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8" - 10"	8" - 10"	1 GAL.	FULL, WELL ROOTED 15" O. C.
	TURF					
	CYNODON DACTYLON COMMON BERMUDA					SOLID SOD
	CYNODON DACTYLON COMMON BERMUDA					HYDROMULCH

PLANT SYMBOLS LEGEND	
	NURSERY GROWN CONTAINERIZED TREES
	SHRUB/GROUND COVER
	4"(IN) THICK BLACK STAR GRAVEL ON FILTER FABRIC. SIZE TO BE 3/4"(IN).
	SOLID SOD - COMMON BERMUDA
	HYDROMULCH - COMMON BERMUDA
	3/16" (IN) STEEL EDGE (ONLY INDICATED WITH 'SE'). COLOR TO BE BLACK



PROJECT TITLE

**NORTHLAKE LOGISTICS
CROSSING
BUILDING 2**

**VICTORY CIRCLE EAST
AND HARMONSON ROAD**

NORTHLAKE, TX 75061

**A PROJECT FOR
SCANNELL PROPERTIES**

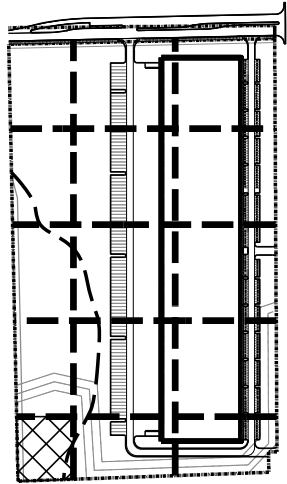
GENERAL NOTES

**KUDELA &
WEINHEIMER**
LANDSCAPE ARCHITECTS

6925 PORTWEST DR.
SUITE 100,
HOUSTON, TX 770214

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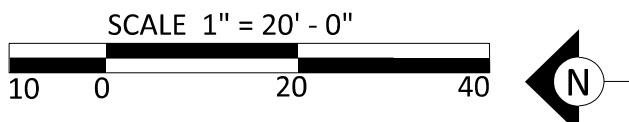
KEY MAP

[illegible]

PROJECT NO: 211052
DRAWN BY: NB
CHECKED BY: JH
SHEET TITLE

PLANTING PLAN

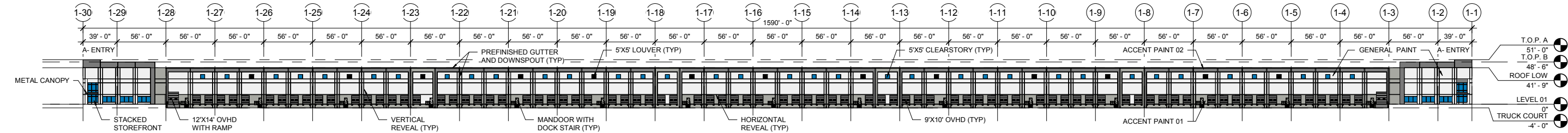
SEAL	SHEET NUMBER
 02/25/2021	L1.15-2



OVERALL ELEVATIONS

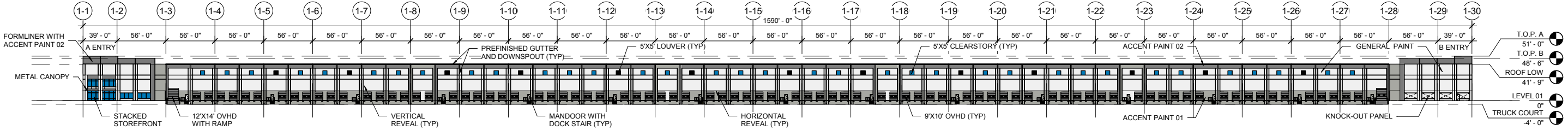
ELEVATIONS

SCALE: As indicated



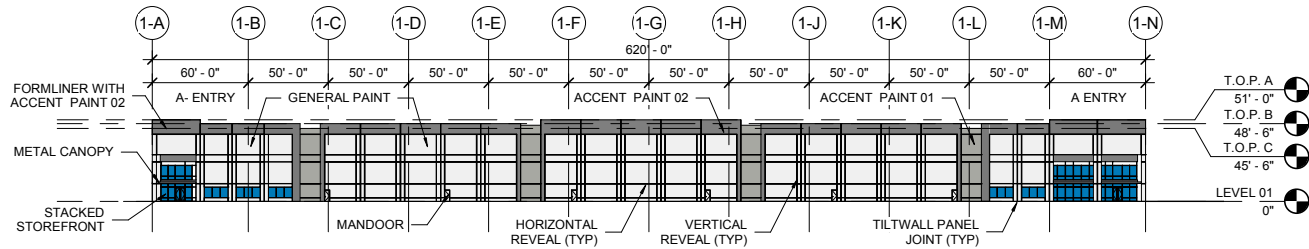
EAST ELEVATION

SCALE: 1" = 60'-0"



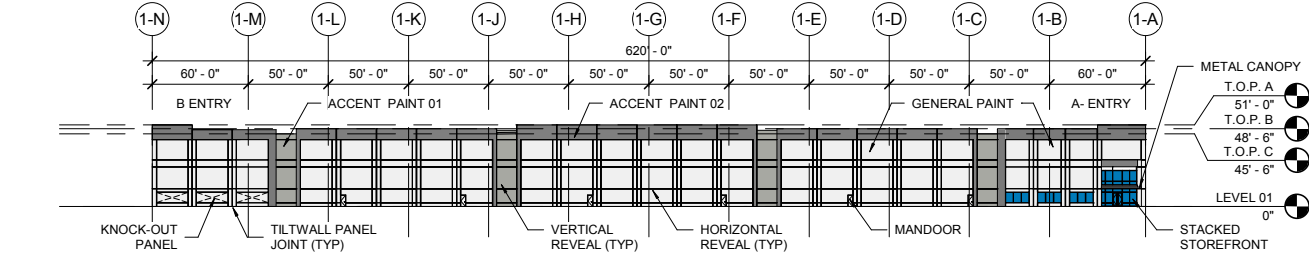
WEST ELEVATION

SCALE: 1" = 60'-0"



NORTH ELEVATION

SCALE: 1" = 60'-0"



SOUTH ELEVATION

SCALE: 1" = 60'-0"

MATERIALS LEGEND

- ALUMINUM / PREFINISHED METAL
- CONCRETE TILT WALL, ACCENT PAINT 02, SW 7674 PEPPERCORN
- CONCRETE TILT WALL, ACCENT PAINT 01, SW 7086 GRAY MATTERS
- CONCRETE TILT WALL, GENERAL PAINT, SW 7064 PASSIVE
- FORMLINER - HORIZONTAL
- GLAZING - VISION
- GLAZING - SPANDREL

*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

NORTHLAKE LOGISTICS CROSSING B1
A PROJECT FOR
SCANNELL

HOUSTON

02/22/21

TEXAS

Author

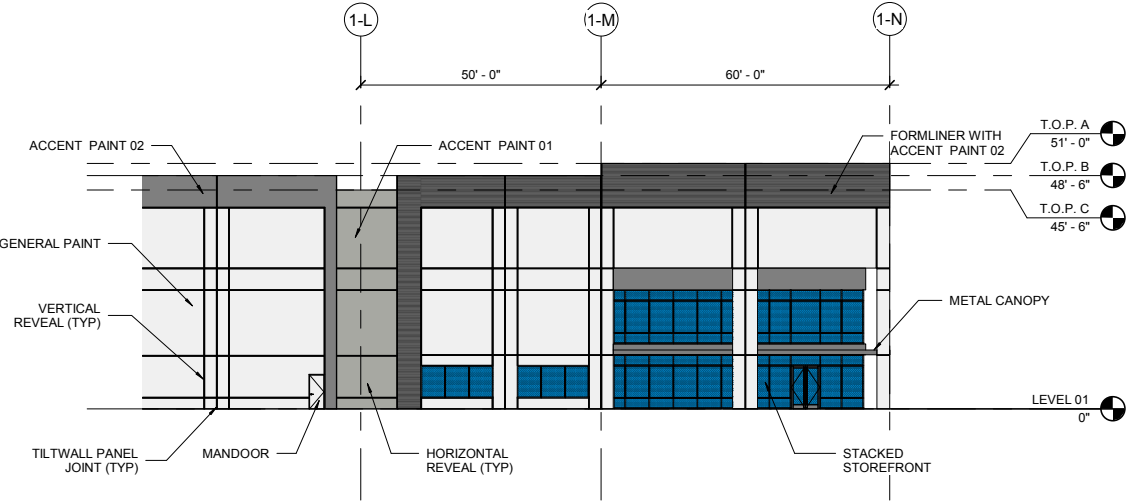
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ENLARGED ELEVATIONS- A ENTRY

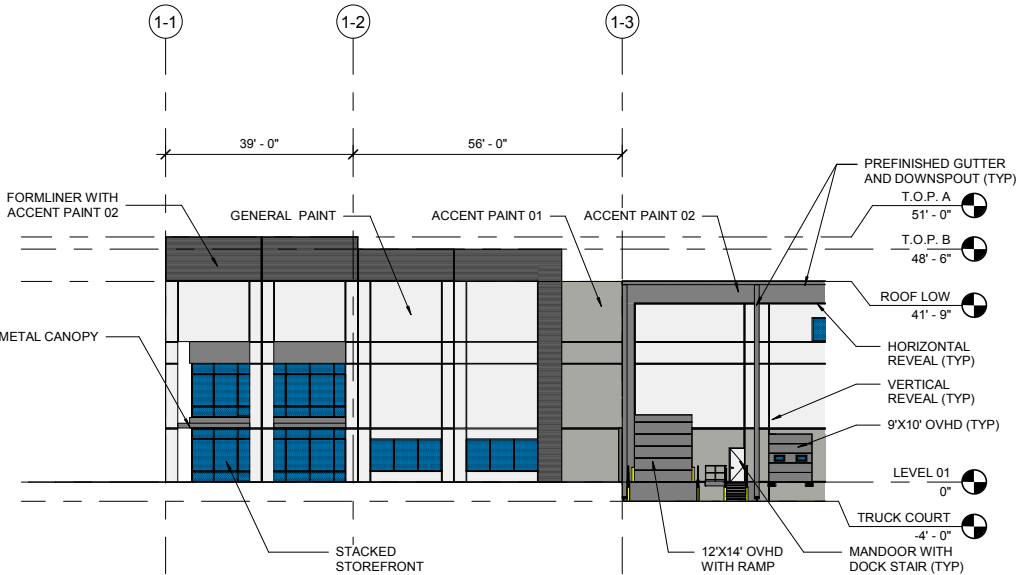
A ENTRY

SCALE: As indicated



NORTH ELEVATION- A ENTRY

SCALE: 1" = 20'-0"



WEST ELEVATION- A ENTRY

SCALE: 1" = 20'-0"

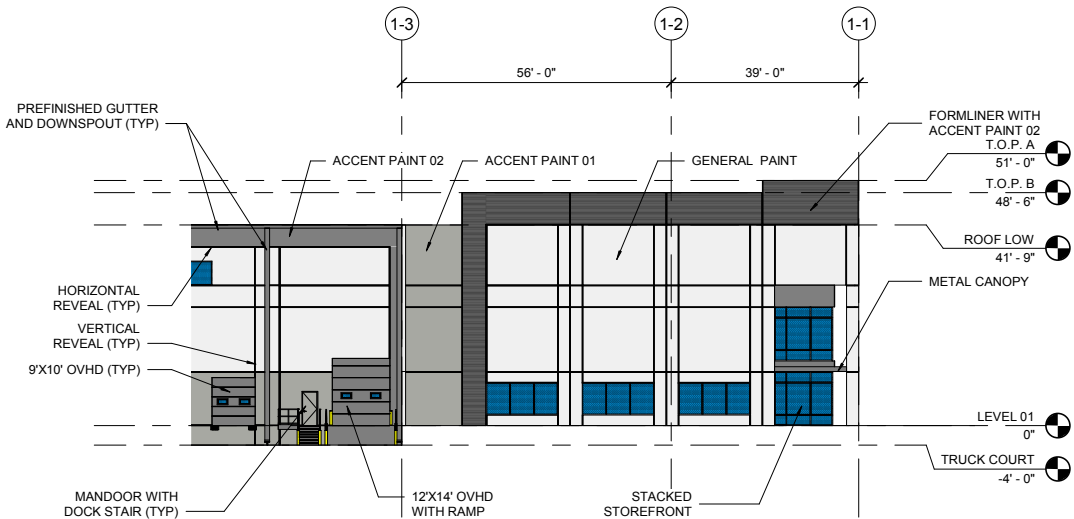
MATERIALS LEGEND	
	ALUMINUM / PREFINISHED METAL
	CONCRETE TILT WALL, ACCENT PAINT 02, SW 7674 PEPPERCORN
	CONCRETE TILT WALL, ACCENT PAINT 01, SW 7066 GRAY MATTERS
	CONCRETE TILT WALL, GENERAL PAINT, SW 7064 PASSIVE
	FORMLINER - HORIZONTAL
	GLAZING - VISION
	GLAZING - SPANDREL

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ENLARGED ELEVATIONS- A- ENTRY

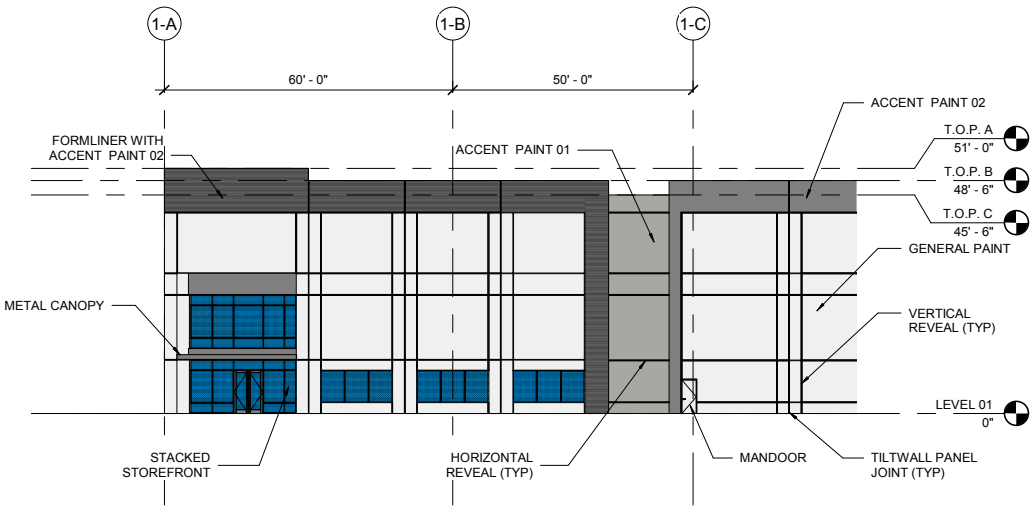
A- ENTRY

SCALE: As indicated



EAST ELEVATION- A- ENTRY

SCALE: 1" = 20'-0"



NORTH ELEVATION- A- ENTRY

SCALE: 1" = 20'-0"

MATERIALS LEGEND

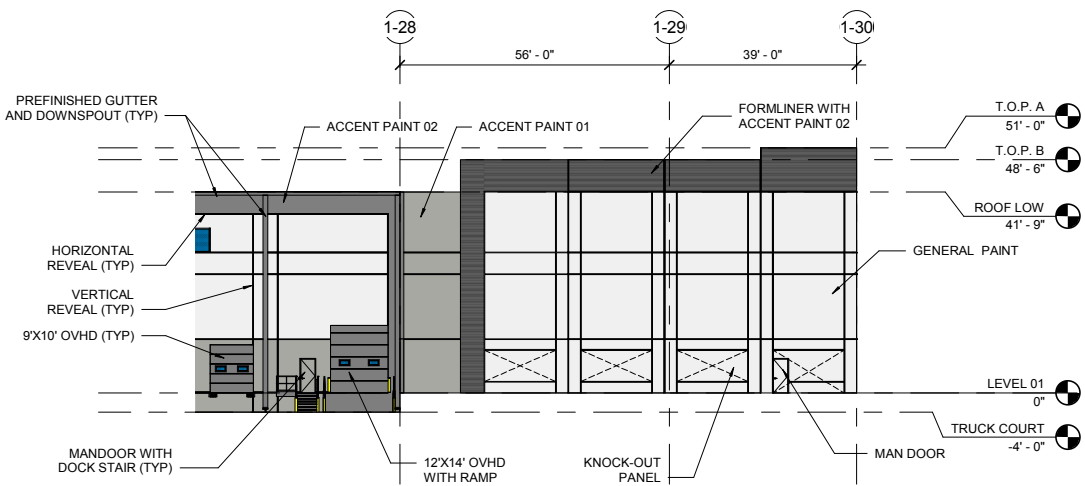
- ALUMINUM / PREFINISHED METAL
- CONCRETE TILT WALL, ACCENT PAINT 02, SW 7674 PEPPERCORN
- CONCRETE TILT WALL, ACCENT PAINT 01, SW 7086 GRAY MATTERS
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ENLARGED ELEVATIONS- B ENTRY

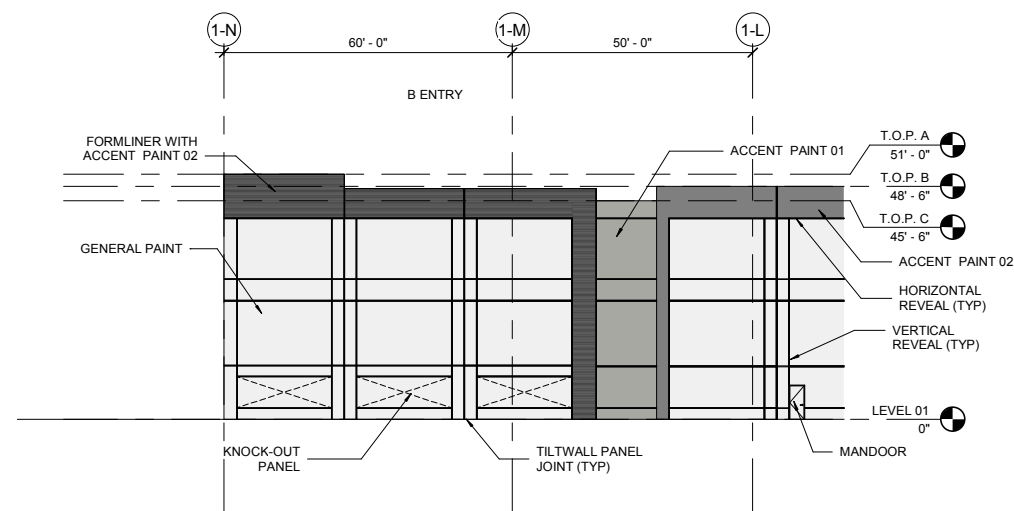
B ENTRY

SCALE: As indicated



WEST ELEVATION- B ENTRY

SCALE: 1" = 20'-0"



SOUTH ELEVATION- B ENTRY

SCALE: 1" = 20'-0"

MATERIALS LEGEND

	ALUMINUM / PREFINISHED METAL
	CONCRETE TILT WALL, ACCENT PAINT 02, SW 7674 PEPPERCORN
	CONCRETE TILT WALL, ACCENT PAINT 01, SW 7066 GRAY MATTERS
	CONCRETE TILT WALL, GENERAL PAINT, SW 7064 PASSIVE
	FORMLINER - HORIZONTAL
	GLAZING - VISION
	GLAZING - SPANDREL

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NORTHLAKE LOGISTICS CROSSING B1
A PROJECT FOR
SCANNELL

HOUSTON

02/25/21

TEXAS

Author

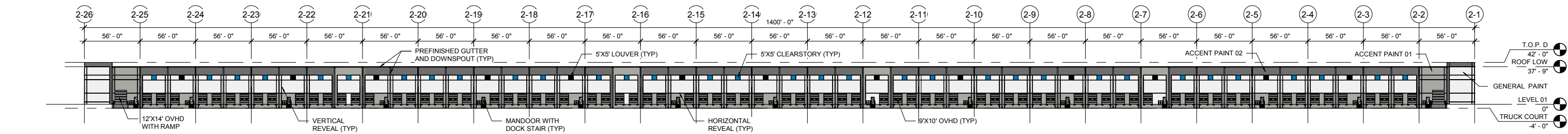
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OVERALL ELEVATIONS

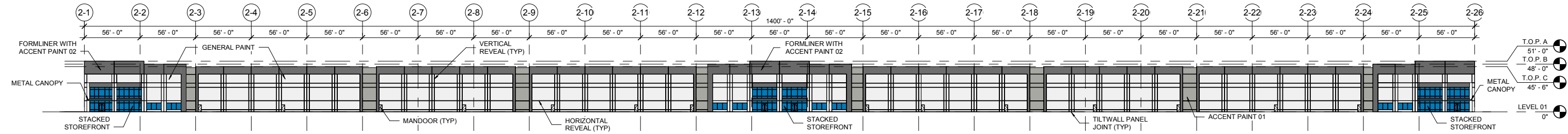
ELEVATIONS

SCALE: As indicated



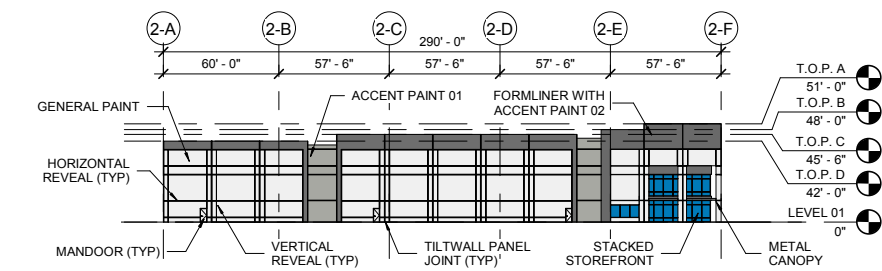
NORTH ELEVATION

SCALE: 1" = 50'-0"



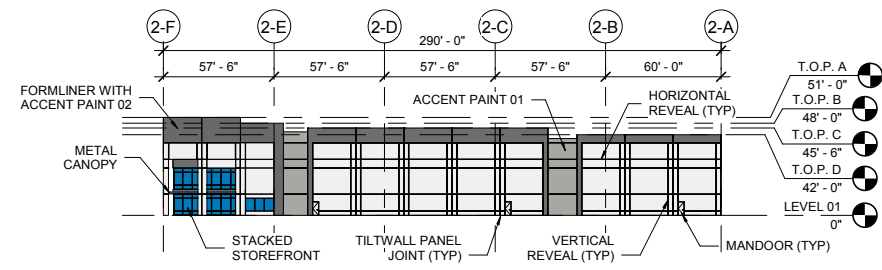
SOUTH ELEVATION

SCALE: 1" = 50'-0"



WEST ELEVATION

SCALE: 1" = 50'-0"



EAST ELEVATION

SCALE: 1" = 50'-0"

MATERIALS LEGEND

- ALUMINUM / PREFINISHED METAL
- CONCRETE TILTWALL, ACCENT PAINT 02, SW 7674 PEPPERCORN
- CONCRETE TILTWALL, ACCENT PAINT 01, SW 7086 GRAY MATTERS
- CONCRETE TILTWALL, GENERAL PAINT, SW 7064 PASSIVE
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NORTHLAKE LOGISTICS CROSSING- B2
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SCANNELL

HOUSTON

02/22/21

TEXAS

Author

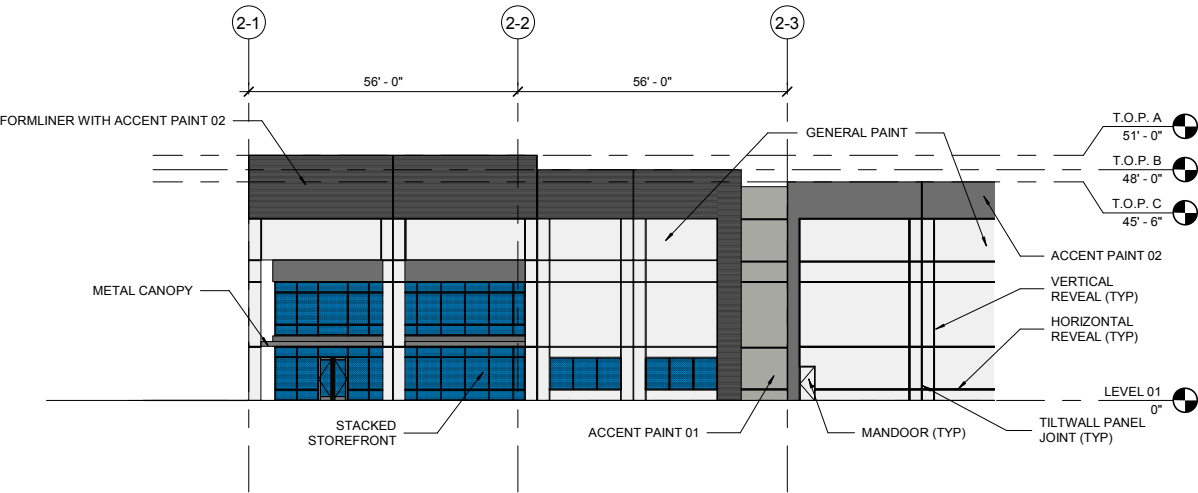
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ENLARGED ELEVATIONS- CORNER ENTRY

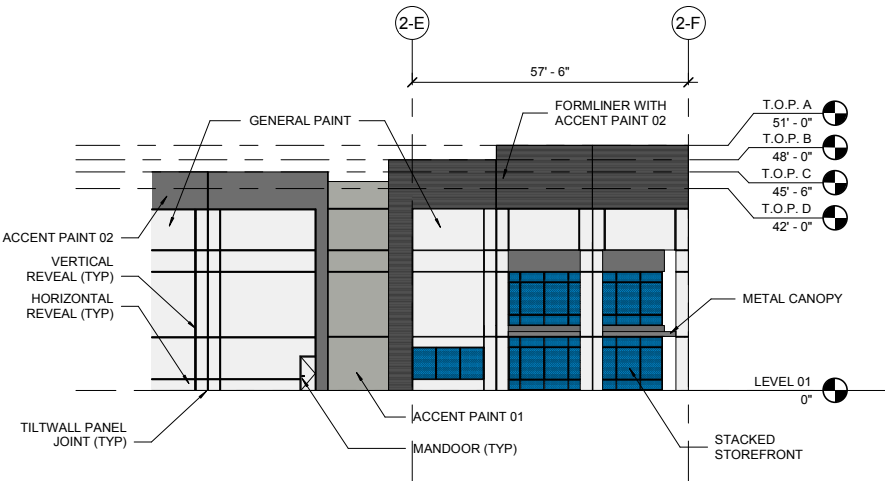
CORNER ENTRY

SCALE: As indicated



SOUTH ELEVATION - CORNER ENTRY

SCALE: 1" = 20'-0"



WEST ELEVATION- CORNER ENTRY

SCALE: 1" = 20'-0"

MATERIALS LEGEND

	ALUMINUM / PREFINISHED METAL
	CONCRETE TILT WALL, ACCENT PAINT 02, SW 7674 PEPPERCORN
	CONCRETE TILT WALL, ACCENT PAINT 01, SW 7066 GRAY MATTERS
	CONCRETE TILT WALL, GENERAL PAINT, SW 7064 PASSIVE
	FORMLINER - HORIZONTAL
	GLAZING - VISION
	GLAZING - SPANDREL

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NORTHLAKE LOGISTICS CROSSING- B2
A PROJECT FOR
SCANNELL

HOUSTON

02/25/21

TEXAS

Author

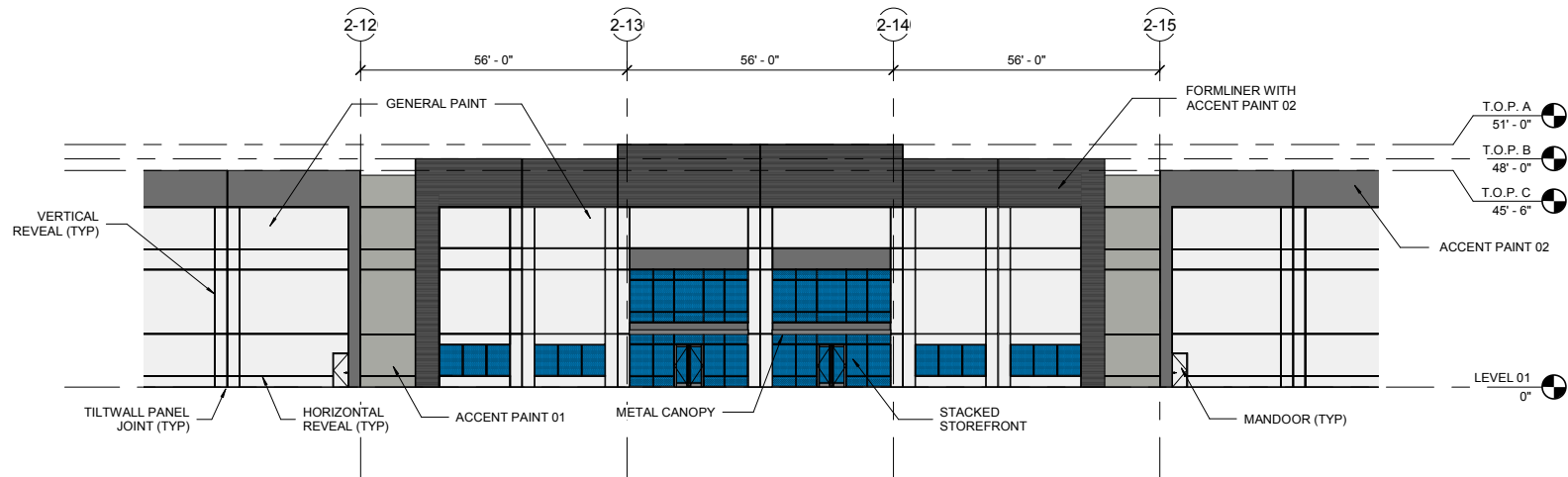
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ecture

ENLARGED ELEVATIONS- CENTER ENTRY

CENTER ENTRY

SCALE: As indicated



SOUTH ELEVATION- CENTER ENTRY

SCALE: 1" = 20'-0"

MATERIALS LEGEND

	ALUMINUM / PREFINISHED METAL
	CONCRETE TILT WALL, ACCENT PAINT 02, SW 7674 PEPPERCORN
	CONCRETE TILT WALL, ACCENT PAINT 01, SW 7066 GRAY MATTERS
	CONCRETE TILT WALL, GENERAL PAINT, SW 7064 PASSIVE
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NORTHLAKE LOGISTICS CROSSING- B2
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02/25/21

TEXAS

Author

211052

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