

1. 5:30 P.M. Planning And Zoning Agenda

Documents:

[PZ AGENDA 8-31-2021.PDF](#)

2. Agenda Packet

Documents:

[PZ AGENDA PACKET 08-31-21.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

August 31, 2021

5:30 PM

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

A. CALL TO ORDER

B. BRIEFING

1. Master Thoroughfare Plan and Roadway Impact Fee Update and role of the Planning & Zoning Commission in the process by serving as the Capital Improvement Advisory Committee

C. 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.

D. NEW BUSINESS

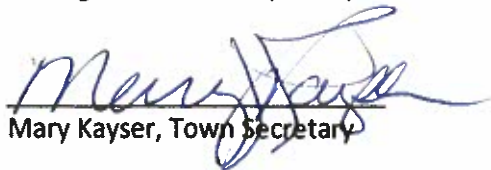
1. Consider approval of the minutes from regular Planning & Zoning Commission meeting held on July 27, 2021
2. Consider approval of a Preliminary Plat of Canyon Falls Commercial Tract 20B, a proposed commercial development consisting of 14 lots on an 8.422-acre tract of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls LLC is the owner. Newland Real Estate Group, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # PP-20-007

E. 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 August 27, 2021, by 5:00 pm in accordance with Chapter 551, Texas Government Code.


Mary Kayser, Town Secretary



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

Michaela Monson, Chairperson

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

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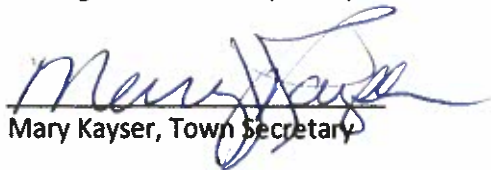
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Mary Kayser, Town Secretary

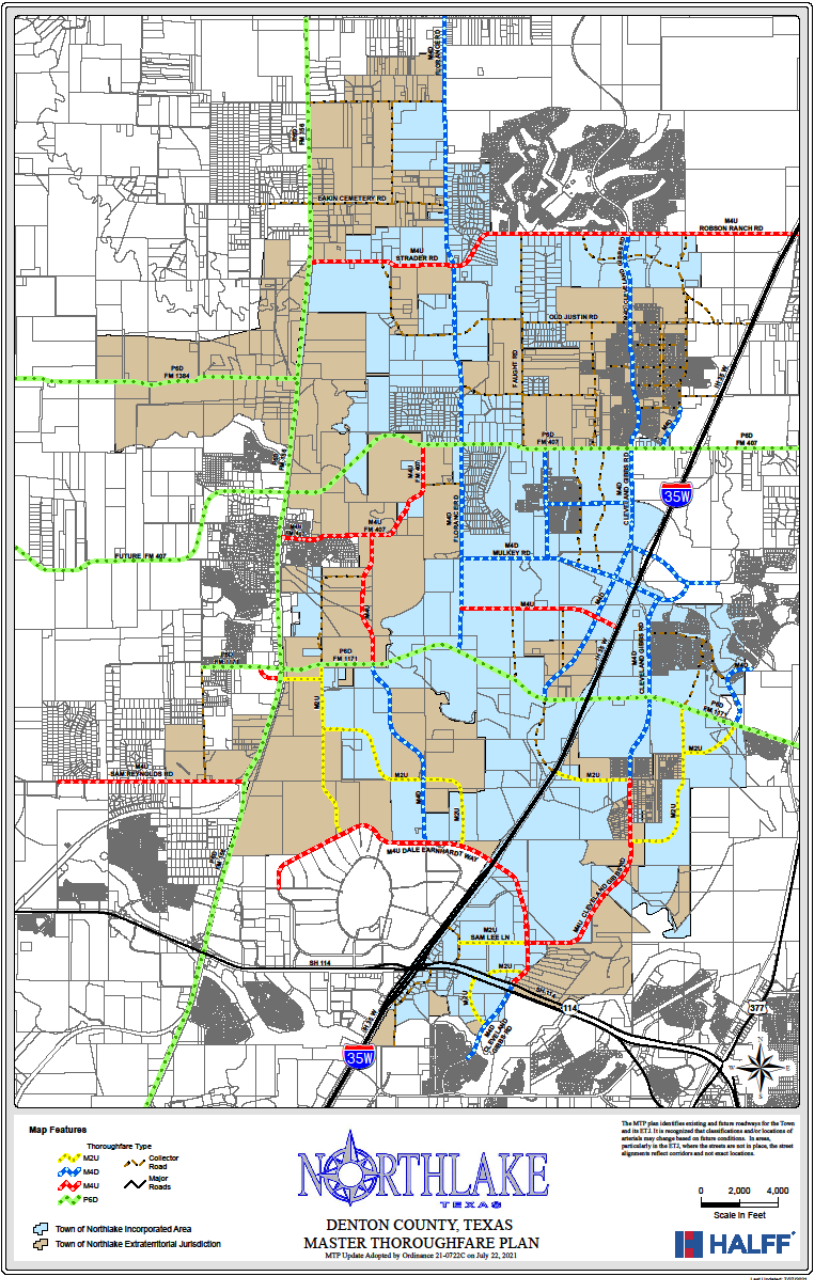
TOWN OF NORTHLAKE

MASTER THOROUGHFARE PLAN & ROADWAY IMPACT FEE UPDATE



AUGUST 31, 2021





ROADWAY IMPACT FEES

- Review and update land use assumptions (LUAs) from previous plan
- Update 10-year capital improvement plan (CIP)
- Recalculate impact fees
- Present findings and proposed changes to Advisory Committee
- Conduct public hearings
- Approve LUAs and CIP
- Adopt impact fee ordinance

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC)

- Minimum of five members
- 40 percent of members must be
 - Real estate professional,
 - Development professional, or
 - Building industry professional
- P&Z commission could serve as CIAC
 - One member must be professional in one of above categories
 - If not, Council must appoint one ad hoc voting member that is
- Town Council appointed P&Z to serve as CIAC
 - One member qualifies as a building industry professional

DUTIES OF THE CIAC

- Advise and assist the Town in adopting land use assumptions
- Review the CIP (and impact fees) and file written comments
- Monitor and evaluate the implementation of the CIP
- File semiannual reports to the Town with respect to progress of the CIP and identifying perceived inequities in the CIP implementation or impact fee imposition
- Advise the Town on the need to update or revise the land use assumptions, CIP, and impact fee.

NEXT STEPS

- Town Council authorized contract with Halff Associates to review and update Master Thoroughfare Plan(MTP) & 10-year CIP
- P&Z to meet as CIAC on regular meeting dates:
 - October 5th
 - November 2nd
 - November 30th
- Update completion deadline December 2021
 - Final approval at December 9th Town Council meeting

QUESTIONS





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 of July 27, 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

Present:

Michaela Monson
Kristin Dixon
Chris Amarante

Jeff Nichols
Aaron Fowler
Danny Simpson

Absent:

Zee Parker

B. Public Input – none

C. New Business

1. Commissioner Amarante made the motion to approve the meeting minutes from the regular Planning & Zoning Commission meeting held on June 29, 2021. 2nd by Commissioner Dixon
Vote: motion passed unanimous
2. Commissioner Simpson made the motion to approve 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. 2nd by Vice Chairperson Nichols
Vote: motion passed unanimous
3. 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. Gaultney 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. 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.

Vice Chairperson Nichols moved to approve items 3 & 4. 2nd Commissioner Fowler.

Vote: motion passed unanimous

C. Chairperson Monson adjourned the meeting at 5:48 pm.

Passed and approved on this the 31st day of August 2021.

Northlake Planning & Zoning Commission

Michael Monson, Chairperson

Attest:

Mary Kayser, Town Secretary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: AUGUST 31, 2021

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

SUBJECT: CANYON FALLS COMMERCIAL TRACT 20B PRELIMINARY PLAT (PP-20-007)



GOALS/OBJECTIVES:

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

PRELIMINARY PLAT INFORMATION:

Owner: NASH Canyon Falls LLC

Applicant: Newland Real Estate Group, LLC

Engineer/Surveyor: J. Volk Consulting

Current Zoning: Mixed-Use Planned Development (MPD)

Site: Approximately 8.422 acres out of the W. Love Survey, Abstract No. 728, generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171.

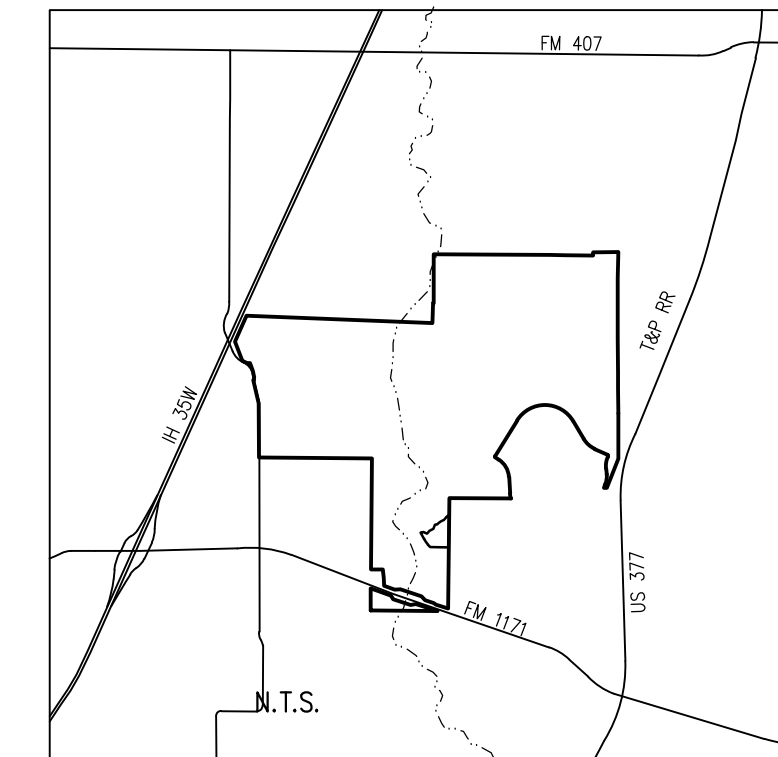
Summary: This application is for a preliminary plat of a commercial development within Canyon Falls. It consists of 14 lots intended to be developed in phases. A final plat and construction plans for the initial phase, Lots 1 & 2, are currently under review. A concept plan was provided with the submittal showing plans for 13 separate buildings. 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) with the exception of the requirement to provide a preliminary drainage study meeting the requirements of the Engineering Design Manual (EDM). A preliminary drainage study is currently under review with a few comments remaining to be addressed before it can be approved. While the Preliminary Plat application is still considered incomplete until the preliminary drainage study is approved, the applicant has requested the Preliminary Plat be considered at this meeting with the condition of the preliminary drainage study being approved prior to final plat approval if they are unable to obtain drainage study approval prior to the P&Z meeting.

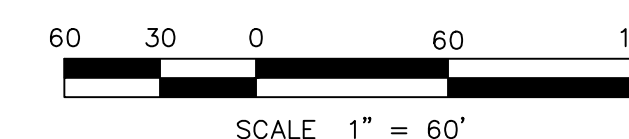
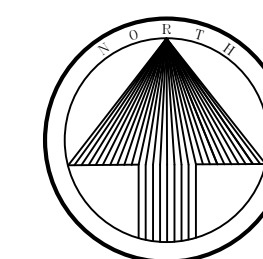
Preliminary plans for storm drainage, water, sewer, and paving were also submitted with the preliminary plat for review. With the exception of the preliminary drainage study approval, the preliminary plat and plans meet all platting and engineering design requirements.

P&Z ACTIONS:

- Approve if determined to meet all requirements including approval of preliminary drainage study
- Disapprove or approve with a condition that the preliminary drainage study be approved prior to any final plat approvals within the area of the preliminary plat.



VICINITY MAP
N.T.S.



LEGEND

- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- CONTROL MONUMENT
- DEED RECORDS, DENTON COUNTY, TEXAS
- PLAT RECORDS, DENTON COUNTY, TEXAS
- DENOTES STREET NAME CHANGE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING LINE
- FIRE LANE
- BASE FLOOD ELEVATION

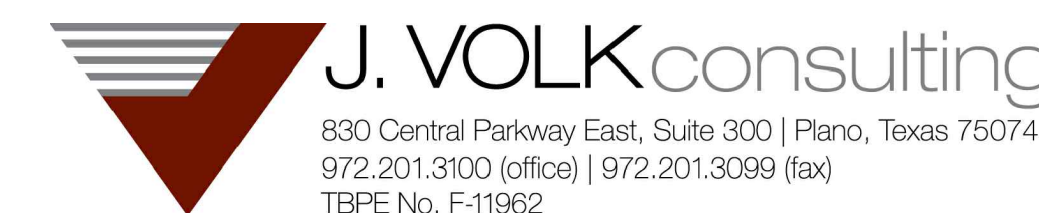
NOTE:
1. BEARINGS BASED ON STATE PLANE COORDINATES (SURFACE) TEXAS NORTH CENTRAL ZONE AS OBSERVED BY TOPCON GPS. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO NAD 83 GRID.

PRELIMINARY PLAT
OF
**CANYON FALLS
COMMERCIAL
TRACT 20B**
BLOCK A, LOTS 1-13, 14X

BEING 8.422 ACRES LOCATED IN THE
W. LOVE SURVEY - ABSTRACT NO. 728
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

August 16, 2021

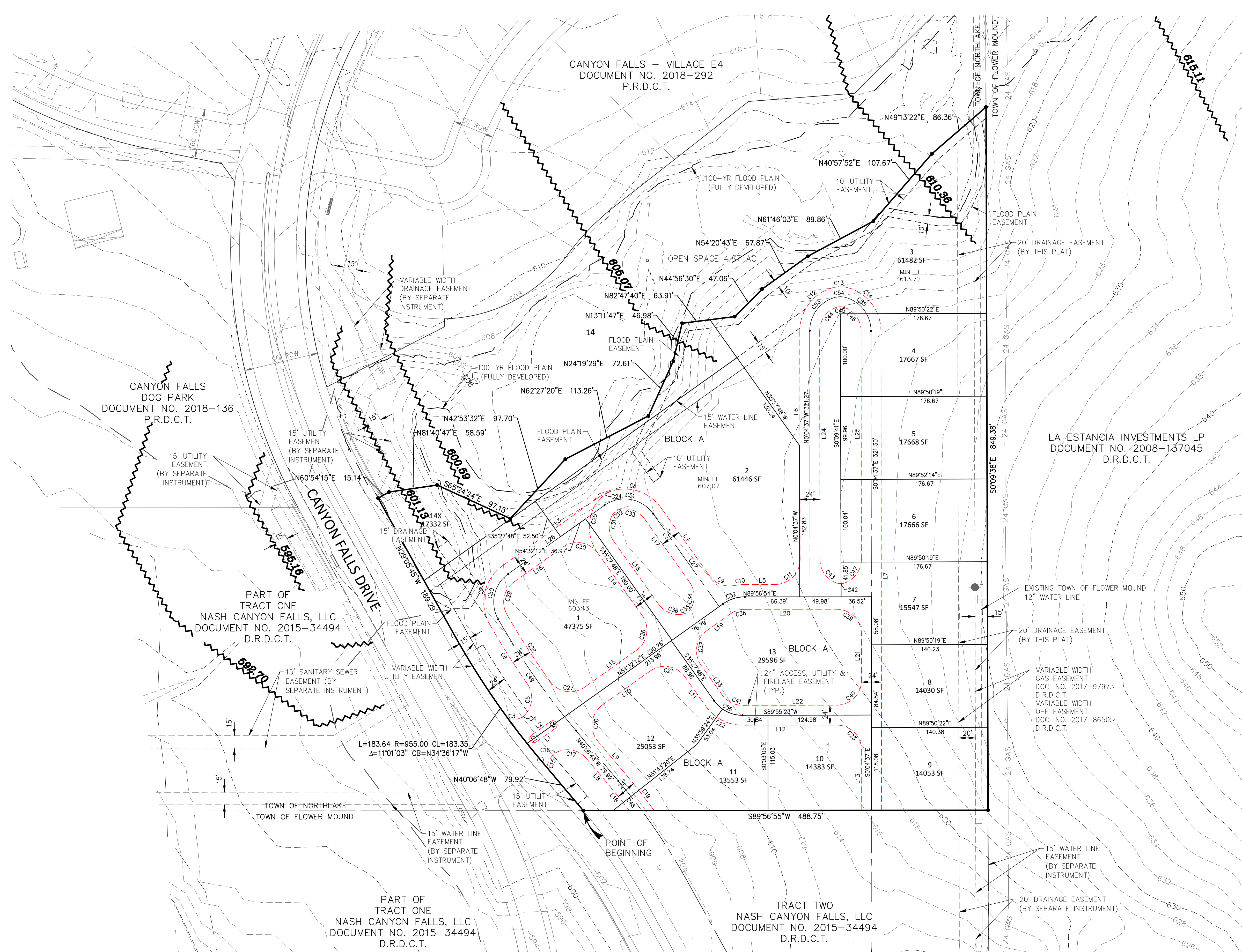
SHEET P-1



830 Central Parkway East, Suite 300 | Plano, Texas 75074
972.201.3100 (office) | 972.201.3099 (fax)
TBPE No. F-11962

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM



CANYON FALLS - VILLAGE E4
DOCUMENT NO. 2018-292
P.R.D.C.T.

CANYON FALLS
DOG PARK
DOCUMENT NO. 2018-136
P.R.D.C.T.

PART OF
TRACT ONE
NASH CANYON FALLS, LLC
DOCUMENT NO. 2015-34494
D.R.D.C.T.

PART OF
TRACT ONE
NASH CANYON FALLS, LLC
DOCUMENT NO. 2015-34494
D.R.D.C.T.

TRACT TWO
NASH CANYON FALLS, LLC
DOCUMENT NO. 2015-34494
D.R.D.C.T.

LEGAL DESCRIPTION

BEING a tract of land situated in the W. LOVE SURVEY, ABSTRACT NO. 728, Town of Northlake, Denton County, Texas and being a portion of the tract of land described as Tract Two in Deed to NASH Canyon Falls, LLC as recorded in Document Number 2015–34494, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” and being in the eastern right of way line of Canyon Falls Drive, a variable width right–of–way;

THENCE North 40 degrees 06 minutes 48 seconds West along the eastern right of way line of Canyon Falls Drive, a distance of 79.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 11 degrees 01 minutes 03 seconds, a radius of 955.00 feet and a chord bearing and distance of North 34 degrees 36 minutes 17 seconds West, 183.35 feet;

Northwesterly, with said curve to the right, an arc distance of 183.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 29 degrees 05 minutes 45 seconds West, continuing with eastern right of way line of Canyon Falls Drive, a distance of 189.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 60 degrees 54 minutes 15 seconds East, a distance of 15.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 81 degrees 40 minutes 47 seconds East, a distance of 58.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 65 degrees 24 minutes 24 seconds East, a distance of 97.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE Northeasterly, with said proposed south line, the following ten (10) courses and distances:

North 42 degrees 53 minutes 32 seconds East, a distance of 97.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 62 degrees 27 minutes 20 seconds East, a distance of 113.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 24 degrees 19 minutes 29 seconds East, a distance of 72.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 13 degrees 11 minutes 47 seconds East, a distance of 46.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 82 degrees 47 minutes 40 seconds East, a distance of 63.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 44 degrees 56 minutes 30 seconds East, a distance of 47.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 54 degrees 20 minutes 43 seconds East, a distance of 67.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 61 degrees 46 minutes 03 seconds East, a distance of 89.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 40 degrees 57 minutes 52 seconds East, a distance of 107.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 49 degrees 13 minutes 22 seconds East, a distance of 86.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

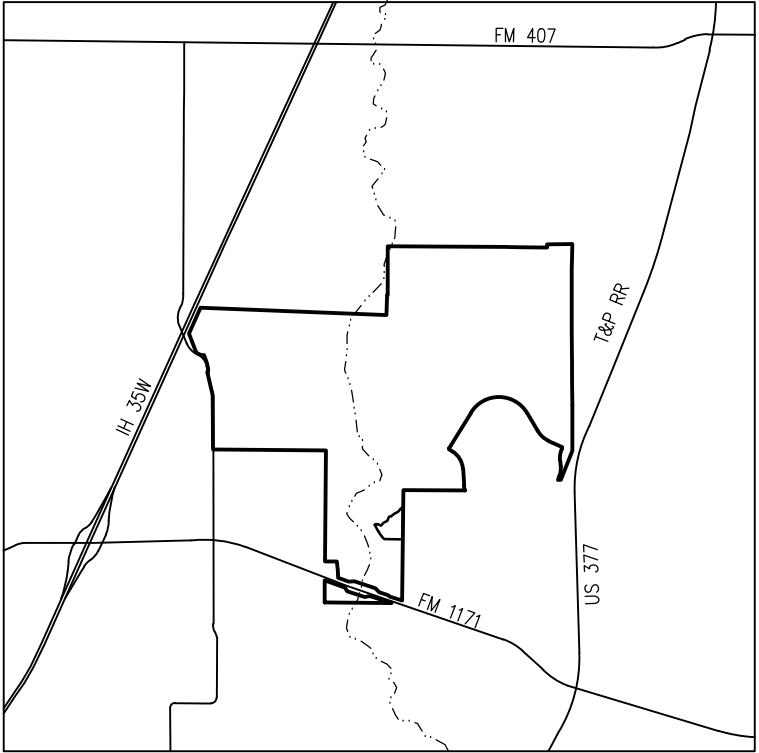
THENCE South 00 degrees 09 minutes 38 seconds East, a distance of 849.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 89 degrees 56 minutes 55 seconds West, a distance of 488.75 feet to the POINT OF BEGINNING and containing 8.422 acres of land, more or less.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	15.71	5.00	180°00'00"	10.00	S35° 27' 48"E
C2	15.71	5.00	180°00'00"	10.00	N35° 27' 48"W
C3	14.91	30.00	028°28'41"	14.76	N79° 20' 23"E
C4	5.53	15.00	021°07'43"	5.50	N54° 32' 12"E
C5	41.36	30.00	078°59'17"	38.16	N04° 28' 51"E
C6	84.83	911.50	005°19'57"	84.80	N32° 20' 49"W
C7	79.37	54.00	084°13'02"	72.42	S12° 25' 40"W
C8	84.82	54.00	089°59'59"	76.37	N80° 27' 49"W
C8	84.82	54.00	089°59'59"	76.37	N80° 27' 49"W
C9	34.70	30.00	066°16'41"	32.80	S68° 36' 11"E
C10	12.24	60.00	011°41'26"	12.22	N84° 06' 12"E
C11	41.65	30.00	079°33'01"	38.39	N50° 10' 24"E
C12	66.47	54.00	070°31'44"	62.35	N35° 11' 14"E
C13	26.51	39.00	038°56'33"	26.00	N89° 55' 23"E
C13	26.51	39.00	038°56'33"	26.00	N89° 55' 23"E
C14	66.47	54.00	070°31'44"	62.35	S35° 20' 29"E
C14	66.47	54.00	070°31'44"	62.35	S35° 20' 29"E
C15	17.46	30.00	033°20'50"	17.22	N27° 15' 49"E
C16	5.55	15.00	021°11'55"	5.52	S54° 32' 12"W
C17	39.14	30.00	074°45'03"	36.42	N77° 29' 20"W
C18	35.86	738.50	002°46'57"	35.86	N38° 43' 20"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C18	35.86	738.50	002°46'57"	35.86	N38° 43' 20"W
C19	55.14	762.50	004°08'35"	55.12	S38° 02' 31"E
C20	49.56	30.00	094°39'00"	44.11	S07° 12' 42"W
C21	47.12	30.00	090°00'00"	42.43	N80° 27' 48"W
C21	47.12	30.00	090°00'00"	42.43	N80° 27' 48"W
C22	51.44	54.00	054°34'59"	49.52	N62° 45' 18"W
C22	51.44	54.00	054°34'59"	49.52	N62° 45' 18"W
C23	47.11	30.00	089°58'10"	42.42	N45° 03' 43"W
C23	47.11	30.00	089°58'10"	42.42	N45° 03' 43"W
C24	37.87	39.00	055°38'11"	36.40	N54° 32' 12"E
C25	58.61	54.00	062°10'55"	55.77	N04° 22' 21"W
C26	47.12	30.00	090°00'00"	42.43	N09° 32' 12"E
C27	46.89	30.00	089°33'32"	42.26	S80° 41' 02"E
C28	96.41	887.50	006°13'26"	96.36	N32° 47' 34"W
C29	44.10	30.00	084°13'02"	40.23	S12° 25' 40"W
C30	47.12	30.00	089°59'56"	42.43	N80° 27' 50"W
C31	32.56	30.00	062°10'55"	30.98	S04° 22' 21"E
C32	14.57	15.00	055°38'11"	14.00	S54° 32' 12"W
C33	32.56	30.00	062°10'56"	30.98	N66° 33' 16"W
C34	32.56	30.00	062°10'55"	30.98	N04° 22' 21"W
C35	14.57	15.00	055°38'11"	14.00	N54° 32' 12"E
C36	32.56	30.00	062°10'55"	30.98	S66° 33' 16"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C37	47.12	30.00	090°00'00"	42.43	N09° 32' 12"E
C38	18.54	30.00	035°24'43"	18.25	S72° 14' 33"W
C39	47.11	30.00	089°58'27"	42.42	S45° 03' 51"E
C40	47.12	30.00	090°00'00"	42.43	S44° 55' 23"W
C41	28.60	30.00	054°36'49"	27.53	N62° 46' 13"W
C42	10.20	15.00	038°56'33"	10.00	S89° 56' 55"W
C43	36.92	30.00	070°30'11"	34.63	N35° 19' 43"W
C44	36.93	30.00	070°31'44"	34.64	N35° 11' 14"E
C45	10.20	15.00	038°56'33"	10.00	N89° 55' 23"E
C46	36.93	30.00	070°31'44"	34.64	S35° 20' 29"E
C47	36.94	30.00	070°33'16"	34.65	S35° 12' 01"W
C48	145.08	750.50	011°04'34"	144.86	N34° 34' 31"W
C49	163.78	899.50	010°25'57"	163.56	S34° 53' 49"E
C50	61.73	42.00	084°13'02"	56.33	S12° 25' 40"W
C51	65.97	42.00	090°00'00"	59.40	N80° 27' 48"W
C52	27.81	45.00	035°24'43"	27.37	N72° 14' 33"E
C53	51.70	42.00	070°31'44"	48.50	N35° 11' 14"E
C54	18.35	27.00	038°56'33"	18.00	N89° 55' 23"E
C55	51.70	42.00	070°31'44"	48.50	S35° 20' 29"E
C56	40.03	42.00	054°36'49"	38.54	S62° 46' 13"E



VICINITY MAP
N.T.S.

APPROVED BY THE PLANNING & ZONING COMMISSION:

Date

Chair, Planning & Zoning Commission

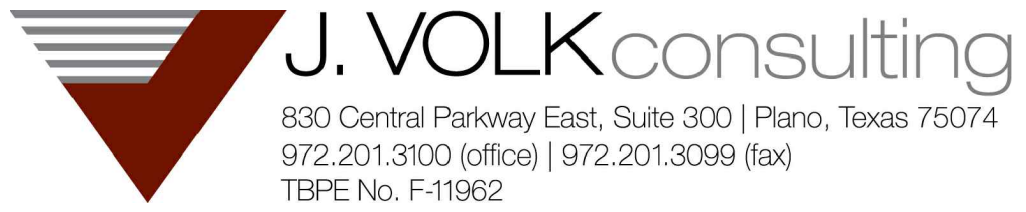
Town Secretary, Town of Northake

PRELIMINARY PLAT
OF
CANYON FALLS
COMMERCIAL
TRACT 20B
BLOCK A, LOTS 1-13, 14X

BEING 8.422 ACRES LOCATED IN THE
W. LOVE SURVEY - ABSTRACT NO. 728
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

August 16, 2021

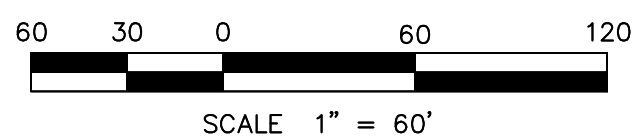
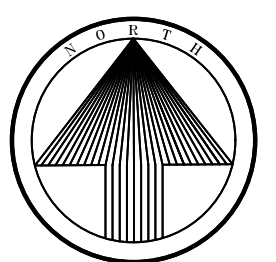
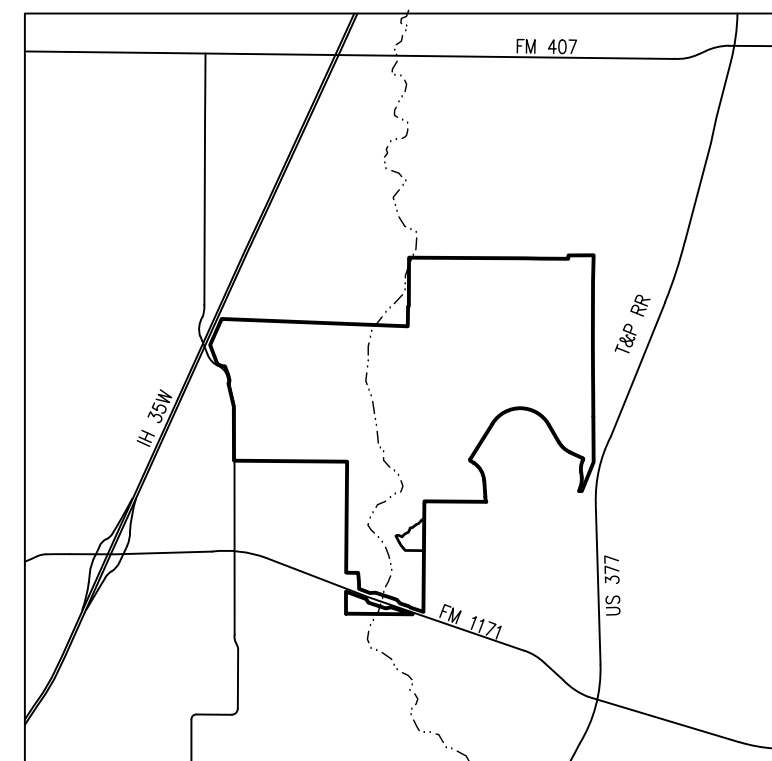
SHEET P-2



830 Central Parkway East, Suite 300 | Plano, Texas 75074
972.201.3100 (office) | 972.201.3099 (fax)
TBPE No. F-11962

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM



LEGEND	
IRF ○	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
IRS ●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

CONCEPT PLAN

CANYON FALLS COMMERCIAL TRACT 20B

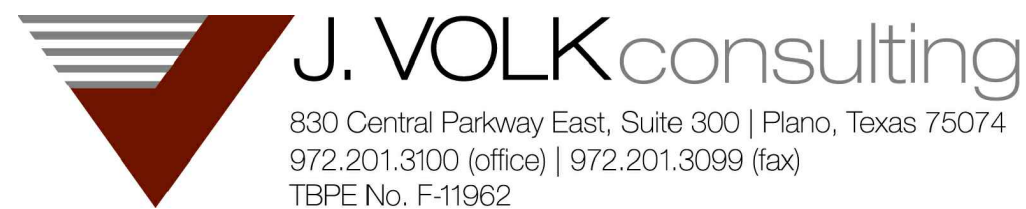
BLOCK A, LOTS 1-13, 14X

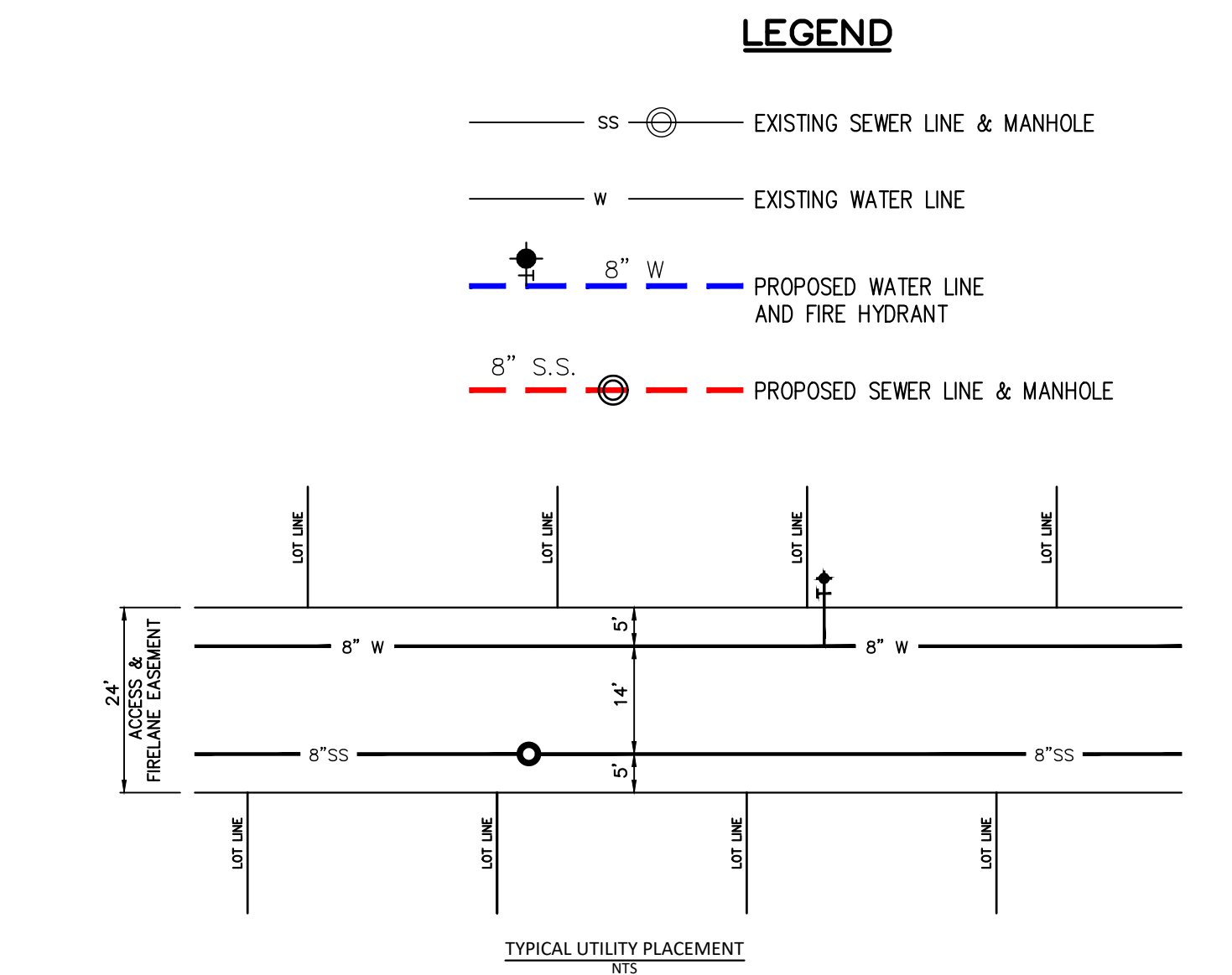
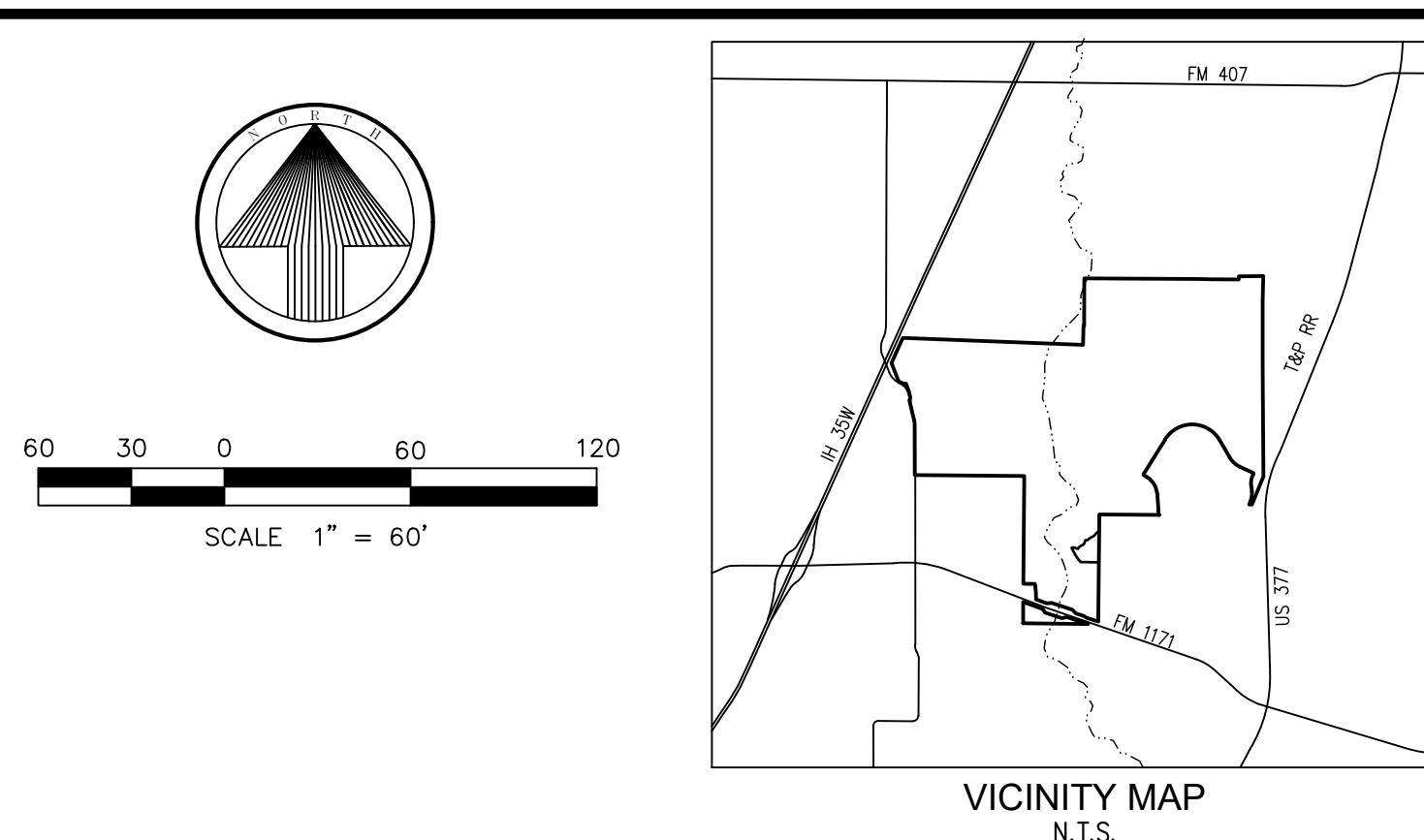
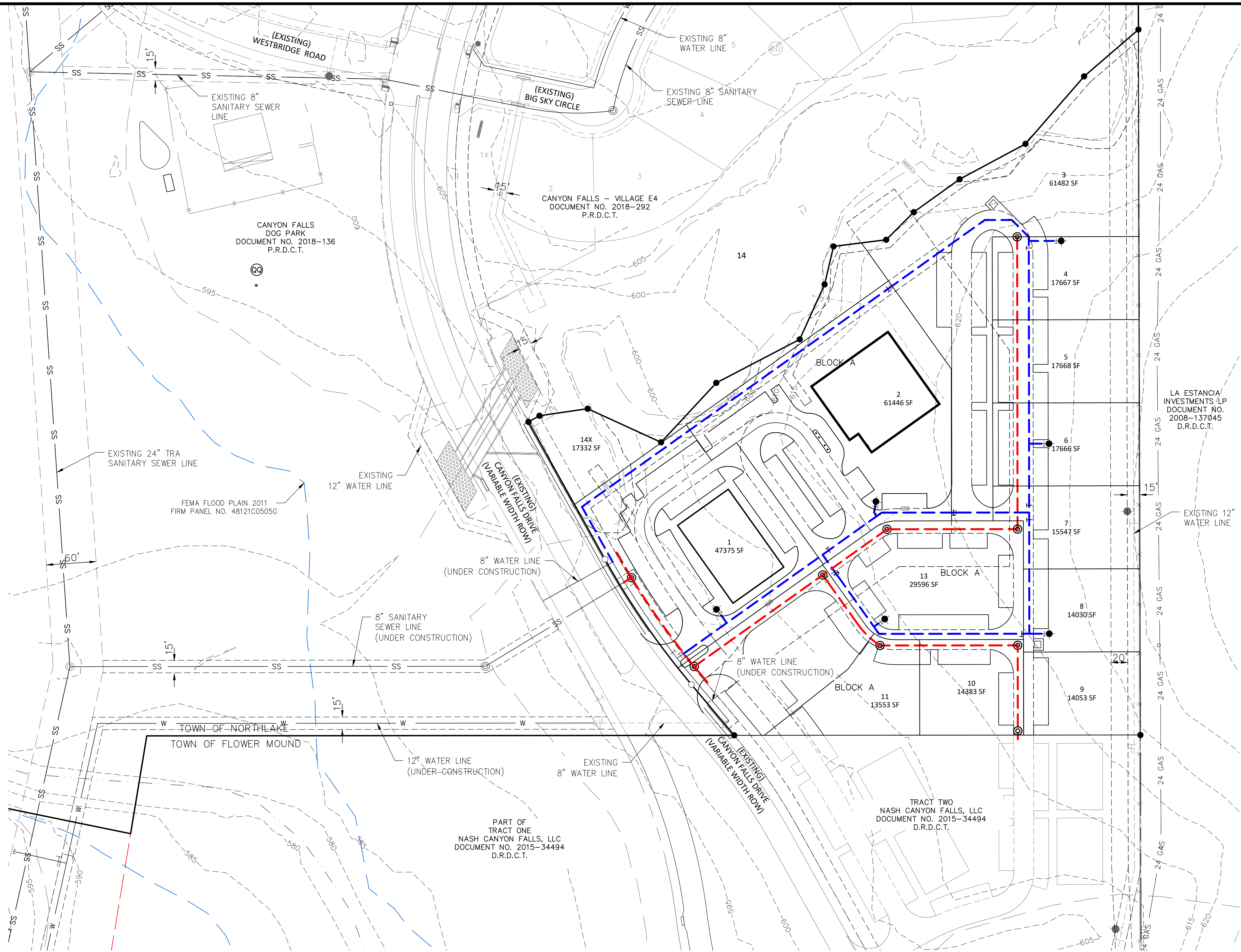
BEING 8.422 ACRES LOCATED IN THE
W. LOVE SURVEY - ABSTRACT NO. 728
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

July 08, 2021

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
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CANYON FALLS - TRACT 20B - PRELIMINARY SEWER CALCULATIONS							
BASIN	USE	SIZE (AC)	UNIT COUNT	AVG FLOW (MGD)	PEAK FLOW (MGD) ^{1,2}	PIPE SLOPE (%)	FULL FLOW CAPACITY (MGD)
BASIN A	MIXED USE	8.4	N/A	0.007	0.027	0.50%	0.56
	TOTAL BASIN A	8.4		0.007	0.027	0.50%	0.56

NOTES
1. MIXED USE PEAK FLOW BASED ON 3,150 GPAD
2. PEAKING FACTOR OF 4

PRELIMINARY
WATER & SANITARY SEWER
LAYOUT

CANYON FALLS COMMERCIAL TRACT 20B

BLOCK A, LOTS 1-13, 14X

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