

1. February 1, 2022 - Agenda

Documents:

[PZ AGENDA 02-01-2022.PDF](#)

1.I. February 1, 2022 - Agenda Packet

Documents:

[PZ AGENDA PACKET - 02-01-2022.PDF](#)



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Maryl Lorencz, Commissioner

Michaela Monson, Chairperson

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

PLANNING & ZONING COMMISSION AGENDA

February 1, 2022

5:30 PM

Northlake Town Hall

1500 Commons Circle, Suite 300

Northlake, Texas 76226

A. CALL TO ORDER

B. BRIEFINGS

1. Update Unified Development Code to require zoning change signs placed on property

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. UNFINISHED BUSINESS

1. Consider approval of a Final Plat of Canyon Falls LIV Development, a proposed one-lot plat for a multifamily residential development on a 15.730-acre tract of land in the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. LIV Development, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # FP 21-018
2. Consider approval of a Site Plan of Canyon Falls LIV Development, a proposed multifamily residential development consisting of 300 units on a 15.730-acre tract of land in the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. LIV Development, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # SP-21-005

E. NEW BUSINESS

1. Consider approval of the meeting minutes from January 4, 2022
2. Consider approval of an Amending Plat of Harvest Phase 2B, Lots 1R-13R and 1X, Block 39, a plat amending 13 residential lots and 1 open space lot from the Harvest Phase 2B Final Plat, being 2.608-acres of land in the Patrick Rock Survey, Abstract No. 1063, generally located south of Homestead Way and west of Harvest Way in the extraterritorial jurisdiction of the Town of Northlake. Harvest Phase II, LLC is the owner/applicant/ developer. Peloton Land Solutions is the engineer/surveyor. Case # FP 21-017



3. Consider approval of a Final Plat of Northlake 35 Logistics Park Rights-of-Way Dedication on a 8.957-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; and the William Murray Survey, Abstract No. 890, generally located north of Dale Earnhardt Way and 2,500 feet west of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-002
4. Consider approval of a Final Plat of Northlake 35 Logistics Park, Lot 8X, Block 1, 1 open space lot on a 22.771-acre tract of land in the Holland Anderson Survey, Abstract No. 25; the H.W. Cocke Survey, Abstract No. 310; and the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, generally located north of Dale Earnhardt Way and east of Harmonson Road, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # FP-22-003
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8. Consider approval of a Site Plan of Northlake 35 Logistics Park Building 1, a proposed 1,893,126 square-foot industrial warehouse on a 47.331-acre tract of land in the William Murray Survey, Abstract No. 890, and the Simon E. Parks Survey, Abstract No. 1005, to be platted as Lot 1, Block 1, Northlake 35 Logistics Park, generally located 1,500 feet north of Dale Earnhardt Way and 600 feet west side of IH 35W, and zoned Industrial (I). Northlake Logistics Park, LLC is the owner/applicant/developer. Goodwin and Marshall, Inc. is the engineer/surveyor. Case # SP-22-001
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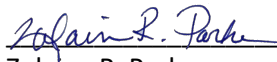


F. ADJOURNMENT

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, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on January 28, 2022, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker
Town Secretary



NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.



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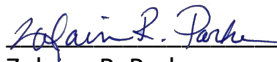


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NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: FEBRUARY 1, 2022

REF. DOC.: UNIFIED DEVELOPMENT CODE (UDC)

SUBJECT: UDC AMENDMENT TO REQUIRE ZONING CHANGE SIGNS



GOALS/OBJECTIVES:

- Reinforce our Identity; Define who we are (and don't settle for less)

BACKGROUND INFORMATION:

- Notification of zoning changes
 - Public hearings required before P&Z and Town Council
 - Current notification methods used
 - Published in Denton Record Chronicle
 - Mailed to property owners within 200 feet
 - Posted on website and on Town Hall bulletin board
 - Signs often used for notification
 - Not required by state law
 - Required by many but not all area cities
 - Not currently required by Northlake
 - Helps ensure notification of parties not reached by other forms of notification
- Discussion items related to requiring signs for zoning changes
 - Type of signs
 - Size of signs
 - Sign content
 - Number of signs and placement
 - Responsibility for purchasing, placement, and monitoring of signs
 - Timing of posting, removal, and replacement of signs

P&Z ACTION:

- Provide direction to staff for developing zoning change sign requirements
 - Staff will share Council input from their briefing on January 27th

NEXT STEPS:

- Staff to draft UDC amendment based on input from Town Council and P&Z
- March 1st P&Z Meeting
 - Public hearing and recommendation on UDC amendment
- March 10th Town Council Meeting
 - Public hearing and action on UDC amendment

TOWN OF NORTHLAKE

UDC Amendment to Require Zoning Change Signs



FEBRUARY 1, 2022



CURRENT NOTIFICATION REQUIREMENTS

- Public hearings required for all zoning changes
 - Planning & Zoning Commission
 - Town Council
- Notification methods required for zoning change public hearings
 - Published in Denton Record Chronicle (min. 15 days before hearing)
 - Mailed to property owners within 200 feet (min. 10 days before hearing)
 - Placed on agenda (min. 72 hours before meeting/hearing)
 - Posted on website (at time of published notice)
 - Posted at Town Hall on bulletin board (at time of published notice)

ZONING CHANGE SIGNS

- Sometimes used as another method of notification
- Not required by state law like other notification methods
- Required by many but not all area cities
- Not currently required in Northlake
 - Not required in zoning ordinance before UDC
 - Not incorporated in UDC
- Councilmember has expressed interested in requiring such signs

ADVANTAGES OF SIGNS

- Adds another method of notification
- Helps ensure notification of more interested parties
 - Outside 200-foot notification area
 - Non property owners
 - Citizens that do not regularly
 - Visit the Town website
 - Review meeting agendas
 - Read legal notices in the newspaper
- Provides visual landmark for subject property

DISCUSSION ITEMS

- Type of signs
- Size of signs
- Sign content
- Number of signs and placement
- Responsibility for purchasing, placement, and monitoring of signs
- Timing of posting, removal, and replacement of signs

TYPE OF SIGNS

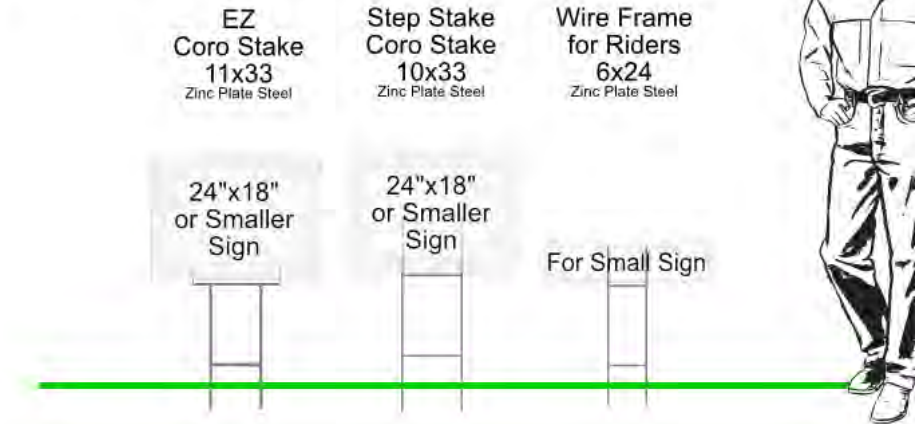
- Durable and reusable
 - Thick metal frames
 - Expensive one time cost
 - Cheaper if reused over time
 - Not as customizable
 - Good for larger signs
- One-time use/disposable
 - Corrugated plastic with wire frame
 - Cheaper one time cost
 - More expensive over time
 - Customizable
 - Good for multiple signs



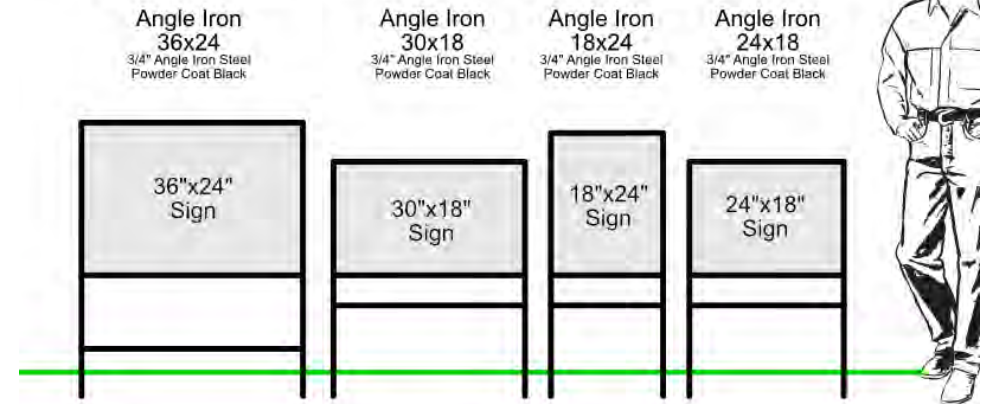
SIZE OF SIGNS

- 12"x18" to 24"x36"
 - Corrugated plastic with wire frame
 - Larger
 - More noticeable and readable
 - May not withstand wind as well
 - Smaller
 - Not as noticeable and readable
 - Withstands wind better
- 24"x36" and larger
 - Metal frames
 - Sturdier at larger sizes
 - Some cities require 4'x4'

WIRE FRAMES - For Corrugated Plastic Only



ANGLE IRON FRAMES - For All Substrates



SIGN CONTENT

- Possible content
 - Town logo
 - Case number & case type
 - Date, time & location of public hearings
 - Town contacts for more information
 - Website
 - Phone number
 - Applicant name and contact information
- Issues to consider with content
 - Compatibility of content with type & size of sign
 - Readability
 - Can direct to other sources for more information



NUMBER OF SIGNS AND PLACEMENT

- Number of signs
 - At least one sign per street frontage
 - More signs for larger frontages such as:
 - One sign for each frontage less than 500'
 - Two signs for each frontage of 500'-2,000'
 - Three signs for each frontage greater than 2,000'
- Placement of signs
 - All signs generally spaced evenly
 - Placed perpendicular to street frontage with text on each side
 - Must be visible from street
 - Outside right-of-way or at least 10 feet from edge of street
 - But no more than 20 feet inside the property line

RESPONSIBILITY FOR SIGNS

- Who will purchase the signs?
 - Town can charge fees to recoup costs
 - Applicant potentially through preferred vendors
 - Choice may depend on the size and type of sign
- Who will be responsible for placement of the signs?
 - Town staff if Town is purchasing and reusing signs
 - Applicant or their vendor if they are purchasing signs
 - Town staff can verify proper placement
- Who is responsible for maintaining and monitoring sign placement?
 - Applicant should be responsible for maintaining and monitoring signs
 - Town staff can also monitor regularly

TIMING ISSUES

- Timing of sign posting
 - After initial review
 - Certain time before scheduled public hearing similar to other notices
- Timing of sign removal
 - Not to be removed until after approval, denial, or withdrawal of request
 - Must be removed within a certain period following approval or denial
- Timing of replacement or repair
 - Applicant to notify Town staff immediately if sign is missing or in disrepair
 - Town staff to notify applicant immediately if sign is missing or in disrepair
 - Applicant to repair or replace sign within a certain period of notification
 - More standardized sign could be replaced more quickly
 - Penalty for failure to maintain and replace/repair signs within designated period

PROCESS & NEXT STEPS

- January 27th
 - Briefing and input from Town Council
- February 1st P&Z Meeting
 - Briefing and input from P&Z
- March 1st P&Z Meeting
 - Public hearing and recommendation on UDC amendment
- March 10th Town Council Meeting
 - Public hearing and action on UDC amendment

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: FEBRUARY 1, 2022

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

SUBJECT: CANYON FALLS LIV DEVELOPMENT FINAL PLAT (FP-21-018)



GOALS/OBJECTIVES:

- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

FINAL PLAT INFORMATION:

Owner: NASH Canyon Falls, LLC

**Applicant/
Developer:** LIV Development, LLC

Engineer/Surveyor: J. Volk Consulting

Current Zoning: Mixed-Use Planned Development (MPD)

Site: Approximately 15.730 acres out of the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive.

Summary: This application is for a final plat for a proposed multi-family residential development to be developed on one lot within Canyon Falls. The site plan for the development is on this same agenda. The preliminary plat for it was approved by the P&Z Commission on October 5, 2021.

Staff Analysis: The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code (UDC). The final plat conforms to the approved preliminary plat and meets all density and lot dimension standards outlined in the MPD.

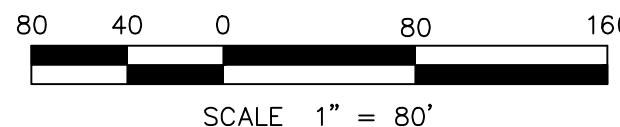
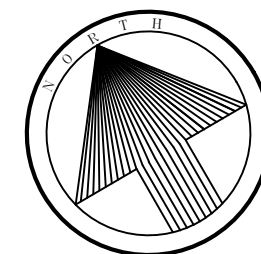
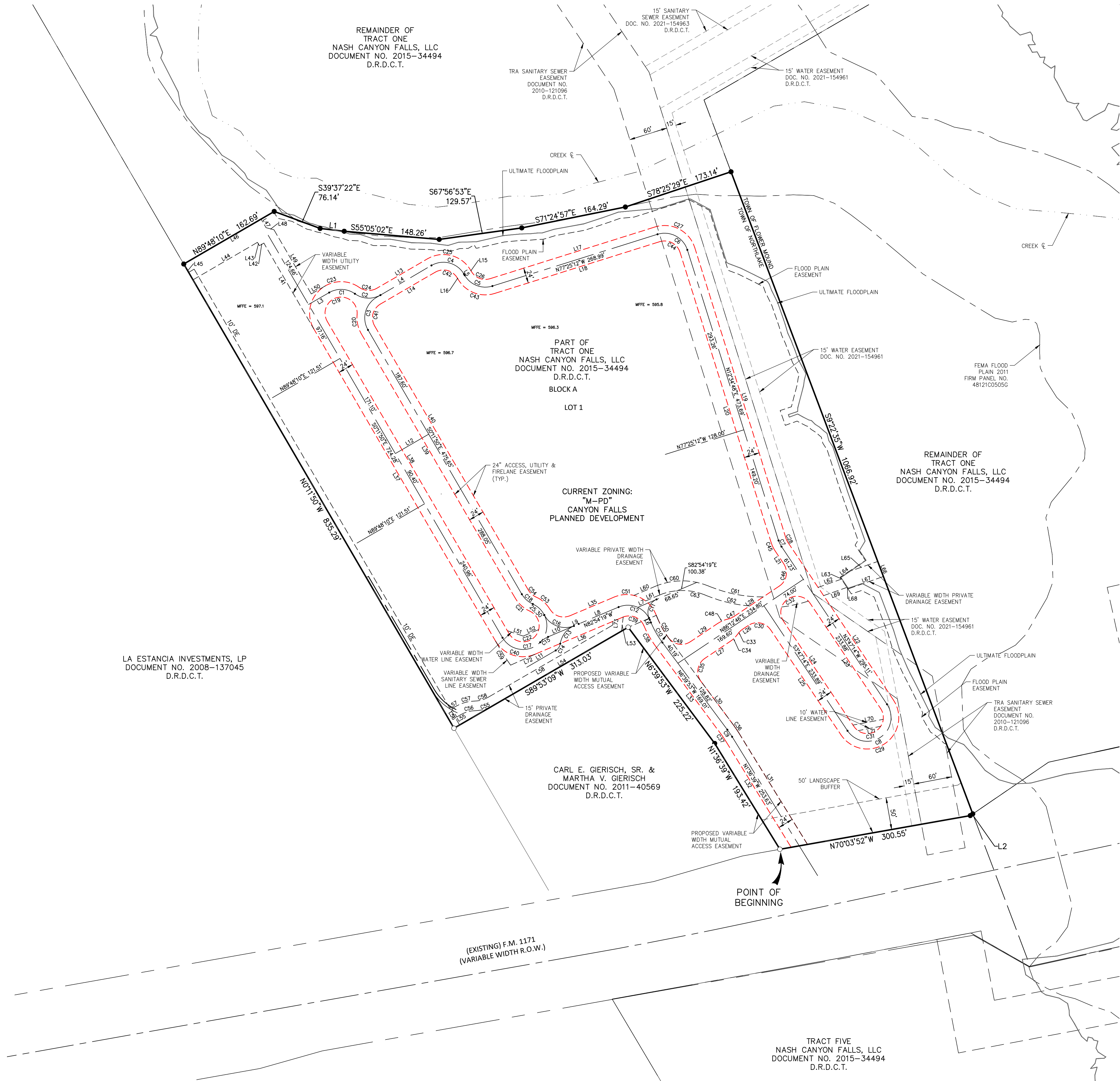
A drainage study and construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and will meet all engineering design requirements pending a few remaining comments to be addressed prior to the P&Z meeting. Staff will inform you at the meeting if all requirements have been met. The plat application will be considered filed upon approval of the drainage study and construction plans.

This plat was on the January 4th P&Z meeting agenda, but consideration was continued to this meeting due to remaining comments to be addressed on the drainage study and construction plans. The 30 day “shot clock” for plat approval does not start until the drainage study and construction plans are approved.

The Canyon Falls developer has partnered with the Town to oversize and extend a water main on the Town’s Water Master Plan to provide a “looped” water system. The water main will be extended from where it currently ends at the southern edge of Canyon Falls on Cleveland-Gibbs Road. It will be extended south along Cleveland-Gibbs Road then east along FM 1171 and will provide a water source for future commercial development in the area. The plans for that water extension have already been approved.

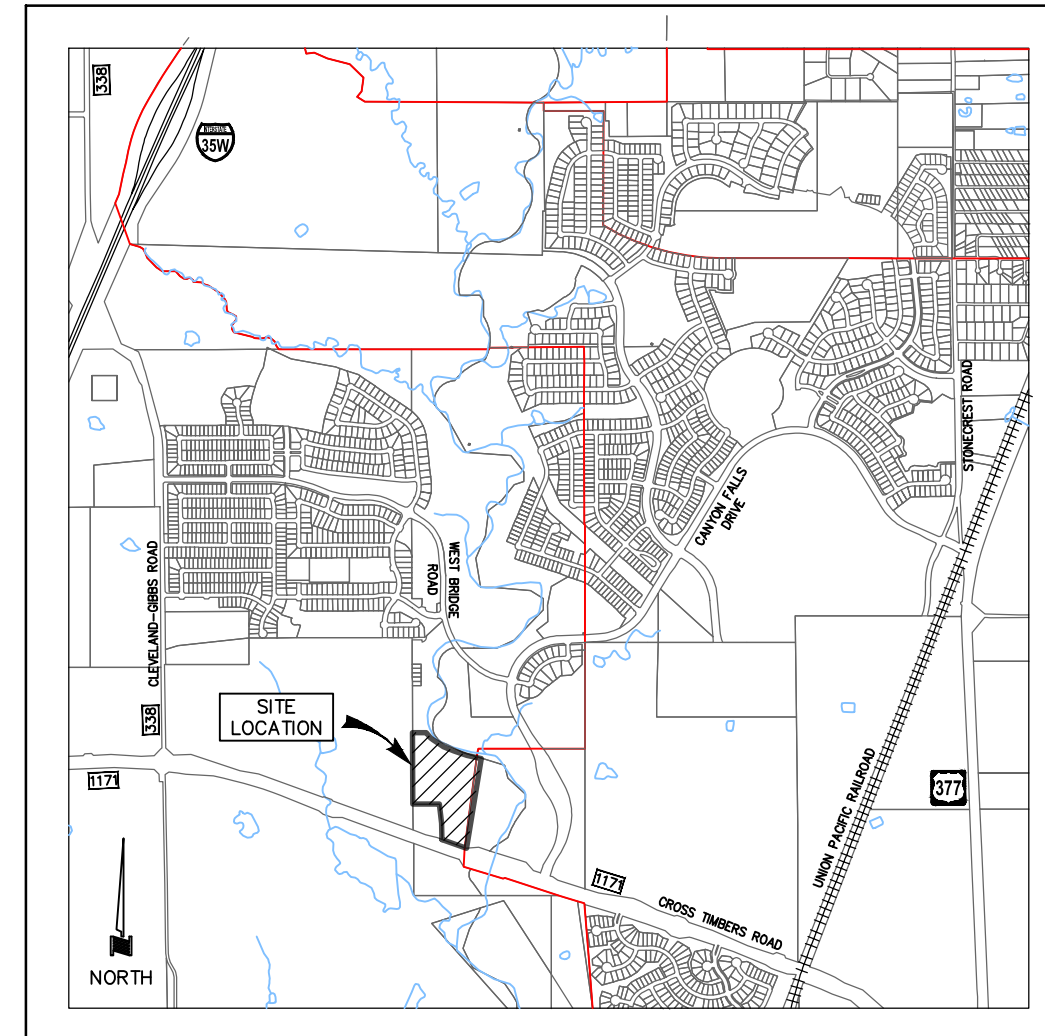
P&Z ACTIONS:

- Approve if remaining comments on the drainage study and construction plans are addressed.
- Continue to next meeting or approve with conditions if any comments on the drainage study and construction plans remain.



BENCHMARKS
1) Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 82. Elev. 651.75' N: 7076050.39 E: 2362437.01
2) Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 83. Elev. 641.77' N: 7075280.73 E: 2363305.04

- NOTES:**
1. Basis of bearings derived from deed to Nash Canyon Falls, LLC, as recorded in Document No. 2015-34494, deed records, Denton County, Texas.
 2. All property corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" unless otherwise noted.
 3. Per the approved PD there are no established setbacks for this lot.
 4. The Town of Northlake is not responsible for the design, construction, operation, maintenance, or use of any retaining walls including those adjacent and within the floodplain easement, hereinafter referred to as "improvement," to be developed and constructed by Owner or his successors. Owner will indemnify, defend and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "improvement," including any non-performance of the foregoing. Owner will require any successor in interest to accept the full responsibility and liability for the "improvement." All of the above shall impose these covenants upon Lot 1, Block A, abutting, adjacent, or served by the "improvement" the full obligation and responsibility of maintaining and operation said "improvement."
 5. Proposed variable width mutual access easement contingent upon mutual access agreement between owners.



VICINITY MAP
N.T.S.

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)
<CM>	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BL	BUILDING LINE
- - - - -	FIRE LANE

FINAL PLAT
OF
**CANYON FALLS
LIV DEVELOPMENT**

TRACT MU2
BLOCK A, LOT 1,

BEING 15.730 ACRES LOCATED IN THE
W. LOVE SURVEY - ABSTRACT NO. 728
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

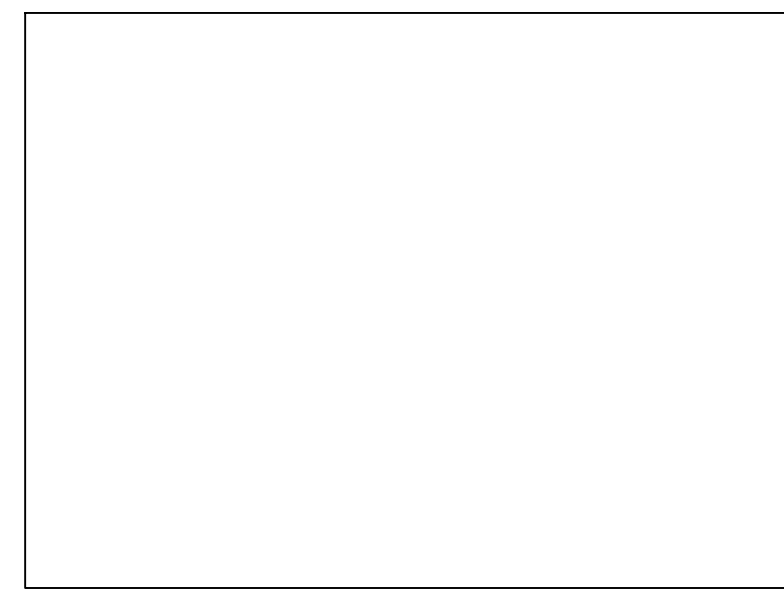
January 29, 2022

SHEET 1 OF 2

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

APPLICANT/DEVELOPER:
LIV DEVELOPMENT, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JLENTZ@LIVDEV.COM

OWNER:
NORTHLAKE RESIDENCES, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JLENTZ@LIVDEV.COM



RECORDING INFORMATION

LEGAL DESCRIPTION:

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

BEGINNING at a concrete monument found in the north line of Farm to Market Road No. 1171, a variable width right-of-way, for the common southeast corner of that tract of land described in Deed to Carl E. Gierisch, Sr. & Martha V. Gierisch, as recorded in Document No. 2011-40569, Deed Records, Denton County, Texas and an exterior ell corner of said Tract One;

THENCE North 01 degrees 36 minutes 39 seconds West, leaving said north line and with the common east line of said Carl E. Gierisch, Sr. & Martha V. Gierisch tract and west line of said Tract One, a distance of 193.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 06 degrees 39 minutes 53 seconds West, continuing with said common line, a distance of 225.22 feet to a 1/2 inch iron rod with a red plastic cap found for the northeast corner of said Carl E. Gierisch, Sr. & Martha V. Gierisch tract;

THENCE South 89 degrees 53 minutes 09 seconds West, with the common north line of said Carl E. Gierisch, Sr. & Martha V. Gierisch tract and south line of said Tract One, a distance of 313.03 feet to a 1/2 inch iron rod with a red plastic cap found for the northwest corner of said Carl E. Gierisch, Sr. & Martha V. Gierisch tract;

THENCE North 00 degrees 11 minutes 50 seconds West, with the west line of said Tract One, a distance of 835.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 48 minutes 10 seconds East, leaving said west line, a distance of 162.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 39 degrees 37 minutes 22 seconds East, a distance of 76.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 53 degrees 26 minutes 28 seconds East, a distance of 37.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 55 degrees 05 minutes 02 seconds East, a distance of 148.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 67 degrees 56 minutes 53 seconds East, a distance of 129.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 71 degrees 24 minutes 57 seconds East, a distance of 164.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 78 degrees 25 minutes 29 seconds East, a distance of 173.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 09 degrees 22 minutes 35 seconds West, a distance of 1,066.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of the above mentioned Farm to Market Road No. 1171;

THENCE South 85 degrees 42 minutes 31 seconds West, with said north line, a distance of 4.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 70 degrees 03 minutes 52 seconds West, continuing with said north line, a distance of 300.55 feet to the POINT OF BEGINNING and containing 15.730 acres of land, more or less.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	42.29	37.00	065°29'22"	40.03	N57° 15' 19"W
C2	42.42	37.00	065°41'13"	40.13	S57° 21' 14"E
C3	58.12	37.00	090°00'00"	52.33	S44° 48' 10"W
C4	58.12	37.00	090°00'00"	52.33	N45° 11' 50"W
C5	49.87	37.00	077°13'22"	46.18	S38° 48' 31"E
C6	58.12	37.00	090°00'00"	52.33	N32° 25' 12"W
C7	10.57	37.00	016°22'02"	10.53	S04° 23' 47"W
C8	116.24	37.00	180°00'00"	74.00	N86° 12' 46"E
C9	13.23	150.00	005°03'13"	13.23	N04° 08' 16"W
C10	36.02	150.00	013°45'34"	35.94	S00° 12' 54"W
C11	34.56	22.00	090°00'00"	31.11	S52° 05' 41"W
C12	58.12	37.00	090°00'00"	52.33	N37° 54' 19"W
C13	36.35	35.33	058°57'11"	34.77	S67° 37' 06"W
C14	13.25	14.67	051°44'39"	12.80	N64° 00' 50"E
C15	14.95	37.00	023°09'15"	14.85	S85° 31' 04"W
C16	55.14	37.00	085°22'47"	50.17	S40° 12' 55"E
C17	139.37	37.00	215°49'29"	70.41	N71° 53' 25"E
C18	23.13	37.00	035°49'29"	22.76	S18° 06' 35"E
C19	94.09	25.00	215°37'38"	47.60	N72° 11' 11"W
C20	30.64	49.00	035°49'28"	30.14	S17° 42' 54"W
C21	30.64	49.00	035°49'29"	30.14	S18° 06' 35"E
C22	94.17	25.00	215°49'29"	47.58	N71° 53' 25"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C23	133.14	49.00	155°41'12"	95.80	S77° 38' 46"W
C24	28.66	25.00	065°41'12"	27.12	S57° 21' 14"E
C25	76.97	49.00	090°00'00"	69.30	N45° 11' 50"W
C26	33.69	25.00	077°13'22"	31.20	S38° 48' 31"E
C27	76.97	49.00	090°00'00"	69.30	N32° 25' 12"W
C28	7.14	25.00	016°22'02"	7.12	S04° 23' 47"W
C29	153.94	49.00	180°00'00"	98.00	N86° 12' 46"E
C30	36.46	25.00	083°34'16"	33.32	N45° 34' 22"W
C31	78.54	25.00	180°00'00"	50.00	N86° 12' 46"E
C32	78.54	25.00	179°59'57"	50.00	S86° 12' 45"W
C33	9.24	25.00	021°10'58"	9.19	S75° 37' 17"W
C34	18.12	49.00	021°10'58"	18.01	N75° 37' 17"E
C35	40.53	25.00	092°52'39"	36.23	S39° 46' 27"W
C36	14.29	162.00	005°03'13"	14.28	N04° 08' 16"W
C37	12.17	138.00	005°03'13"	12.17	N04° 08' 16"W
C38	38.90	162.00	013°45'34"	38.81	S00° 12' 54"W
C39	39.22	25.00	089°53'31"	35.32	N37° 57' 33"W
C40	70.73	49.00	082°42'29"	64.75	S41° 33' 05"E
C41	39.27	25.00	090°00'00"	35.36	S44° 48' 10"W
C42	39.27	25.00	090°00'00"	35.36	N45° 11' 50"W
C43	66.04	49.00	077°13'22"	61.16	S38° 48' 31"E
C44	39.27	25.00	090°00'00"	35.36	N32° 25' 12"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C45	14.00	49.00	016°22'02"	13.95	S04° 23' 47"W
C46	39.27	25.00	090°00'00"	35.36	N41° 12' 46"E
C47	9.24	25.00	021°10'58"	9.19	S83° 11' 45"E
C48	18.12	49.00	021°10'58"	18.01	N83° 11' 45"W
C49	38.01	25.00	087°07'21"	34.46	S50° 13' 33"E
C50	33.14	138.00	013°45'34"	33.06	S00° 12' 54"W
C51	76.97	49.00	090°00'00"	69.30	N37° 54' 19"W
C52	35.55	25.00	081°28'56"	32.63	S42° 09' 51"E
C53	29.59	49.00	034°35'56"	29.14	N18° 43' 21"W
C54	15.63	25.00	035°49'29"	15.38	S18° 06' 35"E
C55	29.62	59.16	028°40'54"	29.31	N75° 32' 48"W
C56	22.61	45.21	028°39'06"	22.38	N75° 31' 54"W
C57	30.11	60.21	028°39'06"	29.80	N75° 31' 54"W
C58	22.08	44.16	028°38'47"	21.85	N75° 31' 44"W
C59	44.24	400.18	006°20'00"	44.21	N01° 54' 32"W
C60	84.43	107.50	045°00'00"	82.28	N60° 24' 19"W
C61	84.57	217.50	022°16'46"	84.04	S49° 02' 42"E
C62	69.25	232.50	017°03'57"	69.00	S46° 26' 17"E
C63	72.65	92.50	045°00'00"	70.80	N60° 24' 19"W

Line Table		
Line	Length	Direction
L1	37.70	S53° 26' 28"E
L3	37.13	N90° 00' 00"E
L4	91.67	N89° 48' 10"E
L5	2.31	S0° 11' 50"E
L6	7.65	N7° 05' 41"E
L7	31.72	N82° 54' 19"W
L8	67.29	N82° 54' 19"W
L9	8.08	N82° 54' 19"W
L10	43.58	N82° 54' 19"W
L11	52.04	N89° 53' 09"E
L12	60.00	N89° 48' 10"E
L13	91.22	N89° 48' 10"E
L14	98.66	N89° 48' 10"E
L15	2.31	S0° 11' 50"E
L16	2.31	S0° 11' 50"E
L17	268.99	N77° 25' 12"W
L18	268.99	N77° 25' 12"W
L19	473.69	S12° 34' 48"W
L20	473.69	S12° 34' 48"W
L21	24.23	N3° 47' 14"W

Line Table		
Line	Length	Direction
L22	295.11	N3° 47' 14"W
L23	196.89	S3° 47' 14"E
L24	196.89	N3° 47' 14"W
L25	196.89	S3° 47' 14"E
L26	11.23	N86° 12' 46"E
L27	46.67	N86° 12' 46"E
L28	85.23	N86° 12' 46"E
L29	50.90	N86° 12' 46"E
L30	84.91	N6° 39' 53"W
L31	204.04	N1° 36' 39"W
L32	194.57	N1° 36' 39"W
L33	169.01	N6° 39' 53"W
L35	74.86	N82° 54' 19"W
L36	148.17	S82° 54' 19"E
L37	561.53	S0° 11' 50"E
L38	562.58	N0° 11' 50"W
L39	475.88	S0° 11' 50"E
L40	475.66	S0° 11' 50"E
L41	154.54	N0° 11' 50"W
L42	8.00	S89° 48' 10"W

Line Table		
Line	Length	Direction
L43	6.02	N0° 11' 50"W
L44	116.01	N89° 48' 10"E
L45	15.00	N0° 11' 50"W
L46	139.01	N89° 48' 10"E
L47	15.50	S0° 11' 50"E
L48	12.73	S45° 11' 50"E
L49	115.45	S0° 11' 50"E
L50	25.17	N90° 00' 00"E
L51	26.04	S41° 11' 50"E
L52	26.12	N82° 54' 19"W
L53	22.22	S37° 05' 41"W
L54	230.97	S89° 53' 18"W
L55	7.50	N89° 51' 27"W
L56	15.00	S0° 08' 33"W
L57	7.50	N89° 51' 27"W
L58	223.49	S89° 53' 18"W
L60	36.25	S82° 54' 19"E
L61	22.81	S82° 54' 19"E
L62	38.51	S79° 23' 49"E
L63	3.48	N3° 47' 14"W

Line Table		
Line	Length	Direction
L64	15.32	N86° 12' 46"E
L65	48.39	S79° 23' 49"E
L66	25.01	S9° 22' 35"W
L67	58.33	S79° 23' 49"E
L68	2.91	N3° 47' 14"W
L69	38.51	S79° 23' 49"E
L70	47.92	N70° 48' 25"W
L71	35.96	N70° 48' 25"W
L72	41.69	N84° 07' 28"W
L73	6.12	S37° 05' 41"W

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NORTHLAKE RESIDENCES, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as Canyon Falls LIV DEVELOPMENT, Block A, Lot 1, an addition to the Town of Northlake, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, are hereby dedicated in fee simple to the Town of Northlake for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake.

NORTHLAKE RESIDENCES, LLC

BY: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared TIMOTHY DURIE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary public for and in the State of Texas
My commission expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Denton County, Texas.

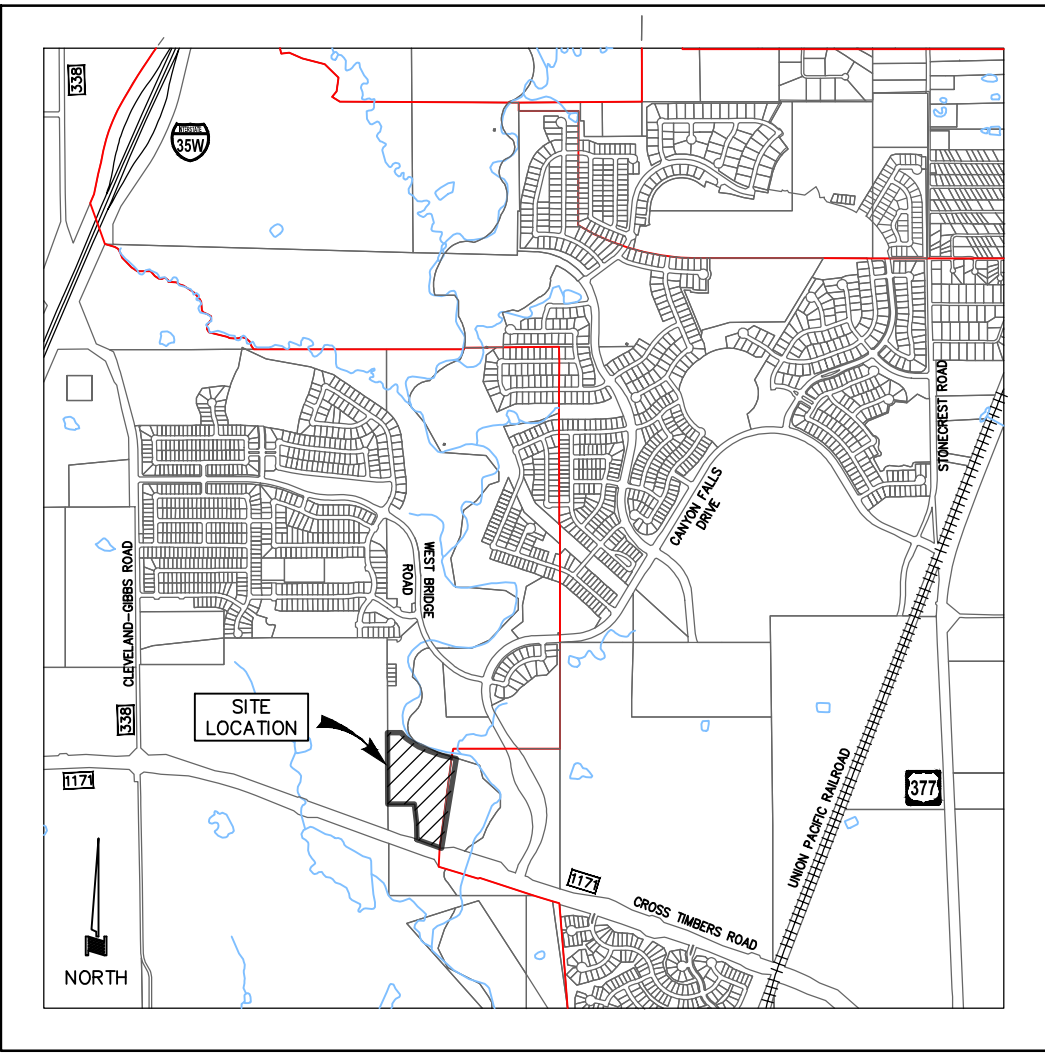
RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary public for and in the State of Texas
My commission expires: _____



VICINITY MAP
N.T.S.

APPROVED BY THE TOWN COUNCIL ON:

Date

Mayor, Town of Northlake

Town Secretary, Town of Northlake

FINAL PLAT
OF

CANYON FALLS LIV DEVELOPMENT

TRACT MU2
BLOCK A, LOT 1,

BEING 15.730 ACRES LOCATED IN THE
W. LOVE SURVEY - ABSTRACT NO. 728
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

January 28, 2022

SHEET 2 OF 2



RECORDING INFORMATION

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

APPLICANT/DEVELOPER:
LIV DEVELOPMENT, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JLENTZ@LIVDEV.COM

OWNER:
NORTHLAKE RESIDENCES, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JLENTZ@LIVDEV.COM

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: FEBRUARY 1, 2022

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

SUBJECT: SITE PLAN OF CANYON FALLS LIV DEVELOPMENT (SP-21-005)



GOALS/OBJECTIVES:

- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

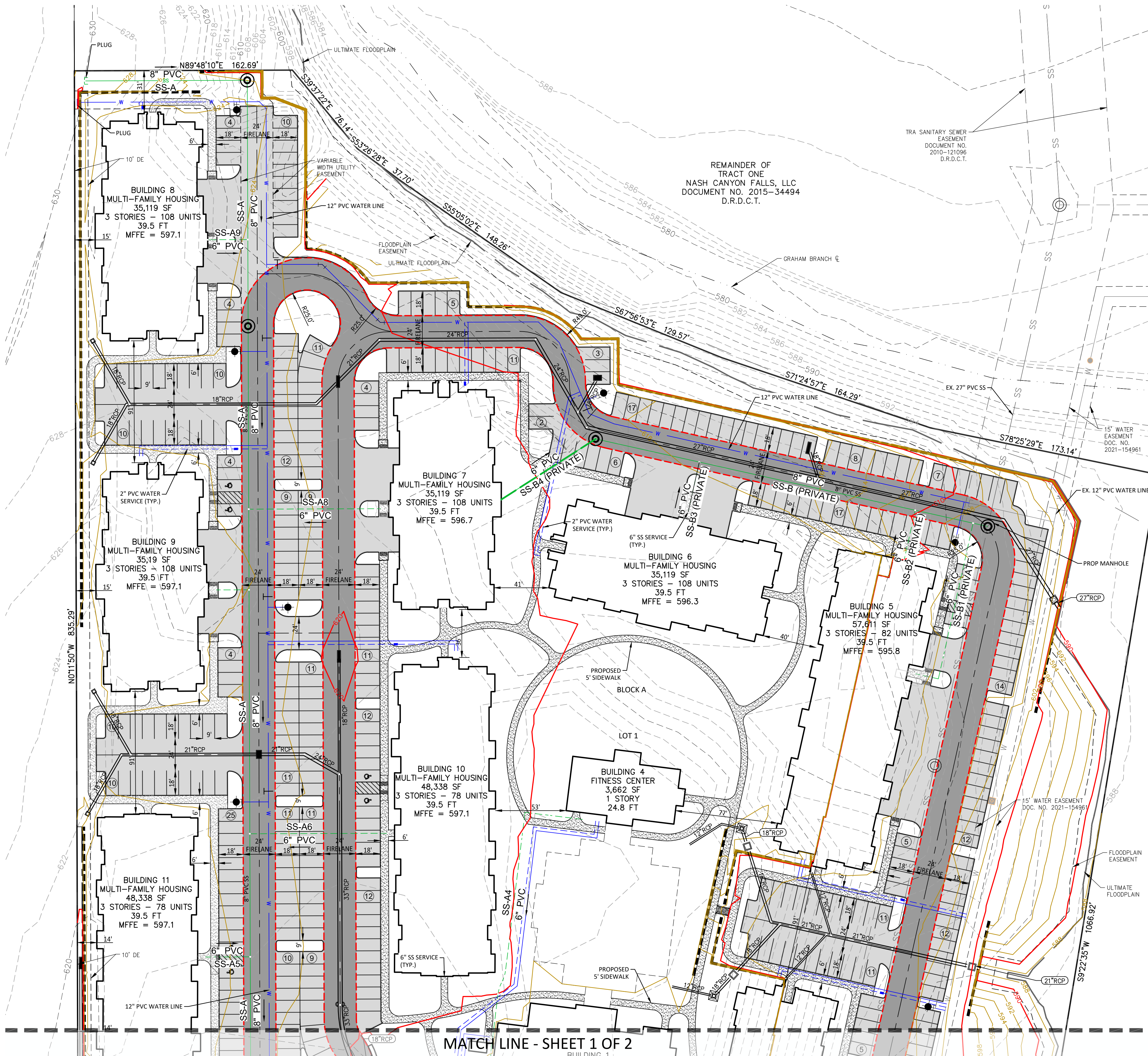
SITE PLAN INFORMATION:

Owner:	NASH Canyon Falls, LLC
Applicant/ Developer:	LIV Development, LLC
Engineer/Surveyor:	J. Volk Consulting
Zoning:	Mixed-Use Planned Development (MPD) which allows a maximum of 300 multi-family residential units on sites designated as mixed use within the MPD's development plan
Site:	Approximately 15.730 acres out of the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive.
Summary:	This application is for a site plan of Canyon Falls LIV Development, a proposed 300-unit multi-family residential development to go on the proposed lot to be platted with the Canyon Falls LIV Development final 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) and MPD. The site plan package includes a site plan and landscape plan for the site as well as building elevations showing all sides of the multiple buildings planned for the site. All elements of the site plan package meet or exceed the development standards and all applicable requirements of the UDC and MPD. A drainage study was also submitted with the final plat and site plan for review.

The site plan will meet all engineering design requirements pending a few remaining comments primarily related to the drainage study review to be addressed prior to the P&Z meeting. This site plan was also on the January 4th P&Z meeting agenda, but consideration was continued to this meeting due to remaining comments to be addressed. Staff will inform you at the meeting if all requirements have been met.

P&Z ACTIONS:

- Approve if remaining comments are addressed
- Continue to next meeting or approve with conditions if any comments remain



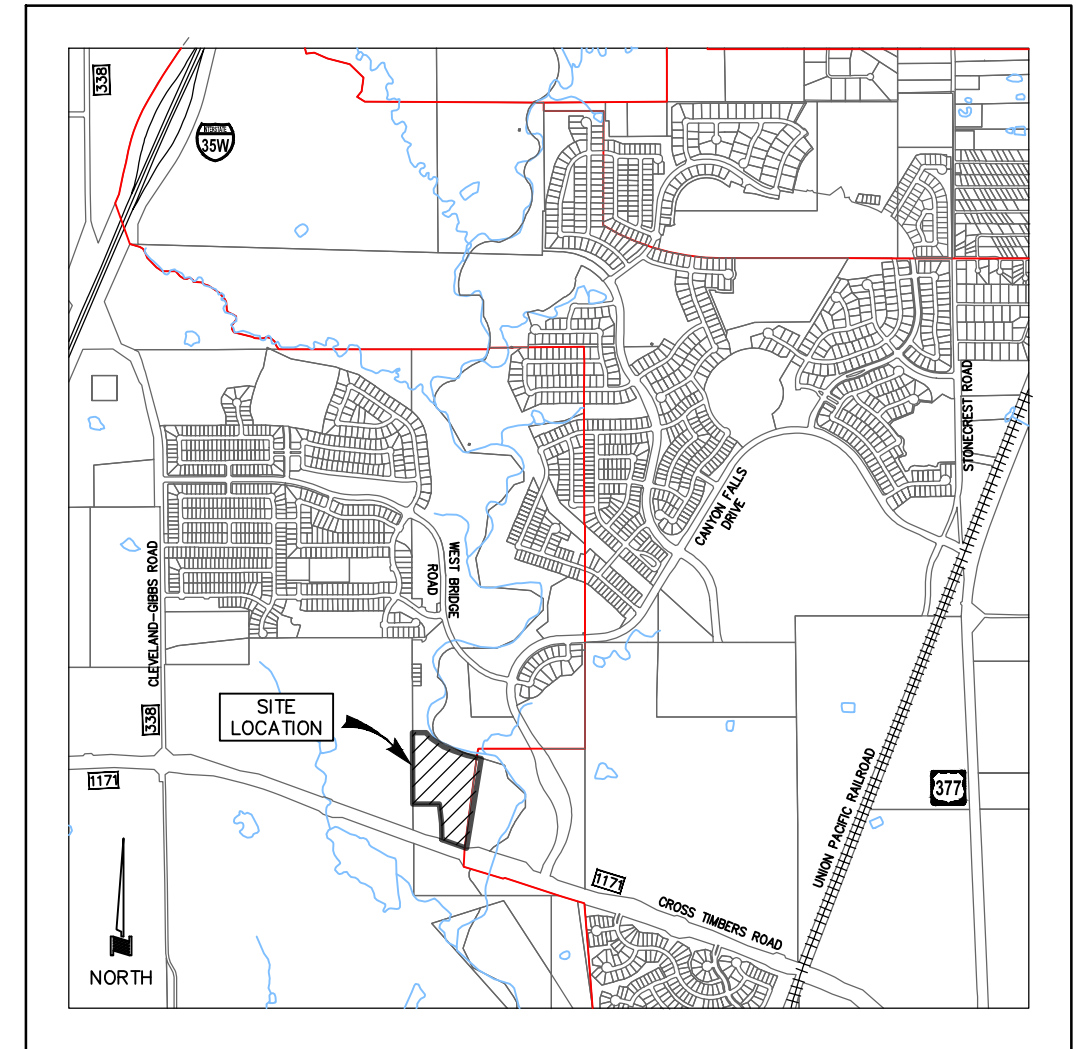
LEGEND

- PROP PAVEMENT
- PROP FIRELANE & DUMPSTER
- PROP SIDEWALK
- PROP PARKING STRIPES
- PROP RETAINING WALL
- PROP FIRE LANE
- PROP EDGE OF PAVING
- PROP PUBLIC WATER LINE W/ FIRE HYDRANT
- PROP PUBLIC SS LINE & MANHOLE
- PROP PRIVATE WATER SERVICE
- PROP PRIVATE FIRE LINE
- PROP PRIVATE SS SERVICE
- PROP PRIVATE STORM DRAIN LINE & INLET

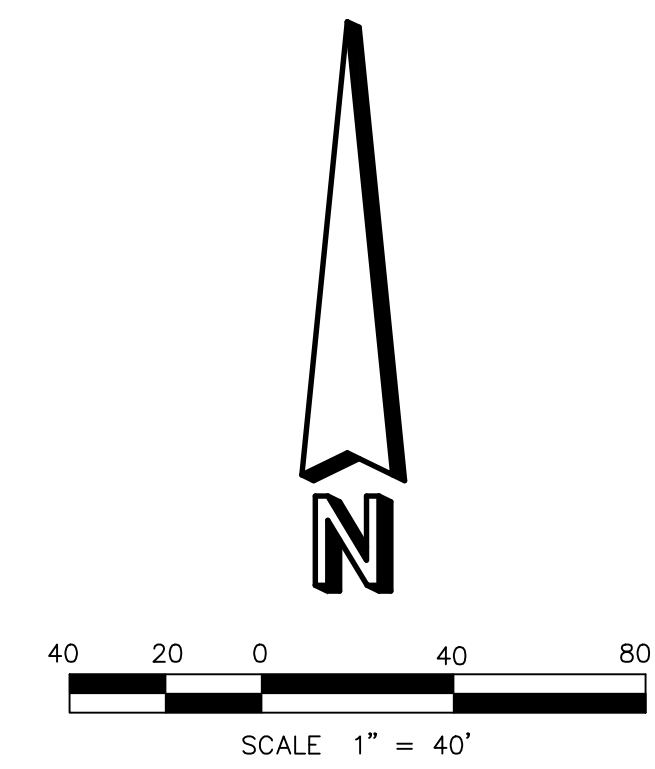
PAVEMENT THICKNESS LEGEND

- 5" THICK
- 6" THICK

SITE DATA TABLE	
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
LOT AREA :	± 685,181 S.F.
BUILDING AREA:	± 409,895 S.F.
TOTAL NUMBER OF UNITS:	300
MAXIMUM BUILDING HEIGHT (ALL BUILDINGS) :	39'-6"
LOT COVERAGE :	59.82% OF TOTAL
AREA OF IMPERVIOUS SURFACE :	± 210,570 S.F.
PARKING PROVIDED :	600 SPACES TOTAL (12 HANDICAPPED SPACES)
PARKING REQUIRED :	600 SPACES (12 HANDICAPPED SPACE) AT 2 SPACES PER UNIT (MIXED-USE PLANNED DEVELOPMENT)
ZONING -	M-PD



VICINITY MAP
N.T.S.



- NOTES:
1. THE SIGNAGE AND LIGHTING DETAILS WILL BE PROVIDED AT THE TIME OF PERMITTING
 2. REFER TO ARCHITECT PLANS FOR KNOX BOX & 911 EMERGENCY BOX LOCATIONS.
 3. REFER TO FINAL PLAT FOR METES & BOUNDS DESCRIPTION.
 4. ALL WATER LINES & SANITARY SEWER SHALL BE PUBLIC UNLESS OTHERWISE NOTED.

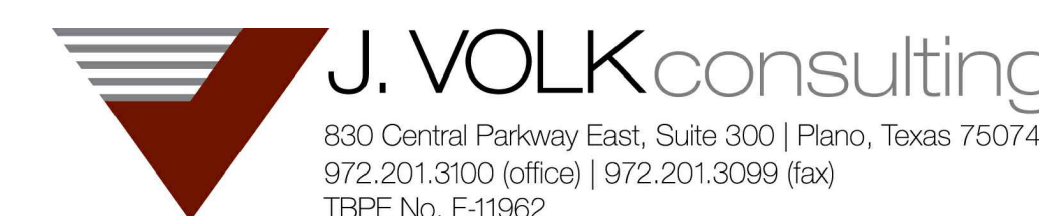
ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

APPLICANT/DEVELOPER:
LIV DEVELOPMENT, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JLENTZ@LIVDEV.COM

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
214-932-6160
TIM.DURIE@BROOKFIELDPROPERTIESDEVELOPMENT.COM

SITE PLAN
of
LIV - CANYON FALLS
Lot 1, Block A
Town of Northlake, Denton County, Texas
15.730 Acres
Zoned Mixed-Use Planned Development (MPD)
January, 2022

1" = 40'
SHEET 1 OF 2





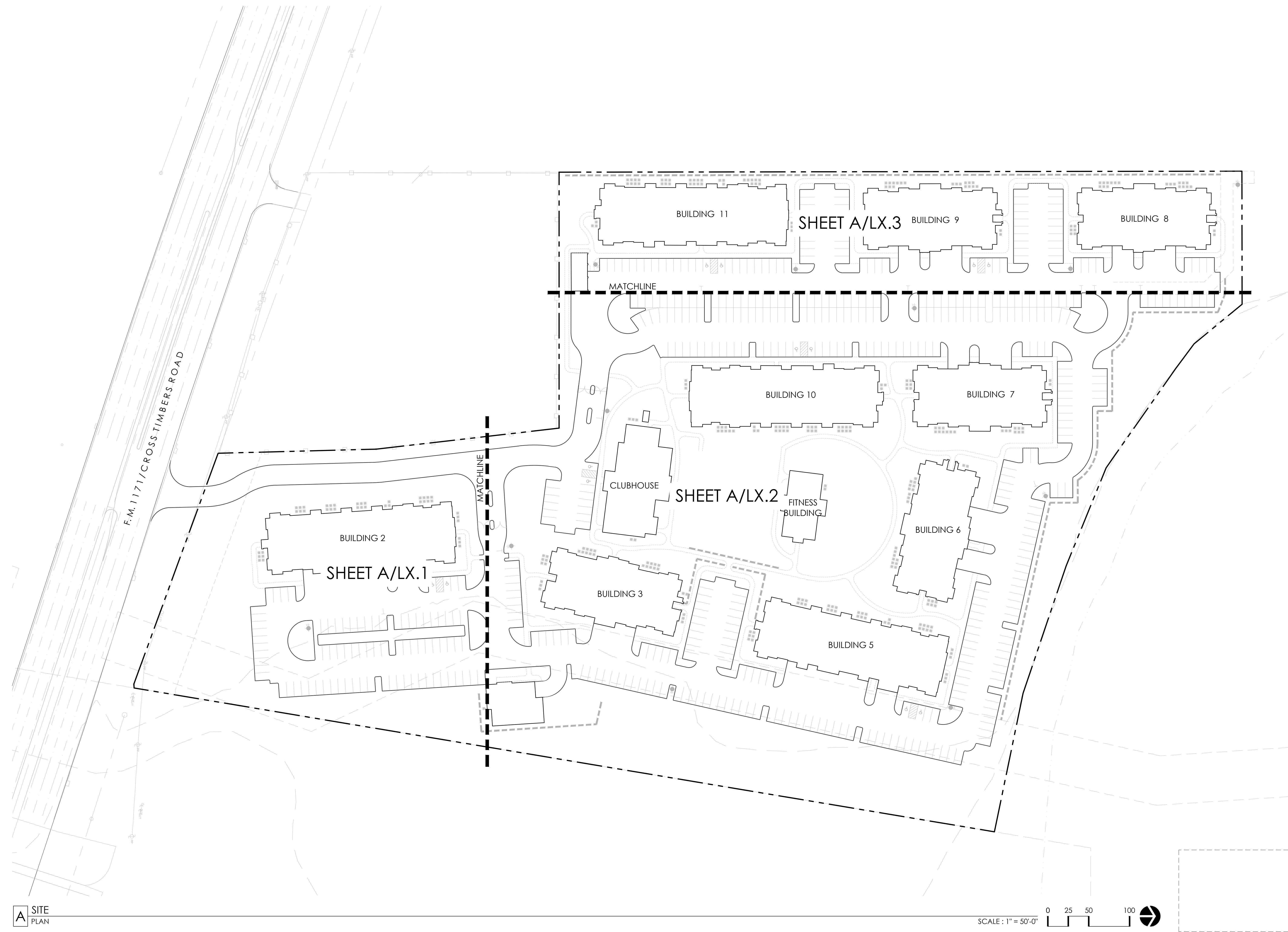
LIV CANYON FALLS APARTMENTS
NORTHLAKE, TEXAS

ISSUE:
08.10.2021 | PERMIT

REVISIONS:

LANDSCAPE
KEY PLAN

L0.1





LIV CANYON FALLS APARTMENTS
NORTHLAKE, TEXAS

ISSUE:
08.10.2021 | PERMIT

REVISIONS:	

LANDSCAPE
NOTES &
LEGENDS

L0.2

GENERAL LEGEND

PROPERTY / BOUNDARY LINE	
CONTROL JOINT	CJ
EXPANSION JOINT	EJ
LIMITS OF WORK	L.O.W.
SHEET MATCHLINE	
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT, ARCHITECTURE
BLDG.	BUILDING
B.O.C.	BACK OF CURB
CAL.	CALIPER
CIVIL	CIVIL ENGINEER/ ENGINEERING
CJ	CONTROL JOINT
CONC.	CONCRETE
DIA.	DIAMETER
EJ	EXPANSION JOINT
EQ.	EQUAL
F.O.C.	FACE OF CURB
GAL.	GALLON
LF	LINEAR FEET
L.O.W.	LIMITS OF WORK ENGINEERING
MEP	
MAX.	MAXIMUM
MIN.	MINIMUM
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
O.C.	ON-CENTER
O.C.E.W.	ON-CENTER EACH WAY
PA	PLANTING AREA
PERP.	PERPENDICULAR
POB.	POINT OF BEGINNING
REF.	REFER, REFERENCE
REQ'D.	REQUIRED
RET.	RETAIN, RETAINING
SF	SQUARE FEET
STRUCTURAL	STRUCTURAL ENGINEER
TBD	TO BE DETERMINED
TYP.	TYPICAL
UNO.	UNLESS NOTED OTHERWISE
W/	WITH
W/O	WITHOUT

GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN DOCUMENTS.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS AND INSPECTIONS RELATED TO SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE OF REQUESTED SITE VISITS OR INSPECTIONS SEVEN (7) DAYS IN ADVANCE OF WORK.
- DRAWINGS ARE BASED ON SURVEY DATA AND DESIGN DRAWINGS PROVIDED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES OR UNKNOWN CONDITIONS ARE ENCOUNTERED. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER DISCIPLINES AND TRADES.
- LIMITS OF WORK INDICATED ON DRAWINGS, IF ANY, ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT.
- REFERENCE TO "OWNER'S REPRESENTATIVE" IS MADE IN THESE DOCUMENTS, AND REFERS TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. IN ADDITION TO THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO SCOPE OF WORK.
- UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED. DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPLINE OF EXISTING TREES.

WARRANTY:

- CONTRACTOR SHALL WARRANTY ALL MATERIALS, PLANTS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR, TO COMMENCE UPON OWNER'S ACCEPTANCE OF SUBSTANTIAL COMPLETION.

SITE WORK LEGEND

MATERIAL CALLOUT	X.1
SECTION REFERENCE	X/LX.X
ELEVATION REFERENCE	X/LX.X
DETAIL REFERENCE	X/LX.X
ENLARGEMENT REFERENCE	X/LX.X
INDICATES DOWNWARD DIRECTION OF STEPS	
INDICATES STEP TREAD	
INDICATES STEP RISER	
POINT OF BEGINNING	
CENTERLINE	
BASELINE	

SITE WORK NOTES:

- ALL DIMENSIONS ARE TAKEN PERPENDICULAR OR PARALLEL TO LINES UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL BE LEVEL, PLUME AND STRAIGHT UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- EXPANSION JOINTS SHALL BE LOCATED WHERE PAVEMENT ABUTS BUILDING, CURB, WALL OR OTHER VERTICAL SURFACE, AS INDICATED ON DRAWINGS AND ALONG RUNNING DIMENSION AT INTERVALS NOT MORE THAN 4 X WIDTH OF PAVEMENT. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST QUANTITY AND LOCATION OF EXPANSION JOINTS PRIOR TO CONSTRUCTION.
- CONTROL JOINTS SHALL BE LOCATED AS INDICATED ON DRAWINGS OR ALONG RUNNING DIMENSION AT INTERVALS NOT MORE THAN WIDTH OF PAVEMENT. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST QUANTITY AND LOCATION OF CONTROL JOINTS PRIOR TO CONSTRUCTION.
- COORDINATE SITE WORK WITH OTHER SECTIONS OF LANDSCAPE DOCUMENTS AND WITH WORK OF OTHER DISCIPLINES.

PLANTING LEGEND

PLANT CALLOUT:	
INDICATES SPECIES	ABC
INDICATES QUANTITY	123
PLANT MIX CALLOUT:	
INDICATES % OF MIX	50%
INDICATES SPECIES	ABC
INDICATES QUANTITY	123
CANOPY TREE (CENTER SYMBOL VARIES)	
ACCENT TREE (CENTER SYMBOL VARIES)	
SHRUB/ORNAMENTAL GRASS (CENTER SYMBOL VARIES)	
PERENNIAL (CENTER LETTER VARIES)	A
VINE	OR
BED LINE (INDICATES SEPARATION OF SPECIES - NO EDGING)	
STEEL EDGING	

PLANTING NOTES:

- ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING AND BED LINES ARE DIAGRAMMATIC AND SHALL BE SCALED FROM DRAWINGS.
- STAKE ALL PROPOSED TREE LOCATIONS ON FINISH GRADE WITH DIFFERENT COLOR FLAGS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO TREE LOCATIONS PRIOR TO EXCAVATION.
- PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINISH GRADE FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE SHALL RESERVE THE RIGHT TO MAKE MINOR ADJUSTMENTS TO LAYOUT OF PLANTING AREAS PRIOR TO EXCAVATION.
- TREES SHALL BE PLANTED NO CLOSER THAN 4' TO PAVEMENT, CURB, EDGING, WALL OR UTILITIES UNLESS NOTED OTHERWISE.
- TREES SHALL BE PLANTED NO CLOSER THAN 10' TO ANY STRUCTURE OR OVERHEAD UTILITY.
- TREES OVERHANGING PEDESTRIAN AND VEHICULAR PAVEMENTS ARE INTENDED TO HAVE A MINIMUM CLEAR-TRUNK BRANCHING HEIGHT OF 7' AT MATURITY.
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHTS-OF-WAY ARE INTENDED TO HAVE A MINIMUM CLEAR-TRUNK BRANCHING HEIGHT OF 9' AT MATURITY.
- ALL TREES, LAWN AND PLANTING AREAS TO RECEIVE 100% IRRIGATION COVERAGE FROM AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS NOTED OTHERWISE.
- FINISH GRADE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- ANY QUANTITIES PROVIDED ON PLANS OR SCHEDULES ARE FOR INFORMATION AND CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR QUANTITY TAKE-OFFS AND SHALL PROVIDE FULL COVERAGE OF PLANTING AREAS AS INDICATED IN DRAWINGS.
- ALL PLANTS SHALL MEET SIZE AND QUALITY SPECIFICATIONS AS INDICATED IN DOCUMENTS AND SHALL BE OF TOP QUALITY, VIGOROUS, HEALTHY CONDITION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANTS NOT MEETING SPECIFICATIONS.
- ALL NEW PLANTS SHALL BE FERTILIZED W/ SLOW-RELEASE GRANULES FORMULATED FOR NEW PLANTINGS, USED IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.
- COORDINATE PLANTING WITH OTHER SECTIONS OF LANDSCAPE DOCUMENTS AND WITH WORK OF OTHER DISCIPLINES.
- PROVIDE EDGING AS SHOWN ON SCHEDULE AT THE EDGE OF ALL PLANTING BEDS.
- UNLESS NOTED OTHERWISE, THE FOLLOWING SOIL AMENDMENT PROCEDURES SHALL BE FOLLOWED, USING PRODUCTS BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL:

- COMPLETELY ERADICATE ALL WEEDS FROM LAWN AND PLANTING AREAS PRIOR TO BEGINNING SOIL PREPARATION. ALL IMPORT SOILS SHALL BE 98% FREE FROM WEEDS.
- TREES: BACKFILL TREE PITS WITH 50/50 MIXTURE OF NATIVE TOPSOIL AND "TREE MIX".
- BEDDING PLANTS, 1 GALLON OR SMALLER: EXCAVATE OR LEAVE LOW TO DEPTH OF 4", TILL TO DEPTH OF 4", BACKFILL W/ 4" OF "PH-BALANCED COMPOST", THEN TILL TO FULLY INCORPORATE TO DEPTH OF 8".
- BEDDING PLANTS, LARGER THAN 1 GALLON: EXCAVATE OR LEAVE LOW TO DEPTH OF 7", TILL TO DEPTH OF 7", BACKFILL W/ 7" OF "PH-BALANCED COMPOST", THEN TILL TO FULLY INCORPORATE TO DEPTH OF 14".
- LAWN AREAS: SPREAD 2" OF NATIVE STRIPPED OR IMPORTED TOPSOIL OVER CLEAN, FRIABLE, LIGHTLY-SCARIFIED GRADE. **PROVIDE TEMPORARY COVERAGE OF ANNUAL RYE SHOULD THE TEMPERATURE NOT PERMIT COVERAGE OF LAWN TYPE SHOWN IN PLANT SCHEDULE.**
- SEEDED GRASSES/WILDFLOWERS: SPREAD 3" OF 50/50 MIXTURE OF NATIVE TOPSOIL AND "PH-BALANCED" COMPOST OVER CLEAN, FRIABLE, LIGHTLY-SCARIFIED GRADE. **PROVIDE TEMPORARY COVERAGE OF ANNUAL RYE SHOULD THE TEMPERATURE NOT PERMIT COVERAGE OF SEEDED GRASSES.**
- MULCH ALL PLANTING BEDS WITH CONTINUOUS MINIMUM 2" LAYER OF FINE-SHREDDED HARDWOOD MULCH.

MAINTENANCE AND ESTABLISHMENT:

- CONTRACTOR TO PROVIDE TEMPORARY MAINTENANCE AND ESTABLISHMENT OF PLANTING AND IRRIGATION, TO COMMENCE IMMEDIATELY UPON COMPLETION OF ANY PORTION OF WORK AND EXTENDING FOR PERIOD OF 90 DAYS AFTER OWNER'S ACCEPTANCE OF SUBSTANTIAL COMPLETION.
- MAINTENANCE AND ESTABLISHMENT SERVICES SHALL INCLUDE, BUT ARE NOT LIMITED TO: MOWING, TRIMMING, BLOWING, TRASH PICK-UP, MULCHING, WEEDING, FERTILIZATION, ADJUSTMENT/RE-SETTING OF PLANTS, STAKES, GUYS, ADJUSTMENT AND PROGRAMMING OF IRRIGATION, PRUNING AND CORRECTIVE WORK.
- CONTRACTOR SHALL REMOVE STAKES, GUYS AND OTHER TEMPORARY ESTABLISHMENT MEASURES AT CONCLUSION OF 1-YEAR WARRANTY OR OTHER AGREED-UPON TIME.



REVISIONS:		

STRUCTURAL AND MEP DESIGN:

1. THE INFORMATION CONTAINED IN LANDSCAPE DRAWINGS IS INTENDED TO CONVEY AESTHETIC DESIGN INTENT ONLY. REFERENCE STRUCTURAL AND MEP ENGINEERING DRAWINGS FOR FINAL STRUCTURAL AND MEP DESIGN.
2. STRUCTURAL DESIGN OF ANY ELEMENTS NOT SPECIFICALLY DESCRIBED IN LANDSCAPE OR STRUCTURAL ENGINEERING DRAWINGS SHALL BE DESIGNED BY CONTRACTOR, IN ACCORDANCE WITH ALL PREVAILING CODES AND ORDINANCES, PROFESSIONAL STANDARDS AND INDUSTRY BEST PRACTICES. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

ORNAMENTAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SIZES AND PROFILES ARE ILLUSTRATED IN LANDSCAPE DRAWINGS FOR GENERAL AESTHETIC DESIGN INTENT ONLY. REFERENCE STRUCTURAL ENGINEERING DRAWINGS FOR SIZES, CONNECTIONS AND WELDS.
2. INSTALLER SHALL PROVIDE SHOP DRAWINGS ILLUSTRATING FINAL STEEL SIZES, PROFILES, WELDS, CONNECTIONS, AND ACCESSORY MATERIALS AS REQUIRED TO ACHIEVE AESTHETIC AND STRUCTURAL DESIGN, AND PERFORMANCE AS SPECIFIED.
3. GRIND ALL WELDS SMOOTH AND FLUSH, UNLESS NOTED OTHERWISE.
4. UNLESS NOTED OTHERWISE, ALL STEEL SHALL BE POWDERCOATED OR FINISHED WITH TWO (2) COATS OF RUST-INHIBITING PRIMER AND TWO (2) COATS OF EXTERIOR GRADE PAINT.
5. FIELD TOUCH-UP SURFACES WITH MATCHING PAINT FINISH AS REQUIRED.

ACCESSORY MATERIALS NOTES:

1. FILTER FABRIC: NON-WOVEN SOIL BARRIER, MIRAFI OR APPROVED EQUAL.
2. DRAINAGE GRAVEL: CLEAN, WASHED, FREE-DRAINING, SIZE 1" -2" DIAMETER.
3. CONCRETE (FLATWORK): STEEL REINFORCED, PORTLAND CEMENT, 3000 PSI STRENGTH AT 28 DAYS.

POOL ENCLOSURE NOTES:

1. SWIMMING POOL SHALL BE COMPLETELY ENCLOSED WITHIN POOL ENCLOSURE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. POOL ENCLOSURE FENCE AND GATES SHALL HAVE A MINIMUM EFFECTIVE PERPENDICULAR HEIGHT OF 4' ABOVE GRADE, SHALL NOT HAVE OPENINGS THAT PERMIT PASSAGE OF A 4" DIAMETER SPHERE, AND SHALL BE OF "CLIMB-RESISTANT" CONSTRUCTION.
3. GATES SHALL, AT MINIMUM, BE SELF-CLOSING / SELF-LATCHING, SWING OUTWARD FROM POOL, AND PROVIDE "FREE-EXIT" FROM POOL SIDE OF GATE. GATES AND LATCHES SHALL BE INSTALLED SUCH THAT INTERIOR LATCH CANNOT BE ACCESSED BY HAND FROM OUTSIDE OF GATE. INSTALL CONTROLLED ACCESS EQUIPMENT AS DIRECTED BY OWNER.
4. REFER TO TEXAS DEPARTMENT OF HEALTH, TOWN OF NORTHLAKE BUILDING CODE AND FIRE MARSHALL FOR FULL DESCRIPTION OF POOL ENCLOSURE REQUIREMENTS AND STANDARDS.
5. PROVIDE SHOP DRAWINGS INDICATING FINAL DESIGN, CONSTRUCTION, HARDWARE AND ACCESSORIES FOR POOL ENCLOSURE.

SWIMMING POOL NOTES:

1. SWIMMING POOL AND ASSOCIATED EQUIPMENT, COMPONENTS OR ACCESSORIES ARE SHOWN IN THESE DRAWINGS TO DEMONSTRATE AESTHETIC DESIGN INTENT, GENERAL FUNCTION AND FINISH MATERIALS ONLY.
2. INSTALLER SHALL PROVIDE ALL ENGINEERING, LABOR, EQUIPMENT, MATERIALS AND ACCESSORIES REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF SWIMMING POOL IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND BEST PRACTICES, AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
3. DETAILED DESIGN AND ENGINEERING OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE PROVIDED BY INSTALLER. ANY REFERENCE TO THESE SYSTEMS ARE SHOWN IN THESE DRAWINGS FOR GENERAL REFERENCE AND DESIGN INTENT ONLY. PROVIDE ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
4. SWIMMING POOL SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. INSTALLER IS RESPONSIBLE FOR SUBMITTAL OF REQUIRED DRAWINGS, APPROVALS, PERMITS AND INSPECTIONS.
5. INSTALLER SHALL PROVIDE REQUIRED SAFETY, WARNING AND ACCESSIBILITY APPURTENANCES, INCLUDING BUT NOT LIMITED TO: WARNING TILES, DEPTH MARKERS, POOL ENCLOSURE, LIGHTING, CONTRASTING SURFACE COLORS, SIGNAGE, HANDRAILS, STEPS/LADDERS AND ACCESSIBLE LIFT STATIONS.
6. INSTALLER SHALL PROVIDE CONNECTION TO DOMESTIC WATER, SANITARY SEWER AND ELECTRICAL SUPPLIES STUBBED OUT BY OTHERS IN POOL EQUIPMENT YARD - REFERENCE ARCHITECTURAL AND MEP DRAWINGS.
7. POOL EQUIPMENT SHALL INCLUDE ALL PUMPING, FILTRATION, MEP SYSTEMS AND SURGE TANK AS REQUIRED FOR COMPLETE AND PROPER OPERATION OF SWIMMING POOL.

MATERIALS SCHEDULE

CAST STONE

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS	SUBMITTALS / SAMPLES / MOCK-UPS
	PLANTER CAP / POOL COPING MODEL #PC-400	NATURAL / BUFF	STANDARD / CAST	CONTACT: ARLINGTON CAST STONE PHONE: 817.284.5933	MANUF. DATA SHOWING FULL RANGE OF AVAILABLE COLOR SHOP DRAWINGS INDICATING FINAL PROFILES AND DIMENSIONS FOR EACH TYPE OF CAST STONE COMPONENT

CONCRETE

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS	SUBMITTALS / SAMPLES / MOCK-UPS
	FLATWORK: INTEGRAL COLOR	TBD	MEDIUM SANDBLAST	REF. PLANS FOR LOCATIONS COLOR CONTACT: DAVIS COLORS PHONE: 800.356.4848 www.daviscolors.com	PROVIDE MIN. 2' X 2' MOCKUP SHOWING COLOR AND FINISH FOR UP TO THREE (3) COLORS
	FLATWORK: INTEGRAL COLOR	TBD	MEDIUM SANDBLAST	REF. PLANS FOR LOCATIONS COLOR CONTACT: DAVIS COLORS PHONE: 800.356.4848 www.daviscolors.com TEXTURE MAT CONTACT: BOMANITE PHONE: 303.369.1115 www.bomanite.com	PROVIDE MIN. 2' X 2' MOCKUP SHOWING COLOR AND FINISH FOR UP TO THREE (3) COLORS
	COUNTERTOP: INTEGRAL COLOR	TBD	SMOOTH/ TROWELED SEALED	REF. PLANS FOR LOCATIONS REINFORCE W/ WELDED WIRE MESH, 1/4" RADIUS ON ALL EXPOSED EDGES COLOR CONTACT: DAVIS COLORS PHONE: 800.356.4848 www.daviscolors.com	PROVIDE MIN. 2' X 2' MOCKUP SHOWING COLOR AND FINISH FOR UP TO THREE (3) COLORS
	FLATWORK	STANDARD GRAY PORTLAND	LIGHT BROOM	REF. PLANS FOR LOCATIONS	

LIGHTING

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS	SUBMITTALS / SAMPLES / MOCK-UPS
	TREE UP-LIGHT: BEGA 84 067 LED COMPACT FLOODLIGHT W/ EARTH SPIKE	BLACK	POWDERCOAT	BEGA, CONTACT ARCHITECTURAL LIGHTING ALLIANCE PHONE: 214.658.9000	MANUF. DATA
	STRING LIGHTS: COMMERCIAL GRADE W/ BRAIDED STEEL SUPPORT CABLE	BLACK (CABLE / HOUSING)	N/A	AMERICAN LIGHTING, WWW.AMERICANLIGHTING.COM	SHOP DRAWINGS SHOWING CABLE AND ANCHORING DETAILS
	DOWN-LIGHT: BEGA 77 604 LED COMPACT FLOODLIGHT	BLACK	POWDERCOAT	BEGA, CONTACT ARCHITECTURAL LIGHTING ALLIANCE PHONE: 214.658.9000	MANUF. DATA
	FLOODLIGHT: BEGA 77 607 LED COMPACT FLOODLIGHT -WIDE BEAM	BLACK	POWDERCOAT	BEGA, CONTACT ARCHITECTURAL LIGHTING ALLIANCE PHONE: 214.658.9000	MANUF. DATA

POOL

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS	SUBMITTALS / SAMPLES / MOCK-UPS
	TILE: PLANTER, WATERLINE MOSA TERRA TONES SIZE: PLANK 5CM X 60CM	RANDOM LAYOUT: 226V MID COOL GREY: 20% 227V DARK COOK GREY: 20% 239V BLUE: 60%	MATTE	CONTACT: CANDACE BELTRAN, KNOX TILE PHONE: 214.761.5669 X 235	PROVIDE MIN. 2' X 2' MOCKUP SHOWING LAYOUT, COLORS & GROUT
	PLASTER: DIAMONDBRITE OR EQUAL	TBD (STANDARD COLORS)	STANDARD	CONTACT: DIAMONDBRITE PHONE: 800.641.9247	MANUF. DATA, SAMPLE SHOWING COLOR AND FINISH, (FOR UP TO 3 SELECTED COLORS)
	SCUPPER: BOBE WATER AND FIRE (A) SFS-12	N/A	STAINLESS STEEL	CONTACT:BOBE WATER AND FIRE PHONE: 888.388.2623 www.bobewaterandfire.com	MANUF. DATA

STONE

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS	SUBMITTALS / SAMPLES / MOCK-UPS
	VENEER: CANYON MOSS STONE ROUGH CUT	MATCH ARCHITECTURE	MATCH ARCHITECTURE	REF. DETAIL FOR PATTERN AND JOINTS	PROVIDE 2' X 2' MOCK-UP FOR APPROVAL PRIOR TO CONSTRUCTION
	FLAGSTONE: OKLAHOMA MULTI-COLOR	TAN/BROWN	NATURAL		PROVIDE 2' X 2' MOCK-UP FOR APPROVAL PRIOR TO CONSTRUCTION

SITE FURNISHINGS

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS	SUBMITTALS / SAMPLES / MOCK-UPS
	GRILL: BLAZE OUTDOOR PRODUCTS BLZ-SLTE2 (NG/LP)	N/A	STAINLESS STEEL	INSTALL PER MANUFACTURER'S RECOMMENDATIONS, PROVIDE TIMER SHUT-OFF	CONTACT: BBQ GUYS PHONE: 877.589.7183
	ACCESS DOORS: BLAZE OUTDOOR PRODUCTS BLZ-AD40-R	N/A	STAINLESS STEEL	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	CONTACT: BBQ GUYS PHONE: 877.589.7183
	BENCH: LANDSCAPE FORMS PARC VUE BACKED W/ END ARMS SURFACE MOUNT	TBD	POWDERCOAT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS & REF. DETAILS CONTACT: LARA MOFFAT PHONE: 269.337.1309 EMAIL: laram@landscapeforms.com	MANUF. DATA
	LITTER RECEPTACLE: LANDSCAPE FORMS PARC VUE SIDE OPENING W/ LINER SURFACE MOUNT	TBD	POWDERCOAT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS & REF. DETAILS CONTACT: LARA MOFFAT PHONE: 269.337.1309 EMAIL: laram@landscapeforms.com	MANUF. DATA
	FIRE PIT: PALOFORM BOL NATURAL GAS W/ ELECTRONIC SWITCH TOPPING: DARK GREY RIVER ROCK	N/A	CORTEN STEEL	INSTALL PER MANUFACTURER'S RECOMMENDATIONS & REF. DETAILS CONTACT: PALOFORM PHONE: 888.823.8883	MANUF. DATA
	POT: FORM AND FIBER CYPRESS SERIES MODEL CY_40.2C 60" TOP O.D. PRE-WEATHERED W/ EXTERIOR SEALANT w/ 2" DRAIN HOLES - QUANTITY & LOCATIONS AS RECOMMENDED BY MANUFACTURER	N/A	CORTEN STEEL	INSTALL PER MANUFACTURER'S RECOMMENDATIONS & REF. DETAILS CONTACT: FORM AND FIBER PHONE: 888.314.8852 www.formandfiber.com	MANUF. DATA
	PET WASTE STATION: W/ RECEPTACLE PBARK-488 / SIGNAGE: 01-08-0177	GREEN	N/A	INSTALL PER MANUFACTURER'S RECOMMENDATIONS BARK PARK, WWW.DOGPARKPRODUCT.COM	MANUF. DATA
	PICNIC TABLE: A-FRAME RECYCLED PLASTIC PICNIC TABLE 6 MODEL #H2453GR, SURFACE MOUNT W/ MOUNTING HARDWARE #H-6681, 2 SETS PER TABLE	GRAY	N/A	CONTACT: ULINE PHONE: 800.295.5510 www.uline.com	MANUF. DATA



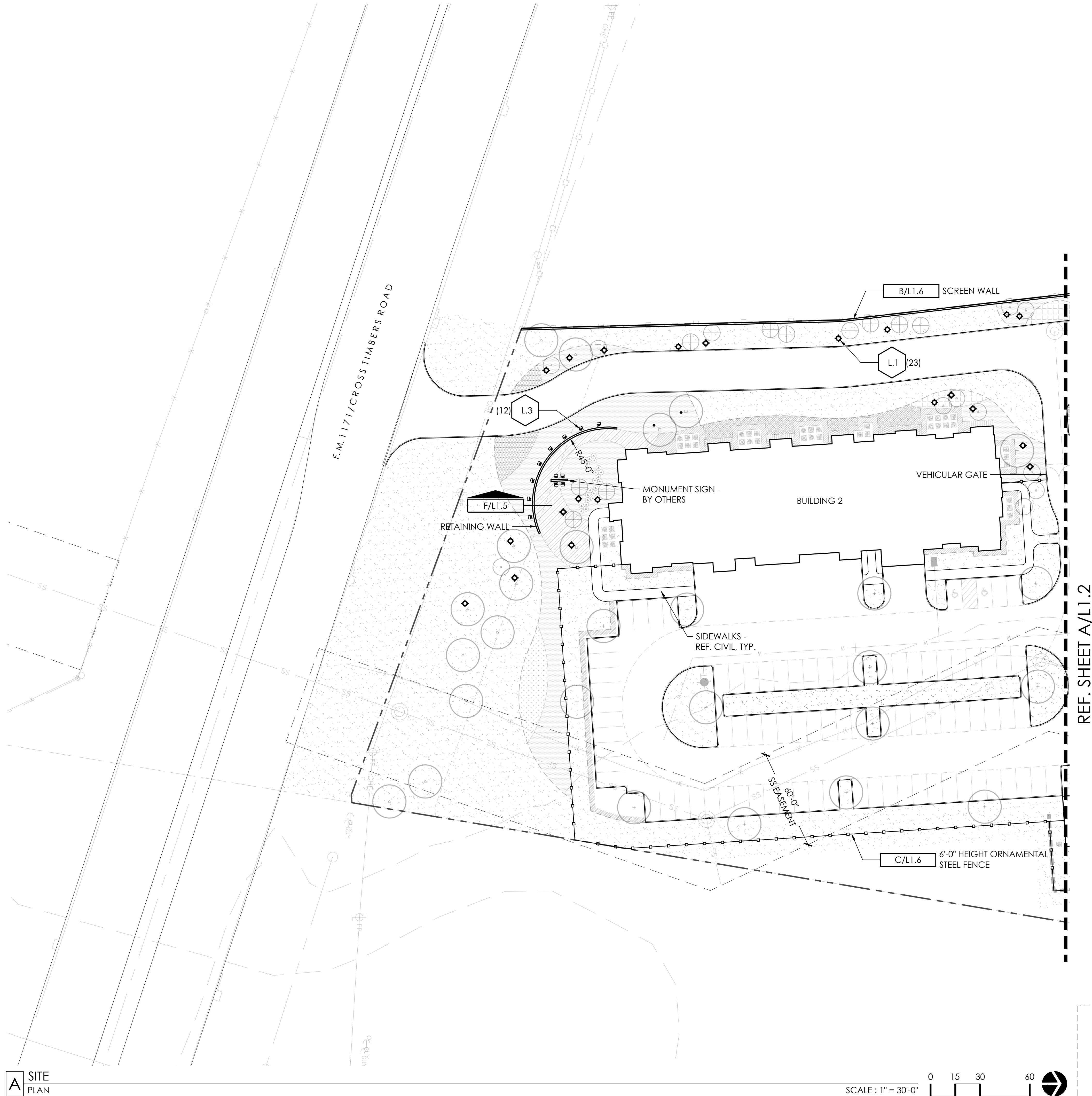
LIV CANYON FALLS APARTMENTS
NORTHLAKE, TEXAS

ISSUE:
08.10.2021 | PERMIT

REVISIONS:

LANDSCAPE
SITE WORK
PLAN

L1.1



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REVISIONS:

L1.2



SCALE : 1" = 30'-0"



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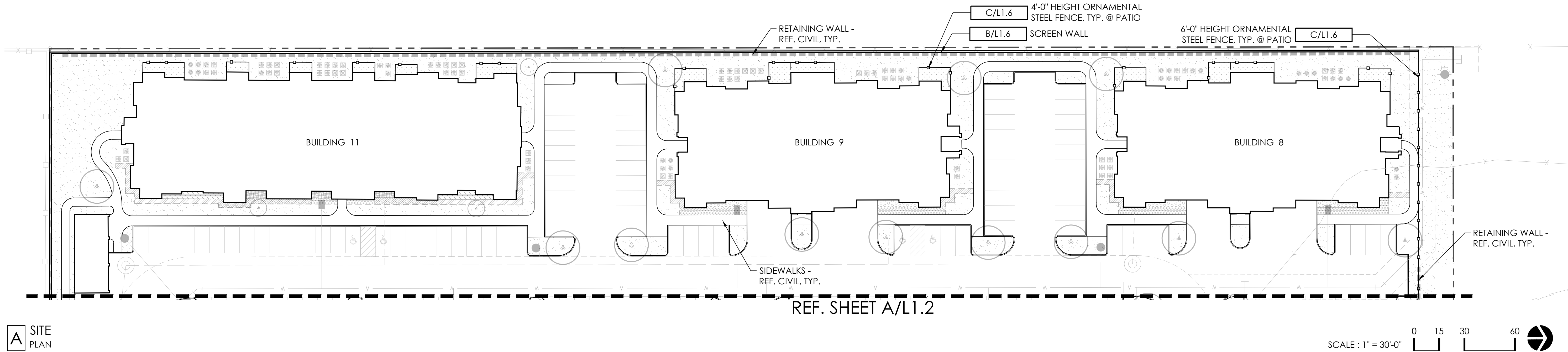
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LIV CANYON FALLS APARTMENTS NORTHLAKE, TEXAS

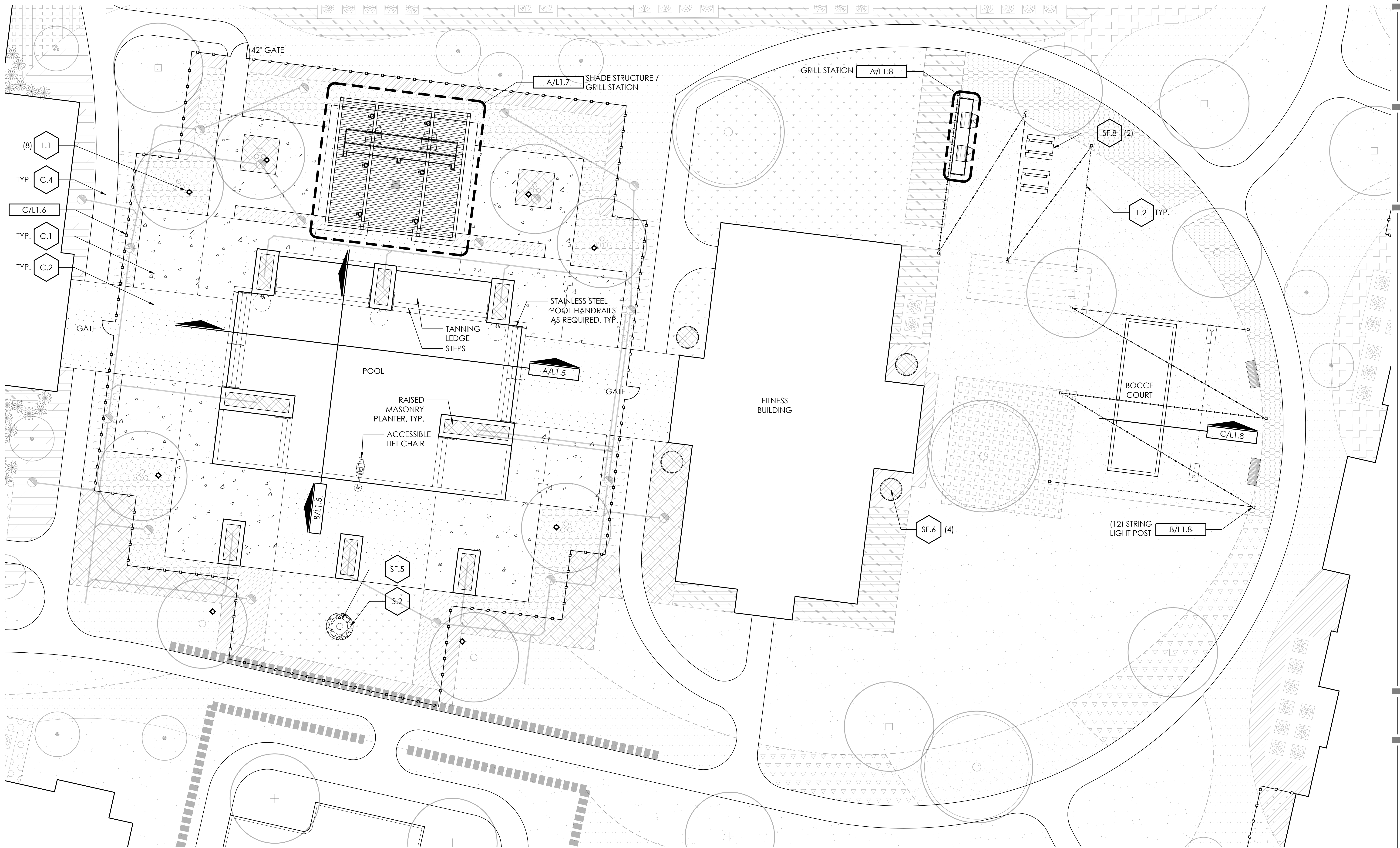
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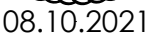
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A SITE
PLAN

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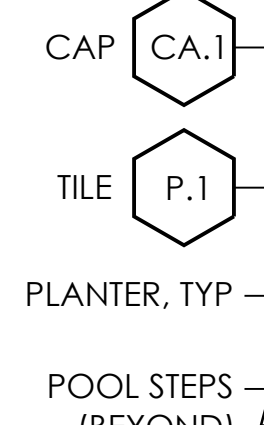


NORTHLAKE, TEXAS

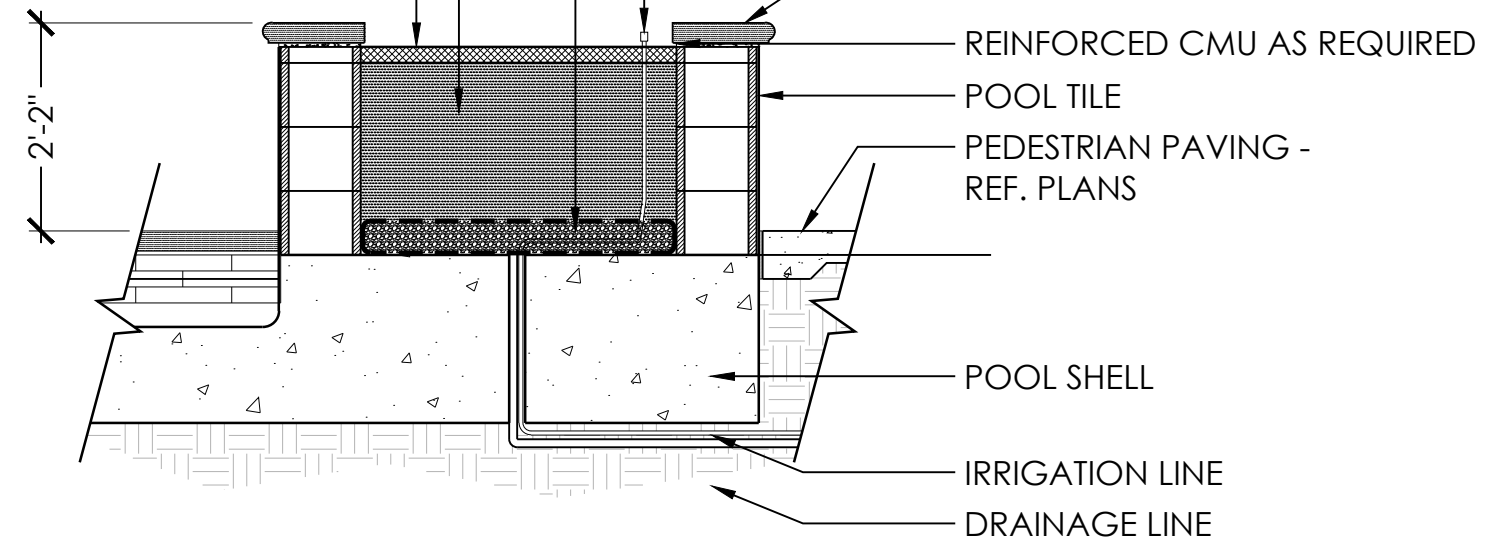
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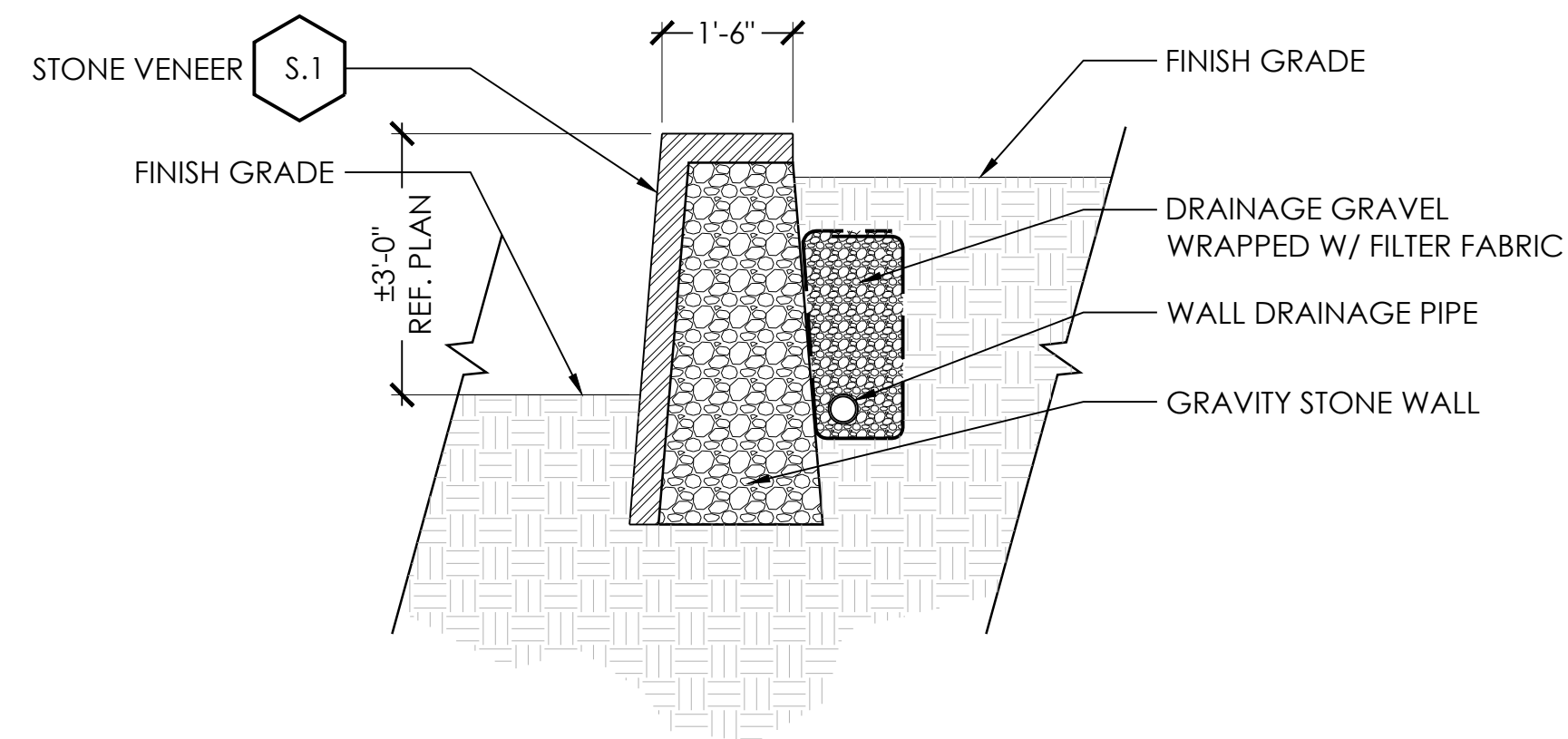
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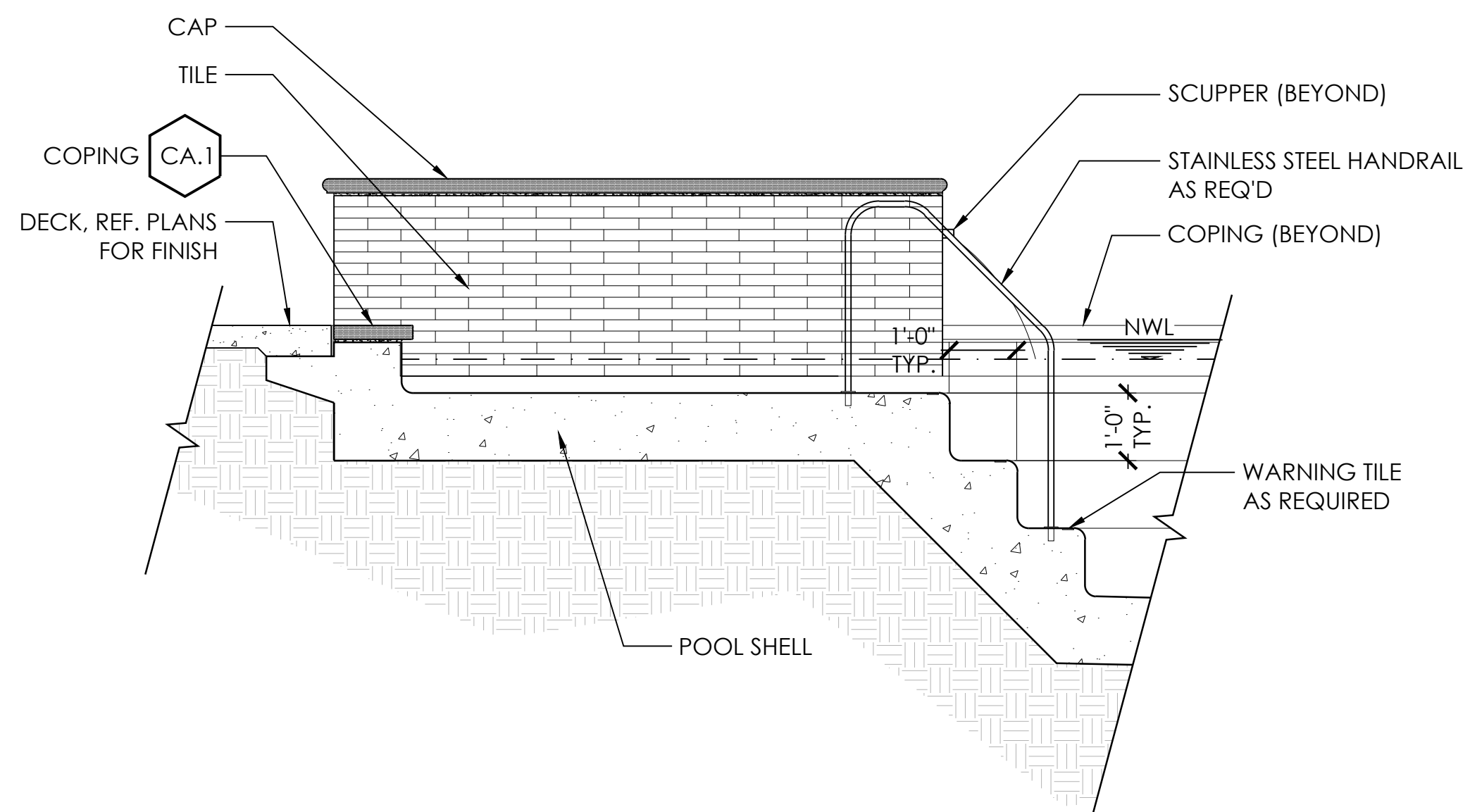
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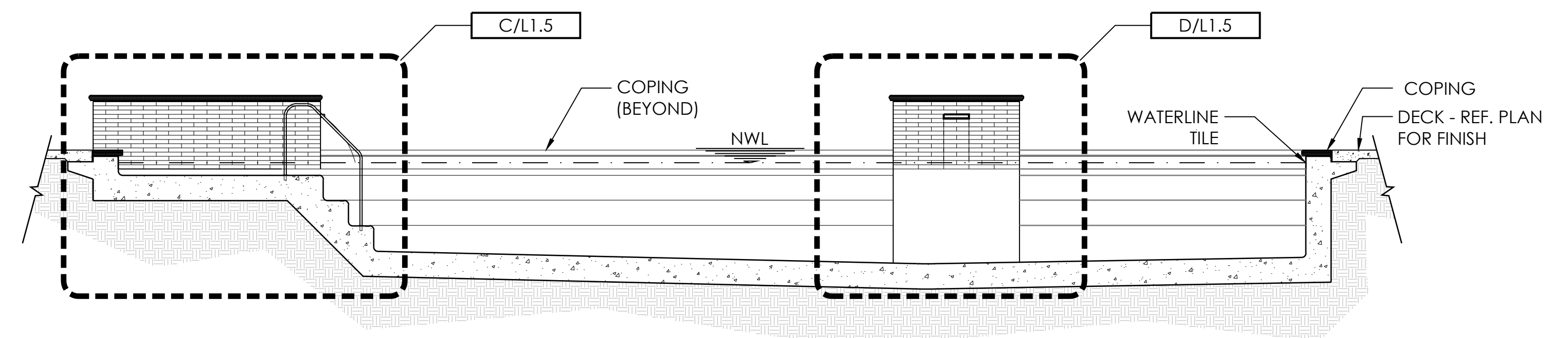
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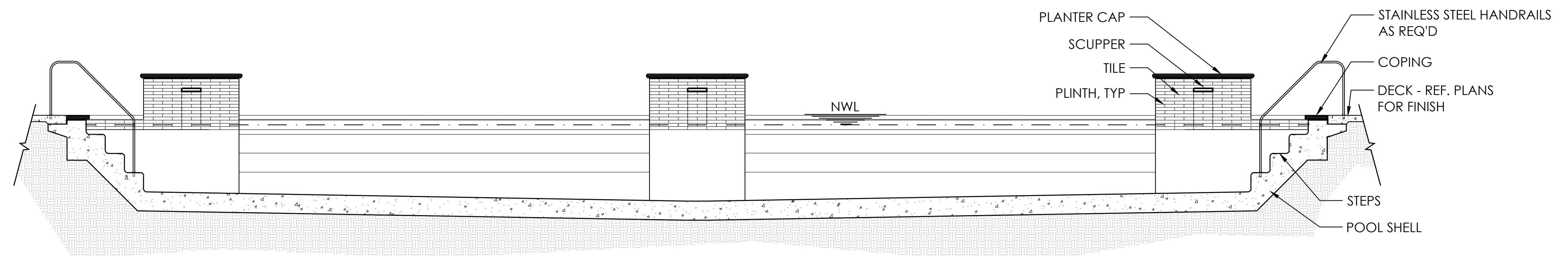
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SCALE : 1/2" = 1'-0"



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SCALE : 1/4" = 1'-0"





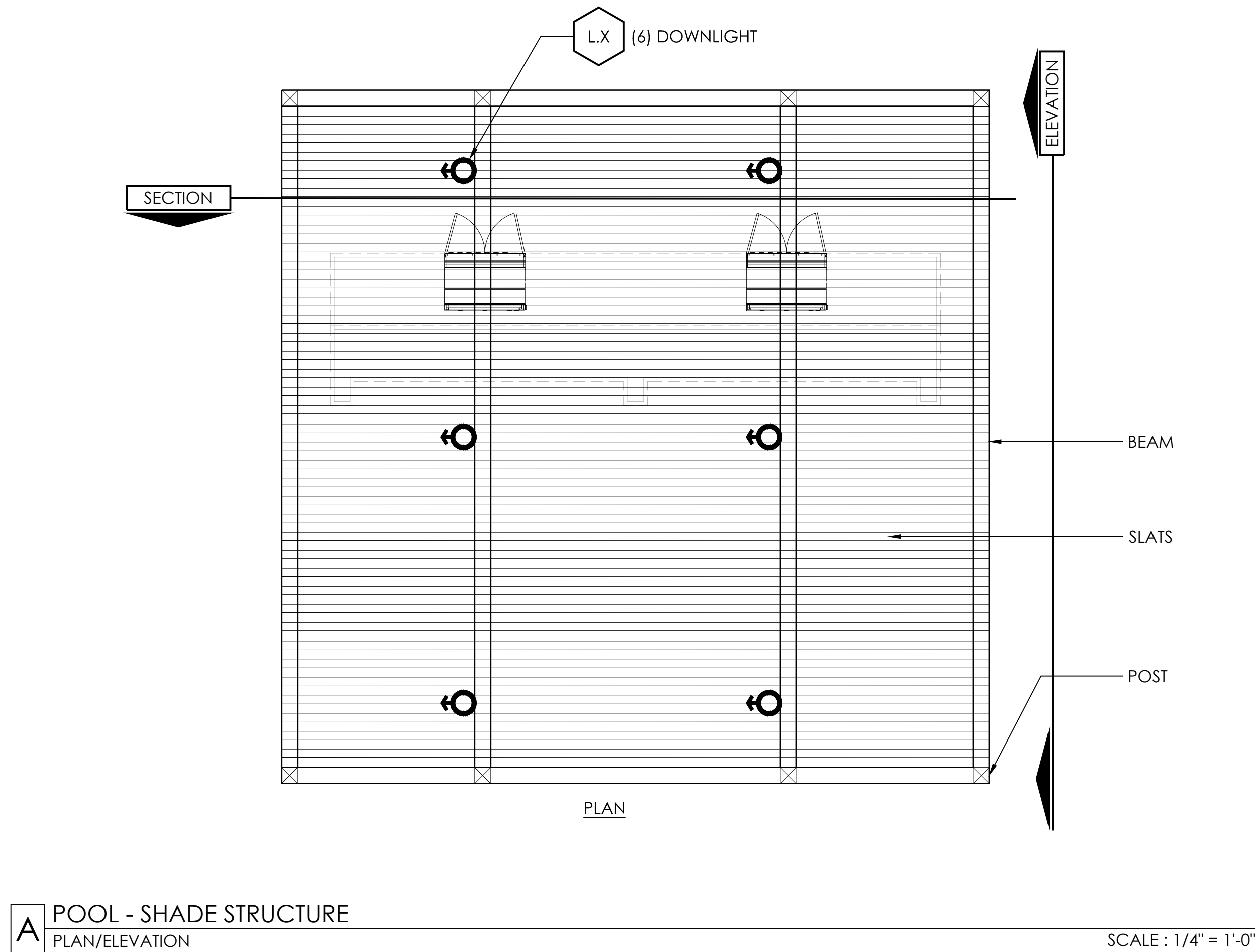
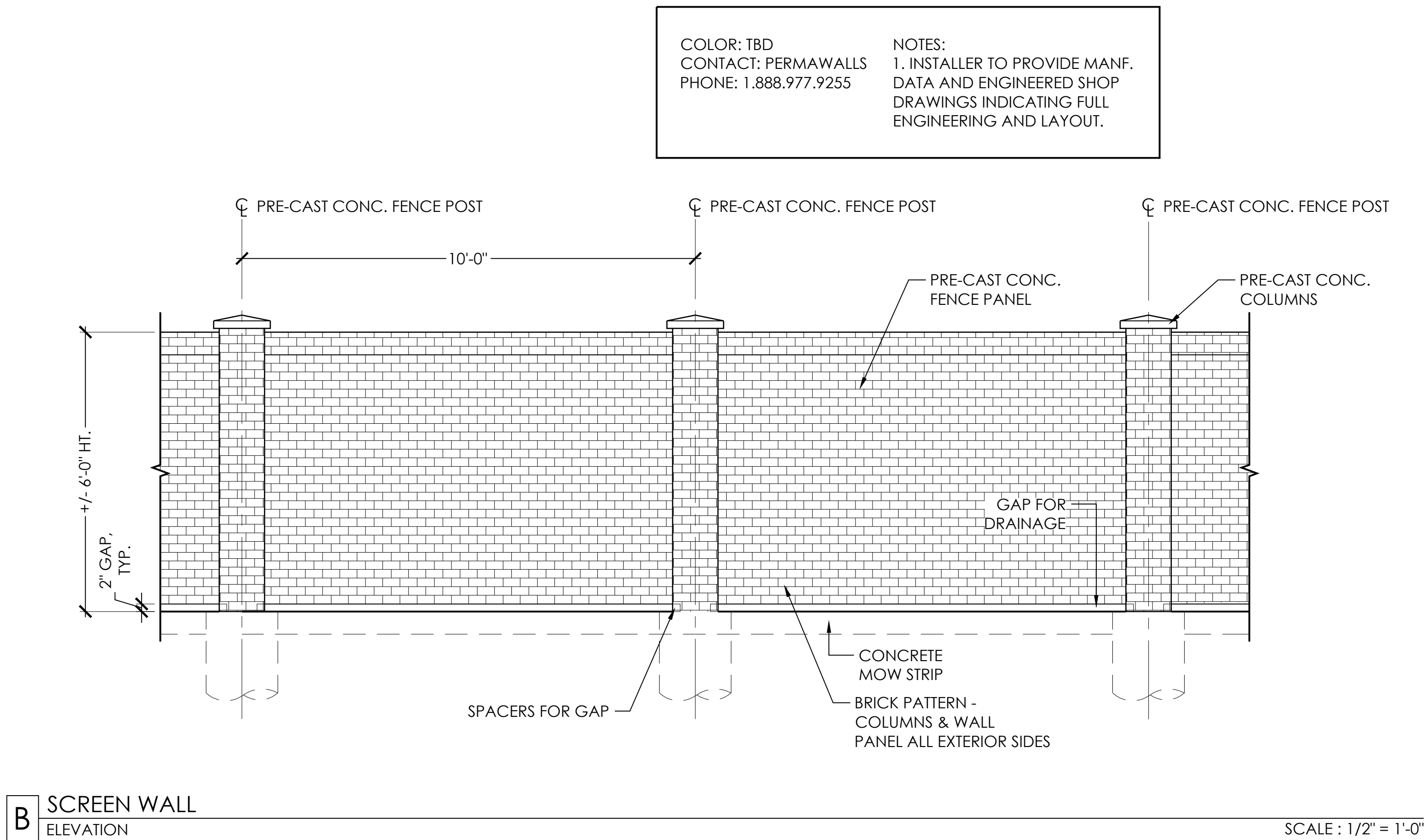
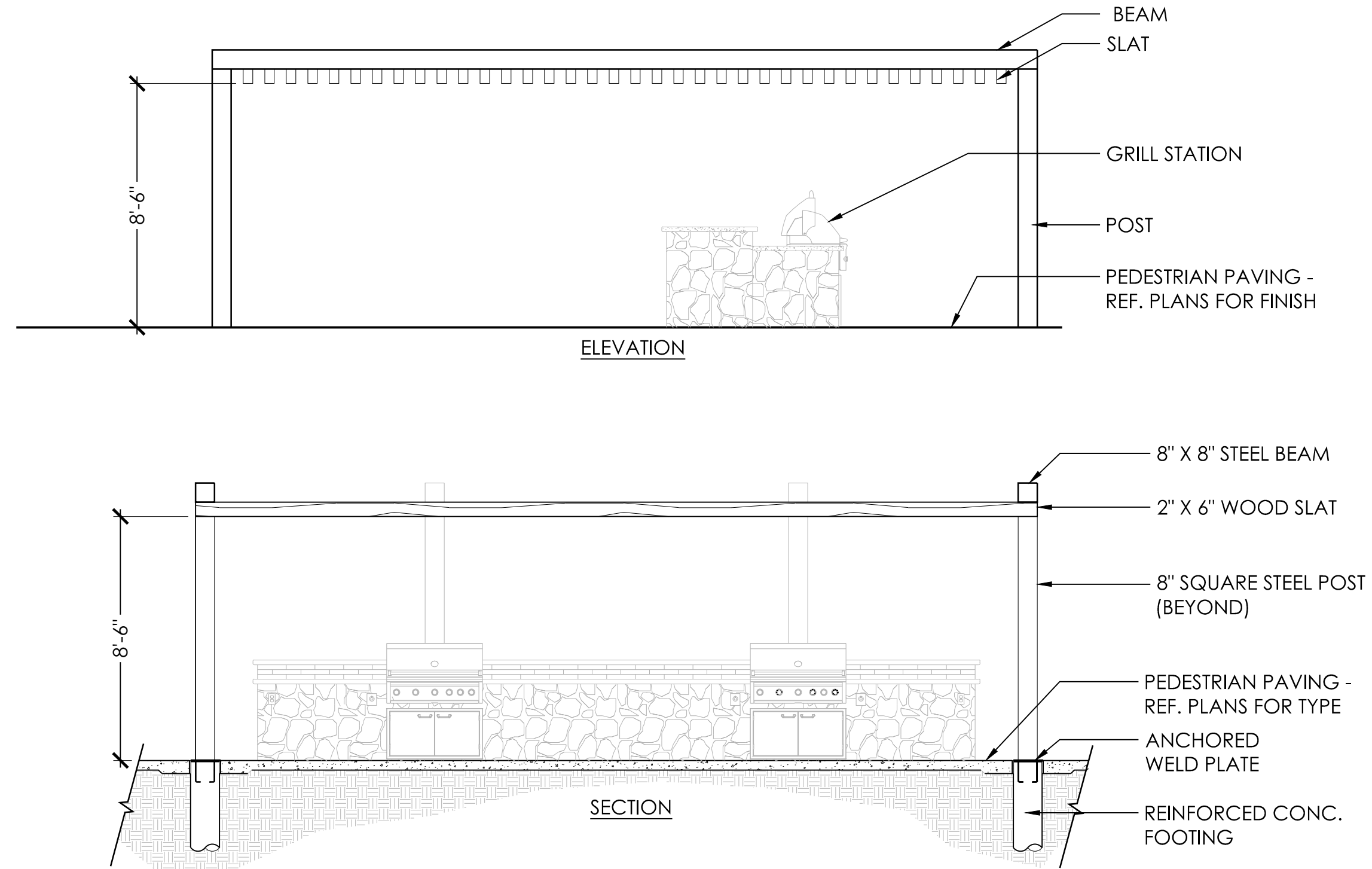
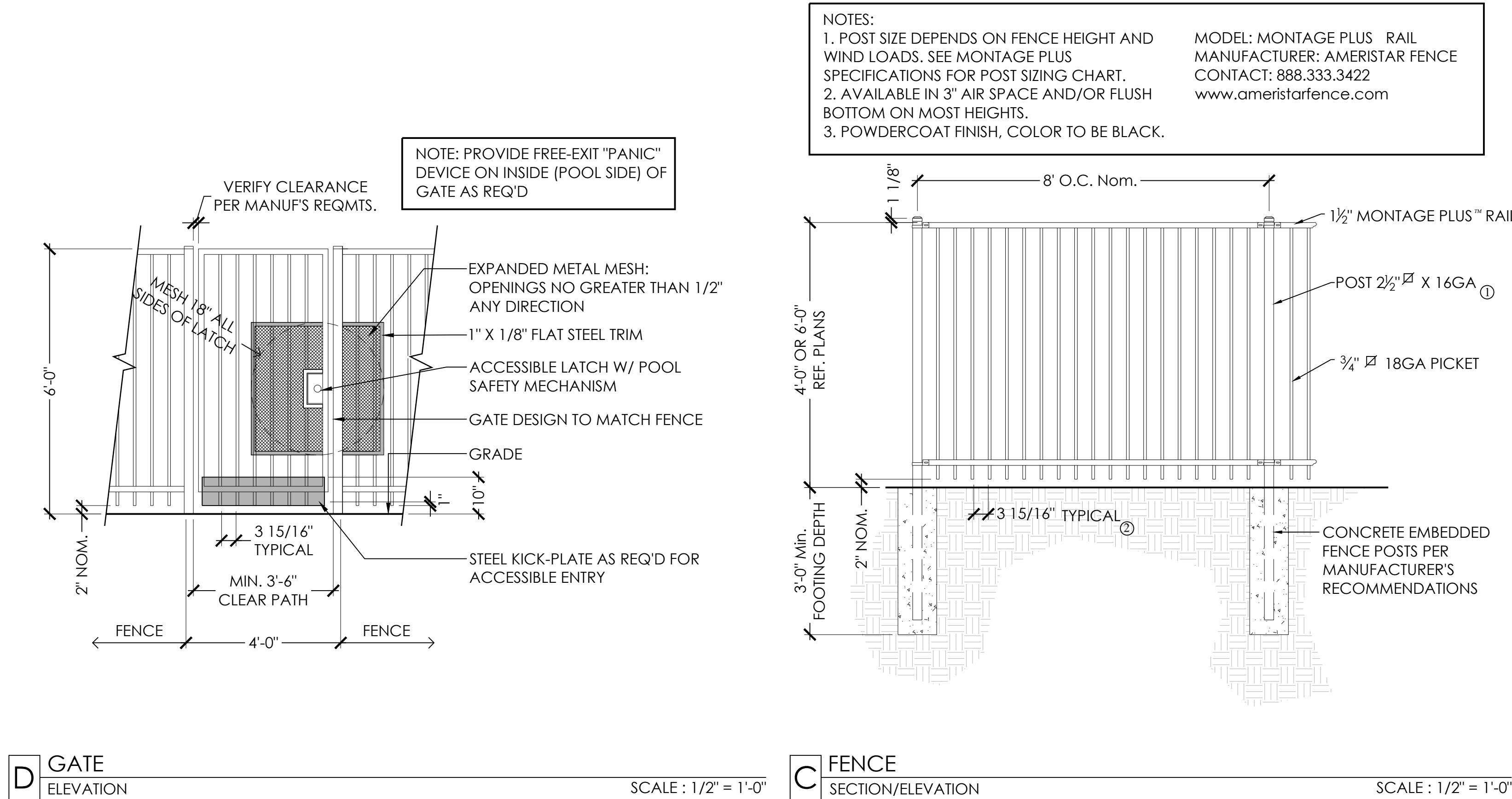
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SITE WORK
DETAILS

L1.6





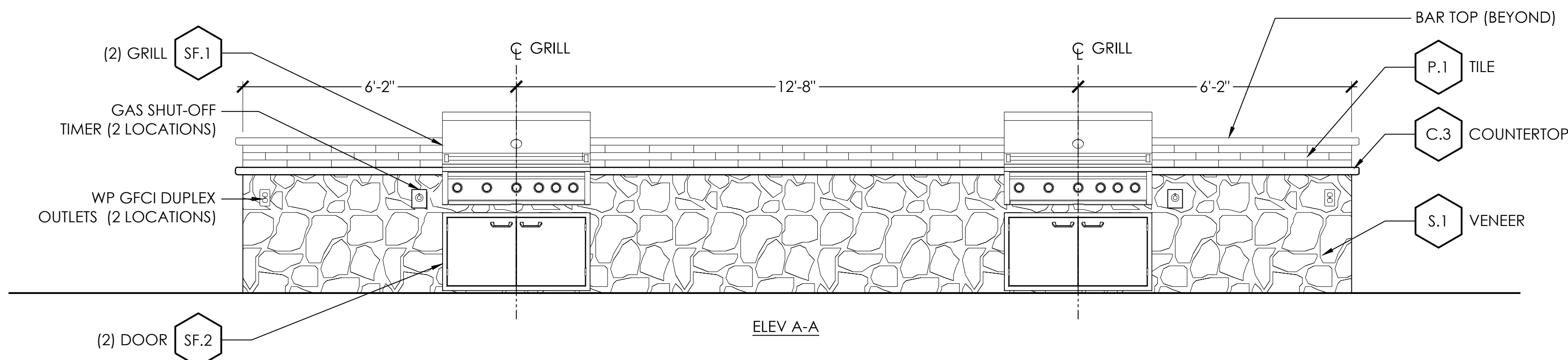
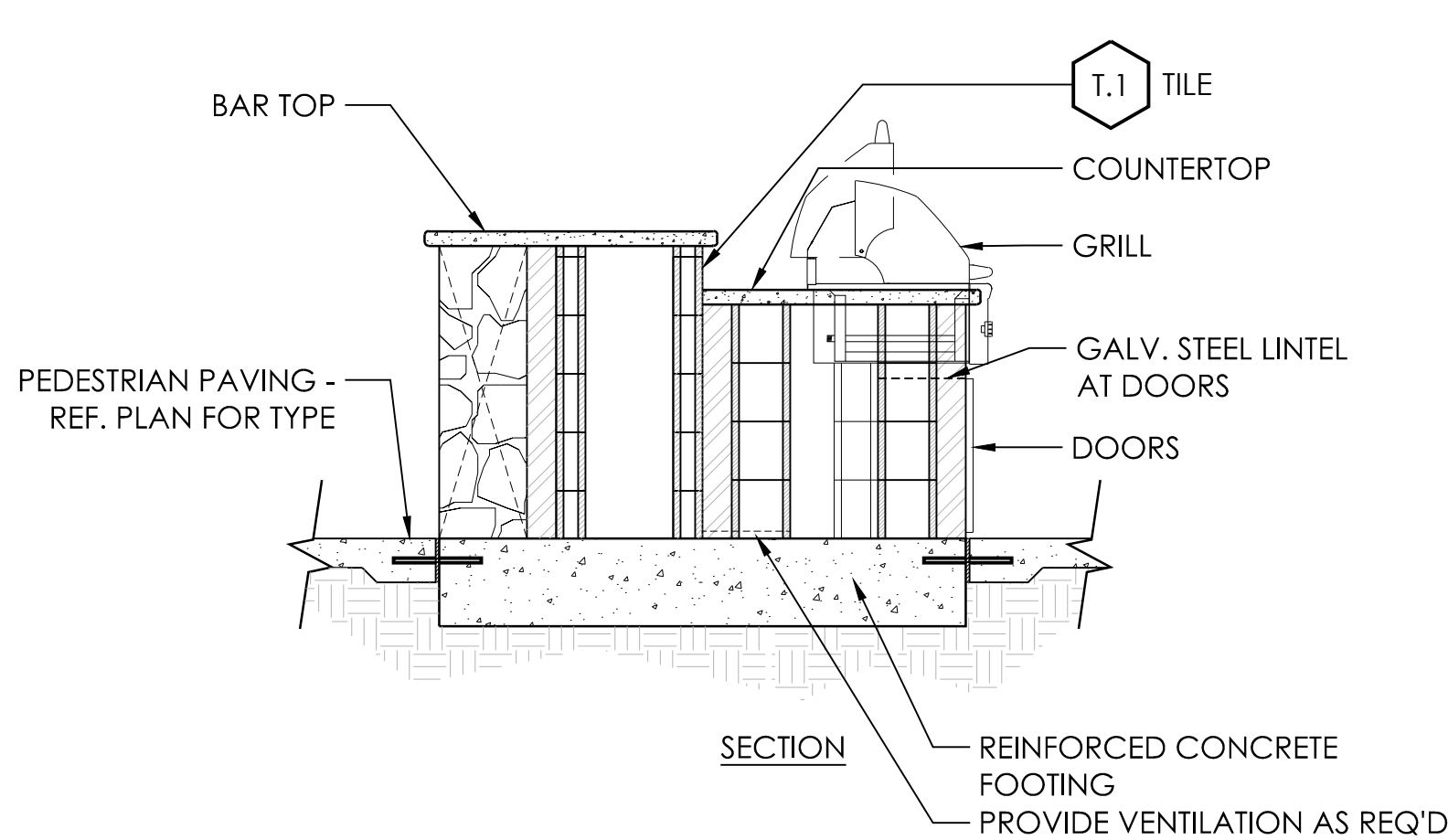
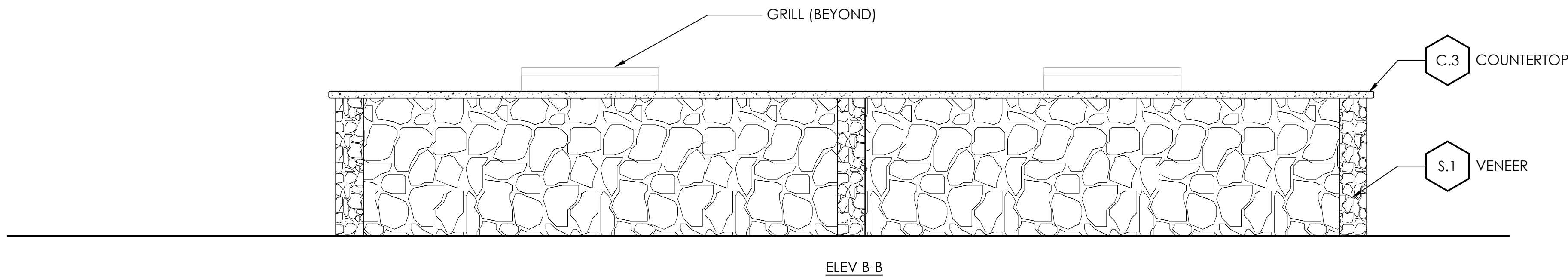
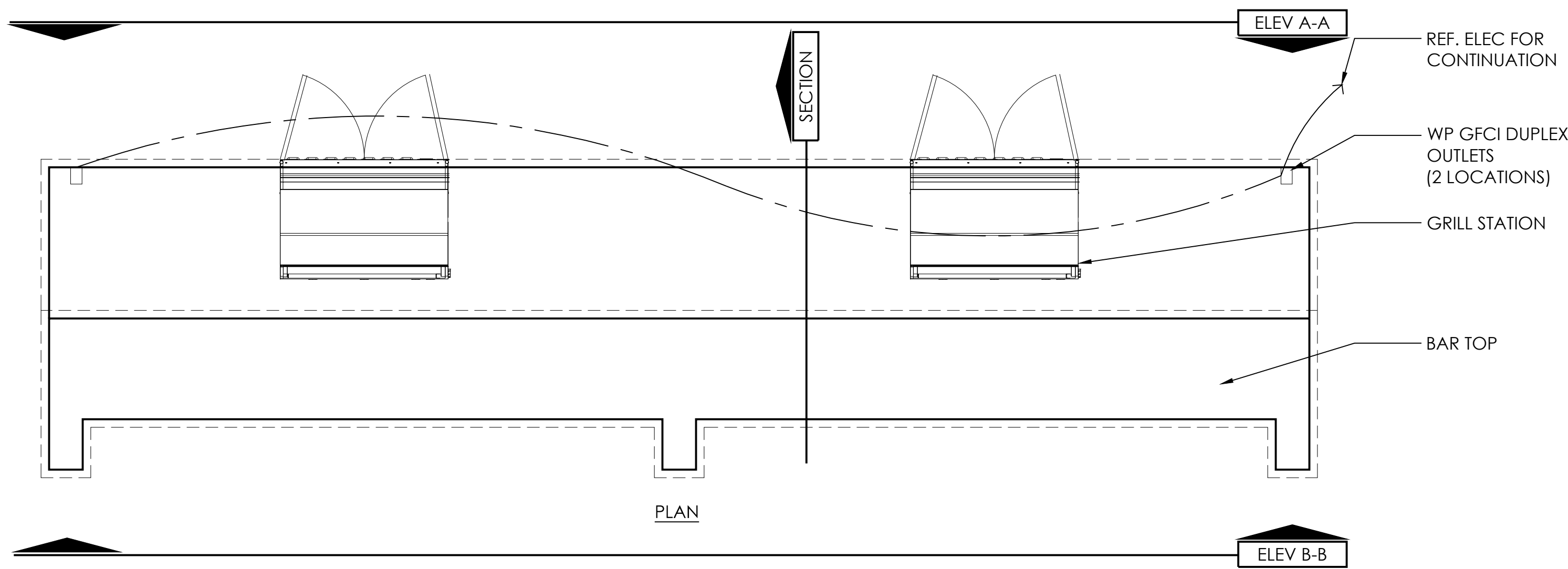
LIV CANYON FALLS APARTMENTS
NORTHLAKE, TEXAS

ISSUE:
08.10.2021 | PERMIT

REVISIONS:	

LANDSCAPE
SITE WORK
DETAILS

L1.7



A POOL - GRILL STATION
PLAN/ELEVATION/SECTION

SCALE : 1/2" = 1'-0"



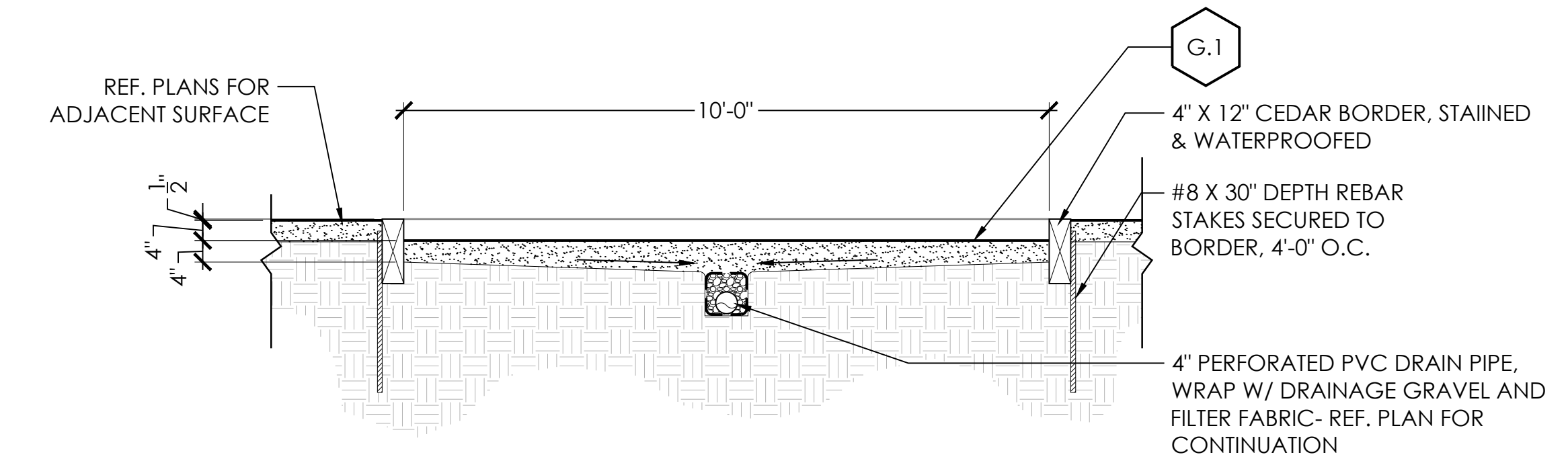
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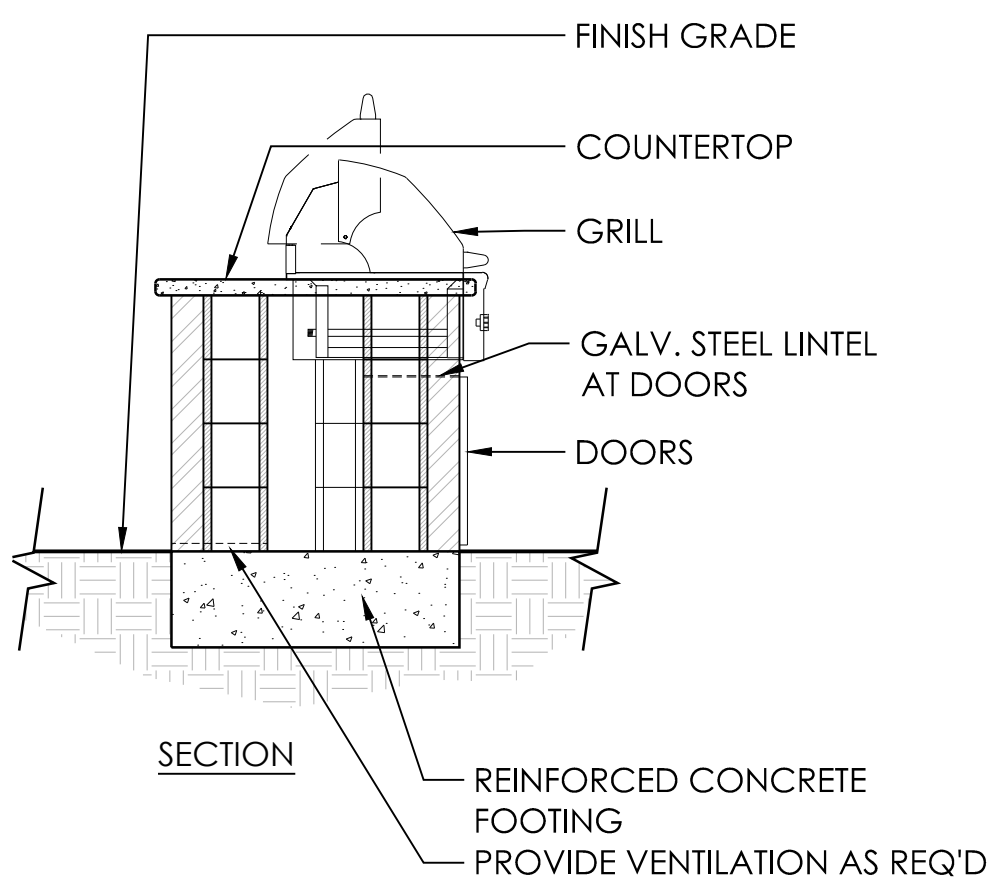
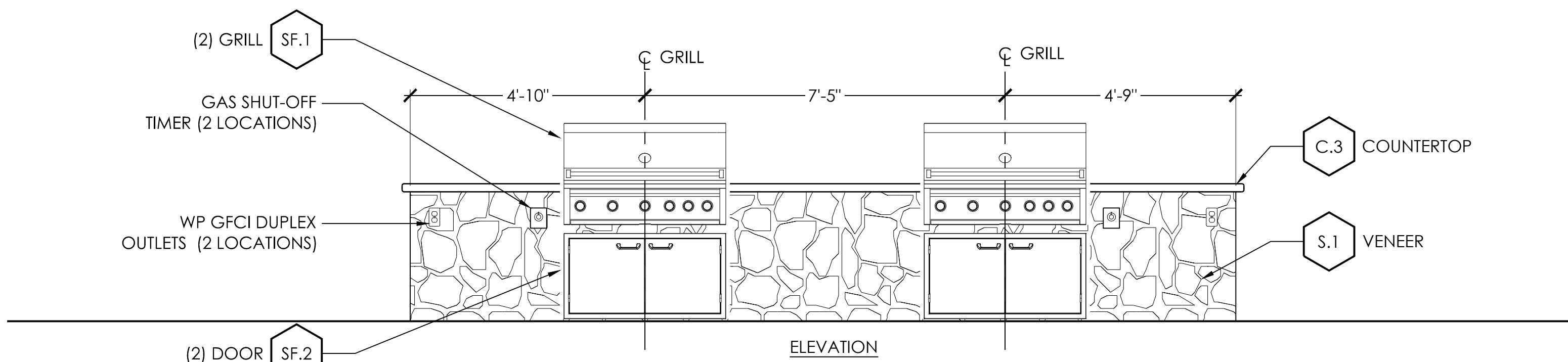
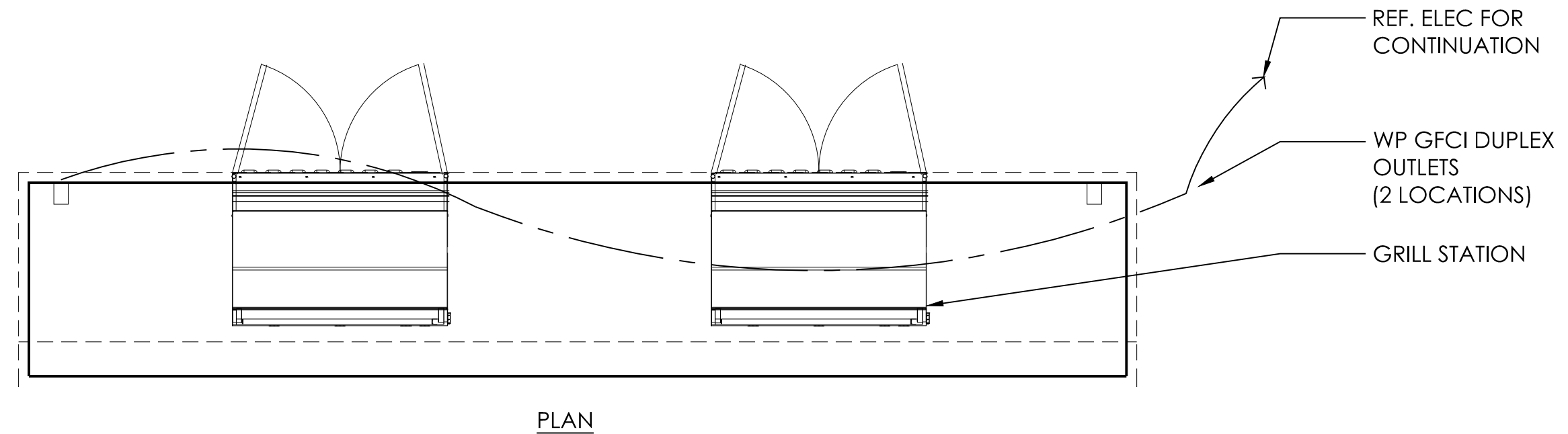
REVISIONS:	

LANDSCAPE
SITE WORK
DETAILS

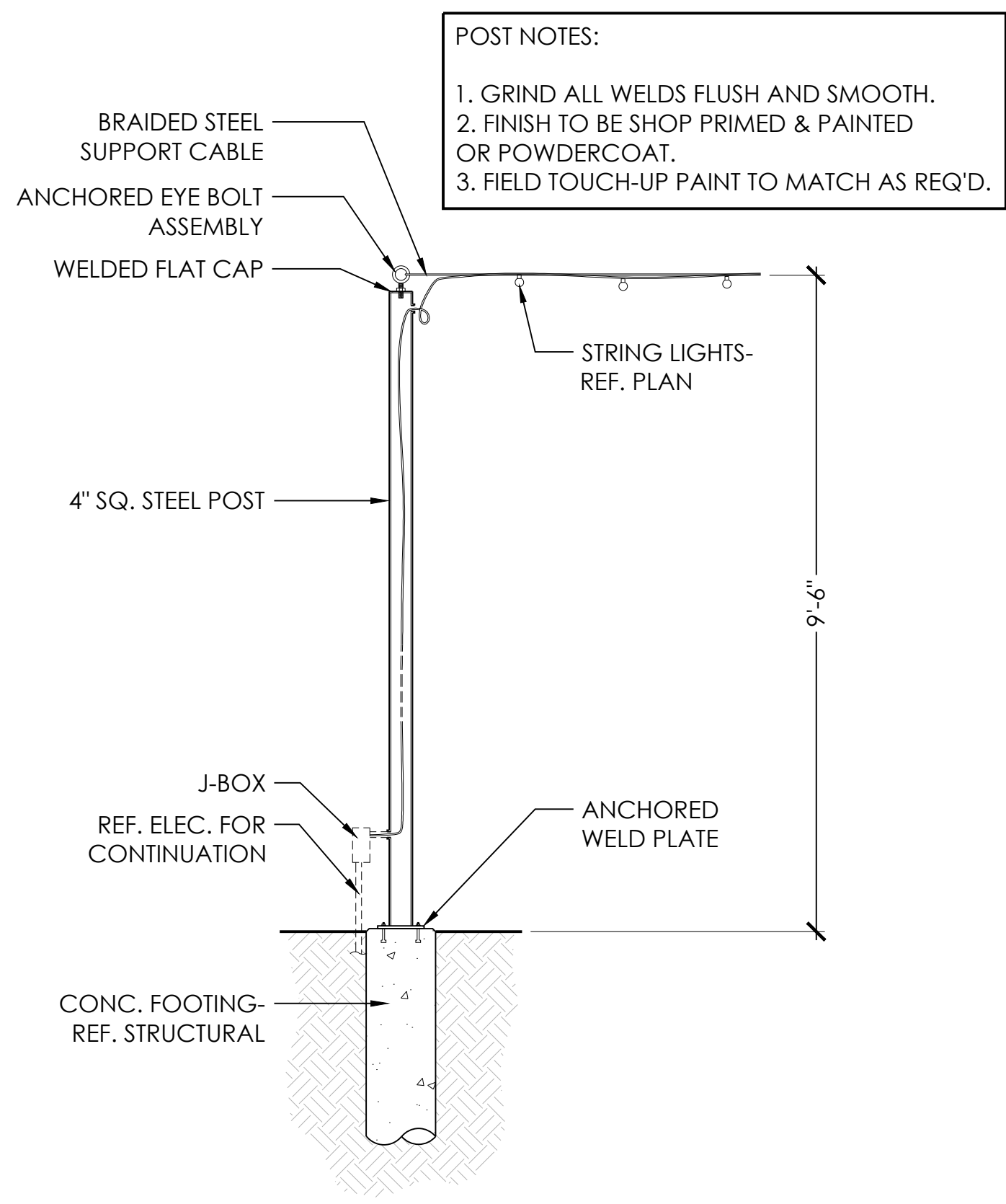
L1.8



C BOCCE COURT
SECTION
SCALE : 1/2" = 1'-0"



A GRILL STATION
PLAN/ELEVATION/SECTION



B STRING LIGHT POST
SECTION/ELEVATION
SCALE : 1/2" = 1'-0"

POST NOTES:
1. GRIND ALL WELDS FLUSH AND SMOOTH.
2. FINISH TO BE SHOP PRIMED & PAINTED OR POWDERCOAT.
3. FIELD TOUCH-UP PAINT TO MATCH AS REQ'D.



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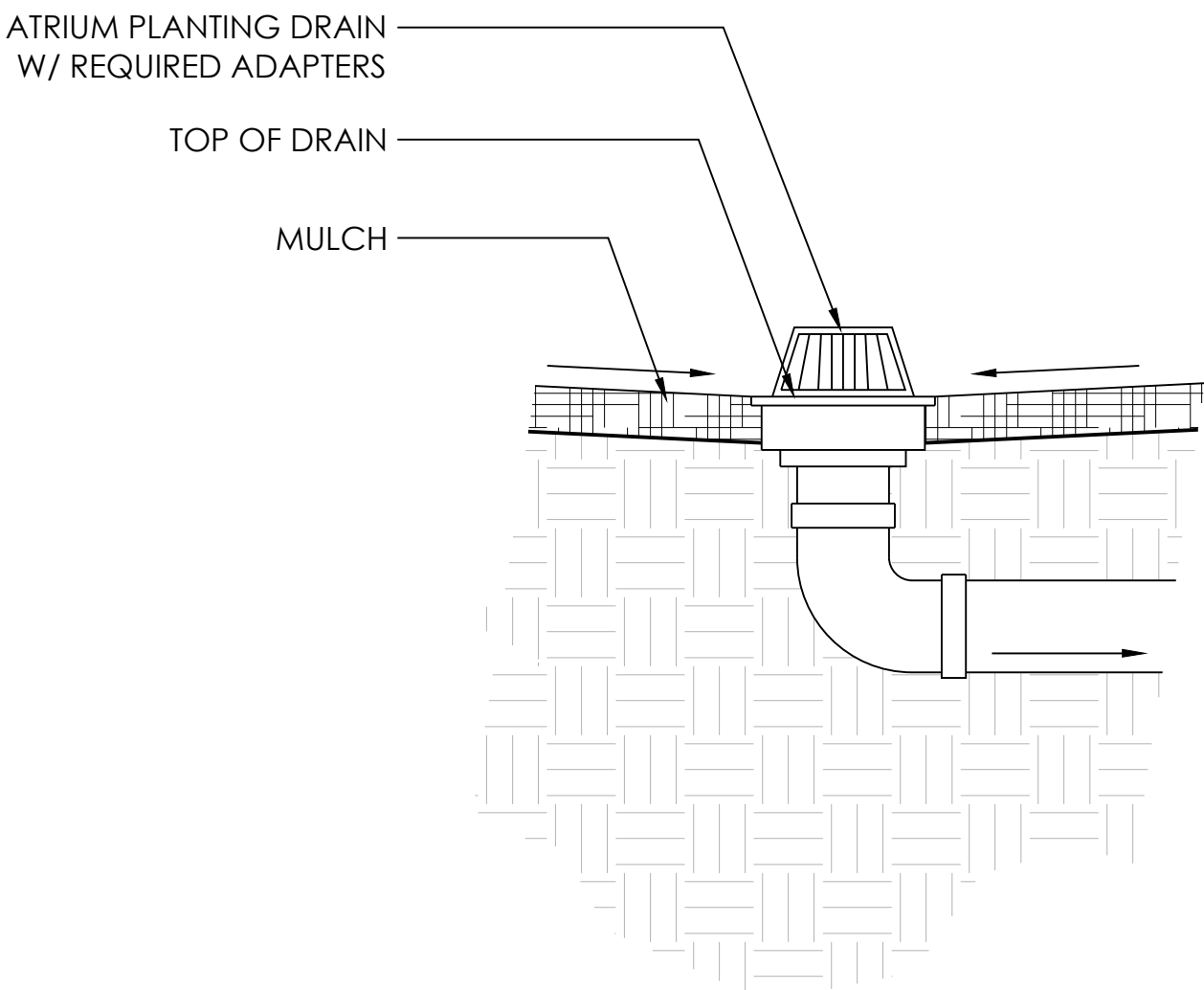
REVISIONS:

LANDSCAPE
GRADING
PLAN

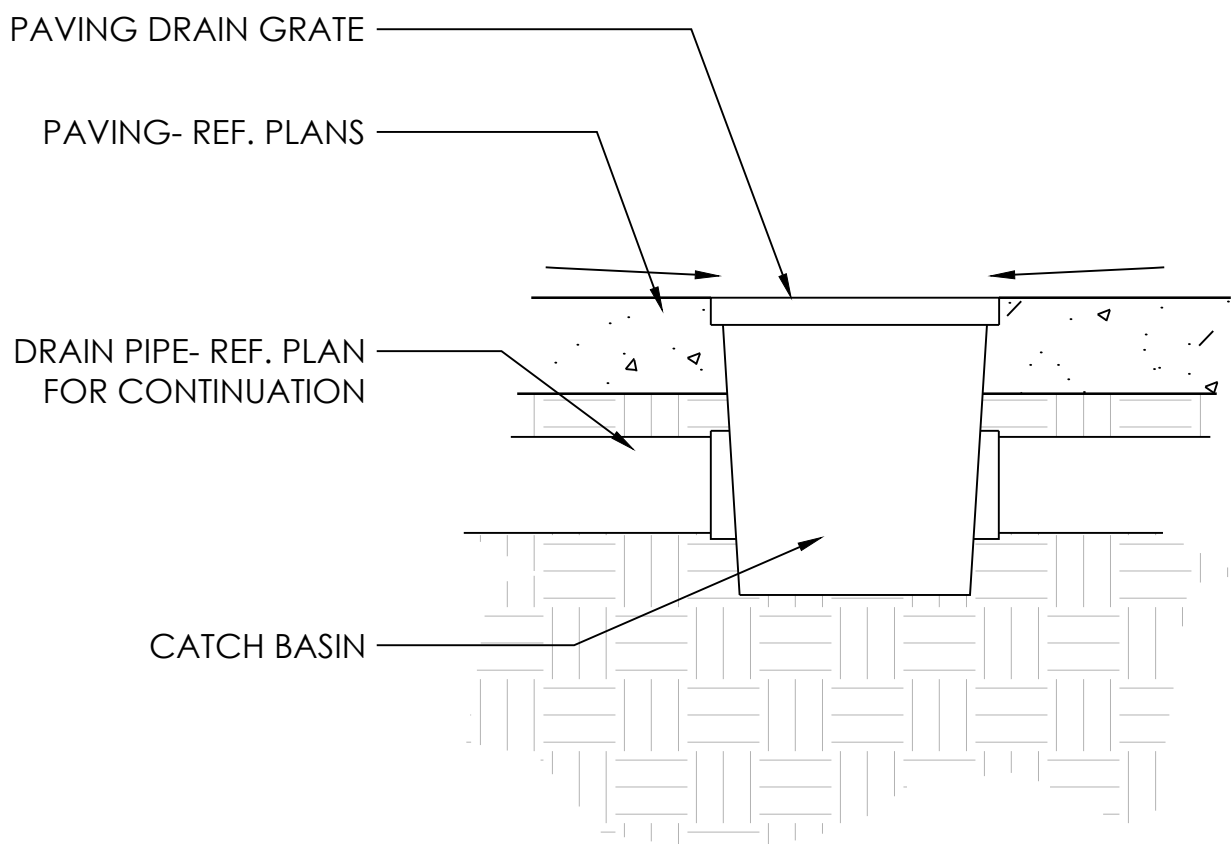
L2.1

DRAINAGE				
SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
D.1	PAVING DRAIN: 12" SQUARE GRATE W/ CATCH BASIN	BRASS	N/A	INSTALL PER MANUFACTURER'S STANDARD DETAILS NDS: WWW.NDSPRO.COM
D.2	PLANTING DRAIN: 12" SQUARE ATRIUM GRATE W/ CATCH BASIN	BLACK	N/A	INSTALL PER MANUFACTURER'S STANDARD DETAILS NDS: WWW.NDSPRO.COM

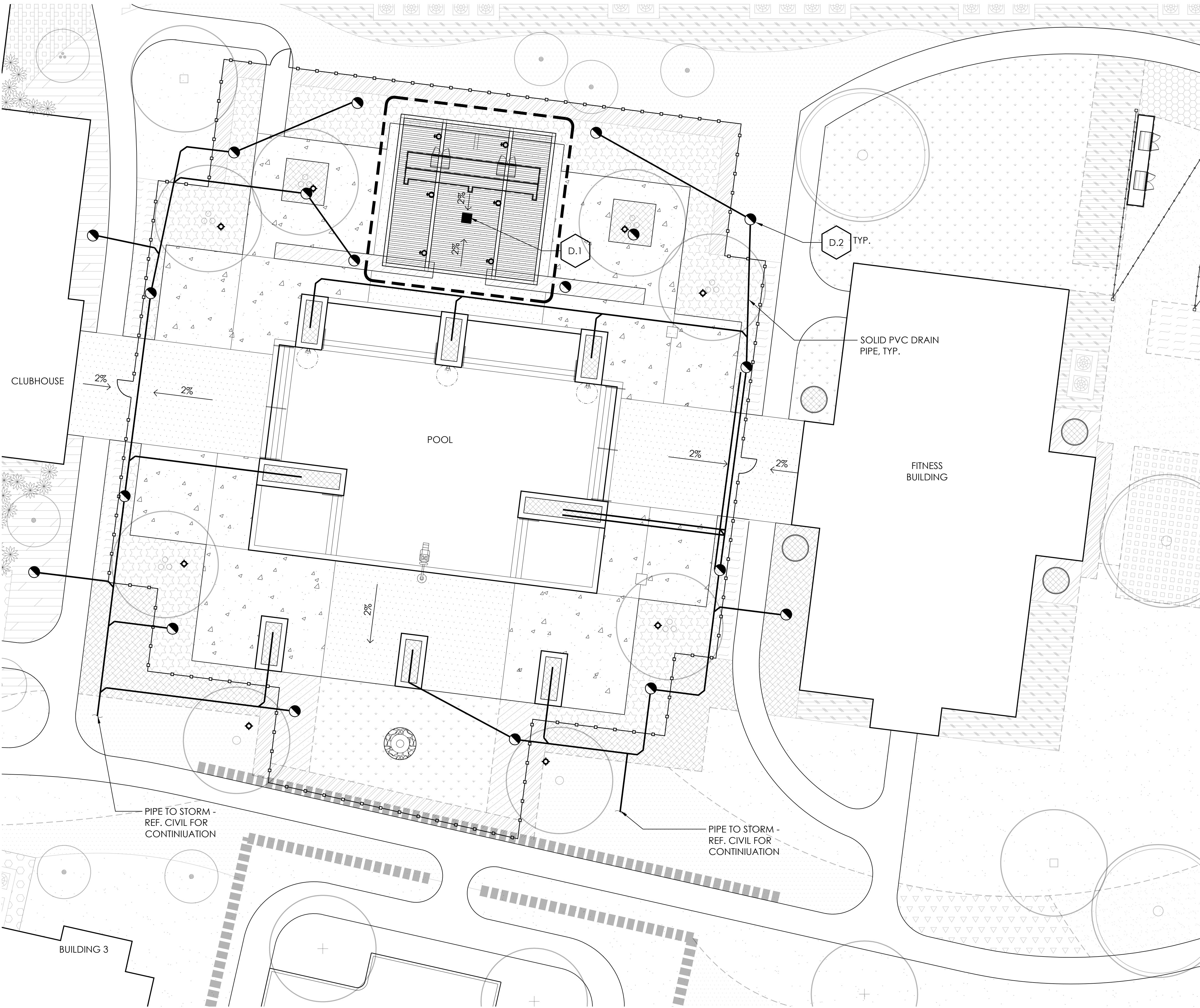
NOTE: ALL DRAINAGE PIPING AND FITTINGS TO BE WHITE PVC.



C PLANTING AREA DRAIN
SECTION
SCALE : 1 1/2" = 1'-0"



B PAVING DRAIN
SECTION
SCALE : 1 1/2" = 1'-0"



A SITE
PLAN

SCALE : 1" = 10'-0"



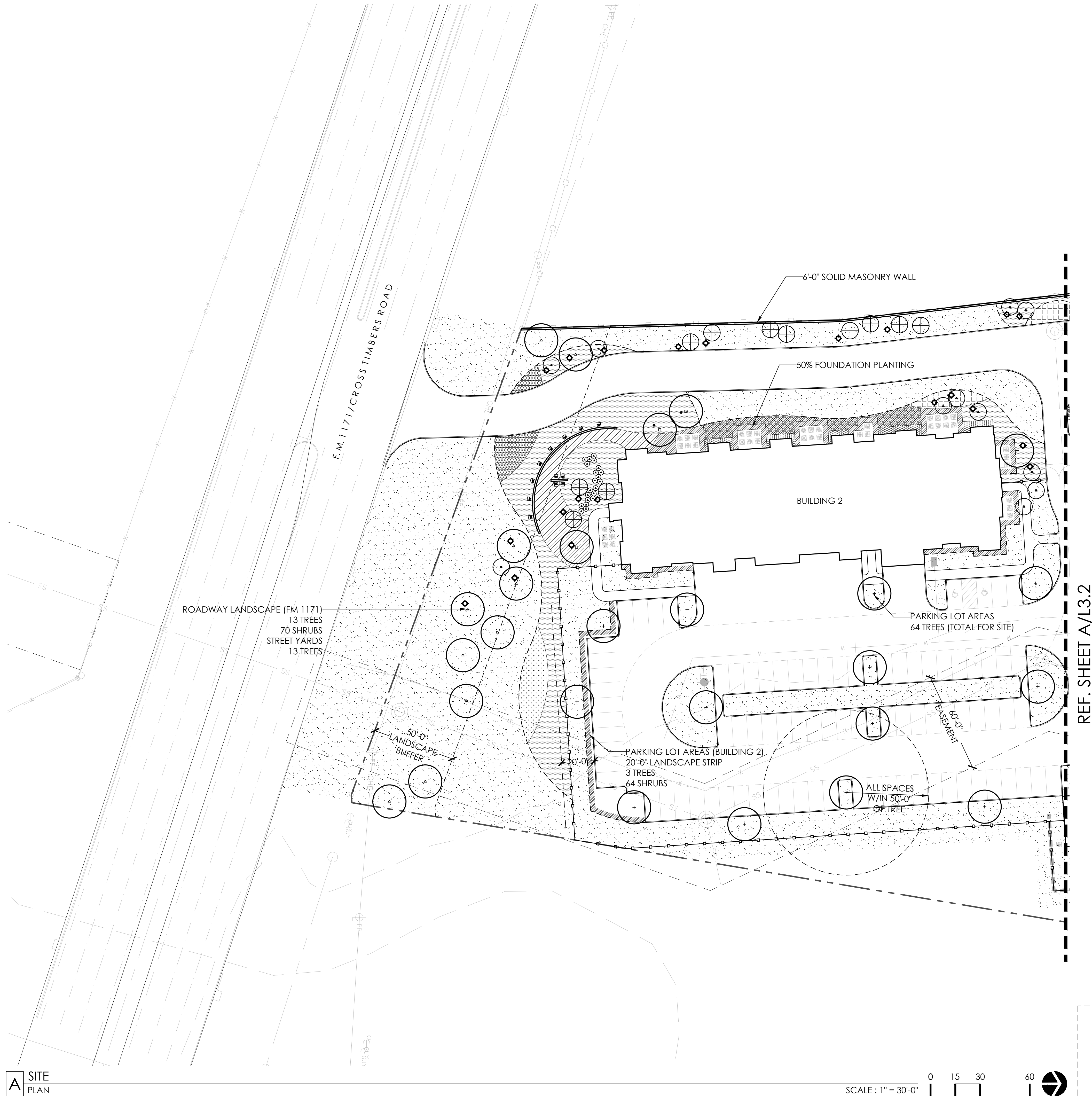
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PLANTING
PLAN

L3.1



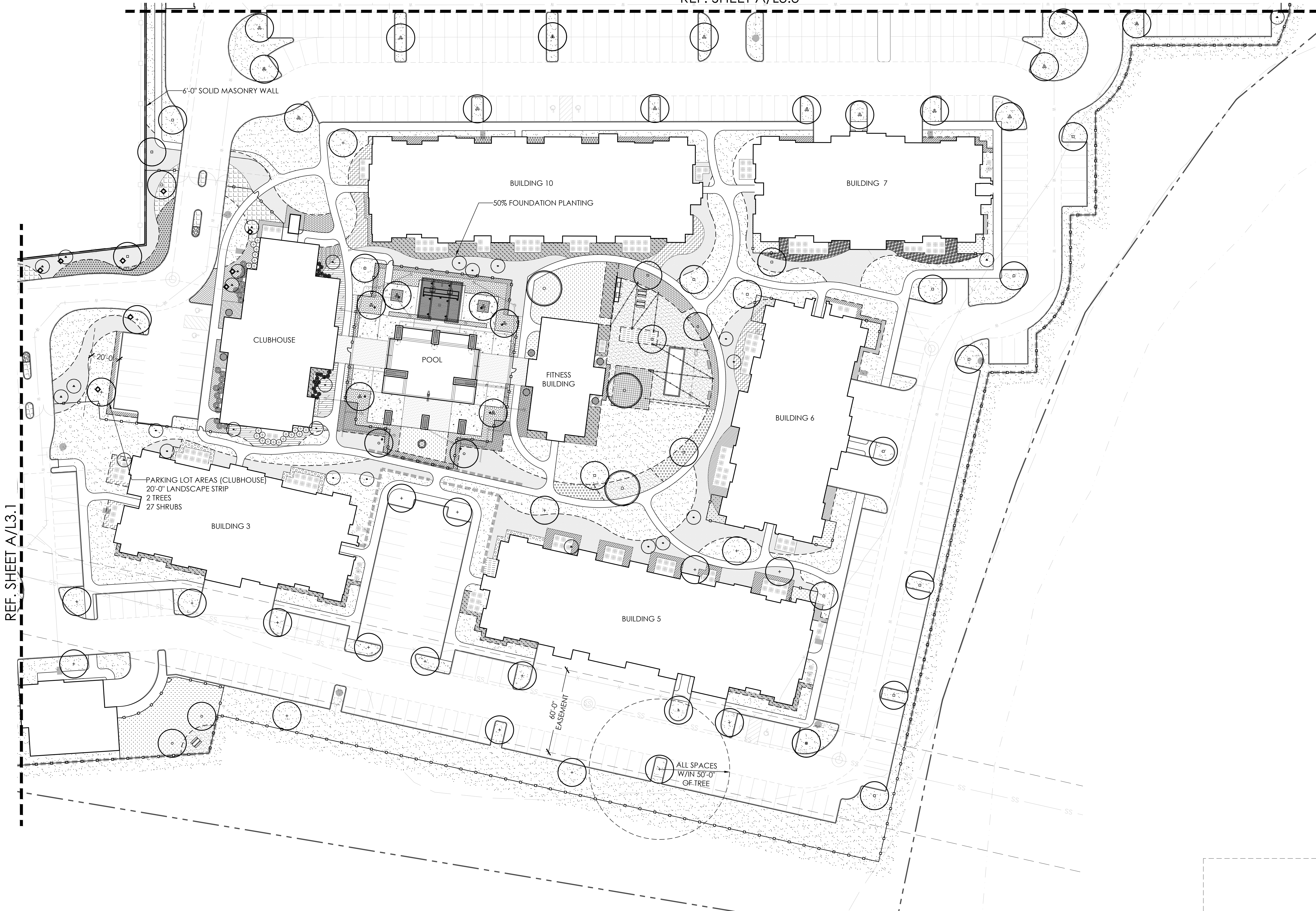


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PLANTING
PLAN



REF. SHEET A/L3.1



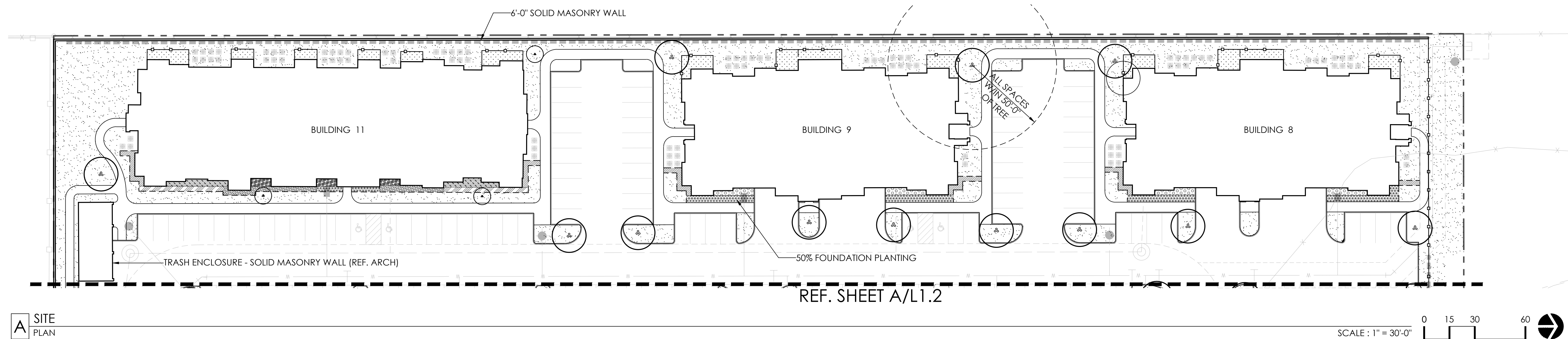
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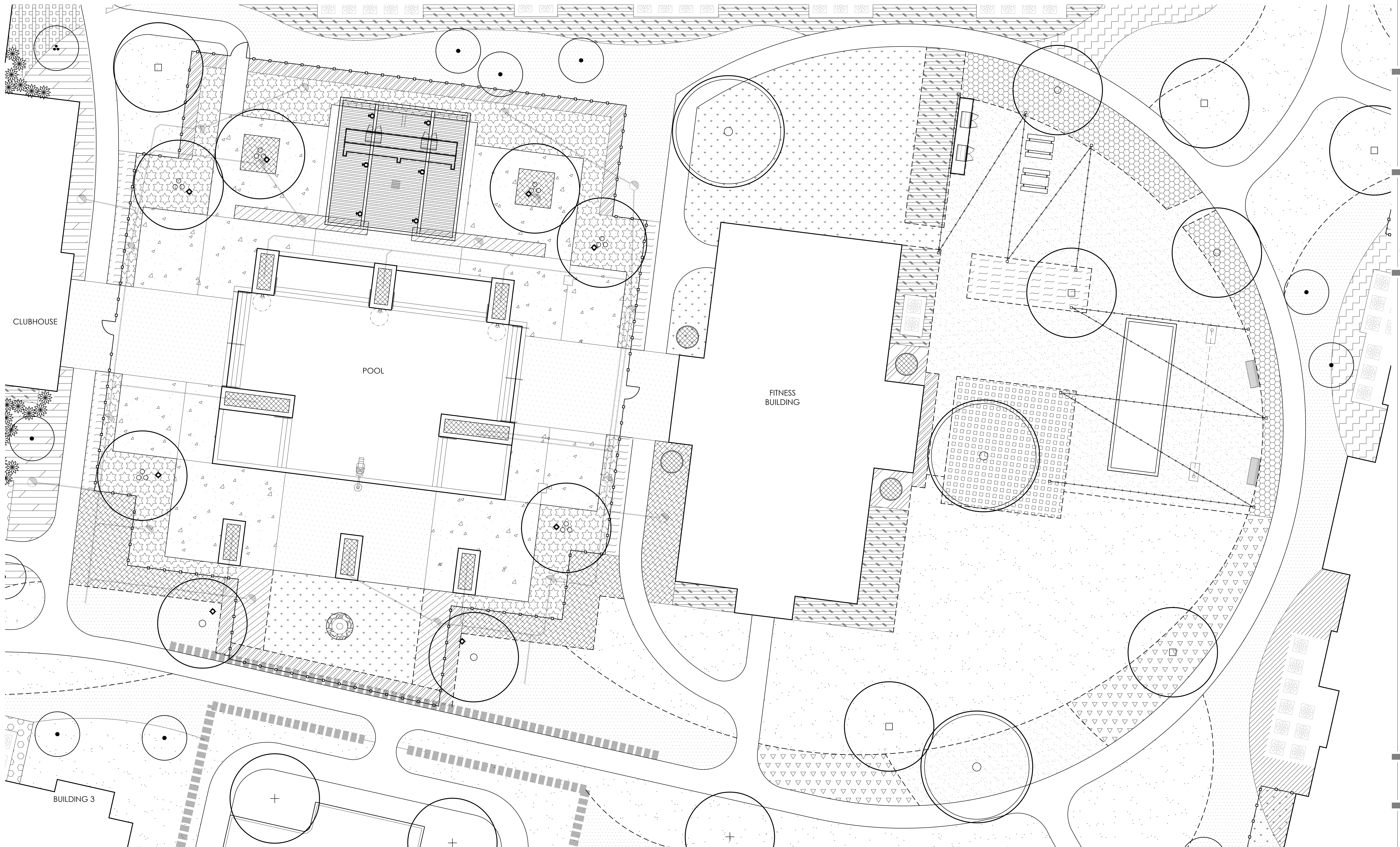
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PLANTING
PLAN

L3.3





A SITE PLAN

SCALE : 1" = 10'-0"

0 5 10 20

➔



LIV CANYON FALLS APARTMENTS
NORTHLAKE, TEXAS

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PLANTING PLAN

TOWN OF NORTHLAKE LANDSCAPE REQUIREMENTS
CANYON FALLS MPD AMENDMENT (ORDINANCE 15-0326)

ROADWAY LANDSCAPING - FM 1171

REQUIRED: 50'-0" LANDSCAPE BUFFER W/ 1 (MIN 3" CAL.) /25 LF & 10 SHRUBS(MIN 5 GAL.) / 50 LF
316 LF / 25 = 13 TREES
316 LF / 50 = 7 X 10 = 70 SHRUBS

PROVIDED: 13 TREES
77 SHRUBS

MINIMUM LANDSCAPED AREA

REQUIRED: MIN. 20% OF TOTAL LOT LANDSCAPED W/ SOD OR LANDSCAPE MATERIALS
685,181 SF (15.73 ACRES) / 20% = 137,036 SF LANDSCAPE AREA

PROVIDED: 146,873 SF

PARKING LOT AREAS

REQUIRED: 1 (MIN 3" CAL.) TREE / 10 PARKING SPACES
512 PARKING SPACES / 10 = 52 TREES
1 162 SQUARE FEET / 12 PARKING SPACES
ALL PARKING SPACES W/IN 50' OF TREE
20'-0"LANDSCAPE STRIP BETWEEN PARKING & ROW - 1 (MIN 5 GAL.) SHRUB / 5 LF &
1(MIN 3" CAL) CANOPY TREE OR 2 (MIN 1.5" CAL.) ORNAMENTAL TREES / 60 LF
PARKING LOT @ BUILDING 2: 137 LF / 5 = 28 SHRUBS, 137 LF/ 60 LF = 3 TREES
PARKING LOT @ CLUBHOUSE: 62 LF / 5 = 13 SHRUBS, 62 LF / 60 LF = 2 TREES

PROVIDED: 64 TREES
162 SQUARE FEET / 12 PARKING SPACES
ALL PARKING SPACES ARE W/IN 50' OF TREE
PARKING LOT @ BUILDING 2: 64 SHRUBS, 3 TREES
PARKING LOT @ CLUBHOUSE: 27 SHRUBS, 2 TREES

STREET YARDS

REQUIRED: 1 TREE / 2,500 SF
25,631 SF / 2,500 SF = 11 TREES

PROVIDED: 13 TREES

SCREENING (NON-RESIDENTIAL)

REQUIRED: 6'-0" SOLID MASONRY WALL ALONG LOT LINE ADJACENT TO RESIDENTIAL
GARBAGE STORAGE SCREENED ON ALL SIDES W/ SOLID MASONRY WALL

PROVIDED: 6'-0" SOLID MASONRY WALL ALONG LOT LINE LINE (ADJACENT TO RESIDENTIAL (WEST AND
SOUTH SIDES)
GARBAGE STORAGE SCREENED ON ALL SIDES W/ SOLID MASONRY WALL (REF. ARCH)

CITY ORDINANCE SECTION 9.10 LANDSCAPE AND TREE PROTECTION
SECTION 9.10 (D) MULTI-FAMILY

FOUNDATION PLANTING:

REQUIRED: EXPOSED SECTIONS OF BUILDING WALLS THAT ARE IN HIGH-VISIBILITY AREAS OF THE
BUILDING EXTERIOR SHALL HAVE PLANTING BEDS AT LEAST FIVE (5) WIDE PLACE DIRECTLY
ALONG AT LEAST 50% OF SUCH WALLS.

PROVIDED: PLANTING BEDS OF AT FIVE (5) WIDE AT ALL HIGH-VISIBILITY AREAS OF THE BUILDING
EXTERIOR WALLS

IRRIGATION NOTES:

1. PROVIDE 100% IRRIGATION COVERAGE TO ALL PLANTING AREA
USING AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
2. PROVIDE IRRIGATION CONTROLLER(S) WITH RAIN & FREEZE SENSORS
AND BACKFLOW PREVENTION DEVICES.
3. WATER TAPS, METERS AND SLEEVES SHALL BE PROVIDED BY OTHERS.
4. IRRIGATION LAWN AREAS WITH W/ POP-UP SPRAYS / ROTORS
(HUNTER PRS /PGP OR EQUAL).
5. IRRIGATE PLANTING BEDS AREAS WITH DRIP TUBING (NETAFIM O
EQUAL).
6. IRRIGATE ALL TREES W/ 2 BUBBLERS.

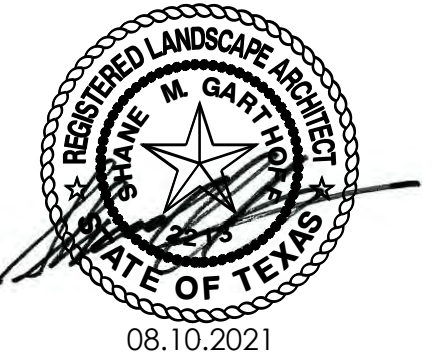
PLANT SCHEDULE

SYM.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	REMARKS
TREES							
AS	ACER SACCHARUM/ CADDY MAPLE	3"	12'	4'	65. GAL	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
JV	JUNIPERUS VIRGINIANA/ EASTERN RED CEDAR	2"	8'	4'	B&B	PER PLAN	SINGLE STRAIGHT TRUNK, FULL TO GROUND, MATCHED
LI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'/ NATCHEZ CRAPE MYRTLE	3"	10'	5'	45 GAL.	PER PLAN	MULTI-TRUNK, 5 CANE MIN, FULL CANOPY, MATCHED
PC	PISTACHIA CHINENSIS/ CHINESE PISTACHE	3"	12'	4'	65. GAL	PER PLAN	MULTI-TRUNK, 5 CANE MIN, FULL CANOPY, MATCHED
QM	QUERCUS MACROCARPA/ BUR OAK	3"	12'	4'	65. GAL	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
QS	QUERCUS SHUMARDII/ SHUMARD OAK	3"	12'	4'	65. GAL	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
QV1	QUERCUS VIRGINIANA/ LIVE OAK	8"	18'	7'	B&B	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
QV2	QUERCUS VIRGINIANA/ LIVE OAK	3"	12'	4'	65. GAL	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
UC	ULMUS CRASSIFOLIA/ CEDAR ELM	3"	12'	4'	65. GAL	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
VA	VITEX AGNUS-CASTUS/ CHASTE TREE	3"	6'	4'	45. GAL	PER PLAN	MULTI-TRUNK, 5 CANE MIN, FULL CANOPY, MATCHED

SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS							
AG	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'/ KALEIDOSCOPE ABELIA	24"	24"	5 GAL.	36" O.C.		
BG	BOUTELOUIA GRACILLIS/ BLONDE AMBITION BLUE GRAMA	18"	12"	1 GAL.	24" O.C.		
BM	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'/ WINTER GEM BOXWOOD	24"	24"	7 GAL.	36" O.C.		
DI	DIETES IRIDIODES/ BUTTERFLY IRIS	18"	12"	1 GAL.	24" O.C.		
EF	EUONYMUS FORTUNEI 'COLORATUS'/ PURPLE WINTERCREEPER	6"	12"	4" POTS	12" O.C.		
HP	HESPERALOE PARVIFLORA 'PERPA'/ BRAKELIGHTS RED YUCCA	24"	24"	5 GAL.	36" O.C.		
IC	ILEX CORNUTA 'DWARF BURFORD'/ DWARF BURFORD HOLLY	36"	24"	7 GAL.	36" O.C.		
JT	JUNCUS TENIUS 'BLUE DART'/ BLUE DART RUSH	12"	12"	1 GAL.	18" O.C.		
LA	LANTANA MONTEVIDENSIS/ TRAILING LANTANA	12"	12"	1 GAL.	18" O.C.		
LF	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'/ GREEN CLOUD TEXAS SAGE	24"	24"	5 GAL.	36" O.C.		
LZ	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'/ CIMARRON TEXAS SAGE	24"	24"	5 GAL.	36" O.C.		
LM	LIRIOPE MUSCARI 'BIG BLUE'/ BIG BLUE LIRIOPE	6"	6"	4" POTS	12" O.C.		
LC	LOROPETALUM CHINENSE 'PEACK'/ PURPLE PIXIE LOROPETALUM	24"	24"	5 GAL.	36" O.C.		
LS	LOROPETALUM CHINENSE 'SHANG-HI'/ PURPLE DIAMOND LOROPETALUM	24"	24"	5 GAL.	36" O.C.		
MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST'/ REGAL MIST GULF MUHLY	24"	24"	5 GAL.	36" O.C.		
MP	MYRICA PUSILLA/ DWARF WAX MYRTLE	24"	24"	5 GAL.	36" O.C.		
ND	NANDINA DOMESTICA 'LEMON-LIME'/ LEMON LIME NANDINA	24"	24"	5 GAL.	36" O.C.		
NT	NASELLA TENUISSIMA/ MEXICAN FEATHER GRASS	18"	12"	1 GAL.	24" O.C.		
OE	OPUNTIA ELLISIANA/ SPINELESS PRICKLY PEAR	18"	18"	5 GAL.	24" O.C.		
PT	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'/ WHEELER'S DWARF PITTOSPORUM	24"	24"	5 GAL.	36" O.C.		
RO	ROSMARINUS OFFICINALIS 'PROSTRATE'/ TRAILING ROSEMARY	12"	12"	5 GAL.	36" O.C.		
SC	SEASONAL COLOR	6"	6"	4" POTS	12" O.C.		SEASONAL, HEAVY W/ BUDS
SG	SALVIA GREGGI/ AUTUMN SAGE	18"	18"	1 GAL.	PER PLAN		

LAWN	CYNADON DACTYLON/ COMMON BERMUDAGRASS	SOLID SOD AS DESIGNATED ON PLANS. PROVIDE TEMPORARY COVERAGE OF ANNUAL RYE SHOULD THE TEMPERATURE NOT PERMIT COVERAGE OF BERMUDA.					
	ERAGROSTIS CURVULA WEEPING LOVE GRASS	HYDROMULCH @ MANUFACTURER'S RECOMMENDED APPLICATION RATE. IF COLD TEMPERATURES DO NOT ALLOW FOR GERMINATION OF SEED, INSTALL A TEMPORARY COOL SEASON COVER OF OF ANNUAL RYE ACCORDING TO SUPPLIER'S RECOMMENDED SEED RATE. CONVERT TO PERMANENT SEED TYPE AS SOON AS WARM WEATHER ALLOWS.					

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
	ARTIFICIAL TURF AUSTIN54 - INSTALL W/ 4" COMPACTED BASE & FILTER FABRIC	FIELD GREEN/OLIVE GREEN	N/A	CONTACT: MARCO GORTANA SYNTHETIC GRASS PROS PHONE: 214.577.3080
	316" X 4" STEEL EDGING (PLANTING BEDS) 1/4" X 4" (GRAVEL LOCATIONS)	GRAY/METALLIC	GALVANIZED	COL-MET, 972-494-3900
	STABILIZED DECOMPOSED GRANITE	NATURAL, PINK/BROWN	STANDARD	FULL CONTINUOUS COVERAGE AS DESIGNATED ON PLANS. INSTALL IN 1" COMPACTED LIFTS W/ SOIL STABILIZER CONTACT: STABILIZER SOLUTIONS PHONE: 800.336.2468 www.stabilizersolutions.com
	DECORATIVE GRAVEL COLORADO RIVER ROCK 2" - 4" DIA.	GRAY, SPECKLED	NATURAL, ROUNDED	FULL CONTINUOUS COVERAGE AS DESIGNATED ON PLANS.



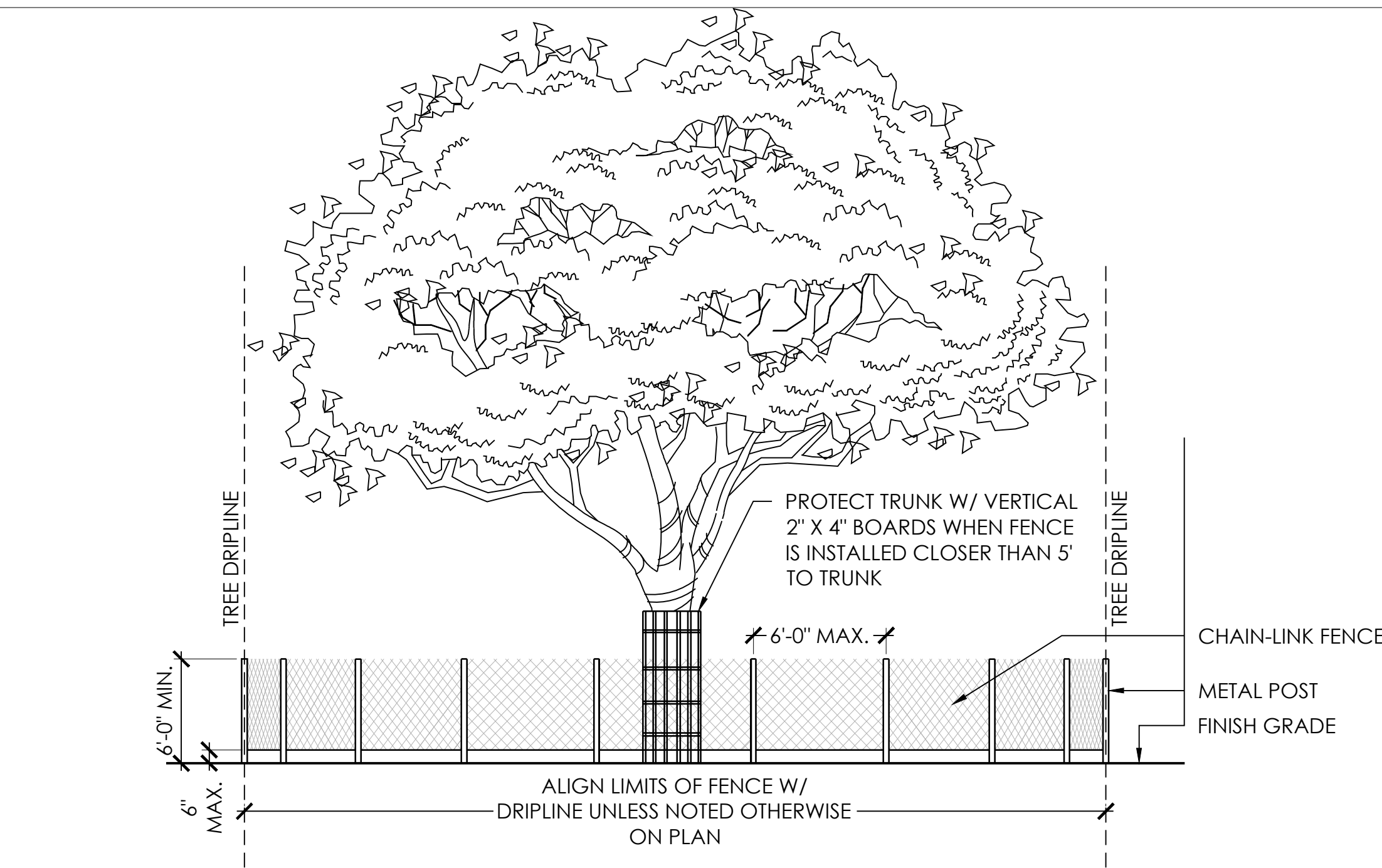
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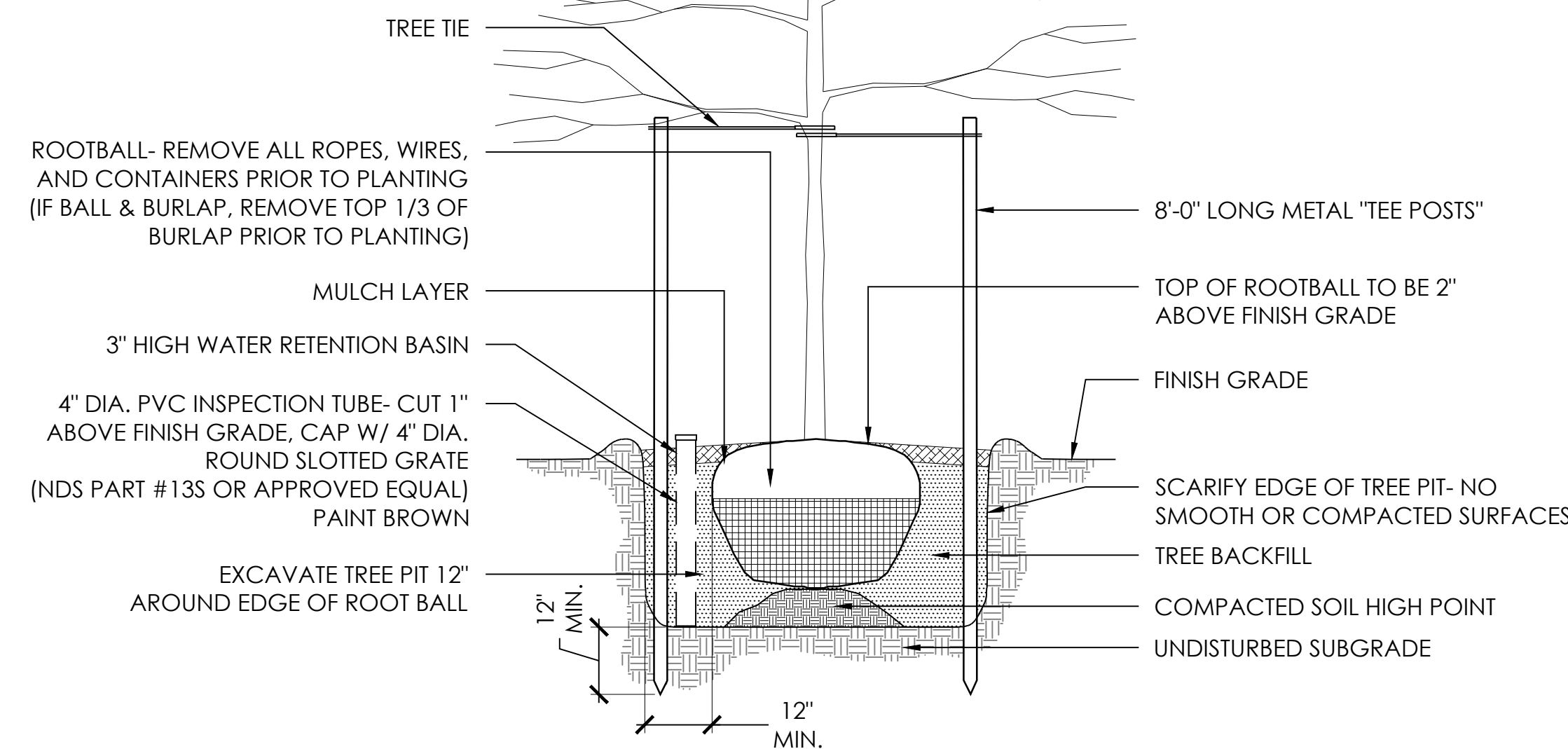
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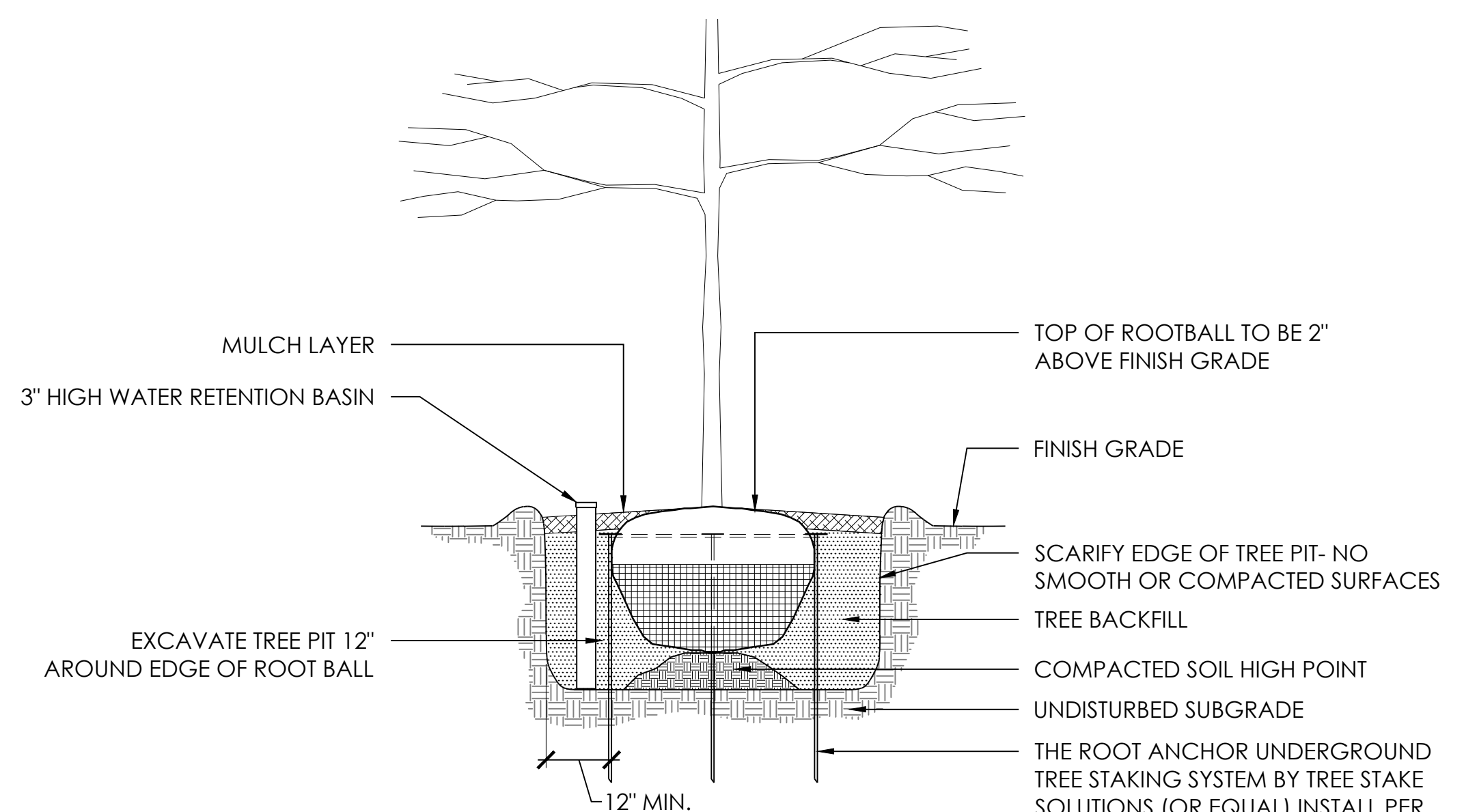


J TREE PROTECTION FENCE
SECTION NOT TO SCALE

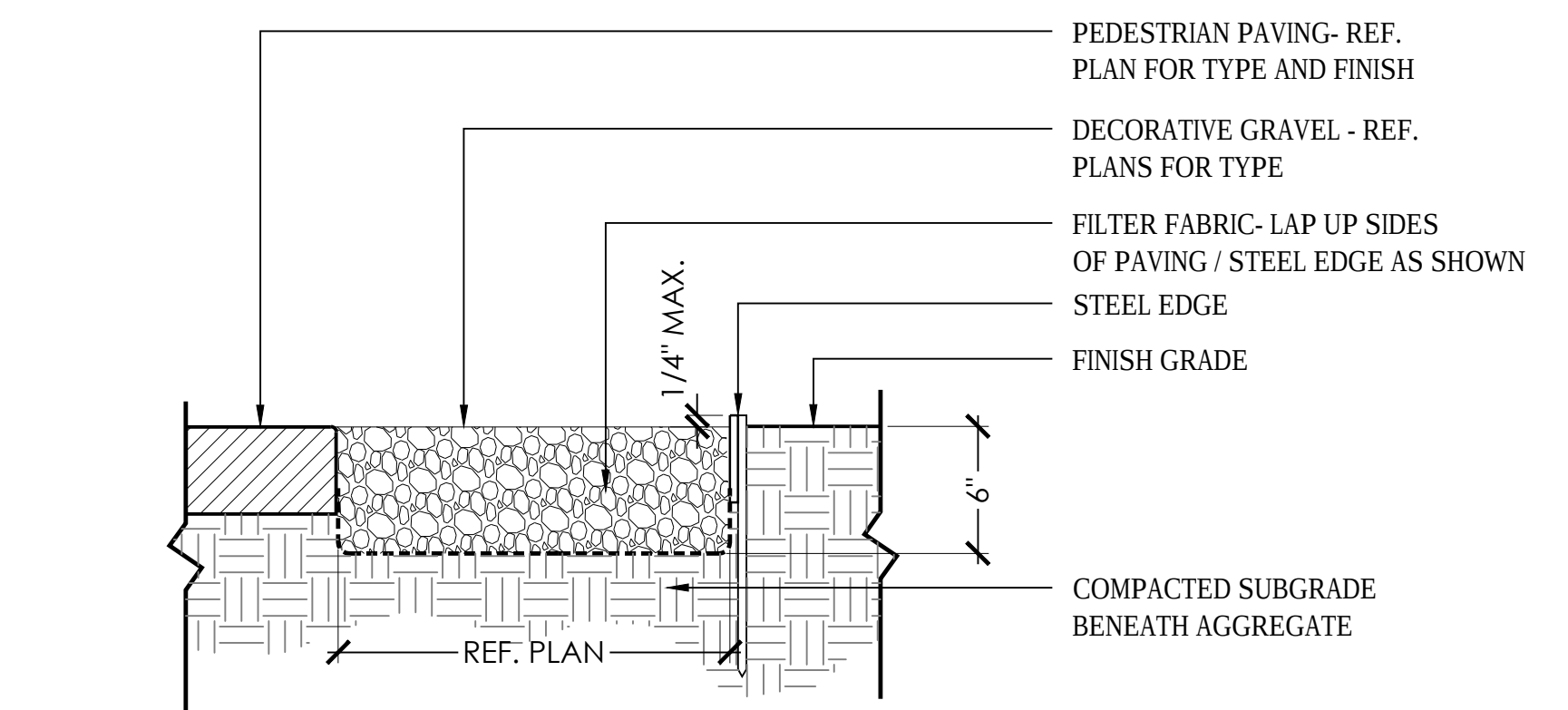
NOTES:
1. TREES LESS THAN 3" CALIPER TO RECEIVE TWO (2) TREE STAKES.
TREES LARGER THAN 3" CALIPER TO RECEIVE THREE (3) TREE STAKES.



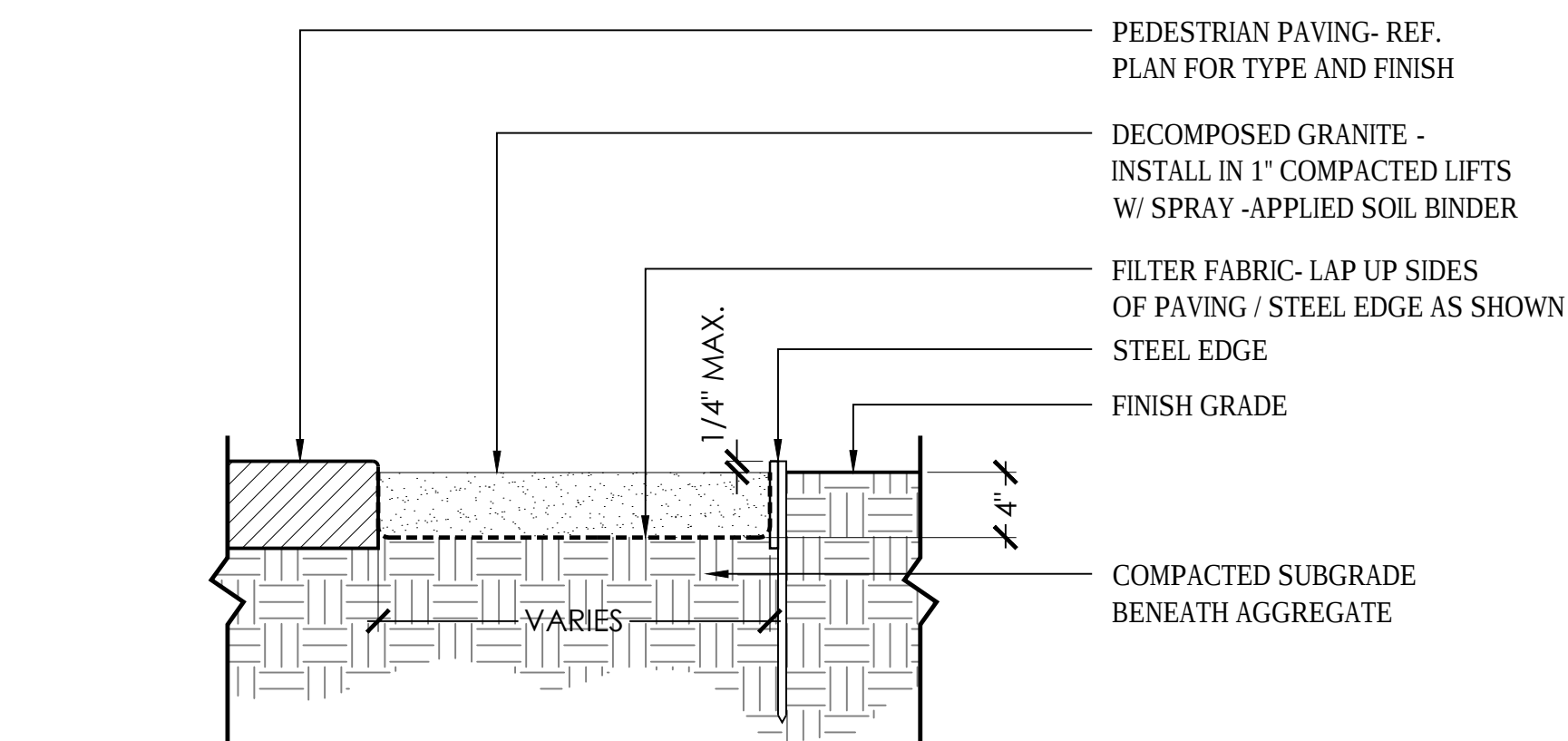
I TYPICAL TREE PLANTING W/ ABOVE GRADE STAKING
SECTION NOT TO SCALE



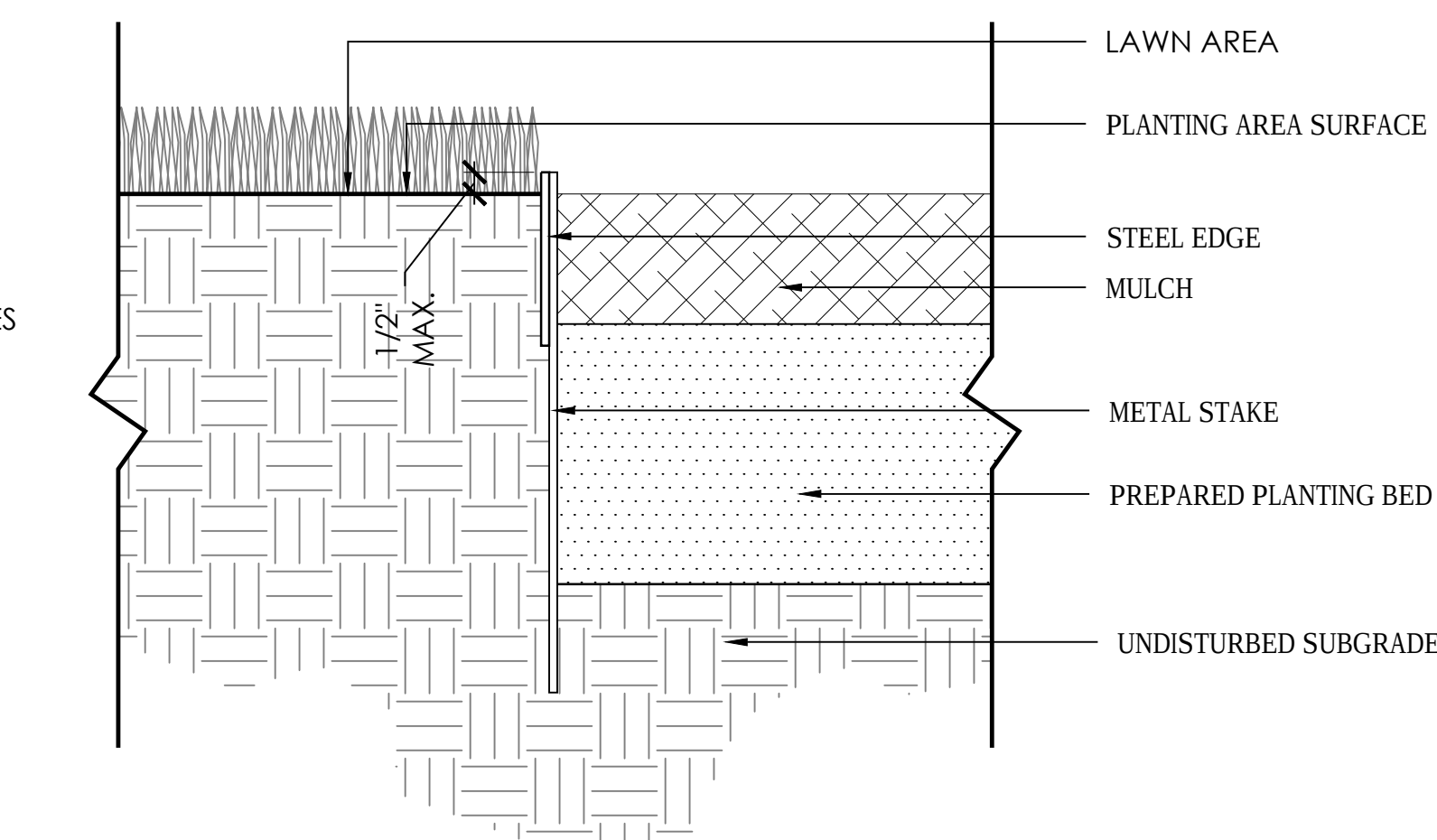
H TYPICAL TREE PLANTING W/ BELOW GRADE STAKING
SECTION NOT TO SCALE



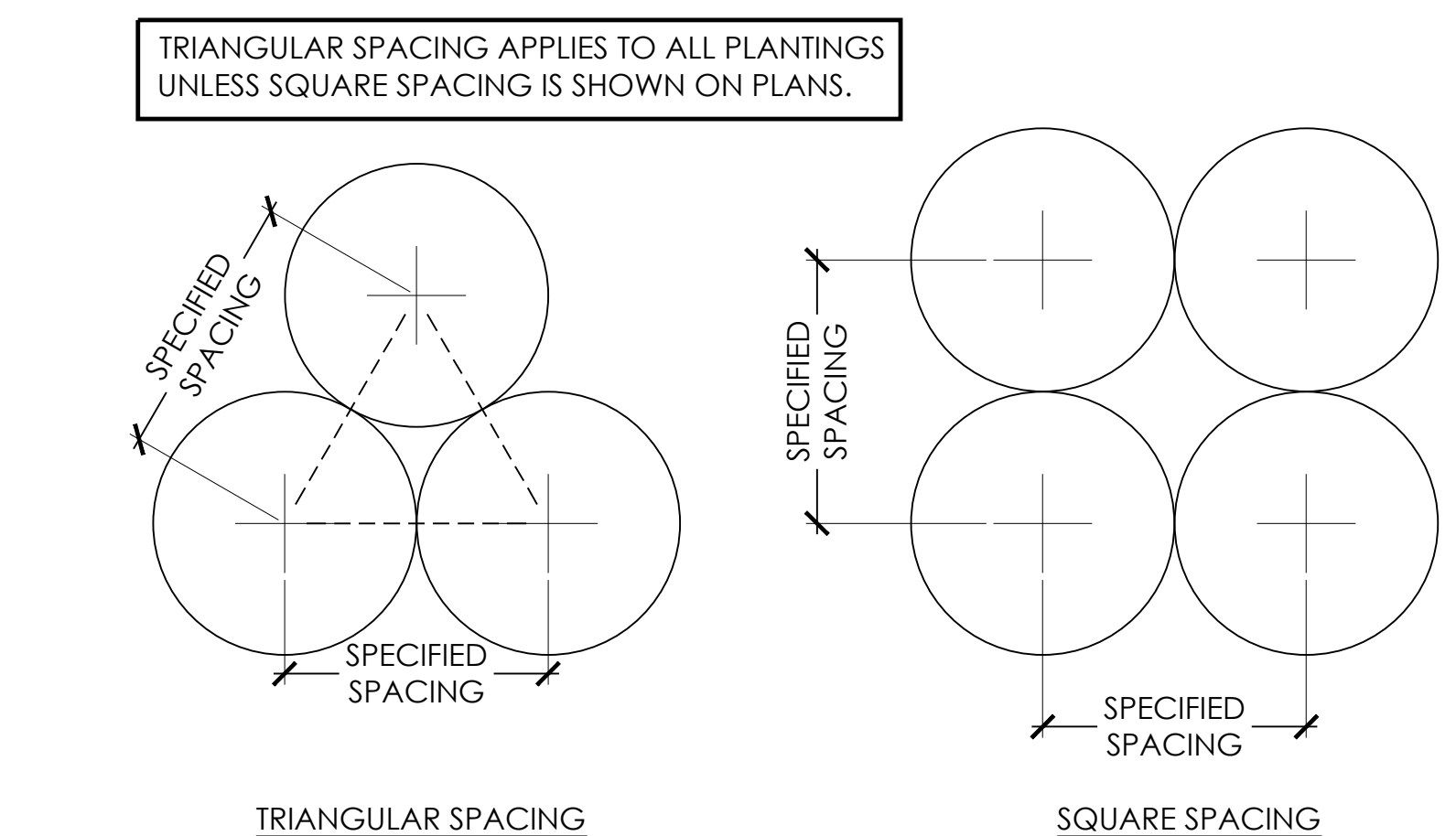
G TYPICAL DECORATIVE GRAVEL
SECTION NOT TO SCALE



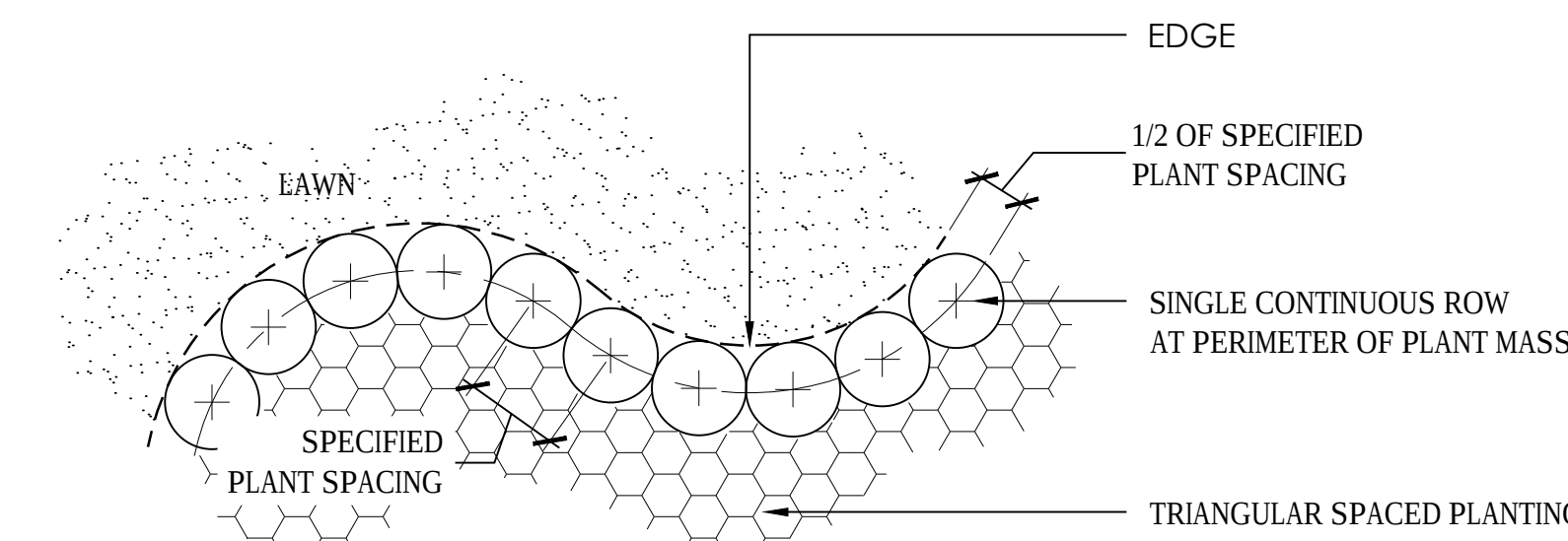
F TYPICAL DECOMPOSED GRANITE
SECTION NOT TO SCALE



E TYPICAL STEEL EDGE DETAIL
SECTION NOT TO SCALE

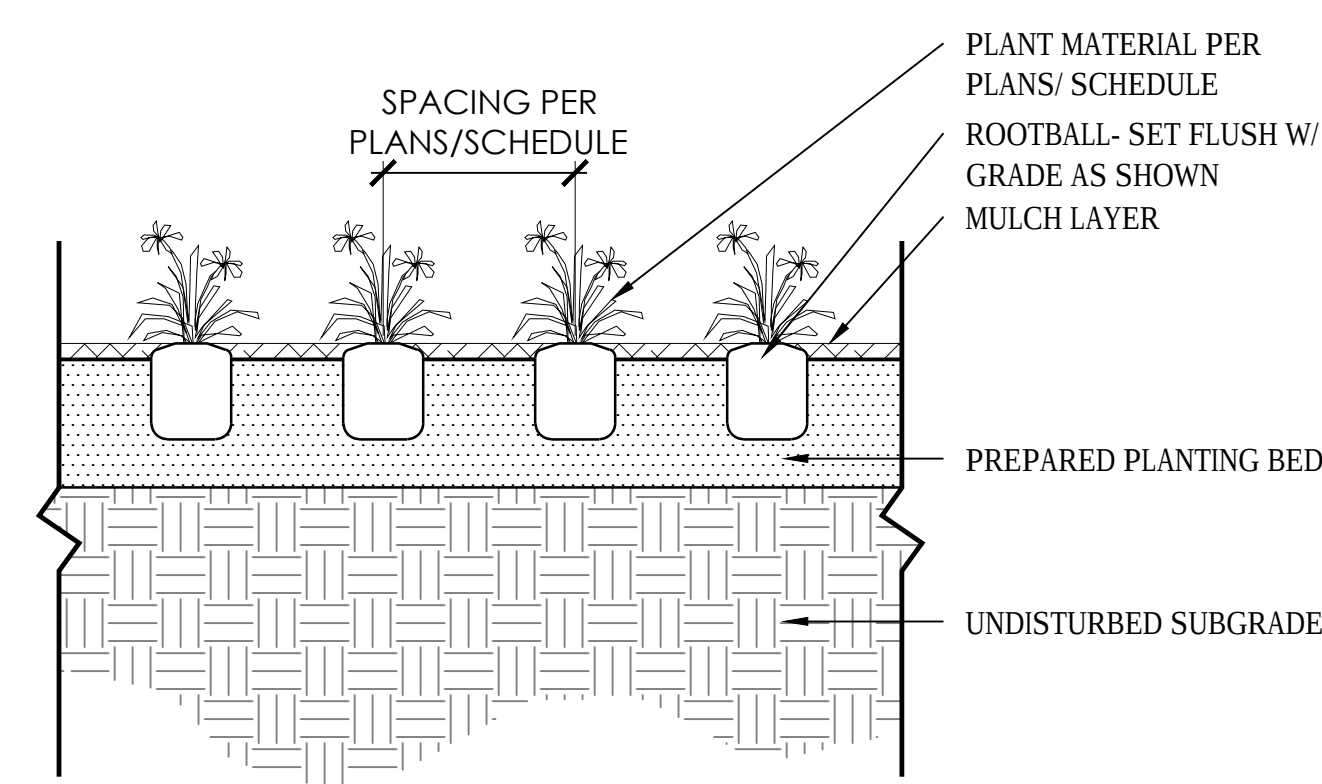


D TYPICAL PLANT SPACING DETAIL
SECTION NOT TO SCALE



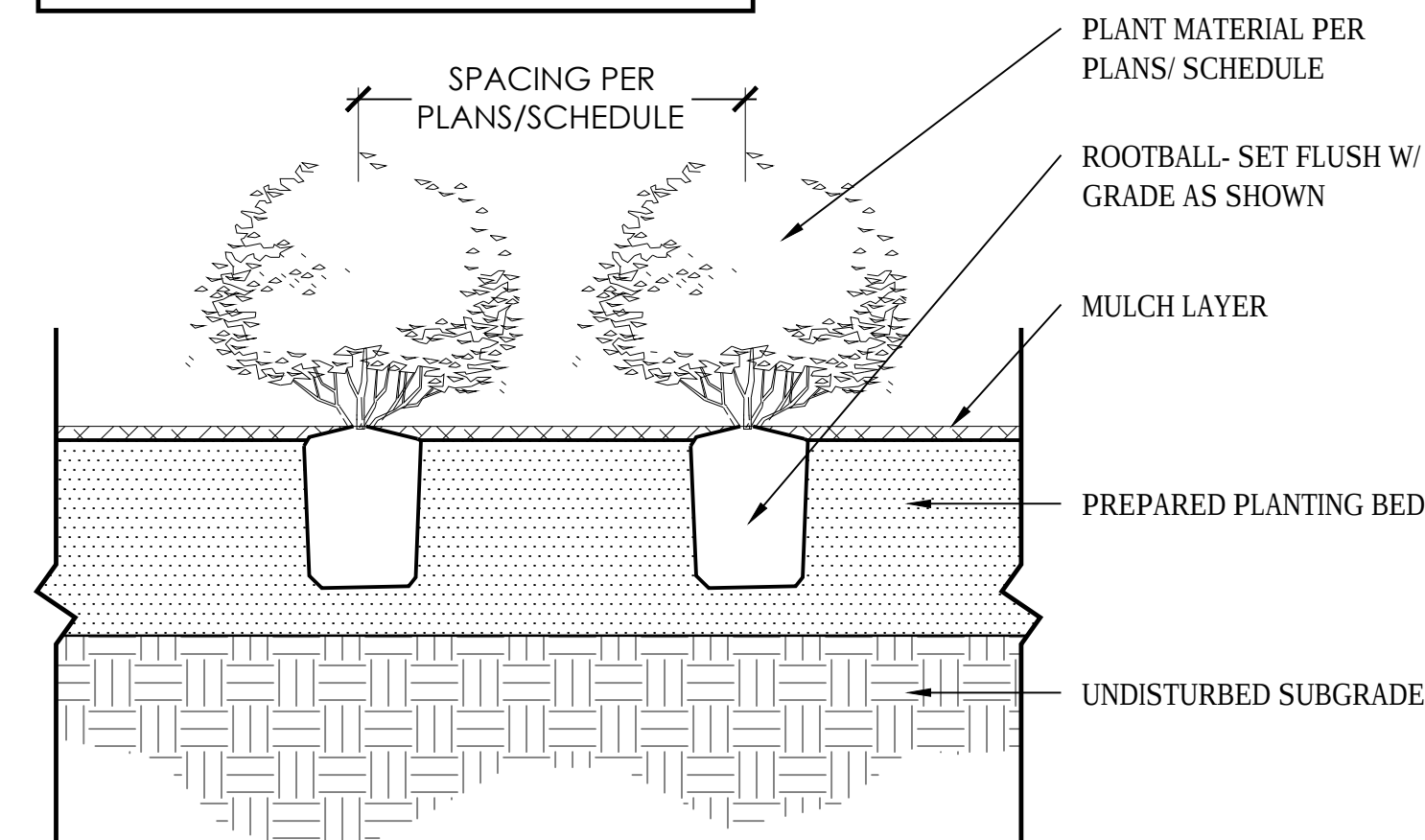
C TYPICAL PLANTING LAYOUT @ EDGING DETAIL
PLAN NOT TO SCALE

NOTE: THIS DETAIL REFERS TO ALL GROUNDCOVER, PERENNIAL, VINE AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

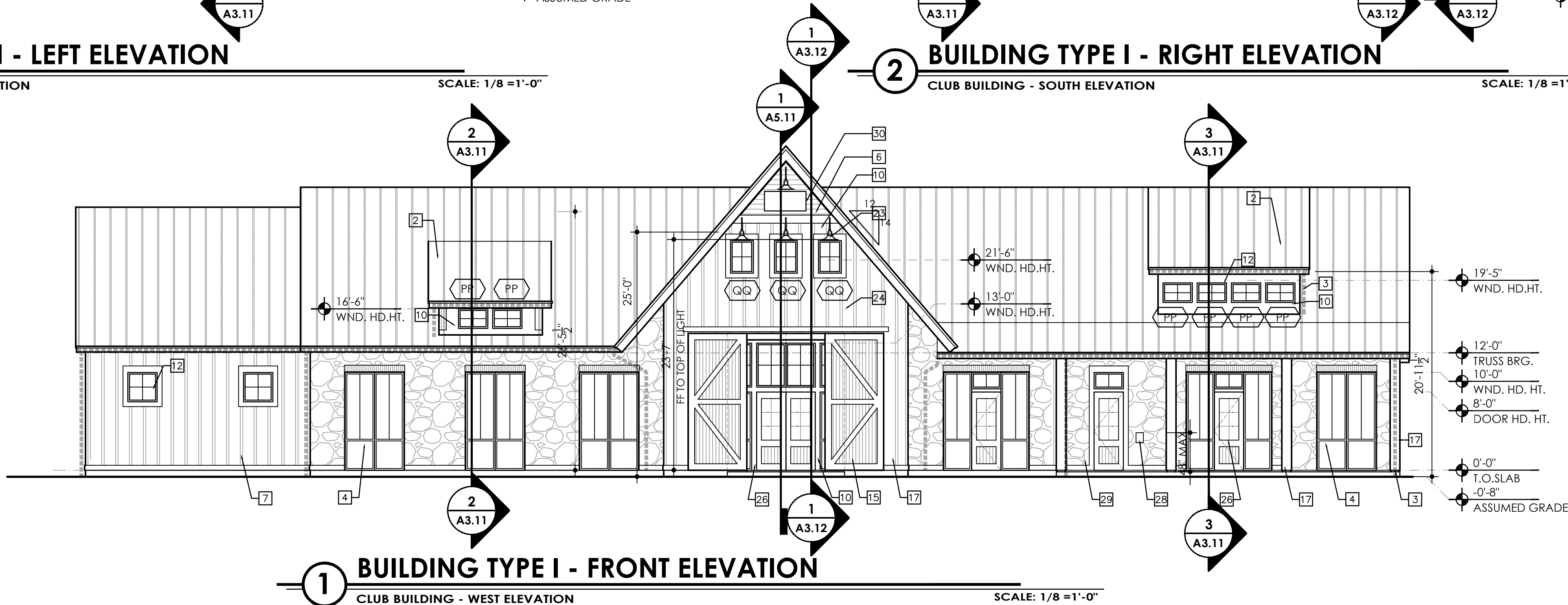
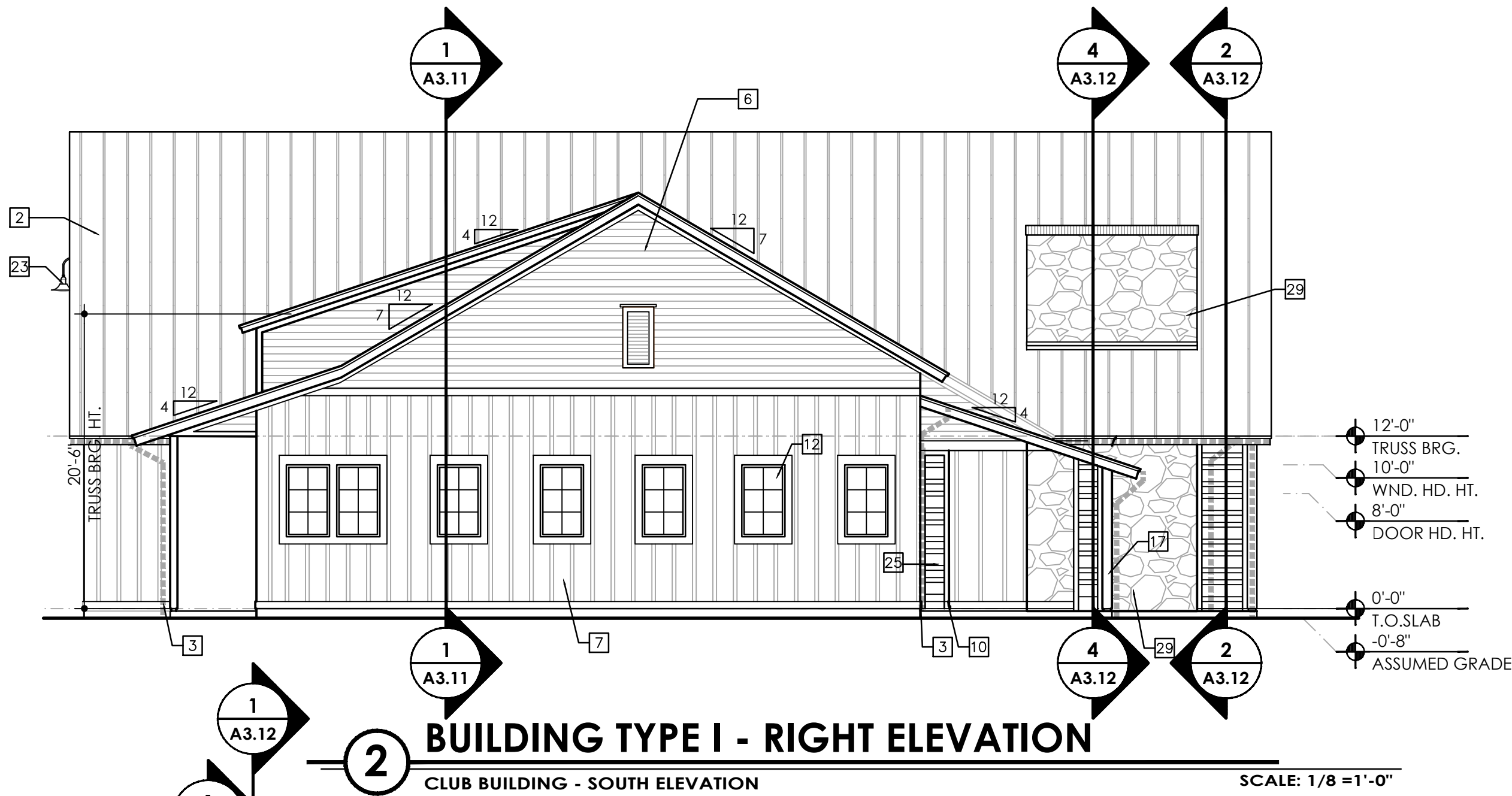
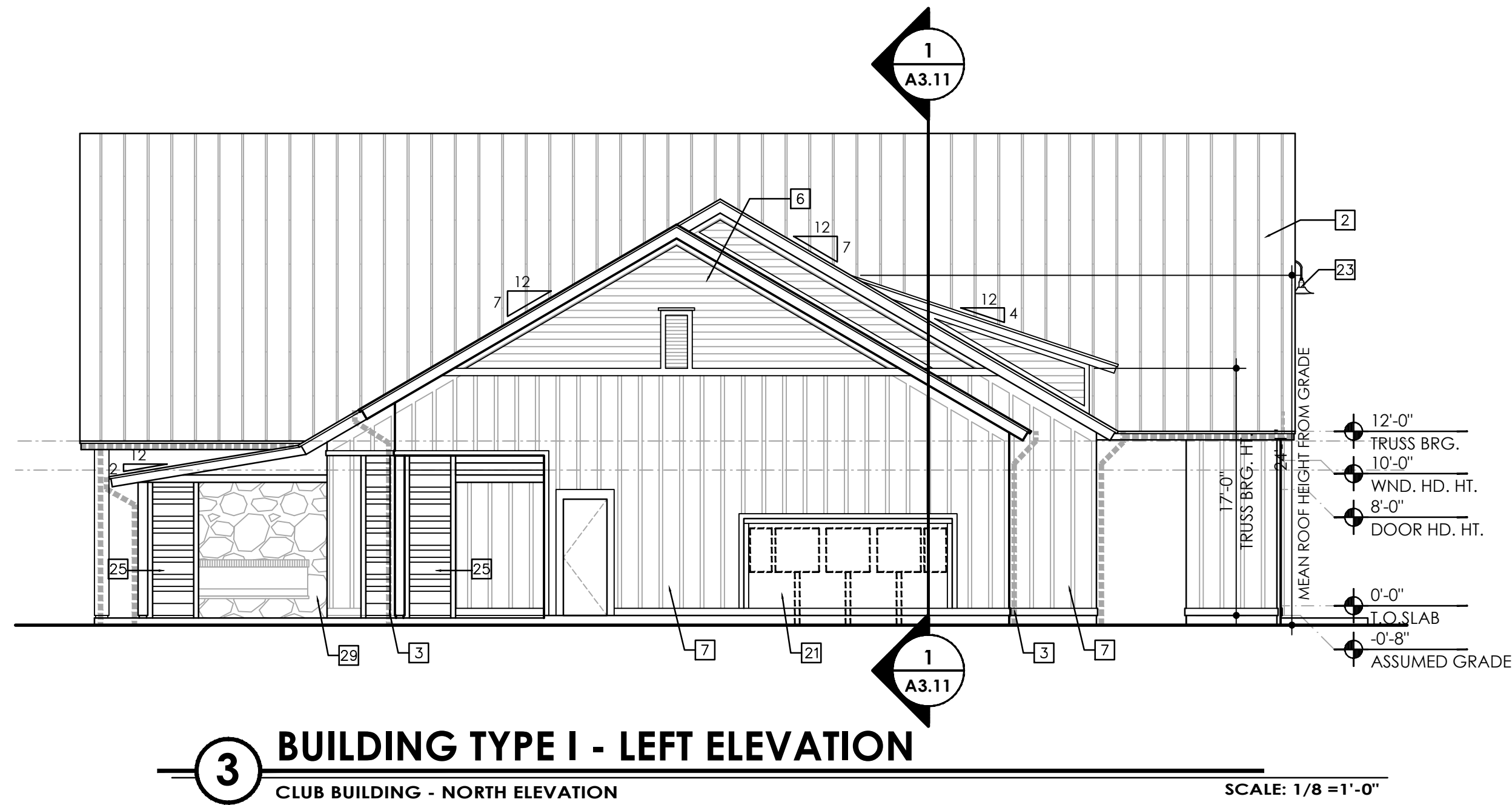
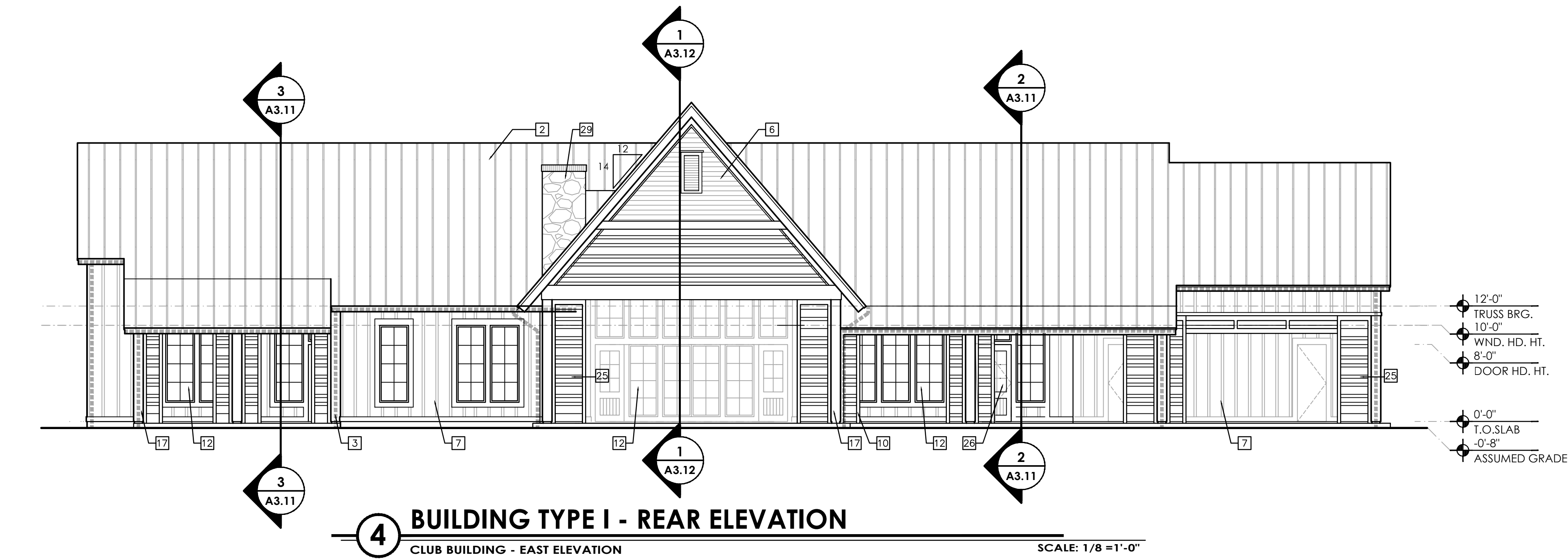


B TYPICAL GROUNDCOVER PLANTING DETAIL
SECTION NOT TO SCALE

NOTE: THIS DETAIL REFERS TO ALL SHRUBS AND ORNAMENTAL GRASSES UNLESS OTHERWISE NOTED.



A TYPICAL SHRUB PLANTING DETAIL
SECTION NOT TO SCALE



GENERAL ELEVATION NOTES

A. REFER TO ENLARGED ELEVATION SHEETS FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS

B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.

C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC., SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL

D. STAIR RAILS AND GUARDS TO BE STEEL

E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.

F. PROVIDE A PAINTABLE URETHANE SEALANT AT ALL CORNERS

G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS

H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.

I. PROVIDE POSITIVE SLOPE (1:2) AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL

J. ALL ATTACHMENT AND PENETRATION THROUGH THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION.

K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.

L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.

M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS

N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.

O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC.; COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.

P. INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.

Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.

ELEVATION KEYNOTES

1. ARCHITECTURAL GRADE SHINGLES W/ MINIMUM 30 YEAR WARRANTY, TYP.

2. METAL ROOFING.

3. ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN.

4. TYPICAL STORE FRONT SYSTEM.

5. FIBER CEMENT SMOOTH LAP SIDING WITH 10" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS

6. FIBER CEMENT SMOOTH LAP SIDING WITH 6" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS

7. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 17" O.C., TYPICAL

8. WIRE MESH FENCE.

9. NOT USED

10. FIBER CEMENT BOARD TRIM, TYP. SEE ENLARGED ELEVATIONS FOR SPECIFICS.

11. COLUMN WRAPPED IN FIBER CEMENT PANEL.

12. VINYL WINDOW.

13. METAL GARAGE DOOR.

14. ALUMINUM AND GLASS GARAGE DOOR.

15. CUSTOM-FABRICATED WOOD SLIDING DOOR ON EXTERIOR-GRADE BARN DOOR HARDWARE.

16. 42" STEEL GUARDRAIL SYSTEM, COLOR:BLACK OPAQUE.

17. 12X8 P.T. WOOD COLUMN, STAINED

18. WOOD BEAM, STAINED.

19. 2 PRE-FABRICATED ROOF TRUSSES SEPARATED BY 1x WOOD FLITCH PLATE.

20. DECORATIVE, PRE-MANUFACTURED LOUVER.

21. METER BANK PER ELECTRICAL DRAWINGS.

22. DECORATIVE BRACKET.

23. LIGHTING PER ELECTRICAL DRAWINGS.

24. SIGNAGE PER OWNER.

25. CUSTOM-FABRICATED SELECT GRADE DOUGLAS FIR LOUVER ASSEMBLY, STAINED WITH ALTERNATING LOUVER WIDTHS.

26. ALUMINUM CLAD EXTERIOR DOORS PER DOOR SCHEDULE.

27. SLIDING DOOR SYSTEM PER DOOR SCHEDULE.

28. DIGITAL ACCESS PAD TO BE MOUNTED WITHIN REACH RANGE. PER CODE. SUPPLIED POWER AND DATA TO BE MAX 48" A.F.F.

29. CULTURED STONE BASIS OF DESIGN; CANYON MOSS STONE. STYLE: ROUGH CUT.

30. BUILDING NUMBER.

31. ARCHITECTURAL TOWERS.

32. DORMER WINDOW.

33. STONE HEADER.

SIGNAGE

ADDRESS NUMBERS ARE REQUIRED AT FRONT AND REAR OF BUILDING, VISABLE FROM ROADWAY, WITH LETTERS AT A MINIMUM OF 4" HIGH (PREFERABLY 6") W/ CONTRASTING BACKGROUND COLOR. ADDITIONALLY, UNIT NUMBERS SHALL BE INDICATED AT THE APPROPRIATE ENTRANCES.

ALL SIGNAGE REQUIREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AN OWNER WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL ROUGH-IN CONSTRUCTION.

LIV CANYON FALLS APARTMENTS

NORTHLAKE, TEXAS

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PH: 205-271-1679

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BUILDING TYPE I - CLUB ELEVATION

date: 08-12-21
job no: 4399.21
drawn by: TYA, MEQ
reviewed by: TRW
file: 4399A211
issue history:

A2.11

PERMIT SET 08-12-21

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2 FRONT ELEVATION
BUILDING TYPE II

SCALE: 1/8"=1'-0"



1 RIGHT ELEVATION
BUILDING TYPE II

SCALE: 1/8"=1'-0"

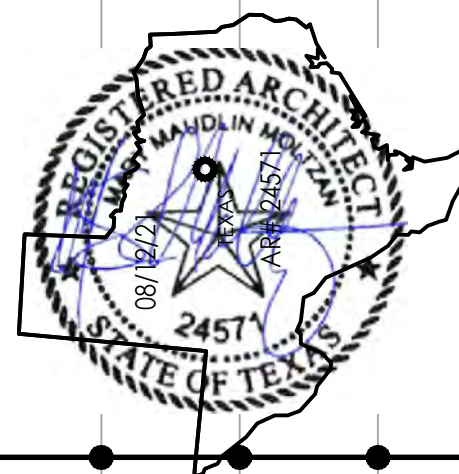
SIGNAGE

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ALL SIGNAGE REQUIREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AN OWNER WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL ROUGH-IN CONSTRUCTION.

ELEVATION KEYNOTES

1. ARCHITECTURAL GRADE SHINGLES W/ MINIMUM 30 YEAR WARRANTY, TYP.
 2. METAL ROOFING.
 3. ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN.
 4. TYPICAL STORE FRONT SYSTEM.
 5. FIBER CEMENT SMOOTH LAP SIDING WITH 10" REVEAL. 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.
 6. FIBER CEMENT SMOOTH LAP SIDING WITH 6" REVEAL. 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.
 7. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 17" O.C., TYPICAL.
 8. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 11" O.C., TYPICAL.
 9. FIBER CEMENT PANEL SIDING, TYPICAL.
 10. FIBER CEMENT BOARD TRIM, TYP. SEE ENLARGED ELEVATIONS FOR SPECIFICS.
 11. COLUMN WRAPPED IN FIBER CEMENT PANEL.
 12. VINYL GARAGE DOOR.
 13. METAL GARAGE DOOR.
 14. ALUMINUM AND GLASS GARAGE DOOR.
 15. CUSTOM-FABRICATED WOOD SLIDING DOOR ON EXTERIOR-GRADE BARN DOOR HARDWARE.
 16. 42" STEEL GUARDRAIL SYSTEM. COLOR:BLACK OPAQUE.
 17. 12X8 P.T. WOOD COLUMN, STAINED
 18. WOOD BEAM, STAINED.
 19. 2 PRE-FABRICATED ROOF TRUSSES SEPARATED BY 1x WOOD FLITCH PLATE.
 20. DECORATIVE, PRE-MANUFACTURED LOUVER.
 21. METER BANK PER ELECTRICAL DRAWINGS.
 22. DECORATIVE BRACKET.
 23. LIGHTING PER ELECTRICAL DRAWINGS.
 24. SIGNAGE PER OWNER.
 25. CUSTOM-FABRICATED SELECT GRADE DOUGLAS FIR LOUVER ASSEMBLY, STAINED WITH ALTERNATING LOUVER WIDTHS.
 26. ALUMINUM CLAD EXTERIOR DOORS PER DOOR SCHEDULE.
 27. SLIDING DOOR SYSTEM PER DOOR SCHEDULE.
 28. DIGITAL ACCESS PAD TO BE MOUNTED WITHIN REACH RANGE. PER CODE, SUPPLIED POWER AND DATA TO BE MAX 48" A.F.F.
 29. CULTURED STONE BASIS OF DESIGN: CANYON MOSS STONE. STYLE: ROUGH CUT.
 30. BUILDING NUMBER.
 31. ARCHITECTURAL TOWERS.
 32. DORMER WINDOW.
 33. STONE HEADER.
- A. REFER TO ENLARGED ELEVATION SHEETS FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS
- B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
- C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
- D. STAIR RAILS AND GUARDS TO BE STEEL.
- E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- F. PROVIDE A PAINTABLE URETHANE SEALANT AT ALL CORNERS.
- G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS.
- H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
- I. PROVIDE POSITIVE SLOPE (1:2) AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
- J. ALL ATTACHMENT AND PENETRATION THROUGH THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION.
- K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
- L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
- M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
- N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
- O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC.: COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- P. ■■■■■■■■■■ INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.
- Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.



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BUILDING TYPE II

EXTERIOR

ELEVATIONS

date: 08-12-21
job no: 4399.21
drawn by: TYA
reviewed by: MMM
file: 4399A221
issue history:

PERMIT SET -08-12-21

A2.21

Tania Addarich Monday, August 09, 2021 P:\4399 - LIV CANYON FALLS\DRAWINGS\1_APARTMENT\00_CURRENT\4399A222

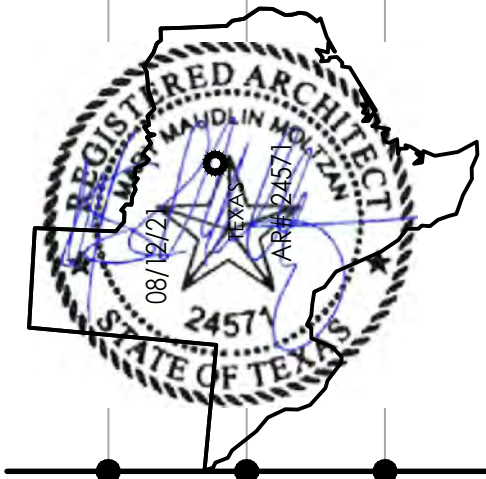


2 REAR ELEVATION
BUILDING TYPE II
SCALE: 1/8"=1'-0"



1 RIGHT ELEVATION
BUILDING TYPE II
SCALE: 1/8"=1'-0"

SIGNAGE	ELEVATION KEYNOTES	GENERAL ELEVATION NOTES
ADDRESS NUMBERS ARE REQUIRED AT FRONT AND REAR OF BUILDING. VISABLE FROM ROADWAY, WITH LETTERS AT A MINIMUM OF 4" HIGH (PREFERABLY 6") W/ CONTRASTING BACKGROUND COLOR. ADDITIONALLY, UNIT NUMBERS SHALL BE INDICATED AT THE APPROPRIATE ENTRANCES. ALL SIGNAGE REQUIREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AN OWNER WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL ROUGH-IN CONSTRUCTION.	1. ARCHITECTURAL GRADE SHINGLES W/ MINIMUM 30 YEAR WARRANTY, TYP. 2. METAL ROOFING. 3. ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN. 4. TYPICAL STORE FRONT SYSTEM. 5. FIBER CEMENT SMOOTH LAP SIDING WITH 10" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS. 6. FIBER CEMENT SMOOTH LAP SIDING WITH 6" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS. 7. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 17" O.C., TYPICAL. 8. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 11" O.C., TYPICAL. 9. FIBER CEMENT PANEL SIDING, TYPICAL. 10. FIBER CEMENT BOARD TRIM, TYP. SEE ENLARGED ELEVATIONS FOR SPECIFICS. 11. COLUMN WRAPPED IN FIBER CEMENT PANEL. 12. VINYL WINDOW. 13. METAL GARAGE DOOR. 14. ALUMINUM AND GLASS GARAGE DOOR. 15. CUSTOM-FABRICATED WOOD SLIDING DOOR ON EXTERIOR-GRADE BARN DOOR HARDWARE. 16. 42" STEEL GUARDRAIL SYSTEM. COLOR:BLACK OPAQUE. 17. 12X8 P.T. WOOD COLUMN, STAINED 18. WOOD BEAM, STAINED. 19. 2 PRE-FABRICATED ROOF TRUSSES SEPARATED BY 1x WOOD FLITCH PLATE. 20. DECORATIVE, PRE-MANUFACTURED LOUVER. 21. METER BANK PER ELECTRICAL DRAWINGS. 22. DECORATIVE BRACKET. 23. LIGHTING PER ELECTRICAL DRAWINGS. 24. SIGNAGE PER OWNER. 25. CUSTOM-FABRICATED SELECT GRADE DOUGLAS FIR LOUVER ASSEMBLY, STAINED WITH ALTERNATING LOUVER WIDTHS. 26. ALUMINUM CLAD EXTERIOR DOORS PER DOOR SCHEDULE. 27. SLIDING DOOR SYSTEM PER DOOR SCHEDULE. 28. DIGITAL ACCESS PAD TO BE MOUNTED WITHIN REACH RANGE, PER CODE. SUPPLIED POWER AND DATA TO BE MAX 48" A.F.F. 29. CULTURED STONE BASIS OF DESIGN: CANYON MOSS STONE, STYLE: ROUGH CUT. 30. BUILDING NUMBER. 31. ARCHITECTURAL TOWERS. 32. DORMER WINDOW. 33. STONE HEADER.	A. REFER TO ENLARGED ELEVATION SHEETS FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL. D. STAIR RAILS AND GUARDS TO BE STEEL. E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING. F. PROVIDE A PAINTABLE URETHANE SEALANT AT ALL CORNERS. G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS. H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC. I. PROVIDE POSITIVE SLOPE (1:2) AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL. J. ALL ATTACHMENT AND PENETRATION THROUGH THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP. L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING. M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS. N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS. O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC.; COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR. P. ■■■■■■■■ INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT. Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.



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BUILDING TYPE II
EXTERIOR
ELEVATIONS

date: 08-12-21
job no: 4399-21
drawn by: TYA
reviewed by: MMM
file: 4399A222
issue history:

PERMIT SET -08-12-21

A2.22

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Tania Addorich Monday, August 09, 2021 P:\4399 - LIV CANYON FALLS\DRAWINGS\1_APARTMENT\00_CURRENT\4399A231



2 FRONT ELEVATION

BUILDING TYPE III

SCALE: 1/8"=1'-0"



1 RIGHT ELEVATION

BUILDING TYPE III

SCALE: 1/8"=1'-0"

SIGNAGE

ADDRESS NUMBERS ARE REQUIRED AT FRONT AND REAR OF BUILDING, VISABLE FROM ROADWAY, WITH LETTERS AT A MINIMUM OF 4" HIGH (PREFERABLY 6") W/ CONTRASTING BACKGROUND COLOR. ADDITIONALLY, UNIT NUMBERS SHALL BE INDICATED AT THE APPROPRIATE ENTRANCES.

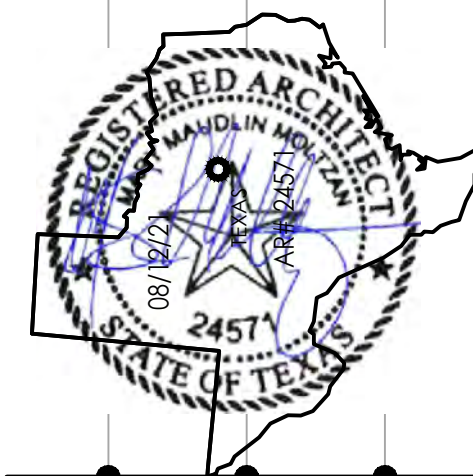
ALL SIGNAGE REQUIREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AN OWNER WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL ROUGH-IN CONSTRUCTION.

ELEVATION KEYNOTES

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2. METAL ROOFING.
3. ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN.
4. TYPICAL STORE FRONT SYSTEM.
5. FIBER CEMENT SMOOTH LAP SIDING WITH 10" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.
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8. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 11" O.C., TYPICAL.
9. FIBER CEMENT PANEL SIDING, TYPICAL.
10. FIBER CEMENT BOARD TRIM, TYP. SEE ENLARGED ELEVATIONS FOR SPECIFICS.
11. COLUMN WRAPPED IN FIBER CEMENT PANEL.
12. VINYL WINDOW.
13. METAL GARAGE DOOR.
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31. ARCHITECTURAL TOWERS.
32. DORMER WINDOW.
33. STONE HEADER.

GENERAL ELEVATION NOTES

- A. REFER TO ENLARGED ELEVATION SHEETS FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS
- B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
- C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
- D. STAIR RAILS AND GUARDS TO BE STEEL.
- E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- F. PROVIDE A PAINTABLE URETHANE SEALANT AT ALL CORNERS.
- G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS.
- H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
- I. PROVIDE POSITIVE SLOPE (1:2) AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
- J. ALL ATTACHMENT AND PENETRATION THROUGH THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION.
- K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
- L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
- M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
- N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
- O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC.; COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- P. INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.
- Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.



LIV CANYON FALLS APARTMENTS NORTHLAKE, TEXAS

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BUILDING TYPE III

EXTERIOR

ELEVATIONS

date: 08-12-21
job no: 4399.21
drawn by: TYA
reviewed by: MMM
file: 4399A231
issue history:

PERMIT SET -08-12-21

A2.31

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Tania Addorich Monday, August 09, 2021 P:\4399 - LIV CANYON FALLS\DRAWINGS\1_APARTMENT\00_CURRENT\4399A232



2 REAR ELEVATION
BUILDING TYPE III

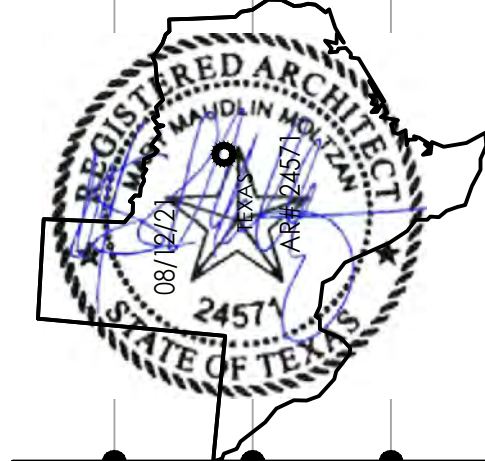
SCALE: 1/8"=1'-0"



1 LEFT ELEVATION
BUILDING TYPE III

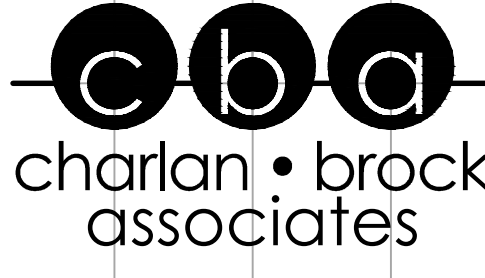
SCALE: 1/8"=1'-0"

SIGNAGE		ELEVATION KEYNOTES		GENERAL ELEVATION NOTES	
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		2. METAL ROOFING.		B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.	
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		4. TYPICAL STORE FRONT SYSTEM.		D. STAIR RAILS AND GUARDS TO BE STEEL.	
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		7. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 17" O.C., TYPICAL.		G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS.	
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		13. METAL GARAGE DOOR.		M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.	
		14. ALUMINUM AND GLASS GARAGE DOOR.		N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.	
		15. CUSTOM-FABRICATED WOOD SLIDING DOOR ON EXTERIOR-GRADE BARN DOOR HARDWARE.		O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC.; COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.	
		16. 42" STEEL GUARDRAIL SYSTEM, COLOR:BLACK OPAQUE.		P. INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.	
		17. 12X8 P.T. WOOD COLUMN, STAINED WOOD BEAM, STAINED.		Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.	
		18. WOOD BEAM, STAINED.			
		19. 2 PRE-FABRICATED ROOF TRUSSES SEPARATED BY 1x WOOD FLITCH PLATE.			
		20. DECORATIVE, PRE-MANUFACTURED LOUVER.			
		21. METER BANK PER ELECTRICAL DRAWINGS.			
		22. DECORATIVE BRACKET.			
		23. LIGHTING PER ELECTRICAL DRAWINGS.			
		24. SIGNAGE PER OWNER.			
		25. CUSTOM-FABRICATED SELECT GRADE DOUGLAS FIR LOUVER ASSEMBLY, STAINED WITH ALTERNATING LOUVER WIDTHS.			
		26. ALUMINUM CLAD EXTERIOR DOORS PER DOOR SCHEDULE.			
		27. SLIDING DOOR SYSTEM PER DOOR SCHEDULE.			
		28. DIGITAL ACCESS PAD TO BE MOUNTED WITHIN REACH RANGE, PER CODE, SUPPLIED POWER AND DATA TO BE MAX 48" A.F.F.			
		29. CULTURED STONE BASIS OF DESIGN: CANYON MOSS STONE, STYLE: ROUGH CUT.			
		30. BUILDING NUMBER.			
		31. ARCHITECTURAL TOWERS.			
		32. DORMER WINDOW.			
		33. STONE HEADER.			



LIV CANYON FALLS APARTMENTS
NORTHLAKE, TEXAS

LIV DEVELOPMENT
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BUILDING TYPE III

EXTERIOR
ELEVATIONS

date: 08-12-21
job no: 4399.21
drawn by: TYA
reviewed by: MMM
file: 4399A232
issue history:

PERMIT SET -08-12-21

A2.32

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Tania Addorich Tuesday, August 10, 2021 P:\4399 - LIV CANYON FALLS\DRAWINGS\1_APARTMENT\00_CURRENT\4399A241



2 REAR ELEVATION
BUILDING TYPE IV

SCALE: 1/8"=1'-0"



1 LEFT ELEVATION
BUILDING TYPE IV

SCALE: 1/8"=1'-0"

SIGNAGE		ELEVATION KEYNOTES		GENERAL ELEVATION NOTES	
ADDRESS NUMBERS ARE REQUIRED AT FRONT AND REAR OF BUILDING, VISIBLE FROM ROADWAY, WITH LETTERS AT A MINIMUM OF 4" HIGH (PREFERABLY 6") W/ CONTRASTING BACKGROUND COLOR. ADDITIONALLY, UNIT NUMBERS SHALL BE INDICATED AT THE APPROPRIATE ENTRANCES.		#		A. REFER TO ENLARGED ELEVATION SHEETS FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS	
ALL SIGNAGE REQUIREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AN OWNER WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL ROUGH-IN CONSTRUCTION.		1. ARCHITECTURAL GRADE SHINGLES W/ MINIMUM 30 YEAR WARRANTY, TYP.		B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.	
		2. METAL ROOFING.		C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC., SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.	
		3. ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN.		D. STAIR RAILS AND GUARDS TO BE STEEL.	
		4. TYPICAL STORE FRONT SYSTEM.		E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.	
		5. FIBER CEMENT SMOOTH LAP SIDING WITH 10" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.		F. PROVIDE A PAINTABLE URETHANE SEALANT AT ALL CORNERS.	
		6. FIBER CEMENT SMOOTH LAP SIDING WITH 6" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.		G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS.	
		7. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 17" O.C., TYPICAL.		H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.	
		8. WIRE MESH FENCE.		I. PROVIDE POSITIVE SLOPE (1:2) AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.	
		9. NOT USED		J. ALL ATTACHMENT AND PENETRATION THROUGH THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION.	
		10. FIBER CEMENT BOARD TRIM. TYP. SEE ENLARGED ELEVATIONS FOR SPECIFICS.		K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.	
		11. COLUMN WRAPPED IN FIBER CEMENT PANEL.		L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.	
		12. VINYL WINDOW.		M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.	
		13. METAL GARAGE DOOR.		N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.	
		14. ALUMINUM AND GLASS GARAGE DOOR.		O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC., COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.	
		15. CUSTOM-FABRICATED WOOD SLIDING DOOR ON EXTERIOR-GRADE BARN DOOR HARDWARE.		P. INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.	
		16. 42" STEEL GUARDRAIL SYSTEM. COLOR:BLACK OPAQUE.		Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.	
		17. 12X8 P.T. WOOD COLUMN, STAINED			
		18. WOOD BEAM, STAINED.			
		19. 2 PRE-FABRICATED ROOF TRUSSES SEPARATED BY 1X WOOD FLITCH PLATE.			
		20. DECORATIVE, PRE-MANUFACTURED LOUVER.			
		21. METER BANK PER ELECTRICAL DRAWINGS.			
		22. DECORATIVE BRACKET.			
		23. LIGHTING PER ELECTRICAL DRAWINGS.			
		24. SIGNAGE PER OWNER.			
		25. CUSTOM-FABRICATED SELECT GRADE DOUGLAS FIR LOUVER ASSEMBLY, STAINED WITH ALTERNATING LOUVER WIDTHS.			
		26. ALUMINUM CLAD EXTERIOR DOORS PER DOOR SCHEDULE.			
		27. SLIDING DOOR SYSTEM PER DOOR SCHEDULE.			
		28. DIGITAL ACCESS PAD TO BE MOUNTED WITHIN REACH RANGE, PER CODE, SUPPLIED POWER AND DATA TO BE MAX 48" A.F.F.			
		29. CULTURED STONE BASIS OF DESIGN: CANYON MOSS STONE, STYLE: ROUGH CUT.			
		30. BUILDING NUMBER.			
		31. ARCHITECTURAL TOWERS.			
		32. DORMER WINDOW.			
		33. STONE HEADER.			



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PH. 205-271-1679



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BUILDING TYPE IV

EXTERIOR
ELEVATIONS

date: 08-12-21
job no: 4399.21
drawn by: TYA
reviewed by: MMM
file: 4399A241
issue history:

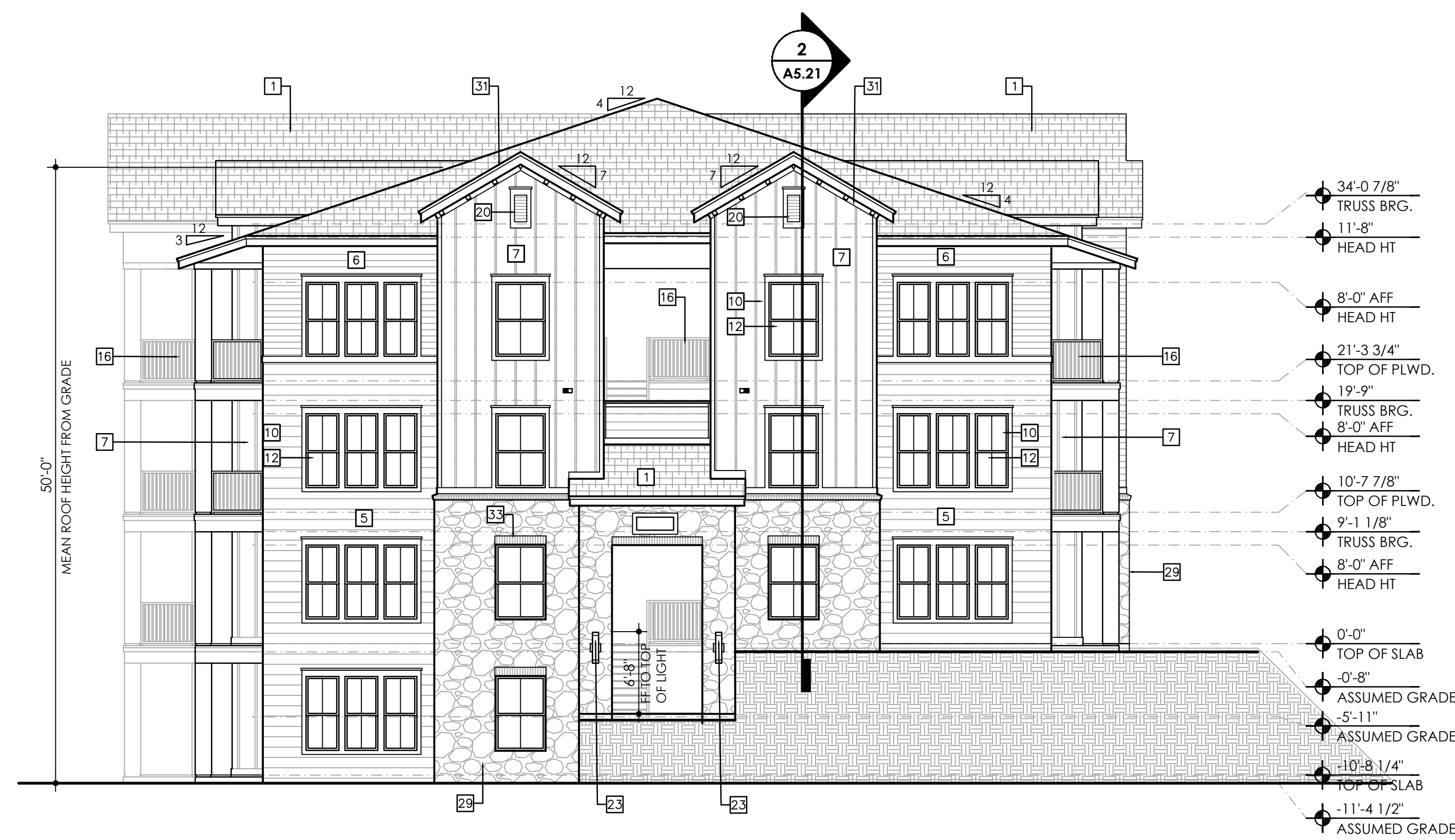
PERMIT SET -08-12-21

A2.41

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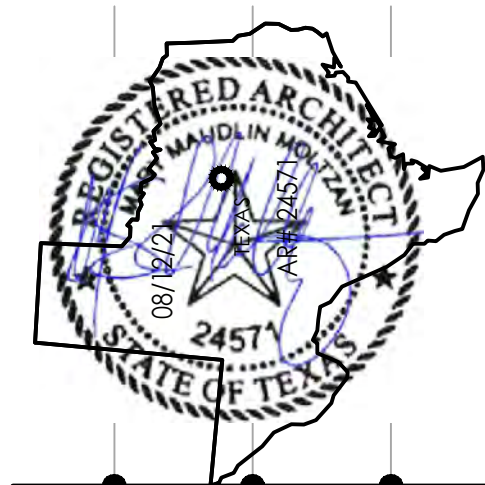


2 FRONT ELEVATION
BUILDING TYPE IV
SCALE: 1/8"=1'-0"

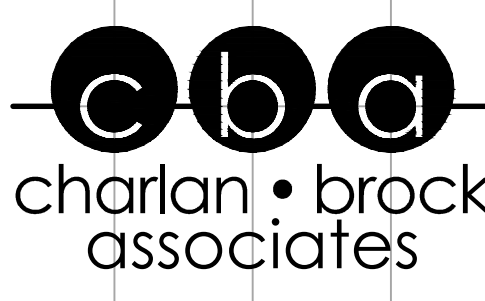


1 RIGHT ELEVATION
BUILDING TYPE IV
SCALE: 1/8"=1'-0"

SIGNAGE	ELEVATION KEYNOTES	GENERAL ELEVATION NOTES
ADDRESS NUMBERS ARE REQUIRED AT FRONT AND REAR OF BUILDING, VISABLE FROM ROADWAY, WITH LETTERS AT A MINIMUM OF 4" HIGH (PREFERABLY 6") W/ CONTRASTING BACKGROUND COLOR. ADDITIONALLY, UNIT NUMBERS SHALL BE INDICATED AT THE APPROPRIATE ENTRANCES. ALL SIGNAGE REQUIREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AN OWNER WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL ROUGH-IN CONSTRUCTION.	# - ARCHITECTURAL GRADE SHINGLES W/ MINIMUM 30 YEAR WARRANTY, TYP. - METAL ROOFING. - ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN. - TYPICAL STORE FRONT SYSTEM. - FIBER CEMENT SMOOTH LAP SIDING WITH 10" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS. - FIBER CEMENT SMOOTH LAP SIDING WITH 6" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS. - FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 17" O.C., TYPICAL. - WIRE MESH FENCE. - NOT USED - FIBER CEMENT BOARD TRIM. TYP. SEE ENLARGED ELEVATIONS FOR SPECIFICS. - COLUMN WRAPPED IN FIBER CEMENT PANEL. - VINYL WINDOW. - METAL GARAGE DOOR. - ALUMINUM AND GLASS GARAGE DOOR. - CUSTOM-FABRICATED WOOD SLIDING DOOR ON EXTERIOR-GRADE BARN DOOR HARDWARE. 42" STEEL GUARDRAIL SYSTEM. COLOR:BLACK OPAQUE. 12X8 P.T. WOOD COLUMN, STAINED - WOOD BEAM, STAINED. 2 PRE-FABRICATED ROOF TRUSSES SEPARATED BY 1x WOOD FLITCH PLATE. - DECORATIVE, PRE-MANUFACTURED LOUVER. - METER BANK PER ELECTRICAL DRAWINGS. - DECORATIVE BRACKET. - LIGHTING PER ELECTRICAL DRAWINGS. - SIGNAGE PER OWNER. - CUSTOM-FABRICATED SELECT GRADE DOUGLAS FIR LOUVER ASSEMBLY, STAINED WITH ALTERNATING LOUVER WIDTHS. - ALUMINUM CLAD EXTERIOR DOORS PER DOOR SCHEDULE. - SLIDING DOOR SYSTEM PER DOOR SCHEDULE. - DIGITAL ACCESS PAD TO BE MOUNTED WITHIN REACH RANGE, PER CODE. SUPPLIED POWER AND DATA TO BE MAX 48" A.F.F. - CULTURED STONE BASIS OF DESIGN: CANYON MOSS STONE. STYLE: ROUGH CUT. - BUILDING NUMBER. - ARCHITECTURAL TOWERS. - DORMER WINDOW. - STONE HEADER.	A. REFER TO ENLARGED ELEVATION SHEETS FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL. D. STAIR RAILS AND GUARDS TO BE STEEL. E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING. F. PROVIDE A PAINTABLE URETHANE SEALANT AT ALL CORNERS. G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS. H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC. I. PROVIDE POSITIVE SLOPE (1:2) AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL. J. ALL ATTACHMENT AND PENETRATION THROUGH THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP. L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING. M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS. N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS. O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC., COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR. P. ■■■■■■■■ INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT. Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.



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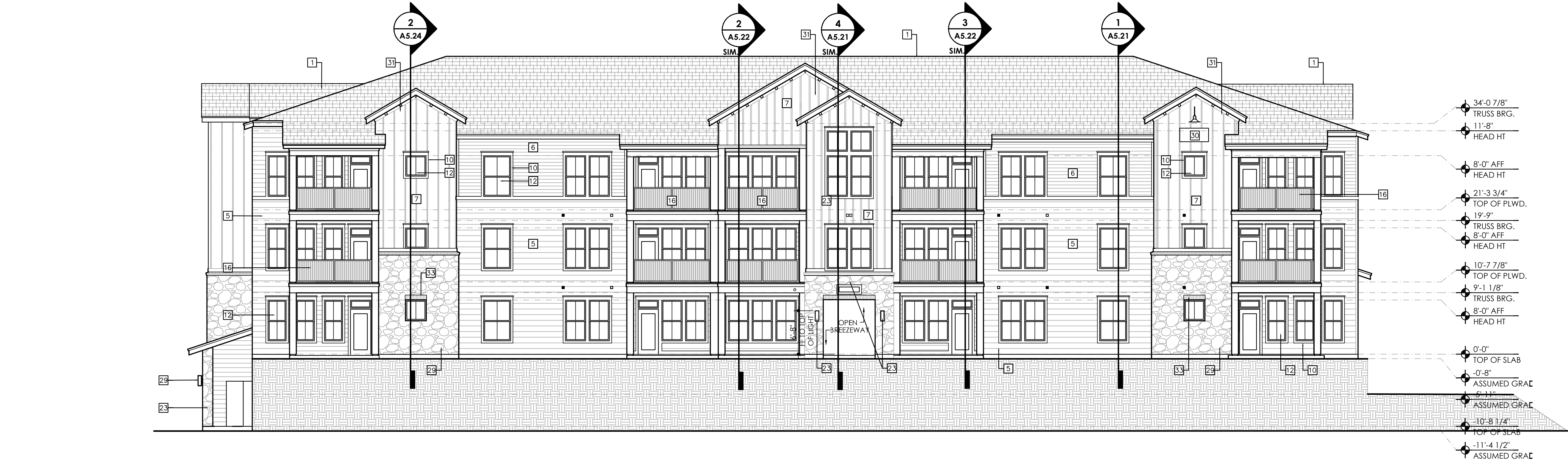
BUILDING TYPE IV
EXTERIOR
ELEVATIONS

date: 08-12-21
job no: 4399.21
drawn by: TYA
reviewed by: MMM
file: 4399A242
issue history:

PERMIT SET -08-12-21

A2.42

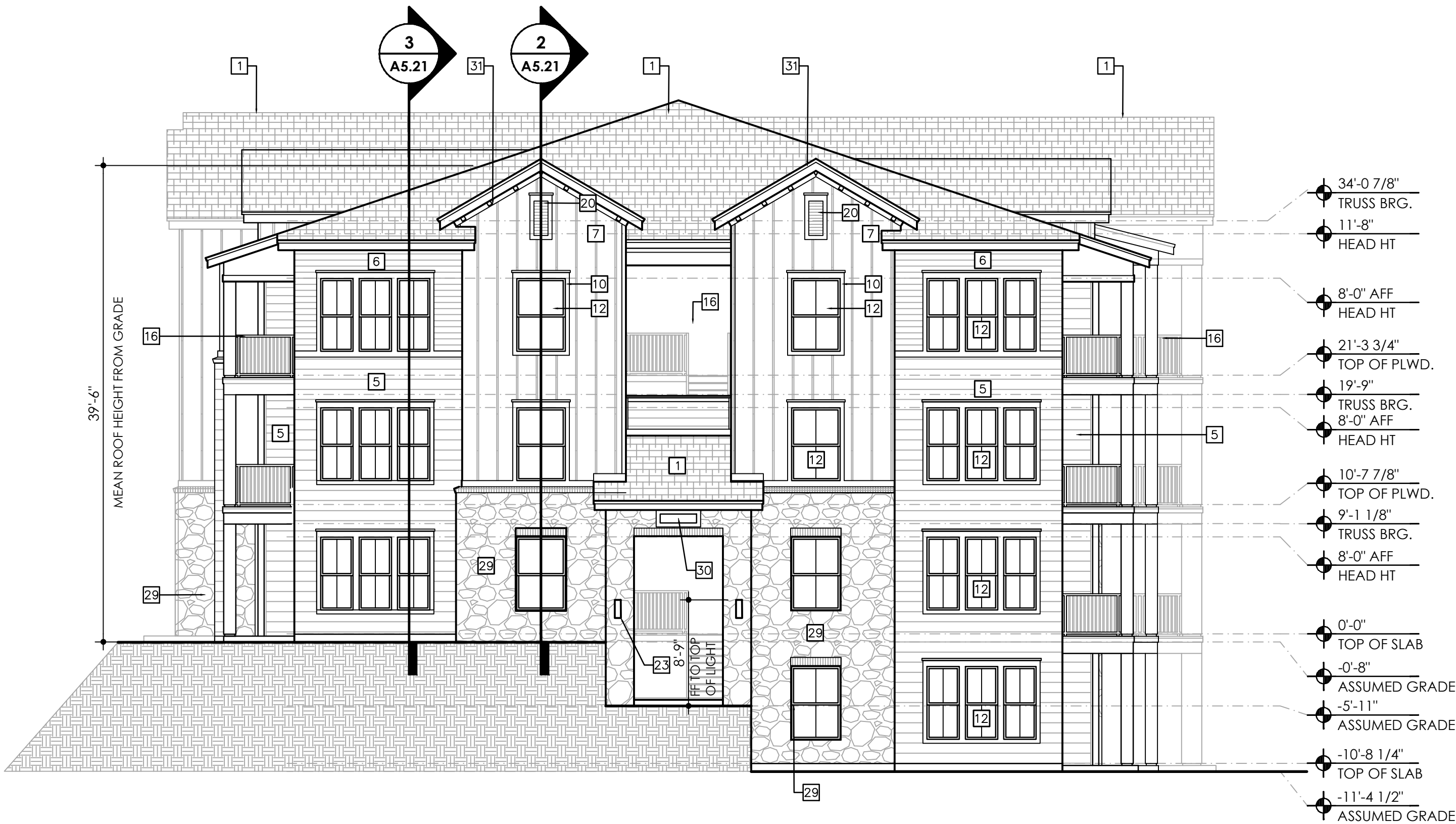
Tania Addorich Tuesday, August 10, 2021 P:\4399 - LIV CANYON FALLS\DRAWINGS\1_APARTMENT\00_CURRENT\4399A251



2 REAR ELEVATION

BUILDING TYPE V

SCALE: 1/8"=1'-0"



1 LEFT ELEVATION

BUILDING TYPE V

SCALE: 1/8"=1'-0"

SIGNAGE

ADDRESS NUMBERS ARE REQUIRED AT FRONT AND REAR OF BUILDING, VISIBLE FROM ROADWAY, WITH LETTERS AT A MINIMUM OF 4" HIGH (PREFERABLY 6") W/ CONTRASTING BACKGROUND COLOR. ADDITIONALLY, UNIT NUMBERS SHALL BE INDICATED AT THE APPROPRIATE ENTRANCES.

ALL SIGNAGE REQUIREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AN OWNER WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL ROUGH-IN CONSTRUCTION.

ELEVATION KEYNOTES

1. ARCHITECTURAL GRADE SHINGLES W/ MINIMUM 30 YEAR WARRANTY, TYP.
2. METAL ROOFING.
3. ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN.
4. TYPICAL STORE FRONT SYSTEM.
5. FIBER CEMENT SMOOTH LAP SIDING WITH 10" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.
6. FIBER CEMENT SMOOTH LAP SIDING WITH 6" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.
7. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 17" O.C., TYPICAL.
8. WIRE MESH FENCE.
9. NOT USED
10. FIBER CEMENT BOARD TRIM. TYP. SEE ENLARGED ELEVATIONS FOR SPECIFICS.
11. COLUMN WRAPPED IN FIBER CEMENT PANEL.
12. VINYL WINDOW.
13. METAL GARAGE DOOR.
14. ALUMINUM AND GLASS GARAGE DOOR.
15. CUSTOM-FABRICATED WOOD SLIDING DOOR ON EXTERIOR-GRADE BARN DOOR HARDWARE.
16. 42" STEEL GUARDRAIL SYSTEM, COLOR:BLACK OPAQUE.
17. 12X8 P.T. WOOD COLUMN, STAINED
18. WOOD BEAM, STAINED.
19. 2 PRE-FABRICATED ROOF TRUSSES SEPARATED BY 1X WOOD FLITCH PLATE.
20. DECORATIVE, PRE-MANUFACTURED LOUVER.
21. METER BANK PER ELECTRICAL DRAWINGS.
22. DECORATIVE BRACKET.
23. LIGHTING PER ELECTRICAL DRAWINGS.
24. SIGNAGE PER OWNER.
25. CUSTOM-FABRICATED SELECT GRADE DOUGLAS FIR LOUVER ASSEMBLY, STAINED WITH ALTERNATING LOUVER WIDTHS.
26. ALUMINUM CLAD EXTERIOR DOORS PER DOOR SCHEDULE.
27. SLIDING DOOR SYSTEM PER DOOR SCHEDULE.
28. DIGITAL ACCESS PAD TO BE MOUNTED WITHIN REACH RANGE, PER CODE, SUPPLIED POWER AND DATA TO BE MAX 48" A.F.F.
29. CULTURED STONE BASIS OF DESIGN: CANYON MOSS STONE, STYLE: ROUGH CUT.
30. BUILDING NUMBER.
31. ARCHITECTURAL TOWERS.
32. DORMER WINDOW.
33. STONE HEADER.

GENERAL ELEVATION NOTES

- A. REFER TO ENLARGED ELEVATION SHEETS FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS
- B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
- C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC., SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
- D. STAIR RAILS AND GUARDS TO BE STEEL.
- E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- F. PROVIDE A PAINTABLE URETHANE SEALANT AT ALL CORNERS.
- G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS.
- H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
- I. PROVIDE POSITIVE SLOPE (1:2) AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
- J. ALL ATTACHMENT AND PENETRATION THROUGH THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION.
- K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
- L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
- M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
- N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
- O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC., COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- P. INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.
- Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.



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407 660 8900 f; 407 875 9948
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BUILDING TYPE V

EXTERIOR

ELEVATIONS

date: 08-12-21
job no: 4399.21
drawn by: TYA
reviewed by: MMM
file: 4399A251
issue history:

PERMIT SET -08-12-21

A2.51

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Tania Addorich Tuesday, August 10, 2021 P:\4399 - LIV CANYON FALLS\DRAWINGS\1_APARTMENT\00_CURRENT\4399A252



2 FRONT ELEVATION
BUILDING TYPE V

SCALE: 1/8"=1'-0"



1 RIGHT ELEVATION
BUILDING TYPE V

SCALE: 1/8"=1'-0"

SIGNAGE

ADDRESS NUMBERS ARE REQUIRED AT FRONT AND REAR OF BUILDING, VISABLE FROM ROADWAY, WITH LETTERS AT A MINIMUM OF 4" HIGH (PREFERABLY 6") W/ CONTRASTING BACKGROUND COLOR. ADDITIONALLY, UNIT NUMBERS SHALL BE INDICATED AT THE APPROPRIATE ENTRANCES.

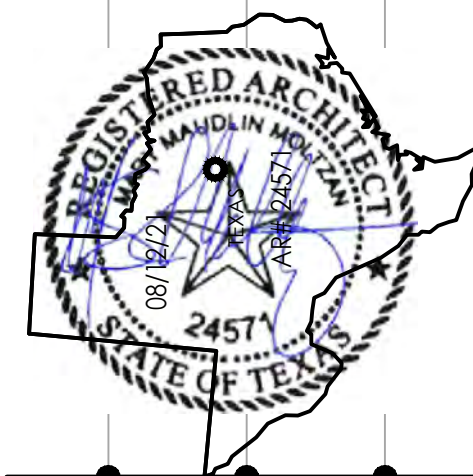
ALL SIGNAGE REQUIREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AN OWNER WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL ROUGH-IN CONSTRUCTION.

ELEVATION KEYNOTES

1. ARCHITECTURAL GRADE SHINGLES W/ MINIMUM 30 YEAR WARRANTY, TYP.
2. METAL ROOFING.
3. ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN.
4. TYPICAL STORE FRONT SYSTEM.
5. FIBER CEMENT SMOOTH LAP SIDING WITH 10" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.
6. FIBER CEMENT SMOOTH LAP SIDING WITH 6" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.
7. FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 17" O.C., TYPICAL.
8. WIRE MESH FENCE.
9. NOT USED
10. FIBER CEMENT BOARD TRIM, TYP. SEE ENLARGED ELEVATIONS FOR SPECIFICS.
11. COLUMN WRAPPED IN FIBER CEMENT PANEL.
12. VINYL WINDOW.
13. METAL GARAGE DOOR.
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15. CUSTOM-FABRICATED WOOD SLIDING DOOR ON EXTERIOR-GRADE BARN DOOR HARDWARE.
16. 42" STEEL GUARDRAIL SYSTEM. COLOR:BLACK OPAQUE.
17. 12X8 P.T. WOOD COLUMN, STAINED
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33. STONE HEADER.

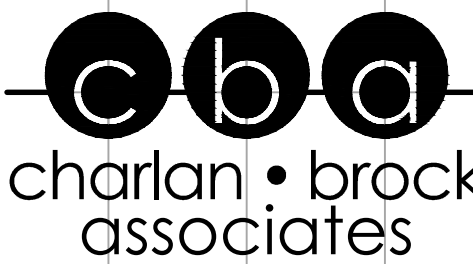
GENERAL ELEVATION NOTES

- A. REFER TO ENLARGED ELEVATION SHEETS FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS
- B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
- C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
- D. STAIR RAILS AND GUARDS TO BE STEEL.
- E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- F. PROVIDE A PAINTABLE URETHANE SEALANT AT ALL CORNERS.
- G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS.
- H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
- I. PROVIDE POSITIVE SLOPE (1:2) AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
- J. ALL ATTACHMENT AND PENETRATION THROUGH THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION.
- K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
- L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
- M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
- N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
- O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC.; COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- P. ■■■■■■■■ INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.
- Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.



LIV CANYON FALLS APARTMENTS NORTHLAKE, TEXAS

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maitland florida 32751-7208
407 660 8900 f; 407 875 9948
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BUILDING TYPE V

EXTERIOR

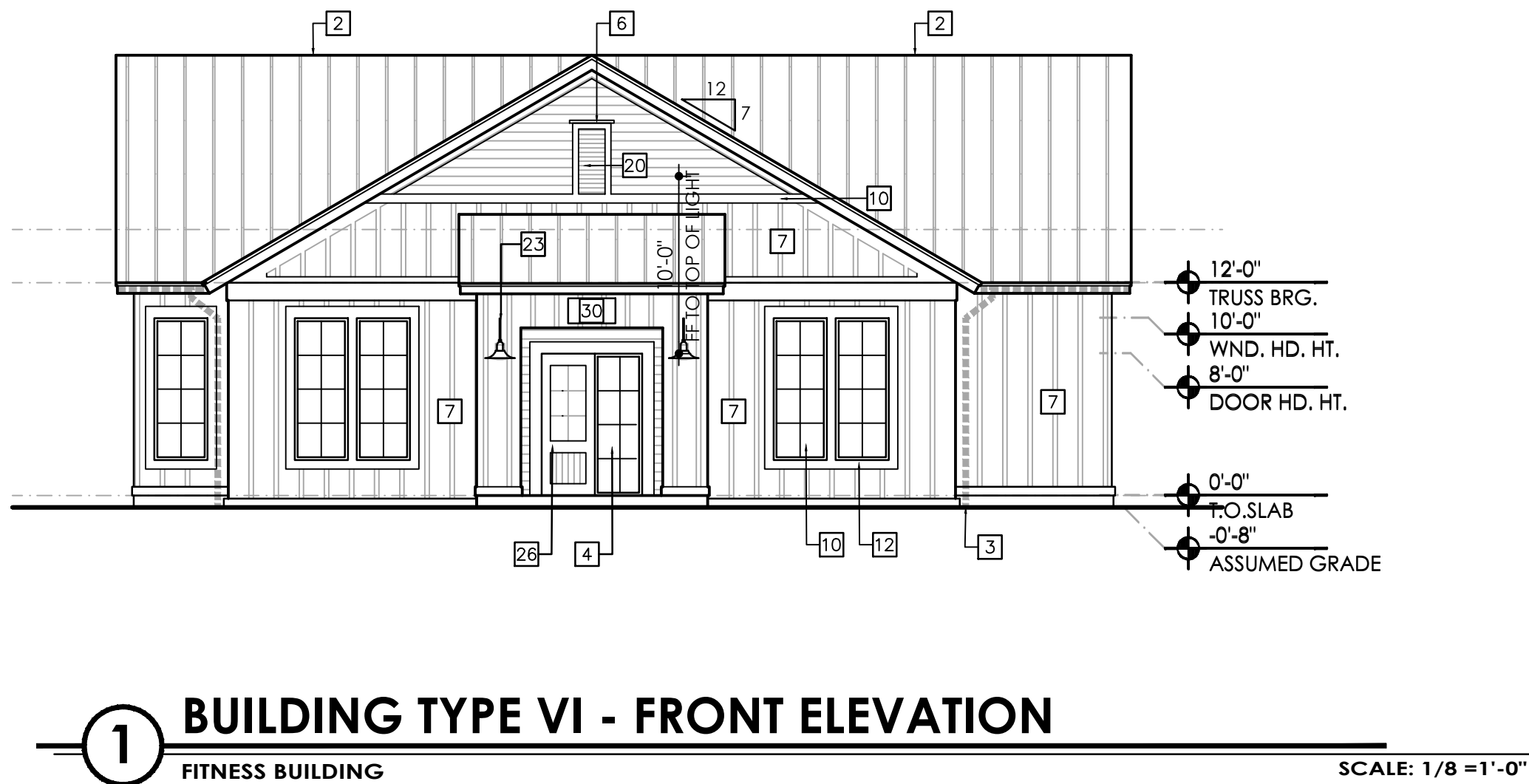
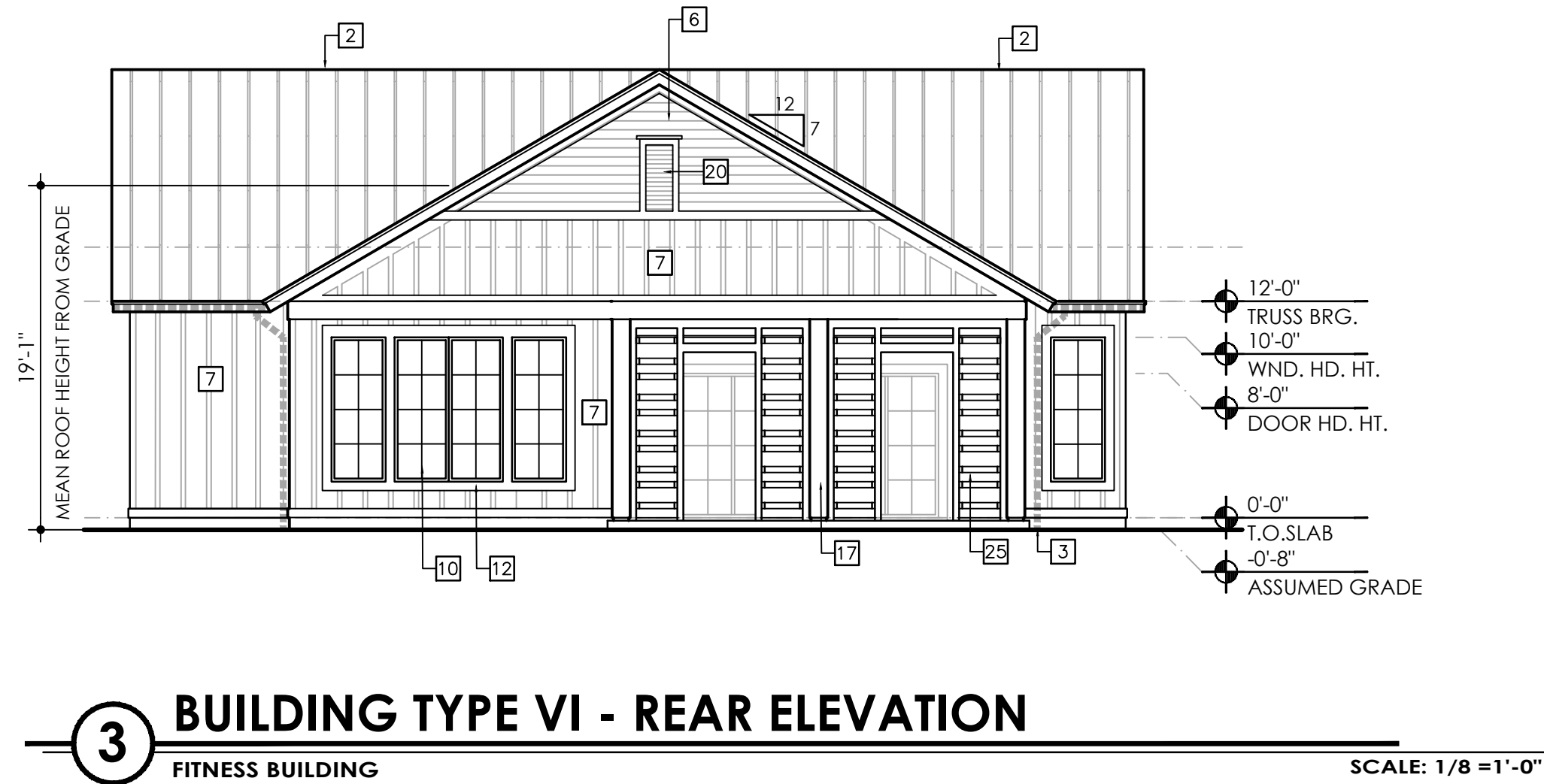
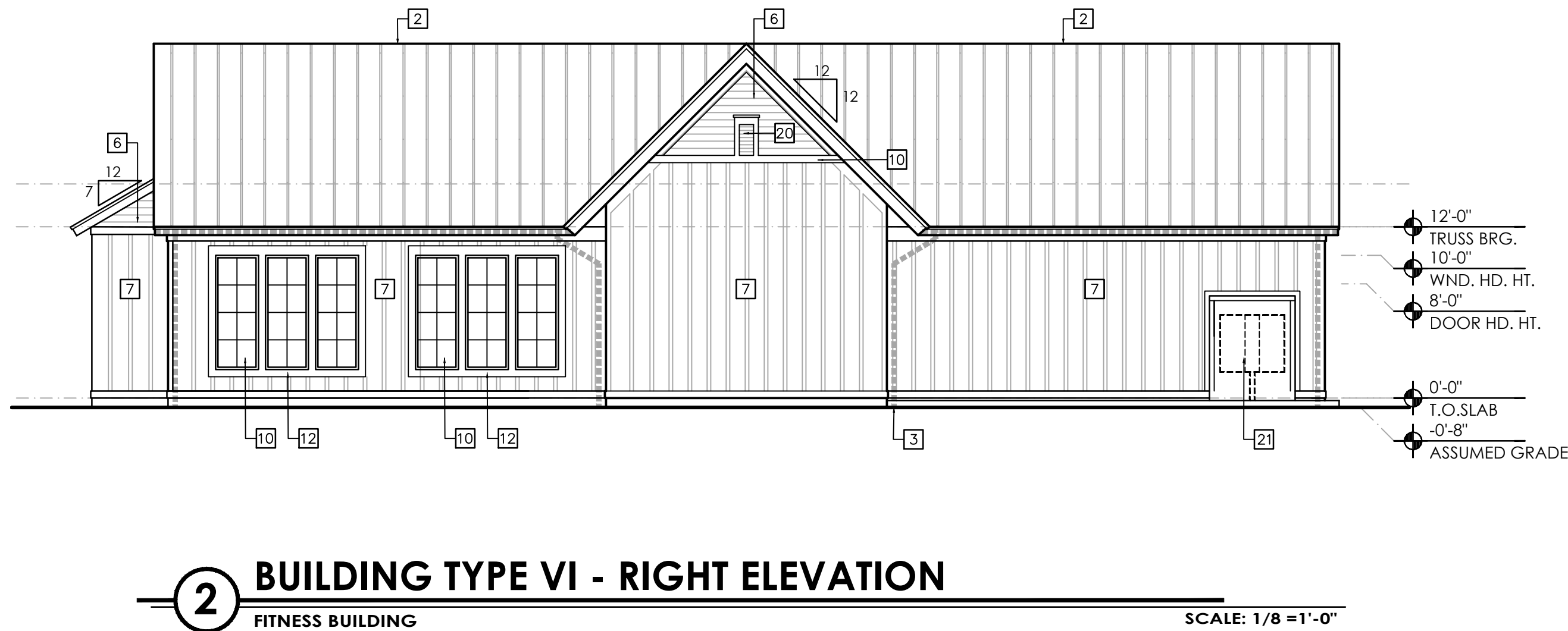
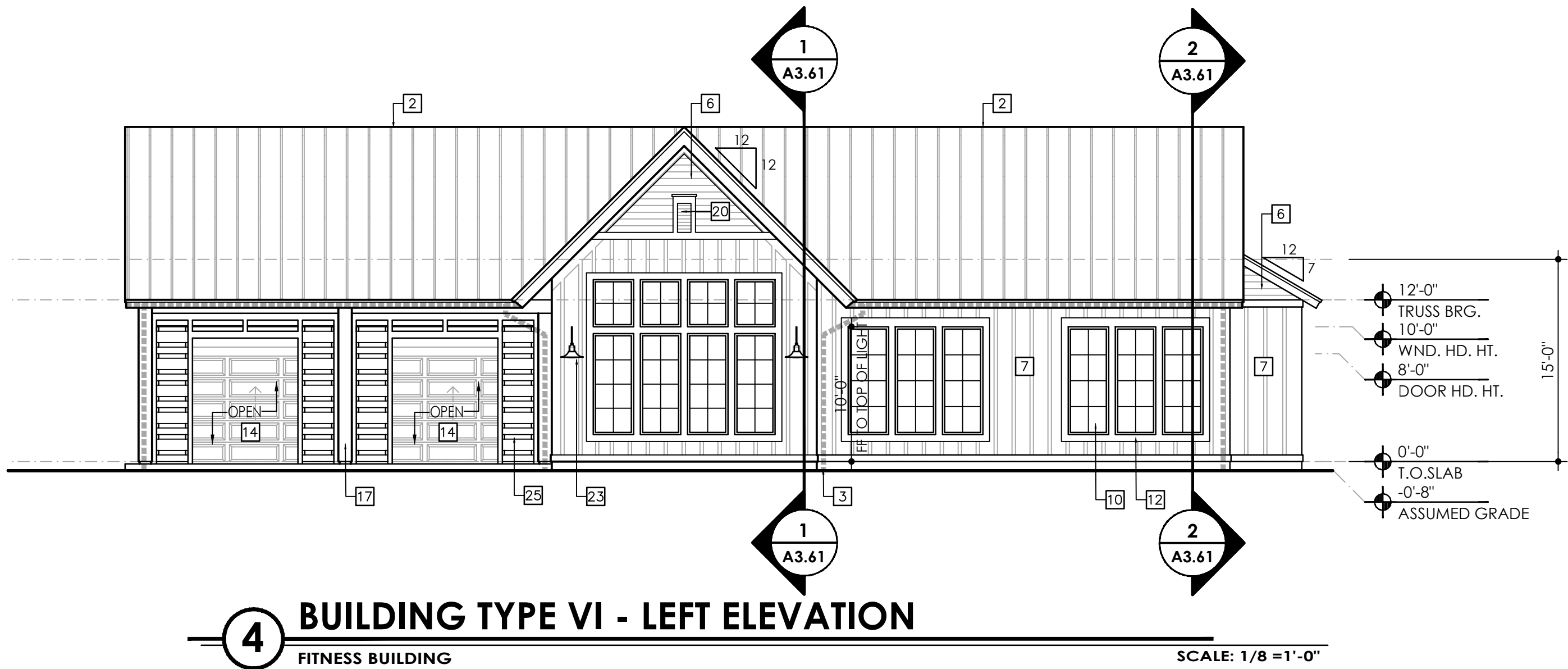
ELEVATIONS

date: 08-12-21
job no: 4399.21
drawn by: TYA
reviewed by: MMM
file: 4399A252
issue history:

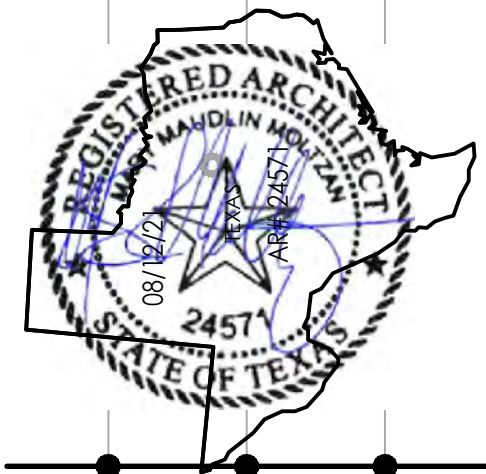
PERMIT SET -08-12-21

A2.52

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BUILDING
TYPE VI - FITNESS
ELEVATIONS

date: 08-12-21
job no: 4399.21
drawn by: CA
reviewed by: MMM
file: 4399A261
issue history:

PERMIT SET -08-12-21

A2.61



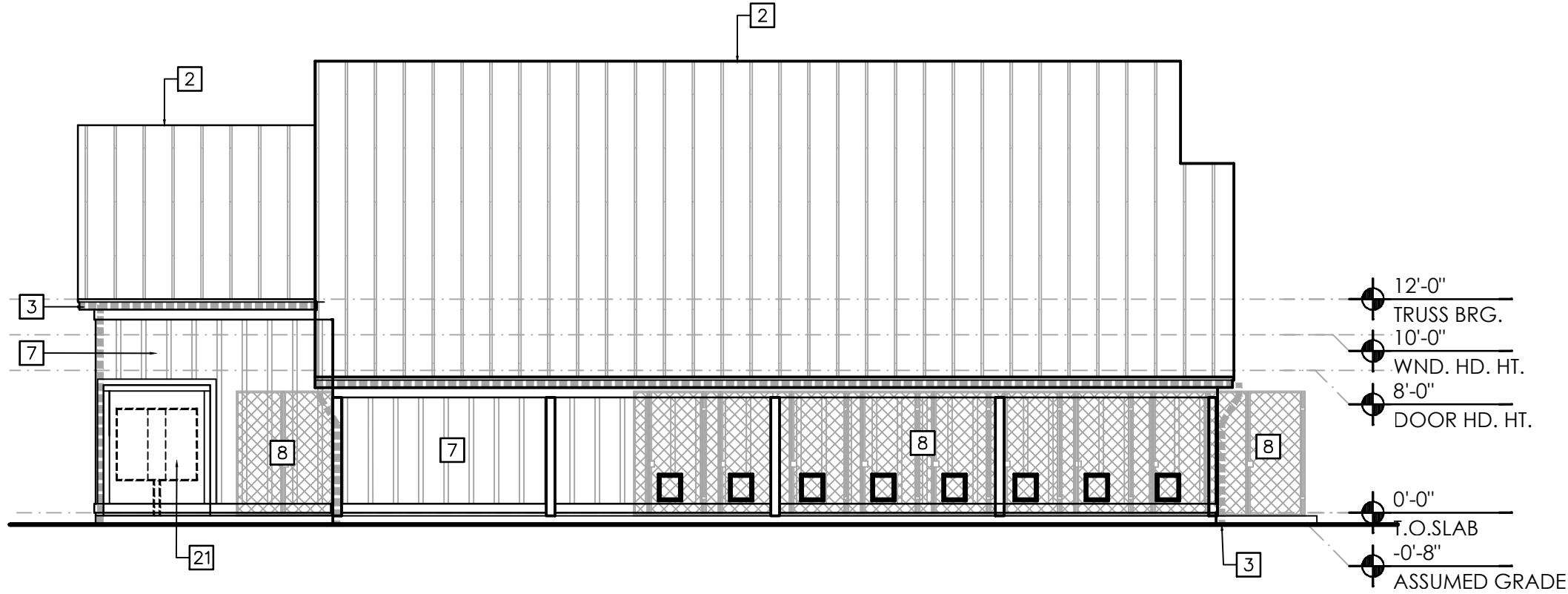
4 BUILDING TYPE VII- LEFT ELEVATION
MAINTENANCE/DOG WASH BUILDING

SCALE: 1/8 =1'-0"



2 BUILDING TYPE VII - RIGHT ELEVATION
MAINTENANCE/DOG WASH BUILDING

SCALE: 1/8 =1'-0"



3 BUILDING TYPE VII - REAR ELEVATION
MAINTENANCE/DOG WASH BUILDING

SCALE: 1/8 =1'-0"



1 BUILDING TYPE VII - FRONT ELEVATION
MAINTENANCE/DOG WASH BUILDING

SCALE: 1/8 =1'-0"

SIGNAGE

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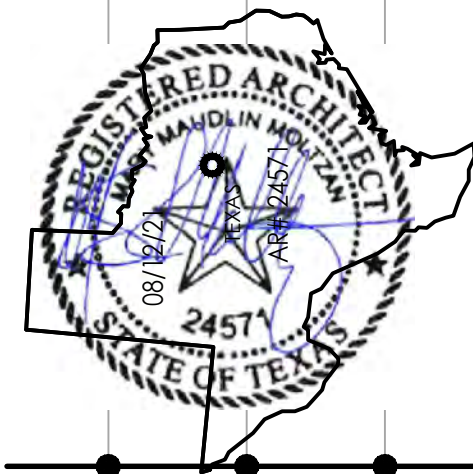
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ELEVATION KEYNOTES

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- ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN.
- TYPICAL STORE FRONT SYSTEM.
- FIBER CEMENT SMOOTH LAP SIDING WITH 10" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.
- FIBER CEMENT SMOOTH LAP SIDING WITH 6" REVEAL, 5/4X4" TRIM AT INSIDE AND OUTSIDE CORNERS.
- FIBER CEMENT BOARD AND BATTEN PANEL SIDING WITH 3" BATTENS AT 17" O.C., TYPICAL.
- WIRE MESH FENCE.
- NOT USED
- FIBER CEMENT BOARD TRIM. TYP. SEE ENLARGED ELEVATIONS FOR SPECIFICS.
- COLUMN WRAPPED IN FIBER CEMENT PANEL.
- VINYL WINDOW.
- METAL GARAGE DOOR.
- ALUMINUM AND GLASS GARAGE DOOR.
- CUSTOM-FABRICATED WOOD SLIDING DOOR ON EXTERIOR-GRADE BARN DOOR HARDWARE.
- 42" STEEL GUARDRAIL SYSTEM. COLOR:BLACK OPAQUE.
- 12X8 P.T. WOOD COLUMN, STAINED
- WOOD BEAM, STAINED.
- 2 PRE-FABRICATED ROOF TRUSSES SEPARATED BY 1x WOOD FLITCH PLATE.
- DECORATIVE, PRE-MANUFACTURED LOUVER.
- METER BANK PER ELECTRICAL DRAWINGS.
- DECORATIVE BRACKET.
- LIGHTING PER ELECTRICAL DRAWINGS.
- SIGNAGE PER OWNER.
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- STONE HEADER.



LIV CANYON FALLS APARTMENTS
NORTHLAKE, TEXAS

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associates

architects • planners

1770 fennell street
maitland florida 32751-7208
407 660 8900 f; 407 875 9948
www . cbaarchitects . com

BUILDING TYPE VII

MAINT./DOG WASH

ELEVATIONS

date: 08-12-21

job no: 4399.21

drawn by: TG

reviewed by: MMM

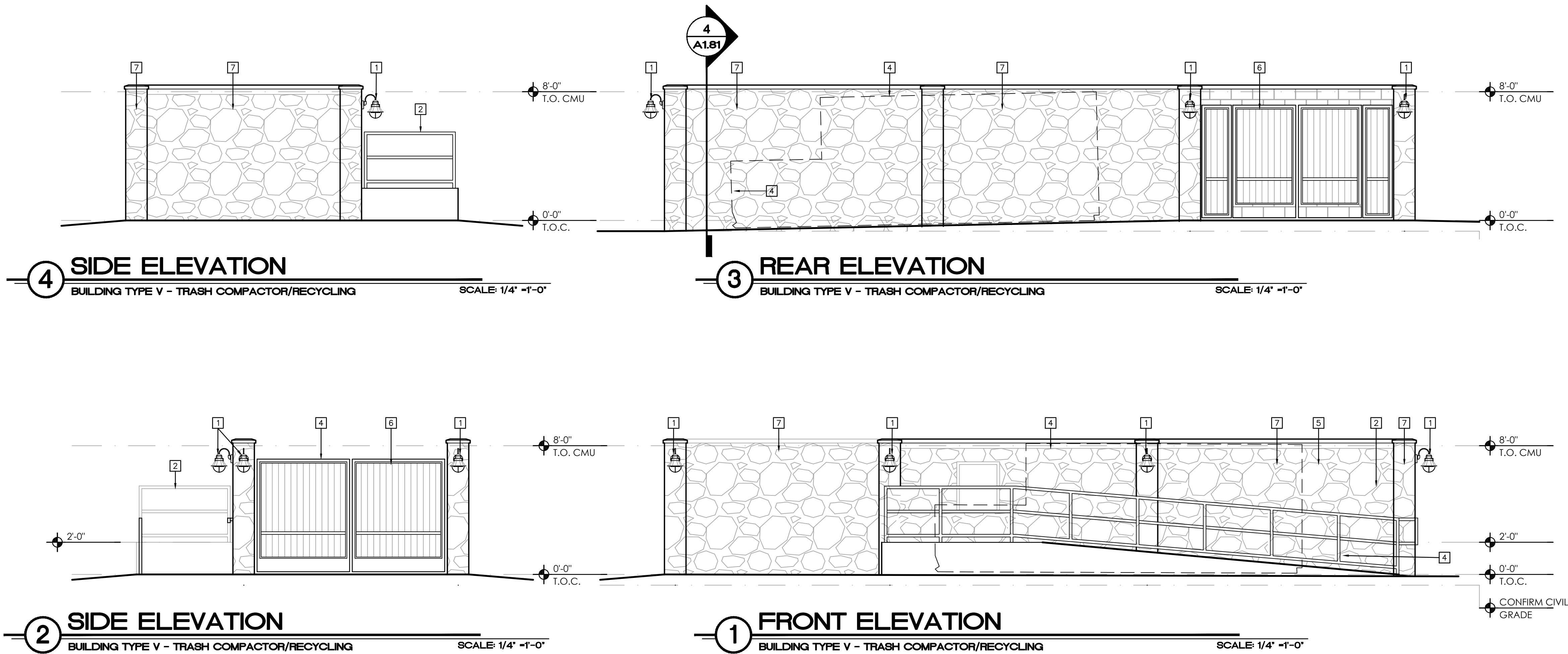
file: 4399A271

issue history:

PERMIT SET -08-12-21

A2.71

Monday, August 09, 2021 P:\4399 - LIV CANYON FALLS\DRAWINGS\1_APARTMENT\00_CURRENT\4399A281 Tino Comb



NOTES
1. FINISHED GRADE AND BERMS BY OTHERS. COORDINATE WITH CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
2. PROVIDE REQUIRED ELECTRICAL SERVICE TO COMPACTOR. REFER TO MANUFACTURE'S SPECIFICATIONS FOR VOLTAGE DATA.
3. PROVIDE ONE #5 REBAR IN FILLED CELL AT CORNERS AND AT 4'-0" ON CENTER IN FILLED CELL VERTICALLY.
4. PROVIDE HOSE BIB IN ENCLOSURE.
5. FILL CELLS TO 5'-0" ABOVE SLAB.
6. COMPACTOR MANUFACTURER TO REVIEW. MANUFACTURER TO CONFIRM AND SIGN OFF COMPACTOR MODEL TO BE USED WORKS WITH PLAN PROVIDED.

KEY NOTES

1

LIGHTING PER ELECTRICAL DRAWINGS.

2

42" HIGH METAL GUARDRAIL W/ HANDRAIL AT 34" ABOVE WALKING SURFACE. EXTEND HANDRAIL 12" BEYOND RAMP LENGTH AT TOP AND BOTTOM OF RAMP. COLOR: OPAQUE BLACK

3

6" CONCRETE FILLED STEEL BOLLARD

4

COMPACTOR BY OWNER

5

OPENING IN WALL FOR TRASH DISPOSAL BY RESIDENTS. FINAL COORDINATION OF CMU WALL OPENING PER EQUIPMENT SELECTION.

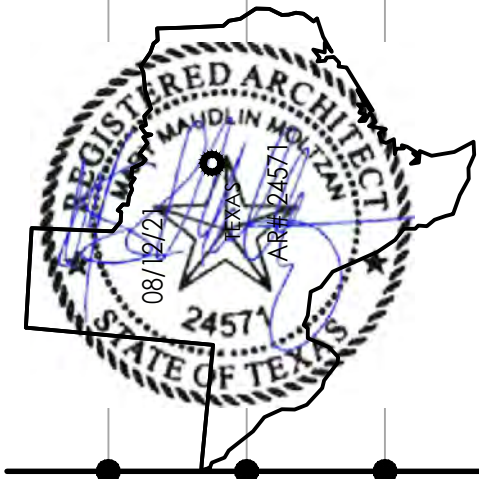
6

METAL GATE. COLOR: OPAQUE BLACK

7

CULTURED STONE BASIS OF DESIGN: CANYON MOSS STONE. STYLE: ROUGH CUT.

GENERAL ELEVATION NOTES
A. REFER TO ENLARGED ELEVATION SHEETS FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS
B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES SUBMIT PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
D. STAIR RAILS AND GUARDS TO BE STEEL.
E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
F. PROVIDE A PAINTABLE URETHANE SEALANT AT ALL CORNERS.
G. PROVIDE A PAINTABLE URETHANE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS.
H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
I. PROVIDE POSITIVE SLOPE (1:2) AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
J. ALL ATTACHMENT AND PENETRATION THROUGH THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION.
K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
M. REFER TO SHEET A7.10 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC.; COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
P. ■■■ INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.
Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.
SIGNAGE
ADDRESS NUMBERS ARE REQUIRED AT FRONT AND REAR OF BUILDING, VISABLE FROM ROADWAY, WITH LETTERS AT A MINIMUM OF 4" HIGH (PREFERABLY 6") W/ CONTRASTING BACKGROUND COLOR. ADDITIONALLY, UNIT NUMBERS SHALL BE INDICATED AT THE APPROPRIATE ENTRANCES.
ALL SIGNAGE REQUIREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AN OWNER WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL ROUGH-IN CONSTRUCTION.



LIV CANYON FALLS APARTMENTS
NORTHLAKE, TEXAS

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
PH: 205-271-1679

charlan • brock
associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f; 407 875 9948
www.cbaarchitects.com

BUILDING TYPE VIII
TRASH COMPACTOR/
RECYCLING
ELEVATIONS

date: 08-12-21
job no: 4399.21
drawn by: TYA
reviewed by: MM
file: 4399A281
issue history:

PERMIT SET -08-12-21

A2.81

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Chris Amarante, Commissioner
Aaron Fowler, Commissioner

Michaela Monson, Chairperson

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

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 4, 2022**

A. CALL TO ORDER

Chairperson Monson called the meeting to order at 5:31 p.m., and a quorum was present.

Michaela Monson
Kristin Dixon
Chris Amarante

Jeff Nichols
Aaron Fowler - Absent with notice
Danny Simpson- Absent with notice

B. PUBLIC INPUT

There was no input received.

C. UNFINISHED BUSINESS

1. Consider a Final Plat of Harvest, Phase 9, a proposed residential development consisting of 44 residential lots on a 32.435-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of Old Justin Road approximately 1500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/ developer. Jones & Carter is the engineer/surveyor. Case # FP 21-014

Item C.1. and C.2 were collectively presented, discussed, and considered.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Vice Chairperson Nichols. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

2. Consider a Final Plat of Harvest, Phase 10, a proposed residential development consisting of 63 residential lots on a 20.950-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located approximately 900 feet north of Old Justin Road and 1500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter is the engineer/surveyor. Case # FP 21-015

Item C.1. and C.2 were collectively presented, discussed, and considered.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Vice Chairperson Nichols. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

D. NEW BUSINESS

1. Consider approval of the minutes from the Planning and Zoning Commission meeting held on November 30, 2021

Commissioner Amarante moved to approve the item as presented. Motion seconded by Commissioner Dixon. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

2. Consider a recommendation and file written comments on the proposed amendment of the Master Thoroughfare Plan, Land use Assumptions, Capital Improvements Plan, and roadway impact fees.

Chairperson Monson moved to approve the updated written recommendations as discussed and outlined. Motion seconded by Commissioner Dixon. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

3. Consider a recommendation on a zoning change from C – Commercial to C-PD – Commercial Planned Development for an approximately 5.2725-acre tract of land situated in the L. Medlin Survey, Abstract No. 830, and known as Lot 3, Block 3, Northport Addition, generally located on the southwest corner of Northport Drive and Dale Earnhardt Way. Northlake Innkeepers, Ltd. is the owner. Town of Northlake is the applicant. Case # PD-21-007

The item was presented by Nathan Reddin, Development Director, and discussion followed.

Chairperson Monson opened the Public Hearing at 6:25 p.m., and with no speakers coming forward the Public Hearing was closed at 6:25 p.m.

Vice Chairperson Nichols moved to approve the item as presented. Motion seconded by Commissioner Amarante. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

4. Consider approval of a Final 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 # FP-21-012

Chairperson Dixon moved to approve the item as presented. Motion seconded by Vice-Chairperson Nichols. Motion carried.

AYES (4): Monson, Nichols, Dixon, Amarante

NAYS (0): None

ABSENT (2): Fowler, Simpson

5. Consider approval of a Final Plat of Canyon Falls LIV Development, a proposed one-lot plat for a multifamily residential development on a 15.730-acre tract of land in the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. LIV Development, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # FP 21-018

The item was not presented or discussed and was postponed to the February 1st Meeting.

6. Consider approval of a Site Plan of Canyon Falls LIV Development, a proposed multifamily residential development consisting of 300 units on a 15.730-acre tract of land in the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. LIV Development, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # SP-21-005

The item was not presented or discussed and was postponed to the February 1st Meeting.

E. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 6:38 p.m.

Michaela Monson, Chairperson

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: FEBRUARY 1, 2022

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

SUBJECT: HARVEST PHASE 2B AMENDING PLAT (FP-21-017)



GOALS/OBJECTIVES:

- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

FINAL PLAT INFORMATION:

Owner/Applicant: Harvest Phase II, LLC

Engineer/Surveyor: Peloton Land Solutions

Zoning: ETJ - No zoning. Land use governed by Development Agreement. The entire area of this amending plat is within Zone 3 as identified in the Harvest Development Code.

Site: 2.608-acres of land in the Patrick Rock Survey, Abstract No. 1063, generally located south of Homestead Way and west of Harvest Way in the extraterritorial jurisdiction of the Town of Northlake. The site was included in the Harvest Phase 2B final plat which was approved on March 12, 2015 and recorded on September 8, 2015.

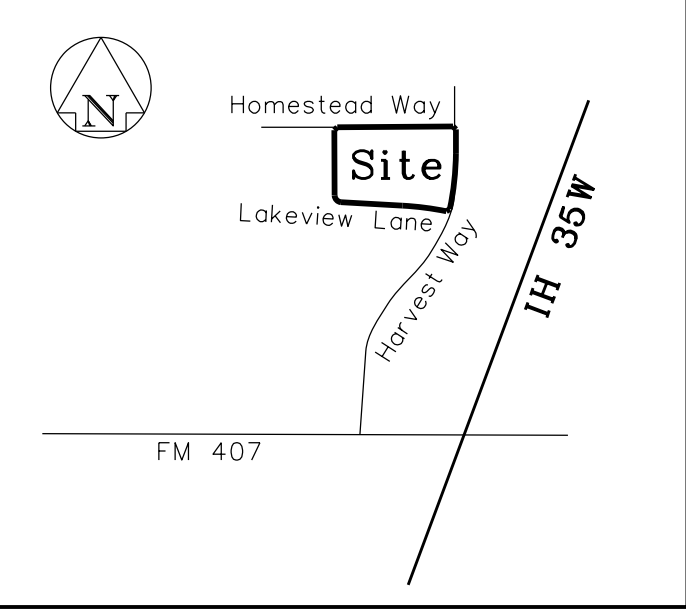
Summary: This application is for an amending plat to relocate lot lines within Block 39 of Harvest Phase 2B. These lots will be used for model homes to be located just east of Harvest Hall and the main amenity area of the Harvest community.

Staff Analysis: The amending plat process outlined in the UDC provides for administrative approval of minor changes or corrections to approved and recorded final plats. Among the limited purposes of amending plats is to relocate one or more lot lines between one or more adjacent lots if the owners of all lots join in the application, the amendment does not remove recorded covenants or restrictions, and the number of lots is not increased. This amending plat meets these requirements. Staff has already approved the amending plat, but an approval block for the P&Z was also included on the plat which necessitates ratification by the P&Z.

P&Z ACTIONS:

- Approve amending plat to ratify the administrative approval

G:\JOB\HWR21008_Harvest_2B_Replat\2_Srvx\HWR21008_RPA1.dgn 7:39:12 AM 12/13/2021 \$MODELNAME\$



STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, HARVEST PHASE II, LLC., AND HARVEST RESIDENTIAL COMMUNITY ASSOCIATION, INC. ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE PATRICK ROCK SURVEY, ABSTRACT NUMBER 1063, ETJ TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT (TRACT B) OF LAND DESCRIBED BY DEED TO HARVEST PHASE II, LLC., RECORDED IN INSTRUMENT NUMBER 2014-123225, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, BEING ALL OF BLOCK 39, HARVEST PHASE 2, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER 2015-347, SAID REAL PROPERTY RECORDS, BEING ALL OF LOT 1X, BLOCK 39, RECORDED IN INSTRUMENT NUMBER 2019-77683, SAID REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X"-CUT FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID BLOCK 39, BEING THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HARVEST WAY (A 100 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF HOMESTEAD WAY (A 60 FOOT RIGHT-OF-WAY);

THENCE S 45° 06' 46" E, 14.07 FEET, WITH SAID CORNER CLIP TO AN "X"-CUT FOUND AT THE SOUTH END OF SAID CORNER CLIP;

THENCE S 00° 10' 06" W, 82.76 FEET, WITH SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 195.44 FEET, THROUGH A CENTRAL ANGLE OF ANGLE OF 11° 47' 15", HAVING A RADIUS OF 950.00 FEET, THE LONG CHORD WHICH BEARS S 06° 03' 43" W, 195.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF LAKEVIEW LANE (A 54 FOOT RIGHT-OF-WAY);

THENCE S 57° 08' 44" W, 14.17 FEET, WITH SAID CORNER CLIP TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTH END OF SAID CORNER CLIP, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH NORTH RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 154.11 FEET, THROUGH A CENTRAL ANGLE OF 08° 35' 52", HAVING A RADIUS OF 1027.00 FEET, THE LONG CHORD WHICH BEARS N 82° 32' 47" W, 153.97 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 86° 50' 43" W, 213.88 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID RIGHT-OF-WAY LINE AND CURVE TO THE RIGHT, AN ARC DISTANCE OF 34.70 FEET, THROUGH A CENTRAL ANGLE OF 86° 27' 15", HAVING A RADIUS OF 23.00 FEET, THE LONG CHORD WHICH BEARS N 43° 37' 06" W, 31.51 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET IN THE EAST RIGHT-OF-WAY LINE OF SAID LAKEVIEW LANE;

THENCE N 00° 23' 28" W, 227.00 FEET, WITH SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SAID HOMESTEAD WAY;

THENCE N 44° 36' 27" E, 14.14 FEET, WITH SAID CORNER CLIP TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JONES CARTER" FOUND AT THE NORTH END OF SAID CORNER CLIP;

THENCE N 89° 36' 22" E, 402.36 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 11,360 SQUARE FEET OR 2.608 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF DENTON:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HARVEST PHASE II, LLC, AND HARVEST RESIDENTIAL COMMUNITY ASSOCIATION, INC, ACTING HEREIN BY AND THROUGH HIS (ITS) DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HARVEST PHASE 2B, AN ADDITION WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, TEXAS ("TOWN"), AND DOES HEREBY DEDICATE TO BELMONT FRESH WATER SUPPLY DISTRICT NO. 1 OF DENTON COUNTY ("DISTRICT") FOREVER, THE EASEMENTS, STREETS, RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS CONTAINED THEREIN WITHOUT WARRANTY, EITHER EXPRESS OR IMPLIED. DISTRICT DOES HEREBY DEDICATE FOR THE PUBLIC USE FOREVER, THE EASEMENTS, THE STREETS, RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS CONTAINED THEREIN. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NOTWITHSTANDING THE FOREGOING, THE DISTRICT DOES HEREBY DEDICATE TO THE TOWN OF NORTHLAKE, TEXAS, ALL WATER AND SANITARY SEWER IMPROVEMENTS CONTAINED IN THE RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT IN CONSIDERATION FOR THE TOWN'S AGREEMENT TO UTILIZE SUCH IMPROVEMENTS TO SERVE PROPERTY WITHIN THE DISTRICT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE DISTRICT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN'S USE THEREOF.

HARVEST PHASE II, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
ANGIE MASTROCOLA
SENIOR VICE PRESIDENT OF OPERATIONS

STATE OF TEXAS
COUNTY OF DENTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021, BY ANGIE MASTROCOLA OF HARVEST PHASE II, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE OF AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

HARVEST RESIDENTIAL COMMUNITY ASSOCIATION, INC
A TEXAS PROPERTY OWNERS ASSOCIATION

BY: _____
ANGIE MASTROCOLA
PRESIDENT OF HOA

STATE OF TEXAS
COUNTY OF DENTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021, BY ANGIE MASTROCOLA OF HARVEST RESIDENTIAL COMMUNITY ASSOCIATION, INC, A TEXAS PROPERTY OWNERS ASSOCIATION, ON BEHALF OF SAID PROPERTY OWNERS ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE OF AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

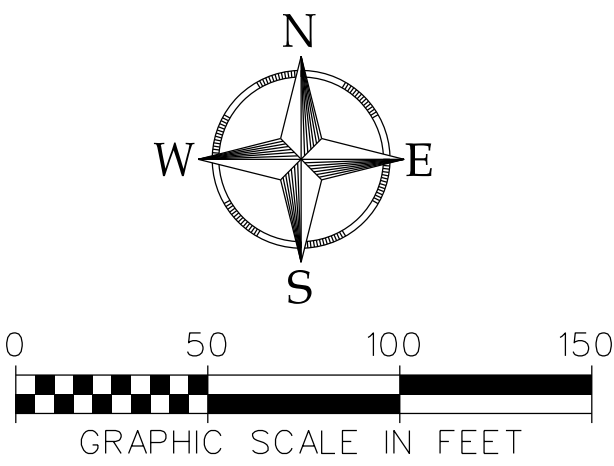
Legend

B.L. = Building Line
U.E. = Utility Easement
WL.E. = Water Line Easement
S.S.E. = Sanitary Sewer Easement
IRF = Iron Rod Found
IRS = Iron Rod Set
ROW = Right of Way
R.P.R.D.C.T. = RealProperty Records, Denton County, Texas

Land Use

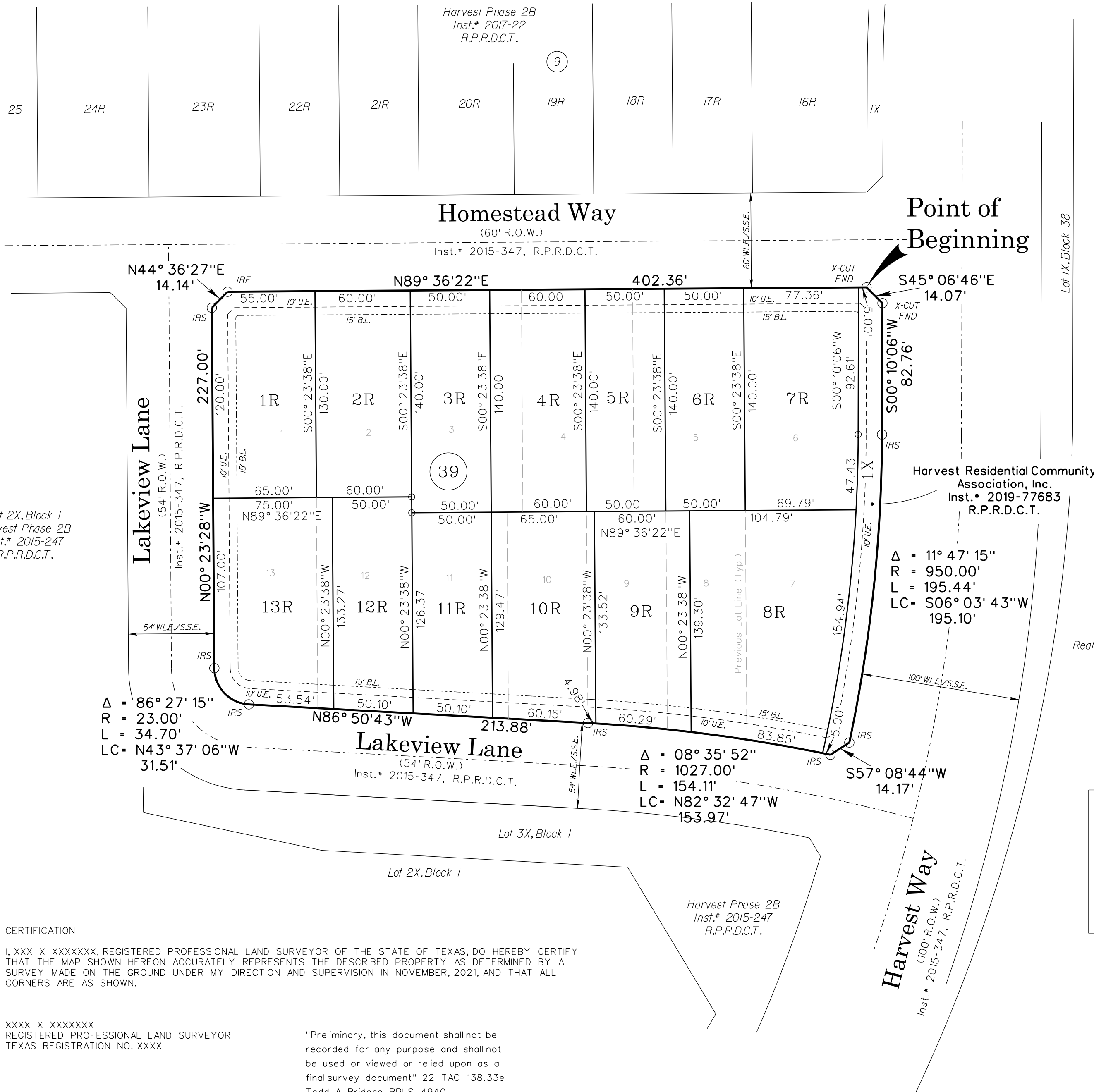
Residential Lots	2,508 Acres	13 Lots
Open Space Lot	0.100 Acres	1 Lot
Total	2.608 Acres	14 Lots

Patrick Rock Survey,
Abstract Number 1063



GENERAL NOTES:

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, PER MONUMENTS FOUND FOR THE FINAL PLAT OF HARVEST PHASE I, AS RECORDED IN INSTRUMENT NO. 2013-166, R.P.R.D.C.T.
- ALL SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET FRONTAGE UNLESS OTHERWISE NOTED.
- ALL LOTS SHOWN ARE SINGLE-FAMILY RESIDENTIAL UNLESS OTHERWISE DESIGNATED WITH AN "X" WITH THE LOT NUMBER. ALL "X" LOTS ARE OPEN SPACE LOTS.
- 5' SIDE AND REAR YARD SETBACKS REQUIRED ON ALL RESIDENTIAL LOTS UNLESS OTHERWISE NOTED.
- ALL COMMON AREAS TO BE OWNED BY THE HOME OWNERS ASSOCIATION, AND/OR BY BELMONT FRESH WATER SUPPLY DISTRICT NO. 1. ALL OPEN SPACES TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, BELMONT FRESH WATER SUPPLY DISTRICT NO. 1, AND/OR THE PUBLIC IMPROVEMENT DISTRICT.
- ALL DEDICATED PUBLIC ROADS WILL BE MAINTAINED BY BELMONT FRESH WATER SUPPLY DISTRICT NO. 1.
- NO DIRECT RESIDENTIAL DRIVEWAY ACCESS TO HARVEST WAY IS ALLOWED.
- ALL LOTS SHOWN ON THIS PLAT ARE WITHIN ZONE 3 AS IDENTIFIED IN THE HARVEST DEVELOPMENT AGREEMENT DATED 9-27-2012. ALL SETBACKS SHALL CONFORM WITH THE ZONE 3 REQUIREMENTS OF SECTION 5.1 RESIDENTIAL DEVELOPMENT STANDARDS TABLE OF HARVEST DEVELOPMENT CODE UNLESS A MORE RESTRICTIVE SETBACK IS IDENTIFIED ON THE PLAT WITH A BUILDING LINE.
- THE RESIDENTIAL LOTS WITHIN THIS PHASE ARE IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM PANEL NO. 4812ICOSOSG, REVISED APRIL 18, 2011 FOR DENTON COUNTY, TEXAS.
- ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.
- THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.



Really Capital Argyle II4,LTD.
Inst.* 2006-81504
R.P.R.D.C.T.

REVIEWED AND APPROVED BY:
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1
DATE _____
DISTRICT ENGINEER
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1

APPROVAL BY THE TOWN COUNCIL
DATE _____
MAYOR, TOWN OF NORTHLAKE
TOWN SECRETARY, TOWN OF NORTHLAKE

APPROVED BY THE NORTHLAKE PLANNING
AND ZONING COMMISSION ON:
DATE _____
CHAIR PERSON PLANNING AND ZONING
COMMISSION, TOWN OF NORTHLAKE
TOWN SECRETARY, TOWN OF NORTHLAKE

CERTIFICATION

I, XXX X XXXXXX, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN NOVEMBER, 2021, AND THAT ALL CORNERS ARE AS SHOWN.

XXXX X XXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. XXXX

"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." 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 12/13/2021

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

Owner / Developer

Harvest Phase II, LLC
3000 Turtle Creek Boulevard
Dallas, Texas 75219

Amending Plat of

Lots 1R - 13R, and 1X, Block 39

Harvest Phase 2B

BEING 2.608 ACRES OF LAND SITUATED IN THE PATRICK ROCK SURVEY, ABSTRACT NUMBER 1063, IN THE ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, BEING AN AMENDING OF HARVEST PHASE 2B, AN ADDITION TO THE TOWN OF NORTHLAKE RECORDED IN INSTRUMENT NUMBER 2015-347, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. 13 RESIDENTIAL LOTS AND 1 OPEN SPACE LOT

NOVEMBER 2021

PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH # 817-562-3350

SHEET

1

OF 1 SHEETS

Ref. Job No.

Peloton Job No.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: FEBRUARY 1, 2022

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

SUBJECT: NORTHLAKE 35 LOGISTICS PARK MAJOR INFRASTRUCTURE FINAL PLATS – ROW DEDICATION (FP-22-002); LOT 8X, BLOCK 1 (FP-22-003); LOT 9 & 10X, BLOCK 1 (FP-22-004)



GOALS/OBJECTIVES:

- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

FINAL PLAT INFORMATION:

Owner/Applicant: Northlake Logistics Park, LLC

Engineer/Surveyor: Goodwin and Marshall, Inc.

Current Zoning: Industrial (I)

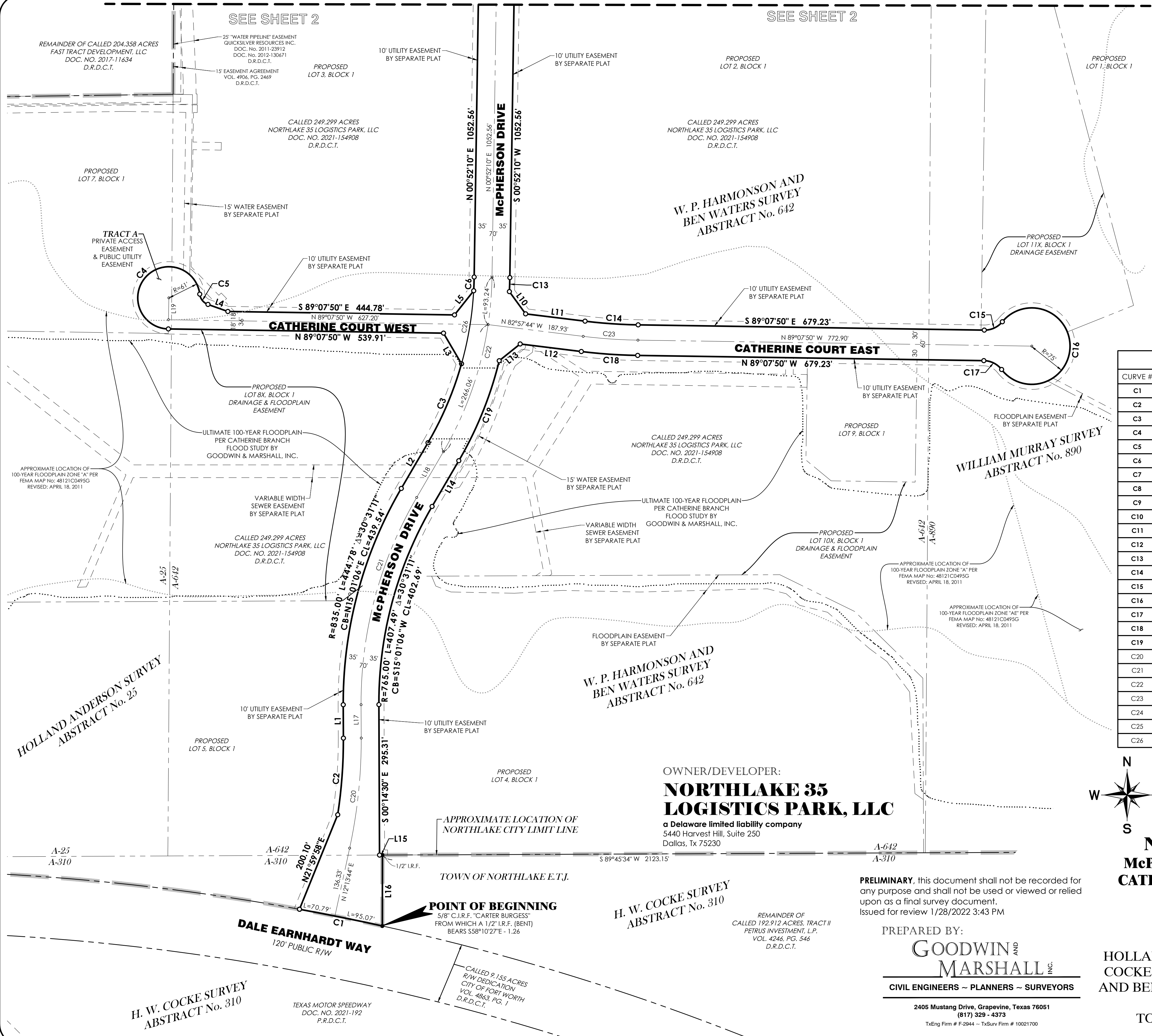
Site: Approximately 105 acres generally located north of Dale Earnhardt Way/Victory Circle East between IH 35W and Harmonson Road.

Summary: These three final plats are for major infrastructure components of the Northlake 35 Logistics Park. One plat is for the dedication of street rights-of-ways. Lot 8X is the open space lot covering the western part of the development, and Lot 10X is the open space lot covering the eastern part of the development. The Catherine Branch of Denton Creek flows through these open spaces which include drainage facilities as well as a sewer trunk line to serve this development as well as other areas to the west. Lot 9 is the site of the interim wastewater treatment plant the Town will construct to begin providing sewer service in this area. This development and the significant infrastructure to serve it is a result of a public-private partnership with the Town for economic development.

Staff Analysis: The applicant has provided final plat applications in accordance with the requirements of the Unified Development Code (UDC). The applications were considered filed on January 20, 2022, and they will be approved on February 19, 2022, if no action is taken. The final plats conform to the approved preliminary plat, and they meet all I-Industrial zoning standards. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with these final plats for review and meet all engineering design requirements.

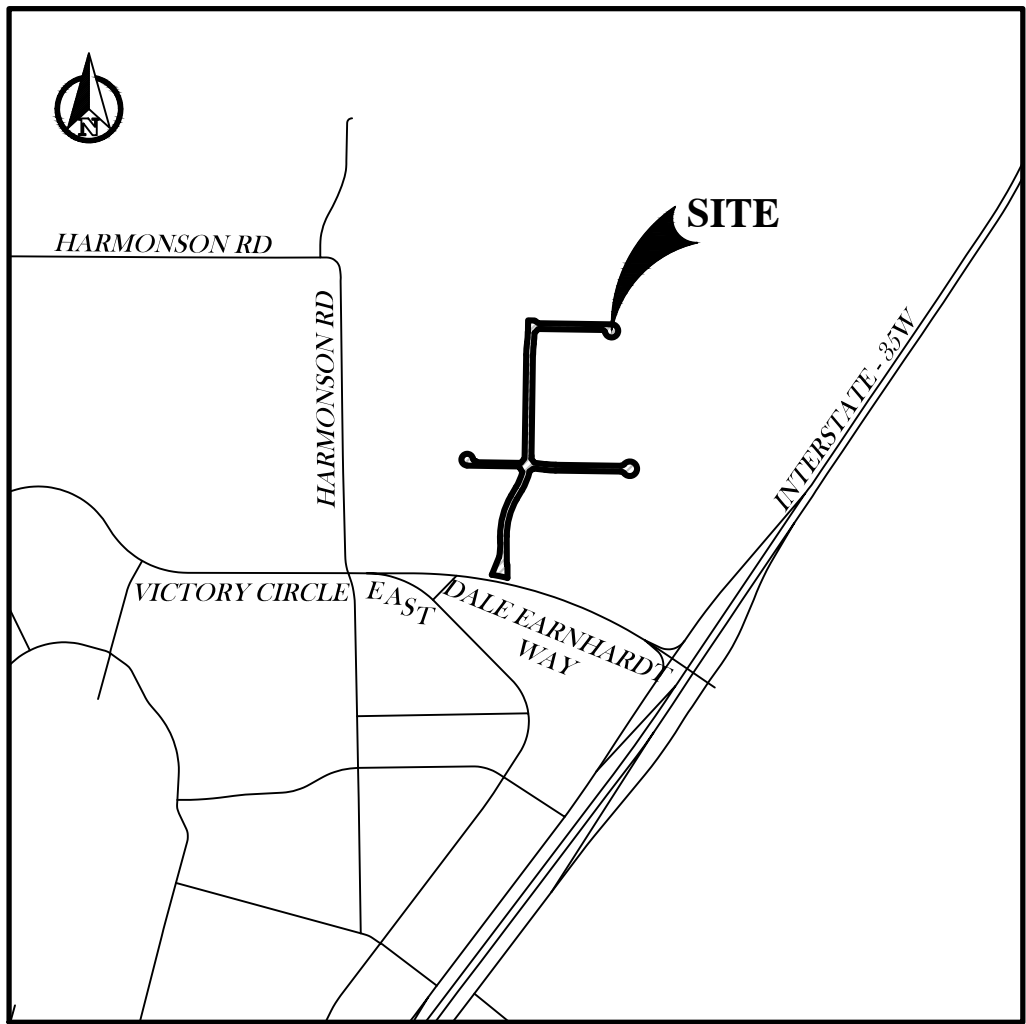
P&Z ACTIONS:

- Approve plat as submitted

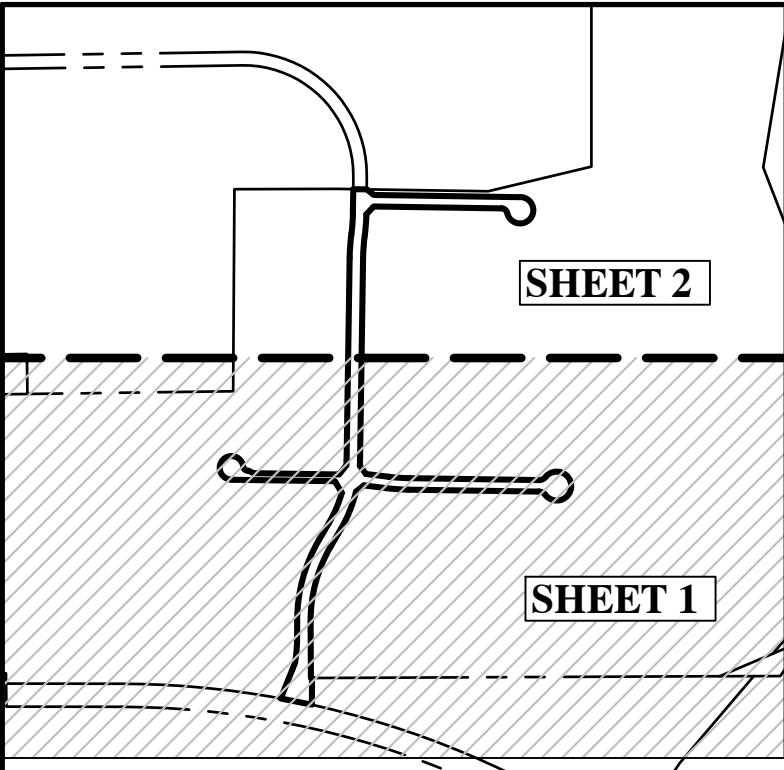


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°14'30"W	65.52'
L2	N30°16'42"E	103.91'
L3	N30°25'40"W	69.77'
L4	S70°28'37"E	41.39'
L5	N38°28'23"E	60.59'
L6	N00°52'10"E	122.21'
L7	S89°06'24"E	70.00'
L8	S52°27'30"E	46.75'
L9	S42°28'35"W	56.45'
L10	S36°05'17"E	53.99'
L11	S82°57'44"E	117.60'
L12	N82°57'44"W	120.95'
L13	S51°18'40"W	52.64'
L14	S30°16'42"W	103.91'
L15	N89°45'34"E	5.72'
L16	S00°05'00"W	139.15'
L17	N00°14'30"W	65.52'
L18	N30°16'42"E	103.91'
L19	S00°52'10"W	43.00'
L20	N00°52'10"E	38.50'

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	4653.09'	165.86'	2°02'32"	N78°36'19"W
C2	965.00'	150.89'	8°57'32"	N04°14'16"E
C3	665.00'	168.82'	14°32'44"	N23°00'20"E
C4	61.00'	279.26'	262°18'09"	N42°01'15"E
C5	24.50'	27.22'	63°38'56"	S38°39'09"E
C6	665.00'	26.97'	2°19'25"	N02°01'53"E
C7	1095.00'	125.85'	6°35'07"	N04°09'44"E
C8	965.00'	110.91'	6°35'07"	N04°09'44"E
C9	68.50'	306.63'	256°28'40"	S39°06'29"W
C10	32.00'	42.71'	76°28'38"	N50°53'31"W
C11	1035.00'	111.00'	6°08'42"	S04°22'56"W
C12	1025.00'	117.81'	6°35'07"	S04°09'44"W
C13	735.00'	27.55'	2°08'53"	S01°56'37"W
C14	970.00'	104.43'	6°10'06"	S86°02'47"E
C15	45.00'	40.30'	51°19'04"	N65°12'38"E
C16	75.00'	369.97'	282°38'08"	S00°52'10"W
C17	45.00'	40.30'	51°19'04"	N63°28'18"W
C18	1030.00'	110.89'	6°10'06"	N86°02'47"W
C19	735.00'	212.37'	16°33'18"	S22°00'03"W
C20	1000.00'	217.65'	12°28'14"	N05°59'37"E
C21	800.00'	426.14'	30°31'11"	N15°01'06"E
C22	700.00'	359.29'	29°24'31"	N15°34'26"E
C23	1000.00'	107.66'	6°10'06"	S86°02'47"E
C24	1060.00'	121.83'	6°35'07"	N04°09'44"E
C25	1000.00'	114.93'	6°35'07"	N04°09'44"E
C26	665.00'	145.54'	12°32'23"	N09°27'46"E



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

LEGEND	
○	1/2" C.I.R.S. STAMPED "GOODWIN & MARSHALL"
●	1/2" C.I.R.F. STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
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
---	BOUNDARY LINE
- - - -	ADJOINER LINE
- - - -	CENTER LINE
- - - -	EASEMENT LINE
.....	ULTIMATE FLOODPLAIN
.....	100-YEAR FLOODPLAIN



FINAL PLAT
OF
NORTHLAKE 35 LOGISTICS PARK
McPHERSON DRIVE, CATHERINE COURT EAST,
CATHERINE COURT WEST, & BUCHANAN COURT
DEDICATION

BEING
8.597 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
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

Date: January 2022

SHEET 1 of 2

OWNER/DEVELOPER:
NORTHLAKE 35 LOGISTICS PARK, LLC
a Delaware limited liability company
5440 Harvest Hill, Suite 250
Dallas, Tx 75230

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 1/28/2022 3:43 PM

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

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

TxEng Firm # F-2944 ~ TxSurv Firm # 10021700

REMAINDER OF
CALLED 192.912 ACRES, TRACT II
PETRUS INVESTMENT, L.P.
VOL. 4246, PG. 546
D.R.D.C.T.

H. W. COCKE SURVEY
ABSTRACT No. 310

POINT OF BEGINNING
5/8" C.I.R.F. "CARTER BURGESS"
FROM WHICH A 1/2" I.R.F. (BENT)
BEARS S58°10'27"E - 1.26

CALLED 9.155 ACRES
R/W DEDICATION
CITY OF FORT WORTH
VOL. 4843, PG. 1
D.R.D.C.T.

TEXAS MOTOR SPEEDWAY
DOC. NO. 2021-192
P.R.D.C.T.

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, NORTHLAKE 35 LOGISTICS PARK, LLC, as owner of 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, Town of Northlake, Denton County, Texas, being part of that certain called 249.299 acre tract described in a deed to Northlake 35 Logistics Park, LLC recorded in Document No. 2021-154908 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "CARTER & BURGESS" for the most southerly Southeast corner of said 249.299 acre tract and being in the North right-of-way line of Dale Earnhardt Way (120' right-of-way width) described in a deed to the City of Fort Worth recorded in Volume 4863, Page 1 (DRDCT), said point being a Point of Curvature of a circular curve to the left, having a radius of 4,653.09 feet, a central angle of 02 deg. 02 min. 32 sec., and being subtended by a chord which bears North 78 deg. 36 min. 19 sec. West - 165.85 feet;

THENCE in a westerly along said curve to the left and the South line of said 249.299 acre tract and the North right-of-way line of said Dale Earnhardt Way, a distance of 165.86 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set;

THENCE North 21 deg. 59 min. 58 sec. East non-tangent to said curve and departing from said South line and North right-of-way line, a distance of 200.10 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 965.00 feet, a central angle of 08 deg. 57 min. 32 sec., and being subtended by a chord which bears North 04 deg. 14 min. 16 sec. East - 150.73 feet;

THENCE in a northerly direction along said curve to the left, a distance of 150.89 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 14 min. 30 sec. West tangent to said curve, a distance of 65.52 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 835.00 feet, a central angle of 30 deg. 31 min. 11 sec., and being subtended by a chord which bears North 15 deg. 01 min. 06 sec. East - 439.54 feet;

THENCE in a northerly direction along said curve to the right, a distance of 444.78 feet to a 1/2" capped iron rod set;

THENCE North 30 deg. 16 min. 42 sec. East tangent to said curve, a distance of 103.91 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 665.00 feet, a central angle of 14 deg. 32 min. 44 sec., and being subtended by a chord which bears North 23 deg. 00 min. 20 sec. East - 168.37 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 168.82 feet to a 1/2" capped iron rod set;

THENCE North 30 deg. 25 min. 40 sec. West non-tangent to said curve, a distance of 69.77 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 07 min. 50 sec. West, a distance of 539.91 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 61.00 feet, a central angle of 262 deg. 18 min. 09 sec., and being subtended by a chord which bears North 42 deg. 01 min. 15 sec. East - 91.86 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 279.26 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the left, having a radius of 24.50 feet, a central angle of 63 deg. 38 min. 56 sec., and being subtended by a chord which bears South 38 deg. 39 min. 09 sec. East - 25.84 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 27.22 feet to a 1/2" capped iron rod set;

THENCE South 70 deg. 28 min. 37 sec. East tangent to said curve, a distance of 41.39 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 07 min. 50 sec. East, a distance of 444.78 feet to a 1/2" capped iron rod set;

THENCE North 38 deg. 28 min. 23 sec. East, a distance of 60.59 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 665.00 feet, a central angle of 02 deg. 19 min. 25 sec., and being subtended by a chord which bears North 02 deg. 01 min. 53 sec. East - 26.97 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 26.97 feet to a 1/2" capped iron rod set

THENCE North 00 deg. 52 min. 10 sec. East tangent to said curve, a distance of 1,052.56 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1,095.00 feet, a central angle of 06 deg. 35 min. 07 sec., and being subtended by a chord which bears North 04 deg. 09 min. 44 sec. East - 125.78 feet;

THENCE in a northerly direction along said curve to the right, a distance of 125.85 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the left, having a radius of 965.00 feet, a central angle of 06 deg. 35 min. 07 sec., and being subtended by a chord which bears North 04 deg. 09 min. 44 sec. East - 110.85 feet;

THENCE in a northerly direction along said curve to the left, a distance of 110.91 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 52 min. 10 sec. East tangent to said curve, a distance of 122.21 feet to a 1/2" capped iron rod set in the North line of said 249.299 acre tract, from which a 5 inch metal fence post found in said North line bears North 89 deg. 06 min. 24 sec. West - 88.39 feet;

THENCE South 89 deg. 06 min. 24 sec. East along the North line of said 249.299 acre tract, a distance of 70.00 feet to a 1/2" capped iron rod set, from which a 5" metal fence post found in said North line bears South 89 deg. 06 min. 24 sec. East - 632.16 feet;

THENCE South 52 deg. 27 min. 30 sec. East departing from said North line, a distance of 46.75 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 07 min. 50 sec. East, a distance of 762.30 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 68.50 feet, a central angle of 256 deg. 28 min. 40 sec., and being subtended by a chord which bears South 39 deg. 06 min. 29 sec. West - 107.60 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 306.63 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the left, having a radius of 32.00 feet, a central angle of 76 deg. 28 min. 38 sec., and being subtended by a chord which bears North 50 deg. 53 min. 31 sec. West - 39.61 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 42.71 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 07 min. 50 sec. West tangent to said curve, a distance of 664.63 feet to a 1/2" capped iron rod set;

THENCE South 42 deg. 28 min. 35 sec. West, a distance of 56.45 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,035.00 feet, a central angle of 06 deg. 08 min. 42 sec., and being subtended by a chord which bears South 04 deg. 22 min. 56 sec. West - 110.95 feet;

THENCE in a southerly direction along said curve to the right, a distance of 111.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the left, having a radius of 1,025.00 feet, a central angle of 06 deg. 35 min. 07 sec., and being subtended by a chord which bears South 04 deg. 09 min. 44 sec. West - 117.74 feet;

THENCE in a southerly direction along said curve to the left, a distance of 117.81 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 52 min. 10 sec. West tangent to said curve, a distance of 1,052.56 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 735.00 feet, a central angle of 02 deg. 08 min. 53 sec., and being subtended by a chord which bears South 01 deg. 56 min. 37 sec. West - 27.55 feet;

THENCE in a southerly direction along said curve to the right, a distance of 27.55 feet to a 1/2" capped iron rod set;

THENCE South 36 deg. 05 min. 17 sec. East non-tangent to said curve, a distance of 53.99 feet to a 1/2" capped iron rod set;

THENCE South 82 deg. 57 min. 44 sec. East, a distance of 117.60 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 970.00 feet, a central angle of 06 deg. 10 min. 06 sec., and being subtended by a chord which bears South 86 deg. 02 min. 47 sec. East - 104.38 feet;

THENCE in an easterly direction along said curve to the left, a distance of 104.43 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 07 min. 50 sec. East tangent to said curve, a distance of 679.23 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 45.00 feet, a central angle of 51 deg. 19 min. 04 sec., and being subtended by a chord which bears North 65 deg. 12 min. 38 sec. East - 38.97 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 40.30 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 75.00 feet, a central angle of 282 deg. 38 min. 08 sec., and being subtended by a chord which bears South 00 deg. 52 min. 10 sec. West - 93.75 feet;

THENCE in a southerly direction along said curve to the right, a distance of 369.97 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the left, having a radius of 45.00 feet, a central angle of 51 deg. 19 min. 04 sec., and being subtended by a chord which bears North 63 deg. 28 min. 18 sec. West - 38.97 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 40.30 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 07 min. 50 sec. West tangent to said curve, a distance of 679.23 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1,030.00 feet, a central angle of 06 deg. 10 min. 06 sec., and being subtended by a chord which bears North 86 deg. 02 min. 47 sec. West - 110.83 feet;

THENCE in a westerly direction along said curve to the right, a distance of 110.89 feet to a 1/2" capped iron rod set;

THENCE North 82 deg. 57 min. 44 sec. West tangent to said curve, a distance of 120.95 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 07 min. 50 sec. West, a distance of 52.64 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 93.00 feet, a central angle of 16 deg. 33 min. 18 sec., and being subtended by a chord which bears South 22 deg. 00 min. 03 sec. West - 211.63 feet;

THENCE in a southerly direction along said curve to the right, a distance of 212.37 feet to a 1/2" capped iron rod set;

THENCE South 30 deg. 16 min. 42 sec. West tangent to said curve, a distance of 103.91 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 765.00 feet, a central angle of 30 deg. 31 min. 11 sec., and being subtended by a chord which bears South 15 deg. 01 min. 06 sec. West - 402.69 feet;

THENCE in a southerly direction along said curve to the left, a distance of 407.49 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 14 min. 30 sec. East tangent to said curve, a distance of 295.31 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 45 min. 34 sec. East along the North line of said 192.912 acre tract, a distance of 5.72 feet to a 1/2" capped 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 the **POINT OF BEGINNING**, containing 374,481 square feet or 8.597 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NORTHLAKE 35 LOGISTICS PARK, LLC, a Delaware limited liability company, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of NORTHLAKE 35 LOGISTICS PARK, McPHERSON DRIVE, CATHERINE COURT EAST, CATHERINE COURT WEST, & BUCHANAN COURT DEDICATION, and does hereby dedicate to the public use forever the streets shown hereon.

Witness our hand, this the _____ day of _____, 20____.

NORTHLAKE 35 LOGISTICS PARK, LLC, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____ by _____ the _____ of Northlake 35 Logistics Park, LLC, a Delaware limited liability company on behalf of said entity.

Notary Public, State of Texas

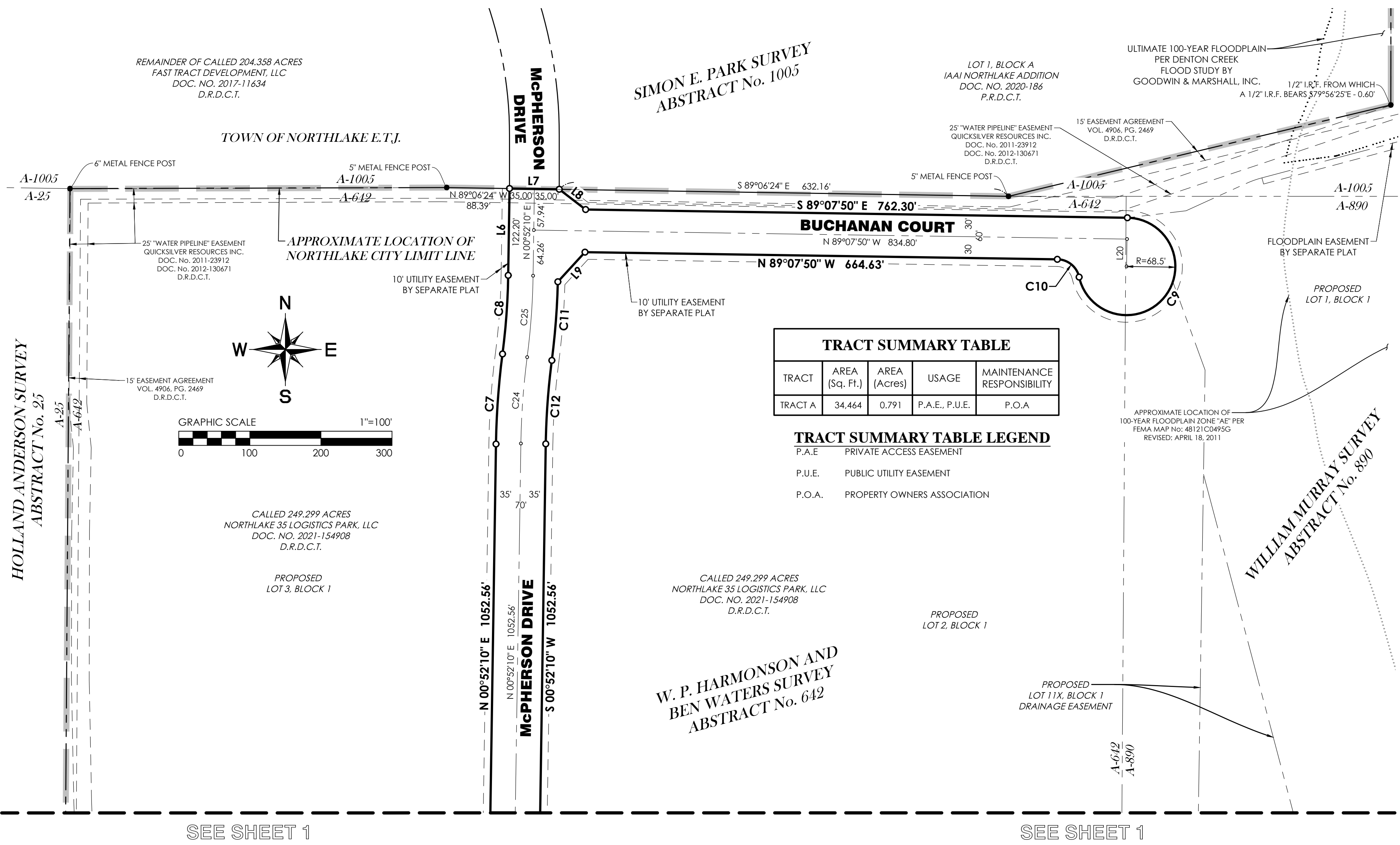
My Commission Expires : _____

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points on the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

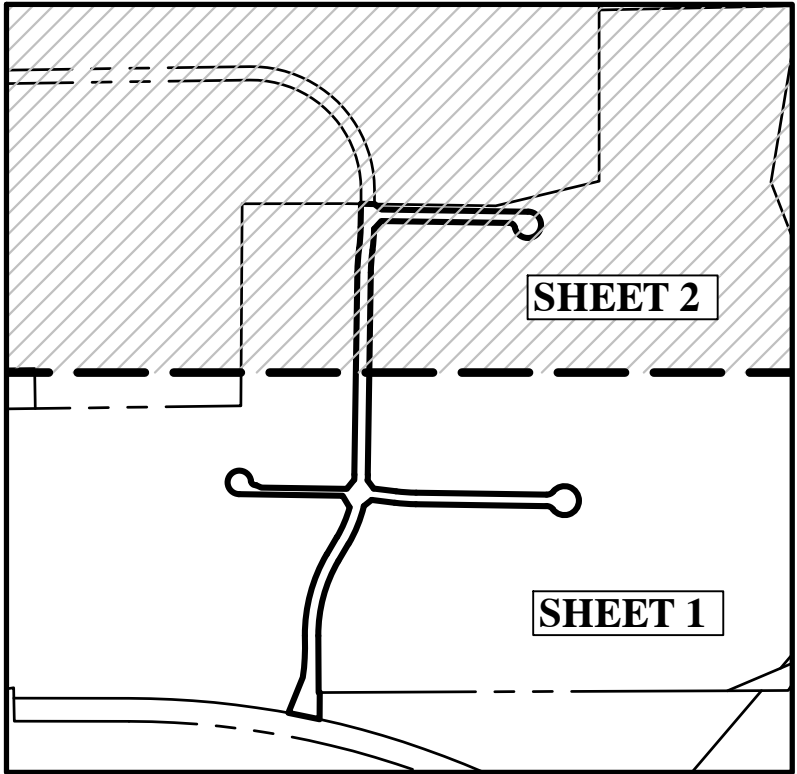
John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground September 2018
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
(817) 329-4373

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 1/28/2022 3:43 PM



NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.99984762. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown hereon were derived from GPS observation and calibrated to NGS monument P 941 having a published elevation of 642.27 feet (NAVD88).
- According to the Flood Insurance Rate Map (FIRM) panel 48121C0495G, revised April 18, 2011, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain and Zone "A", being defined as areas with no Base Flood Elevations determined. Approximate location of floodplain and/or floodway lines are shown on the survey.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
- The Owner shall indemnify, defend, and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Detention Facility", including any non-performance of the foregoing, in form and substance as required by the "Uniform Development Code"



KEY MAP
N.T.S.

APPROVED BY THE TOWN OF NORTHLAKE
Date
Chair, Planning and Zoning Commission.
Town Secretary, Town of Northlake

FINAL PLAT
OF
NORTHLAKE 35 LOGISTICS PARK
McPHERSON DRIVE, CATHERINE COURT EAST,
CATHERINE COURT WEST, & BUCHANAN COURT
DEDICATION

BEING
8.597 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
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

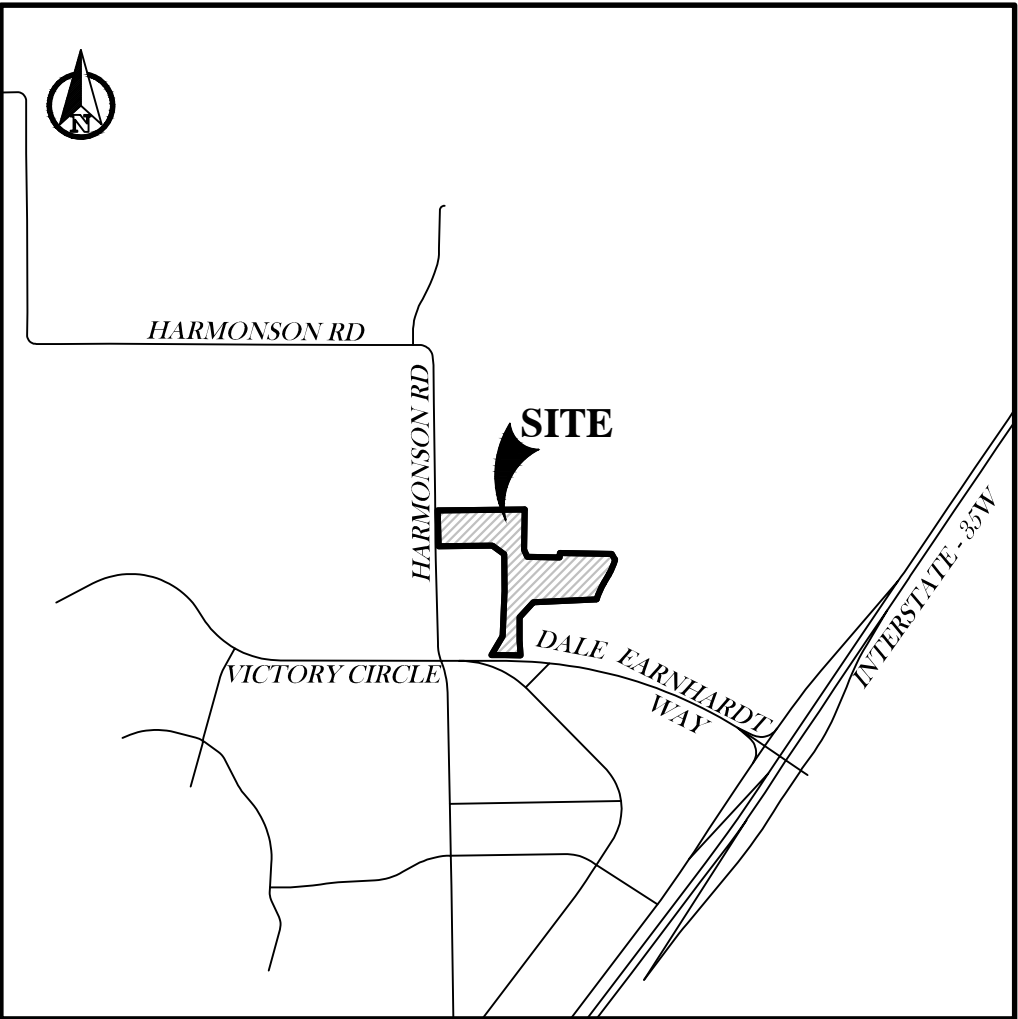
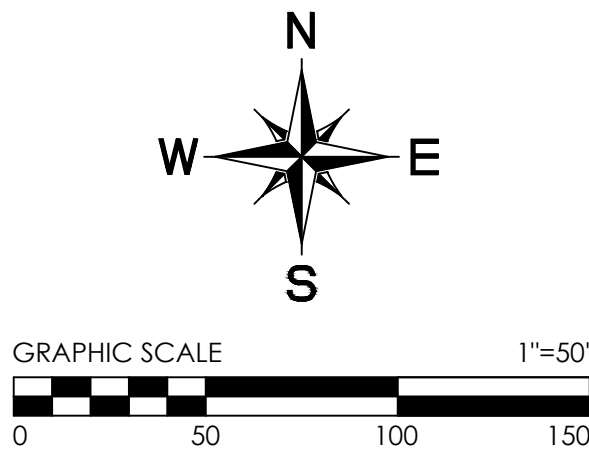
Date: January 2022

OWNER/DEVELOPER:
NORTHLAKE 35 LOGISTICS PARK, LLC
a Delaware limited liability company
5440 Harvest Hill, Suite 250
Dallas, Tx 75230

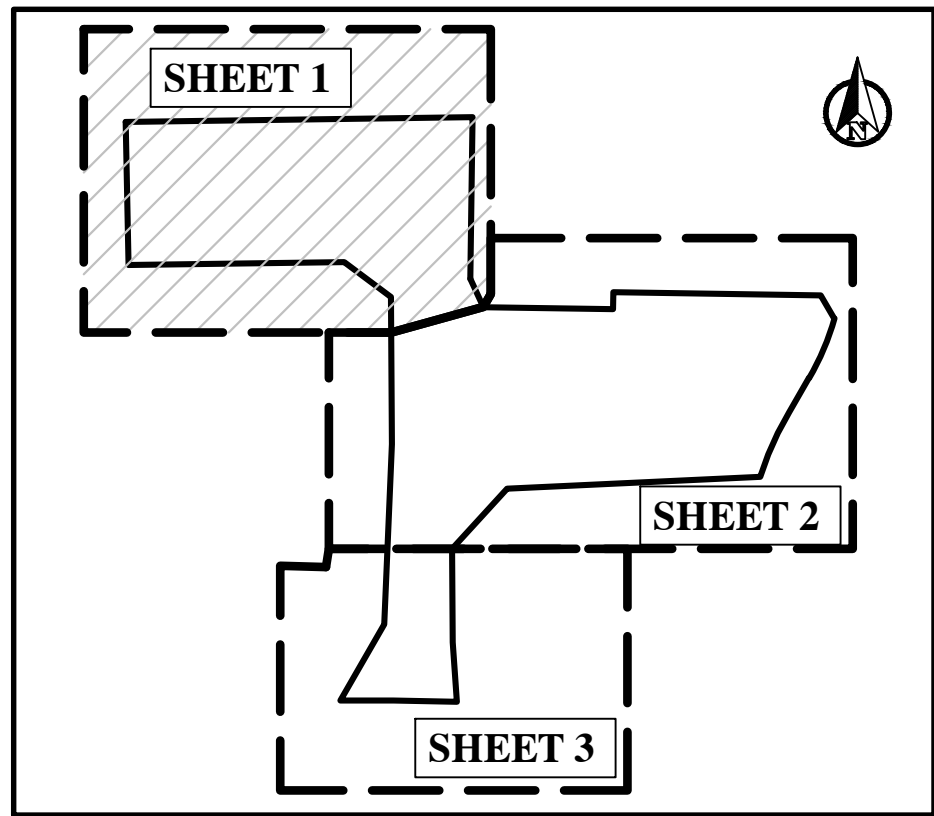
PREPARED BY:
GOODWIN AND MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

SEE SHEET 1 FOR
LINE & CURVE
TABLE



VICINITY MAP
N.T.S.



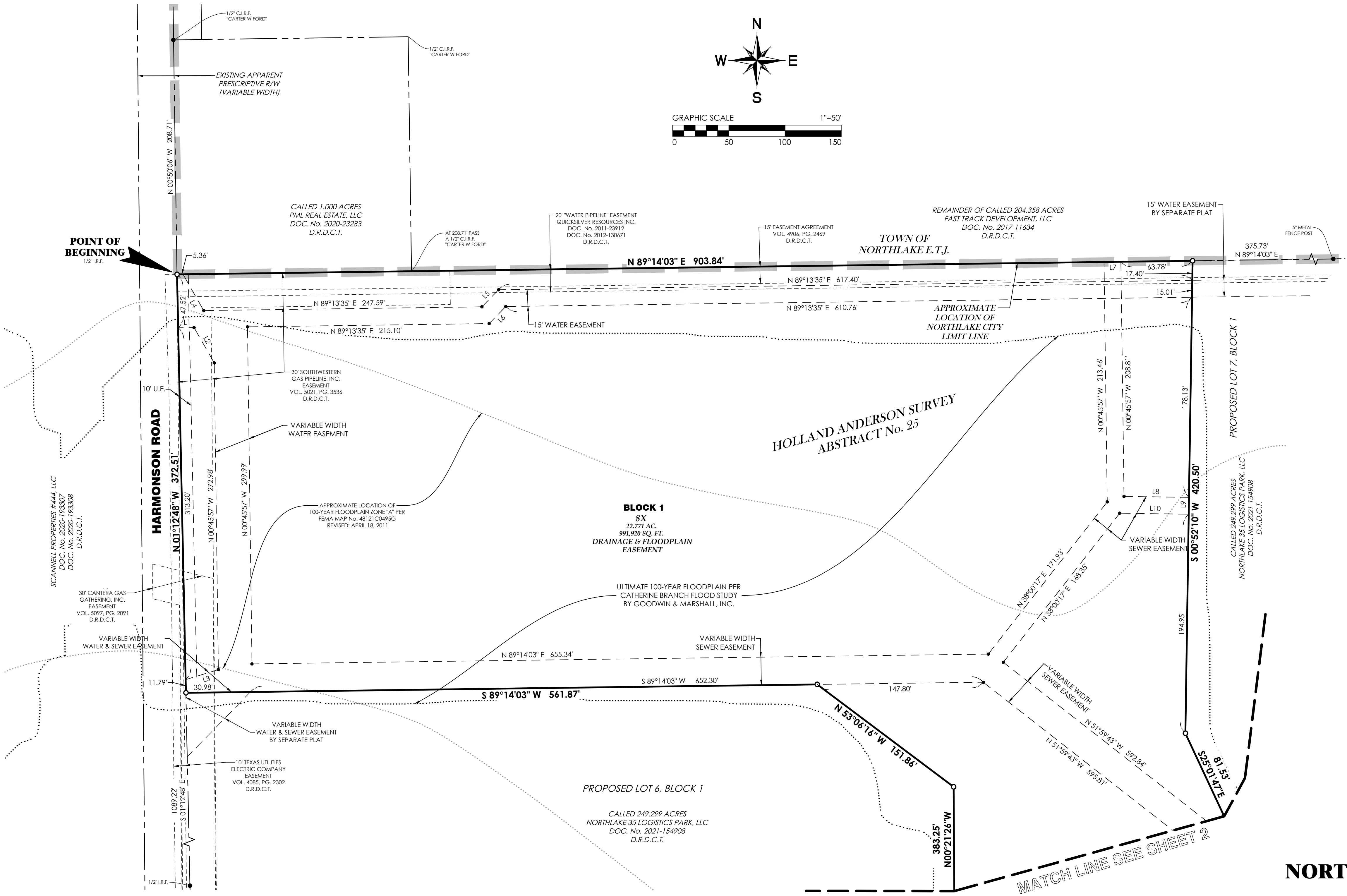
KEY MAP
N.T.S.

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 1/28/2022 3:33 PM

FINAL PLAT
OF
NORTHLAKE 35 LOGISTICS PARK
LOT 8X, BLOCK 1

BEING
22.771 ACRES
SITUATED IN THE
HOLLAND ANDERSON SURVEY, ABSTRACT No. 25
W.P. HARMONSON AND BEN WATERS
SURVEY, ABSTRACT No. 642
H.W. COCKE SURVEY, ABSTRACT No. 310
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

1 LOT
CURRENT ZONING: INDUSTRIAL
Date: January 2022

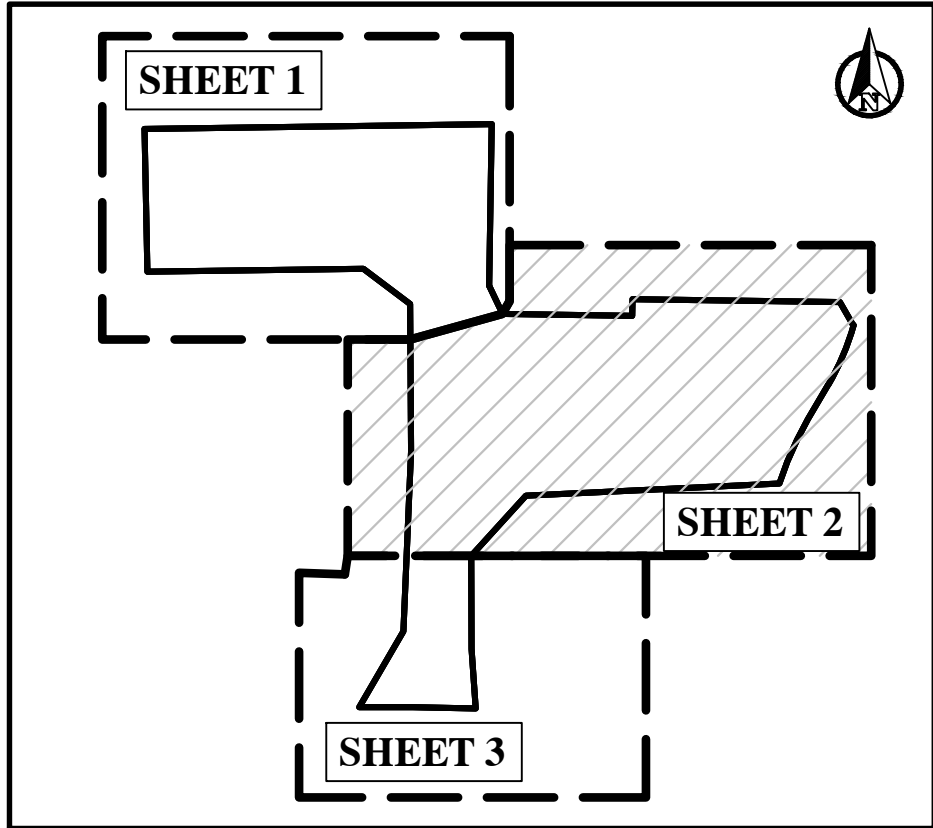


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°13'35"E	14.14'
L2	S29°43'27"E	36.24'
L3	S73°00'55"W	30.46'
L4	S29°43'27"E	37.16'
L5	N44°13'35"E	21.21'
L6	N44°13'35"E	21.21'
L7	N89°14'03"E	15.00'

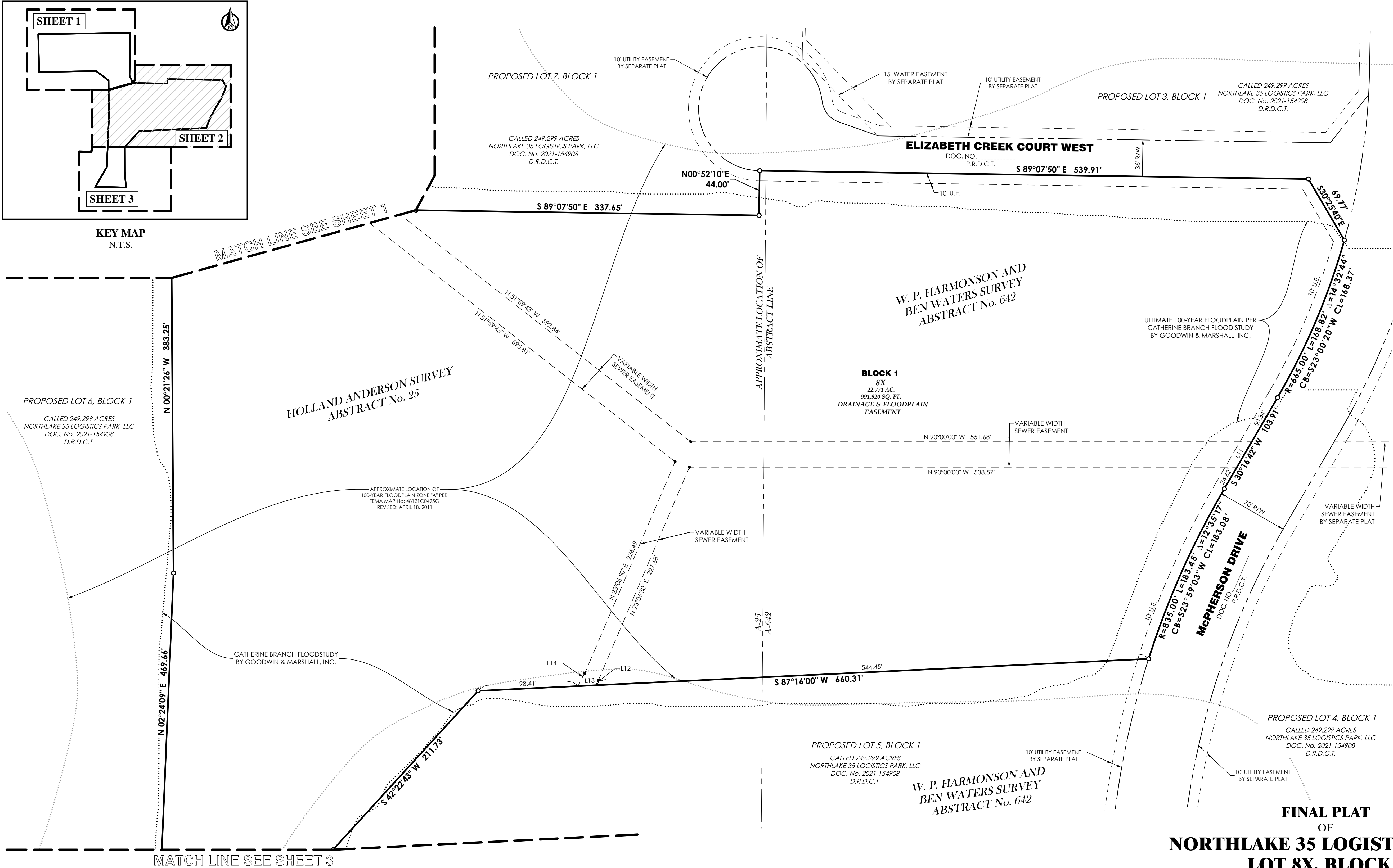
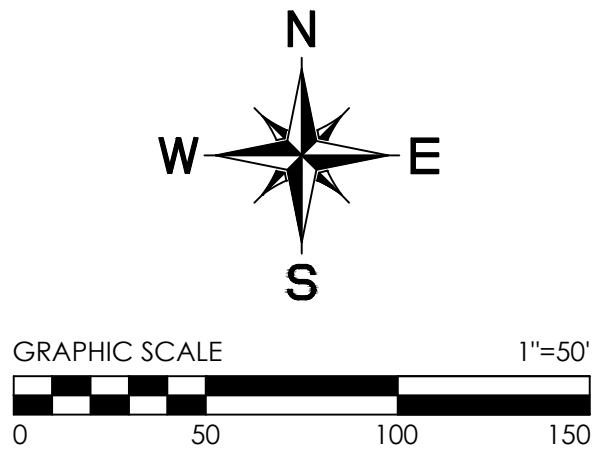
LINE TABLE		
LINE #	BEARING	DISTANCE
L8	S89°07'50"E	57.80'
L9	N00°52'10"E	15.00'
L10	S89°07'50"E	61.36'
L11	N30°16'42"E	28.95'
L12	S27°59'05"W	5.78'
L13	N87°16'00"E	17.45'
L14	S27°59'05"W	14.05'

OWNER/DEVELOPER:
NORTHLAKE 35 LOGISTICS PARK, LLC
a Delaware limited liability company
5440 Harvest Hill, Suite 250
Dallas, Tx 75230

PREPARED BY:
GOODWIN AND MARSHALL, INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2844 ~ TxSurv Firm # 10021700



KEY MAP
N.T.S.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°13'35"E	14.14'
L2	S29°43'27"E	36.24'
L3	S73°00'55"W	30.46'
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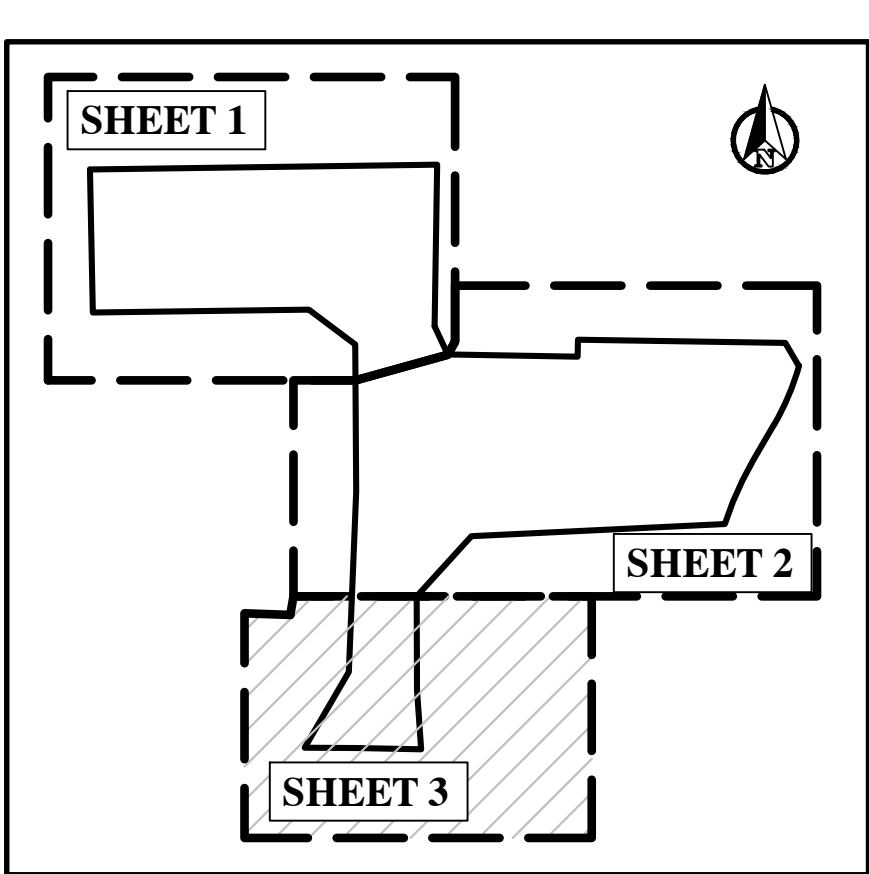
LINE TABLE		
LINE #	BEARING	DISTANCE
L8	S89°07'50"E	57.80'
L9	N00°52'10"E	15.00'
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(817) 329 - 4373
TxEng Firm # F-2944 ~ TxSurv Firm # 10021700

FINAL PLAT
OF
NORTHLAKE 35 LOGISTICS PARK
LOT 8X, BLOCK 1
BEING
22.771 ACRES
SITUATED IN THE
HOLLAND ANDERSON SURVEY, ABSTRACT No. 25
W.P. HARMONSON AND BEN WATERS
SURVEY, ABSTRACT No. 642
H.W. COCKE SURVEY, ABSTRACT No. 310
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
1 LOT
CURRENT ZONING: INDUSTRIAL
Date: January 2022

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 1/28/2022 3:33 PM



KEY MAP
N.T.S.

LEGEND	
○	1/2" C.I.R.S. STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
VOL.	VOLUME
PG.	PAGE
U.E.	UTILITY EASEMENT
DOC. NO.	DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT 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
R/W	RIGHT-OF-WAY
---	BOUNDARY LINE
- - -	ADJOINER LINE
- - -	EASEMENT LINE
.....	PROPOSED 100-YEAR FLOODPLAIN
.....	EXISTING FLOODPLAIN
■ ■ ■ ■ ■	CITY LIMIT LINE

NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.99984762. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown hereon were derived from GPS observation and calibrated to NGS monument P 941 having a published elevation of 642.27 feet (NAVD88).
- According to the Flood Insurance Rate Map (FIRM) panel 48121C0495G, revised April 18, 2011, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain, and Zone "A", being defined as areas with no Base Flood Elevations determined. Approximate location of floodplain and/or floodway lines are shown on the survey.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
- The Owner shall indemnify, defend, and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Detention Facility", including any non-performance of the foregoing, in form and substance as required by the "Uniform Development Code"

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground September 2018
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
(817) 329-4373

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 1/28/2022 3:34 PM

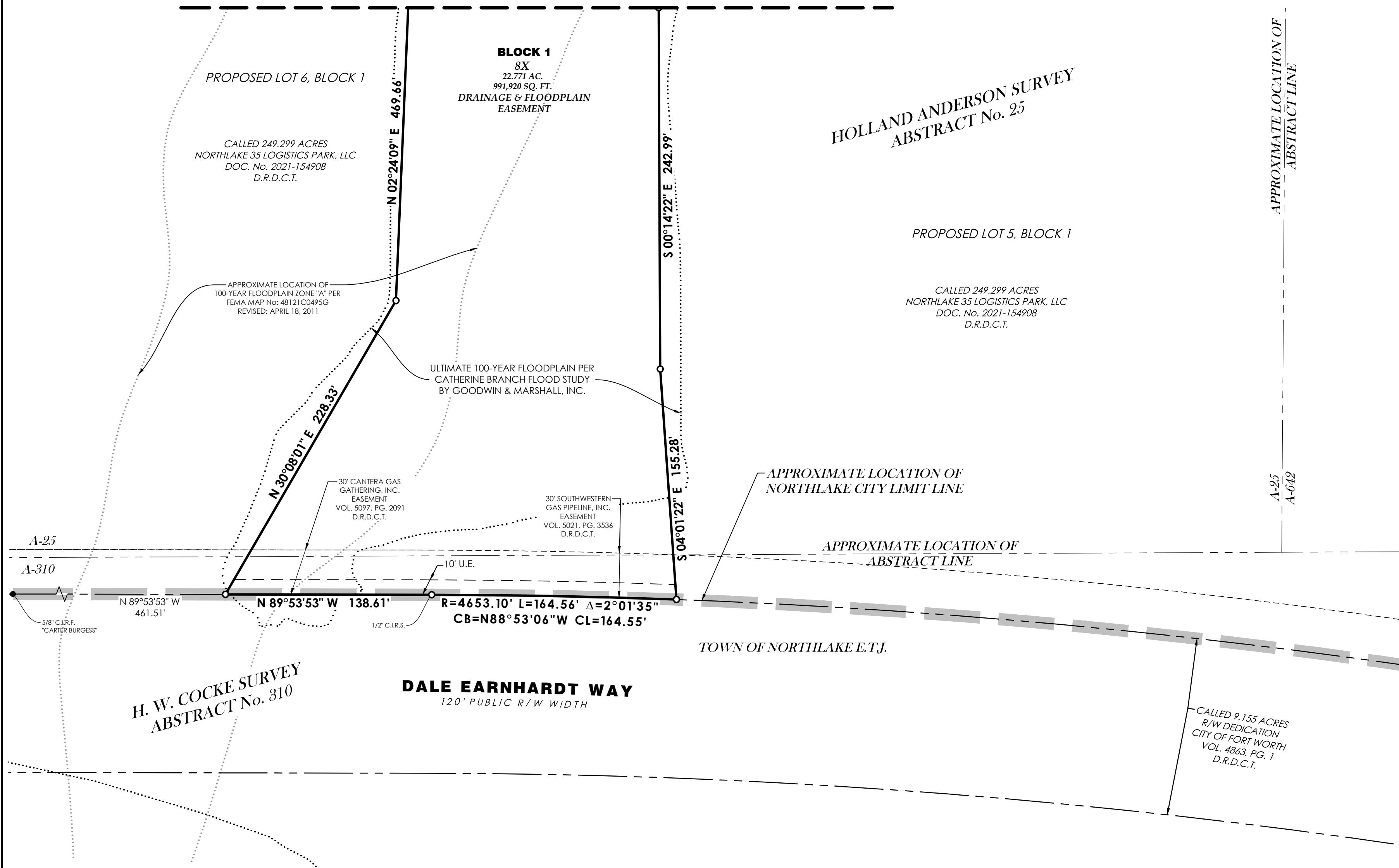
APPROVED BY THE TOWN OF NORTHLAKE:

Date

Chair, Planning & Zoning Commission

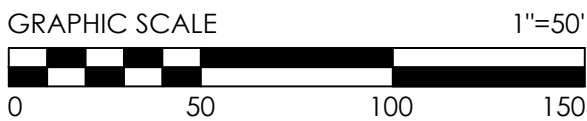
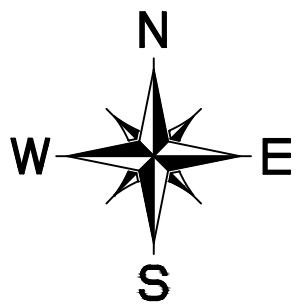
Town Secretary, Town of Northlake

MATCH LINE SEE SHEET 2



LINE TABLE		
LINE #	BEARING	DISTANCE
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OWNER/DEVELOPER:

NORTHLAKE 35 LOGISTICS PARK, LLC

a Delaware limited liability company
5440 Harvest Hill, Suite 250
Dallas, Tx 75230

PREPARED BY:

GOODWIN AND MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

TxEng Firm # F-2944 - TxSurv Firm # 10021700

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, NORTHLAKE 35 LOGISTICS PARK, LLC, as owner of that certain lot, tract, or parcel of land, situated in a portion of the Holland Anderson Survey, Abstract No. 25, the W. P. Harmonson and Ben Waters Survey, Abstract No. 642, Town of Northlake, Denton County, Texas, being part of that certain called 249.299 acre tract described in a deed to Northlake 35 Logistics Park, LLC recorded in Document No. 2021-154908 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), and being in the East right-of-way line 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 the South line of a called 204.358 acre tract described in a deed to Fast Track Development, LLC recorded in Document No. 2017-11634 (DRDCT), 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, continue a total distance of 903.84 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set, from which a 5" metal fence post found for an ell corner of said 249.299 acre tract bears North 89 deg. 14 min. 03 sec. East - 375.73 feet;

THENCE South 00 deg. 52 min. 10 sec. West departing said North and South lines, a distance of 420.50 feet to a 1/2" capped iron rod set;

THENCE South 25 deg. 01 min. 47 sec. East, a distance of 81.53 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 07 min. 50 sec. East, a distance of 337.65 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 52 min. 10 sec. East, a distance of 44.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 07 min. 50 sec. East, a distance of 539.91 feet to a 1/2" capped iron rod set;

THENCE South 30 deg. 25 min. 40 sec. East, a distance of 69.77 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 665.00 feet, a central angle of 14 deg. 32 min. 44 sec., and being subtended by a chord which bears South 23 deg. 00 min. 20 sec. West - 168.37 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 168.82 feet to a 1/2" capped iron rod set;

THENCE South 30 deg. 16 min. 42 sec. West tangent to said curve, a distance of 103.91 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 835.00 feet, a central angle of 12 deg. 35 min. 17 sec., and being subtended by a chord which bears South 23 deg. 59 min. 03 sec. West - 183.08 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 183.45 feet to a 1/2" capped iron rod set;

THENCE South 87 deg. 16 min. 00 sec. West non-tangent to said curve, a distance of 660.31 feet to a 1/2" capped iron rod set;

THENCE South 42 deg. 22 min. 43 sec. West, a distance of 211.73 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 14 min. 22 sec. East, a distance of 242.99 feet to a 1/2" capped iron rod set;

THENCE South 04 deg. 01 min. 22 sec. East, a distance of 155.28 feet to a 1/2" capped iron rod set in the South line of said 249.299 acre tract and being in the North right-of-way line of Dale Earnhardt Way (120' Public right-of-way width) as described in a dedication to the City of Fort Worth recorded in Volume 4863, Page 1 (DRDCT) for 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 02 deg. 01 min. 35 sec., and being subtended by a chord which bears North 88 deg. 53 min. 06 sec. West - 164.55 feet;

THENCE in a westerly direction along said North right-of-way line, South line and curve to the left, a distance of 164.56 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 53 min. 53 sec. West tangent to said curve and continue along said North right-of-way line and South line, a distance of 138.61 feet to a 1/2" capped iron rod set, from which a 5/8" capped iron rod found stamped "CARTER & BURGESS" for the most southerly Southwest corner of said 249.299 acre tract bears North 89 deg. 53 min. 53 sec. West - 461.51 feet;

THENCE North 30 deg. 08 min. 01 sec. East departing said North right-of-way line and South line, a distance of 228.33 feet to a 1/2" capped iron rod set;

THENCE North 02 deg. 24 min. 09 sec. East, a distance of 469.66 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 21 min. 26 sec. West, a distance of 383.25 feet to a 1/2" capped iron rod set;

**FINAL PLAT
OF
NORTHLAKE 35 LOGISTICS PARK LOT 8X,
BLOCK 1**

BEING
22.771 ACRES
SITUATED IN THE
HOLLAND ANDERSON SURVEY, ABSTRACT No. 25
W.P. HARMONSON AND BEN WATERS SURVEY, ABSTRACT No. 642
H.W. COCKE SURVEY, ABSTRACT No. 310
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

1 LOT
CURRENT ZONING: INDUSTRIAL
Date: January 2022

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N30°16'42"E	103.91'	L14	N00°14'22"W	5.74'
L2	N51°18'40"E	52.64'	L15	N10°46'08"W	190.06'
L3	N30°08'06"E	82.84'	L16	N90°00'00"W	150.55'
L4	N52°27'30"W	46.75'	L17	S30°16'42"W	21.21'
L5	N90°00'00"E	134.34'	L18	S75°16'42"W	17.84'
L6	N32°25'23"E	203.51'	L19	S26°02'45"W	32.60'
L7	S57°06'49"E	115.91'	L20	S51°51'21"W	40.26'
L8	S57°06'49"E	85.81'	L21	S06°51'21"W	6.96'
L9	N00°52'10"E	32.50'	L22	N82°57'44"W	15.00'
L10	S00°52'10"W	32.50'	L23	N06°51'21"E	13.13'
L11	S32°25'23"W	213.14'	L24	N51°51'21"E	43.03'
L12	S10°46'08"E	192.47'	L25	N26°02'45"E	27.87'
L13	S00°14'22"E	7.12'	L26	N75°16'42"E	38.71'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	765.00'	151.03'	11°18'41"	N24°37'21"E	150.78'
C2	735.00'	212.37'	16°33'18"	N22°00'03"E	211.63'
C3	1030.00'	110.89'	6°10'06"	S86°02'47"E	110.83'
C4	45.00'	40.30'	51°19'04"	S63°28'18"E	38.97'
C5	75.00'	100.01'	76°24'13"	S76°00'52"E	92.76'
C6	145.00'	24.20'	9°33'50"	N70°21'11"E	24.18'
C7	802.96'	226.22'	16°08'30"	N24°13'43"E	225.47'
C8	817.96'	235.07'	16°27'57"	S24°28'55"W	234.26'

TOWN OF NORTHLAKE E.T.J.

SIMON E. PARK SURVEY
ABSTRACT No. 1005

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

25" "WATER PIPELINE" EASEMENT
QUICKSILVER RESOURCES INC.
DOC. No. 2011-23912
DOC. No. 2012-130671
D.R.D.C.T.

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

10' UTILITY EASEMENT
5" METAL FENCE POST

BUCHANAN COURT
DOC. NO. _____
P.R.D.C.T.

PROPOSED LOT 2, BLOCK 1

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

CALLLED 249.299 ACRES
NORTHLAKE 35 LOGISTICS PARK, LLC
DOC. No. 2021-154908
D.R.D.C.T.

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 1/28/2022 3:39 PM

N 00°02'22" E 891.47'

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

APPROXIMATE LOCATION OF
NORTHLAKE CITY LIMIT LINE

1/2" I.R.F.
FROM WHICH A
1/2" I.R.F. BEARS
S79°56'25"E - 0.60'

25" "WATER PIPELINE" EASEMENT
QUICKSILVER RESOURCES INC.
DOC. No. 2011-23912
DOC. No. 2012-130671
D.R.D.C.T.

A-1005
A-890

APPROXIMATE LOCATION OF
ABSTRACT LINE

APPROXIMATE LOCATION OF
100-YEAR FLOODWAY ZONE "AE" PER
FEMA MAP No: 48121C0495G
REVISED: APRIL 18, 2011

PROPOSED LOT 1, BLOCK 1

WILLIAM MURRAY SURVEY
ABSTRACT No. 890

APPROXIMATE LOCATION OF
100-YEAR FLOODWAY ZONE "AE" PER
FEMA MAP No: 48121C0495G
REVISED: APRIL 18, 2011

PROPOSED
LOT 11X,
BLOCK 1

SEE SHEET 2

CALLLED 95.698 ACRES
WON CHANG, INC.
VOL. 5145, PG. 406
D.R.D.C.T.

POINT OF
BEGINNING
CORPS OF ENG.
CON. MON. FOUND
T-501-5'

N 88°45'59" E 1045.96'

25" "WATER PIPELINE" EASEMENT
QUICKSILVER RESOURCES INC.
DOC. No. 2011-23912
DOC. No. 2012-130671
D.R.D.C.T.

25" "WATER PIPELINE"
EASEMENT
QUICKSILVER RESOURCES INC.
DOC. No. 2011-23912
DOC. No. 2012-130671
D.R.D.C.T.

BLOCK 1
LOT 10X
71,808 AC.
3127,363 SQ. FT.
DRAINAGE & FLOODPLAIN
EASEMENT

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

CALLLED 249.299 ACRES
NORTHLAKE 35 LOGISTICS PARK, LLC
DOC. No. 2021-154908
D.R.D.C.T.

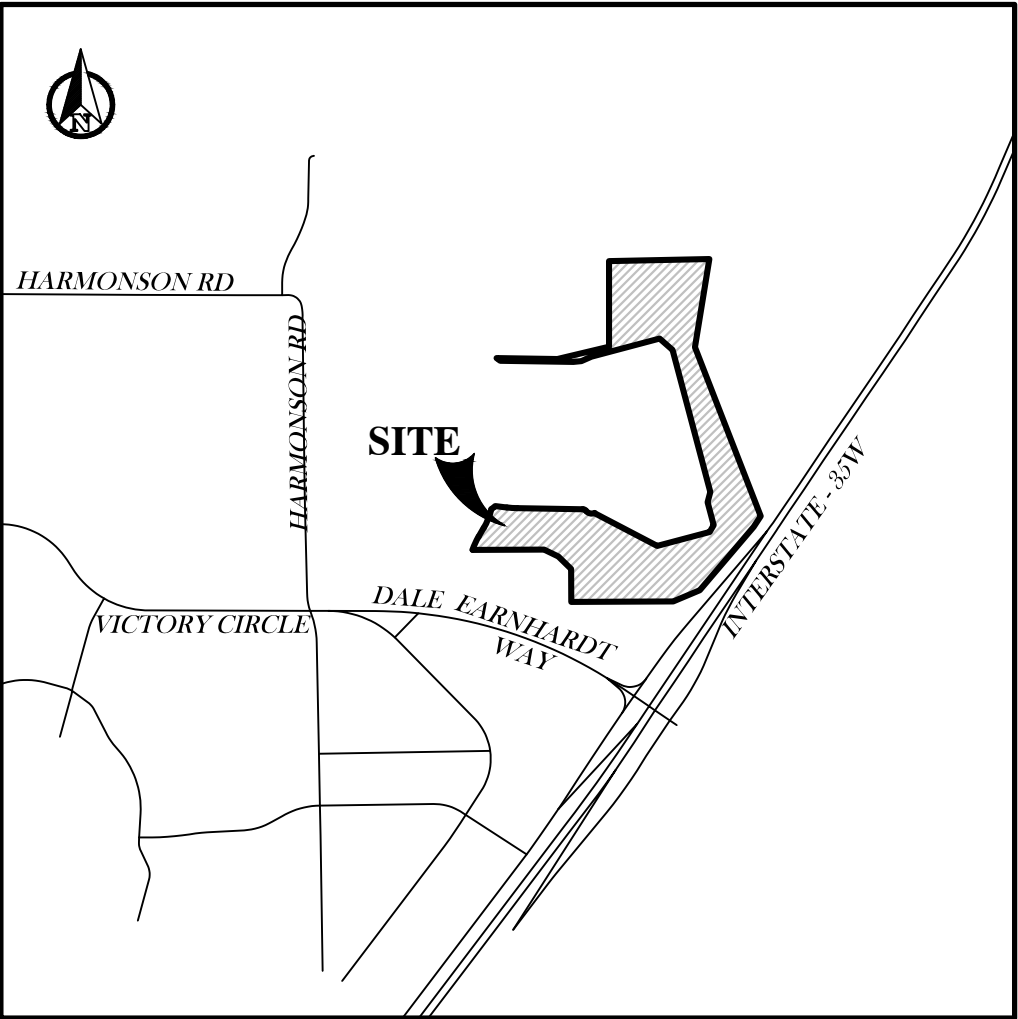
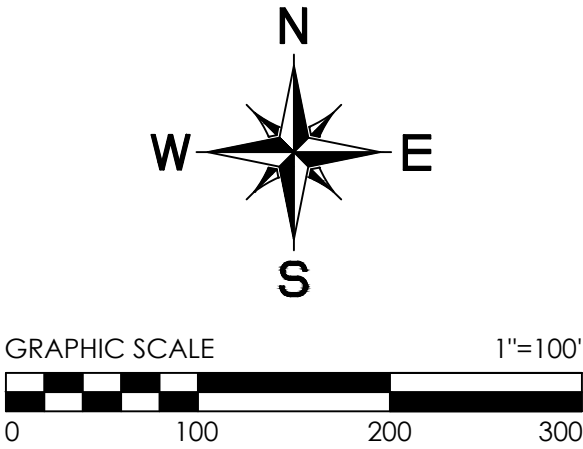
ULTIMATE 100-YEAR FLOODPLAIN
PER DENTON CREEK
FLOOD STUDY BY
GOODWIN & MARSHALL, INC

1/2" I.R.F.
WILLIAMS QUALITY RENTAL, LLC
DOC. No. 2008-B1468
D.R.D.C.T.

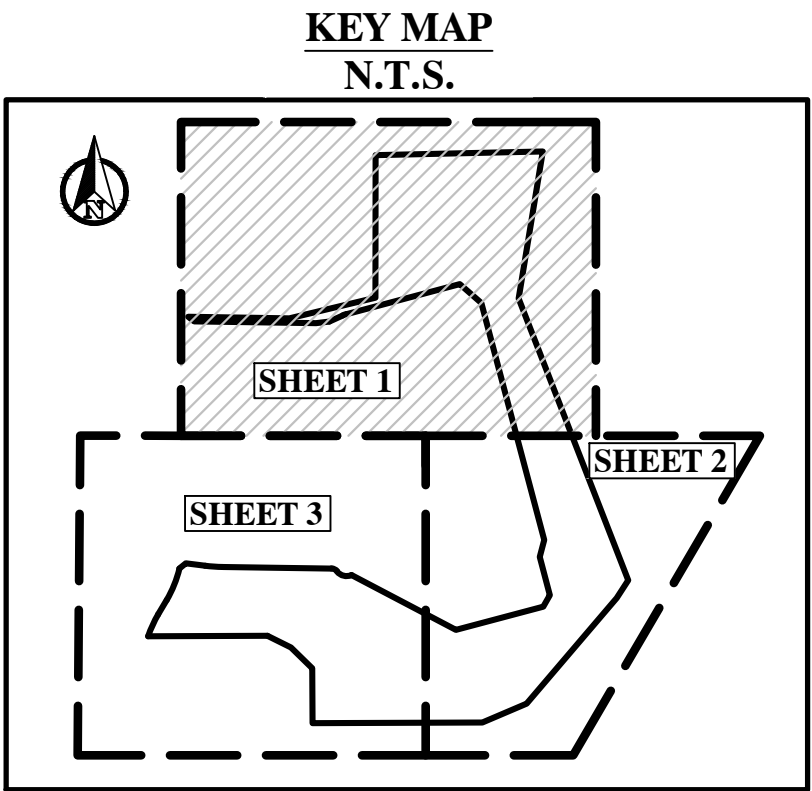
S 09°22'03" W 930.91'

S 21°16'18" E 1889.62'

N 14°51'54" W 1532.00'



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

LEGEND	
o	1/2" C.I.R.S. STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT 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
R/W	RIGHT-OF-WAY
—	BOUNDARY LINE
- - -	ADJOINER LINE
- . - . -	EASEMENT LINE
.....	ULTIMATE FLOODPLAIN
-----	100-YEAR FLOODPLAIN
-----	CITY LIMIT LINE

OWNER/DEVELOPER:
**NORTHLAKE 35
LOGISTICS PARK, LLC**
a Delaware limited liability company
5440 Harvest Hill, Suite 250
Dallas, Tx 75230

PREPARED BY:
**GOODWIN AND
MARSHALL**
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

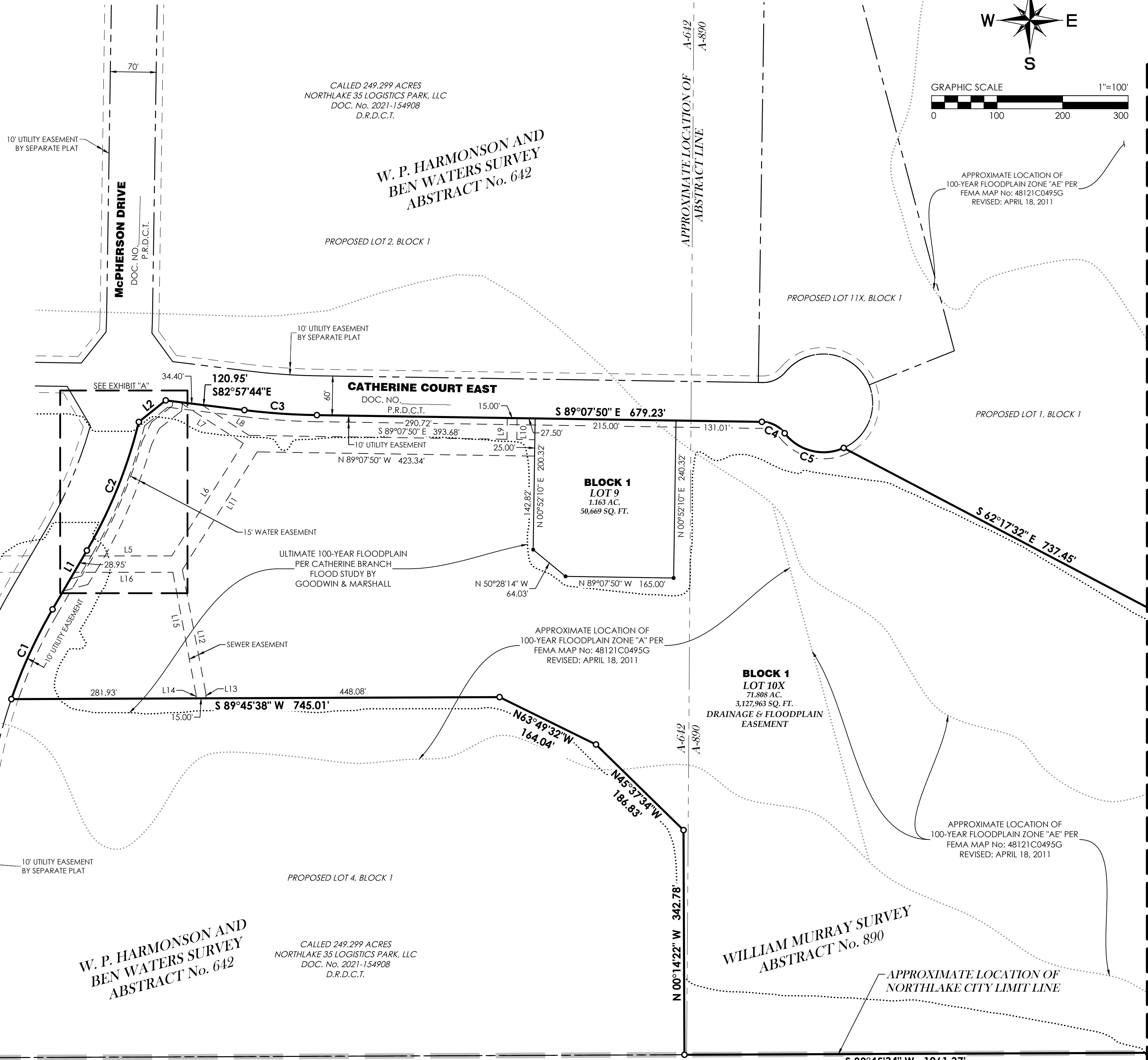
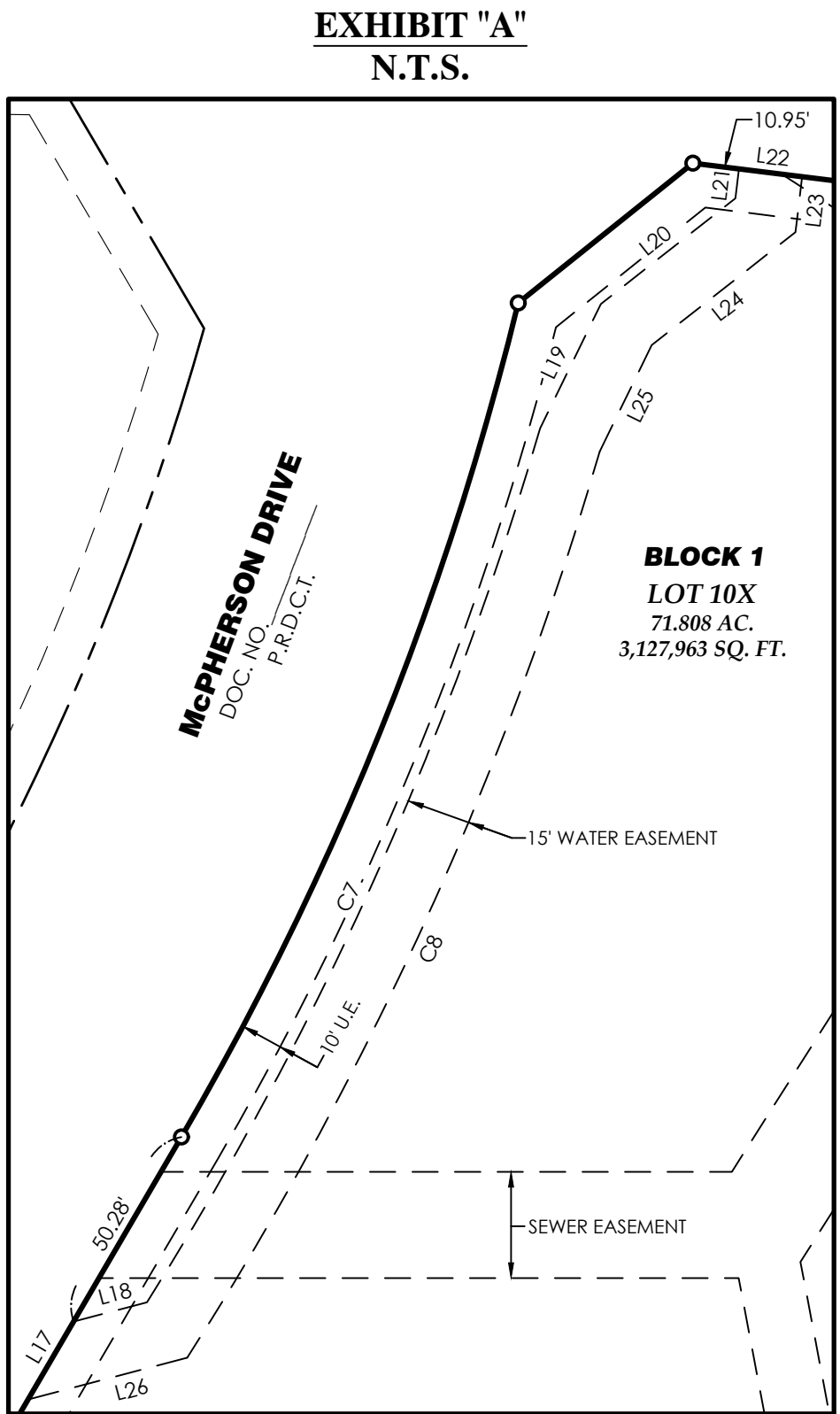
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 -- TxSurv Firm # 10021700

FINAL PLAT
OF
**NORTHLAKE 35 LOGISTICS PARK
LOT 9 & 10X, BLOCK 1**

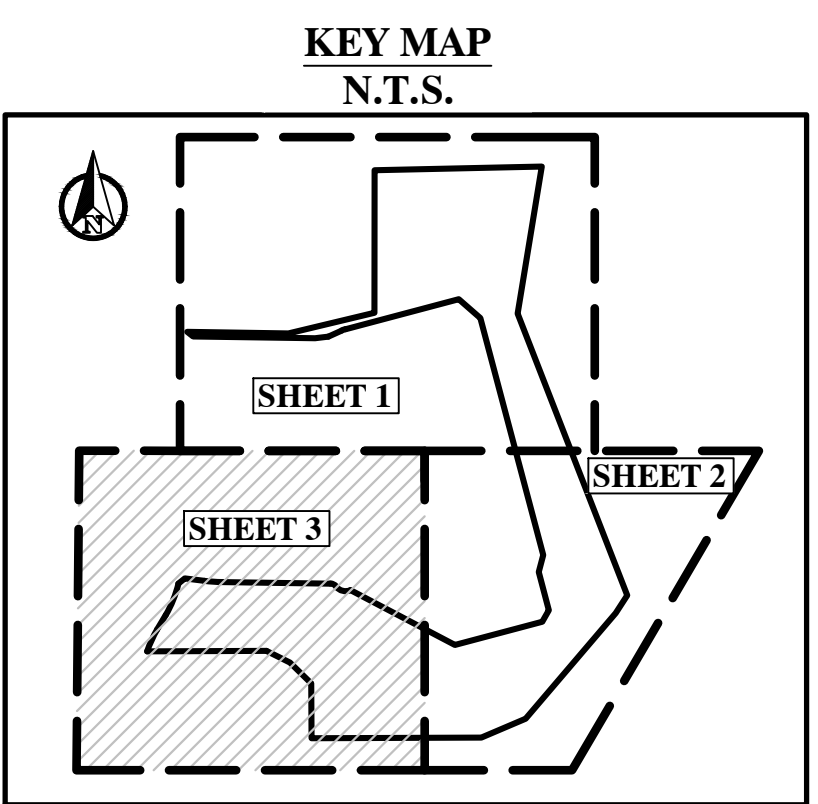
BEING
72.971 ACRES
SITUATED IN THE
W.P. HARMONSON & BEN WATERS SURVEY, ABSTRACT NO. 890,
No. 62, WILLIAM MURRAY SURVEY, ABSTRACT NO. 890,
SIMON E. PARK SURVEY, ABSTRACT NO. 1005
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

2 LOTS
CURRENT ZONING: INDUSTRIAL
Date: January 2022

SHEET 1 of 3



LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N30°16'42"E	103.91'	L14	N00°14'22"W	5.74'
L2	N51°18'40"E	52.64'	L15	N10°46'08"W	190.06'
L3	N30°08'06"E	82.84'	L16	N90°00'00"W	150.55'
L4	N52°27'30"W	46.75'	L17	S30°16'42"W	21.21'
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L9	N00°52'10"E	32.50'	L22	N82°57'44"W	15.00'
L10	S00°52'10"W	32.50'	L23	N06°51'21"E	13.13'
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Registered Professional Land Surveyor No. 6372
Surveyed on the ground September 2018
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
(817) 329-4373

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 1/28/2022 3:39 PM

- NOTES**
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.99984762. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown hereon were derived from GPS observation and calibrated to NGS monument P 941 having a published elevation of 642.27 feet (NAVD88).
 - According to the Flood Insurance Rate Map (FIRM) panel 48121C0495G, revised April 18, 2011, this survey is located in Flood Insurance Zone "X" (un-shaded), being defined as areas outside the 0.2% annual chance floodplain, Zone "A", being defined as areas with no Base Flood Elevations determined and Zone "AE", being defined as areas with Base Flood Elevations determined. Approximate location of floodplain and/or floodway lines are shown on the survey.
 - All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
 - The Owner shall indemnify, defend, and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Detention Facility", including any non-performance of the foregoing, in form and substance as required by the "Uniform Development Code"

APPROVED BY THE TOWN OF NORTHLAKE

Date _____

Chair, Planning and Zoning Commission. _____

Town Secretary, Town of Northlake _____

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	765.00'	151.03'	11°18'41"	N24°37'21"E	150.78'
C2	735.00'	212.37'	16°33'18"	N22°00'03"E	211.63'
C3	1030.00'	110.89'	6°10'06"	S86°02'47"E	110.83'
C4	45.00'	40.30'	51°19'04"	S63°28'18"E	38.97'
C5	75.00'	100.01'	76°24'13"	S76°00'52"E	92.76'
C6	145.00'	24.20'	9°33'50"	N70°21'11"E	24.18'
C7	802.96'	226.22'	16°08'30"	N24°13'43"E	225.47'
C8	817.96'	235.07'	16°27'57"	S24°28'55"W	234.26'

FINAL PLAT
OF
NORTHLAKE 35 LOGISTICS PARK
LOT 9 & 10X, BLOCK 1
BEING
72.971 ACRES
SITUATED IN THE
W.P. HARMONSON & BEN WATERS SURVEY, ABSTRACT NO. 890,
SIMON E. PARK SURVEY, ABSTRACT NO. 1005
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 LOTS
CURRENT ZONING: INDUSTRIAL
Date: January 2022

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 1/28/2022 3:39 PM

OWNER/DEVELOPER:
NORTHLAKE 35 LOGISTICS PARK, LLC
a Delaware limited liability company
5440 Harvest Hill, Suite 250
Dallas, Tx 75230

PREPARED BY:
GOODWIN AND MARSHALL, INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # P-2944 ~ TxSurv Firm # 10021700

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: FEBRUARY 1, 2022

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

SUBJECT: NORTHLAKE 35 LOGISTICS PARK, LOTS 1 & 11X, BLOCK 1 FINAL PLAT (FP-22-005)



GOALS/OBJECTIVES:

- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

FINAL PLAT INFORMATION:

Owner/Applicant: Northlake Logistics Park, LLC

Engineer/Surveyor: Goodwin and Marshall, Inc.

Current Zoning: Industrial (I)

Site: Approximately 51.143-acre tract of land in the William Murray Survey, Abstract No. 890, and the Simon E. Parks Survey, Abstract No. 1005, generally located 1,500 feet north of Dale Earnhardt Way and 600 feet west side of IH 35W.

Summary: This application is for a final plat of a phase of the Northlake 35 Logistics Park development. The plat consists of 2 lots with Lot 11X being an open space lot dedicated as drainage easement and Lot 1 being the site of the proposed Building 1, an approximately 1.9 million square-foot warehouse. The site plan for Building 1 is on this same agenda.

Staff Analysis: The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on January 20, 2022, and it will be approved on February 19, 2022, if no action is taken.

The final plat conforms to the approved preliminary plat, and it meets all I-Industrial zoning standards. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and meet all engineering design requirements.

P&Z ACTIONS:

- Approve plat as submitted

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, NORTHLAKE 35 LOGISTICS PARK, LLC, as owner of that certain lot, tract, or parcel of land, situated in a portion of the Simon E. Park Survey, Abstract No. 1005 and the William Murray Survey, Abstract No. 890, Town of Northlake, Denton County, Texas, being part of that certain called 249.299 acre tract described in a deed to Northlake 35 Logistics Center Park, LLC recorded in Document No. 2021-154908 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a 1/2" iron rod found for an ell corner of said 249.299 acre tract, the most easterly Southeast corner of Lot 1, Block A of IAAI Northlake Addition recorded in Document No. 2020-186 of the Plat Records of Denton County, Texas, from which a 1/2" iron rod found bears South 79 deg. 56 min. 25 sec. East - 0.60 feet;

THENCE North 80 deg. 47 min. 25 sec. East, a distance of 533.86 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set, said point being the TRUE POINT OF BEGINNING;

THENCE South 48 deg. 54 min. 03 sec. East, a distance of 179.80 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found for a Pl in the East line of said 249.299 acre tract bears North 83 deg. 04 min. 11 sec. East - 234.05 feet;

THENCE South 14 deg. 51 min. 54 sec. East, a distance of 1,532.00 feet to a 1/2" capped iron rod set;

THENCE South 15 deg. 08 min. 06 sec. West, a distance of 110.00 feet to a 1/2" capped iron rod set;

THENCE South 14 deg. 51 min. 54 sec. East, a distance of 247.16 feet to a 1/2" capped iron rod set, from which a Corps of Engineers brass disk found for the most easterly Southeast corner of said 249.299 acre tract bears North 79 deg. 14 min. 21 sec. East - 498.94 feet;

THENCE South 30 deg. 08 min. 06 sec. West, a distance of 82.84 feet to a 1/2" capped iron rod set;

THENCE South 75 deg. 08 min. 06 sec. West, a distance of 564.73 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found for the most southerly Southeast corner of said 249.299 acre tract bears South 15 deg. 57 min. 19 sec. East - 601.87 feet;

THENCE North 62 deg. 17 min. 32 sec. West, a distance of 737.45 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 75.00 feet, a central angle of 206 deg. 13 min. 56 sec., and being subtended by a chord which bears North 37 deg. 19 min. 56 sec. West - 146.09 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 269.96 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 45.00 feet, a central angle of 51 degrees 19 minutes 04 seconds, and being subtended by a chord which bears South 65 degrees 12 minutes 38 seconds West - 38.97 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 40.30 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 07 min. 52 sec. West tangent to said curve, a distance of 6.32 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 52 min. 10 sec. East, a distance of 1,259.50 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 05 min. 20 sec. West, a distance of 132.15 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 68.50 feet, a central angle of 107 deg. 29 min. 36 sec., and being subtended by a chord which bears North 35 deg. 23 min. 01 sec. West - 110.48 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 128.51 feet to a 1/2" capped iron rod set;

THENCE North 83 deg. 10 min. 31 sec. East non-tangent to said curve, a distance of 83.14 feet to a 1/2" capped iron rod set;

THENCE North 65 deg. 34 min. 16 sec. East, a distance of 92.29 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 145.00 feet, a central angle of 09 deg. 33 min. 50 sec., and being subtended by a chord which bears North 70 deg. 21 min. 11 sec. East - 24.18 feet;

THENCE in an easterly direction along said curve to the right, a distance of 24.20 feet to a 1/2" capped iron rod set;

THENCE North 75 deg. 08 min. 06 sec. East tangent to said curve, a distance of 732.84 feet to a 1/2" capped iron rod set to the POINT OF BEGINNING, containing 2,227,785 square feet or 51.143 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NORTHLAKE 35 LOGISTICS PARK, LLC, a Delaware limited liability company, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of NORTHLAKE 35 LOGISTICS PARK, and does hereby dedicate to the public use forever the streets and easements shown hereon.

Witness our hand, this the _____ day of _____, 20____.

NORTHLAKE 35 LOGISTICS PARK, LLC, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____ by _____ the _____ of Northlake 35 Logistics Park, LLC, a Delaware limited liability company on behalf of said entity.

Notary Public, State of Texas

My Commission Expires : _____

NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.99984762. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown hereon were derived from GPS observation and calibrated to NG5 monument P 941 having a published elevation of 642.27 feet (NAVD88).
- According to the Flood Insurance Rate Map (FIRM) panel 48121C0495G, revised April 18, 2011, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; and Zone "AE", being defined as areas with Base Flood Elevations determined; Approximate location of floodplain and/or floodway lines are shown on the survey.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
- The Owner shall indemnify, defend, and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Detention Facility", including any non-performance of the foregoing, in form and substance as required by the "Uniform Development Code"

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground September 2018
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
(817) 329-4373

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 1/28/2022 3:35 PM

APPROVED BY THE TOWN OF NORTHLAKE:

Date

Chair, Planning & Zoning Commission

Town Secretary, Town of Northlake

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S48°54'03"E	179.80'
L2	S15°08'06"W	110.00'
L3	S14°51'54"E	247.16'
L4	S30°08'06"W	82.84'
L5	N89°07'52"W	6.32'
L6	N20°05'20"W	132.15'
L7	N83°10'31"E	83.14'
L8	N65°34'16"E	92.29'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	269.96'	206°13'56"	N37°19'56"W	146.09'
C2	45.00'	40.30'	51°19'04"	S65°12'38"W	38.97'
C3	68.50'	128.51'	107°29'36"	N35°23'01"W	110.48'
C4	145.00'	24.20'	9°33'50"	N70°21'11"E	24.18'

OWNER/DEVELOPER:

NORTHLAKE 35 LOGISTICS PARK, LLC

a Delaware limited liability company
5440 Harvest Hill, Suite 250
Dallas, Tx 75230

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

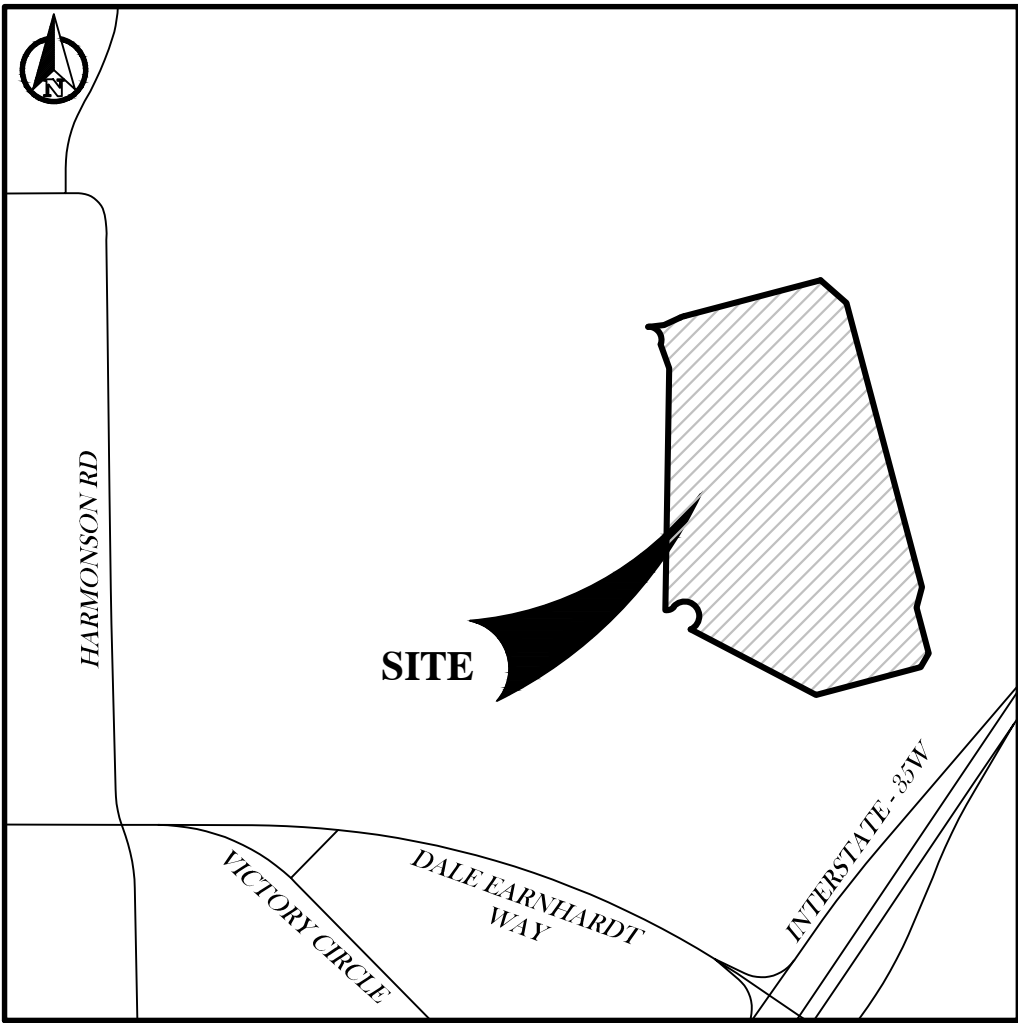
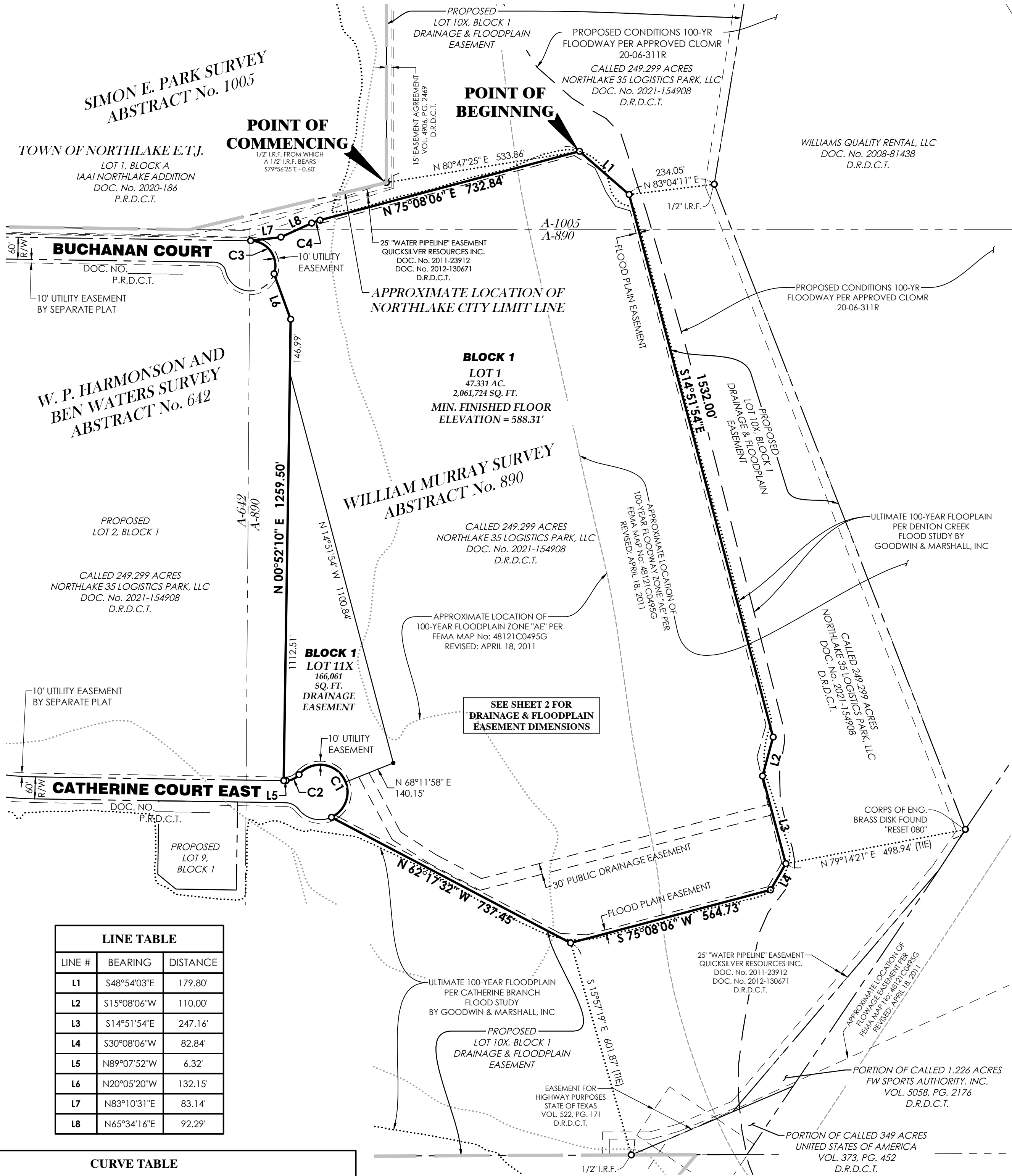
TsEng Firm # F-2944 ~ TsSurv Firm # 10021700

FINAL PLAT OF NORTHLAKE 35 LOGISTICS PARK LOT 1, LOT 11X, BLOCK 1

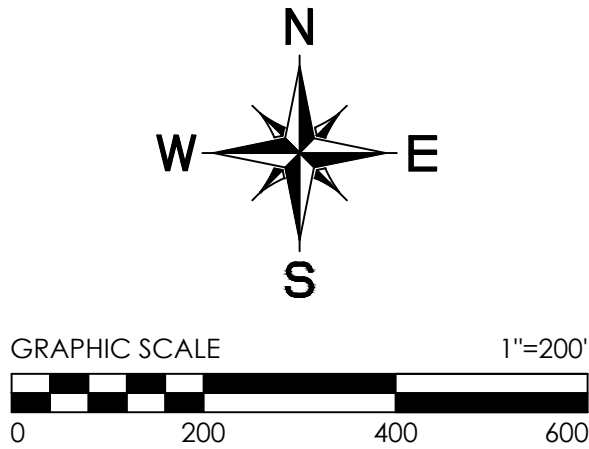
BEING 51.143 ACRES SITUATED IN THE WILLIAM MURRAY SURVEY, ABSTRACT No. 890, SIMON E. PARKS SURVEY, ABSTRACT No. 1005 TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS 1 INDUSTRIAL LOT AND 1 OPEN SPACE LOT CURRENT ZONING: INDUSTRIAL

Date: January 2022

SHEET 1 of 2

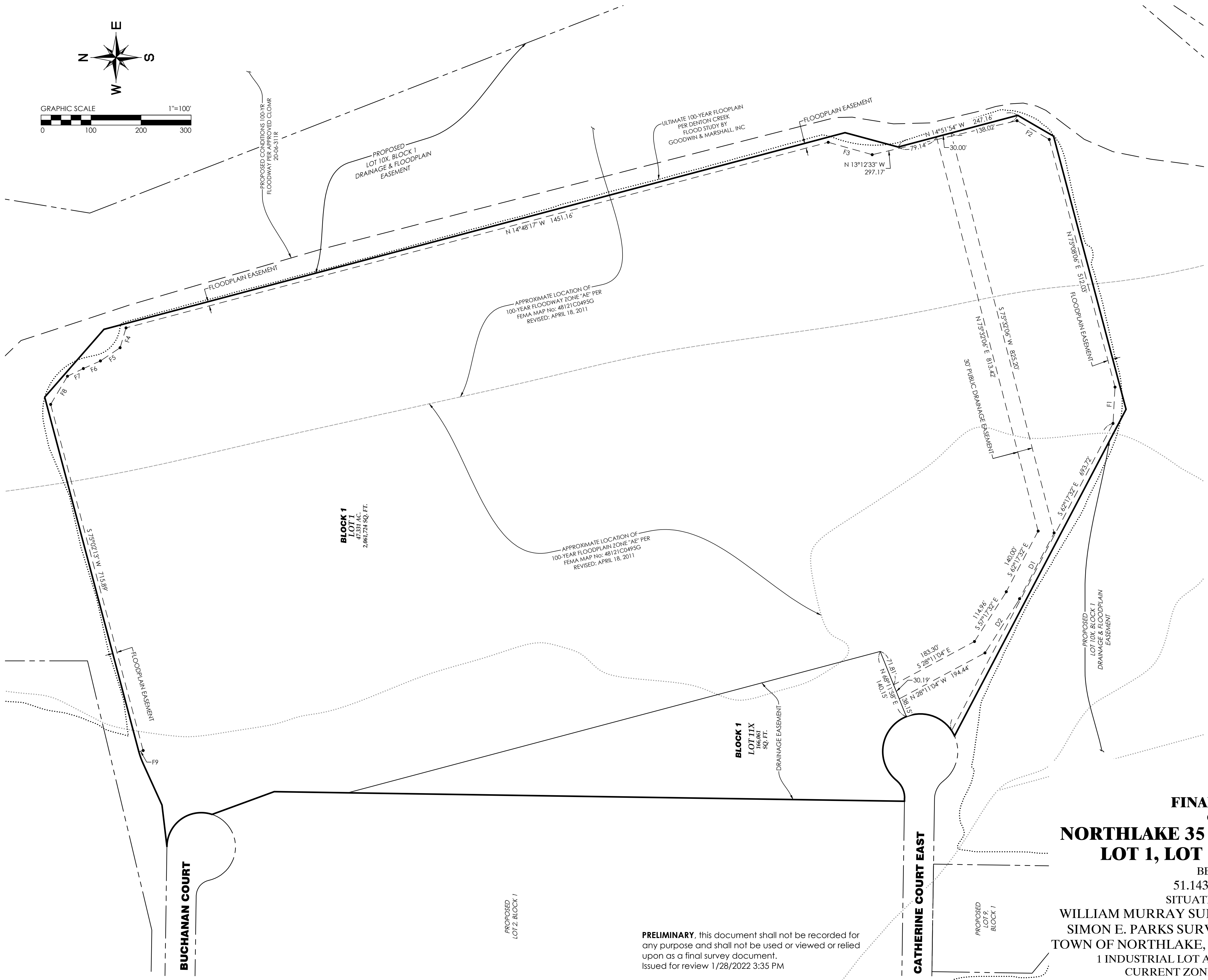
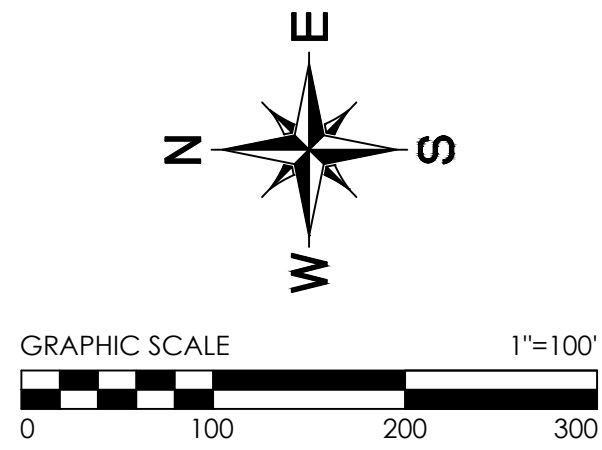


VICINITY MAP N.T.S.



LEGEND	
○	1/2" C.I.R.S. STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT 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
R/W	RIGHT-OF-WAY
---	BOUNDARY LINE
- - - -	ADJOINER LINE
- . - . -	EASEMENT LINE
.....	ULTIMATE FLOODPLAIN
-----	100-YEAR FLOODPLAIN
■ ■ ■ ■ ■	CITY LIMIT LINE

EX-108801-Buchanan\COGO\PLAT\PLAT LOT 1\108801-PLAT LOT 1-SHEETS.dwg



DRAINAGE EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
D1	N62°17'32"W	152.88'
D2	N57°17'32"W	124.06'

FLOODPLAIN EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
F1	S86°51'14"E	72.70'
F2	N30°08'06"E	74.56'
F3	N15°43'15"E	91.29'
F4	N73°22'33"W	41.32'
F5	N33°54'30"W	47.44'
F6	N24°06'41"W	37.25'
F7	N25°43'21"W	35.28'
F8	N59°10'53"W	65.57'
F9	N14°51'54"W	8.95'

OWNER/DEVELOPER:
NORTHLAKE 35 LOGISTICS PARK, LLC
a Delaware limited liability company
5440 Harvest Hill, Suite 250
Dallas, Tx 75230

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

FINAL PLAT
OF
NORTHLAKE 35 LOGISTICS PARK
LOT 1, LOT 11X, BLOCK 1

BEING
51.143 ACRES
SITUATED IN THE
WILLIAM MURRAY SURVEY, ABSTRACT No. 890,
SIMON E. PARKS SURVEY, ABSTRACT No. 1005
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
1 INDUSTRIAL LOT AND 1 OPEN SPACE LOT
CURRENT ZONING: INDUSTRIAL

Date: January 2022

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 1/28/2022 3:35 PM

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: FEBRUARY 1, 2022

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

SUBJECT: NORTHLAKE 35 LOGISTICS PARK, LOT 4, BLOCK 1 FINAL PLAT (FP-22-006)



GOALS/OBJECTIVES:

- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

FINAL PLAT INFORMATION:

Owner/Applicant: Northlake Logistics Park, LLC

Engineer/Surveyor: Goodwin and Marshall, Inc.

Current Zoning: Industrial (I)

Site: Approximately 12.778-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, generally located 150 feet north of Dale Earnhardt Way and 1,500 feet west side of IH 35W.

Summary: This application is for a final plat of a phase of the Northlake 35 Logistics Park development. The plat consists of 1 lot being the site of the proposed Building 4, an approximately 173,000 square-foot warehouse. The site plan for Building 4 is on this same agenda.

Staff Analysis: The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on January 20, 2022, and it will be approved on February 19, 2022, if no action is taken.

The final plat conforms to the approved preliminary plat, and it meets all I-Industrial zoning standards. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and meet all engineering design requirements.

P&Z ACTIONS:

- Approve plat as submitted

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, NORTHLAKE 35 LOGISTICS PARK, LLC, as owner of that certain lot, tract, or parcel of land, situated in a portion of the W. P. Harmonson and Ben Waters Survey, Abstract No. 642, Town of Northlake, Denton County, Texas, part of that certain called 249.299 acre tract described in a deed to Northlake 35 Logistics Park, LLC recorded in Document No. 2021-154908 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a 1/2" for an ell corner of said 249.299 acre tract, from which a 5/8" capped iron rod found stamped "CARTER & BURGESS" for the most southerly corner of said 249.299 acre tract and being in the North right-of-way line of Dale Earnhardt Way (120' right-of-way width) described in a deed to the City of Fort Worth recorded in Volume 4863, Page 1 (DRDCT) bears South 00 deg. 05 min. 00 sec., West - 139.15 feet, from which a 1/2" iron rod found (bent) bears South 58 deg. 10 min. 27 sec., East - 1.26 feet;

THENCE South 89 deg. 45 min. 34 sec., West, a distance of 5.72 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE North 00 deg. 14 min. 30 sec., West, a distance of 295.31 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 765.00 feet, a central angle of 19 deg. 12 min. 30 sec., and being subtended by a chord which bears North 09 deg. 21 min. 45 sec., East - 255.27 feet;

THENCE in a northerly direction along said curve to the right, a distance of 256.47 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 45 min. 38 sec., East non-tangent to said curve, a distance of 745.01 feet to a 1/2" capped iron rod set;

THENCE South 63 deg. 49 min. 32 sec., East, a distance of 164.04 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 37 min. 34 sec., East, a distance of 186.83 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 14 min. 22 sec., East, a distance of 342.78 feet to a 1/2" capped iron rod set in the South line of said 249.299 acre tract, from which a 1/2" iron rod found for the most southerly Southeast corner of said 249.299 acre tract bears North 89 deg. 45 min. 34 sec., East - 1,061.37 feet;

THENCE South 89 deg. 45 min. 34 sec., West along the South line of said 249.299 acre tract, a distance of 1,067.50 feet to the **POINT OF BEGINNING**, containing 556,592 square feet or 12,778 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NORTHLAKE 35 LOGISTICS PARK, LLC, a Delaware limited liability company, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of NORTHLAKE 35 LOGISTICS PARK, and does hereby dedicate to the public use forever the streets and easements shown hereon.

Witness our hand, this the _____ day of _____, 20____.

NORTHLAKE 35 LOGISTICS PARK, LLC, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____ by _____ the _____ of Northlake 35 Logistics Park, LLC, a Delaware limited liability company on behalf of said entity.

Notary Public, State of Texas

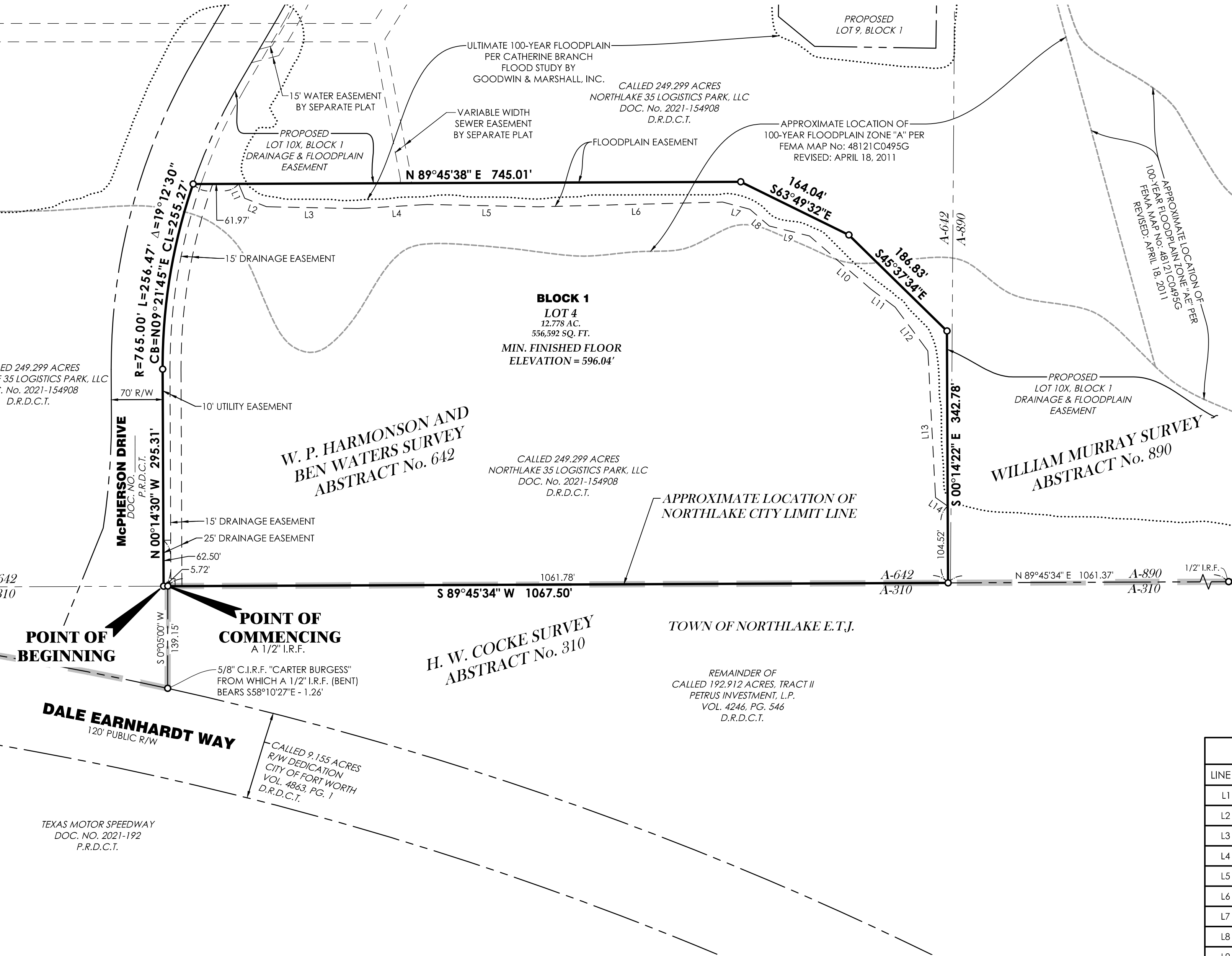
My Commission Expires : _____

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision on an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground September 2018
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
(817) 329-4373

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 1/28/2022 3:38 PM



NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.99984762. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown hereon were derived from GPS observation and calibrated to NGS monument P 941 having a published elevation of 642.27 feet (NAVD88).
- According to the Flood Insurance Rate Map (FIRM) panel 48121C0495G, revised April 18, 2011, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain and Zone "A", being defined as areas with no Base Flood Elevations determined. Approximate location of floodplain and/or floodway lines are shown on the survey.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
- The Owner shall indemnify, defend, and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Detention Facility", including any non-performance of the foregoing, in form and substance as required by the "Uniform Development Code"

APPROVED BY THE TOWN OF NORTHLAKE:

Date

Chair, Planning & Zoning Commission

Town Secretary, Town of Northlake

OWNER/DEVELOPER:

NORTHLAKE 35 LOGISTICS PARK, LLC

a Delaware limited liability company
5440 Harvest Hill, Suite 250
Dallas, Tx 75230

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

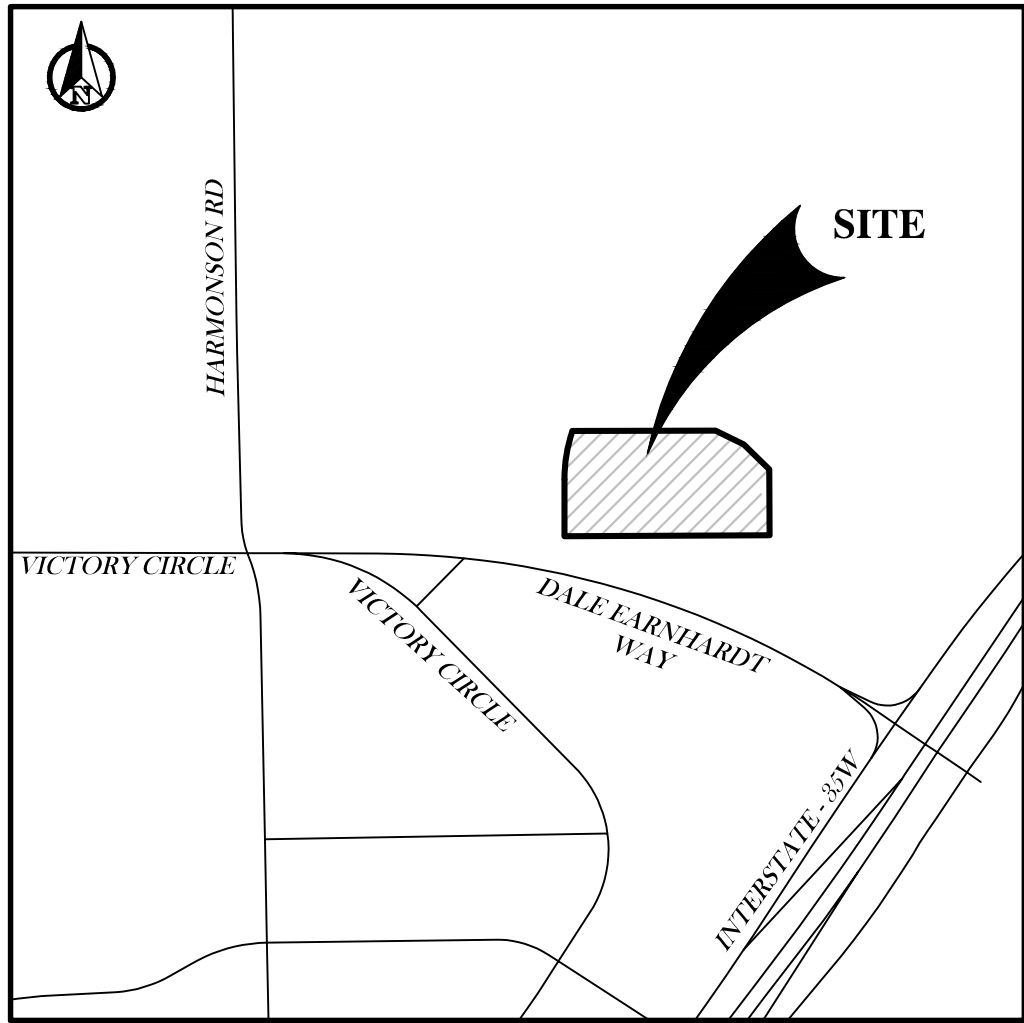
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TxEng Firm # F-2944 ~ TxSurv Firm # 10021700

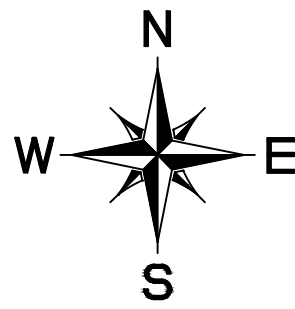
FINAL PLAT OF NORTHLAKE 35 LOGISTICS PARK LOT 4, BLOCK 1

BEING
12.778 ACRES
SITUATED IN THE
W.P. HARMONSON AND BEN WATERS SURVEY
SURVEY, ABSTRACT No. 642
TOWN OF NORTH LAKE, DENTON COUNTY, TEXAS
1 INDUSTRIAL LOT
CURRENT ZONING: INDUSTRIAL
Date: January 2022

SHEET 1 of 1



VICINITY MAP
N.T.S.



LEGEND

○	1/2" C.I.R.S. STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT 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
R/W	RIGHT-OF-WAY
---	BOUNDARY LINE
- - -	ADJOINER LINE
- - - - -	EASEMENT LINE
.....	ULTIMATE FLOODPLAIN
-----	100-YEAR FLOODPLAIN
■ ■ ■ ■ ■	CITY LIMIT LINE

E:\10880 - Buchanan\COGO\PLAT\PLAT LOT 4\10880-PLAT LOT 4-SHEETS.dwg

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: FEBRUARY 1, 2022

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

SUBJECT: SITE PLAN OF NORTHLAKE 35 LOGISTICS PARK BUILDING 1 (SP-22-001)



GOALS/OBJECTIVES:

- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

SITE PLAN INFORMATION:

Owner/Applicant: Northlake Logistics Park, LLC

Engineer: Goodwin and Marshall, Inc.

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

Site: Approximately 47.331-acre tract of land in the William Murray Survey, Abstract No. 890, and the Simon E. Parks Survey, Abstract No. 1005, to be platted as Lot 1, Block 1, Northlake 35 Logistics Park, generally located 1,500 feet north of Dale Earnhardt Way and 600 feet west side of IH 35W.

Summary: This application is for a site plan of Northlake 35 Logistics Park Building 1, a proposed industrial development to include a 1,893,126 square-foot warehouse building, to go on Lot 1 to be created by the final 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 January 20, 2022, and it will be approved on February 19, 2022, if no action is taken.

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

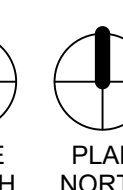
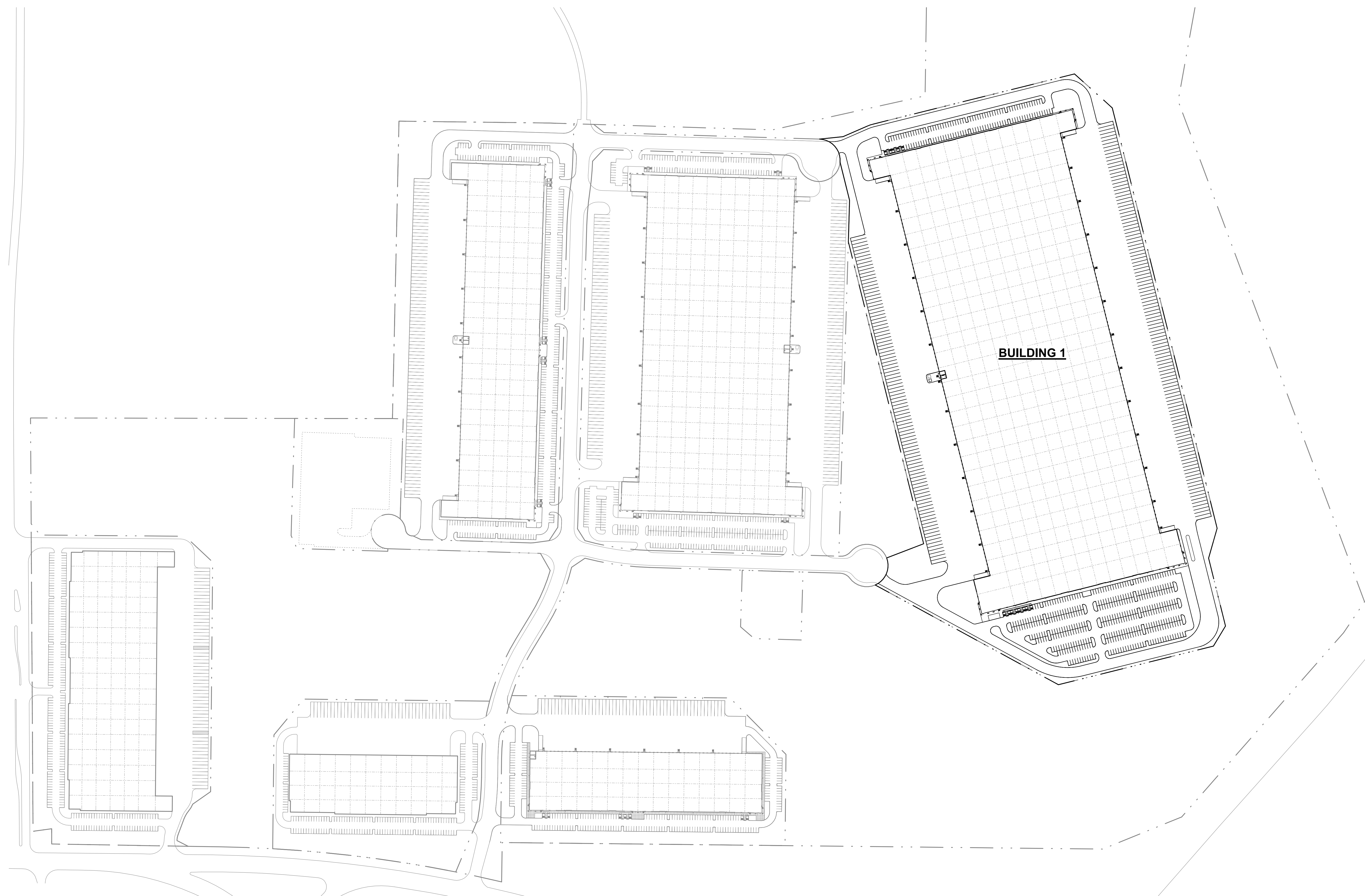
P&Z ACTIONS:

- Approve site plan package as submitted

Building 1

[illegible]

PROJECT NO.: 2021177



1 OVERALL SITE PLAN

Scale: 1" = 160'



Texas Commercial Development



**Northlake
35
Logistics
Park**

Building 1

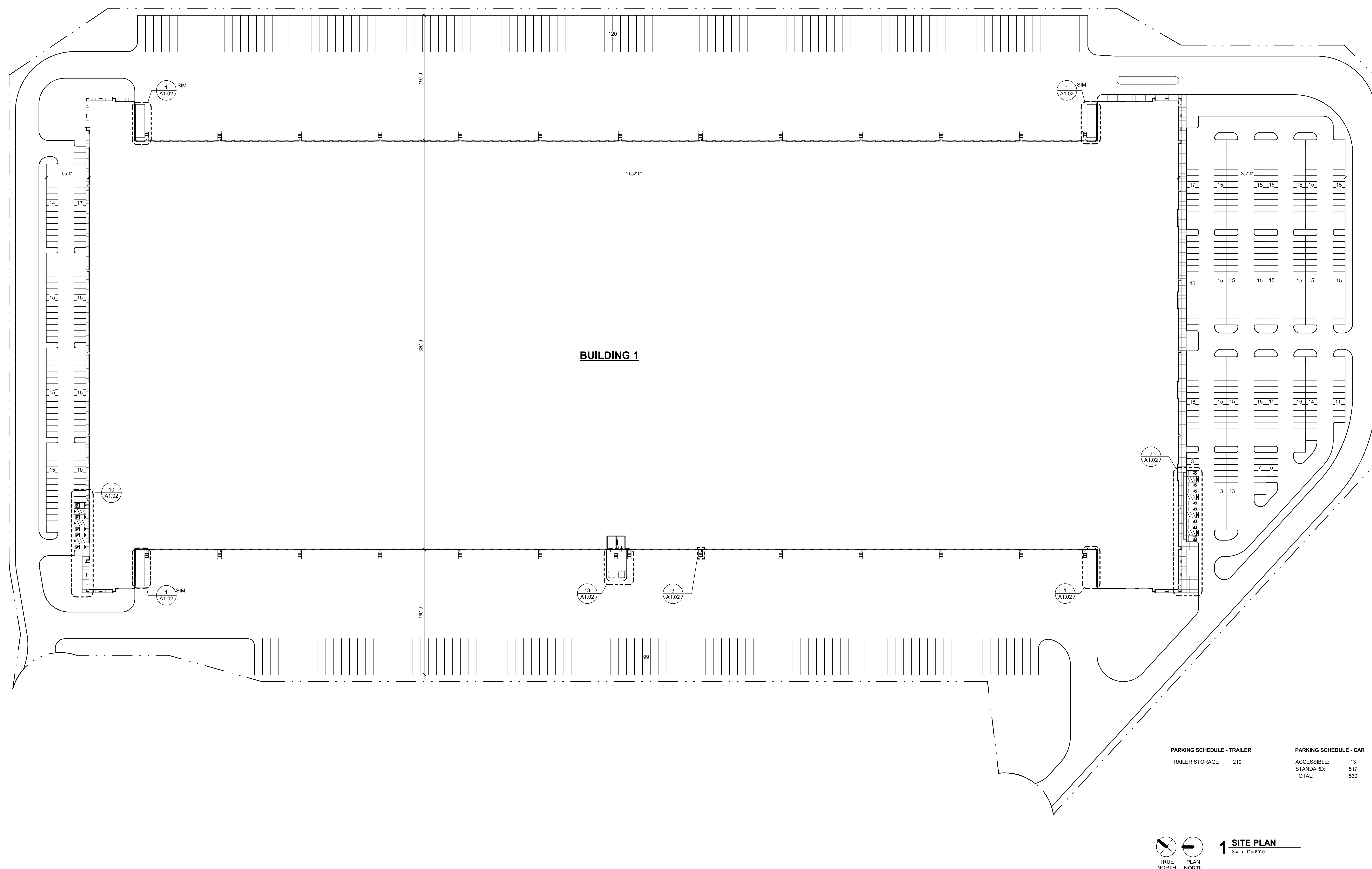
SITE PLAN

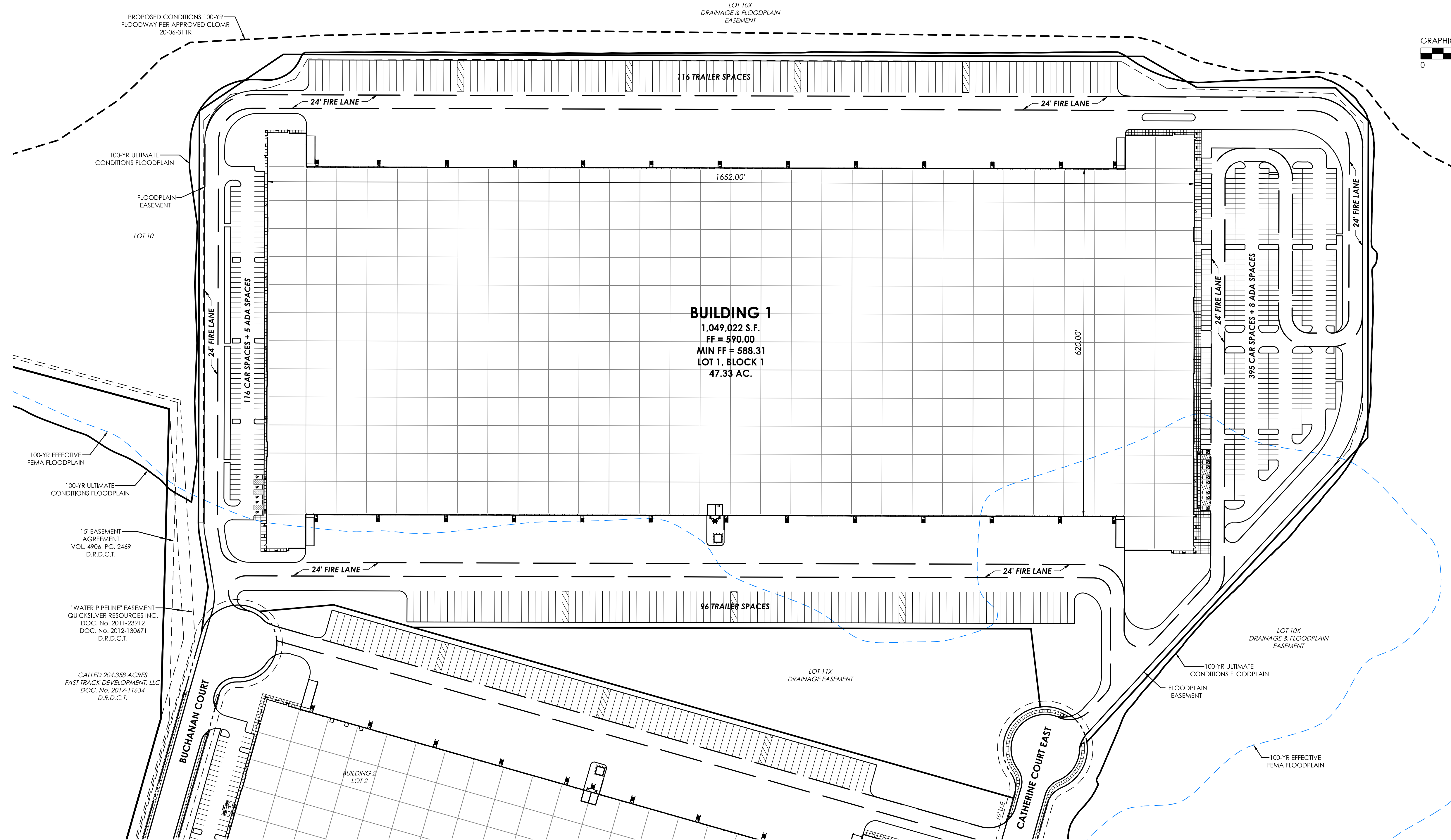
DRAWING RECORD

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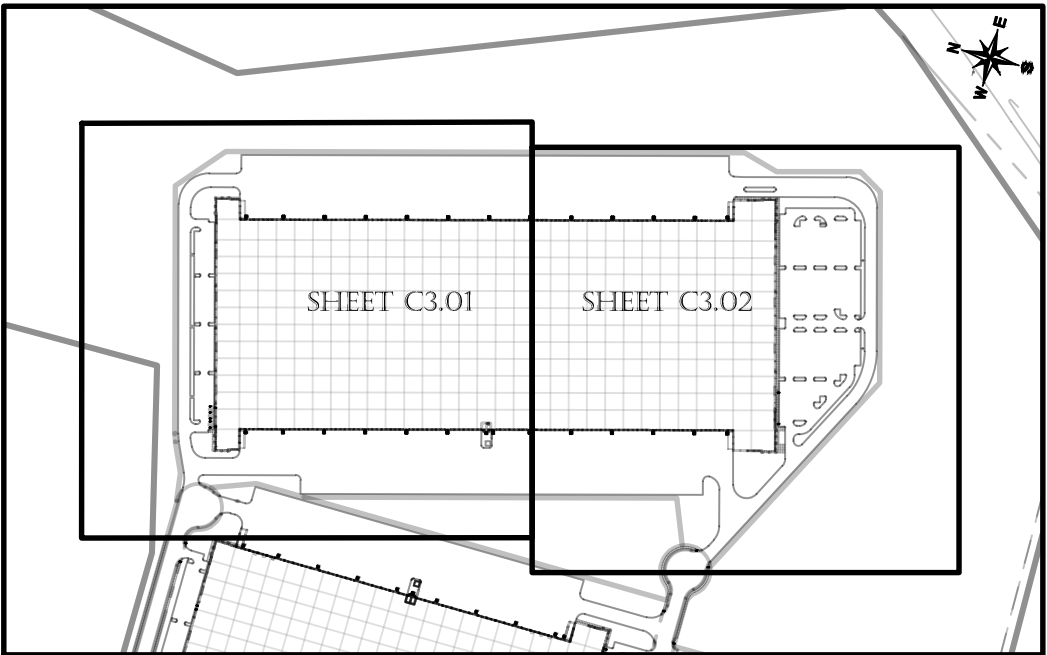
PROJECT NO.: 2021177





NOTE: SEE NORTHLAKE 35 LOGISTICS PARK MAJOR INFRASTRUCTURE PLANS FOR BUCHANAN COURT AND ASSOCIATED PUBLIC UTILITIES.

NOTE: SEE NORTHLAKE 35 LOGISTICS PARK MAJOR INFRASTRUCTURE PLANS FOR CATHERINE COURT AND ASSOCIATED PUBLIC UTILITIES.



SITE DATA TABLE	
EXISTING ZONING:	I (INDUSTRIAL DISTRICT)
PROPOSED USE:	OFFICE/WAREHOUSE/ DISTRIBUTION
BUILDING AREA:	1,049,022 S.F.
BUILDING HEIGHT:	50'-0" MAX
IMPERVIOUS AREA:	1,893,126 S.F. (43.46 Ac.)
TOTAL CAR PARKING: (1 SPACE FOR EACH 5,000 SQUARE FEET OF TOTAL FLOOR AREA)	REQUIRED: 210 SPACES PROVIDED: 524 SPACES ADA SPACES: 13 SPACES
PROVIDED TRAILER PARKING:	212 SPACES
FLOOR AREA RATIO:	0.509

BENCH MARK ELEVATION : 625.74
BENCHMARK #1 IS A BOX "X" CUT ON A CONCRETE FOOTER FOR A LOW PIPE RAIL FENCE AROUND THE TEXAS MOTOR SPEEDWAY PROPERTY. IT IS LOCATED APPROXIMATELY 88 FEET SOUTH OF THE CENTERLINE OF VICTORY CIRCLE AND IS 1611 FEET WEST OF THE CENTERLINE INTERSECTION OF HARMONSON ROAD AND VICTORY CIRCLE. ELEVATION = 625.74 FEET

BENCH MARK ELEVATION : 613.00
BENCHMARK #5 IS A BOX "X" CUT ON A HEADWALL FOR THE ENTRANCE OF A WELL PAD. IT IS LOCATED APPROXIMATELY 25 FEET WEST OF THE CENTERLINE BOB PHINNEY DRIVE AND 168 FEET NORTH OF THE CENTERLINE INTERSECTION OF HARMONSON ROAD AND PHINNEY DRIVE. ELEVATION = 613.00 FEET

CONTRACTOR NOTE

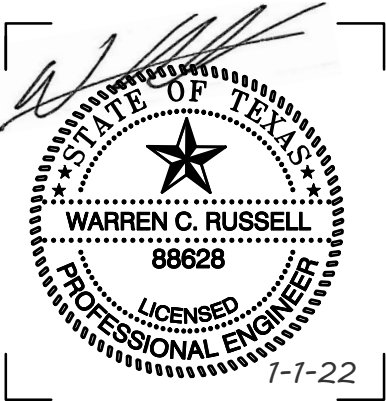
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NO.	REVISION DATE
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NORTHLAKE 35 LOGISTICS PARK
BUILDING 1
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

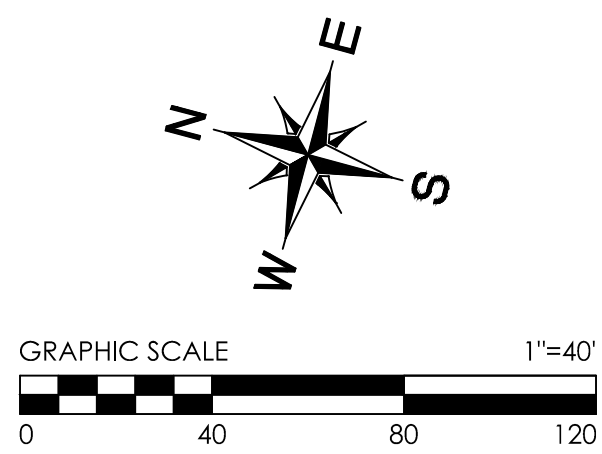
Northlake 35 LLC
5440 Harvest Hill, Suite 250
Dallas, Texas 75230

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76061
(817) 293-4273
Toll-free 1-800-451-1000



JOB NO.: 10880
DATE: 11/18/21
DSGN/DRFT: ANB/AJN
REVIEW: WCR

C3.00
OVERALL
DIM CONTROL



NO.	REVISION DATE
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Northlake 35 LLC
5440 Harvest Hill, Suite 250
Dallas, Texas 75230

NORTHLAKE 35 LOGISTICS PARK

**BUILDING 1
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS**

GOODWIN
AND
MARSHALL
INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

BOUNDARY CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.20	145.00	9°33'50"	S70°21'11"W	24.18

BENCH MARK ELEVATION : 625.74

BENCHMARK #1 IS A BOX "X" CUT ON A CONCRETE FOOTER FOR A LOW PIPE RAIL FENCE ALONG THE WILKINSON DRIVEWAY PROPERTY. IT IS LOCATED APPROXIMATELY 35 FEET SOUTH OF THE CENTERLINE OF VICTORY CIRCLE AND 1611 FEET WEST OF THE CENTERLINE INTERSECTION OF HARMONSON ROAD AND VICTORY CIRCLE. ELEVATION = 625.74 FEET

BENCH MARK ELEVATION : 613.00

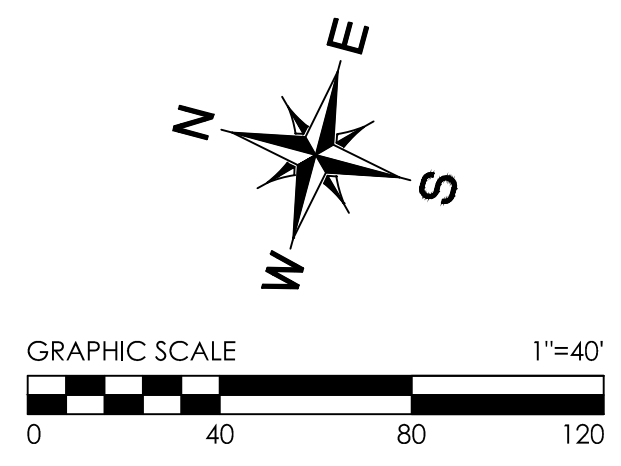
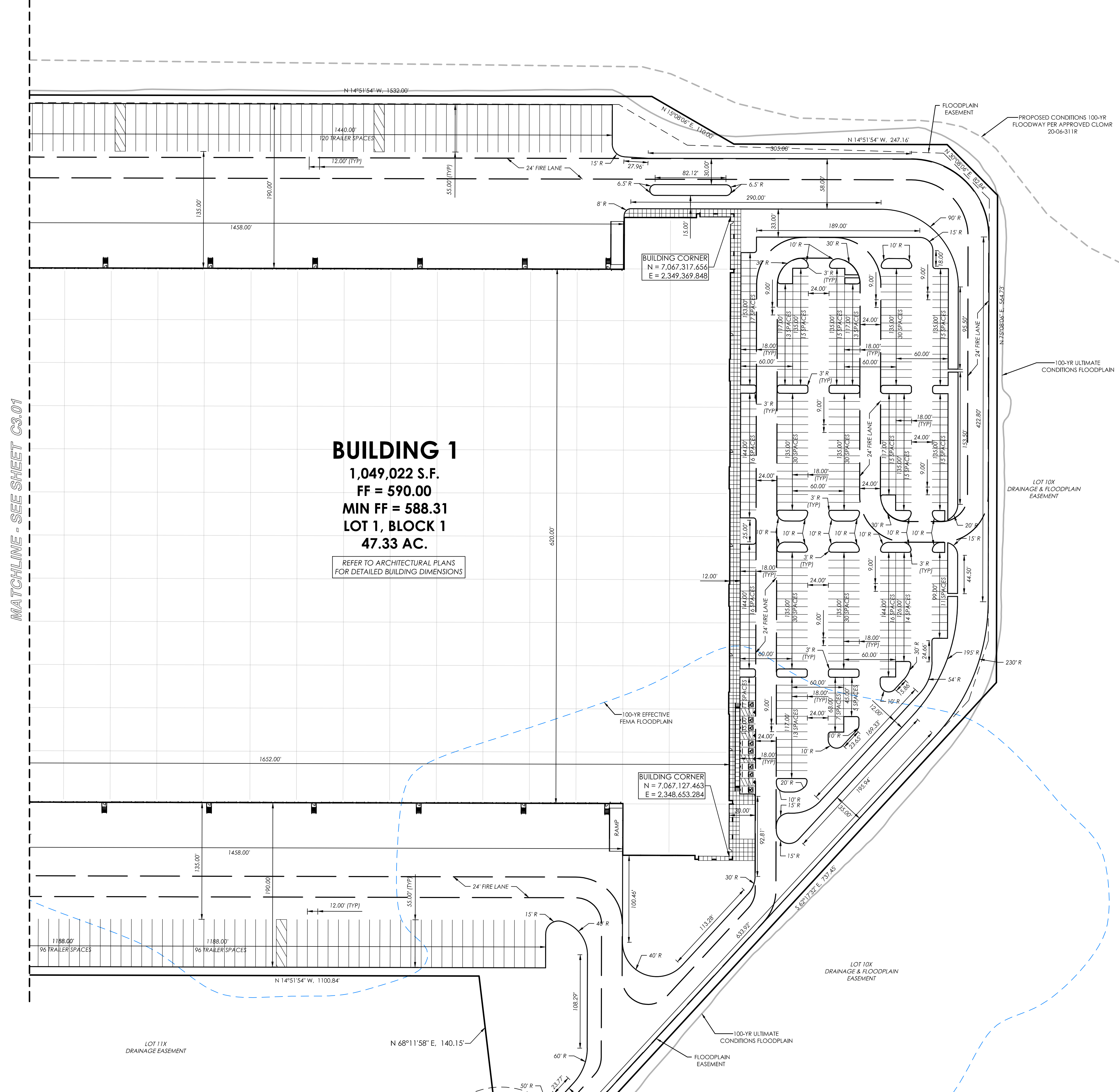
BENCHMARK #5 IS A BOX "X" CUT ON A HEADWALL FOR THE ENTRANCE OF A WELLS PAD. IT IS LOCATED APPROXIMATELY 25 FEET WEST OF THE CENTERLINE BOB PHINNEY DRIVE AND 168 FEET NORTH OF THE CENTERLINE INTERSECTION OF HARMONSON ROAD AND PHINNEY DRIVE. ELEVATION = 613.00 FEET

CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL SURVEILLANCE CONDUCTED BY THE OWNER. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UTILITIES PRIOR TO EXCAVATING, AND FOR DETERMINING THE DEPTHS AND LOCATIONS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ELEVATING ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR NOTIFYING COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

JOB NO. :	10880
DATE :	9/30/21
DSGN/DRFT:	ANB/AJN
REVIEW :	WCR

SHEET
C3.01
**DIMENSION
CONTROL PLAN**



NO.	REVISION DATE
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Northlake 35 LLC
5440 Harvest Hill, Suite 250
Dallas, Texas 75230

LAKE 35 LOGISTICS PARK
BUILDING 1
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

**GOODWIN
AND
MARSHALL**
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

TxDOT Firm # F-2944 ~ TxDOT Firm # 10021700



JOB NO. :	10880
DATE :	9/30/21
DSGN/DRFT:	ANB/AJN
REVIEW :	WCR

C3.02

DIMENSION CONTROL PLAN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UTILITIES AND FOR THE PROTECTION OF SUCH COEXISTING UTILITIES AND OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

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BENCH MARK ELEVATION : 613.00

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CONTRACTOR NOTE



PLUMBING	ELECTRICAL	MECHANICAL	STRUCTURAL	ARCHITECTURAL	LANDSCAPE	CIVIL	DEVELOPER	OWNER
Howard Kane Plumbing Company, Inc. 5928 Posey Lane Haltom City, TX 76117 817.222.9117 Frank Westhoff, P.E.	Hurst Electric 229 West Hurst Blvd. Hurst, TX 76053 817.268.3000 Kevin McDonald, EIT	Venture Mechanical, INC. 1644 W. Crosby Rd. Carrollton, TX 75006 972.871.1300 Jason Stewart, P.E.	McHale Engineering 2000 Ave. G Suite 800 Plano, TX 75075 972.423.5908 Gary McHale, P.E.	Alliance Architects, Inc. 1600 N. Collins Blvd. Suite 1000 Richardson, TX 75080 972.233.0400 Chad Michel, AIA	Cody Johnson Studio, LLC. 9720 Coit Rd. Suite 220-333 Plano, TX 75025 903.570.0162 Cody L. Johnson, RLA, ASLA, LI	Goodwin and Marshall, Inc. 2405 Mustang Dr. Grapevine, TX 76051 817.329.4373 Warren C. Russell, P.E.	Raymond Construction Co., Inc. 3100 Research Drive Suite 100 Richardson, TX 75082 214.206.4867 Rick Pfeil	Texas Commercial Development PO Box 800911 Dallas, TX 75380 Doug Johnson Clarion Partners 1717 McKinney Ave. Suite 1900 Dallas, TX 75202 214.775.7619 Casey Dillon

ALLIANCE
ARCHITECTS

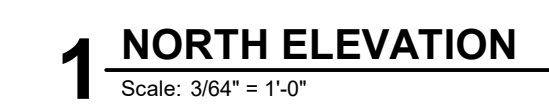
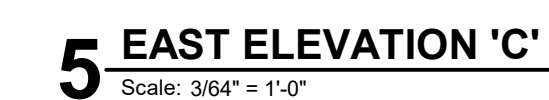


08/30/21
NORTHLAKE 35 BUILDING 1

NORTHLAKE, TX

PERMIT SET

PROJECT NO.: 2021177
DATE: 08/30/21





GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: TOWN OF NORTHLAKE ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS
FOR
LANDSCAPE PLAN

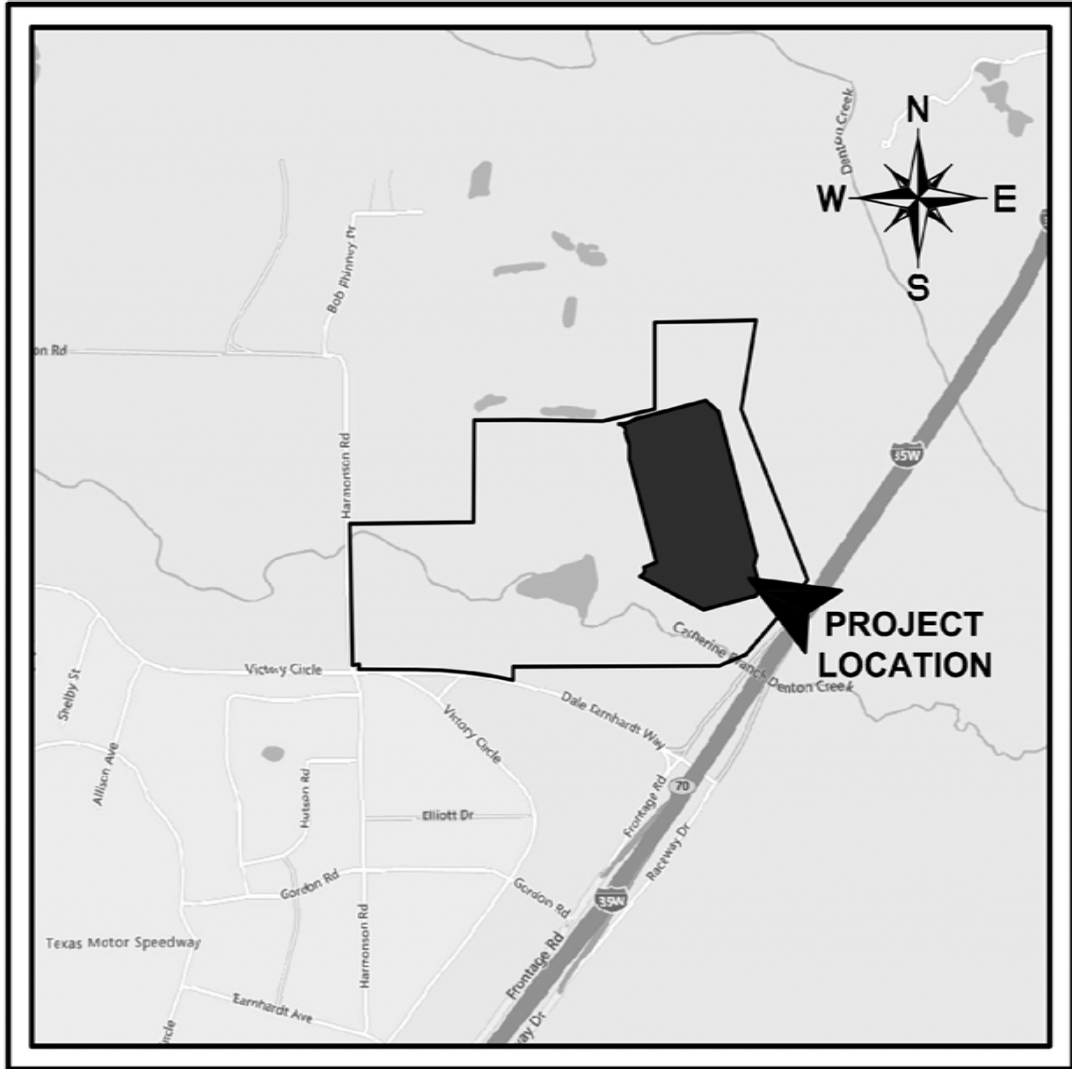
~NORTHLAKE 35 LOGISTICS PARK,
BUILDING 1~

TOWN OF NORTHLAKE

DENTON COUNTY, TEXAS

SUBMITTAL DATE: October 29, 2021

ISSUED FOR CONSTRUCTION: December 22, 2021



LOCATION MAP
NOT TO SCALE

CIVIL ENGINEER:

GOODWIN AND MARSHALL, INC.
2405 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
PH. (817) 329-4373
CONTACT: EDDIE ECKART

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L30	LANDSCAPE PLANS
L31	LANDSCAPE DETAILS
IR1-IR29	IRRIGATION PLANS
IR30-IR32	IRRIGATION DETAILS

LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

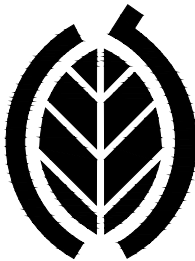
- INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

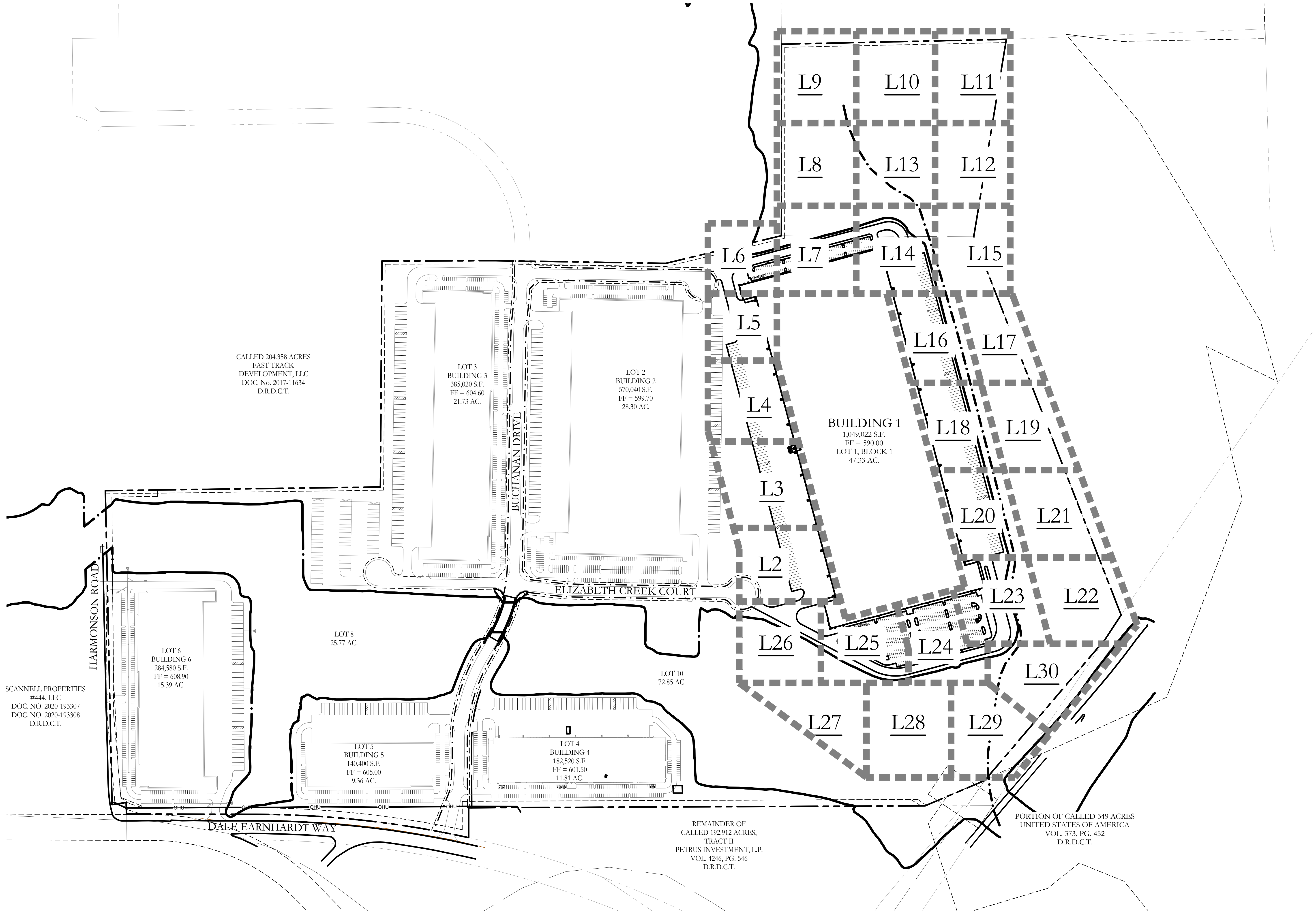
- IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 6. VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

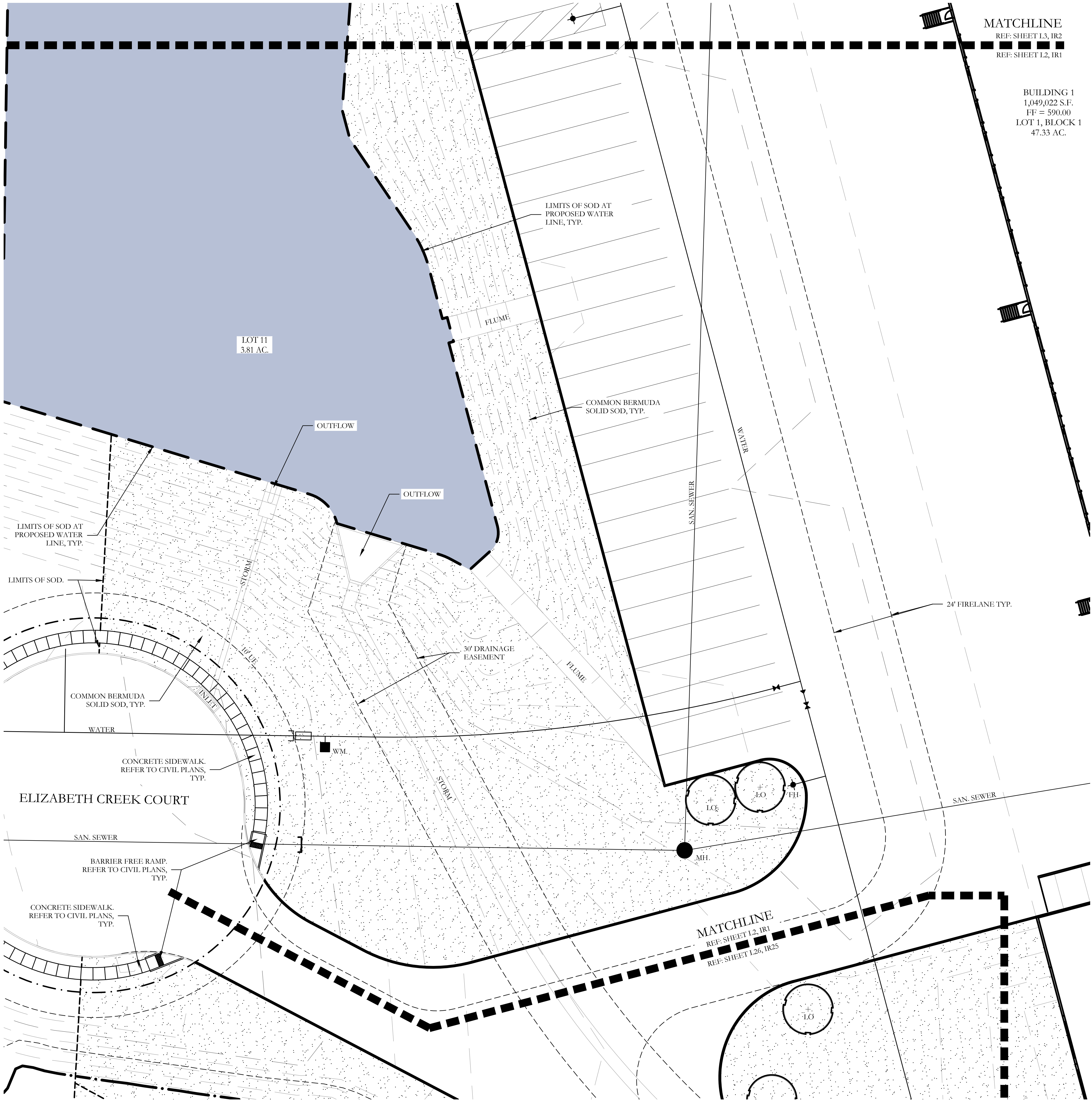
- MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



CODY JOHNSON
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

CODY JOHNSON
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Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

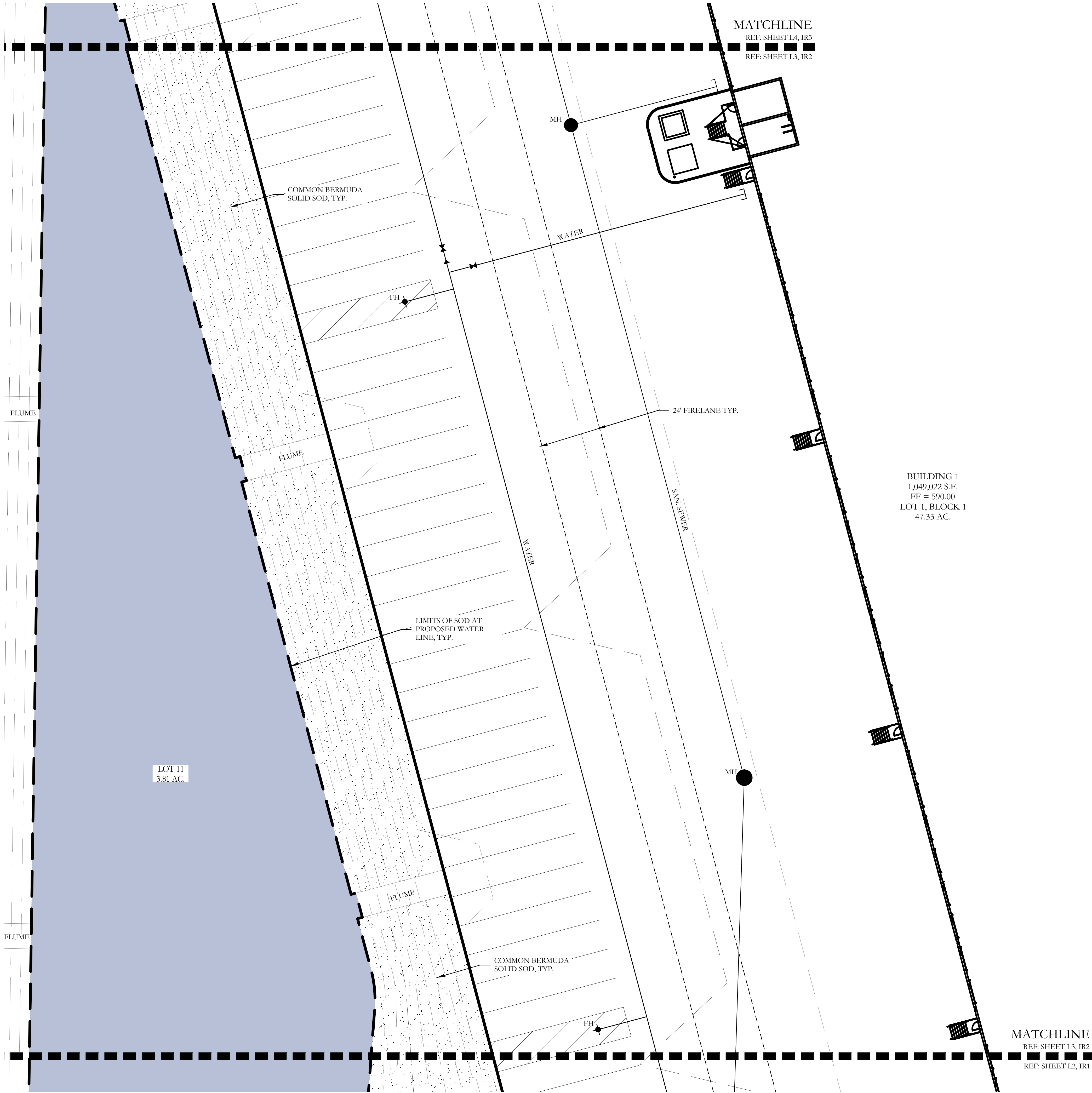
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GAM016B

SHEET NO.

L2 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
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		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

CODY JOHNSON
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LANDSCAPE PLAN

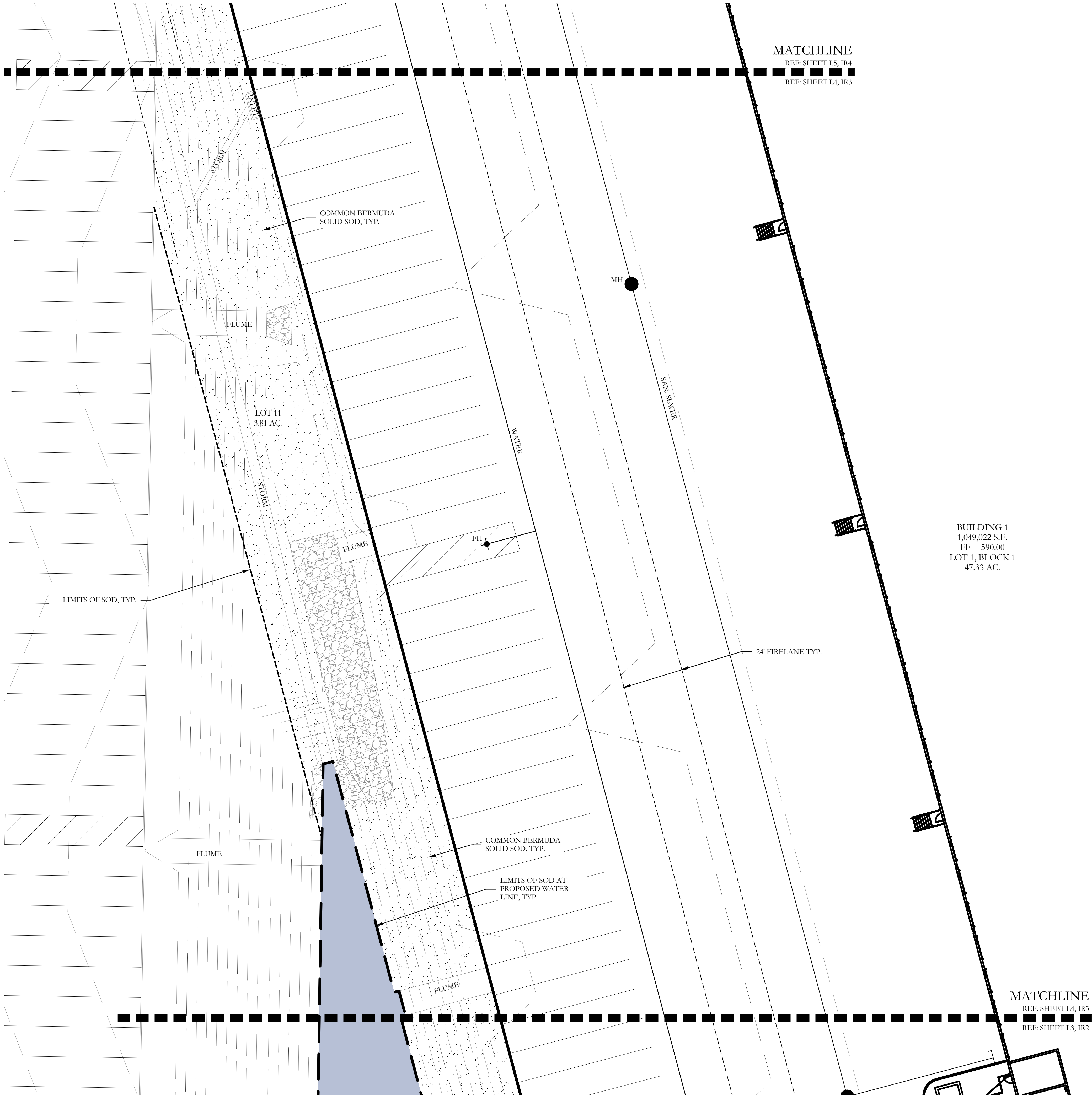
Landscape Plan

Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

CJS PROJECT NO.
GAM016B

SHEET NO.
L3 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
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		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
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		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

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LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

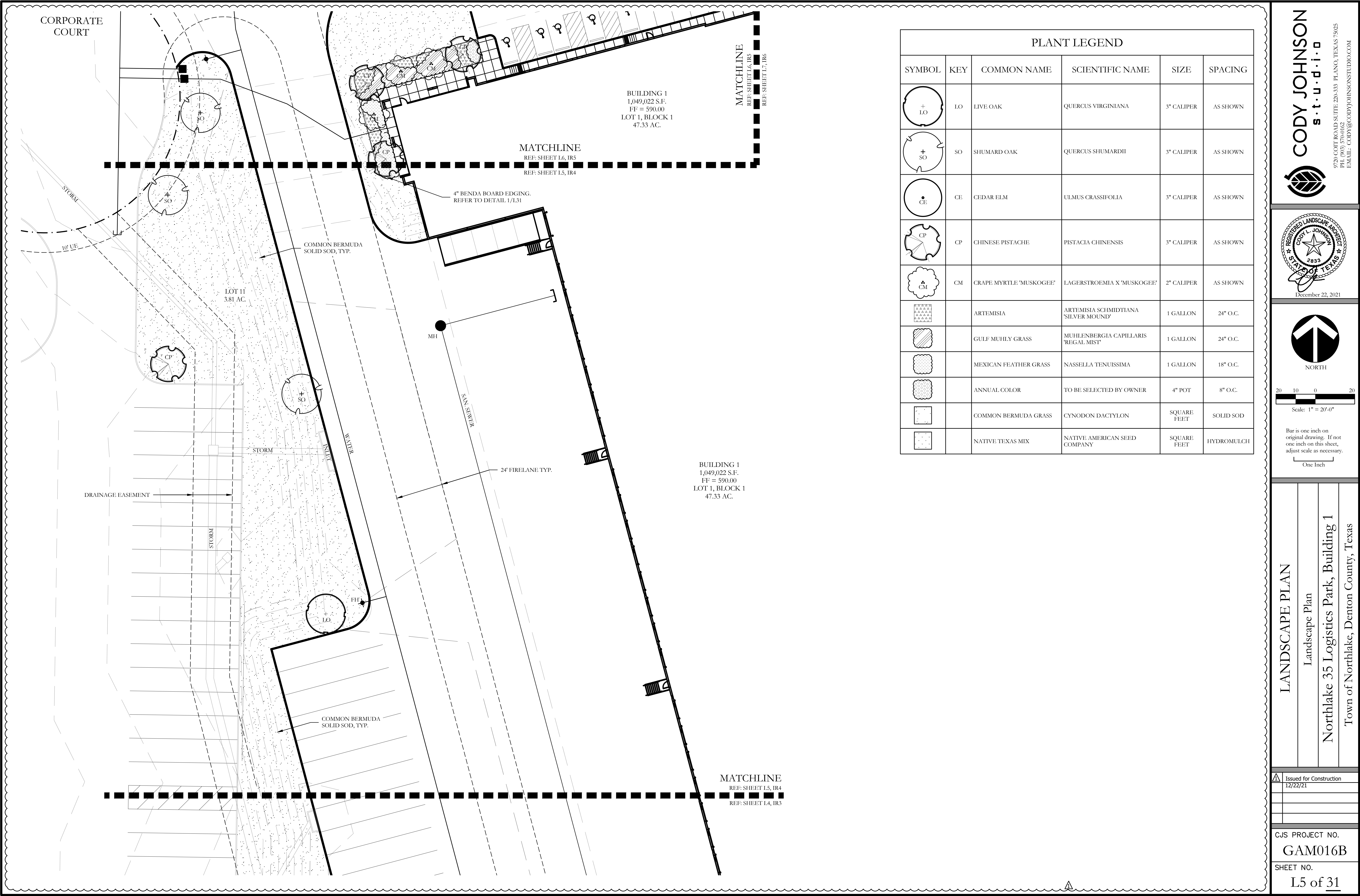
Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016B

SHEET NO.

L4 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE 'MUSKOGEE'	LAGERSTROEMIA X 'MUSKOGEE'	2" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

CODY JOHNSON
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2853
STATE OF TEXAS

December 22, 2021

NORTH

Scale: 1" = 20'-0"

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One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

Issued for Construction
12/22/21

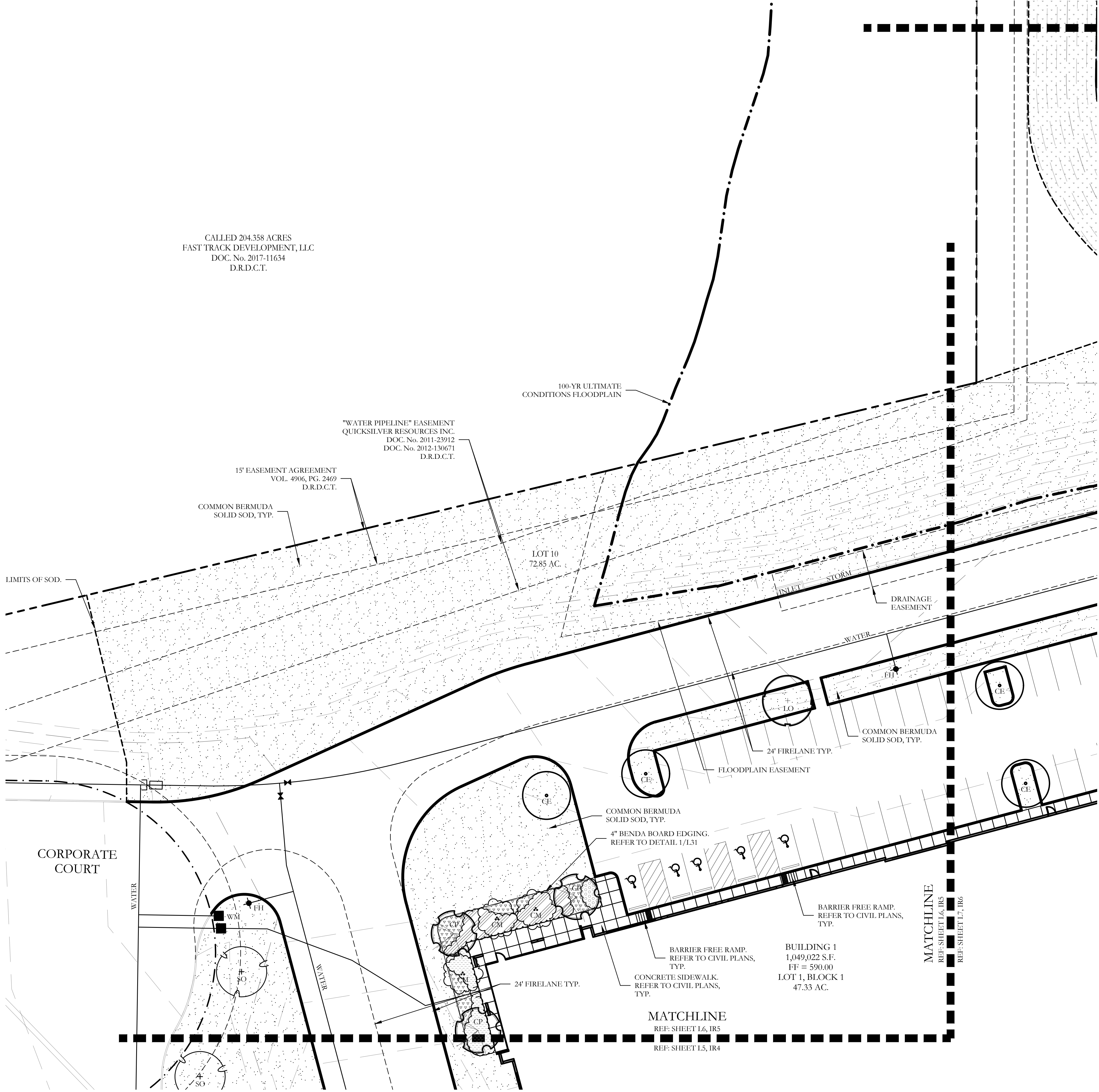
CJS PROJECT NO.

GAM016B

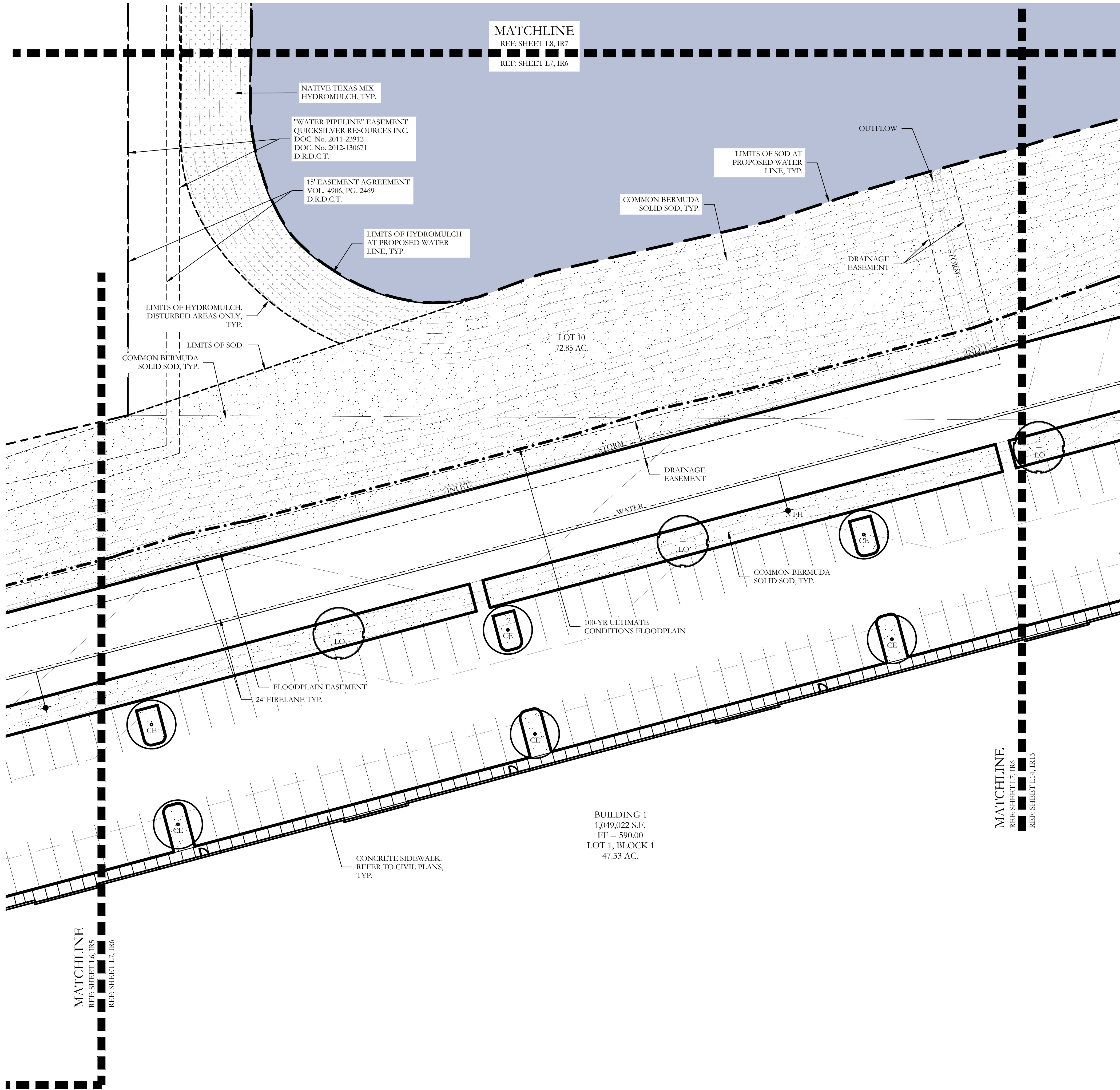
SHEET NO.

L5 of 31

CALLED 204.358 ACRES
 FAST TRACK DEVELOPMENT, LLC
 DOC. No. 2017-11634
 D.R.D.C.T.



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
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		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
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		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

CODY JOHNSON
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LANDSCAPE PLAN
Landscape Plan
Northlake 35 Logistics Park, Building 1
Town of Northlake, Denton County, Texas

CJS PROJECT NO.
GAM016B

SHEET NO.
L7 of 31

MATCHLINE
REF: SHEET L9, IR8
REF: SHEET L8, IR7

LIMITS OF HYDROMULCH.
DISTURBED AREAS ONLY,
TYP.

NATIVE TEXAS MIX
HYDROMULCH, TYP.

"WATER PIPELINE" EASEMENT
QUICKSILVER RESOURCES INC.
DOC. No. 2011-23912
DOC. No. 2012-130671
D.R.D.C.T.

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

LIMITS OF HYDROMULCH
AT PROPOSED WATER
LINE, TYP.

NATIVE TEXAS MIX
HYDROMULCH, TYP.

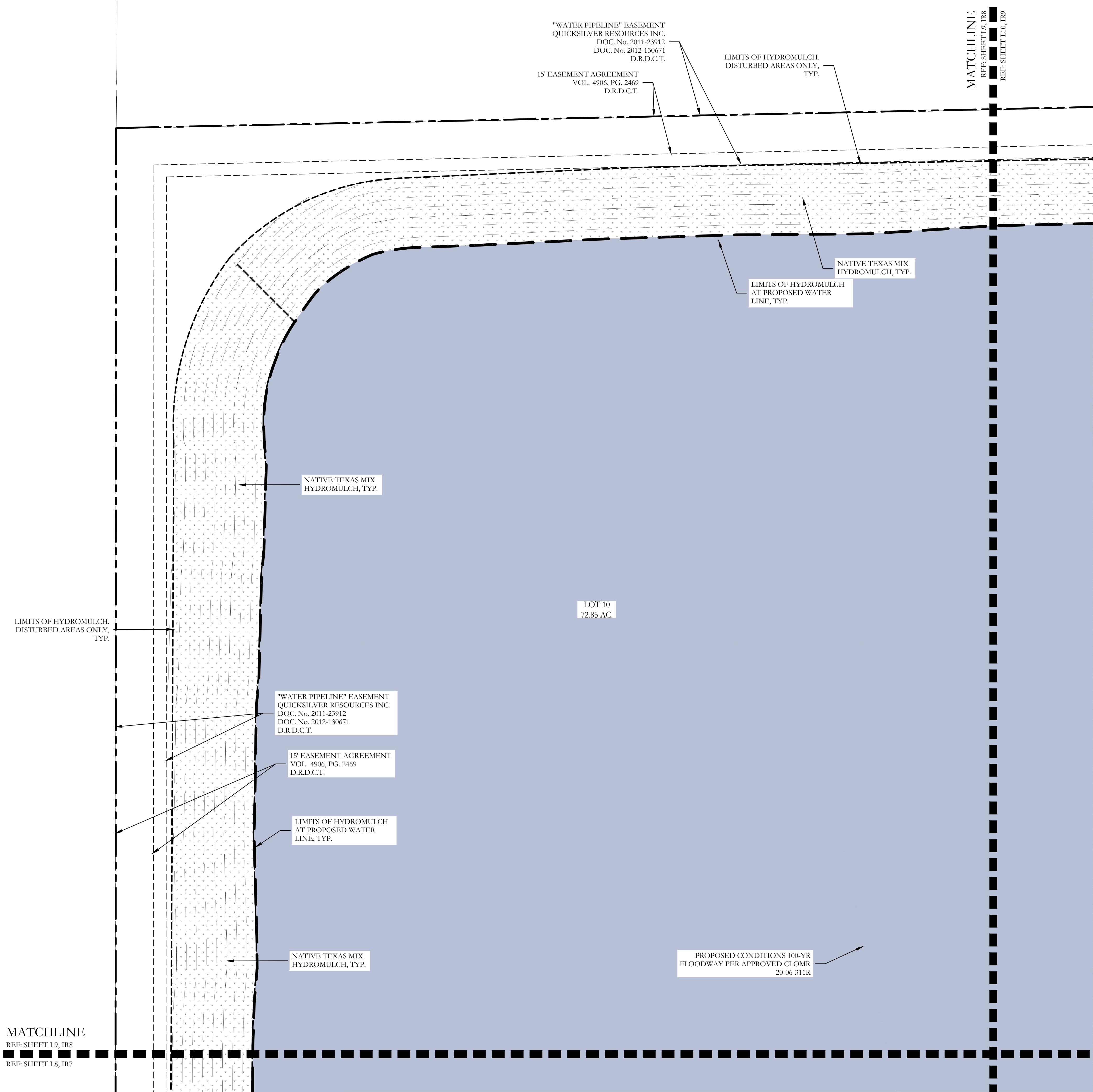
PROPOSED CONDITIONS 100-YR
FLOODWAY PER APPROVED CLOMR
20-06-311R

LOT 10
72.85 AC.

MATCHLINE
REF: SHEET L8, IR7
REF: SHEET L13, IR12

MATCHLINE
REF: SHEET L8, IR7
REF: SHEET L7, IR6

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
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		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH



PLANT LEGEND					
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		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

CODY JOHNSON

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2853
STATE OF TEXAS

October 29, 2021

NORTH

201020

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

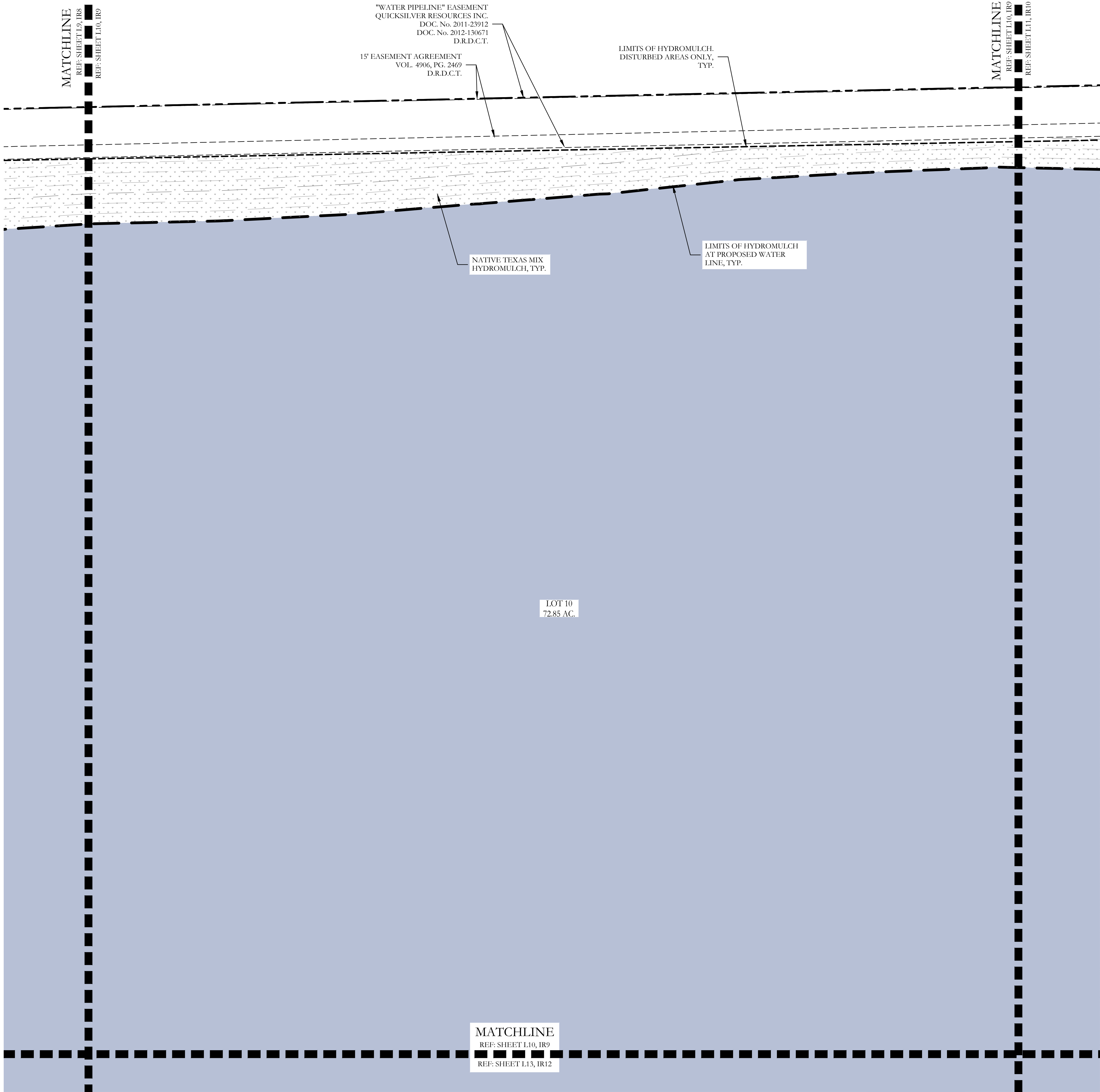
Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016B

SHEET NO.

L9 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
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		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

CODY JOHNSON
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 29, 2021

NORTH

20 10 0 20

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One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

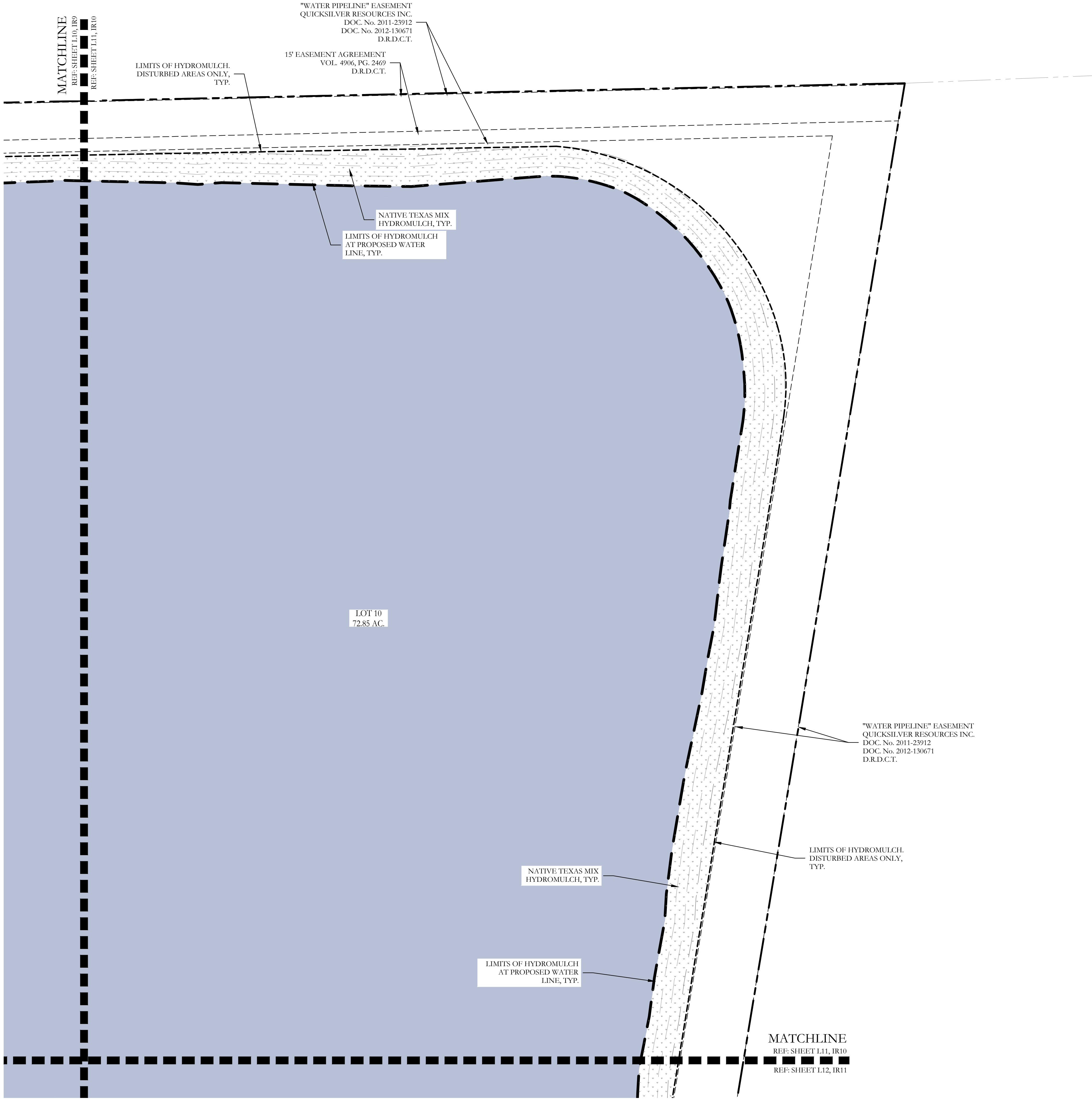
Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016B

SHEET NO.

L10 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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CODY JOHNSON
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October 29, 2021

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LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

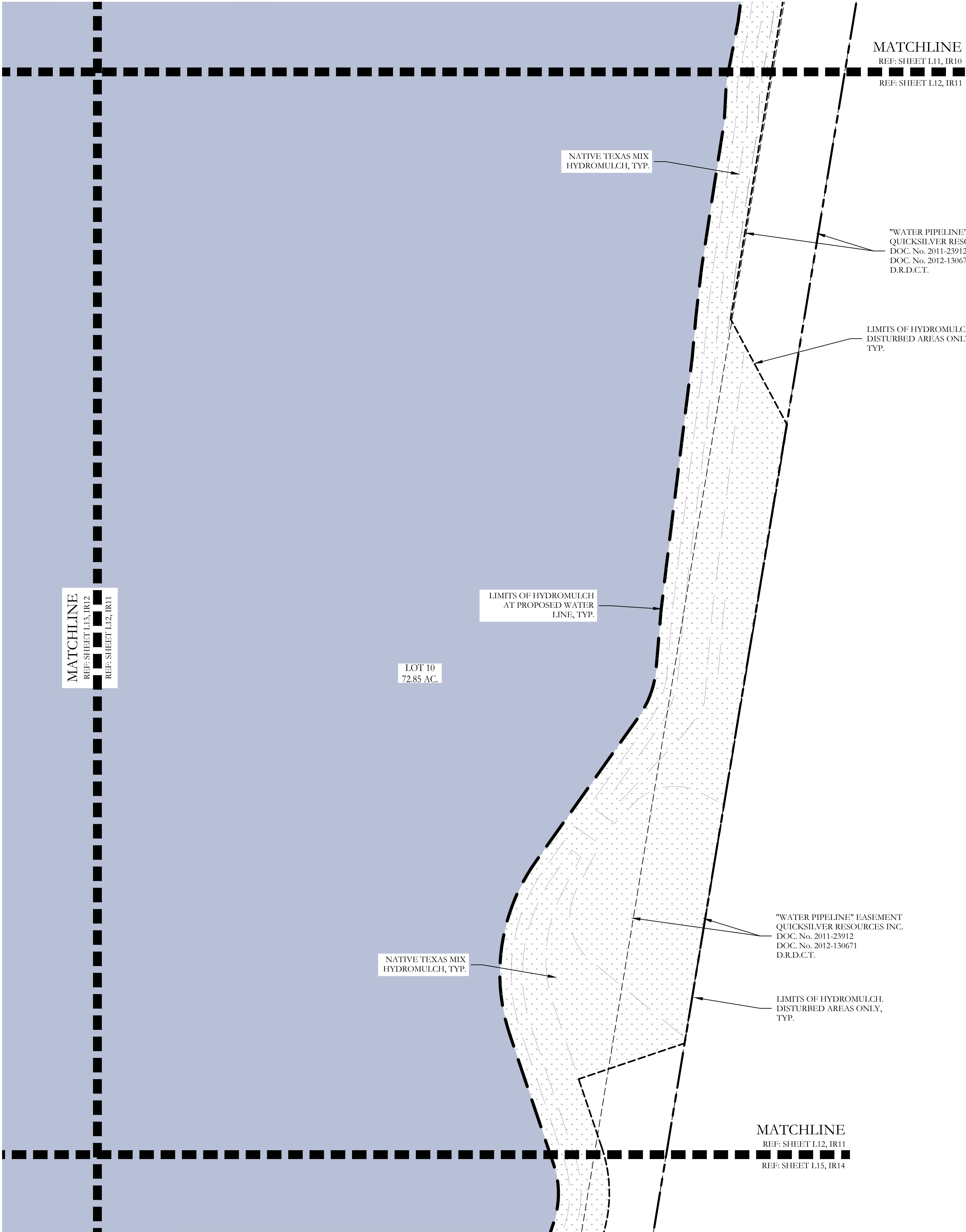
Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016B

SHEET NO.

L11 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
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		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

CODY JOHNSON
s · t · u · d · i · o

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EMAIL: CODY@CODYJOHNSONSTUDIO.COM

October 29, 2021

NORTH

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One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

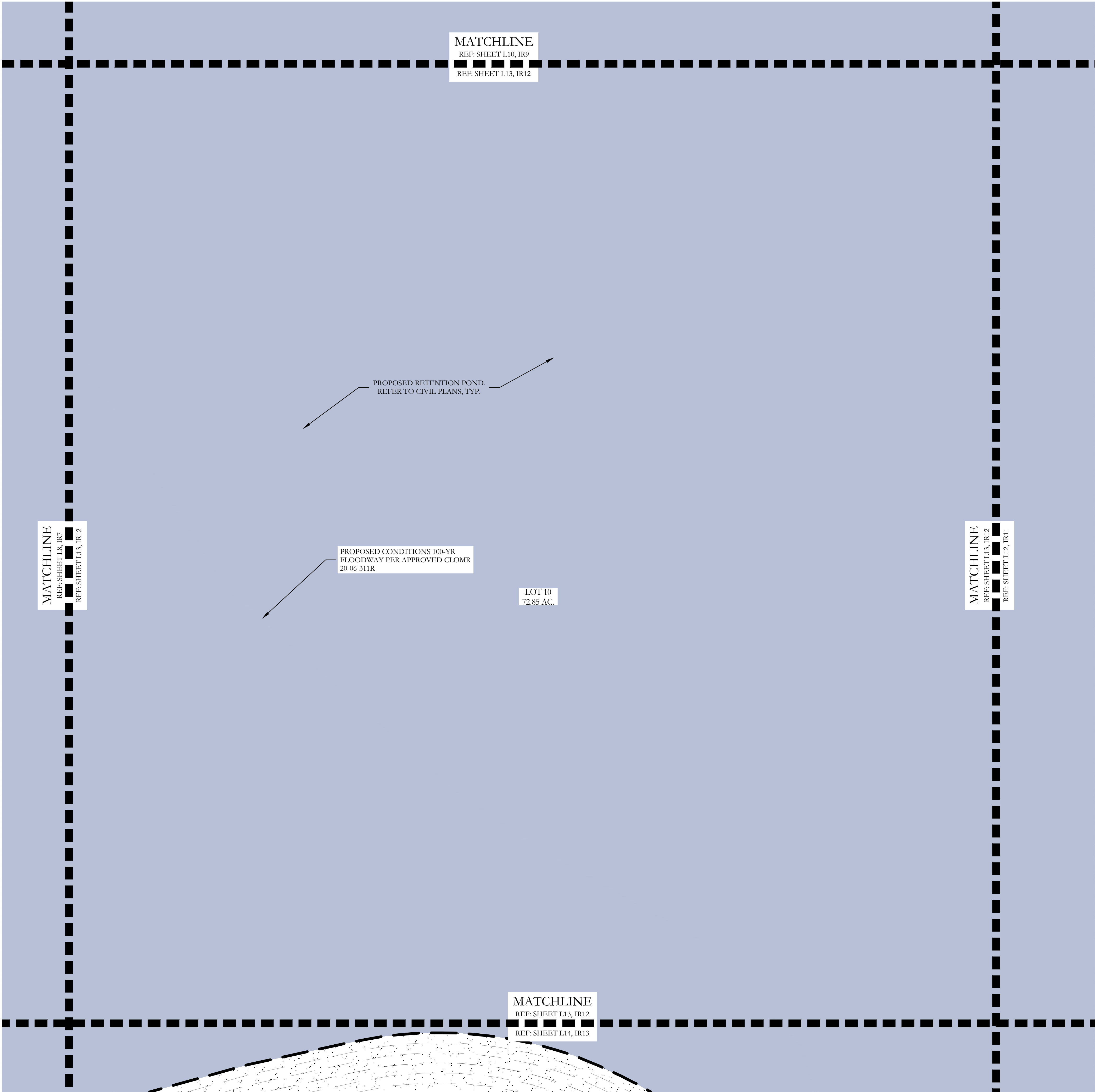
Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016B

SHEET NO.

L12 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
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		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

CODY JOHNSON

s · t · u · d · i · o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

2010020

Scale: 1" = 20'-0"

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LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

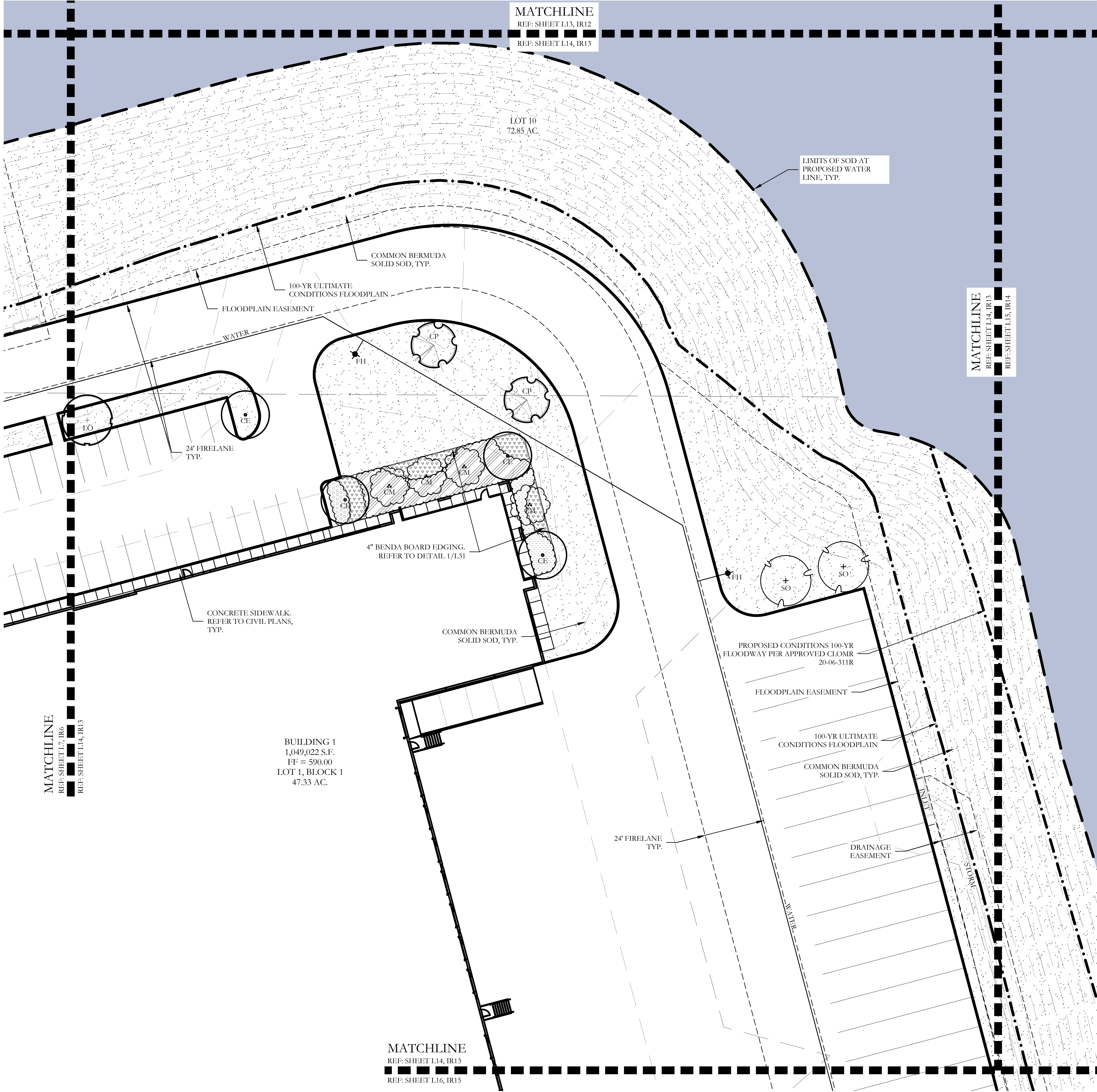
Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016B

SHEET NO.

L13 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE 'MUSKOGEE'	LAGERSTROEMIA X 'MUSKOGEE'	2" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

CODY JOHNSON

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9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

December 22, 2021

NORTH

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE PLAN

Landscape Plan

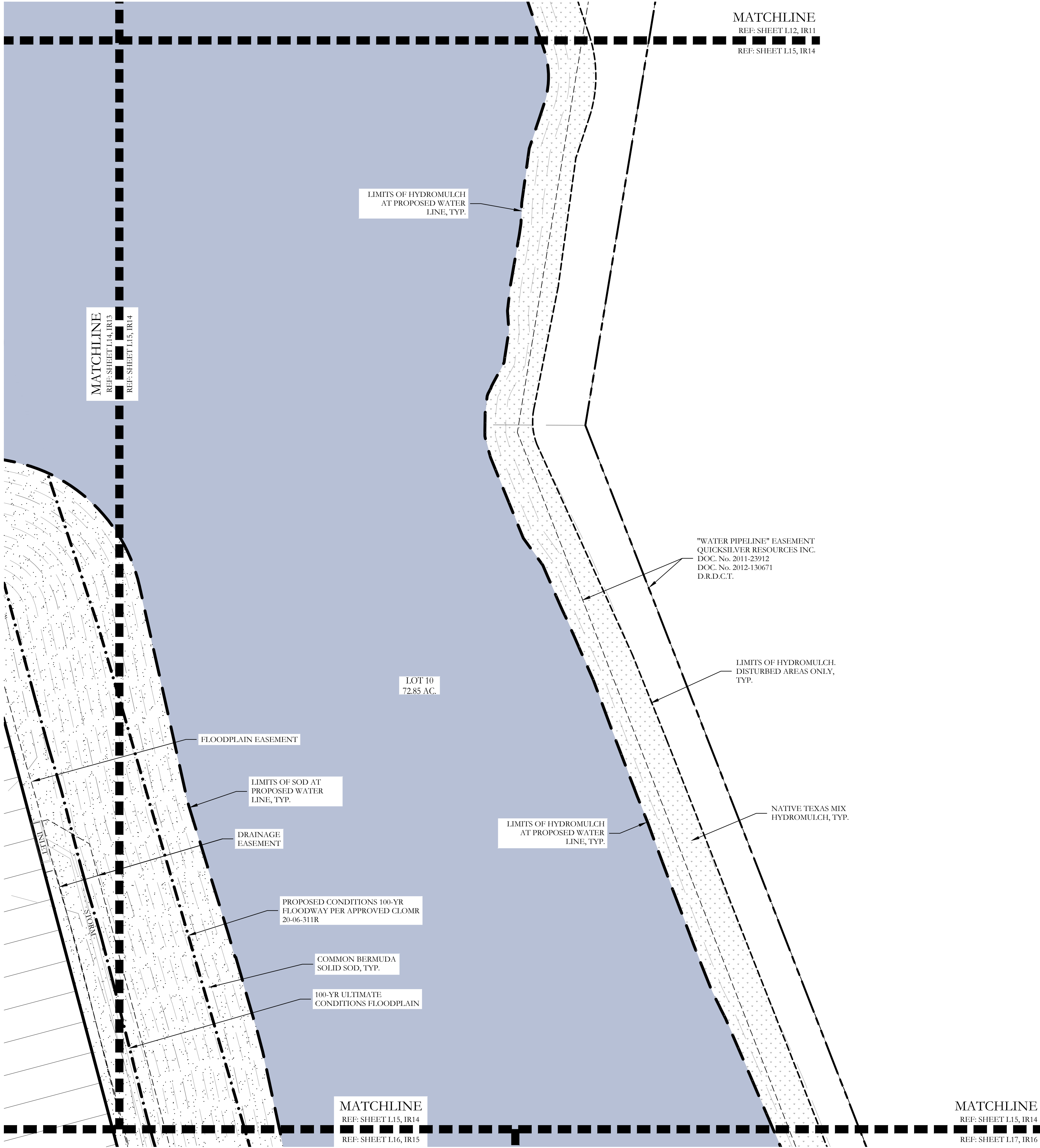
Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

Issued for Construction
12/22/21

CJS PROJECT NO.
GAM016B

SHEET NO.
L14 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

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One Inch

LANDSCAPE PLAN
Landscape Plan
Northlake 35 Logistics Park, Building 1
Town of Northlake, Denton County, Texas

CJS PROJECT NO.
GAM016B

SHEET NO.
L15 of 31

MATCHLINE
REF: SHEET L14, IR13
REF: SHEET L16, IR15

MATCHLINE
REF: SHEET L15, IR14
REF: SHEET L16, IR15

MATCHLINE
REF: SHEET L16, IR15
REF: SHEET L17, IR16

MATCHLINE
REF: SHEET L16, IR15
REF: SHEET L18, IR17

BUILDING 1
1,049,022 S.F.
FF = 590.00
LOT 1, BLOCK 1
47.33 AC.

COMMON BERMUDA
SOLID SOD, TYP.

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

100-YR ULTIMATE
CONDITIONS FLOODPLAIN

DRAINAGE
EASEMENT

FLOODPLAIN EASEMENT

24' FIRELANE
TYP.

COMMON BERMUDA
SOLID SOD, TYP.

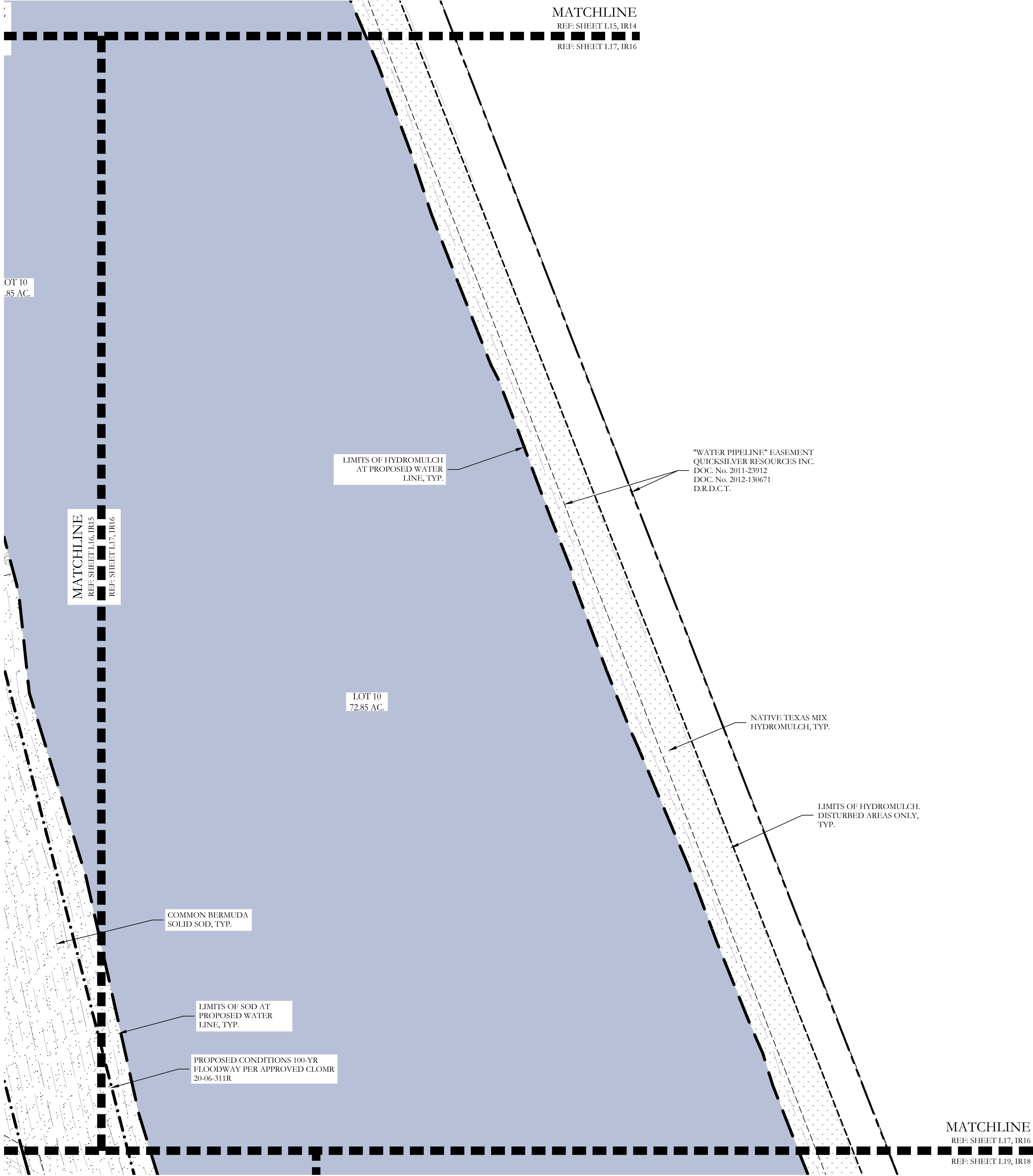
LIMITS OF SOD AT
PROPOSED WATER
LINE, TYP.

LOT 10
72.85 AC.

OUTFLOW

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

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One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016B

SHEET NO.

L17 of 31

MATCHLINE
REF: SHEET L16, IR15
REF: SHEET L18, IR17

BUILDING 1
1,049,022 S.F.
FF = 590.00
LOT 1, BLOCK 1
47.33 AC.

MATCHLINE
REF: SHEET L18, IR17
REF: SHEET L20, IR19

24' FIRELANE
TYP.

COMMON BERMUDA
SOLID SOD, TYP.

FLOODPLAIN EASEMENT

DRAINAGE
EASEMENT

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

100-YR ULTIMATE
CONDITIONS FLOODPLAIN

HH

COMMON BERMUDA
SOLID SOD, TYP.

FLOODPLAIN EASEMENT

DRAINAGE
EASEMENT

LIMITS OF SOD AT
PROPOSED WATER
LINE, TYP.

LOT 10
72.85 AC.

MATCHLINE
REF: SHEET L18, IR17
REF: SHEET L19, IR18

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

MATCHLINE
REF: SHEET L18, IR17
REF: SHEET L20, IR19

BUILDING 1
1,049,022 S.F.
FF = 590.00
LOT 1, BLOCK 1
47.33 AC.

MATCHLINE
REF: SHEET L20, IR19
REF: SHEET L23, IR22

24' FIRELANE
TYP.

DRAINAGE
EASEMENT

COMMON BERMUDA
SOLID SOD, TYP.

FH

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

100-YR ULTIMATE
CONDITIONS FLOODPLAIN

DRAINAGE
EASEMENT

COMMON BERMUDA
SOLID SOD, TYP.

FLOODPLAIN EASEMENT

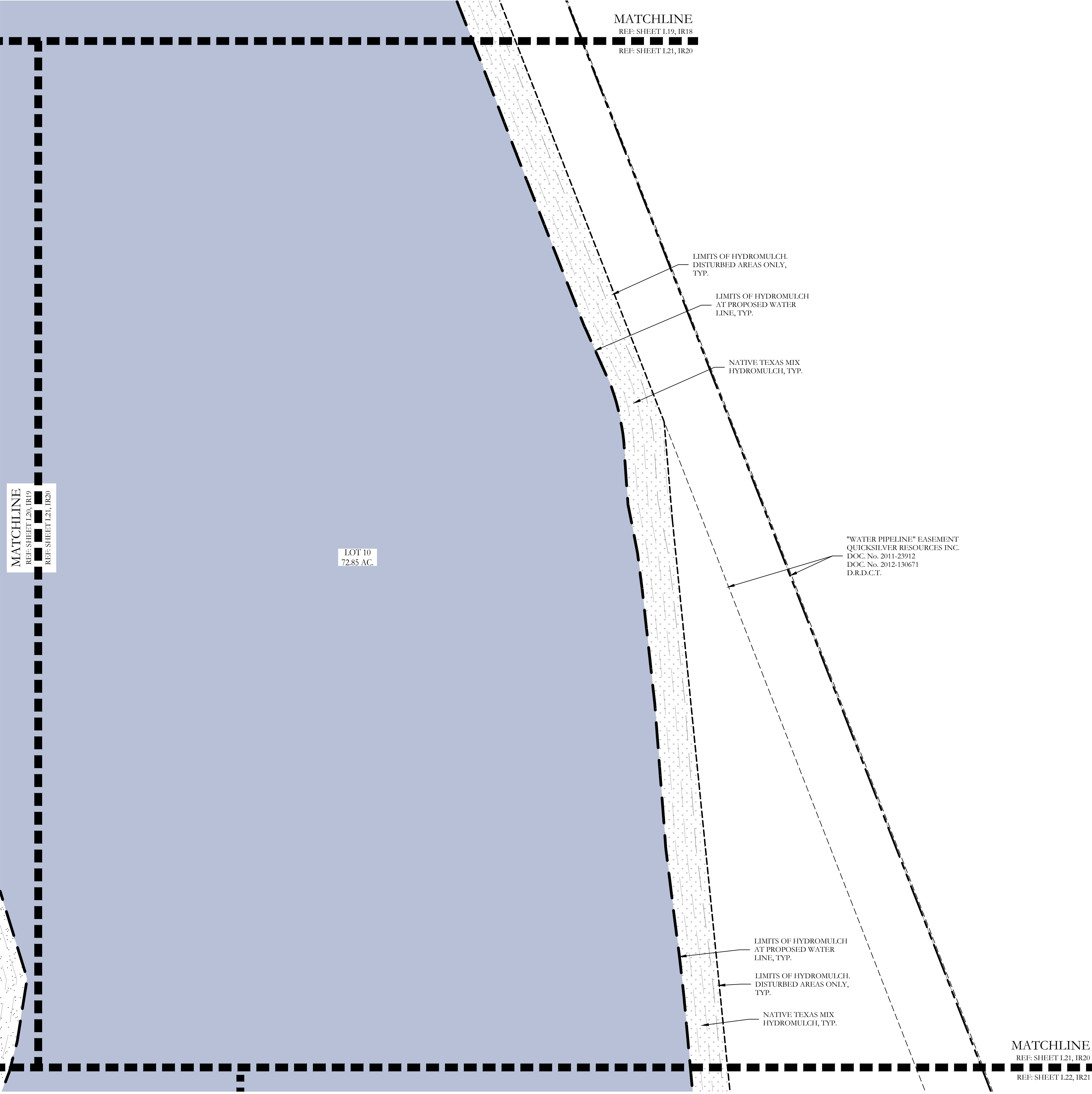
LOT 10
72.85 AC.

LIMITS OF SOD AT
PROPOSED WATER
LINE, TYP.

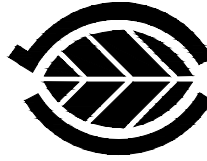
MATCHLINE
REF: SHEET L20, IR19
REF: SHEET L21, IR20

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH



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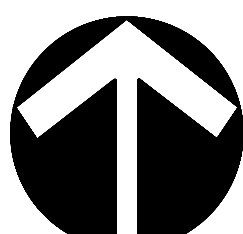
9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025

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EMAIL: CODY@CODYJOHNSONSTUDIO.COM



October 29, 2021



NORTH



Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

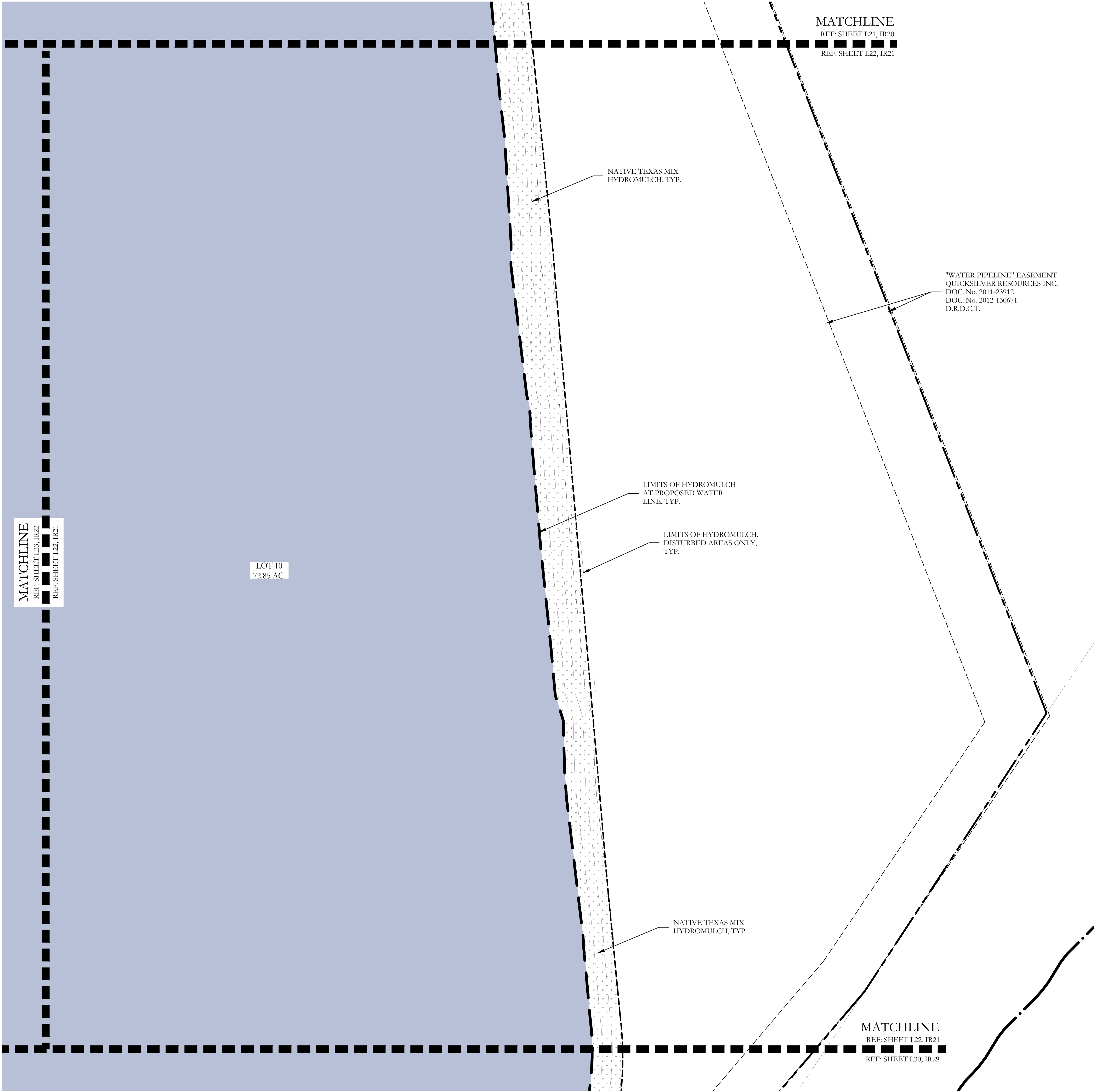


CJS PROJECT NO.

GAM016B

SHEET NO.

L21 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

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October 29, 2021

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One Inch

LANDSCAPE PLAN

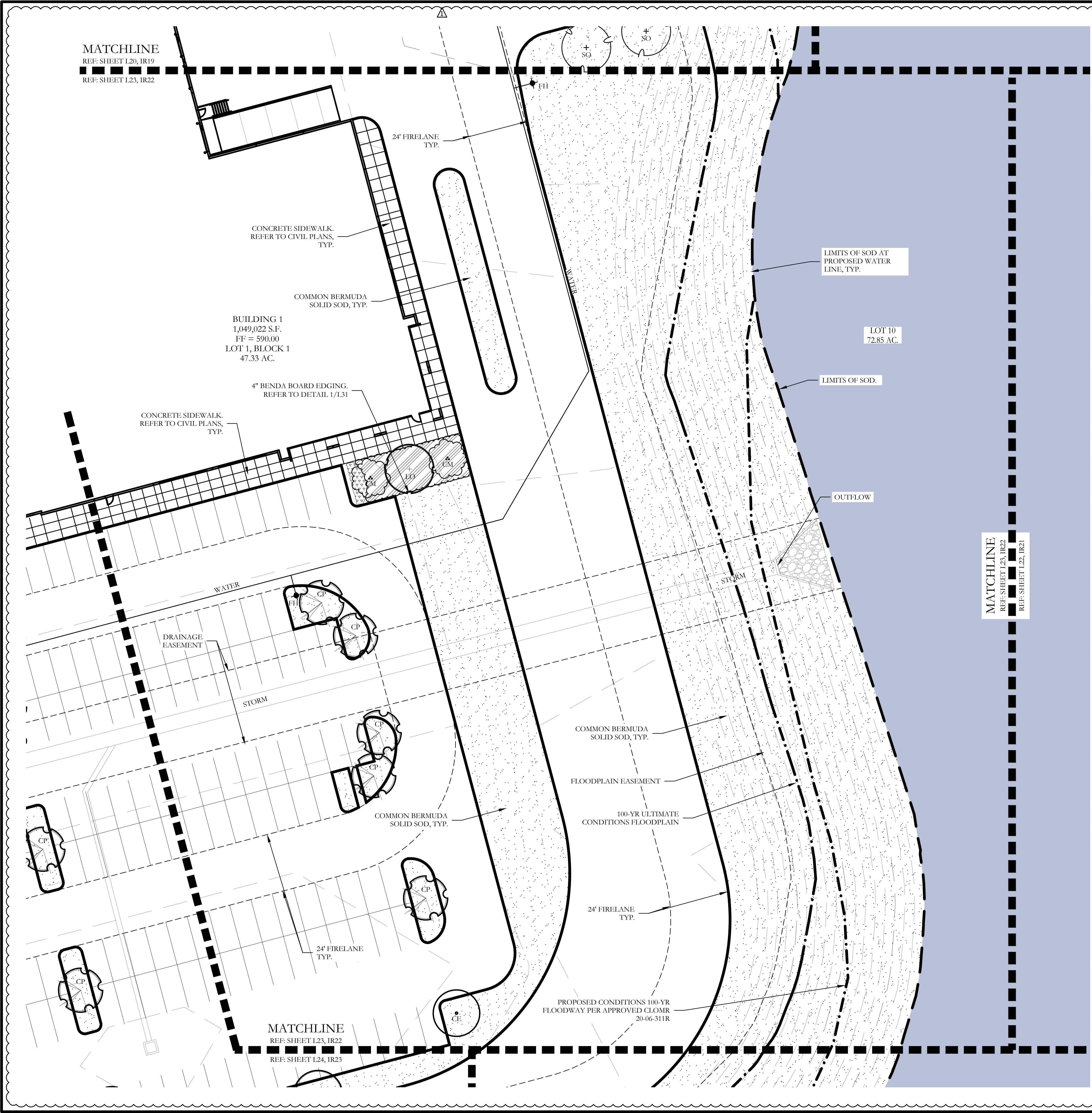
Landscape Plan

Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

CJS PROJECT NO.
GAM016B

SHEET NO.
L22 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE 'MUSKOGEE'	LAGERSTROEMIA X 'MUSKOGEE'	2" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

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December 22, 2021

NORTH

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One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

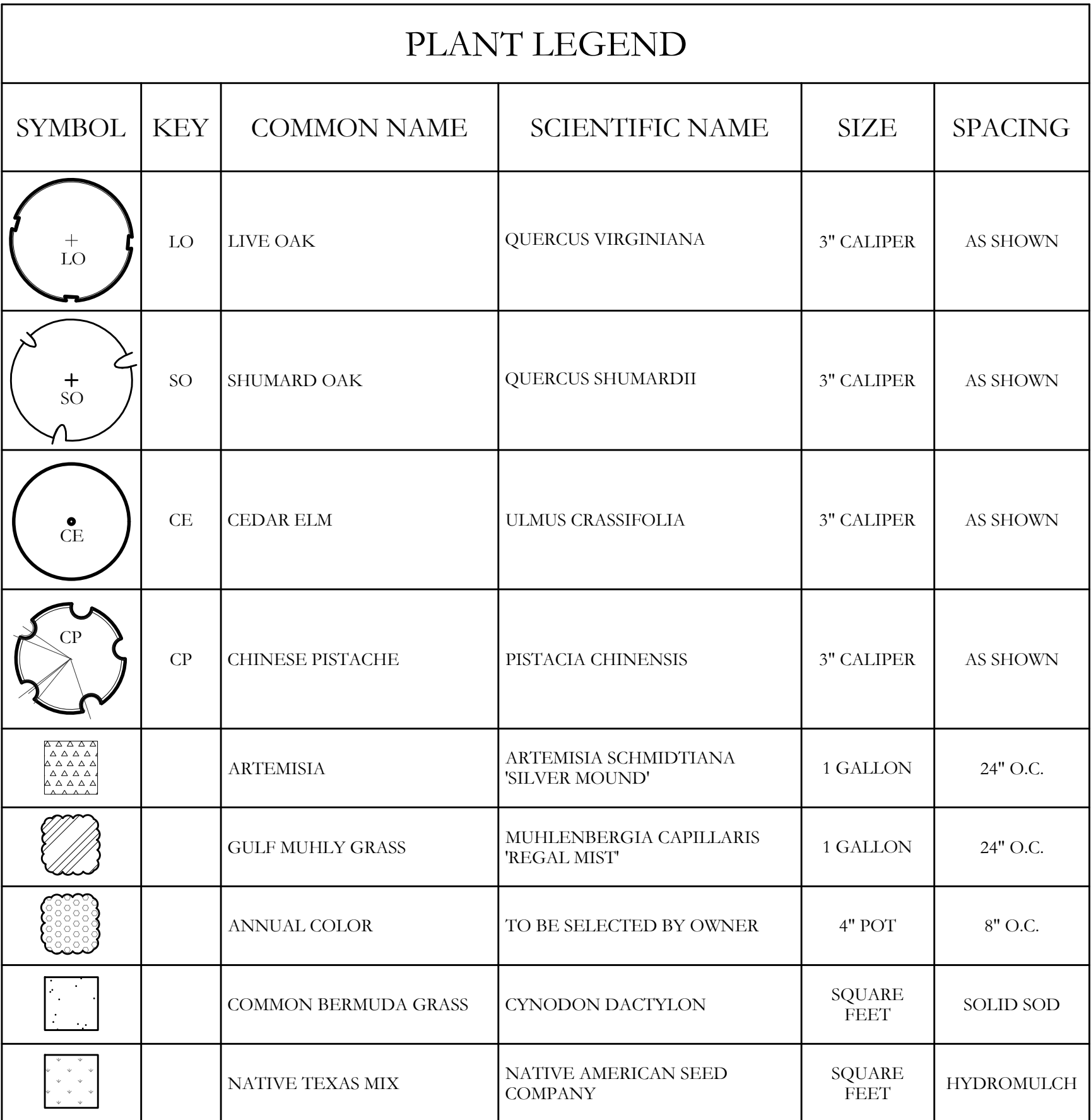
Issued for Construction
12/22/21

CJS PROJECT NO.

GAM016B

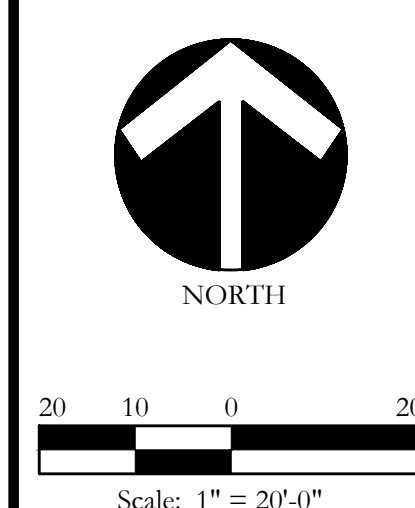
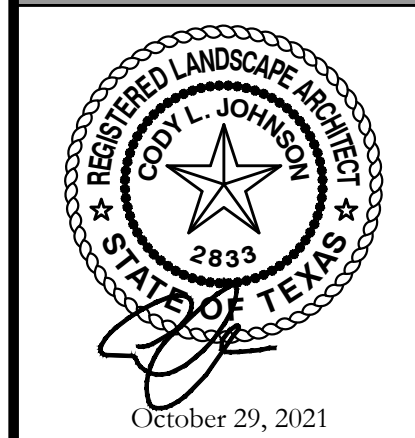
SHEET NO.

L23 of 31



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One Inch

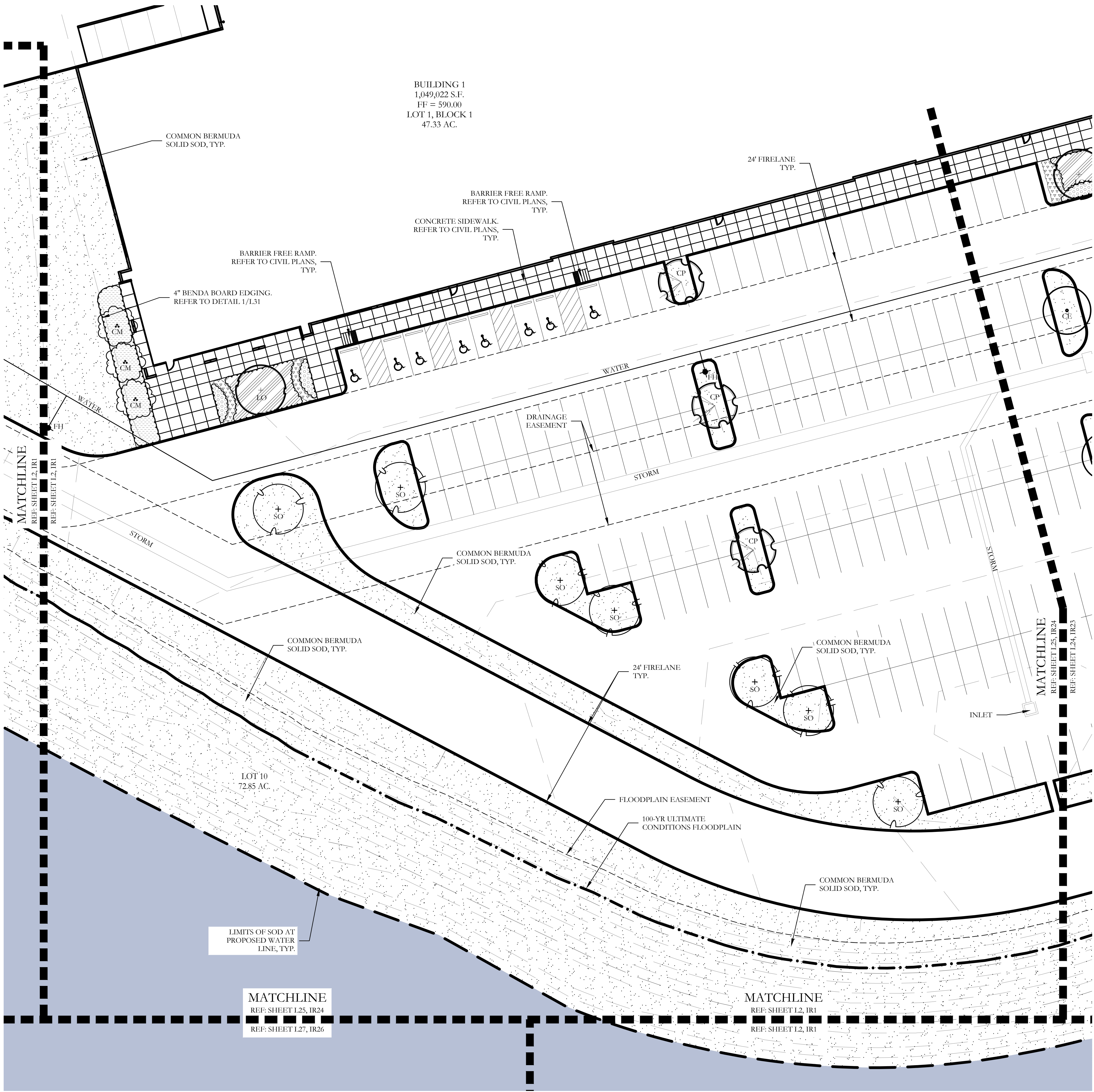
LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

	
CJS PROJECT NO.	
GAM016B	
SHEET NO.	
L24 of <u>31</u>	



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE 'MUSKOGEE'	LAGERSTROEMIA X 'MUSKOGEE'	2" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

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December 22, 2021

NORTH

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One Inch

LANDSCAPE PLAN

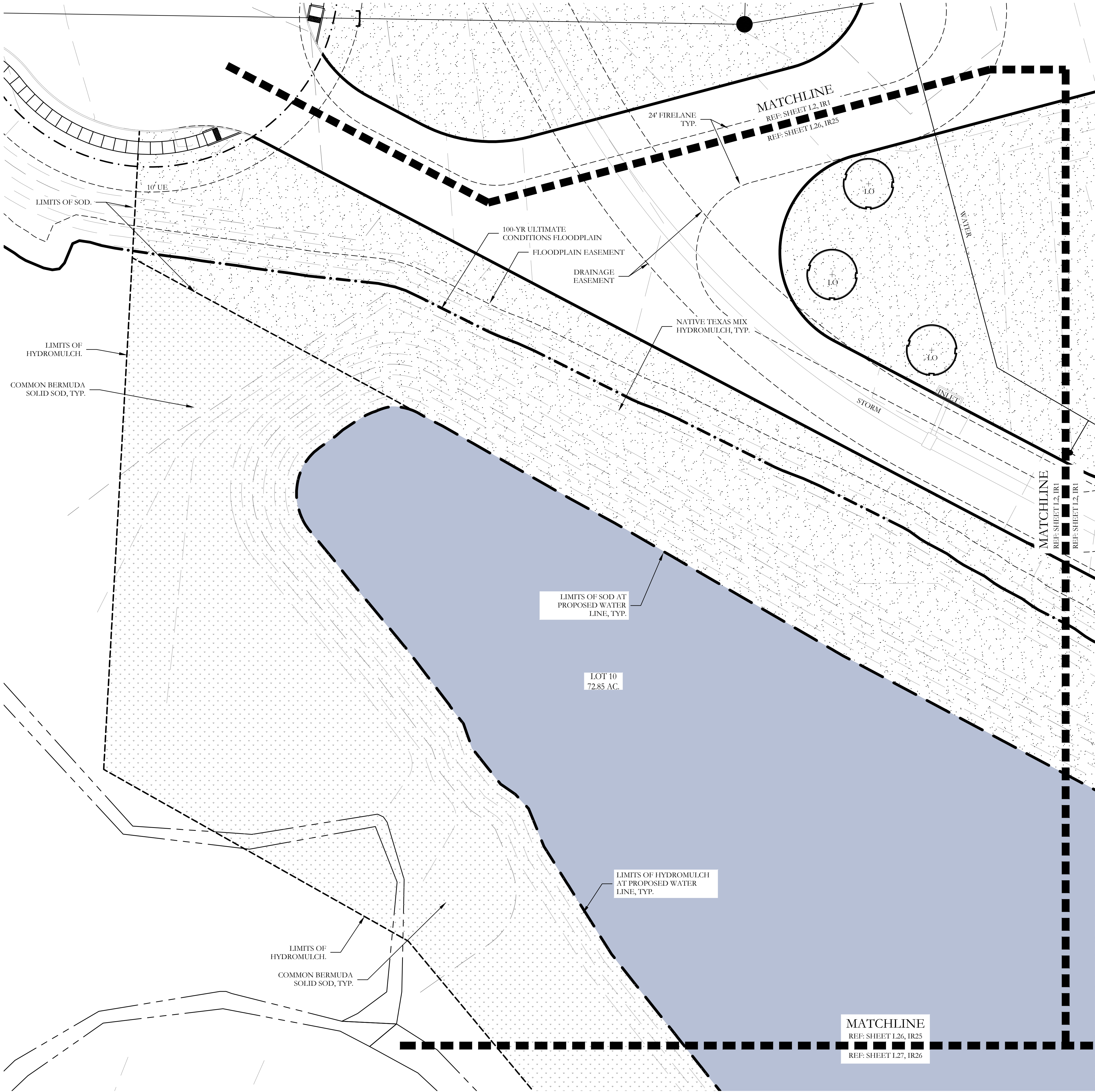
Landscape Plan

Northlake 35 Logistics Park, Building 1

Town of Northlake, Denton County, Texas

CJS PROJECT NO.
GAM016B

SHEET NO.
L25 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

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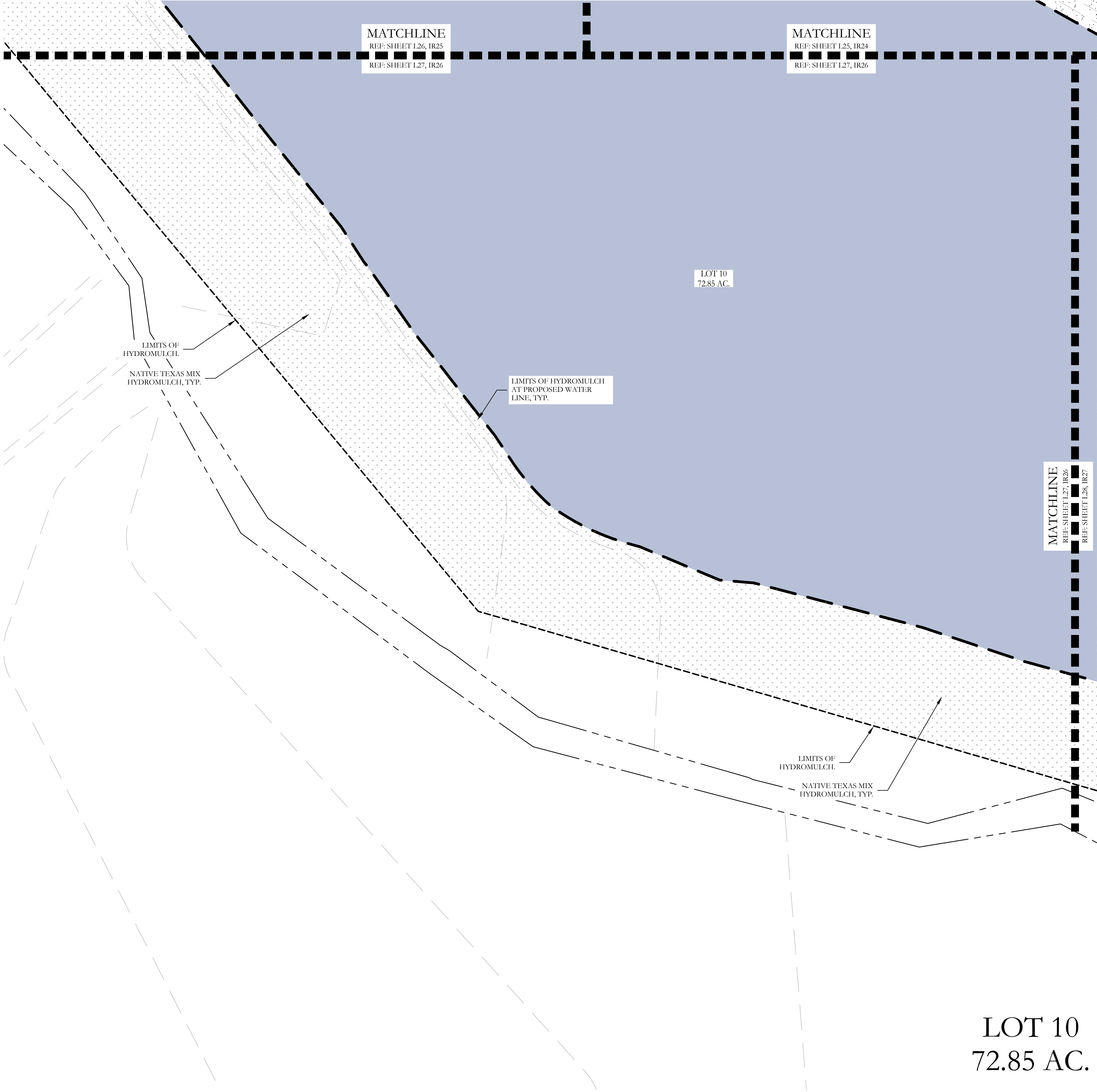
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EMAIL: CODY@CODYJOHNSONSTUDIO.COM

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One Inch

LANDSCAPE PLAN
Landscape Plan
Northlake 35 Logistics Park, Building 1
Town of Northlake, Denton County, Texas

CJS PROJECT NO.
GAM016B

SHEET NO.
L26 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

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One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

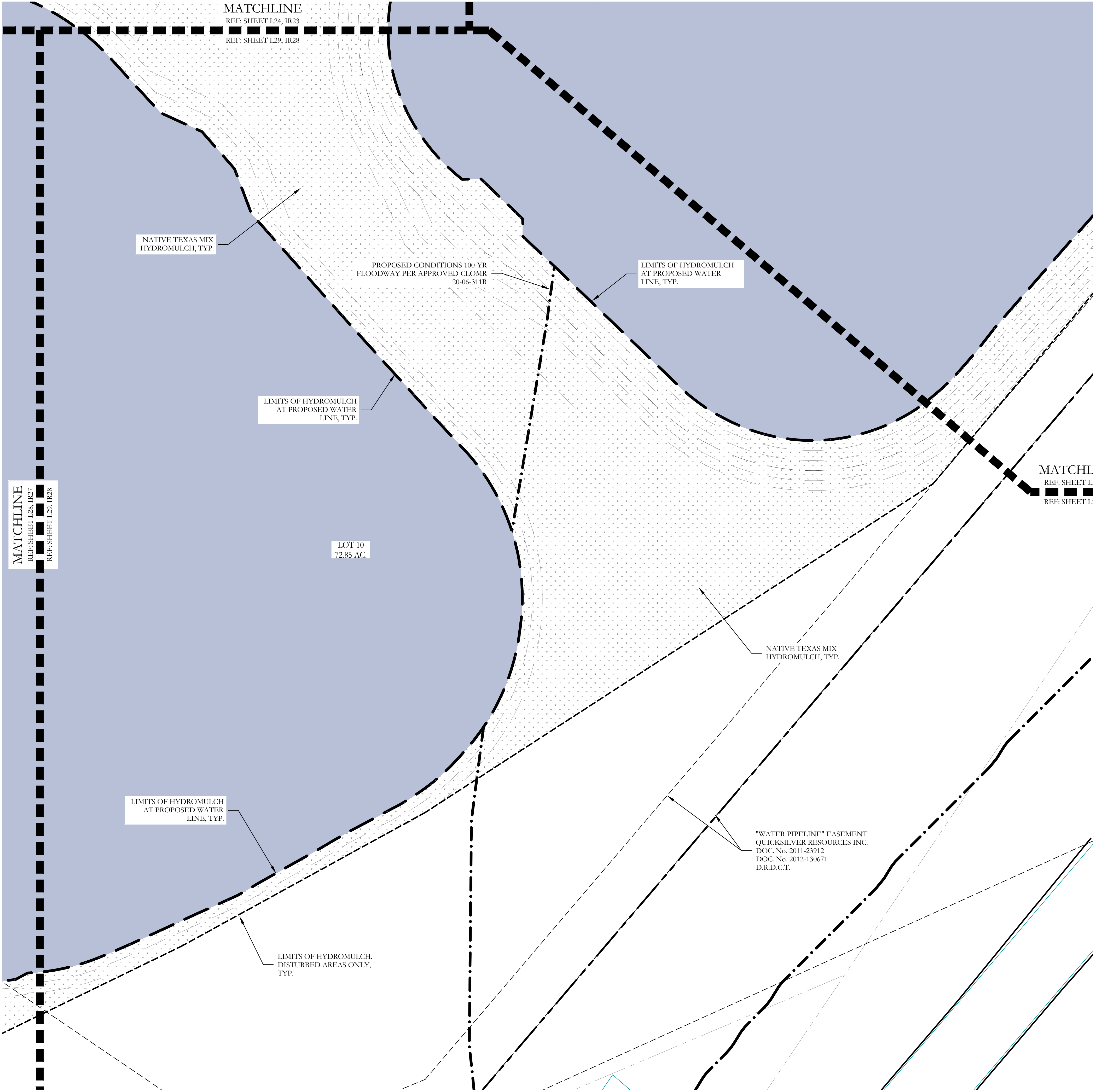
Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016B

SHEET NO.

L27 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH

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NORTH

20 10 0 20

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 1

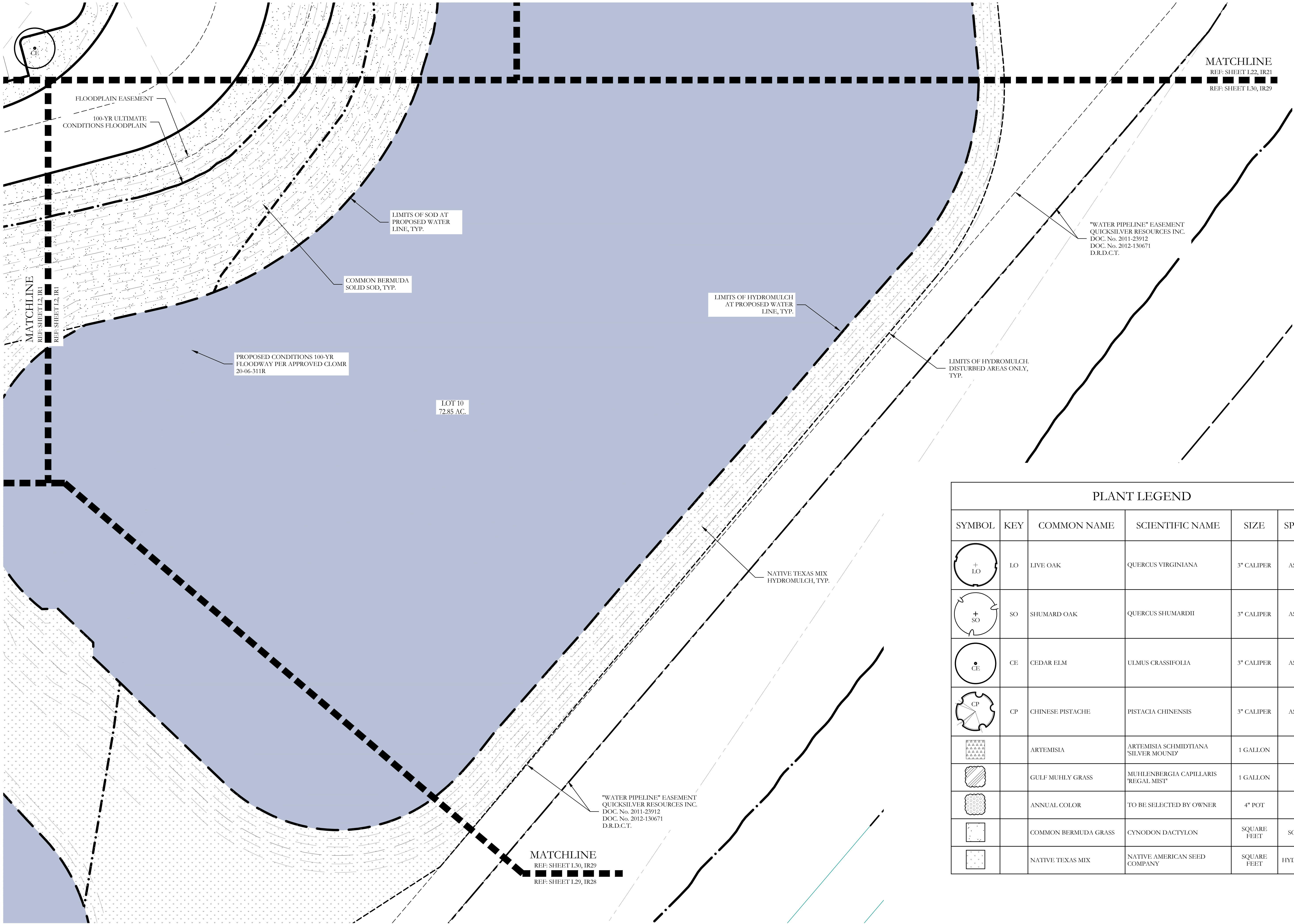
Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016B

SHEET NO.

L29 of 31



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TEXAS MIX	NATIVE AMERICAN SEED COMPANY	SQUARE FEET	HYDROMULCH



PLANT LIST						
KEY	EST. QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	15	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	14	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	23	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	18	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CM	12	GRAPE MYRTLE 'MUSKOGEE'	LAGERSTROEMIA X 'MUSKOGEE'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	295	ARTEMISIA	ARTEMISIA SCHIMMATA 'SILVER MOUND'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	765	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	560	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	880	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	445,910	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	215,305	NATIVE TEXAS MIX	NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE @ 70% DENSITY ALL AREAS SHOWN

PARKING LOT SCREENING REQUIREMENTS

A. LANDSCAPING SHALL ALSO BE PROVIDED FOR THE INTERIOR EMPLOYEE AND CUSTOMER PARKING AREAS. TREES SHALL BE PLANTED IN EACH PARKING AREA TO ATTAIN A MINIMUM AVERAGE DENSITY OF ONE (1) SHADED TREE (TWO AND ONE-HALF-INCH CALIPER MINIMUM) FOR EACH TWENTY (20) PARKING SPACES PROVIDED, OR ANY FRACTION THEREOF. THE PLANTING AREA PER TREE SHALL BE A MINIMUM OF NINE (9) FEET WIDE AND TWENTY (20) FEET DEEP.

REQUIRED: 739 PARKING SPACES / 20 = 36.95 - 3" CAL. TREES REQUIRED.
 PROVIDED: 37 - 3" CALIPER SHADE TREES PROVIDED



INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT—CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF COMPLETION.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW/VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL OF ALL TREE PLANTINGS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHEN REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD AND FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PIT SHALL BE TESTED FOR WATER INFILTRATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

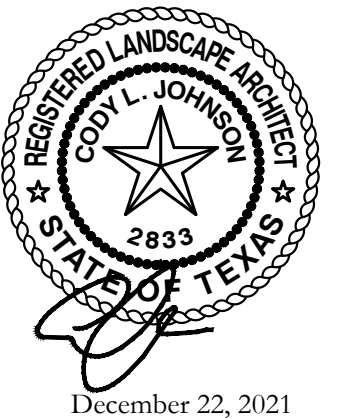
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWERS, AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE HOLE WITHIN 10' OF STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS, A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROUGH ON ROW, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS SHALL BE REMOVED AFTER (1) GROWING SEASON, OR NO MORE THAN (2) OPEN AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREE.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGN, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN THE ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.



One Inch

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: FEBRUARY 1, 2022

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

SUBJECT: SITE PLAN OF NORTHLAKE 35 LOGISTICS PARK BUILDING 4 (SP-22-002)



GOALS/OBJECTIVES:

- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

SITE PLAN INFORMATION:

Owner/Applicant: Northlake Logistics Park, LLC

Engineer: Goodwin and Marshall, Inc.

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

Site: Approximately 12.778-acre tract of land in the W.P. Harmonson and Ben Waters Survey, Abstract No. 642, generally located 150 feet north of Dale Earnhardt Way and 1,500 feet west side of IH 35W.

Summary: This application is for a site plan of Northlake 35 Logistics Park Building 4, a proposed industrial development to include a 172,620 square-foot warehouse building to go on Lot 4 to be created by the final 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 January 20, 2022, and it will be approved on February 19, 2022, if no action is taken.

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

P&Z ACTIONS:

- Approve site plan package as submitted

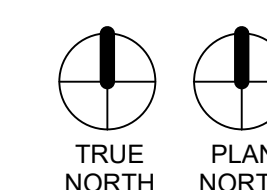
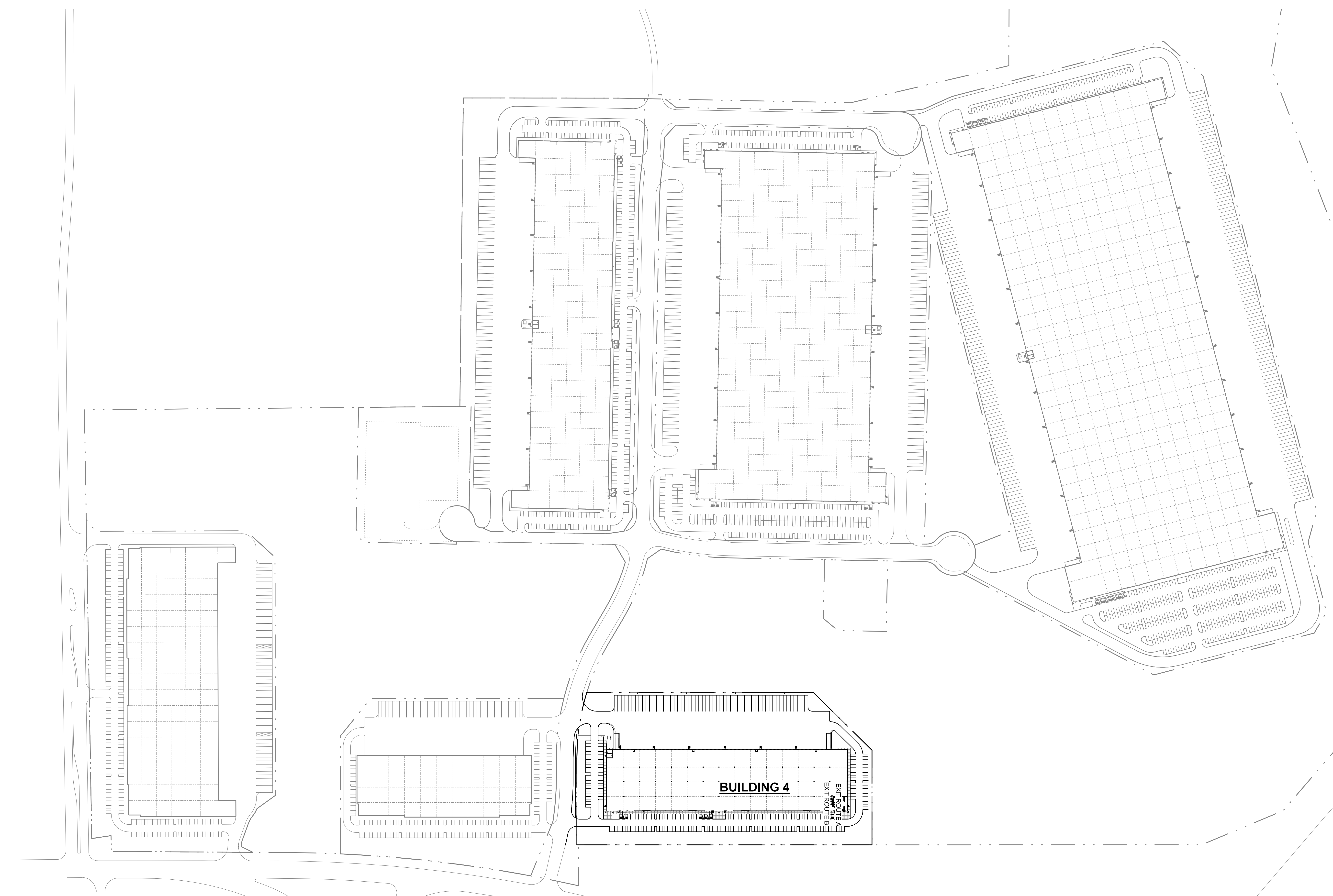
**Northlake
35
Logistics
Park**

Building 4

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A1.00

PROJECT NO.: 2021180



1 OVERALL SITE PLAN

Scale: 1" = 160'



Texas Commercial Development



**Northlake
35
Logistics
Park**

Building 4

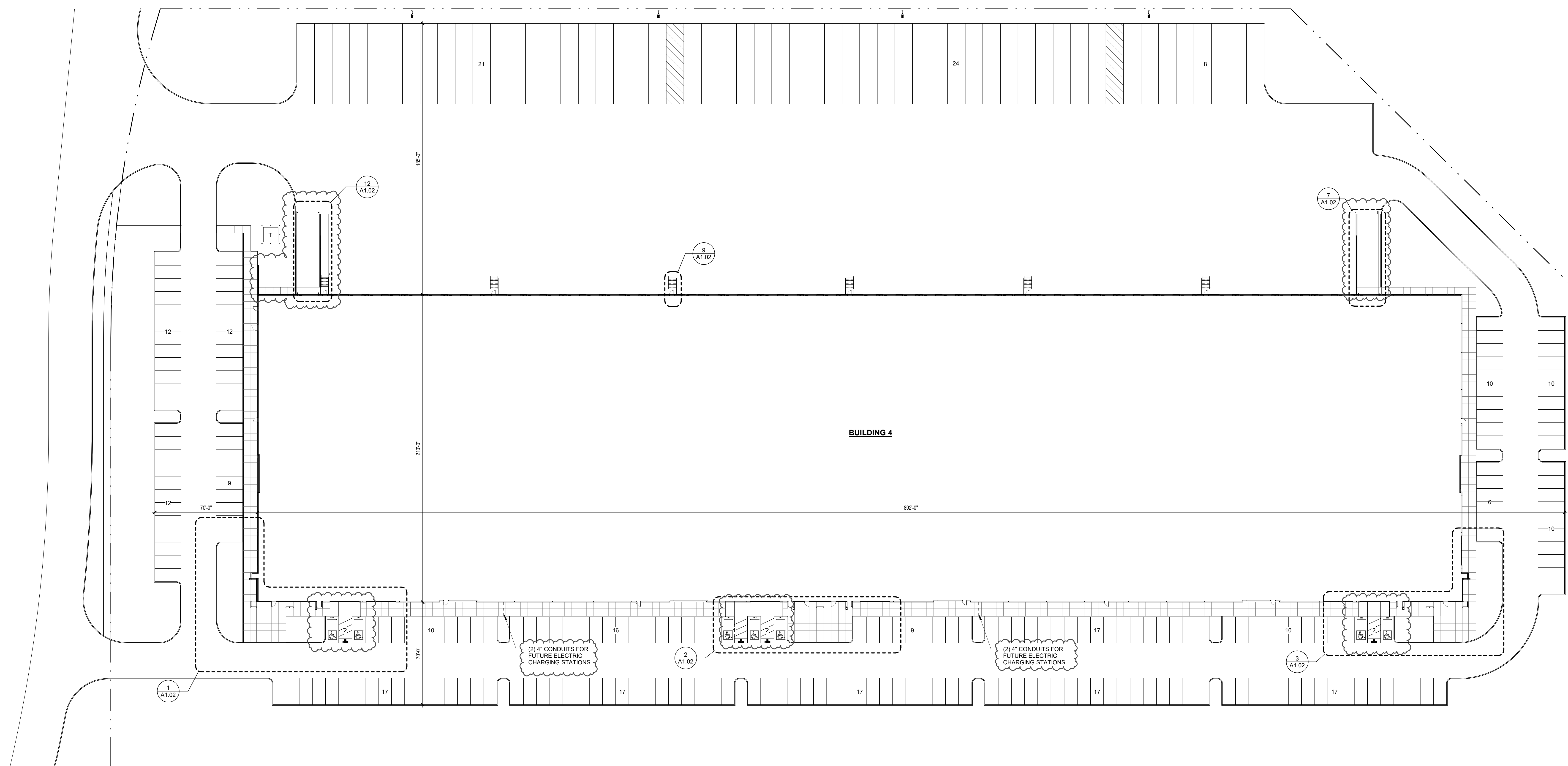
SITE PLAN

DRAWING RECORD

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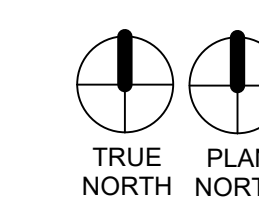
PROJECT NO.: 2021180



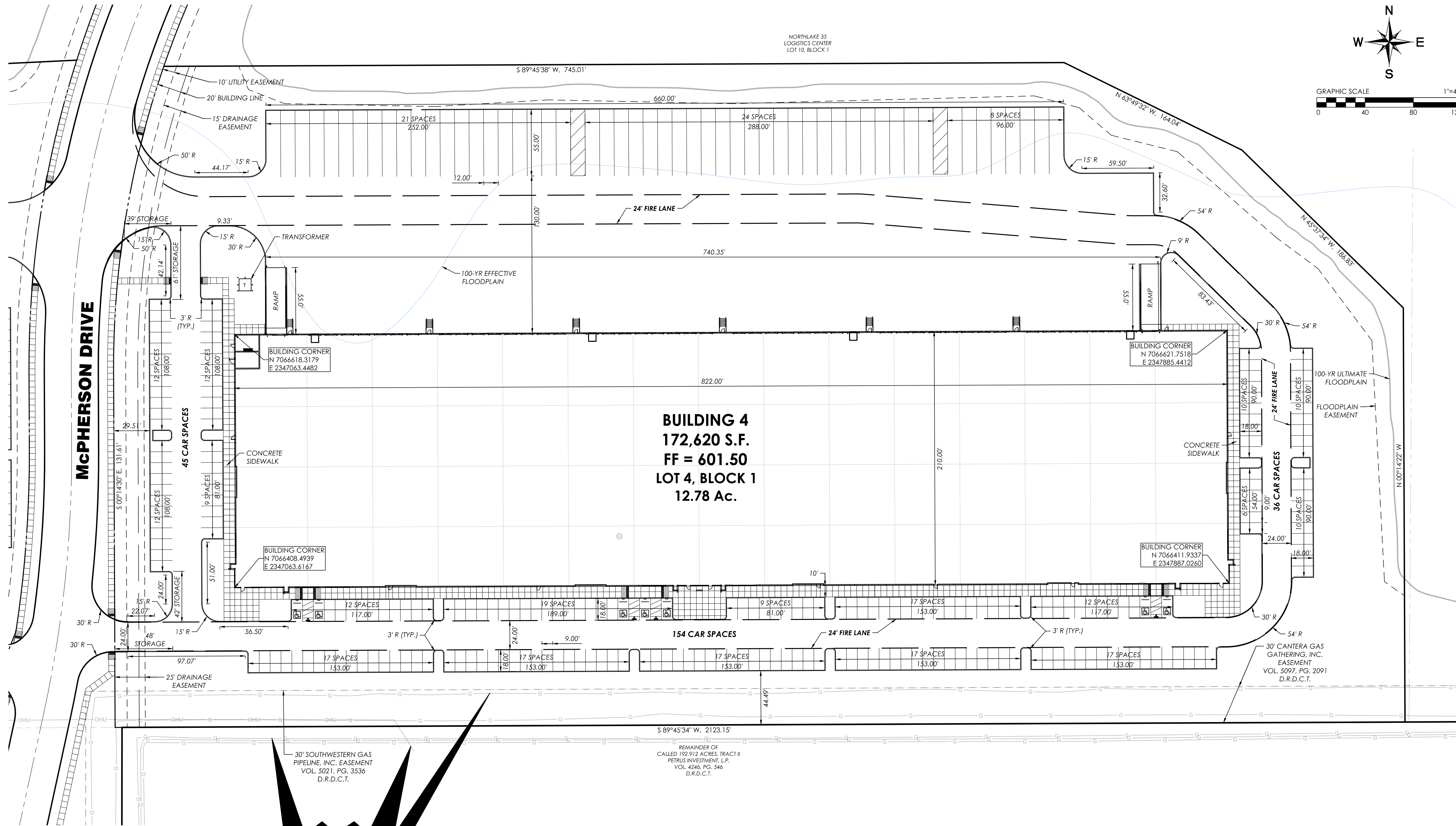
PARKING SCHEDULE - TRAILER

TRAILER STORAGE: 53

PARKING SCHEDULE - CAR	
ACCESSIBLE:	7
STANDARD:	228
TOTAL:	235



1 SITE PLAN



CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR THE COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

!!!WARNING!!!
APPROXIMATE LOCATION OF EXISTING UNDERGROUND & OVERHEAD UTILITY LINES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

NOTE: SEE NORTHLAKE 35 LOGISTICS PARK MAJOR INFRASTRUCTURE PLANS FOR MCPHERSON ROAD AND ASSOCIATED PUBLIC UTILITIES.

SITE DATA TABLE

EXISTING ZONING:	I (INDUSTRIAL DISTRICT)
PROPOSED USE:	OFFICE/WAREHOUSE/ DISTRIBUTION
BUILDING AREA:	172,620 S.F.
BUILDING HEIGHT:	50'-0" MAX
IMPERVIOUS AREA:	405,789 S.F. (9.32 Ac.)
TOTAL CAR PARKING: (1 SPACE FOR EACH 5,000 SQUARE FEET OF TOTAL FLOOR AREA)	REQUIRED: 35 SPACES PROVIDED: 235 SPACES ADA SPACES: 7 SPACES
PROVIDED TRAILER PARKING:	53 SPACES
FLOOR AREA RATIO:	0.310

BENCH MARK ELEVATION : 625.74

BENCHMARK #1 IS A BOX "X" CUT ON A CONCRETE FOOTER FOR A LOW PIPE RAIL FENCE AROUND THE TEXAS MOTOR SPEEDWAY PROPERTY. IT IS LOCATED APPROXIMATELY 88 FEET SOUTH OF THE CENTERLINE OF VICTORY CIRCLE AND IS 1611 FEET WEST OF THE CENTERLINE INTERSECTION OF HARMONSON ROAD AND VICTORY CIRCLE. ELEVATION = 625.74 FEET

BENCH MARK ELEVATION : 613.00

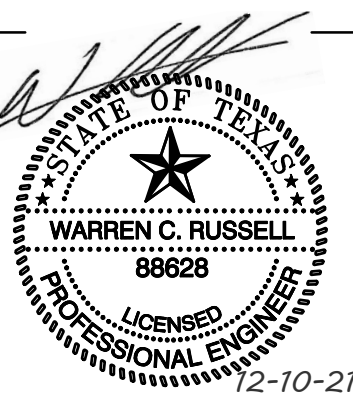
BENCHMARK #5 IS A BOX "X" CUT ON A HEADWALL FOR THE ENTRANCE OF A WELL PAD. IT IS LOCATED APPROXIMATELY 25 FEET WEST OF THE CENTERLINE 808 PHINNEY DRIVE AND 168 FEET NORTH OF THE CENTERLINE INTERSECTION OF HARMONSON ROAD AND PHINNEY DRIVE. ELEVATION = 613.00 FEET

NO.	REVISION DATE
1	
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9	
10	

Northlake 35 LLC
5440 Harvest Hill, Suite 250
Dallas, Texas 75230

NORTHLAKE 35 LOGISTICS PARK
BUILDING 4
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 295-4273
Toll-free 1-800-451-1000



JOB NO.: 10880
DATE: 11/2/21
DSGN/DRFT: ANB/AJN
REVIEW: WCR

C3.00

DIMENSION CONTROL PLAN



PLUMBING	ELECTRICAL	MECHANICAL	STRUCTURAL	ARCHITECTURAL	LANDSCAPE	CIVIL	CONTRACTOR	OWNER	ALLIANCE ARCHITECTS 12/03/21 NORTHLAKE 35 BUILDING 4 3434 McPherson Drive NORTHLAKE, TX 76226 ISSUED FOR CONSTRUCTION PROJECT NO.: 2021180 DATE: 12/03/21
Howard Kane Plumbing Company, Inc. 5928 Posey Lane Haltom City, Texas 76117 817.222.9177 Frank Westhoff, P.E.	Hurst Electric 229 West Hurst Blvd. Hurst, TX 76053 817.268.3000 Kevin McDonald, EIT	Venture Mechanical, INC. 1644 W. Crosby Rd. Carrollton, TX 75006 972.871.1300 Jason Stewart, P.E.	McHale Engineering 2000 Ave. G Suite 800 Plano, TX 75075 972.423.5908 Gary McHale, P.E.	Alliance Architects, Inc. 1600 N. Collins Blvd. Suite 1000 Richardson, TX 75080 972.233.0400 Chad Michel, AIA	Cody Johnson Studio, LLC. 9720 Coit Road Suite 220-333 Plano, TX 75025 903.570.0162 Cody L. Johnson, RLA, ASLA, LI	Goodwin and Marshall, Inc. 2405 Mustanf Dr. Grapevine, TX 76051 817.329.4373 Warren C. Russel, P.E.	Raymond Construction Co., Inc. 3100 Research Drive Suite 100 Richardson, TX 75082 214.206.4867 Rick Pfeil	Northlake 35 Logistics Park, LLC 15440 Harvest Hill Road Dallas, TX 75244 Doug Johnson Clarion Partners 1717 McKinney Ave. Suite 1900 Dallas, TX 75202 Casey Dillon	

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CLARION PARTNERS

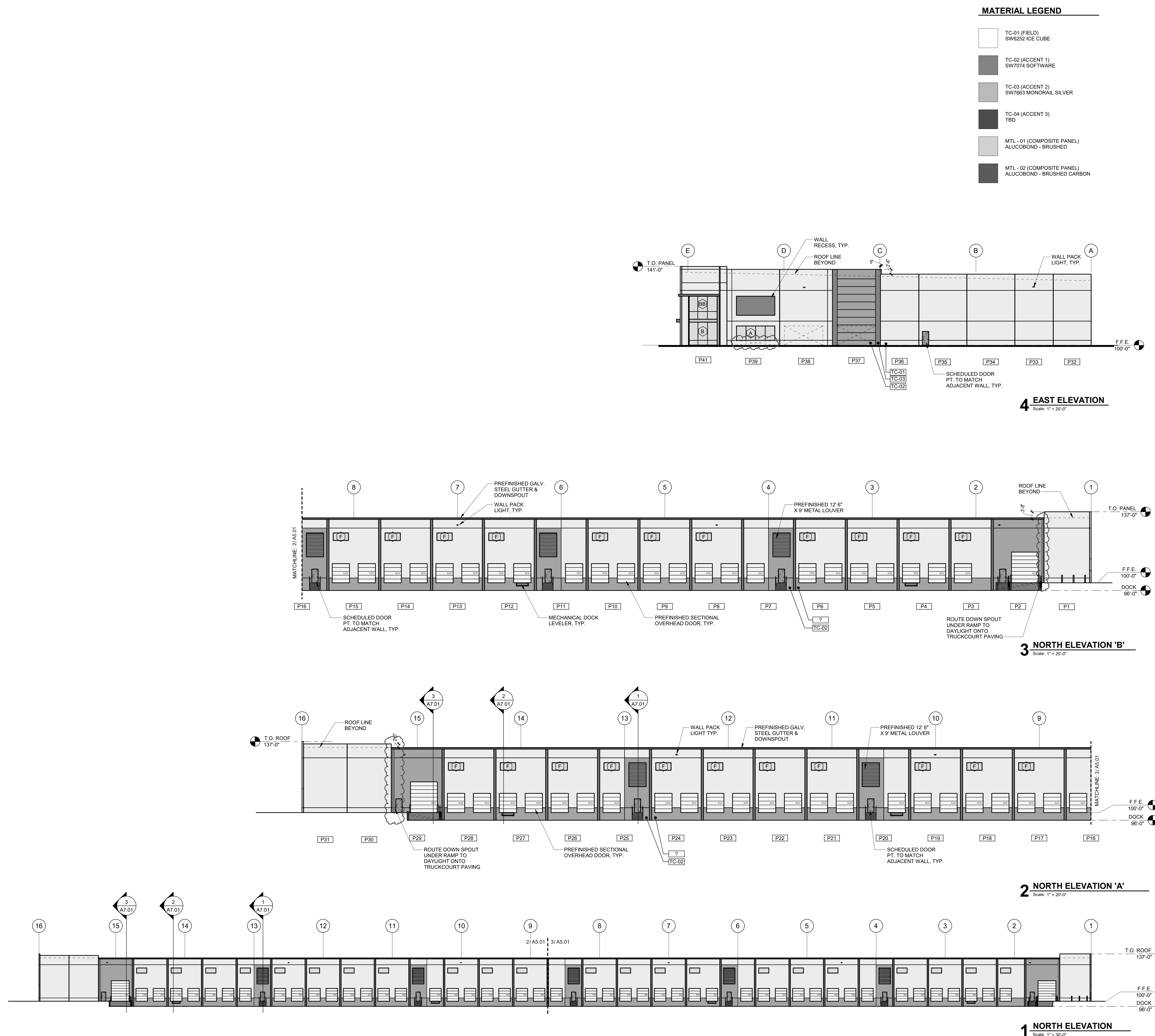
**Northlake
35
Logistics
Park**

Building 4

EXTERIOR BUILDING ELEVATIONS

[illegible]

A5.01
PROJECT NO.: 2021180



	TC-01 (FIELD) SW6252 ICE CUBE
	TC-02 (ACCENT 1) SW7074 SOFTWARE
	TC-03 (ACCENT 2) SW7663 MONORAIL SILVER
	TC-04 (ACCENT 3) TBD
	MTL - 01 (COMPOSITE PANEL) ALUCOBOND - BRUSHED
	MTL - 02 (COMPOSITE PANEL) ALUCOBOND - BRUSHED CARBON



Building 4

[illegible]

A5.02
PROJECT NO.: 20211

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: TOWN OF NORTHLAKE ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR LANDSCAPE PLAN

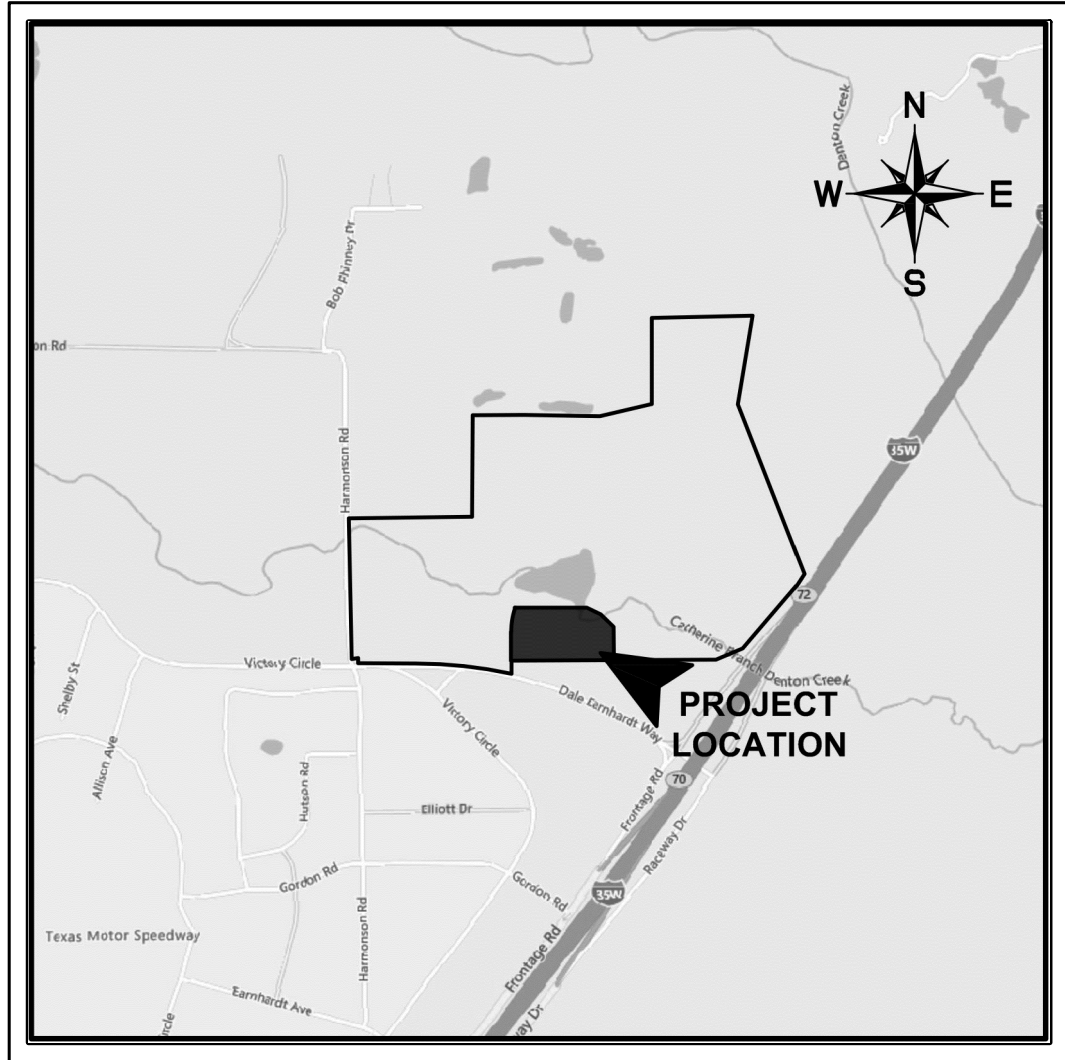
~NORTHLAKE 35 LOGISTICS PARK,
BUILDING 4~

TOWN OF NORTHLAKE

DENTON COUNTY, TEXAS

SUBMITTAL DATE: October 28, 2021

ISSUED FOR CONSTRUCTION: December 22, 2021



LOCATION MAP
NOT TO SCALE

CIVIL ENGINEER:

GOODWIN AND MARSHALL, INC.
2405 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
PH. (817) 329-4373
CONTACT: EDDIE ECKART

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L8	LANDSCAPE PLANS
L9	LANDSCAPE DETAILS
IR1-IR7	LANDSCAPE PLANS
IR8-IR9	LANDSCAPE DETAILS

LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

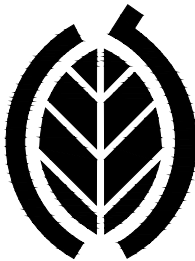
- INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

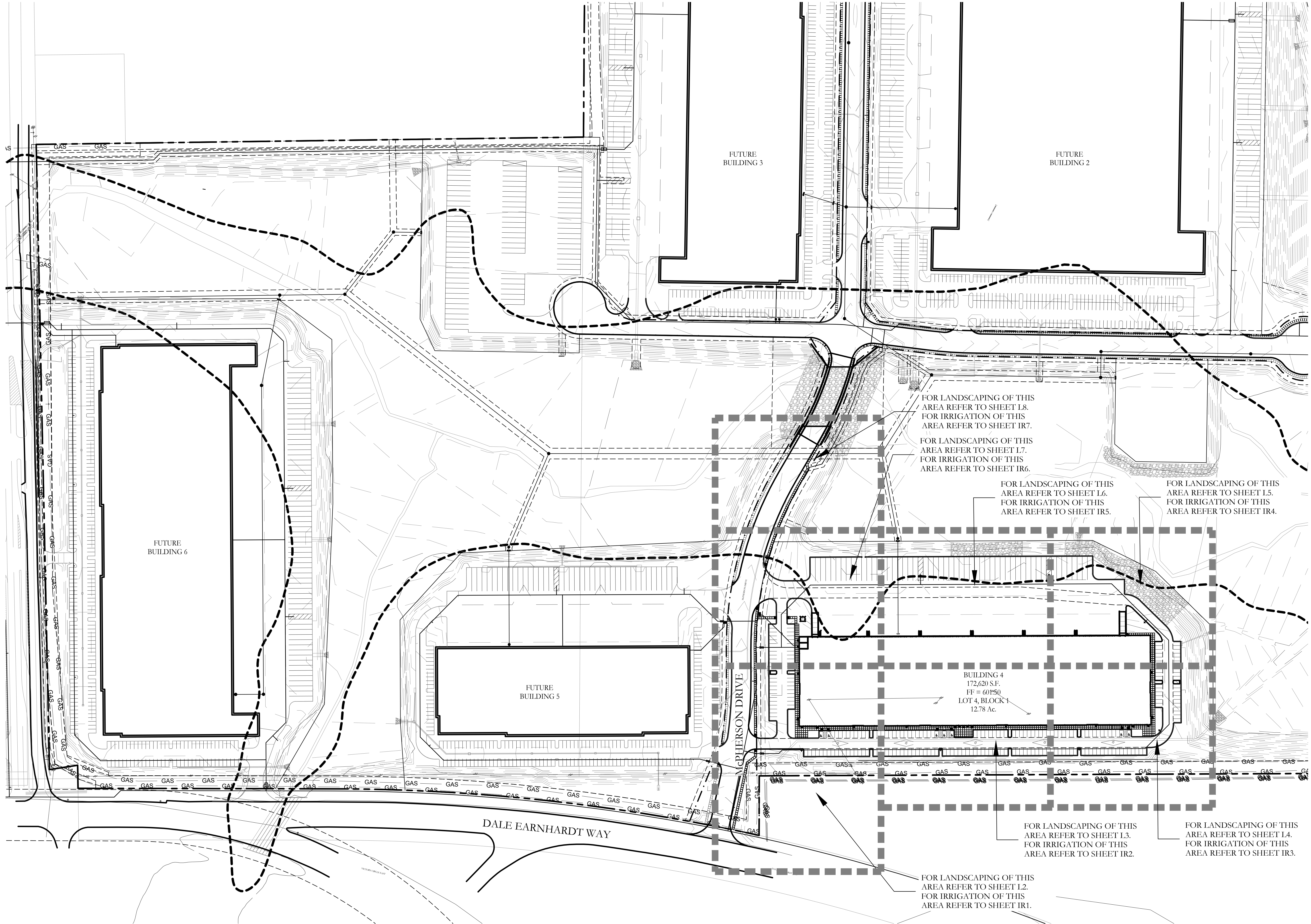
- IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 6. VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



CODY JOHNSON
s · t · u · d · i · o



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Scale: 1" = 100'-0"

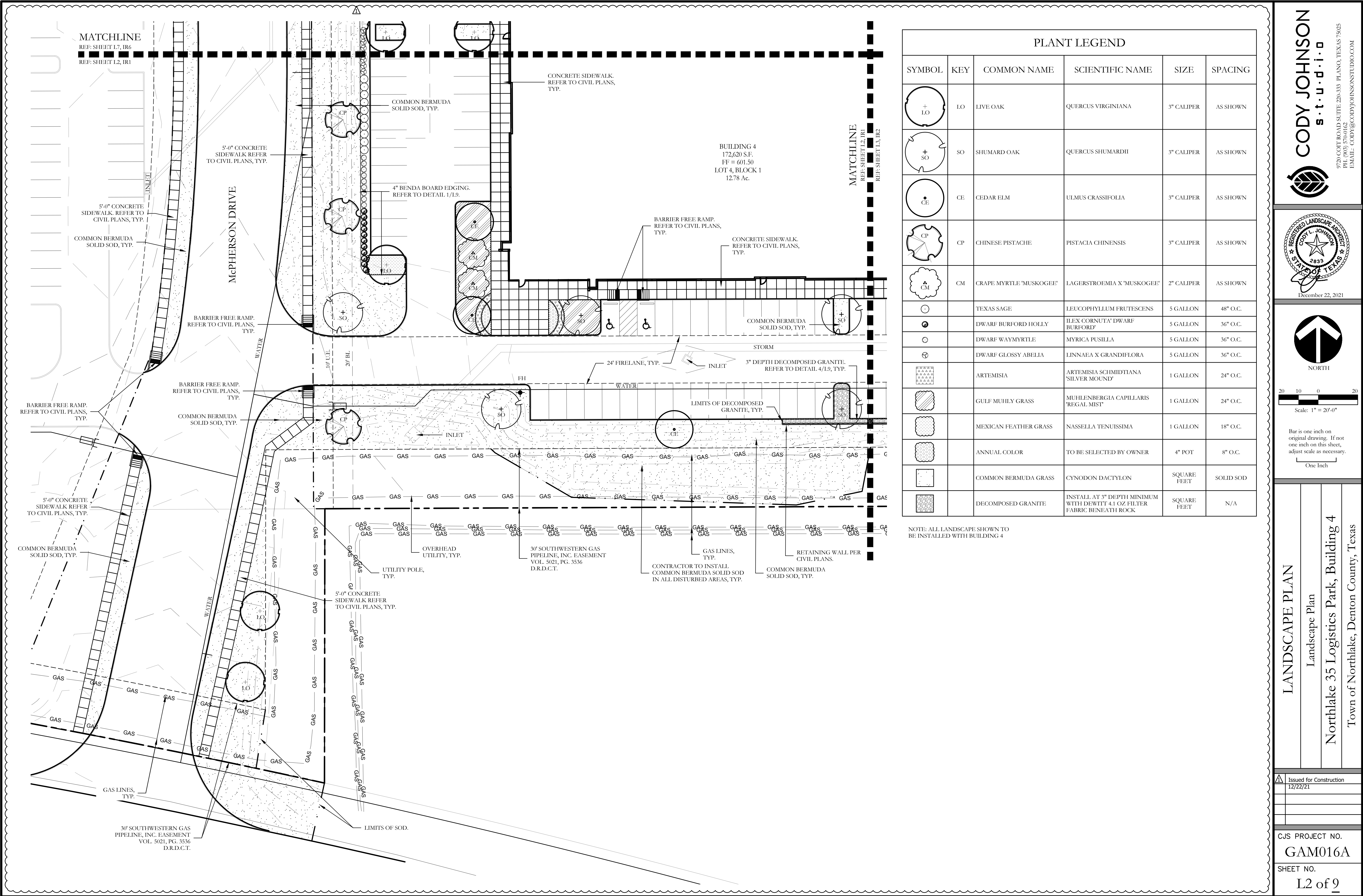
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One Inch

LANDSCAPE PLAN

Overall Layout Plan

Northlake 35 Logistics Park, Building 4

Town of Northlake, Denton County, Texas



CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (909) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE PLAN

Landscape Plan

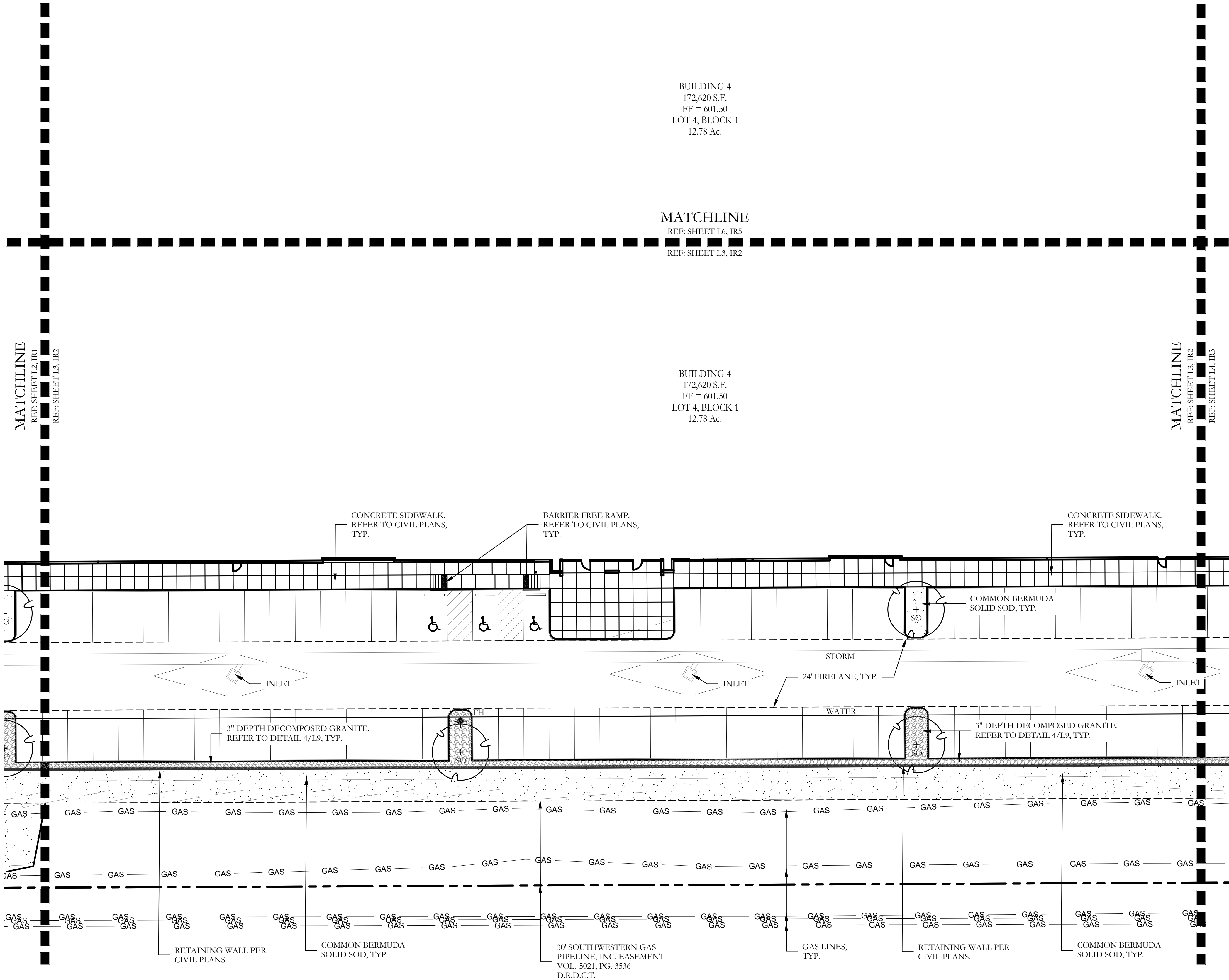
Northlake 35 Logistics Park, Building 4

Town of Northlake, Denton County, Texas

Issued for Construction
12/22/21

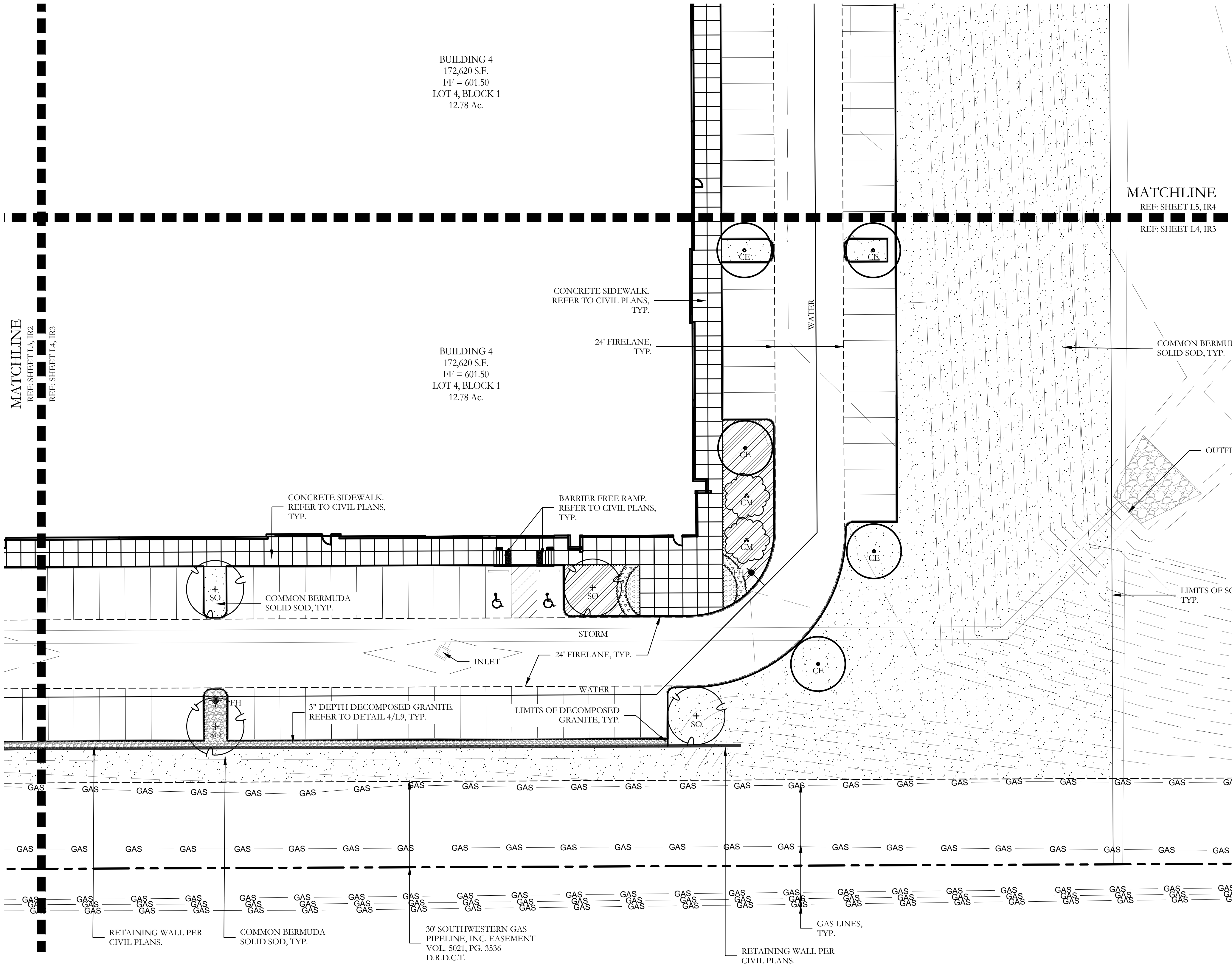
CJS PROJECT NO.
GAM016A

SHEET NO.
L2 of 9



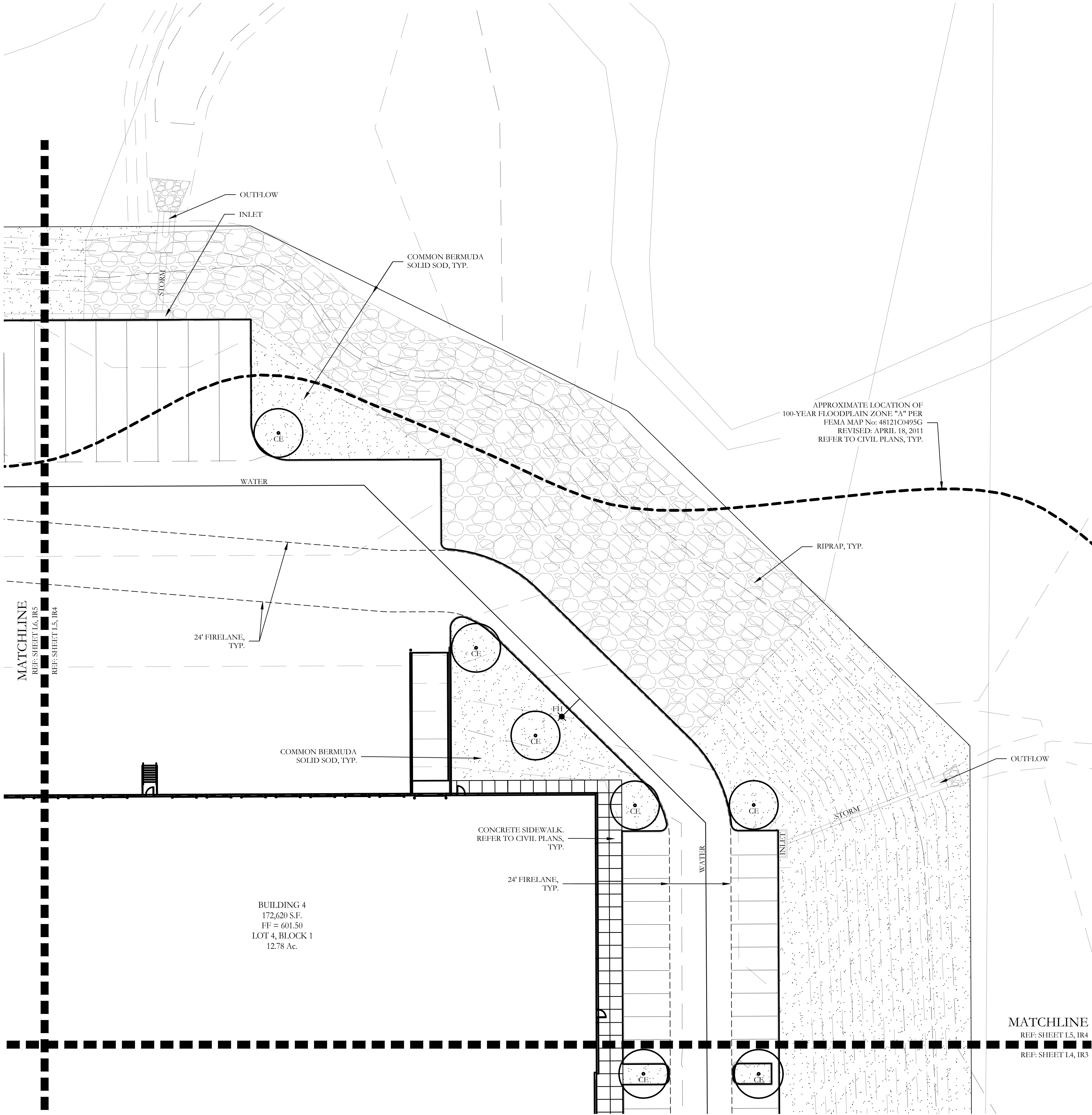
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE 'MUSKOGEE'	LAGERSTROEMIA X 'MUSKOGEE'	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GALLON	36" O.C.
		DWARF WAYMYRTLE	MYRICA PUSILLA	5 GALLON	36" O.C.
		DWARF GLOSSY ABELIA	LINNAEA X GRANDIFLORA	5 GALLON	36" O.C.
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		DECOMPOSED GRANITE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	N/A

NOTE: ALL LANDSCAPE SHOWN TO BE INSTALLED WITH BUILDING 4

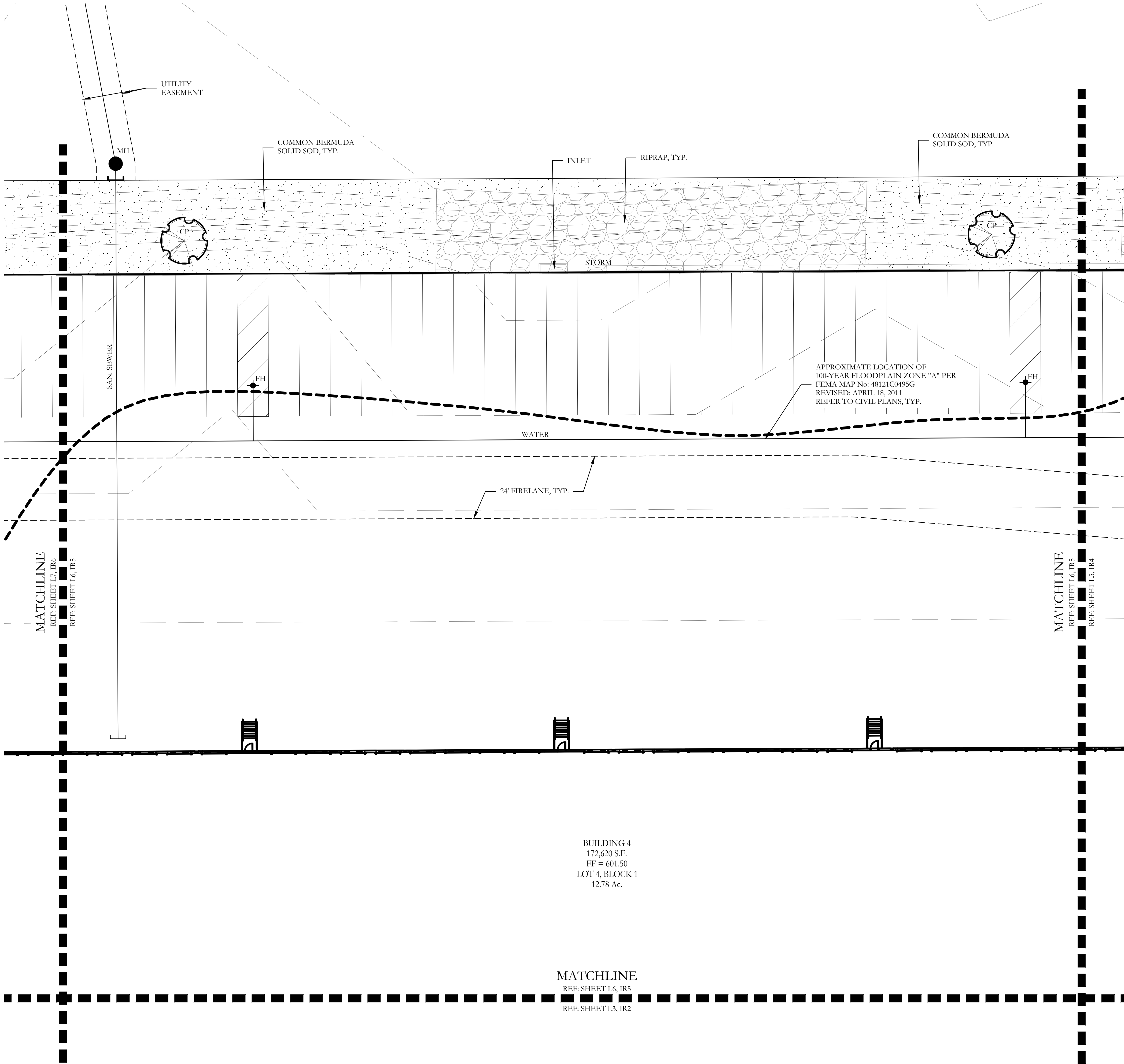


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CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: 909.570.0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
STATE OF TEXAS
2893
October 04, 2021

NORTH

20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE PLAN

Landscape Plan

Northlake 35 Logistics Park, Building 4

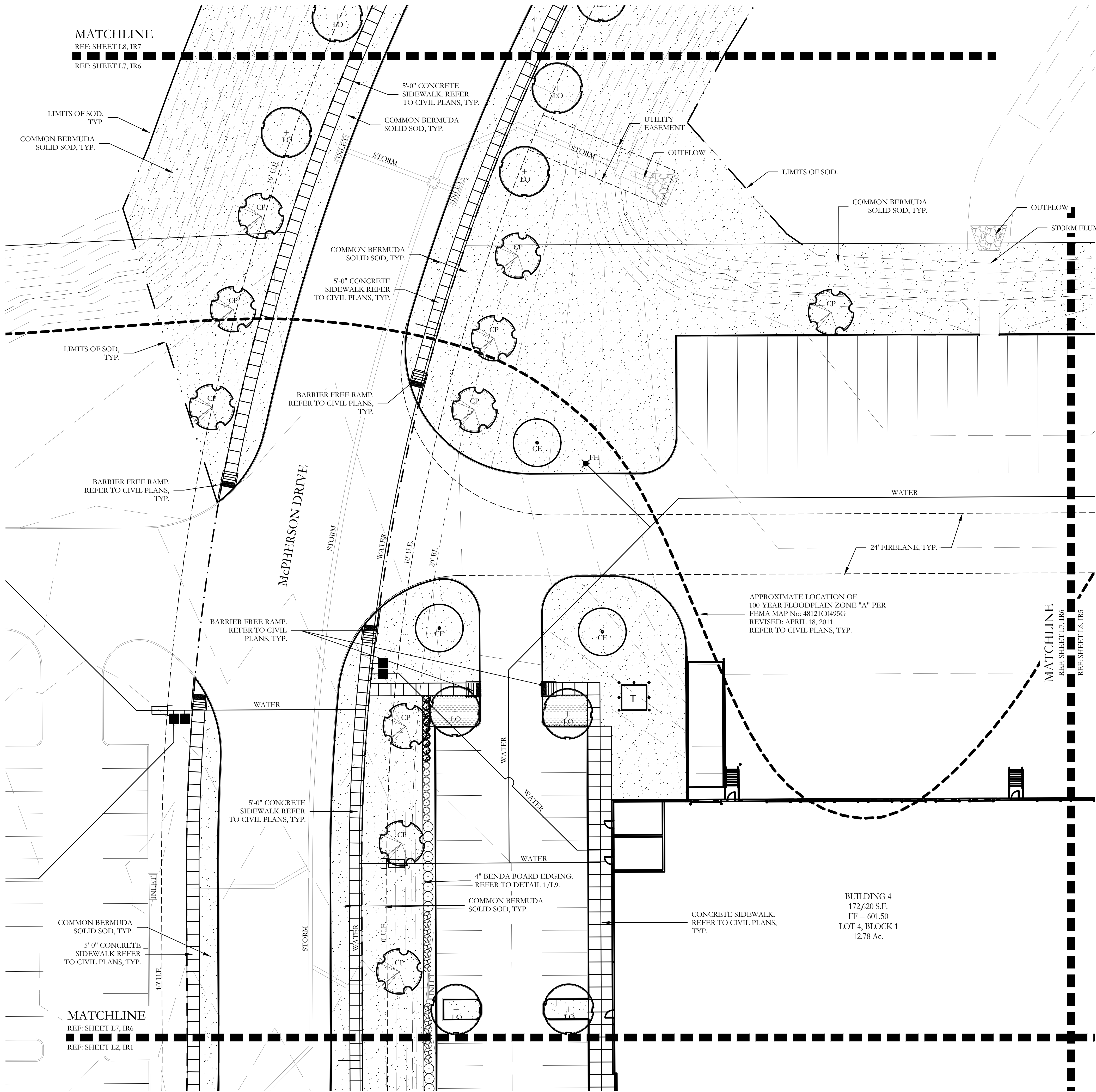
Town of Northlake, Denton County, Texas

CJS PROJECT NO.

GAM016A

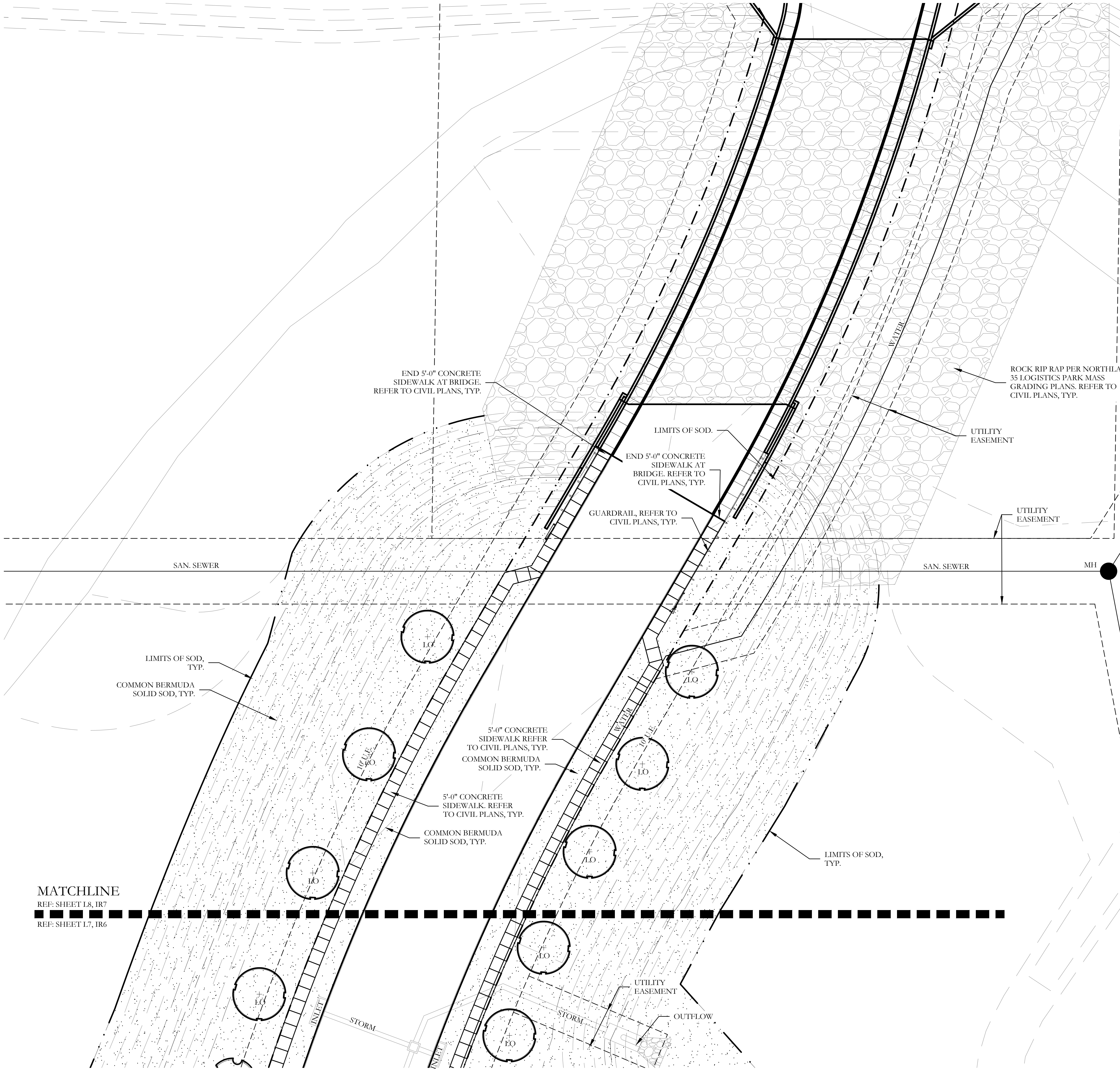
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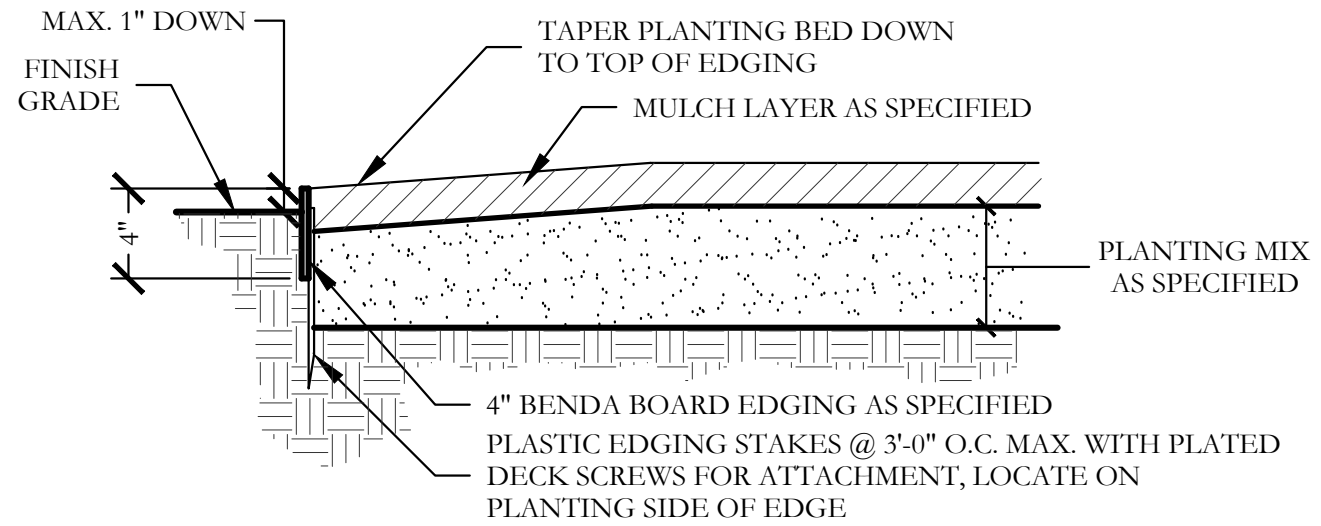
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NOTE: ALL LANDSCAPE SHOWN TO BE INSTALLED WITH BUILDING 4

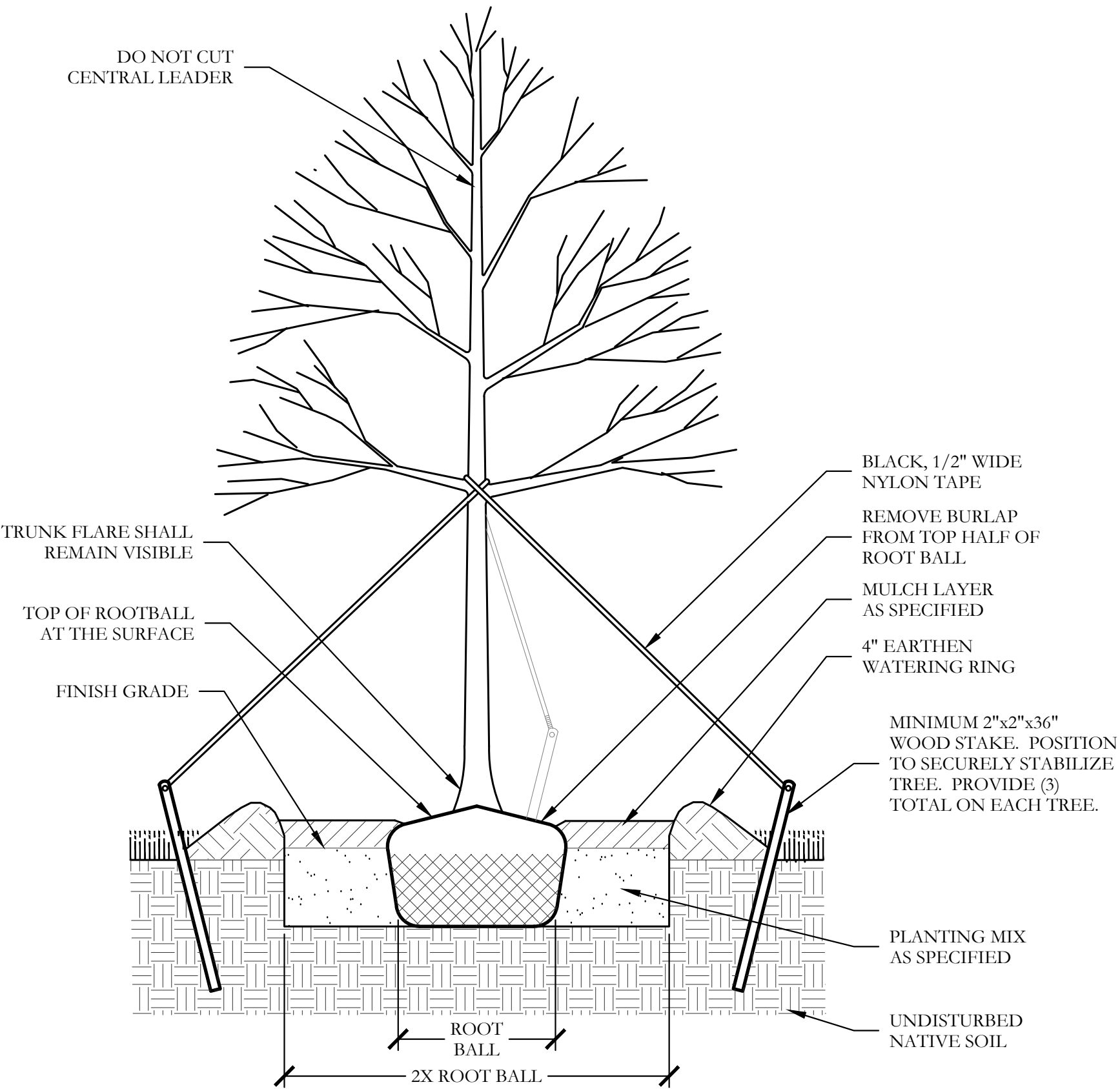


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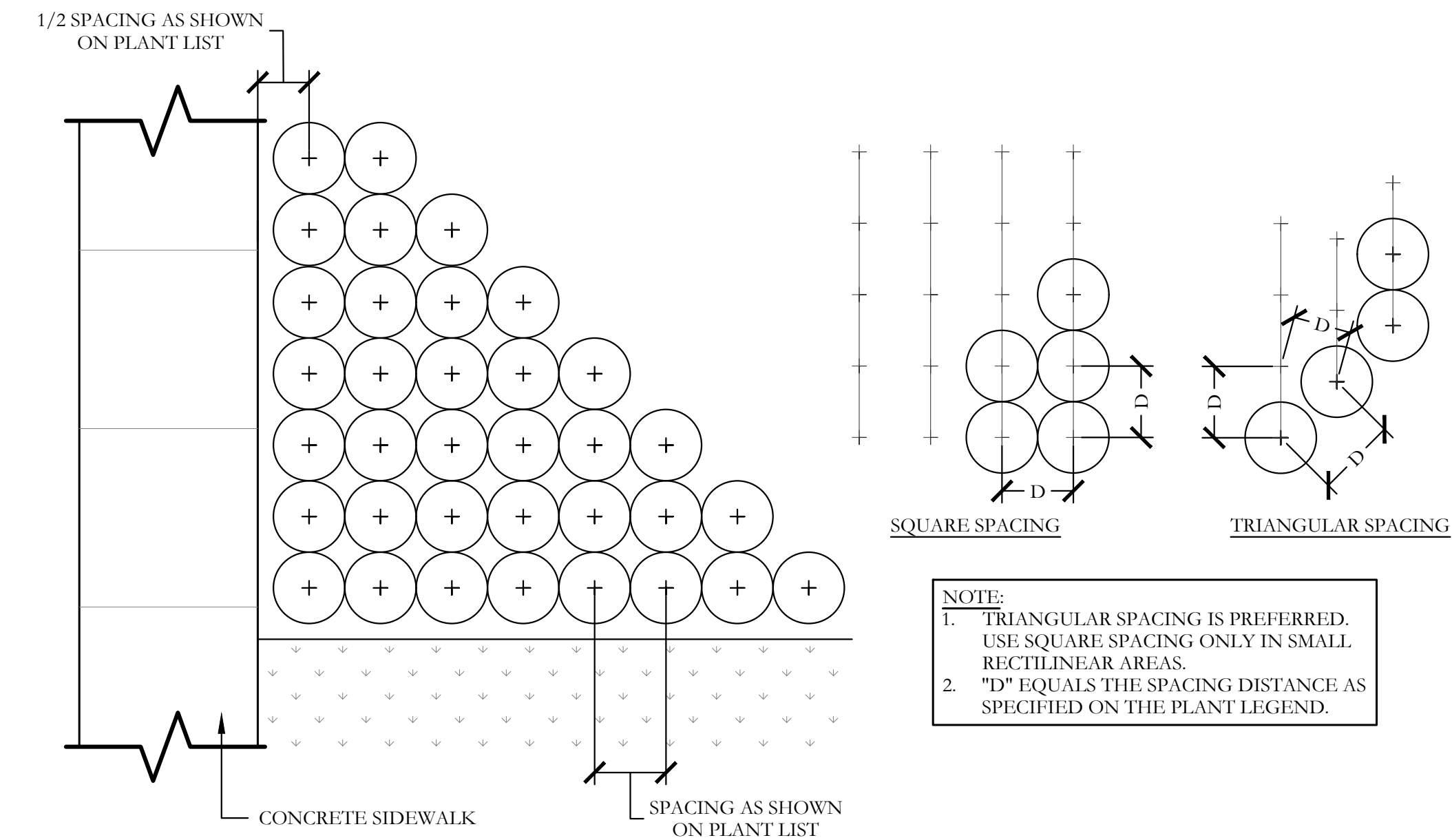
NOTE: ALL LANDSCAPE SHOWN TO BE INSTALLED WITH BUILDING 4



1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

PLANT LIST						
KEY	EST. QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	15	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	12	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	16	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	15	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CM	4	CRAPE MYRTLE 'MUSKOGEE'	LAGERSTROEMIA X 'MUSKOGEE'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	19	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT
	20	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT
	17	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT
	16	DWARF GLOSSY ABELIA	ABELIA GRANDIFLORA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT
	40	ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	710	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	295	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	540	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	145,680	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	2,225	DECOMPOSED GRANITE	N/A	SQUARE FEET	N/A	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK

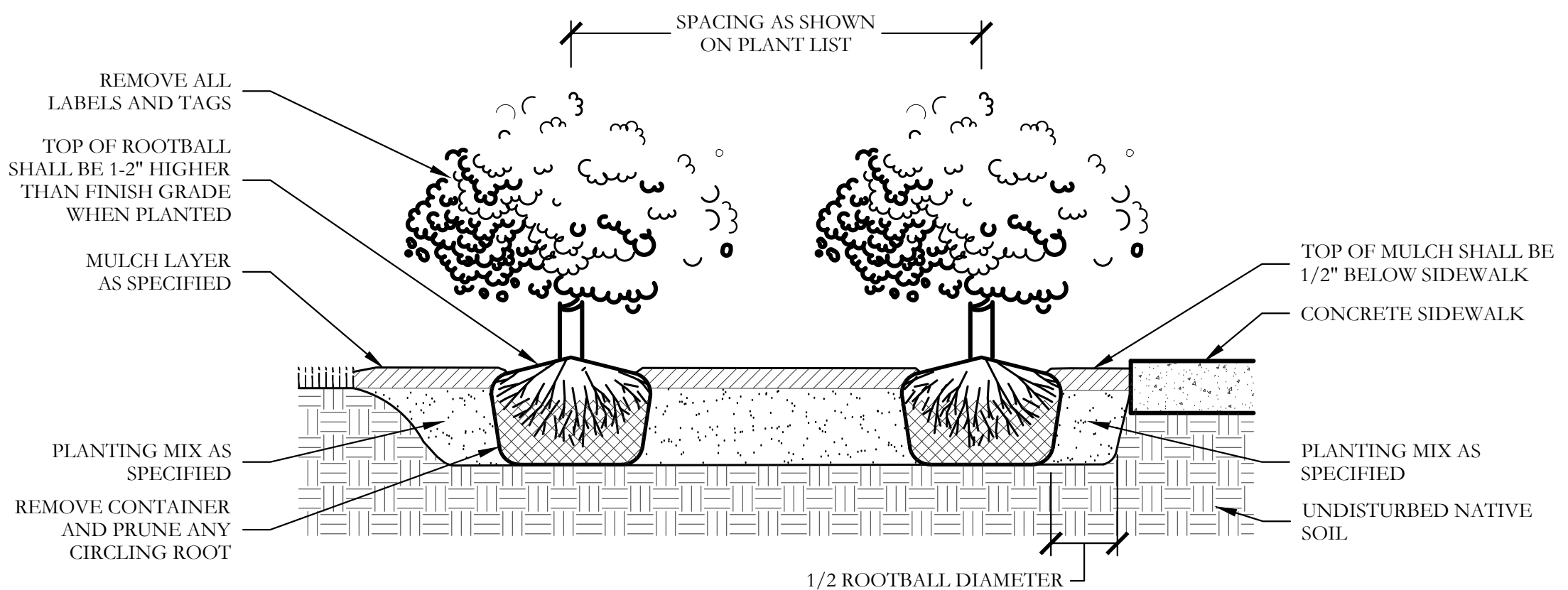
LANDSCAPE PROVIDED

McPHERSON DRIVE

- A. MINIMUM TWENTY (20) FOOT LANDSCAPE BUFFER PROVIDED
- B. 1 - 3" CALIPER SHADE TREE SHALL BE PLANTED FOR EVERY 50 LINEAR FEET OF STREET FRONTAGE.
REQUIRED: 1,100 LF OF FRONTAGE / 50 LF = 22 - 3" CAL TREES REQUIRED.
PROVIDED: 22 - 3" CALIPER SHADE TREES PROVIDED

PARKING LOT SCREENING REQUIREMENTS

- A. WHERE PARKING LOTS AND DRIVES ADJUT THE LANDSCAPE STRIP ALONG A STREET RIGHT-OF-WAY, A CONTINUOUS HEDGE OF EVERGREEN SHRUBS SHALL BE PROVIDED TO SCREEN THOSE AREAS FROM THE STREET. THE SHRUBS MUST BE A MINIMUM OF THREE (3) FEET IN HEIGHT AT MATURITY AND PLANTED ACCORDING TO THE SPACING SHOWN BELOW.
- B. LANDSCAPING SHALL ALSO BE PROVIDED FOR THE INTERIOR EMPLOYEE AND CUSTOMER PARKING AREAS. TREES SHALL BE PLANTED IN EACH PARKING AREA TO ATTAIN A MINIMUM AVERAGE DENSITY OF ONE (1) SHADE TREE (TWO AND ONE-HALF-INCH CALIPER MINIMUM) FOR EACH TWENTY (20) PARKING SPACES PROVIDED, OR ANY FRACTION THEREOF. THE PLANTING AREA PER TREE SHALL BE A MINIMUM OF NINE (9) FEET WIDE AND TWENTY (20) FEET DEEP.
REQUIRED: 289 PARKING SPACES / 20 = 15 - 3" CAL TREES REQUIRED.
PROVIDED: 24 - 3" CALIPER SHADE TREES PROVIDED



NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

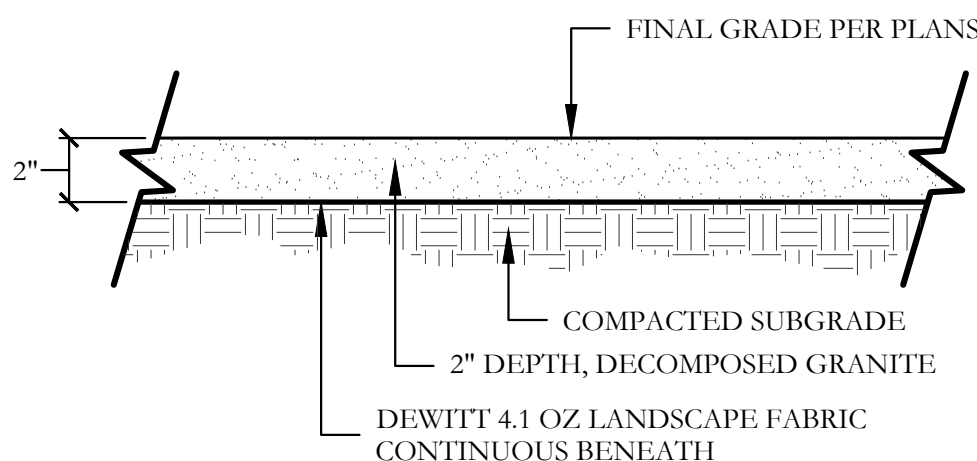
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVE BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



4 DECOMPOSED GRANITE DETAIL SECTION SCALE: 1" = 1'-0"