

1. May 3, 2022 - PZ Meeting Agenda

Documents:

[PZ AGENDA 05-03-2022.PDF](#)

1.I. May 3, 2022 - PZ Meeting Agenda Packet

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[PZ AGENDA PACKET - 05-03-22.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

MAY 3, 2022

5:30 PM

NORTHLAKE POLICE DEPARTMENT - TRAINING ROOM

1600 COMMONS CIRCLE

NORTHLAKE, TEXAS 76226

A. CALL TO ORDER

B. PUBLIC INPUT

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

C. NEW BUSINESS

1. Consider approval of the meeting minutes from April 5, 2022
2. Consider approval of a Final Plat of Harvest, Phase 14, a proposed residential development consisting of 44 residential lots on a 18.587-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Old Justin Road approximately 300 feet east of Flanagan Farm Drive in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Peloton Land Solutions is the engineer/surveyor. Case # FP 22-010
3. Consider approval of a Final Plat of Harvest, Phase 15, a proposed residential development consisting of 16 residential lots on a 28.474-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road approximately 500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Peloton Land Solutions is the engineer/surveyor. Case # FP 22-011
4. Consider approval of a Final Plat of Lot 3-R1 and Lot 3-R2, Block 3, Northport Addition, being a replat of Lot 3, Block 3, Northport Addition, a 5.2725-acre lot located at the southwest corner of Dale Earnhardt Way and Northport Drive, and zoned Commercial Planned Development (C-PD). Northport Partners, LLC is the owner. Northlake Innkeepers Ltd. is the applicant/developer. Triangle Engineering is the engineer. Miller Surveying, Inc. is the surveyor. Case # FP-22-012
5. Consider approval of a Site Plan of Cambria Hotel and Conference Center, a proposed 111-room hotel and conference center on 5.27 acres to be platted as Lot 3-R1 and Lot 3-R2, Block 3, Northport Addition, generally located at the southwest corner of Dale Earnhardt Way and Northport Drive, and zoned Commercial Planned Development (C-PD). Northport Partners, LLC is the owner. Northlake Innkeepers Ltd. is the applicant/developer. Triangle Engineering is the engineer. Case # SP-22-0005



6. Consider approval of a Site Plan of Twin Peaks, a proposed restaurant to be constructed on a on 2.030 acres platted as Lot 2R, Block 1, Speedway Business Park, Phase 1, located between Raceway Drive and the northbound IH 35W Service Road south of Thrown Rod Lane, and zoned Mixed-Use Planned Development (MPD). Twin Restaurant Northlake LLC is the owner. JM Engineering is the engineer/applicant. Case # SP-22-0006
7. Consider approval of Preliminary Plat of Jefferson Northlake, a proposed one-lot plat for a multifamily residential development on a 11.909-acre tract of land in the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Ashmore Lane and zoned Mixed-Use Planned Development. Jefferson Northlake LLC is the owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # PP-22-001
8. Consider approval of a Site Plan of Jefferson Northlake, a proposed multifamily residential development consisting of 360 units on a 11.909-acre tract of land in the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Ashmore Lane and zoned Mixed-Use Planned Development. Jefferson Northlake LLC is the owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # -22-007

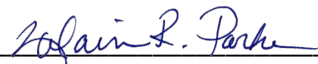
D. ADJOURNMENT

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

CERTIFICATION

I, 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 April 29, 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.



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

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3. Consider approval of a Final Plat of Harvest, Phase 15, a proposed residential development consisting of 16 residential lots on a 28.474-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road approximately 500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Peloton Land Solutions is the engineer/surveyor. Case # FP 22-011
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8. Consider approval of a Site Plan of Jefferson Northlake, a proposed multifamily residential development consisting of 360 units on a 11.909-acre tract of land in the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Ashmore Lane and zoned Mixed-Use Planned Development. Jefferson Northlake LLC is the owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # -22-007

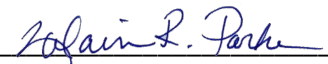
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Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Maryl Lorencz, Commissioner

Michaela Monson, Chairperson

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

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 5, 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
Maryl Lorencz

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

B. BRIEFINGS

1. Impact of extending zoning change notification letters beyond 200' radius

The item was presented by Nathan Reddin, Development Services Director, and discussion followed. Following discussion, the consensus was to continue with the recommendations presented.

C. PUBLIC INPUT

There was no input received.

D. NEW BUSINESS

1. Consider approval of the meeting minutes from March 1, 2022

Commissioner Simpson moved to approve the minutes as presented. Motion seconded by Commissioner Lorencz. Motion carried.

AYES (5): Monson, Amarante, Dixon, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Fowler, Nichols

2. Consider a recommendation on a zoning change from RR – Rural Residential to I – Industrial for an approximately 237.569-acre tract of land situated in the G. Ramsdale Survey, Abstract No. 1128, generally located on the east side of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna Lane. Bob Smith Management Co., Ltd. is the owner/applicant. Case # Z-22-001

The item was presented and commentary followed.

Chairperson Monson opened the public hearing at 6:02 p.m.

The representative for Hayden Family Capital LLC (applicant), came forward to speak and provided a summary of the case.

With no other speakers coming forward, Chairperson Monson closed the public hearing at 6:08 p.m.

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

AYES (3): Amarante, Simpson, Lorencz

NAYS (2): Monson, Dixon

ABSENT (2): Fowler, Nichols

3. Consider approval of a Final Plat of Creek Meadows West, Phase One, a proposed 39-residential lot phase of the proposed Creek Meadows West development on a 55.47-acre tract of land in the J.M. Paine Survey, Abstract No. 1529, generally located on the west side of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town of Northlake. CM West, LLC is the owner. Westcreek 407, LLC is the applicant/developer. Allison Engineering Group is the engineer. KAZ Surveying, Inc. is the surveyor. Case # FP 22-009

The item was presented and commentary followed.

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

AYES (5): Monson, Amarante, Dixon, Simpson, Lorencz

NAYS (0): None

ABSENT (2): Fowler, Nichols

4. Consider a recommendation of a Unified Sign Development Plan for Chadwick Commons Phases 1 & 2, a mixed-use development consisting of 249 apartments, a 17,400 square-foot commercial building, and another 17,400 square-foot building proposed to be built on 24.638 acres situated in the L. Medlin Survey, Abstract No. 830, generally located south of State Highway 114 (SH 114) approximately 1,000 feet east of Interstate Highway 35W (IH 35W), and zoned Mixed-Use Planned Development (MPD). Chadwick Farms Ltd, Chadwick Retail Ltd, and Chadwick Apartments Phase II Ltd are the owners. Signs Manufacturing Corporation is the applicant. Case # USDP-22-001

The item was presented and commentary followed.

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

AYES (5): Monson, Amarante, Dixon, Simpson, Lorencz
NAYS (0): None
ABSENT (2): Fowler, Nichols

E. ADJOURNMENT

With no further business, Chairperson Monson adjourned the meeting at 6:18 p.m.

Michaela Monson, Chairperson

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: MAY 3, 2022

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

SUBJECT: HARVEST PHASE 14 FINAL PLAT (FP-22-010)



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:

Owners/Applicants: Toll Southwest, LLC and Taylor Morrison of Texas, Inc.

Engineer/Surveyor: Peloton Land Solutions

Zoning: ETJ - No zoning. Land use governed by Development Agreement. The entire area of this final plat is within Zone 1b & 1c as identified in the Harvest Development Code.

Site: Approximately 18.587-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Old Justin Road approximately 300 feet east of Flanagan Farm Drive in the extraterritorial jurisdiction of the Town of Northlake. A preliminary plat of the phase was approved on November 30, 2022.

Summary: This application is for a final plat of a phase of Harvest consisting of 44 residential lots and 4 open space lots.

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

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.

P&Z ACTIONS:

- Approve if remaining comments on the drainage study and construction plans are addressed
- Postpone to next meeting for consideration, deny, or approve with conditions if any comments on the drainage study and construction plans remain

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: MAY 3, 2022

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

SUBJECT: HARVEST PHASE 15 FINAL PLAT (FP-22-011)



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:

Owners/Applicants: Toll Southwest, LLC and Taylor Morrison of Texas, Inc.

Engineer/Surveyor: Peloton Land Solutions

Zoning: ETJ - No zoning. Land use governed by Development Agreement. The entire area of this final plat is within Zone 1a as identified in the Harvest Development Code.

Site: Approximately 28.474-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road approximately 500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. A preliminary plat of the phase was approved on November 30, 2021.

Summary: This application is for a final plat of a phase of Harvest consisting of 16 residential lots and 1 open space lot.

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

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.

P&Z ACTIONS:

- Approve if remaining comments on the drainage study and construction plans are addressed
- Postpone to next meeting for consideration, deny, or approve with conditions if any comments on the drainage study and construction plans remain

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: MAY 3, 2022

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

SUBJECT: LOTS 3R-1 & 3R-2, BLOCK 3, NORTHPORT ADDITION (FP-22-012)



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: Northport Partners, LLC

**Applicant/
Developer:** Northlake Innkeepers Ltd.

Engineer: Triangle Engineering

Surveyor: Miller Surveying, Inc.

Site: The site is currently vacant and platted as Lot 3, Block 3, Northport Addition, an approximately 5.2725-acre lot located at the southwest corner of Dale Earnhardt Way and Northport Drive. Lot 3R-1 is the site of a proposed Cambria Hotel, and Lot 3R-2 is the site of the proposed Northlake Conference Center which will be connected to the hotel. The site plan for the hotel and conference center is on this same agenda for consideration.

Summary: This application is to replat Lot 3 into two separate lots so that the hotel to be owned by the hotel developer and the conference center to be owned by the Town will be located on separate lots.

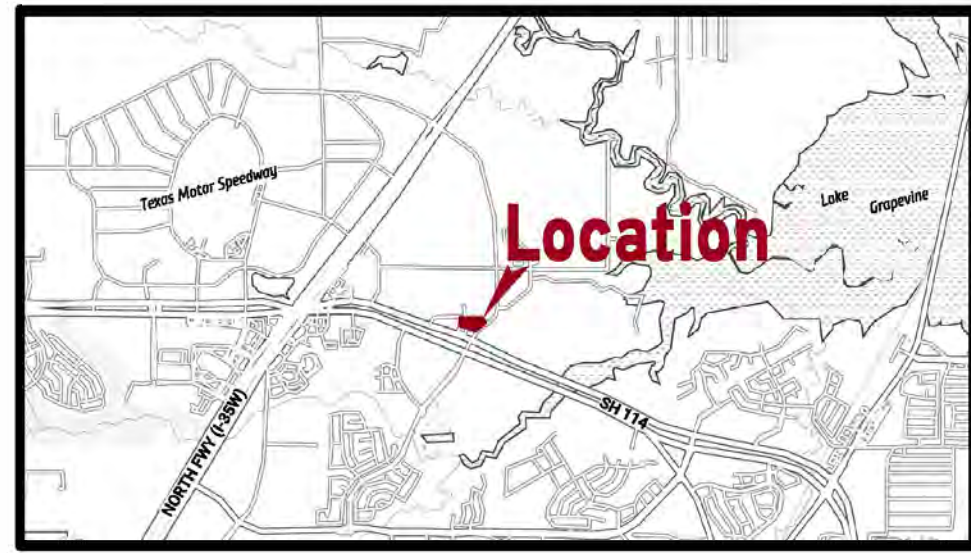
Staff Analysis: The applicant has provided a replat application in accordance with requirements and procedures for replats outlined in Section 12.11 and Section 12.12 of the Unified Development Code (UDC). Since the property being replatted is not currently zoned or deed-restricted for single or two family dwellings and has not been so zoned or deed-restricted within the last five years, compliance with the notification and protest procedures is not required. The lots proposed with this replat meet all lot size and dimension requirements of the Commercial Planned Development (CPD). The application was considered filed on April 29, 2022, and will be approved on May 29, 2022, if no action is taken.

P&Z ACTIONS:

- Approve plat as submitted

LOT 12, BLOCK 2, NORTHPORT ADDITION
INST. NO. 2014-0383, P.R.D.C.T.
OWNER: NORTHPORT 35 INVESTORS, LLC

NORTHPORT 3PARTNERS, LLC
INST. NO. 2015-83003, O.P.R.D.C.T.



NORTHPORT DRIVE
(A 60 foot public right-of-way)

BLOCK 3 - NORTHPORT ADDITION
INST. 2018-0002, O.P.R.D.C.T.

Line Calls			Line Calls			Line Calls		
Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance
EL-1	S 49°30'19" W	25.00'	EL-29	N 00°32'53" E	8.57'	EL-57	S 62°27'36" W	17.06'
EL-2	N 40°29'38" W	37.00'	EL-30	S 00°32'53" E	8.56'	EL-58	S 72°32'24" E	17.50'
EL-3	S 17°27'36" W	13.17'	EL-31	N 89°27'07" W	10.00'	EL-59	S 17°27'36" W	15.00'
EL-4	S 72°32'22" E	10.49'	EL-32	N 00°32'53" E	8.56'	EL-60	N 72°32'24" W	7.50'
EL-5	S 49°30'17" W	28.31'	EL-33	N 89°27'07" W	5.81'	EL-61	S 17°27'36" W	4.42'
EL-6	S 17°27'38" W	10.94'	EL-34	N 17°27'38" E	8.24'	EL-62	S 27°32'24" E	33.99'
EL-7	N 72°32'22" W	10.00'	EL-35	S 72°32'24" E	10.00'	EL-63	S 72°32'24" E	29.82'
EL-8	N 17°27'38" E	6.36'	EL-36	N 40°29'38" W	17.06'	EL-64	N 17°27'36" E	4.60'
EL-9	S 17°26'21" W	3.50'	EL-37	S 40°29'41" E	36.00'	EL-65	S 17°27'36" W	4.60'
EL-10	N 72°32'26" W	54.00'	EL-38	S 40°29'41" E	3.49'	EL-66	S 43°19'23" E	51.33'
EL-11	N 17°27'36" E	3.50'	EL-39	S 49°30'19" W	21.00'	EL-67	N 46°40'37" E	5.00'
EL-12	N 09°00'38" W	0.43'	EL-40	N 40°29'57" W	6.07'	EL-68	S 43°19'23" E	10.31'
EL-13	N 38°46'06" E	4.91'	EL-41	S 15°11'09" E	8.69'	EL-69	N 72°31'08" W	2.50'
EL-14	S 41°16'25" E	2.39'	EL-42	S 74°48'51" W	6.00'	EL-70	N 17°28'27" E	14.26'
EL-15	S 49°30'19" W	48.01'	EL-43	N 15°11'09" W	5.23'	EL-71	S 72°31'13" E	2.50'
EL-16	S 40°29'38" E	37.00'	EL-44	S 44°49'34" W	33.95'	EL-72	N 17°28'27" E	32.65'
EL-17	S 15°15'57" W	10.51'	EL-45	S 17°27'36" W	10.40'	EL-73	S 04°37'13" W	4.14'
EL-18	N 74°44'03" W	10.00'	EL-46	N 72°32'24" W	17.49'	EL-74	S 49°30'26" W	7.04'
EL-19	N 15°15'57" E	6.40'	EL-47	S 17°27'36" W	9.47'	EL-75	S 17°28'52" W	22.65'
EL-20	S 17°27'38" W	8.24'	EL-48	N 72°32'24" W	11.01'	EL-76	S 72°31'08" E	2.50'
EL-21	N 17°27'38" E	17.66'	EL-49	N 17°27'36" E	4.47'	EL-77	S 17°28'52" W	14.26'
EL-22	S 72°38'01" E	15.00'	EL-50	N 17°27'36" E	15.40'	EL-78	N 72°31'08" W	2.50'
EL-23	S 17°27'38" W	11.69'	EL-51	N 72°32'24" W	36.03'	EL-79	S 17°28'52" W	48.94'
EL-24	S 00°32'53" W	4.16'	EL-52	N 27°32'24" W	46.41'	EL-80	S 49°30'19" W	18.86'
EL-25	N 89°27'07" W	10.00'	EL-53	N 62°27'36" E	29.49'	EL-81	S 86°05'57" E	37.40'
EL-26	N 00°32'53" E	7.49'	EL-54	S 17°27'36" W	22.50'	EL-82	S 03°54'33" W	15.00'
EL-27	S 00°32'53" W	8.57'	EL-55	N 72°32'24" W	15.00'			
EL-28	N 89°27'07" W	10.00'	EL-56	N 17°27'36" E	7.50'			

Curve Calls				
Curve	Arc	Radius	Central Angle	Chord
EC-1	39.27'	25.00'	90°00'03"	N 85°29'39" W 35.36'
EC-2	13.98'	25.00'	32°02'43"	S 33°28'57" W 13.80'
EC-3	27.34'	50.00'	31°19'58"	S 33°07'35" W 27.00'
EC-4	5.73'	10.00'	32°49'22"	S 33°52'17" W 5.65'
EC-5	23.56'	15.00'	89°58'47"	N 27°33'02" W 21.21'
EC-6	23.56'	15.00'	89°59'58"	N 62°27'35" E 21.21'
EC-7	15.71'	10.00'	90°00'00"	N 27°32'24" W 14.14'
EC-8	28.16'	25.00'	64°32'08"	S 75°11'32" W 26.69'
EC-9	27.72'	25.00'	63°31'48"	N 40°46'32" W 26.32'
EC-10	29.97'	25.00'	68°41'28"	N 73°06'50" E 28.21'
EC-11	68.78'	50.00'	73°05'17"	N 54°00'14" E 59.54'
EC-12	133.04'	161.50'	47°12'02"	S 65°51'06" E 129.31'
EC-13	79.21'	50.00'	90°45'48"	S 04°07'25" W 71.18'
EC-14	39.27'	25.00'	89°59'57"	S 04°30'21" W 35.36'
EC-15	12.91'	5.00'	147°57'17"	S 56°31'03" E 9.61'
EC-16	41.28'	26.00'	90°58'28"	N 04°01'05" E 37.08'
EC-17	68.89'	137.50'	28°42'24"	N 55°49'21" W 68.17'
EC-18	6.29'	25.00'	14°24'36"	N 77°22'50" W 6.27'
EC-19	23.12'	25.00'	52°58'45"	S 43°56'59" W 22.30'
EC-20	1.67'	26.00'	3°41'15"	S 74°23'00" E 1.67'
EC-21	22.74'	26.00'	50°06'58"	N 42°31'05" E 22.02'
EC-22	33.29'	25.00'	76°17'13"	N 20°41'01" W 30.88'
EC-23	2.74'	25.00'	6°16'54"	N 86°18'40" W 2.74'
EC-24	31.89'	25.00'	73°05'17"	S 54°00'14" W 29.77'
EC-25	39.27'	25.00'	89°59'59"	S 27°32'23" E 35.36'

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct, and was prepared from an actual survey made on the ground under my supervision.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE FILED FOR ANY PURPOSE.

Date

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said county and state on this date appeared Jason B. Rawlings, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__ A.D.

Notary Public for the State of Texas

OWNER/DEVELOPER
Northport Partners, L.L.C.
401 Marshall Road
Southlake, Texas 76092
Contact: William Vaughan
Ph: 972-979-5381

REPLAT
**NORTHPORT
ADDITION**
LOT 3-RI AND LOT 3-R2, BLOCK 3
AN ADDITION TO THE TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

CONSISTING OF TWO LOTS AND BEING 5.2725 ACRES OUT
OF THE
L. MEDLIN SURVEY, ABSTRACT NO. 830

BEING A REVISION OF LOT 3, BLOCK 3, NORTHPORT
ADDITION, AN ADDITION TO THE TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF
RECORDED AS INSTRUMENT NO. 2018-0002 OF THE PLAT
RECORDS OF DENTON COUNTY, TEXAS

MARCH 2022

Job No. 17029 • Plot File 17029 Lot 3 Plat

STATE OF TEXAS:

COUNTY OF DENTON:

WHEREAS Northport Partners, LLC, acting by and through the undersigned, their duly authorized agent are the owners of a tract of land out of the L. Medlin Survey, Abstract No. 830 and situated in the Town of Northlake, Denton County, Texas, said tract being all of Lot 3, Block 3, Northport Addition, an Addition to the Town of Northlake, Denton County, Texas, according to the plat thereof recorded as Instrument No. 2018-0002 of the Plat Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod found for the most easterly northeast corner of said Lot 3, said rod being the northerly end the corner clip for the southerly right-of-way line of Northport Drive and the northwesterly right-of-way line of Dale Earnhardt Way;

Thence South 04 degrees 37 minutes 13 seconds West with the easterly boundary line of said Lot 3 and with said corner clip a distance of 35.43 feet to a 1/2 inch capped steel rod found for the southerly corner thereof;

Thence South 49 degrees 30 minutes 20 seconds West with the southeasterly boundary line of said Lot 3 and with said northwesterly right-of-way line a distance of 394.79 feet to a cross in concrete set for the most southerly corner of said Lot 3;

Thence North 04 degrees 19 minutes 25 seconds West with the southerly boundary line of said Lot 3 a distance of 29.05 feet to a cross in concrete set for the beginning of a curve to the left with a radius of 100.00 feet and whose chord bears North 56 degrees 55 minutes 56 seconds West at 53.81 feet;

Thence westerly continuing with said southerly boundary line and with said curve along an arc length of 54.48 feet and through a delta angle of 31 degrees 13 minutes 01 seconds to a cross in concrete set for the end of said curve;

Thence North 72 degrees 32 minutes 26 seconds West continuing with said southerly boundary line a distance of 434.76 feet to a cross in concrete set for the southwest corner of said Lot 3;

Thence North 17 degrees 27 minutes 34 seconds East with the westerly boundary line of said Lot 3 a distance of 63.12 feet to a cross in concrete set for the beginning of a curve to the left with a radius of 100.00 feet and whose chord bears North 09 degrees 00 minutes 12 seconds East at 29.41 feet;

Thence northerly continuing with said westerly boundary line and with said curve along an arc length of 29.52 feet and through a delta angle of 16 degrees 54 minutes 43 seconds to a cross in concrete set for the end of said curve;

Thence North 00 degrees 32 minutes 51 seconds East continuing with said westerly boundary line a distance of 157.69 feet to a 1/2 inch capped steel rod found for the northwest corner of said Lot 3, said rod being in said southerly right-of-way line of Northport Drive;

Thence South 89 degrees 27 minutes 09 seconds East with the northerly boundary line of said Lot 3 and with said southerly right-of-way line a distance of 559.39 feet to a 1/2 inch capped steel rod found for the beginning of a curve to the right with a radius of 190.00 feet and whose chord bears South 64 degrees 51 minutes 32 seconds East at 158.15 feet;

Thence easterly continuing with said northerly boundary line and said southerly right-of-way line and with said curve along an arc length of 163.11 feet and through a delta angle of 49 degrees 11 minutes 15 seconds to a 1/2 inch "MILLER 5665" capped steel rod found for the end of said curve;

Thence South 40 degrees 15 minutes 54 seconds East continuing with said northerly boundary line and said southerly right-of-way line a distance of 84.34 feet to the **point of beginning** and containing 5.2725 acres of land, more or less;

AND THAT Northport Partners, LLC does hereby adopt this plat designating the herein described property as **NORTH PORT ADDITION, LOT 3-RI AND LOT 3-R2, BLOCK 3**, an addition to the Town of Northlake, Denton County, Texas and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency or its respective systems on any of these easement strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone;

William Vaughn, Managing Partner
Northport Partners, LLC

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said county and state on this date appeared William Vaughn, Managing Partner of Northport Partners, LLC, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__ A.D.

Notary Public for the State of Texas



NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: MAY 3, 2022

REF DOC.: UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM); COMMERCIAL PLANNED DEVELOPMENT (CPD)

SUBJECT: SITE PLAN OF CAMBRIA HOTEL & CONFERENCE CENTER (SP-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)

SITE PLAN INFORMATION:

Owner:	Northport Partners, LLC
Applicant/ Developer:	Northlake Innkeepers Ltd.
Engineer:	Triangle Engineering
Zoning:	Commercial Planned Development (CPD) which lists hotel and conference center as permitted uses and allows for buildings to connect with no setback on interior lot lines.
Site:	Approximately 5.27 acres to be platted as Lot 3R-1 and Lot 3R-2, Block 3, Northport Addition, generally located at the southwest corner of Dale Earnhardt Way and Northport Drive.
Summary:	This application is for a 111-room Cambria hotel and conference center to be developed on separate lots. The replat creating the separate lots is the previous item on this same agenda. The development is a partnership between hotel developer, Lodging Host Hotel Corp/Northlake Innkeepers Ltd., and the Town of Northlake to build a full-service hotel and conference center. The Town of Northlake is funding the conference center with hotel occupancy tax funds and will retain ownership of it while contracting with Lodging Host to manage it.
Staff Analysis:	The applicant has provided a site plan package in accordance with requirements of the Unified Development Code (UDC) and CPD. The application was considered filed on April 29, 2022, and it will be approved on May 29, 2022, if no action is taken.

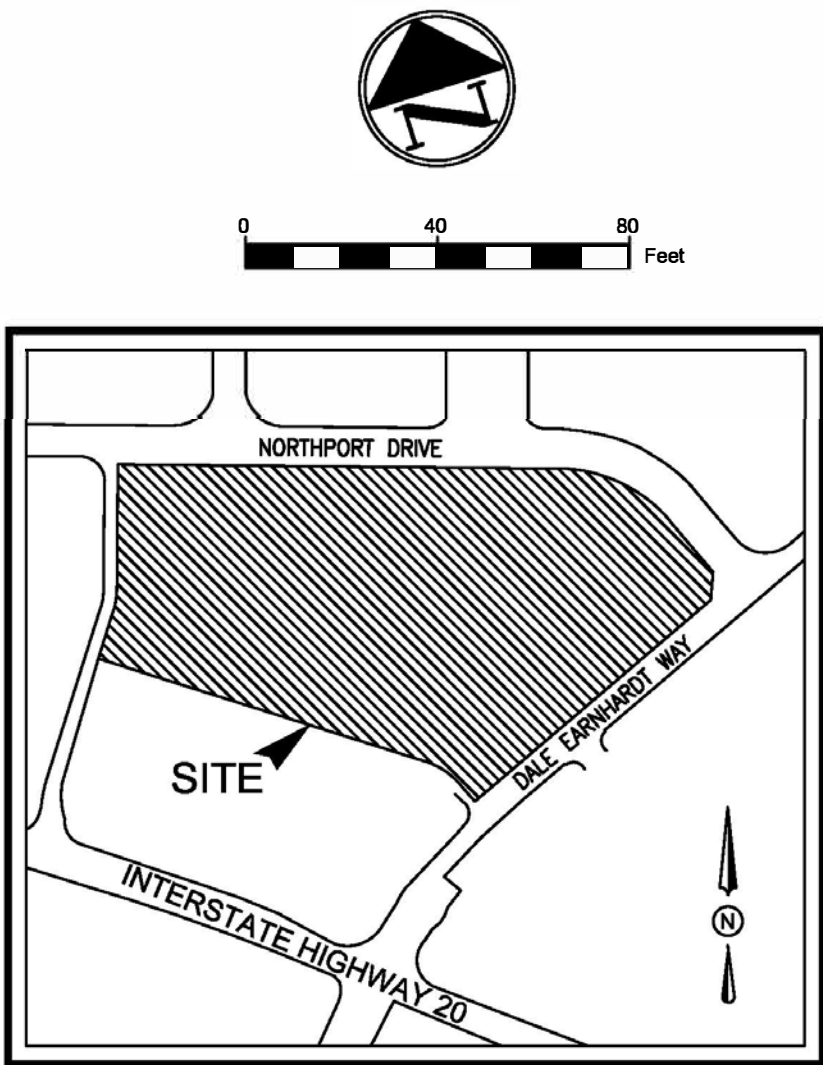
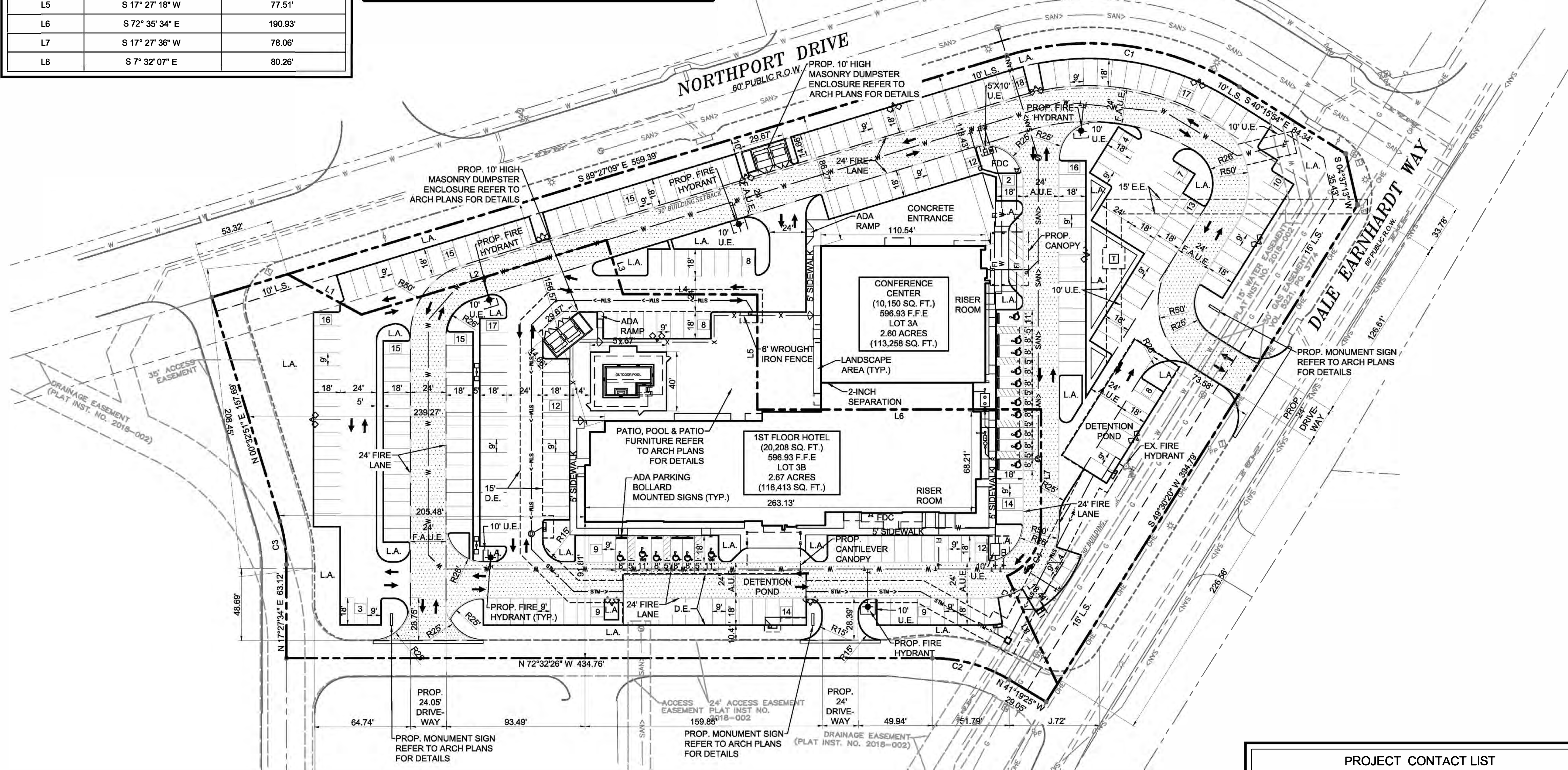
The site plan package includes a site plan and landscape plan for the site as well as building elevations showing all sides of the planned hotel and conference center buildings. All elements of the site plan package meet or exceed the development standards and all applicable requirements of the UDC and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

P&Z ACTIONS:

- Approve site plan package as submitted

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 43° 51' 04" E	56.68'
L2	S 89° 27' 07" E	172.42'
L3	S 0° 32' 53" W	38.03'
L4	S 72° 22' 21" E	90.41'
L5	S 17° 27' 18" W	77.51'
L6	S 72° 35' 34" E	190.93'
L7	S 17° 27' 36" W	78.06'
L8	S 7° 32' 07" E	80.26'

BOUNDARY CURVE DATA				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	190.00'	163.11'	49°11'15"	S 64° 51' 32" W
C2	100.00'	54.48'	31°13'01"	N 56° 55' 56" W
C3	100.00'	29.52'	16°54'43"	N 09° 00' 12" E
C4	37.067'	43.514'	67°18'56"	S 51° 10' 32" W



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERE TO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH, BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. THIS SITE PLAN IS SPECIFIC TO THE GODDARD SCHOOL. SHOULD THIS SITE BE USED FOR ANY OTHER PURPOSE IN THE FUTURE, THE OWNER AT THAT TIME SHALL INSTALL SUFFICIENT STACKING SPACES FOR THE PROPOSED NEW USE OF THE PROPERTY.
10. ALL UTILITIES ARE PRIVATE.

EXISTING LEGEND

- TELECOM ACCESS
- TELECOM MANHOLE
- TELECOM MARKER
- TELECOM PEDESTAL
- ELECTRIC CABINET
- ELECTRIC MANHOLE
- ELECTRIC MARKER
- ELECTRIC POLE
- TRAFFIC CONTROL
- LIGHT POLE/POST
- TRAFFIC/PARKING SIGN
- GAS MARKER
- GAS METER/SERVICE
- GAS TEST STATION
- GAS MANHOLE
- WATER VAULT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- FIRE DEPT. CONNECT
- SANITARY MANHOLE
- CLEANOUT
- SANITARY MARKER
- STORM MANHOLE
- DROP INLET
- GRATE INLET
- STEEL ROD FOUND
- STEEL ROD SET
- CROSS IN CONCRETE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS LINE PER RECORDS
- UNDERGROUND SANITARY PER RECORDS
- UNDERGROUND WATERLINE PER RECORDS
- UNDERGROUND STORM PIPE PER RECORDS

SITE LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- LIGHT POLE
- SANITARY SEWER LINE
- WATER MAIN
- STORM LINE

SITE DATA SUMMARY TABLE
(CAMBRIA HOTEL)

NUMBER OF LOTS:	PROPOSED LOT 3B
GROSS SITE ACREAGE:	2.67 ACRES OR 116,413 S.F.
EXISTING ZONING:	COMMERCIAL
PROPOSED ZONING:	COMMERCIAL
PROPOSED USE:	HOTEL
BUILDING AREA:	74,799 S.F.
NUMBER OF STORIES:	4
BUILDING HEIGHT:	58'-7"
BUILDING COVERAGE:	64%
FLOOR AREA RATIO:	0.64
NUMBER OF GUEST ROOMS:	111
REGULAR PARKING REQUIRED: (1 SP PER ROOM)	111 PARKING SPACES
REGULAR PARKING PROVIDED:	147 PARKING SPACES
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN SPACE)
HANDICAP PARKING PROVIDED:	10 SPACES (2 VAN SPACES)
IMPERVIOUS COVERAGE:	90,005 S.F. OR 77.3%
PERVIOUS/LANDSCAPE AREA:	26,408 S.F. OR 22.7%

SITE DATA SUMMARY TABLE
(CONFERENCE CENTER)

NUMBER OF LOTS:	PROPOSED LOT 3A
GROSS SITE ACREAGE:	2.60 ACRES (113,258 S.F.)
EXISTING ZONING:	COMMERCIAL
PROPOSED ZONING:	COMMERCIAL
PROPOSED USE:	CONFERENCE CENTER
BUILDING AREA:	10,150 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	37'-8"
BUILDING COVERAGE:	9%
FLOOR AREA RATIO:	0.09
PARKING REQUIRED: *(1 SPACE PER 3 MAX OCCUPANT LOAD)	143 PARKING SPACES (429 OCCUPANT LOAD)
REGULAR PARKING PROVIDED:	155 PARKING SPACES
HANDICAP PARKING REQUIRED:	6 SPACES (1 VAN SPACE)
HANDICAP PARKING PROVIDED:	6 SPACES (1 VAN SPACE)
IMPERVIOUS COVERAGE:	81,582 S.F. OR 72.0%
PERVIOUS/LANDSCAPE AREA:	31,676 S.F. OR 28.0%

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1784 W MCDERMOTT DRIVE STE 110 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL P.E. TEL: 469-331-8566	OWNER/DEVELOPER NORTHLAKE INNKEEPERS LTD. 6176 FM 2011 LONGVIEW, TEXAS 75603 CONTACT: DEEPAK GANDHI TEL: 214-455-5254
SURVEYOR MILLER SURVEYING, INC. 430 MID CITIES BLVD. HURST, TEXAS 76054 TEL: 817-577-1052	ARCHITECT PAREKH ARCHITECTS PLLC 18218 E MORGANS BEND DR CYPRESS, TEXAS 77433 CONTACT: SID PAREKH TEL: 832-878-1262

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS & UTILITY EASEMENT	A.U.E.
ACCESS EASEMENT	A.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
LANDSCAPE AREA	L.A.

SITE PLAN

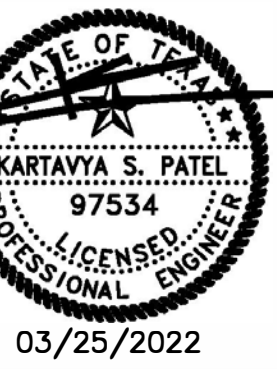
CONFERENCE CENTER & CAMBRIA HOTEL
5.27 ACRES L. MEDLIN SURVEY, ABS # 830
NORTHPORT ADDITION LOT 3, BLOCK 3
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

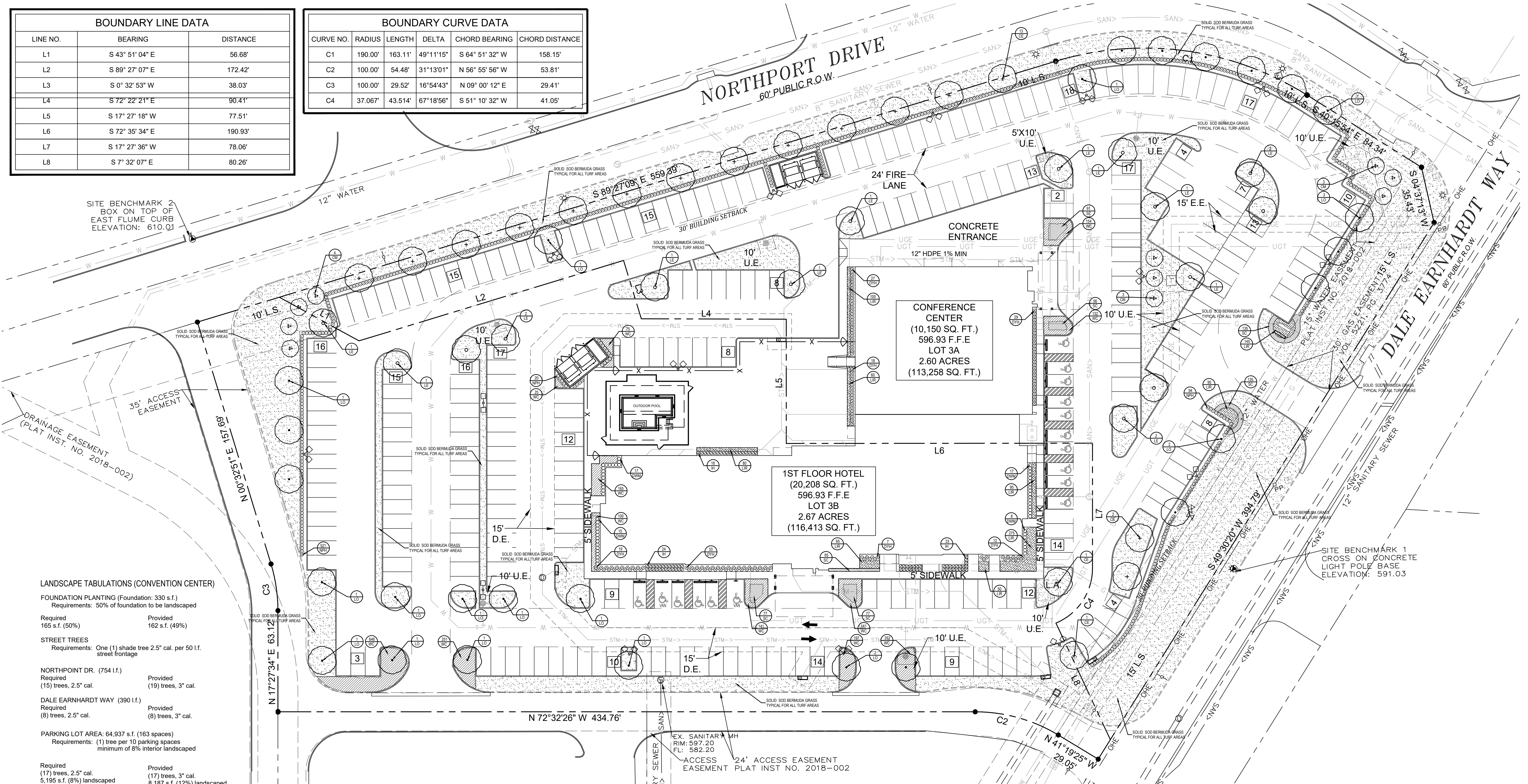
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	03/25/22	093-19	C-3.0



03/25/2022

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 43° 51' 04" E	56.68'
L2	S 89° 27' 07" E	172.42'
L3	S 0° 32' 53" W	38.03'
L4	S 72° 22' 21" E	90.41'
L5	S 17° 27' 18" W	77.51'
L6	S 72° 35' 34" E	190.93'
L7	S 17° 27' 36" W	78.06'
L8	S 7° 32' 07" E	80.26'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	190.00'	163.11'	49°11'15"	S 64° 51' 32" W	158.15'
C2	100.00'	54.48'	31°13'01"	N 56° 55' 56" W	53.81'
C3	100.00'	29.52'	16°54'43"	N 09° 00' 12" E	29.41'
C4	37.067'	43.514'	67°18'56"	S 51° 10' 32" W	41.05'



LANDSCAPE TABULATIONS (CONVENTION CENTER)

FOUNDATION PLANTING (Foundation: 330 s.f.)
Requirements: 50% of foundation to be landscaped

Required
165 s.f. (50%)
Provided
162 s.f. (49%)

STREET TREES
Requirements: One (1) shade tree 2.5" cal. per 50 l.f. street frontage

NORTHPOINT DR. (754 l.f.)
Required
(15) trees, 2.5" cal.
Provided
(19) trees, 3" cal.

DALE EARNHARDT WAY (390 l.f.)
Required
(8) trees, 2.5" cal.
Provided
(8) trees, 3" cal.

PARKING LOT AREA: 64,937 s.f. (163 spaces)
Requirements: (1) tree per 10 parking spaces minimum of 8% interior landscaped

Required
(17) trees, 2.5" cal.
5,195 s.f. (8%) landscaped parking lot screen
Provided
(17) trees, 3" cal.
8,187 s.f. (12%) landscaped parking lot screen

SCREENING:

Requirements: service areas to be screened with 6' ht. evergreen shrubs
evergreen parking lot screen

LANDSCAPE TABULATIONS (HOTEL)

FOUNDATION PLANTING (Foundation: 330 s.f.)
Requirements: 50% of foundation to be landscaped

Required
165 s.f. (50%)
Provided
162 s.f. (49%)

STREET TREES
Requirements: One (1) shade tree 2.5" cal. per 50 l.f. street frontage

NORTHPOINT DR. (754 l.f.)
Required
(15) trees, 2.5" cal.
Provided
(19) trees, 3" cal.

DALE EARNHARDT WAY (390 l.f.)
Required
(8) trees, 2.5" cal.
Provided
(8) trees, 3" cal.

PARKING LOT AREA: 59,595 s.f. (159 spaces)
Requirements: (1) tree per 10 parking spaces minimum of 8% interior landscaped

Required
(16) trees, 2.5" cal.
4,768 s.f. (8%) landscaped parking lot screen
Provided
(18) trees, 3" cal.
5,745 s.f. (9.6%) landscaped parking lot screen

SCREENING:

Requirements: service areas to be screened with 6' ht. evergreen shrubs
evergreen parking lot screen

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	17	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
CM	10	Crepe Myrtle 'Dallas Red'	Lagerstroemia indica 'Dallas Red'	8" ht.	container, 3 or 5 trucks, tree form
LE	15	Lacebark Elm	Ulmus parvifolia	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
LO	26	Live Oak	Quercus virginiana	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	57	Dwarf Wax Myrtle	Myrica pauciflora	5 gal.	container grown, 20" ht., 20" spread
DYH	145	Dwarf Yaupon Holly	Ilex vomitoria 'Isana'	3 gal.	container, 18" ht., 18" spread
IH	75	Indian Hawthorn 'Clara'	Rhaphiolepis indica 'clara'	3 gal.	container, 20" ht., 20" spread
NPH	635	Needlepoint Holly	Ilex cornuta 'Needlepoint'	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	965	Liriope	Liriope muscari	4" pots	container full, well rooted, 12" o.c.
SC	636	Seasonal Color	Euonymus fortunei 'Coloratus'	4" pots	selection by owner, 12" o.c.
WC	2279	Purple Wintercreeper	Cynodon dactylon '419'	4" pots	container, 3-12" runners min., 12" o.c.
Solid Sod refer to notes					
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

THERE ARE NO PROTECTED TREES EXISTING ON THE PROPERTY

SOLID SOD NOTES

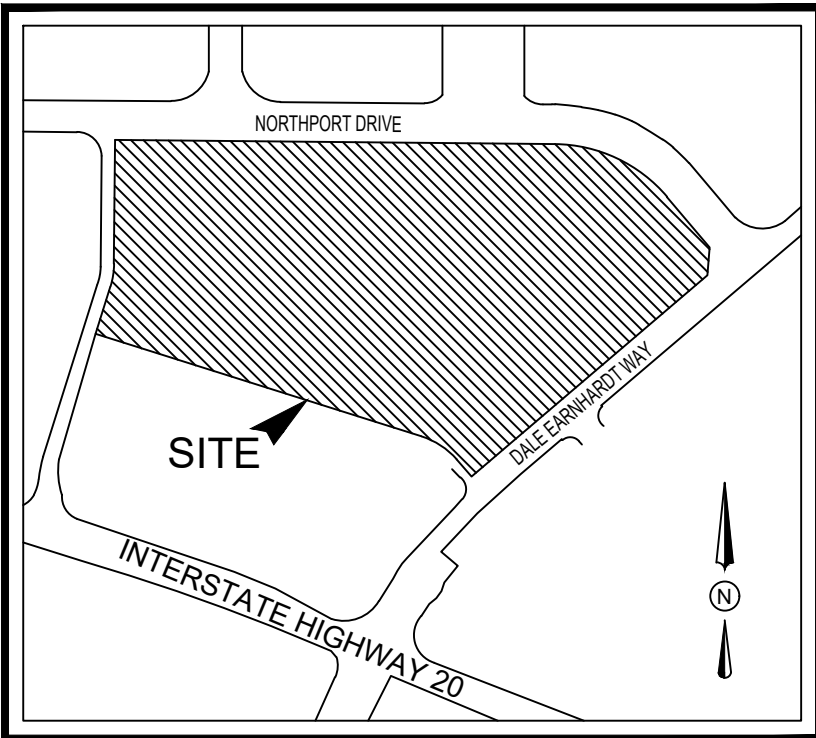
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

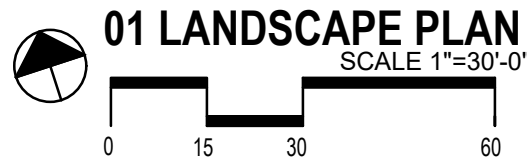
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNERS' CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.



VICINITY MAP
N.T.S.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



10.28.2020

CONVENTION CENTER & CAMBIRA HOTEL

NORTHPOINT DRIVE
CITY OF NORTHLAKE, DENTON COUNTY, TEXAS

ISSUE:
FOR CONSTRUCTION 10.28.2020

DATE:
10.28.2020

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

SECTION 02800 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) - plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- Texas Association of Nurserymen, Grades and Standards
- Horta Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4" x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

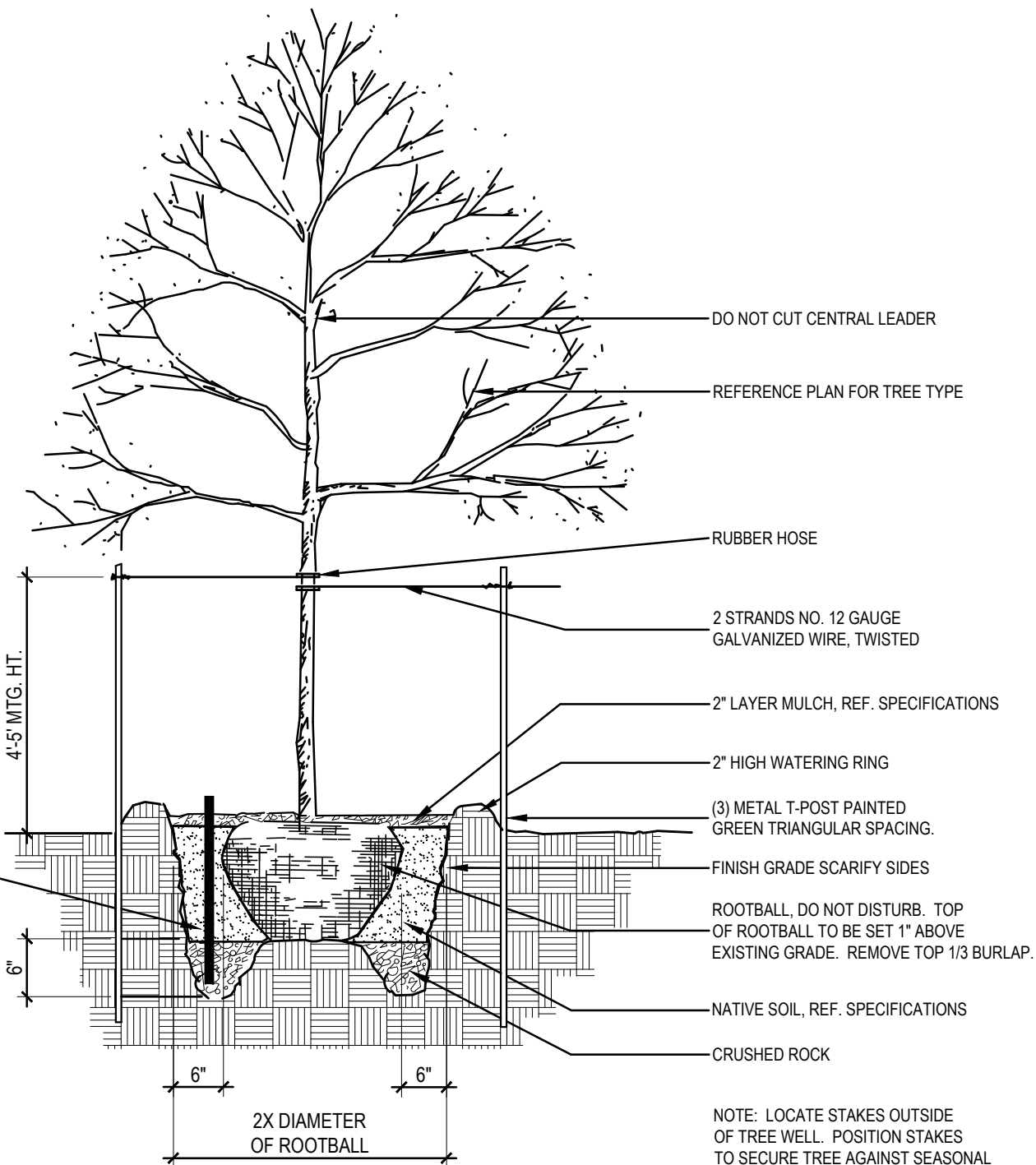
- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinstalled for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

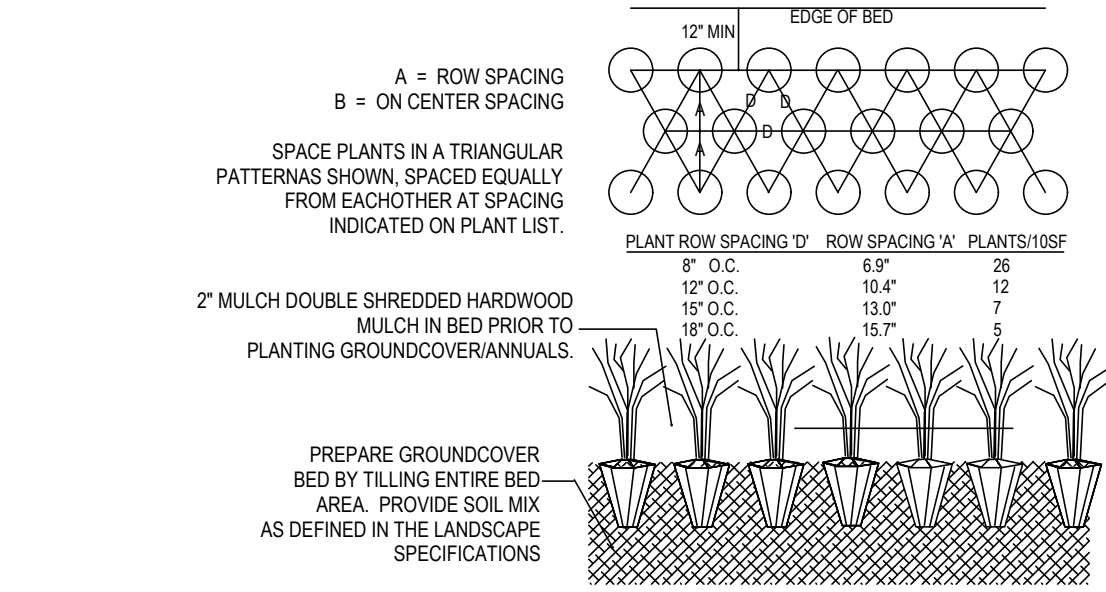
- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

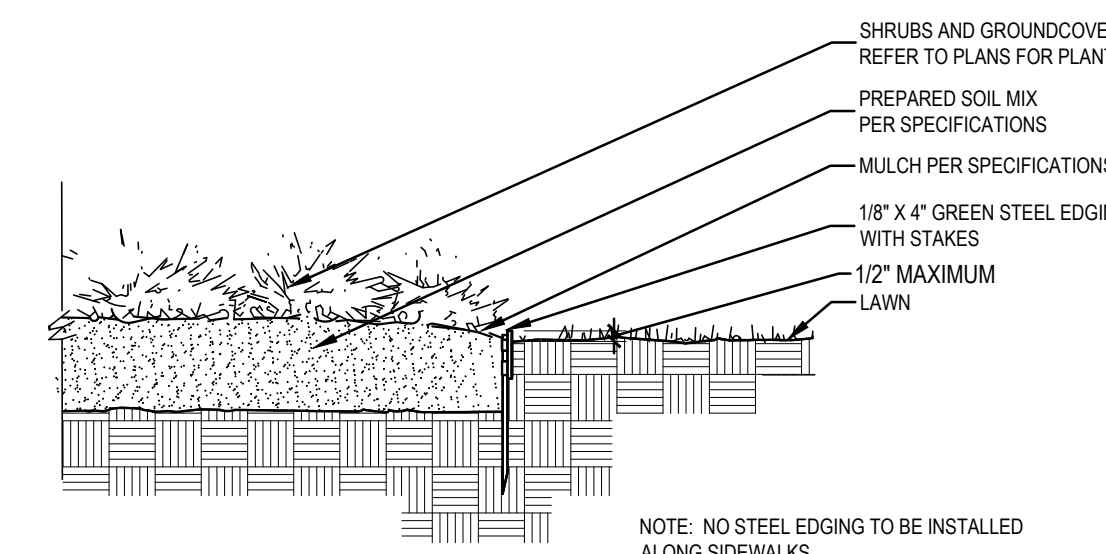
- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.



01 TREE PLANTING DETAIL
NOT TO SCALE



02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



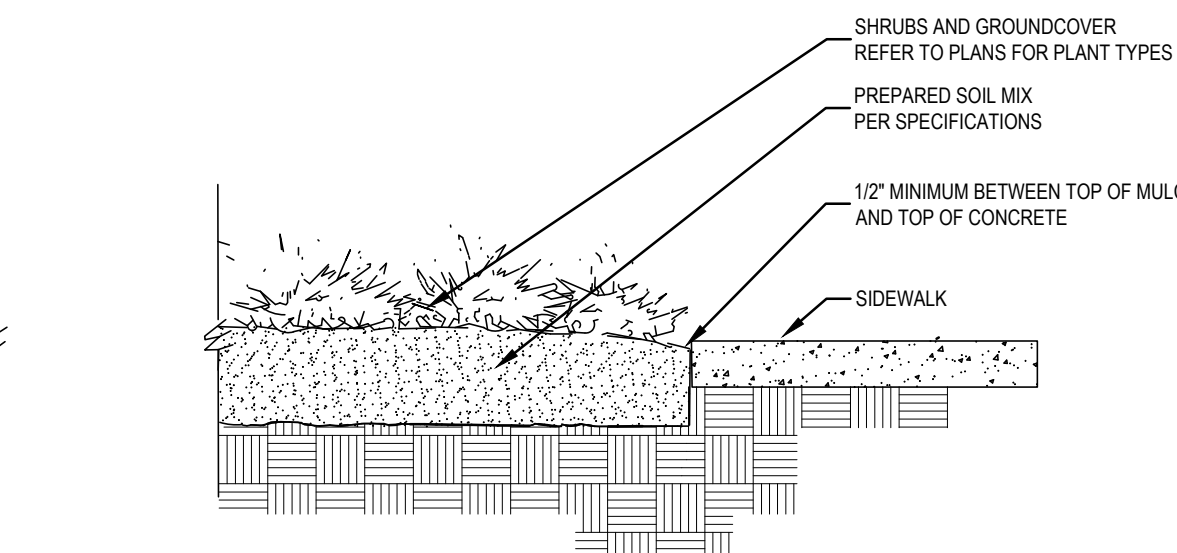
04 STEEL EDGING DETAIL
NOT TO SCALE

2.2 SOIL PREPARATION MATERIALS

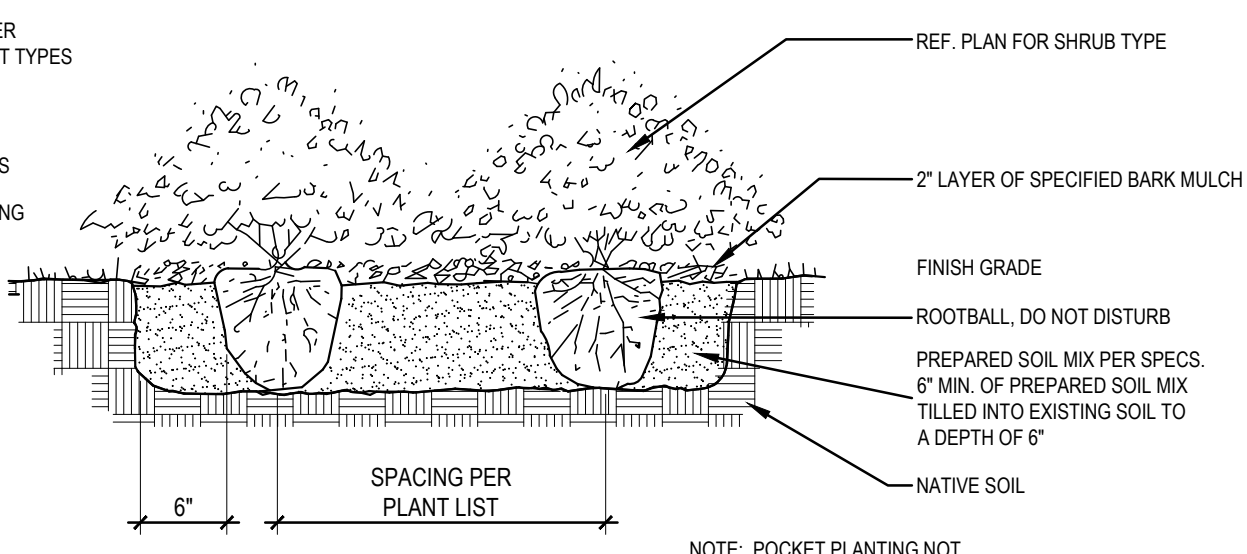
- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nulgrass shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studed T-Post, #1 Amco with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, floor reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Lotland Co., (214) 631-5250 or approved equal.



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
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CHRIS@STUDIOGREENSPOT.COM



10.28.2020

CONVENTION CENTER & CAMBIRA HOTEL
NORTHPOINT DRIVE
CITY OF NORTHLAKE, DENTON COUNTY, TEXAS

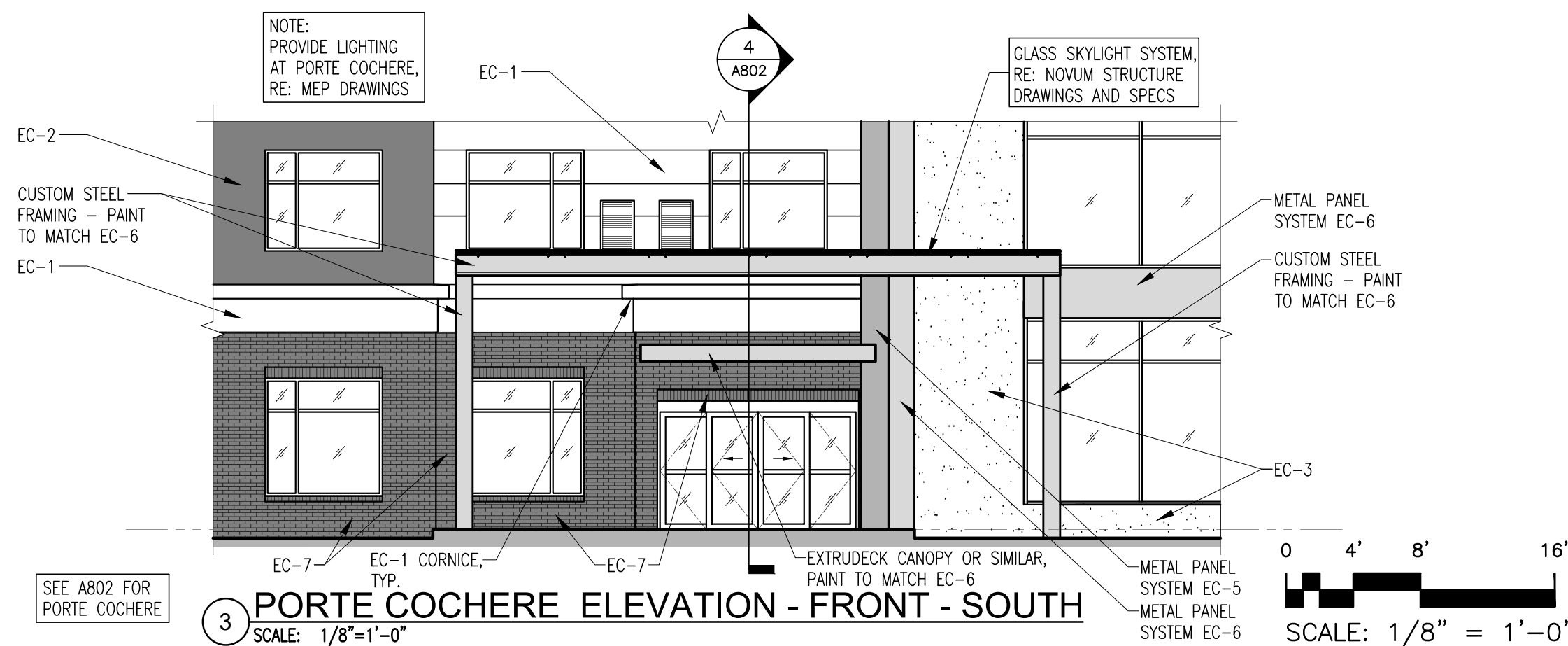
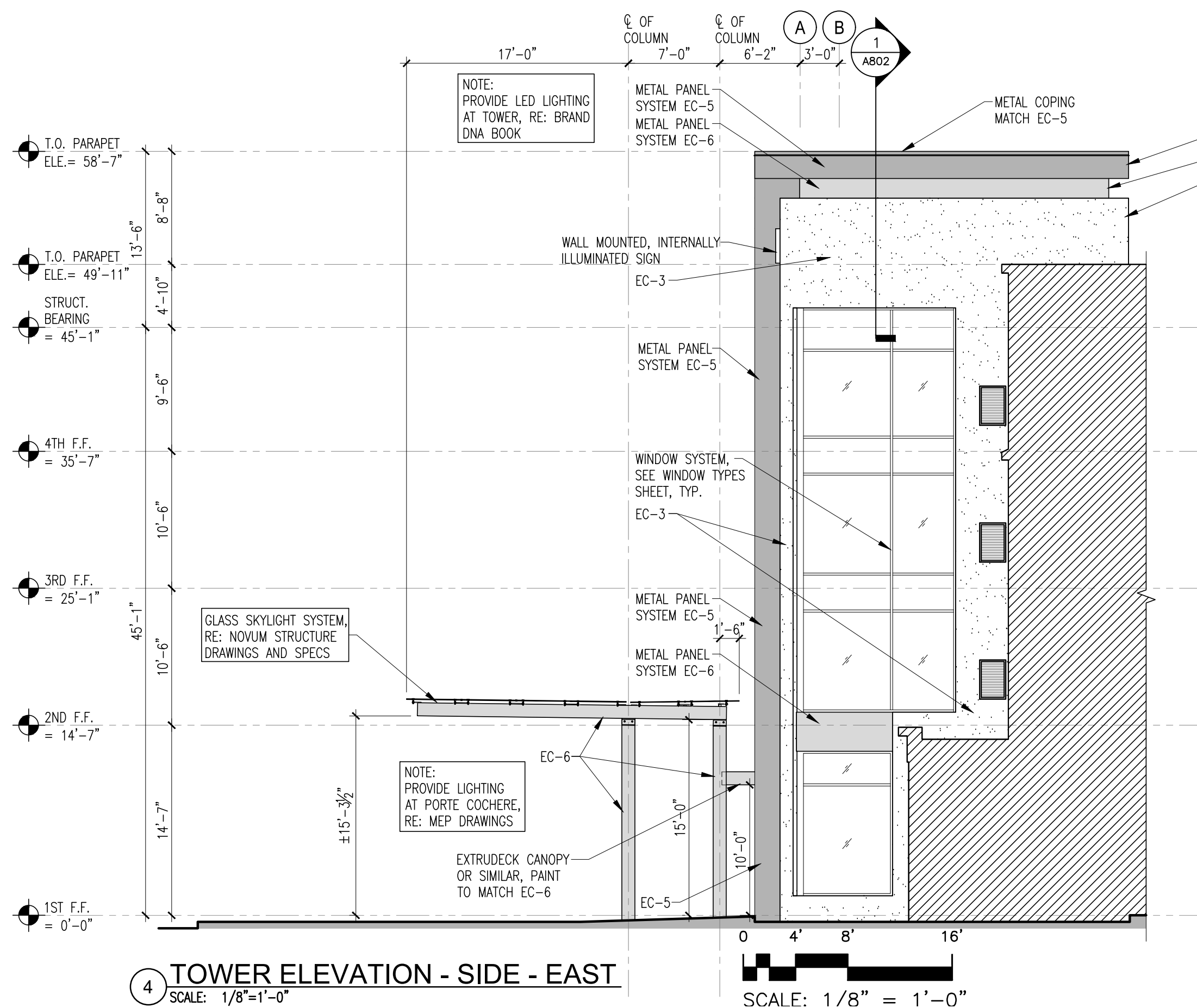
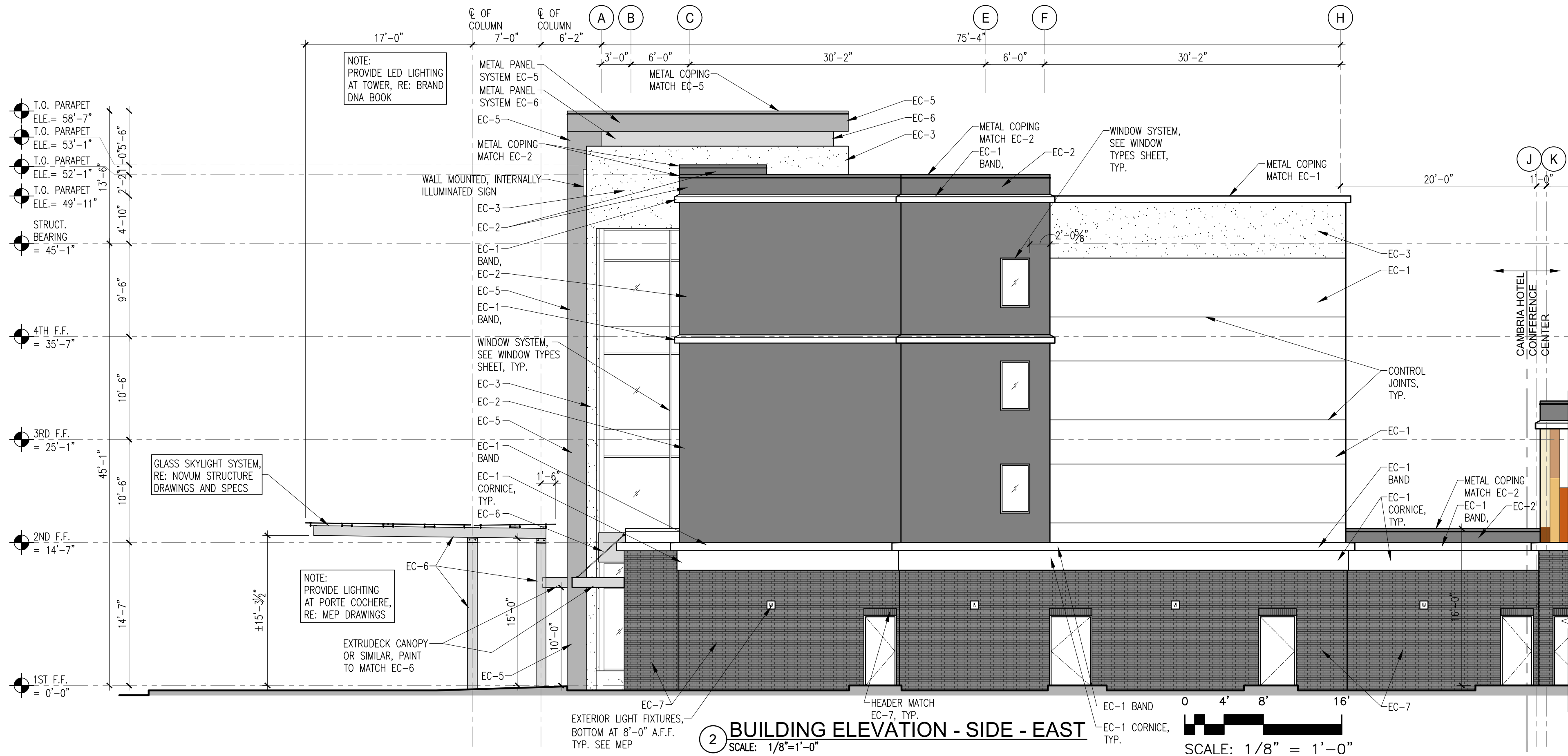
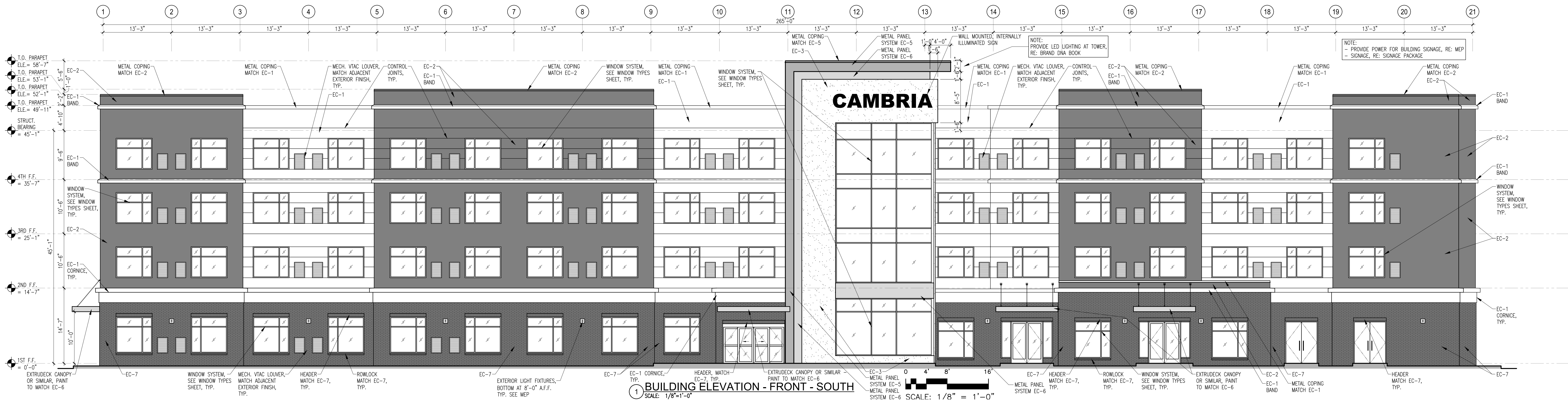
ISSUE:
FOR CONSTRUCTION 10.28.2020

DATE:
10.28.2020

SHEET NAME:
LANDSCAPE SPECIFICATIONS

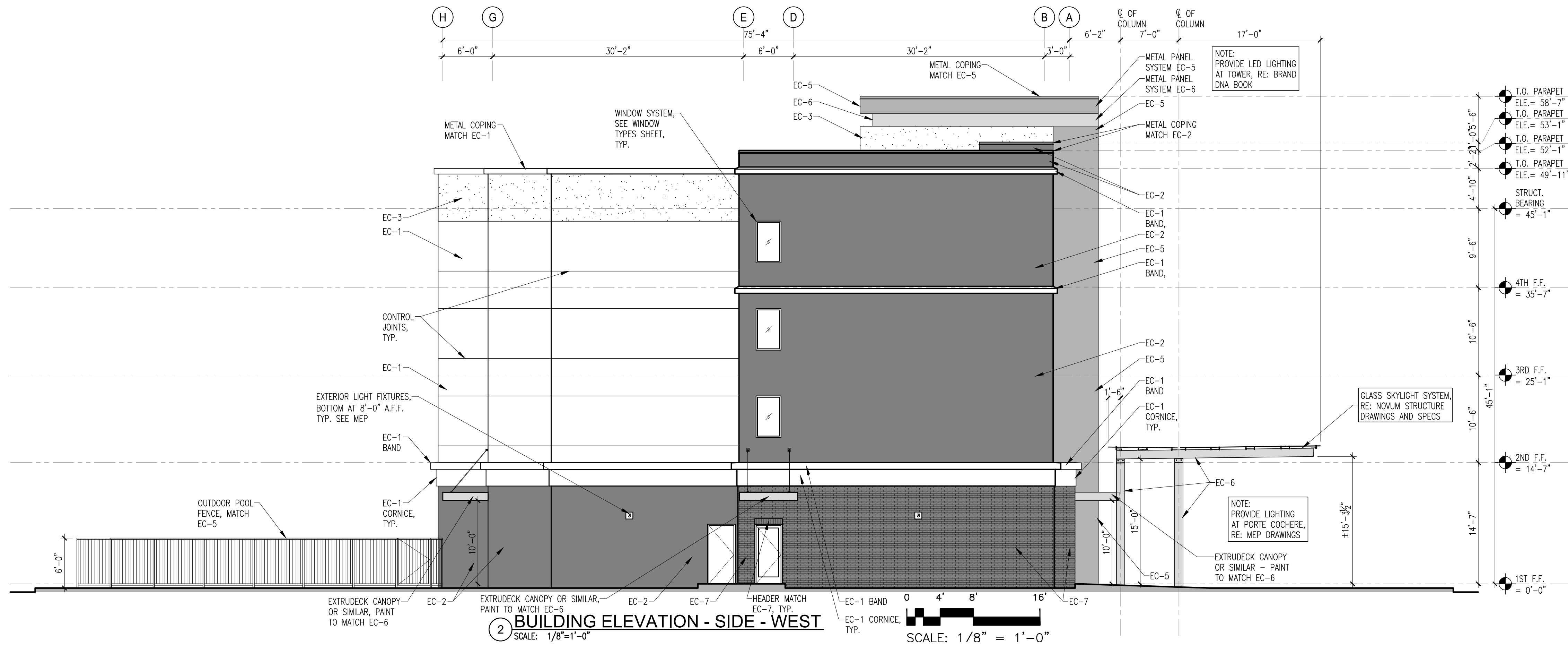
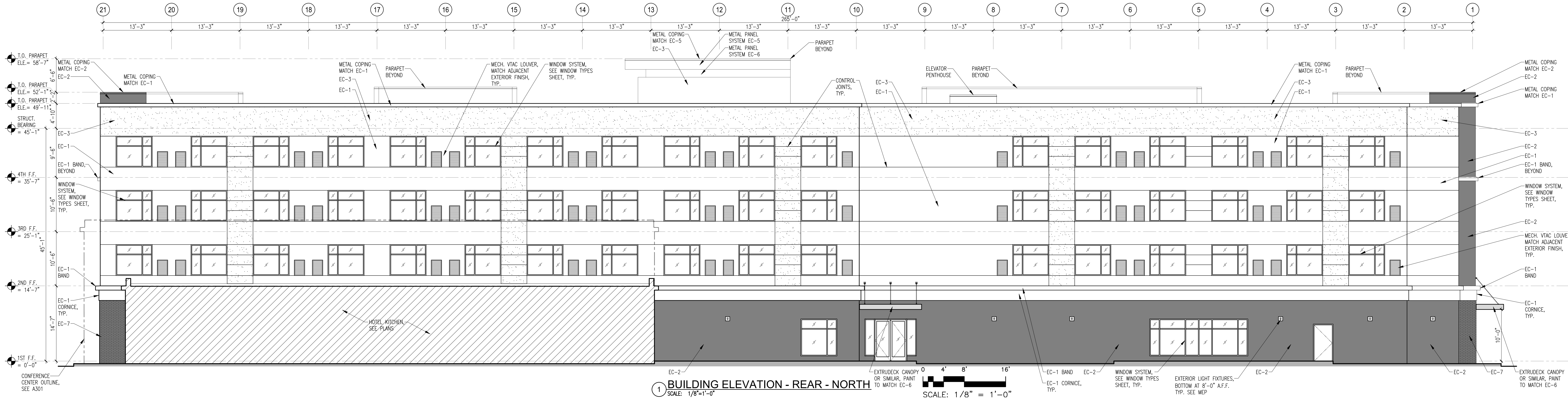
SHEET NUMBER:

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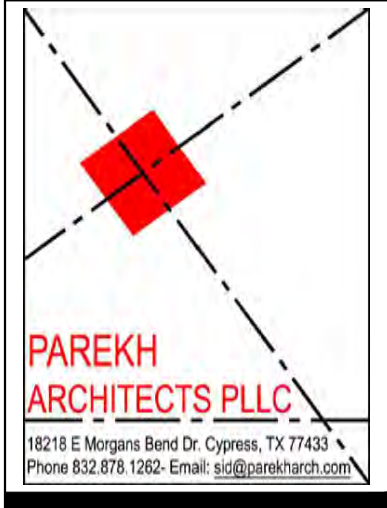


EXTERIOR FINISH MATERIAL LEGEND			
TAG #	MATERIAL	COLOR	POCHE' KEY
EC-1	EIFS	STO COLOR: MATCH SW6253 OLYMPUS WHITE FINISH : LOTUSAN	
EC-2	EIFS	STO COLOR: MATCH SW6256 SERIOUS GRAY FINISH : LOTUSAN	
EC-3	EIFS	STO COLOR: MATCH SW6255 MORNING FOG FINISH : LOTUSAN	
EC-5	METAL PANEL SYSTEM	KYNAR COLOR : MATCH SW6692 AURIC	
EC-6	METAL PANEL SYSTEM	KYNAR COLOR : MATCH SW6253 OLYMPUS WHITE	
EC-7	ADHERED BRICK VENEER	BELDEN: JM BLACK DIAMOND VELOUR BRICK OR SIMILAR	

D:\Google Drive (Architecture)\Parekh Architects\1909 - Cambria Northlake TX\Drawings\A301 Building Exterior Elevations.dwg - Marco T. Yones Jr. - Tuesday, September 22, 2020, 5:53pm - Copyright 2020



EXTERIOR FINISH MATERIAL LEGEND			
TAG #	MATERIAL	COLOR	POCHE' KEY
EC-1	EIFS	STO COLOR: MATCH SW6253 OLYMPUS WHITE FINISH : LOTUSAN	
EC-2	EIFS	STO COLOR: MATCH SW6256 SERIOUS GRAY FINISH : LOTUSAN	
EC-3	EIFS	STO COLOR: MATCH SW6255 MORNING FOG FINISH : LOTUSAN	
EC-5	METAL PANEL SYSTEM	KYNAR COLOR : MATCH SW6692 AURIC	
EC-6	METAL PANEL SYSTEM	KYNAR COLOR : MATCH SW6253 OLYMPUS WHITE FINISH : LOTUSAN	
EC-7	ADHERED BRICK VENEER	BELDEN: JM BLACK DIAMOND VELOUR BRICK OR SIMILAR	



THIS DOCUMENT IS PRELIMINARY IN NATURE, NOT FOR CONSTRUCTION, OR PERMITTING. IT IS NOT A FINAL SIGNED AND SEALED DOCUMENT.

Project #: 1909
Issue Date: 10-02-2020
Principal Architect: Sid Parekh
Project Architect Tech: Marco T. Yones Jr.

90% REVIEW DOCUMENTS

REVISIONS:

No. Description Date

CHOICE HOTELS

Northlake, TX

Northport Dr. & Dale Earhardt Way, Northlake, TX 76262

CAMBRIA hotels

SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS

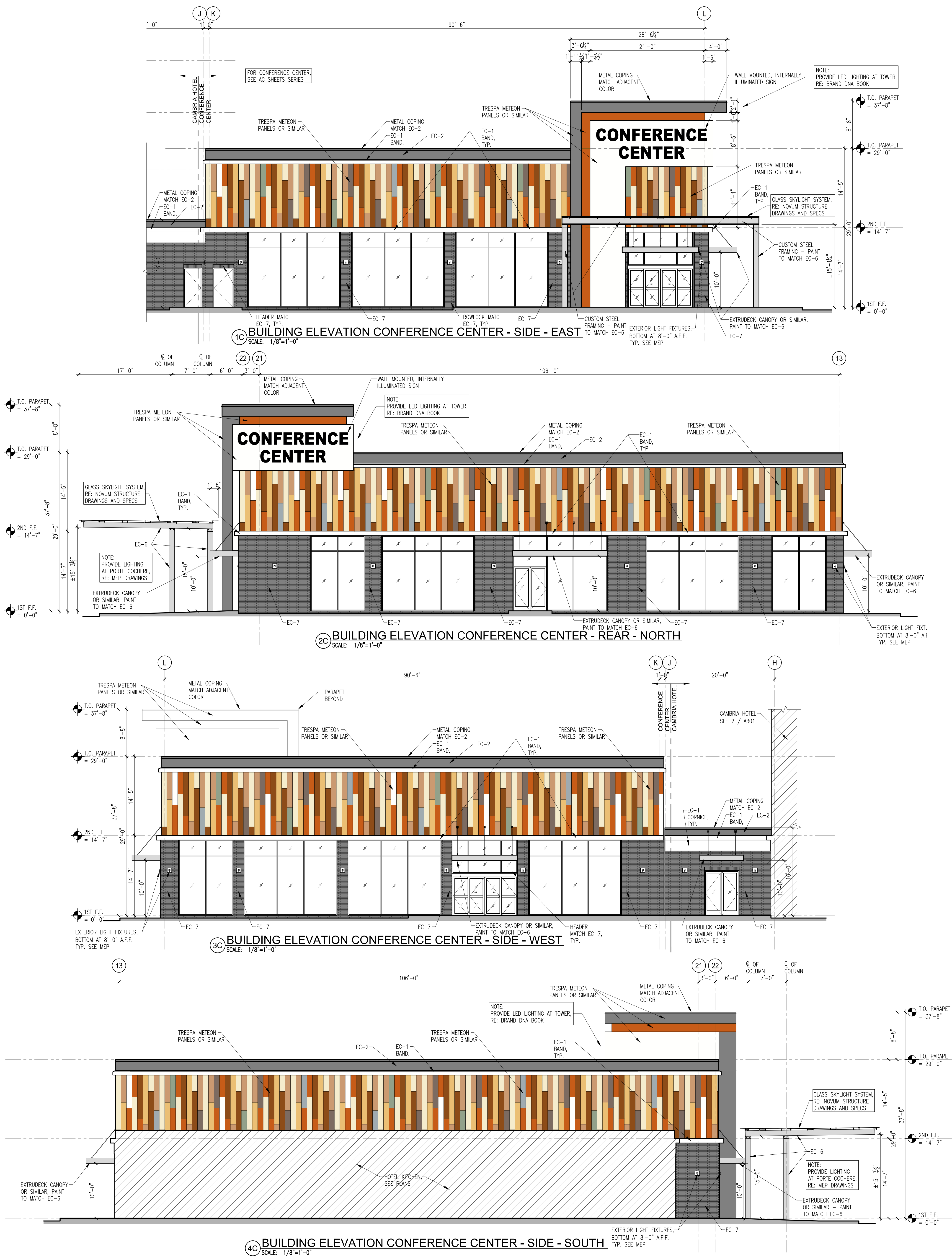
SHEET NUMBER:
A301

The drawings and other information contained on this sheet are to be used in connection with the project located at the Project Address shown in the Title Block.

Northlake Conference Center

Northlake, TX

Northport Dr & Dale Earnhardt Way, Northlake, TX 76262



EXTERIOR FINISH MATERIAL LEGEND

TAG #	MATERIAL	COLOR	POCHE' KEY
EC-1	EIFS	STO COLOR: MATCH SW6253 OLYMPUS WHITE FINISH : LOTUSAN	
EC-2	EIFS	STO COLOR: MATCH SW6256 SERIOUS GRAY FINISH : LOTUSAN	
EC-3	EIFS	STO COLOR: MATCH SW6255 MORNING FOG FINISH : LOTUSAN	
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EC-6	METAL PANEL SYSTEM	KYNAR COLOR : MATCH SW6253 OLYMPUS WHITE	
EC-7	ADHERED BRICK VENEER	BELDEN: JM BLACK DIAMOND VELOUR BRICK OR SIMILAR	

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: MAY 3, 2022

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

SUBJECT: SITE PLAN OF TWIN PEAKS RESTAURANT (SP-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)

SITE PLAN INFORMATION:

Owner/Applicant:	Twin Restaurant Northlake LLC
Engineer:	Kimley-Horn and Associates, Inc.
Zoning:	Mixed-Use Planned Development (MPD) which permits restaurant use.
Site:	Approximately 2.030 acres platted as Lot 2R, Block 1, Speedway Business Park, Phase 1, located between Raceway Drive and the northbound IH 35W Service Road south of Thrown Rod Lane.
Summary:	This application is for a site plan for an approximately 9,345 square-foot Twin Peaks restaurant.
Staff Analysis:	The applicant has provided a site plan package in accordance with requirements of the Unified Development Code (UDC) and MPD. The application was considered filed on April 14, 2022, and it will be approved on May 14, 2022, if no action is taken. The site plan package includes a site plan and landscape plan for the site as well as building elevations showing all sides of the planned restaurant. All elements of the site plan package meet or exceed the development standards and all applicable requirements of the UDC and MPD. The site plan includes some parking on the adjacent Lot 1R which can be shared with the future tenant on that lot. Without the additional parking, the minimum number of parking spaces required for restaurant use are still provided.

P&Z ACTIONS:

- Approve site plan package as submitted

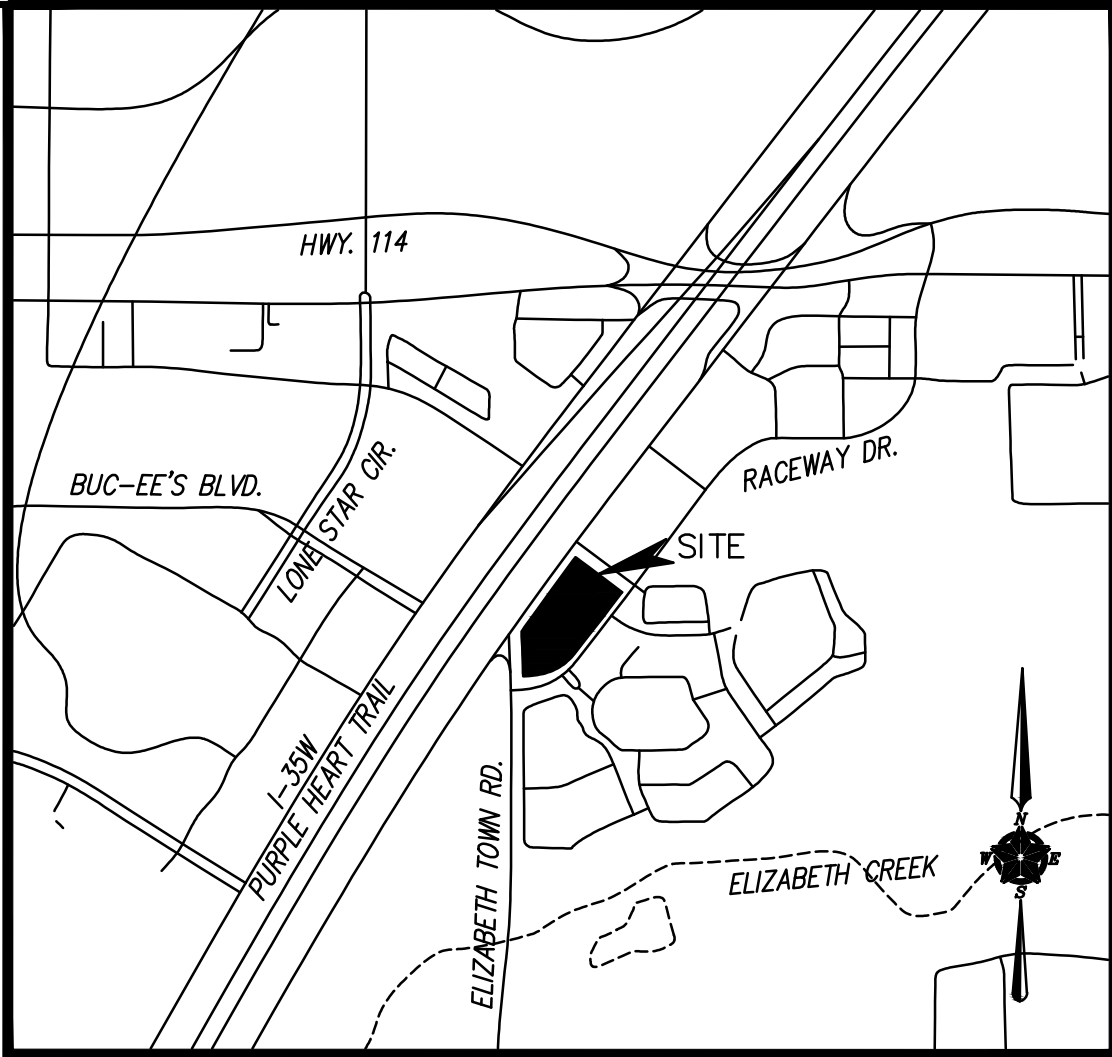
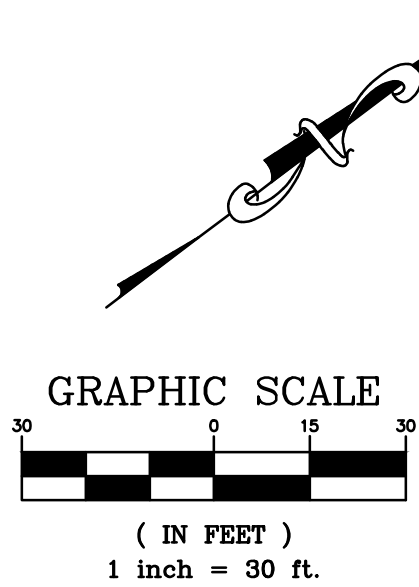
BENCHMARKS

"X" CUT ON CONCRETE STORM INLET ALONG THE SOUTH SIDE OF PAVING OF RACEWAY DRIVE, LOCATED APPROXIMATELY 184 FEET EAST AND 6 FEET SOUTH OF THE SOUTHERNMOST CORNER OF THE SUBJECT PROPERTY.

N=7,056,735.851 E= 2,343,635.286
ELEVATION=617.50'

- ① CONCRETE CURB AND GUTTER (PER LOCAL CODES). RADIUS ARE 3' UNLESS OTHERWISE NOTED.
- ② TAPER CURB TO MATCH EXISTING.
- ③ MATCH EXISTING PAVEMENT ELEVATION.
- ④ LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL
- ⑤ EXISTING PAVEMENT TO REMAIN.
- ⑥ CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
- ⑦ SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
- ⑧ DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- ⑨ PARKING STALL STRIPING. (PER LOCAL CODES)
- ⑩ ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- ⑪ ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- ⑫ ELK STATUE. (PER ARCH. PLANS)

- (13) DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- (14) 8' TALL WITH SCREENING MATERIAL TO MATCH BUILDING COLOR.
PROPOSED PAD MOUNTED TRANSFORMER.
- (15) "STOP" SIGN.
- (16) STOP BAR. (PER LOCAL CODES)
- (17) LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- (18) CURB INLET.
- (19) POLE SIGN.
- (20) LANE STRIPING.
- (21) 6" SANITARY SEWER LINE. (PRIVATE)
- (22) 2.5" DOMESTIC WATER LINE. (PRIVATE)
- (23) 1" IRRIGATION WATER LINE. (PRIVATE)
- (24) 6" FIRE LINE. (PRIVATE)
- (25) ELECTRIC LINE. (PRIVATE)
- (26) TELEPHONE LINE. (PRIVATE)
- (27) GAS LINE. (PRIVATE)



SITE LEGEND:

- | | | | |
|---|-----------------------------|---|------------------|
|  | PROPERTY LINE | | |
|  | PROPOSED CURB & GUTTER | | |
|  | LIMITS OF FULL DEPTH SAWCUT | | |
|  | PARKING SPACES |  | LIGHT POLE |
|  | FIRELANE |  | GAS METER |
|  | STOP BAR STRIPING |  | WATER METER |
|  | ACCESSIBLE SPACES |  | IRRIGATION METER |
|  | ADA RAMP |  | MANHOLE |
|  | BOLLARD |  | CURB INLET |
|  | TRAFFIC SIGN | | |

SITE DATA TABLE		
LOCATION:		NWC RACEWAY DR. & THROWN ROD LN. NORTHLAKE, TX 76262
LOT AREA:		3.051 AC. (132,896 S.F.)
ZONING:		MU-PD
CURRENT USE:		VACANT
PROPOSED USE:		RESTAURANT
BUILDING DATA:		
BUILDING AREA		9,345 S.F.
BUILDING HEIGHT		27'-3" (1 STORY)
BUILDING COVERAGE		11.9%
F.A.R.		8.39:1
PARKING SUMMARY: 1 PER 100 SF GFA OR 1 PER 4 SEATS		
		REQUIRED
PARKING SPACES (9'x18')		69
PARKING SPACES (9'x20')		72
ACCESSIBLE SPACES		6
TOTAL SPACES		147
LANDSCAPE:		
PERVIOUS:		53,929 S.F.
IMPERVIOUS:		78,967 S.F.

<u>ENGINEER/APPLICANT</u>	<u>OWNER</u>
JM CIVIL ENGINEERING	TWIN RESTAURANT NORTHLAKE LLC
1101 CENTRAL EXPRESSWAY SOUTH,	5151 BELT LINE ROAD
SUITE 215	DALLAS, TEXAS 75254
ALLEN, TX 75013	PHONE: (678) 488-9566
PHONE: (214) 491-1830	CONTACT: MIKE LOCEY
CONTACT: JOHN MEASELS, P.E.	

STATE OF TEXAS
JOHN THOMAS MEASELS
93278
REGISTERED
MECHANICAL ENGINEER



NWC RACEWAY DR. & THROWN ROD LN.
NORTHLAKE, TX 76262

PROJECT NO:	REV	DATE	DESCRIPTION	NAME
JN-1W21001				
DRAWING BY:				
JNCE				
CHECKED BY:				
JNCE				
ISSUE DATE:				
03/02/22				
SITE PLAN				

C 100

\\TWIN PEAKS\JM-TWP21001 NORTH AKE. TX\ CURRENT DRAWINGS\JM-TWP21001 MASTER NORTH AKE.DWG 3/2/2022 5:16 PM CHRIS STRICKLAND

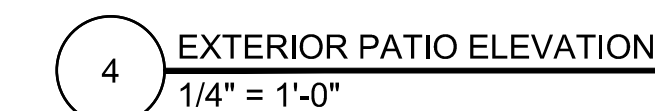
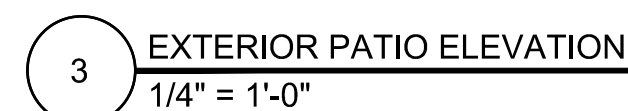


Know what's below.
Call before you dig.



Required	Provided
(15) trees, 2.5" cal.	(16) trees, 3" cal.

L1.01



RFQ-1	METAL ROOFING SYSTEM ON FELT - MTL-01, BERRIDGE MANUFACTURING PRE-FINISHED DOUBLE RIB METAL ROOFING PANEL (5-V CRIMP) 'HARTFORD GREEN' KYNAR 500 OR HYLAR 5000 FINISH.
RFQ-3	THERMOPLASTIC MEMBRANE ROOFING SYSTEM - DURO-LAST PVC SINGLE PLY ROOF SYSTEM INSTALLED ON RIGID INSULATION, ALT: FIRESTONE ULTRAPLY TPO SINGLE PLY ROOF SYSTEM.
ST-1	SYNTHETIC STONE SYSTEM - EASTERN MOUNTAIN LEDGE 'CHABLIS' BY CORONADO STONE SET IN SCRATCH COAT ON GALV METAL LATH OVER VAPOR BARRIER. INSTALL PER ICC EVALUATION REPORT ESR-2598
STUC-1	STUCCO SYSTEM, INTEGRAL COLOR #32132 TO MATCH SW 6102 'PORTABELLO', FLAT, MEDIUM FINISH
STUC-2	STUCCO SYSTEM, INTEGRAL COLOR #36141 TO MATCH SW 6468 'HUNT CLUB', FLAT, FINE FINISH
STUC-3	STUCCO SYSTEM WITH HORIZONTAL FUR REGLET 1-1/2" V REVEALS AT 12" O.C., INTEGRAL COLOR #36141, FLAT, FINE FINISH
E-PT-1	SHERWIN WILLIAMS: SW 6102 'PORTABELLO', FLAT
E-PT-2	SHERWIN WILLIAMS: SW 6468 'HUNT CLUB', FLAT
E-PT-3	SHERWIN WILLIAMS: SW 61104 'KAFEE', COAT
E-PT-4	SHERWIN WILLIAMS: SW 6886 'HEARTTHROB', FLAT
SDG-1	HARDIE PANEL VERTICAL FIBER CEMENT SIDING SYSTEM WITH VERTICAL 1X2 FIBER CEMENT BATTONS 44-10 FLASHING AND SEALANT TO MATCH FINISH - TYP.
SDG-2	1/4"-1/2" HARDIE TRIM FIBER CEMENT SIDING INSTALLED HORIZONTALLY WITH CLEAR ANODIZED HORIZONTAL FUR REGLET REVEAL (PCS-75-V-100)
E-WS-1	TWP 101 PRO SERIES SEMI-TRANSPARENT WOOD STAIN, COLOR: 'CEDAR TONE NATURAL'
FRP-2	FIBERGLASS REINFORCED PLASTIC PANEL - COLOR 'BLACK'.
TREX-1	TREX ENHANCE NATURAL S COMPOSITE DECK BOARD COLOR: 'TOASTED SAND'.

A. BUILDING SIGNAGE IS UNDER SEPARATE PERMIT REVIEW. GENERAL CONTRACTOR IS TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE. COORDINATE WITH SIGN VENDOR AND THE ELECTRICAL DRAWINGS.

B. GLAZING SUB-CONTRACTOR TO VERIFY WINDOW SIZES IN FIELD PRIOR TO FABRICATION.

DP3 ARCHITECTS, LTD.
15 S. Main Street, Suite 400 Greenville, SC 29601
T. 864.232.8200 F. 864.232.7587
www.DP3architects.com



Northlake, TX

Project Number	21406
Drawn By	KMW
Checked By	KMW
Date	14 JAN 2022

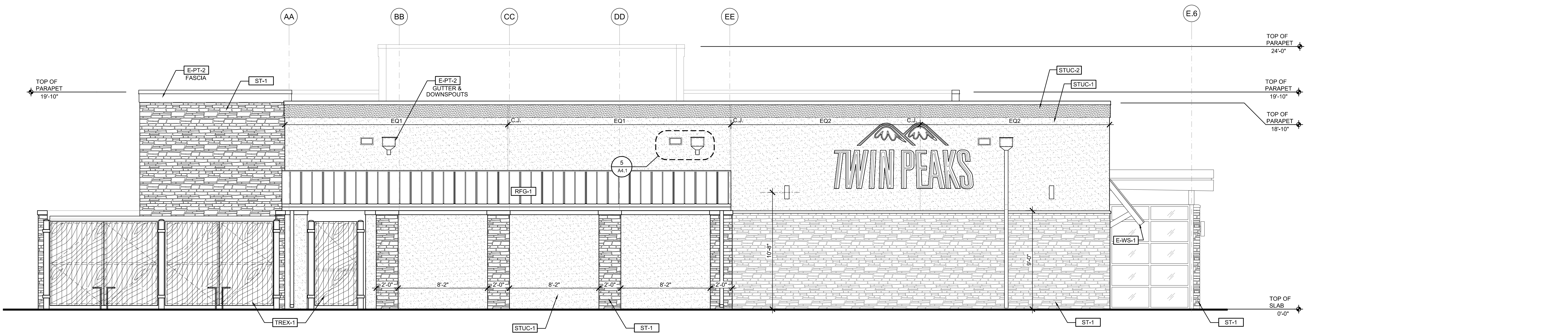
Revisions

Exterior Elevations

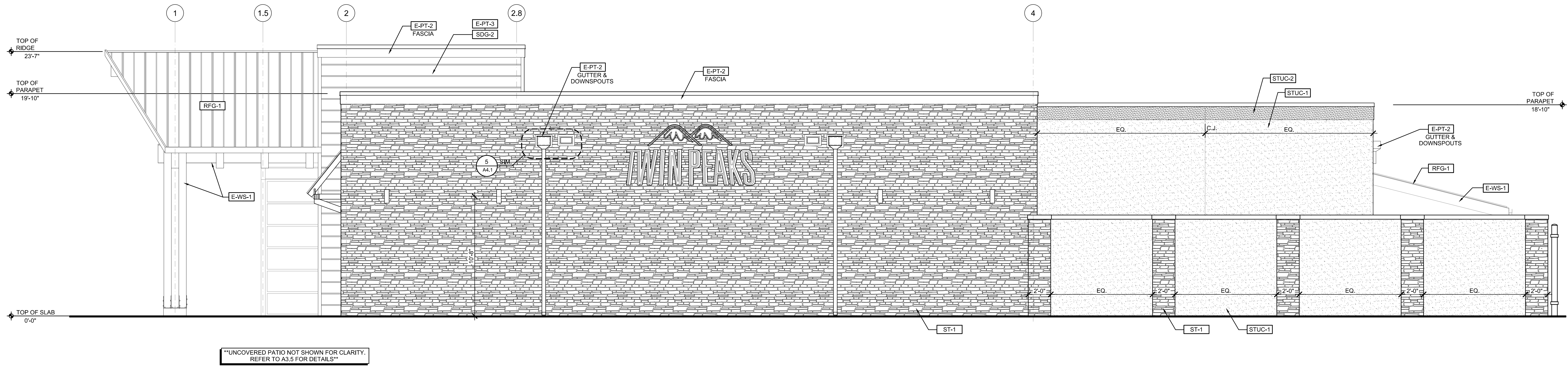
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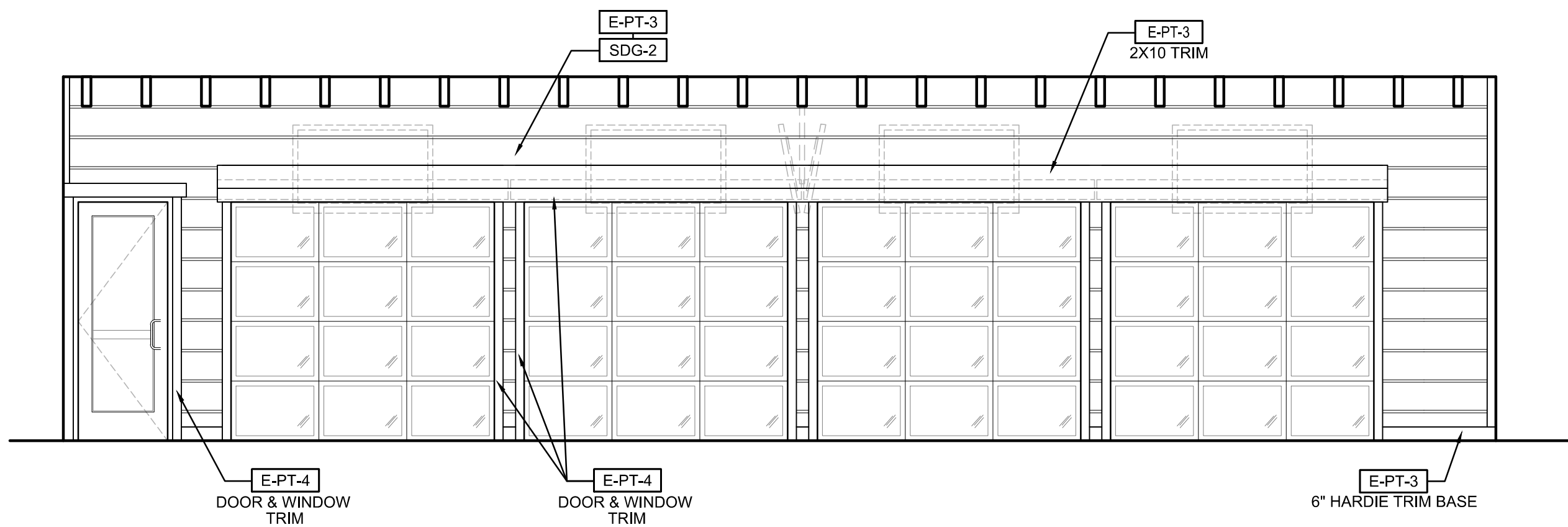
Copyright: These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.



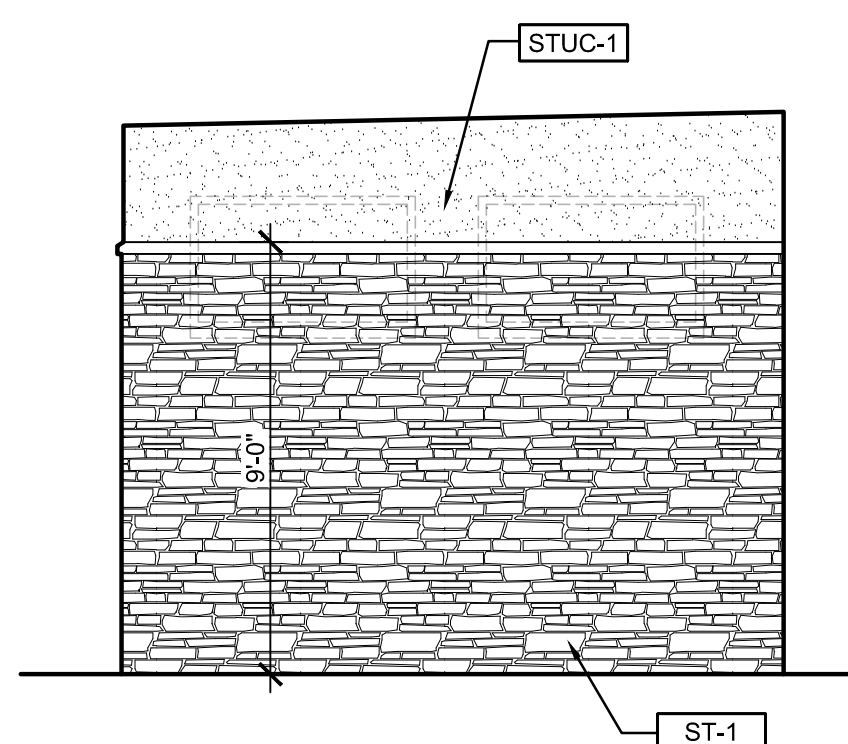
1 NORTH EXTERIOR ELEVATION - REAR
1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION - LEFT SIDE
1/4" = 1'-0"



3 EXTERIOR PATIO ELEVATION
1/4" = 1'-0"



4 EXTERIOR PATIO ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

RFG-1	METAL ROOFING SYSTEM ON FELT - MTL-01 - BERRIDGE MANUFACTURING PRE-FINISHED DOUBLE RIB METAL ROOFING PANEL (5-V CRIMP) 'HARTFORD GREEN' KYMAR 500 OR KYLOR 5000 FINISH.
RFG-3	THERMOPLASTIC MEMBRANE ROOFING SYSTEM - DURO-LAST PVC SINGLE PLY ROOF SYSTEM INSTALLED ON RIGID INSULATION. ALT. FIRESTONE ULTRAPLY TPO SINGLE PLY ROOF SYSTEM.
ST-1	SYNTHETIC STONE SYSTEM - EASTERN MOUNTAIN LEDGE 'CHABLIS' BY CORONADO STONE SET IN SCRATCH COAT ON GALV METAL LATH OVER VAPOR BARRIER. INSTALL PER ICC EVALUATION REPORT ESR-2598
STUC-1	STUCCO SYSTEM, INTEGRAL COLOR #32132 TO MATCH SW 6102 'PORTABELLO', FLAT, MEDIUM FINISH
STUC-2	STUCCO SYSTEM, INTEGRAL COLOR #36141 TO MATCH SW 6468 'HUNT CLUB', FLAT, FINE FINISH
STUC-3	STUCCO SYSTEM WITH HORIZONTAL FRY REGLET 1-1/2" V REVEALS AT 12" O.C.; INTEGRAL COLOR #36141, FLAT, FINE FINISH
E-PT-1	SHERWIN WILLIAMS: SW 6102 'PORTABELLO', FLAT
E-PT-2	SHERWIN WILLIAMS: SW 6468 'HUNT CLUB', FLAT
E-PT-3	SHERWIN WILLIAMS: SW 61104 'KAFFEE', FLAT
E-PT-4	SHERWIN WILLIAMS: SW 6866 'HEARTTHROB', FLAT
SDG-1	HARDIE PANEL VERTICAL FIBER CEMENT SIDING SYSTEM WITH VERTICAL 1X2 FIBER CEMENT BATTONS JH40-30 FLASHING AND SEALANT TO MATCH FINISH - TYP.
SDG-2	4/4 12" HARDIE TRIM FIBER CEMENT SIDING INSTALLED HORIZONTALLY WITH CLEAR ANODIZED HORIZONTAL FRY REGLET REVEAL (PCS-75-V-100)
E-WS-1	TWP 101 PRO SERIES SEMI-TRANSPARENT WOOD STAIN, COLOR: 'CEDAR TONE NATURAL'.
FRP-2	FIBERGLASS REINFORCED PLASTIC PANEL - COLOR 'BLACK'.
TREX-1	TREX ENHANCE NATURALS COMPOSITE DECK BOARD COLOR: 'TOASTED SAND'.

A4 SERIES GENERAL NOTES

- A. BUILDING SIGNAGE IS UNDER SEPARATE PERMIT REVIEW. GENERAL CONTRACTOR IS TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE. COORDINATE WITH SIGN VENDOR AND THE ELECTRICAL DRAWINGS.
- B. GLAZING SUB-CONTRACTOR TO VERIFY WINDOW SIZES IN FIELD PRIOR TO FABRICATION.

Seal



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www.DP3architects.com

Project



Northlake, TX

Project Number 21406
Drawn By KMW
Checked By KMW
Date 14 JAN 2022

Revisions

Drawing

Exterior Elevations

A4.2

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: MAY 3, 2022

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

SUBJECT: JEFFERSON NORTHLAKE PRELIMINARY PLAT (PP-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)

PRELIMINARY PLAT INFORMATION:

Applicant/Owner: Jefferson Northlake LLC

Engineer/Surveyor: Kimley-Horn and Associates, Inc.

Current Zoning: Mixed-Use Planned Development (MPD) which permits multi-family residential use on the site.

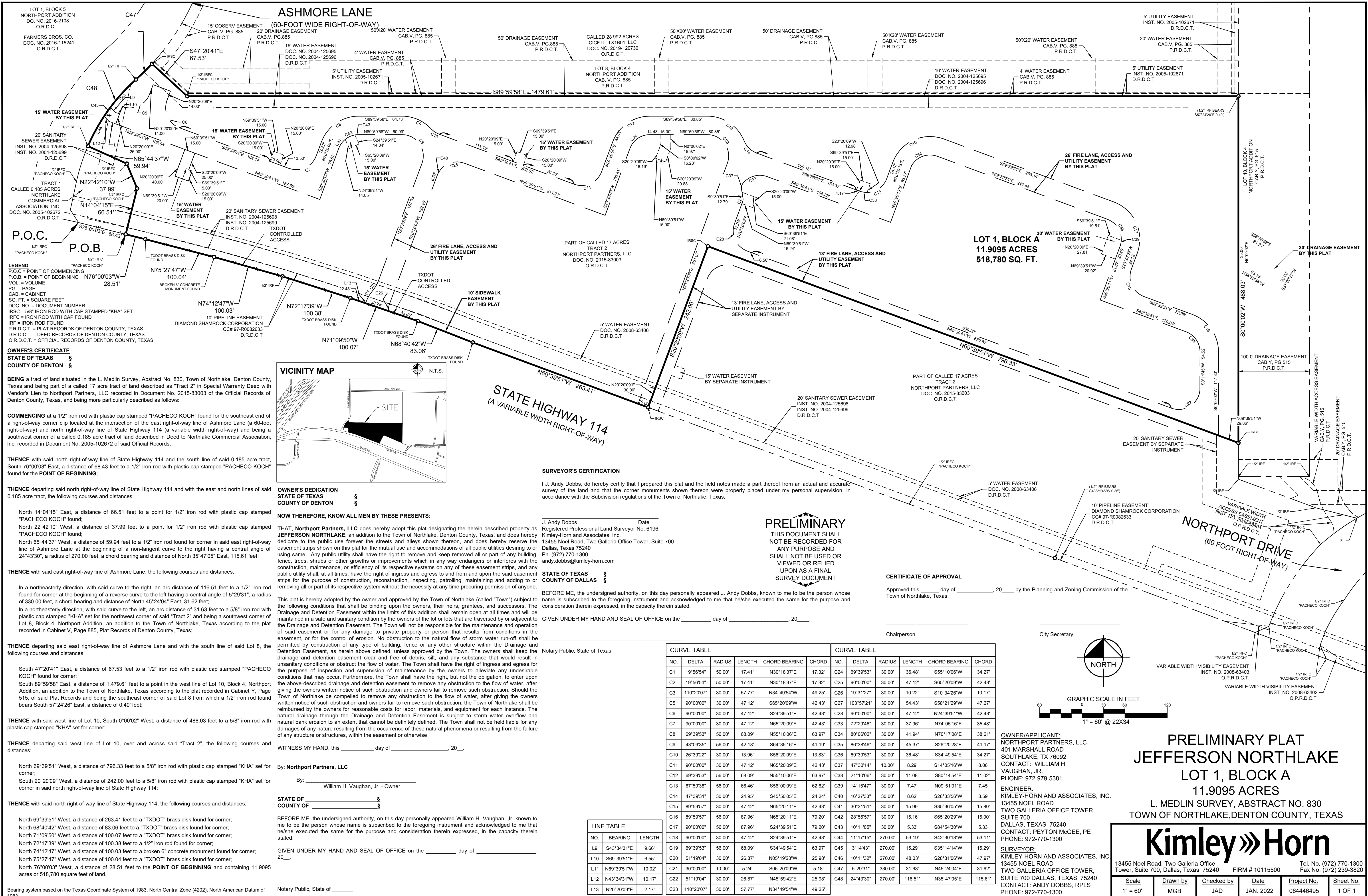
Site: Approximately 11.909-acre tract of land in the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Ashmore Lane.

Summary: This application is for a preliminary plat of one lot for a proposed multi-family residential development.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with requirements of the Unified Development Code (UDC). The application was considered filed on April 18, 2022, and will be approved on May 18, 2022, if no action is taken. Preliminary plans for storm drainage, water, sanitary sewer, and paving were also submitted for review. The preliminary plat and plans meet all platting and engineering design requirements.

P&Z ACTIONS:

- Approve preliminary plat as submitted



NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: MAY 3, 2022

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

SUBJECT: SITE PLAN OF JEFFERSON NORTHLAKE (SP-22-007)



GOALS/OBJECTIVES:

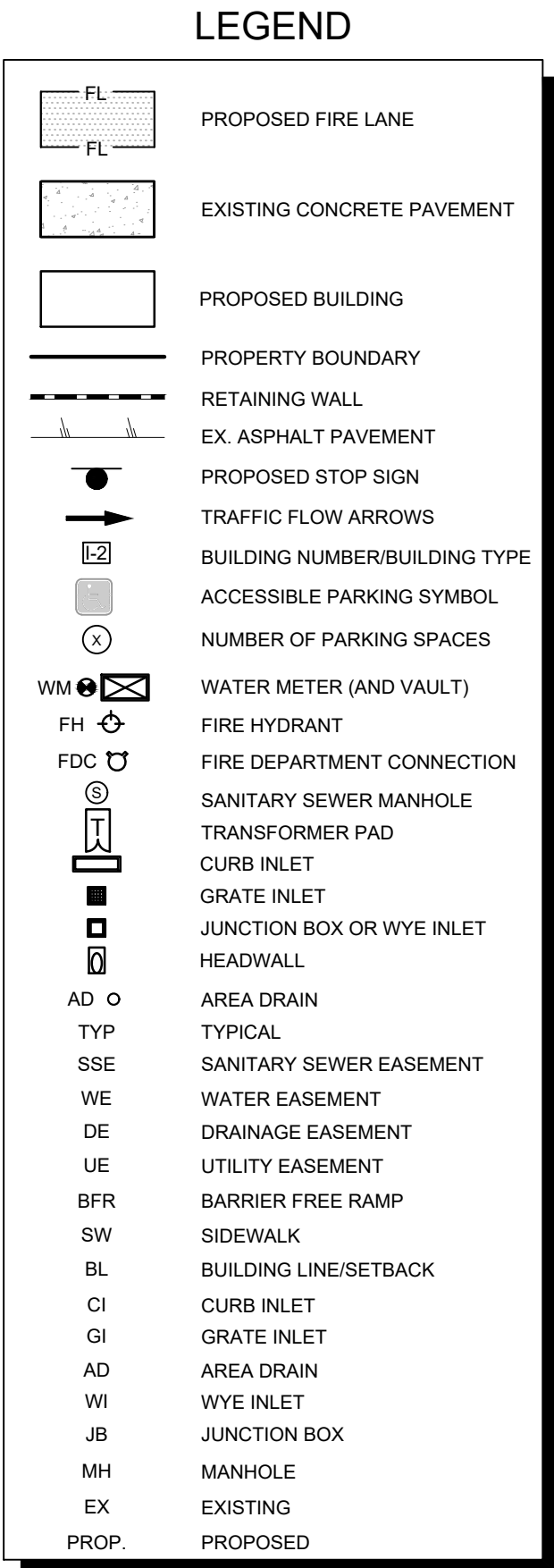
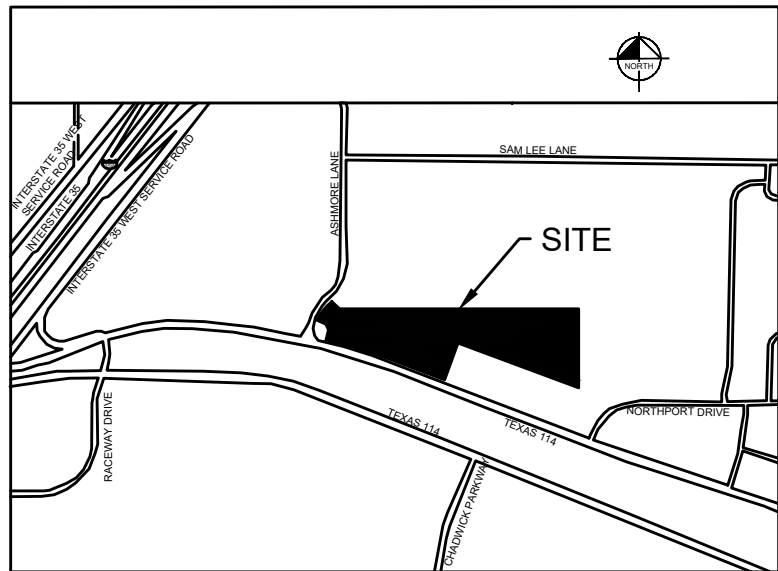
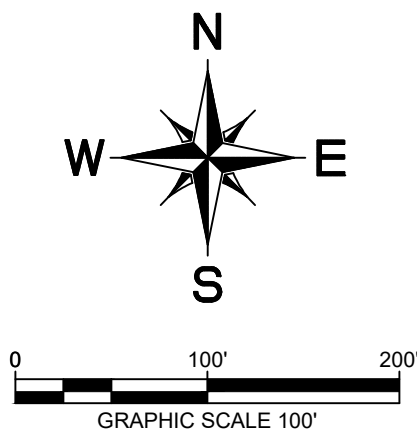
- Protect the public; Create a sustainable service plan (Council Goal)
- Invest in Infrastructure; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities. (Council Goal)

SITE PLAN INFORMATION:

Applicant/ Owner:	Jefferson Northlake LLC
Engineer/Surveyor:	Kimley-Horn and Associates, Inc.
Zoning:	Mixed-Use Planned Development (MPD) which allows 31 units per gross acre on the site for a maximum of 369 multi-family residential units.
Site:	Approximately 11.909-acre tract of land in the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Ashmore Lane.
Summary:	This application is for a site plan of Jefferson Northlake, a proposed 360-unit multi-family residential development to go on the proposed lot to be platted with the Jefferson Northlake preliminary plat item on this same agenda.
Staff Analysis:	The applicant has provided a site plan package in accordance with requirements of the Unified Development Code (UDC) and MPD. The application was considered filed on April 18, 2022, and it will be approved on May 18, 2022, if no action is taken. The site plan package includes a site plan and landscape plan for the site as well as building elevations showing all sides of the 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 driveway spacing exhibit was also provided to show how the driveway locations will work when the main lanes of SH 114 are added and to demonstrate how the driveway locations meet all TxDOT spacing standards.

P&Z ACTIONS:

- Approve site plan package as submitted



NOTES

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISHES INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE OF THE TOWN OF NORTHLAKE.
4. REFER TO LANDSCAPE PLANS BY LAND DESIGN FOR PROPOSED RAMPS, CROSSWALKS, SIDEWALKS, AND BARRIER FREE RAMP LOCATIONS.
5. TxDOT DRIVEWAY PERMIT REQUIRED FOR ALL DRIVEWAY CONNECTIONS WITH TxDOT ROW.

SITE PLAN FOR JEFFERSON NORTHLAKE TRACT I	
11.91 ACRES IN THE L. MEDLIN SURVEY, ABST. NO. 830; WITHIN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS	
<u>FEBRUARY 2022</u>	
ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: (972) 770-1300 CONTACT: PEYTON E. MCGEE, P.E.	OWNER JPI REAL ESTATE ACQUISITIONS, LLC ADDRESS: 800 E LAS COLINAS BLVD. SUITE 1800 IRVING, TX 75039 PHONE: (972) 556-1700 CONTACT: MILLER SYLVAN
<u>APPLICANT</u> JPI REAL ESTATE ACQUISITIONS, LLC ADDRESS: 800 E LAS COLINAS BLVD., SUITE 1800 IRVING, TX 75039 PHONE: (214) 451-5908 CONTACT: MILLER SYLVAN	<u>ARCHITECT</u> JHP ADDRESS: 8340 MEADOW RD. SUITE 150 DALLAS, TX 75231 PHONE: (214) 363-5687 CONTACT: JOHN SCHRADER
JEFFERSON NORTHLAKE LEVEL 1 SCHEMATIC DESIGN PLANS TOWN OF NORTHLAKE DENTON COUNTY, TEXAS	
SHEET NUMBER C-05	

CLIENT:

JPI

600 E. LAS COLINAS BLVD.,
SUITE 1800
IRVING, TX 75039
P: 972.373.3998

KEY MAP

03.16.2022



SITE PLAN SUBMITTAL

PROJECT

**JEFFERSON
NORTHLAKE**

NORTHLAKE, TEXAS

ANDDESIGN PROJ.#
8521193

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	01.14.2022
	SITE PLAN RESUBMITTAL	02.05.2022
	SITE PLAN RESUBMITTAL	03.21.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

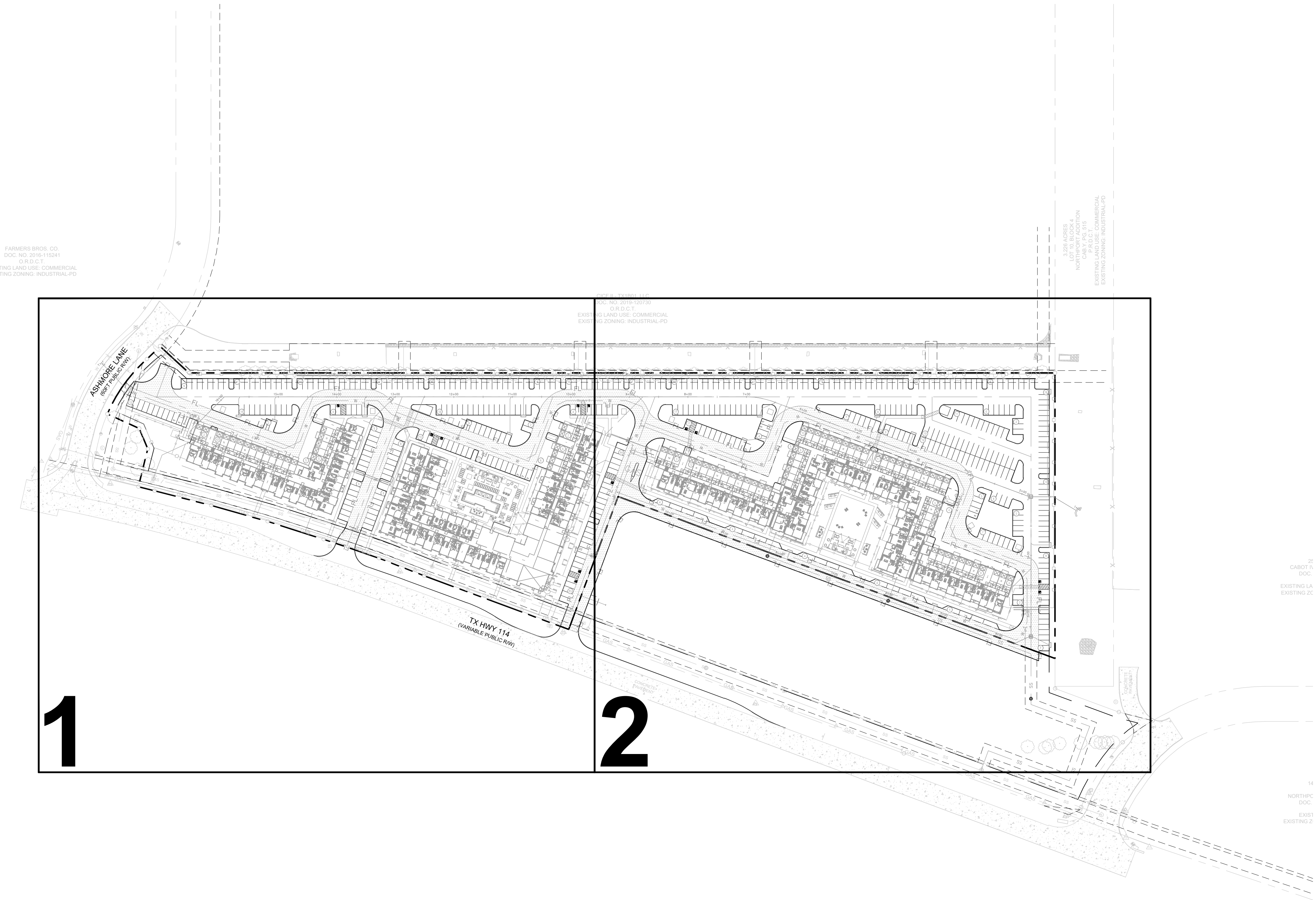
SCALE NORTH

VERT: N/A
HORZ: 1"=100'

OVERALL REQUIRED
LANDSCAPE PLAN

SHEET NUMBER

L6-00



TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
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SITE PLAN FOR JEFFERSON NORTHLAKE TRACT I

11.91 ACRES IN THE L. MEDLIN
SURVEY, ABST. NO. 830; WITHIN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

MARCH 2022

ENGINEER / SURVEYOR		OWNER
KIMLEY-HORN AND ASSOCIATES, INC.		JPI
ADDRESS: 14465 NOEL ROAD, TWO GALLERIA		ADDRESS: 600 E LAS COLINAS BLVD.
OFFICE TOWER, SUITE 700		SUITE 1800
DALLAS, TX 75240		IRVING, TX 75039
PHONE: 214-670-1500		PHONE: (972) 556-7700
CONTACT: PEYTON E. McGEE, P.E.		CONTACT: MILLER SYLVAN
APPLICANT		ARCHITECT
JPI REAL ESTATE ACQUISITION, LLC.		JHP
ADDRESS: 600 E LAS COLINAS BLVD.,		ADDRESS: 8340 MEADOW RD.
SUITE 1800		SUITE 150
IRVING, TX 75039		DALLAS, TX 75231
PHONE: (214) 451-0909		PHONE: (214) 363-5681
CONTACT: MILLER SYLVAN		CONTACT: JOHN SCHRADER

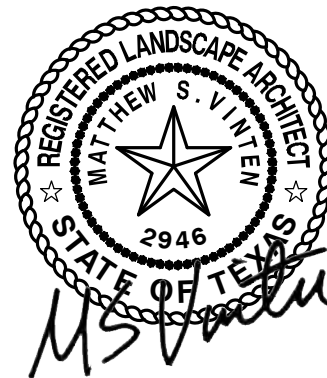
CLIENT:

JPI
600 E. LAS COLINAS BLVD.,
SUITE 1800
IRVING, TX 75039
P: 972.373.3998

KEY MAP

SEAL

03.16.2022



SITE PLAN
SUBMITTAL

PROJECT

JEFFERSON
NORTHLAKE

NORTHLAKE, TEXAS

LANDDESIGN PROJ.#

8521193

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	01.14.2022
	SITE PLAN RESUBMITTAL	02.05.2022
	SITE PLAN RESUBMITTAL	03.21.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=50'

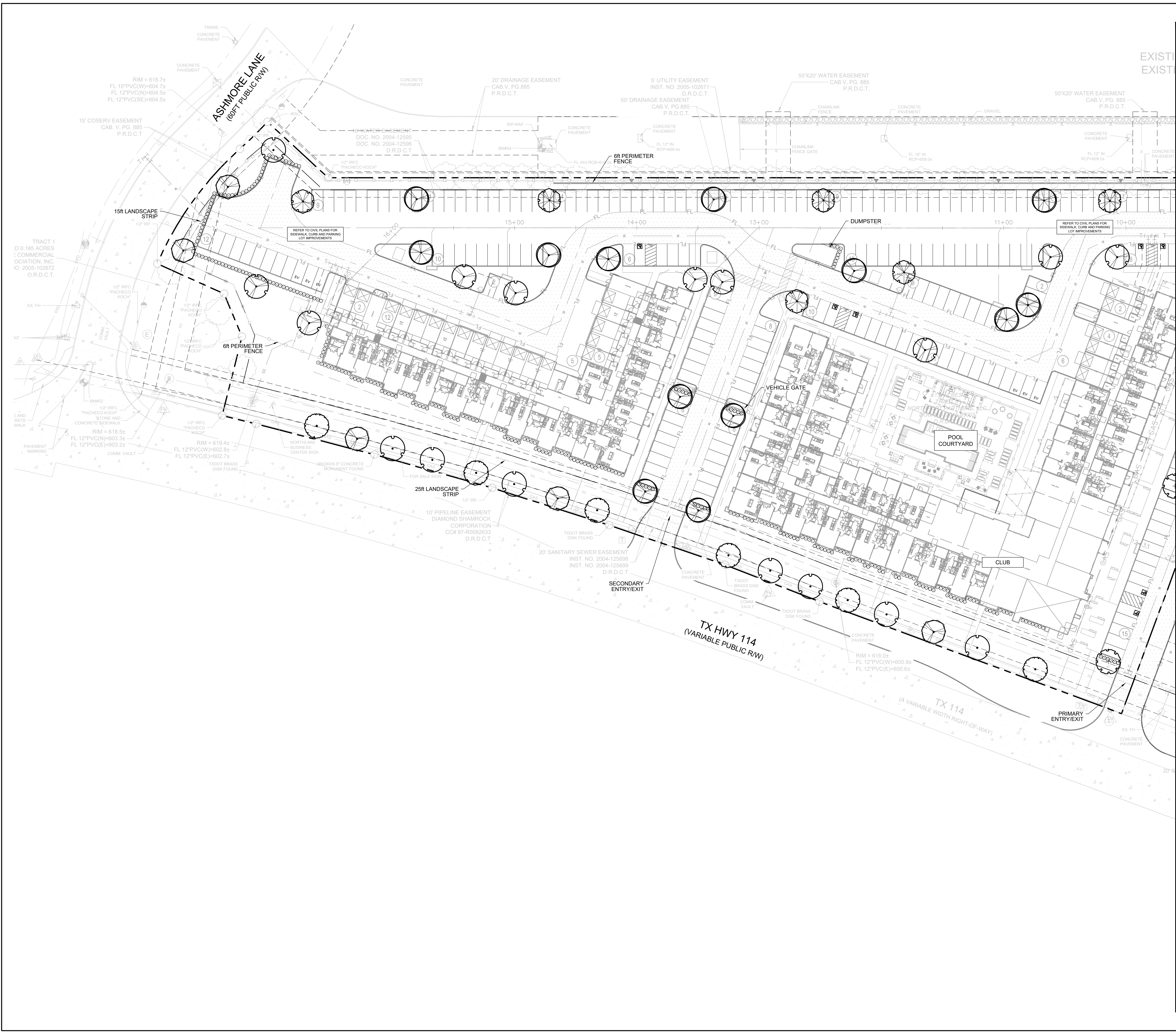
0 25' 50' 100'

SHEET TITLE

REQUIRED LANDSCAPE
PLAN

SHEET NUMBER

L6-01



REFER TO SHEET L6-02



SITE PLAN
FOR
JEFFERSON NORTHLAKE
TRACT I

11.91 ACRES IN THE L. MEDLIN
SURVEY, ABST. NO. 830; WITHIN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

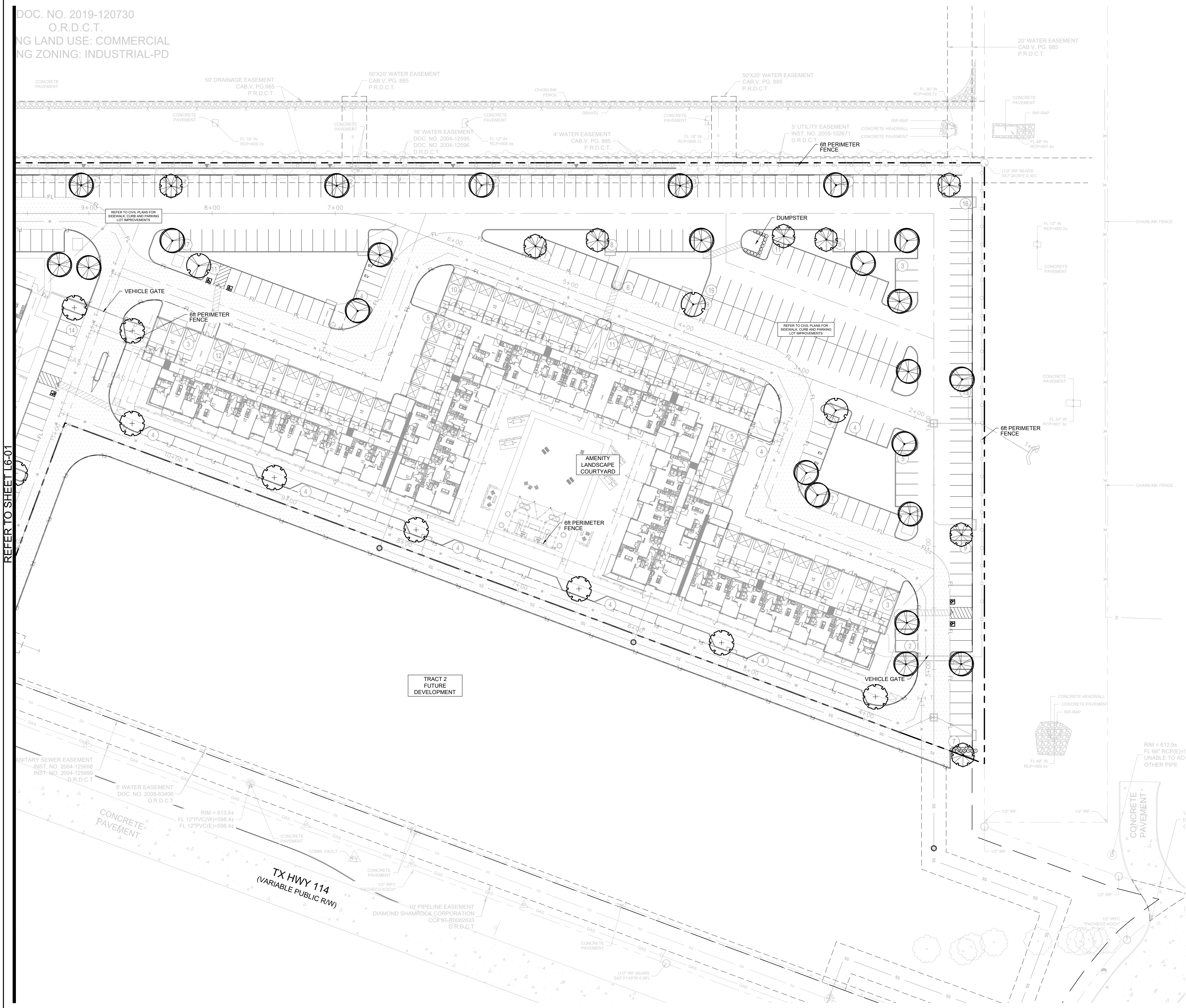
MARCH 2022

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: (972) 770-1300
CONTACT: PEYTON E. MCGEE, P.E.
APPLICANT
JPI REAL ESTATE ACQUISITION, LLC.
ADDRESS: 600 E. LAS COLINAS BLVD.,
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IRVING, TX 75039
PHONE: (214) 451-5908
CONTACT: MILLER SYLVAN

OWNER
JPI
ADDRESS: 600 E. LAS COLINAS BLVD.,
SUITE 1800
IRVING, TX 75039
PHONE: (972) 556-1700
CONTACT: MILLER SYLVAN
ARCHITECT
JHP
ADDRESS: 8340 MEADOW RD.,
SUITE 150
DALLAS, TX 75231
PHONE: (214) 363-5687
CONTACT: JOHN SCHRADER

DOC. NO. 2019-120730
O.R.D.C.T.
NG LAND USE: COMMERCIAL
NG ZONING: INDUSTRIAL-PD

REFER TO SHEET L6-01



PLANT SCHEDULE		
TREES	CODE	BOTANICAL / COMMON NAME
	CSSM	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple MATCHED SPECIMEN, STRONG CENTRAL LEADER
	AGBM	Acer grandidentatum / Bigtooth Maple MATCHED SPECIMEN, STRONG CENTRAL LEADER
	GIBI	Ginkgo biloba / Maidenhair Tree MATCHED SPECIMEN, STRONG CENTRAL LEADER
	QUMU	Quercus muehlenbergii / Chinkapin Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER
	QUSH	Quercus shumardii / Shumard Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER
	QUTE	Quercus texana / Texas Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER
	QUVI	Quercus virginiana / Southern Live Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER
	ULPS	Ulmus parvifolia 'Sempervirens' / Evergreen Lacebark Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABGR	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia 'Edward Goucher'
	ICBN	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly
	IVNA	Ilex vomitoria 'Nana' / Dwarf Yaupon
	LEFR	Leucophyllum frutescens 'Greado' / Desperado Texas Sage

CLIENT:
JPI
600 E. LAS COLINAS BLVD.,
SUITE 1800
IRVING, TX 75039
P: 972.373.3998

KEY MAP

SEAL 03.16.2022



SITE PLAN SUBMITTAL

PROJECT
**JEFFERSON
NORTHLAKE**

NORTHLAKE, TEXAS



TEXAS 811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

SITE PLAN FOR JEFFERSON NORTHLAKE TRACT I

11.91 ACRES IN THE L. MEDLIN
SURVEY, ABST. NO. 830; WITHIN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

MARCH 2022

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: (972) 770-1300 CONTACT: PEYTON E. MCGEE, P.E. APPLICANT JPI REAL ESTATE ACQUISITION, LLC. ADDRESS: 600 E. LAS COLINAS BLVD., SUITE 1800 IRVING, TX 75039 PHONE: (214) 451-5908 CONTACT: MILLER SYLVAN	OWNER JPI ADDRESS: 600 E. LAS COLINAS BLVD. SUITE 1800 IRVING, TX 75039 PHONE: (972) 556-1700 CONTACT: MILLER SYLVAN ARCHITECT JHP ADDRESS: 8340 MEADOW RD. SUITE 150 DALLAS, TX 75231 PHONE: (214) 363-5687 CONTACT: JOHN SCHRADER
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LANDDESIGN PROJ.# 8521193

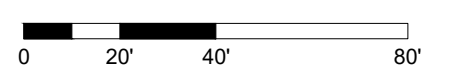
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	01.14.2022
	SITE PLAN RESUBMITTAL	02.05.2022
	SITE PLAN RESUBMITTAL	03.21.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=40'

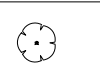
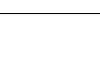


SHEET TITLE

REQUIRED LANDSCAPE
PLAN

SHEET NUMBER

L6-02

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.
	CSSM	12	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	AGBM	18	Acer grandidentatum / Bigtooth Maple MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	GIBI	10	Ginkgo biloba / Maidenhair Tree MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10'-12' HT.
	QUMU	8	Quercus muehlenbergii / Chinkapin Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUSH	6	Quercus shumardii / Shumard Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUTE	14	Quercus texana / Texas Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUVI	5	Quercus virginiana / Southern Live Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ULPS	18	Ulmus parvifolia 'Sempervirens' / Evergreen Lacebark Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	SPACING	MIN. HT.
	ABGR	108	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia 'Edward Goucher'	#5	3' O.C.	36"
	ICBN	111	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	#10	3' O.C.	36"
	IVNA	73	Ilex vomitoria 'Nana' / Dwarf Yaupon	#5	3' O.C.	36"
	LEFR	33	Leucophyllum frutescens 'Greado' / Desperado Texas Sage	#10	3' O.C.	36"

PLANTING NOTES:

- ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z80.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
- CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER CITY OF NORTHLAKE LANDSCAPE ORDINANCE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR
- SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
- SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
- AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEIOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF:
 - 4"-6" FOR SOLID TURF AREAS
 - 8"-12" FOR GROUNDCOVER AREAS
 - 12"-18" FOR SHRUB AREAS
 - 24"-36" FOR TREE PITS AND AREAS.
- AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER. AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD, THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

- SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
- A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
- PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
- WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
- IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
- CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
- ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
- SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

- A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- IF IRRIGATION SYSTEM IS DESIGN/BUILD, CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

LANDSCAPE REQUIREMENT COMPLIANCE
CITY OF NORTHLAKE, TEXAS

STREET TREES		
STANDARD	REQUIRED	PROVIDED
1 large shade tree / 50lf	HWY 114, (777 lf) = 16 trees (3" cal.)	16 trees (3" cal.)
1 large shade tree / 50lf	ASHMORE LANE (150 lf) = 3 trees (3" cal.)	3 trees (3" cal.)
BUFFERS		
STANDARD	REQUIRED	PROVIDED
(10) gallon evergreen shrubs shall be provided to screen areas where parking lots and drives abut the landscape along a r/w	yes	yes
INTERIOR PARKING		
STANDARD	REQUIRED	PROVIDED
1 shade tree / 10 spaces	600 spaces - 60 trees (3" cal.)	60 trees (3" cal.)
parking lot - 8% open space	PARKING LOT 274,880sf X .08 = 21,990sf open space	21,990sf open space
FOUNDATION PLANTING		
STANDARD	REQUIRED	PROVIDED
provide 5ft wide planting beds along at least 50% of high-use, high visibility walls	yes	yes

GENERAL MAINTENANCE NOTES:

ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED REGULARLY TO ENSURE CONTINUOUS HEALTHY GROWTH. DISEASED, DEAD OR MISSING REQUIRED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR LESS AS SPECIFIED BY THE CITY. LANDSCAPE INSPECTOR WITH MATERIAL OF AN EQUIVALENT OR GREATER VALUE.

IRRIGATION NOTES:

AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED WITH RAIN SENSORS AND LOW GALLONAGE, LOW ANGLE NOZZLES IN SUCH A WA AS TO AVOID WATER OVERFLOW INTO THE STREET. A FREEZE SENSOR SHALL BE PLACED IN EACH CONTROLLER TO PREVENT THE IRRIGATION SYSTEM FROM ACTIVATING TO CREATE UNSAFE SPILLAGE ON ROADS AND/OR SIDEWALKS



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SITE PLAN
FOR
JEFFERSON NORTHLAKE
TRACT I

11.91 ACRES IN THE L. MEDLIN
SURVEY, ABST. NO. 830; WITHIN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

MARCH 2022

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: (972) 770-1300 CONTACT: PEYTON E. McGEE, P.E.	OWNER JPI ADDRESS: 600 E. LAS COLINAS BLVD., SUITE 1800 IRVING, TX 75039 (972) 556-1700 CONTACT: MILLER SYLVAN
APPLICANT JPI REAL ESTATE ACQUISITION, L.L.C. ADDRESS: 600 E. LAS COLINAS BLVD., SUITE 1800 IRVING, TX 75039 PHONE: (214) 451-5908 CONTACT: MILLER SYLVAN	ARCHITECT JHP ADDRESS: 8340 MEADOW RD., SUITE 150 DALLAS, TX 75231 (214) 363-6687 CONTACT: JOHN SCHRADER

CLIENT:

JPI
600 E. LAS COLINAS BLVD.,
SUITE 1800
IRVING, TX 75039
P: 972.373.3998

KEY MAP

SEAL

03.16.2022



SITE PLAN
SUBMITTAL

PROJECT

JEFFERSON
NORTHLAKE

NORTHLAKE, TEXAS

LANDDESIGN PROJ.#
8521193

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	01.14.2022
	SITE PLAN RESUBMITTAL	02.05.2022
	SITE PLAN RESUBMITTAL	03.21.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

REQUIRED LANDSCAPE
SCHEDULE, REQUIREMENTS
& NOTES

SHEET NUMBER

L6-03

CLIENT:

JPI
600 E. LAS COLINAS BLVD.,
SUITE 1800
IRVING, TX 75039
P: 972.373.3998

KEY MAP

SEAL

03.16.2022



SITE PLAN
SUBMITTAL

PROJECT

JEFFERSON
NORTHLAKE

NORTHLAKE, TEXAS



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FOR
JEFFERSON NORTHLAKE
TRACT I

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MARCH 2022

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JHP
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DALLAS, TX 75231
PHONE: (214) 363-5687
CONTACT: JOHN SCHRADER

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH

VERT: N/A
HORZ: N/A

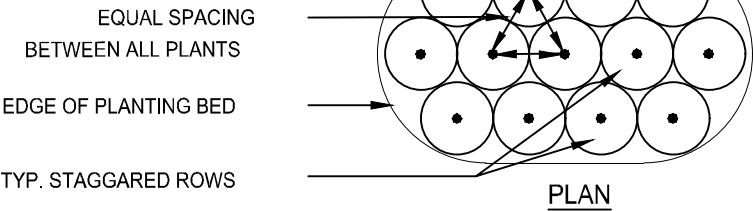
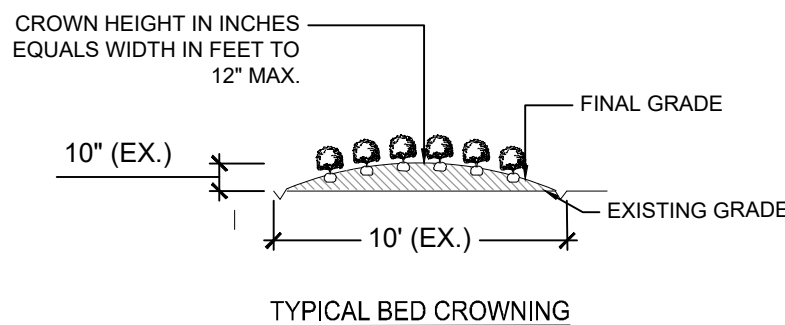
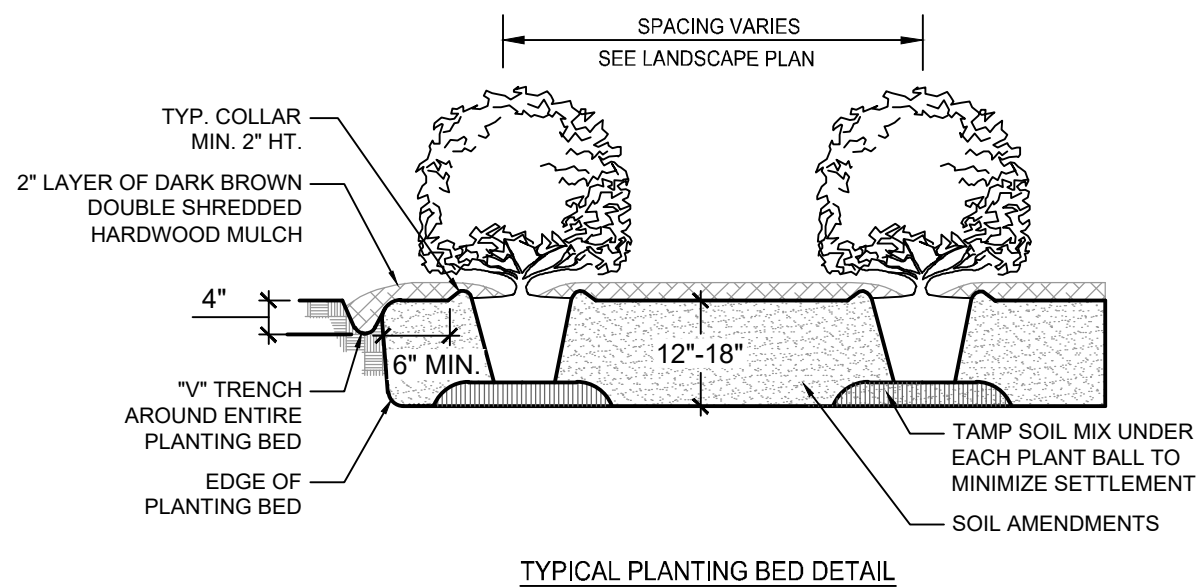
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REQUIRED LANDSCAPE
DETAILS

SHEET NUMBER

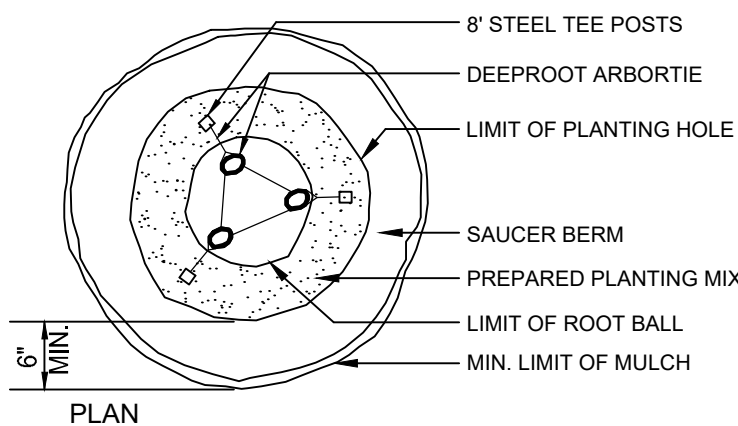
L6-04

- NOTES:
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
 2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



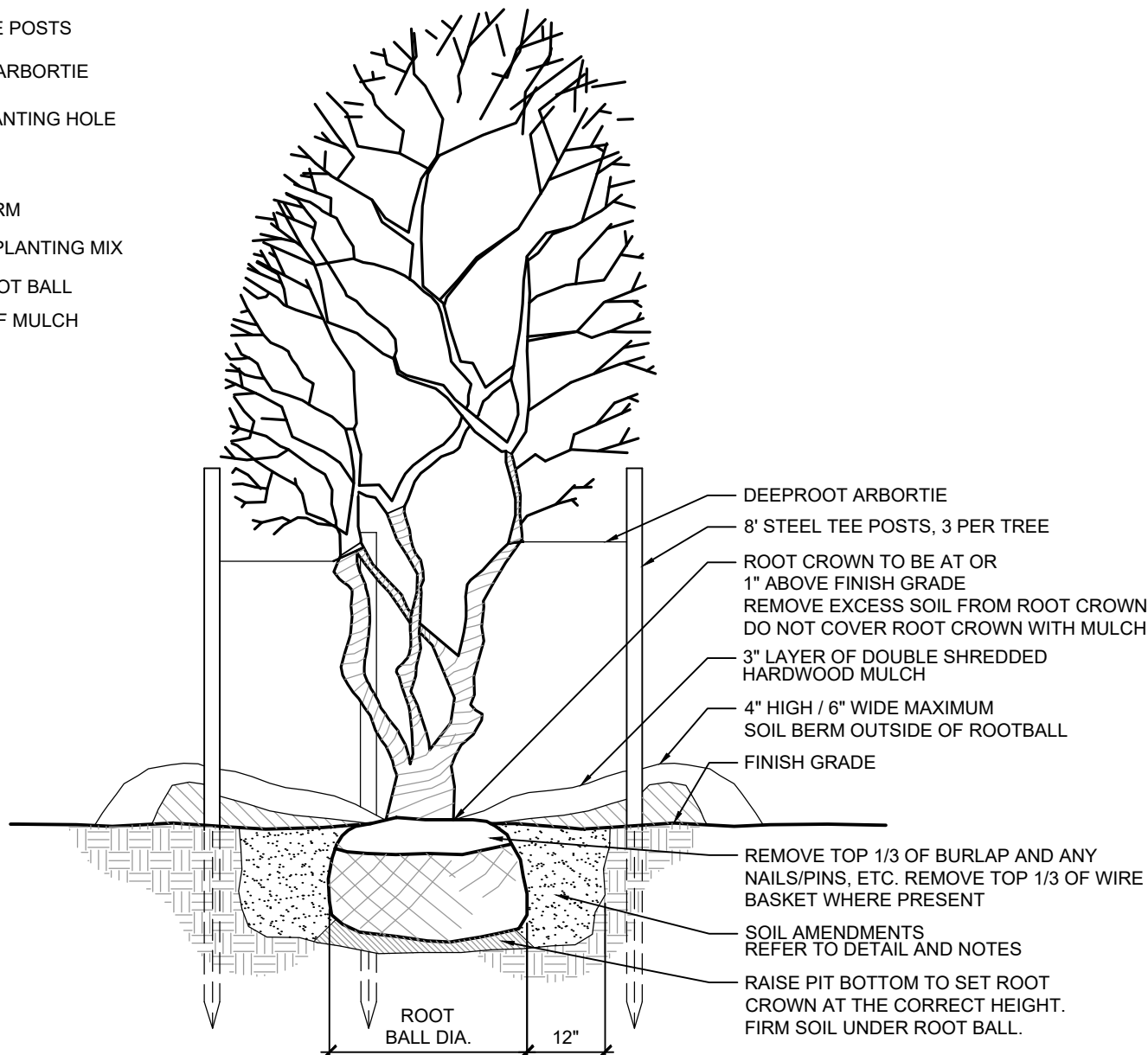
01 SHRUB PLANTING BED

NOT TO SCALE



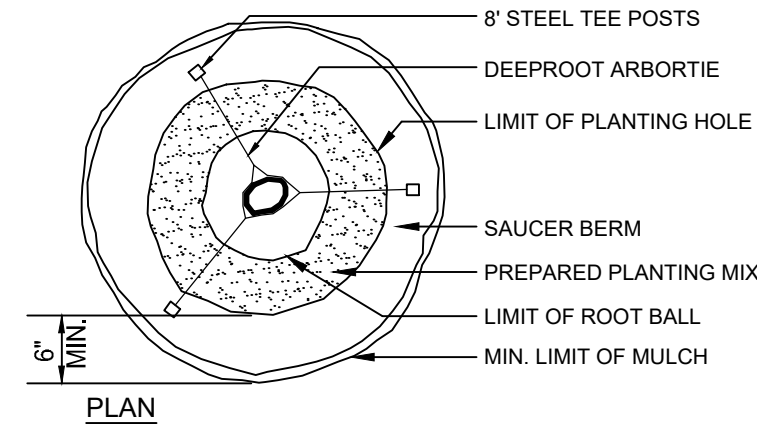
NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.



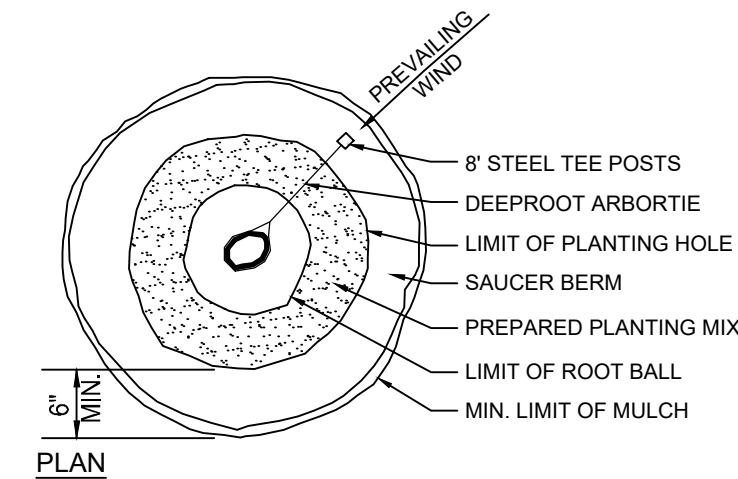
03 MULTI-STEM TREE PLANTING

NOT TO SCALE



NOTES:

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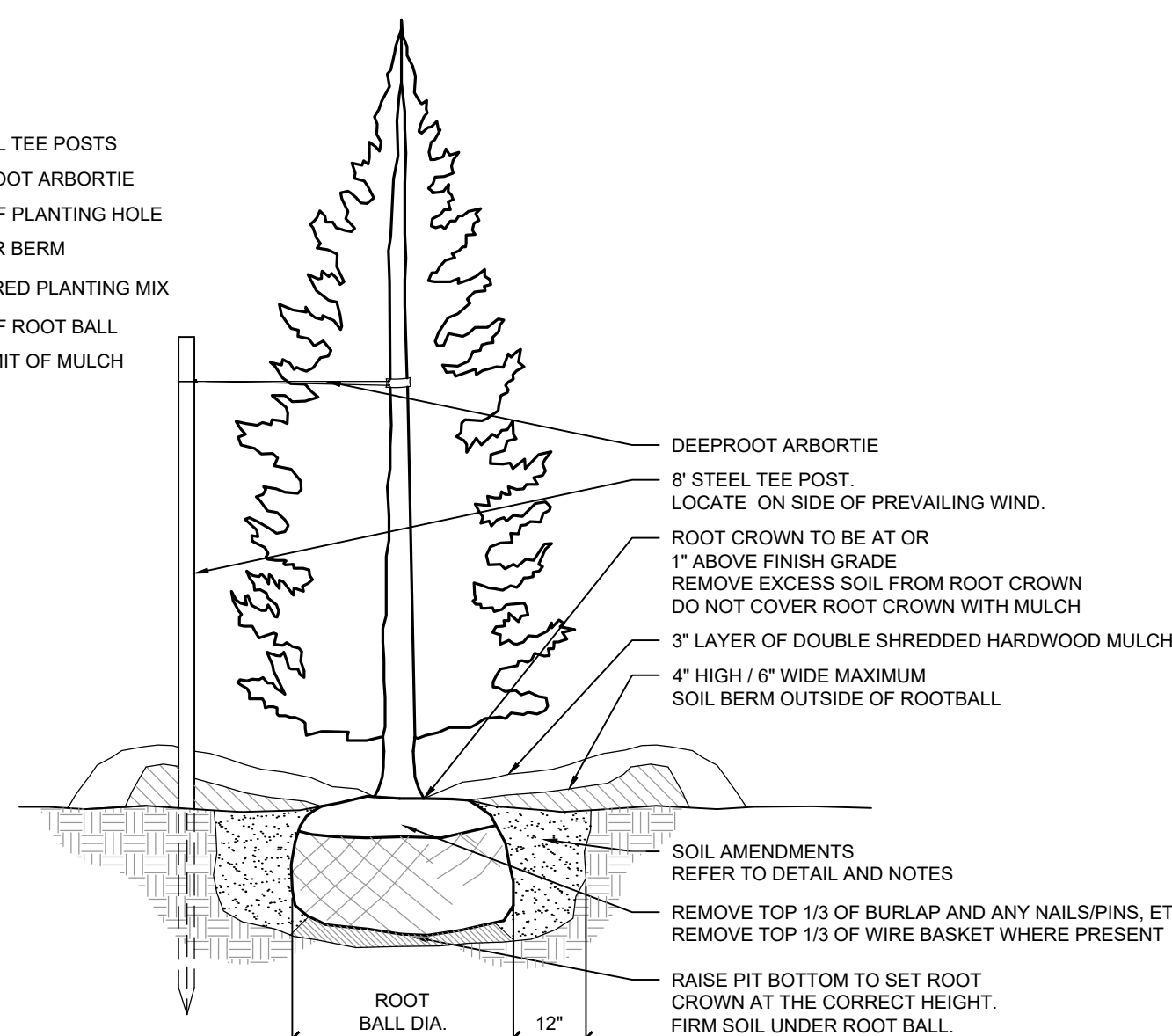


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5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.

04 EVERGREEN TREE PLANTING

NOT TO SCALE



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)					
FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14'	16'	24"	16"
	3"	14-16'	18'	32"	21"



07 Building I - Elevation 04
Scale: 1" = 20'



13 Building I - Elevation 03
Scale: 1" = 20'

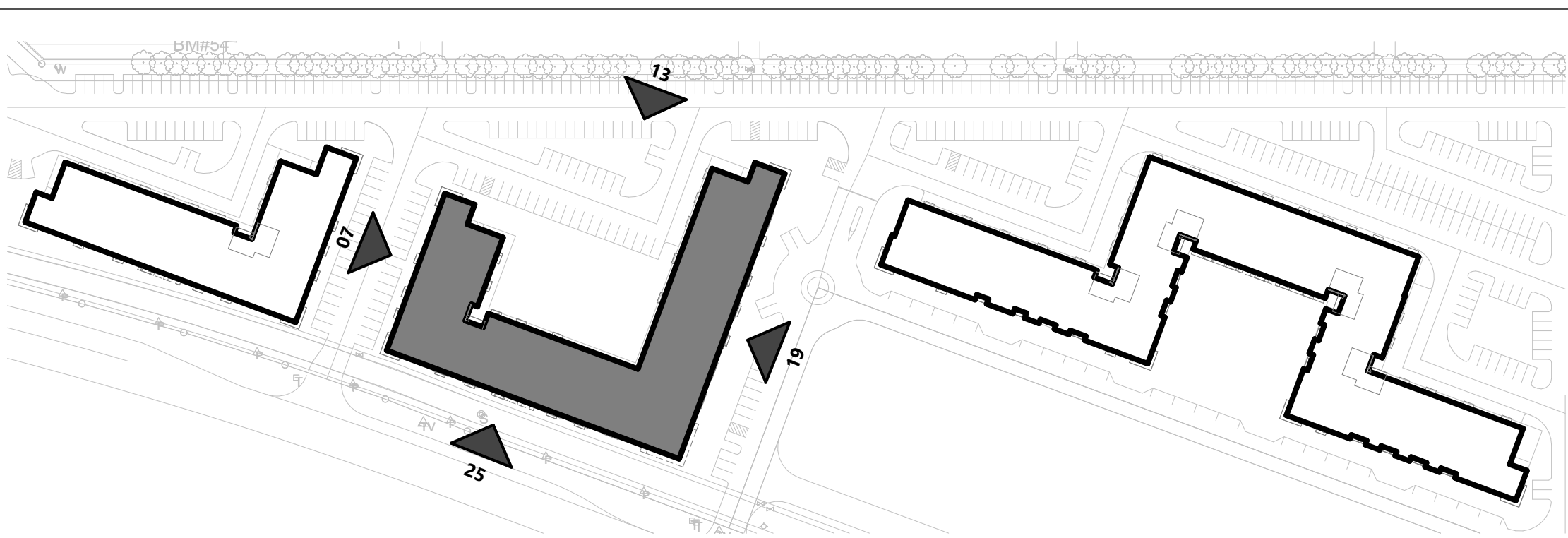


19 Building I - Elevation 02
Scale: 1" = 20'



25 Building I - Elevation 01
Scale: 1" = 20'

04 Key Plan - Building I



MATERIAL LEGEND

- | | | |
|----|--|--------------------------------|
| 01 | | FIBER CEMENT SIDING - COLOR 01 |
| 02 | | FIBER CEMENT SIDING - COLOR 02 |
| 03 | | FIBER CEMENT SIDING - COLOR 03 |
| 04 | | FIBER CEMENT PANEL - COLOR 01 |
| 05 | | FIBER CEMENT PANEL - COLOR 02 |
| 06 | | FIBER CEMENT ARTICULATION |
| 07 | | BRICK - COLOR 01 |
| 08 | | METAL PANEL - COLOR 01 |
| 09 | | METAL RAILING |
| 10 | | CANOPY |

NO.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 972-770-1300 FAX: 972-289-3820
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM E-928

KHA PROJECT 064446495	DATE FEBRUARY 2022	SCALE: AS SHOWN	DESIGNED BY: CEL	DRAWN BY: JCS	CHECKED BY: PEM
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SITE PLAN
FOR
JEFFERSON NORTHLAKE
TRACT I

11.91 ACRES IN THE L. MEDLIN
SURVEY, ABST. NO. 830; WITHIN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

FEBRUARY 2022

ENGINEER / SURVEYOR
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JEFFERSON
NORTHLAKE
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

SHEET NUMBER
A-01



07 Building II - Elevation 04
Scale: 1" = 20'



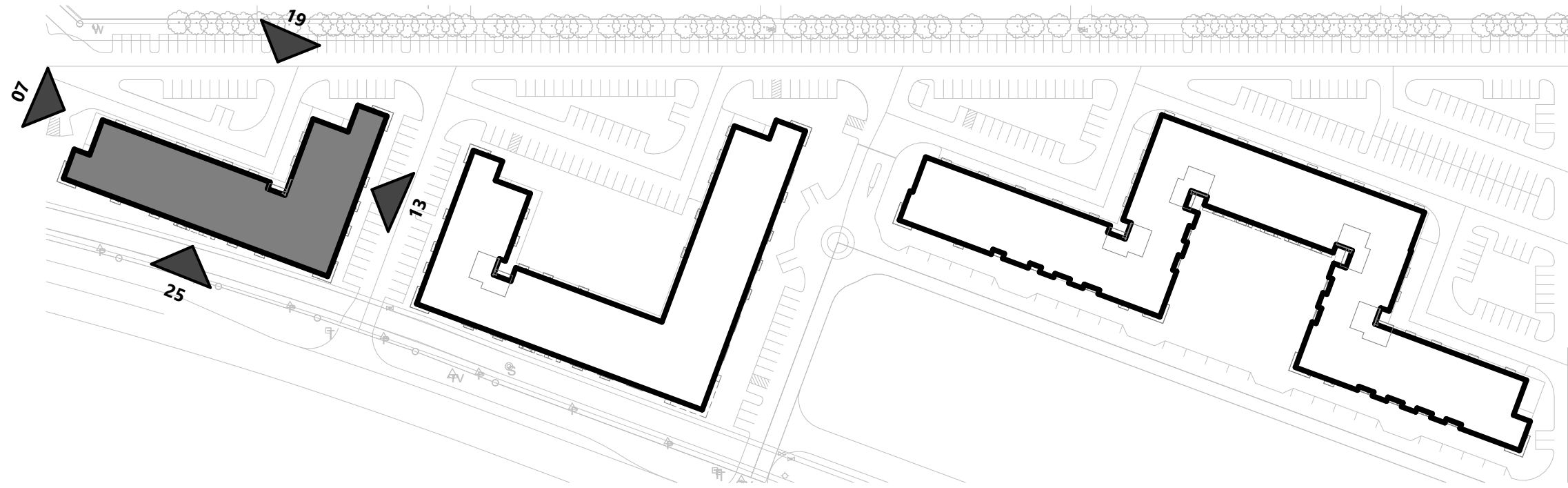
13 Building II - Elevation 03
Scale: 1" = 20'



19 Building II - Elevation 02
Scale: 1" = 20'



25 Building II - Elevation 01
Scale: 1" = 20'



04 Key Plan - Building II

MATERIAL LEGEND		
01		FIBER CEMENT SIDING - COLOR 01
02		FIBER CEMENT SIDING - COLOR 02
03		FIBER CEMENT SIDING - COLOR 03
04		FIBER CEMENT PANEL - COLOR 01
05		FIBER CEMENT PANEL - COLOR 02
06		FIBER CEMENT ARTICULATION
07		BRICK - COLOR 01
08		METAL PANEL - COLOR 01
09		METAL RAILING
10		CANOPY

REVISIONS		DATE	BY
No.			

Kimley»Horn

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KHA PROJECT 064446495	DATE FEBRUARY 2022	SCALE: AS SHOWN	DESIGNED BY: CEL	DRAWN BY: JCS	CHECKED BY: PEM
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**SITE PLAN
FOR
JEFFERSON NORTHLAKE
TRACT I**

11.91 ACRES IN THE L. MEDLIN
SURVEY, ABST. NO. 830; WITHIN THE
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**JEFFERSON
NORTHLAKE
LEVEL 1 SCHEMATIC
DESIGN PLANS**

TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

SHEET NUMBER

A-02



07 Building III - Elevation 02
Scale: 1" = 20'



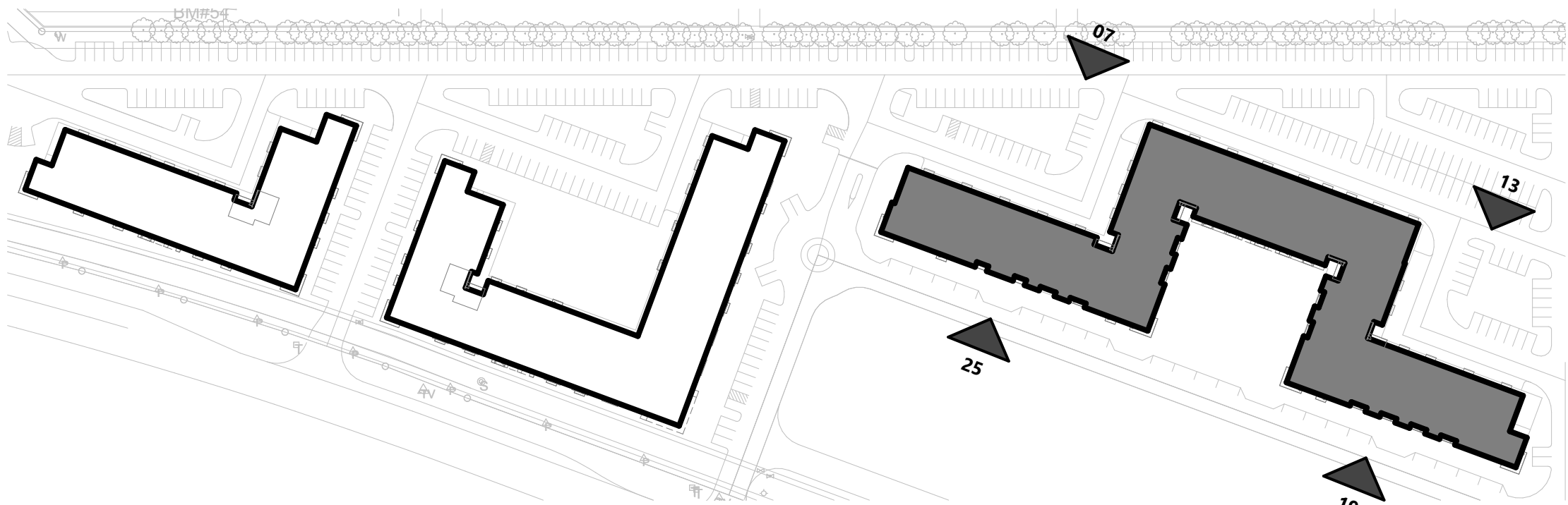
13 Building III - Elevation 02
Scale: 1" = 20'



19 Building III - Elevation 01
Scale: 1" = 20'



25 Building III - Elevation 01
Scale: 1" = 20'



04 Key Plan - Building III

MATERIAL LEGEND

- | | | |
|----|--|--------------------------------|
| 01 | | FIBER CEMENT SIDING - COLOR 01 |
| 02 | | FIBER CEMENT SIDING - COLOR 02 |
| 03 | | FIBER CEMENT SIDING - COLOR 03 |
| 04 | | FIBER CEMENT PANEL - COLOR 01 |
| 05 | | FIBER CEMENT PANEL - COLOR 02 |
| 06 | | FIBER CEMENT ARTICULATION |
| 07 | | BRICK - COLOR 01 |
| 08 | | METAL PANEL - COLOR 01 |
| 09 | | METAL RAILING |
| 10 | | CANOPY |

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-289-3820
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM E-928

KHA PROJECT 064446495	DATE FEBRUARY 2022	SCALE: AS SHOWN	DESIGNED BY: CEL	DRAWN BY: JCS	CHECKED BY: PEM
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SITE PLAN
FOR
JEFFERSON NORTHLAKE
TRACT I

11.91 ACRES IN THE L. MEDLIN
SURVEY, ABST. NO. 830; WITHIN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

FEBRUARY 2022

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CONTACT: MILLER SYLVAN

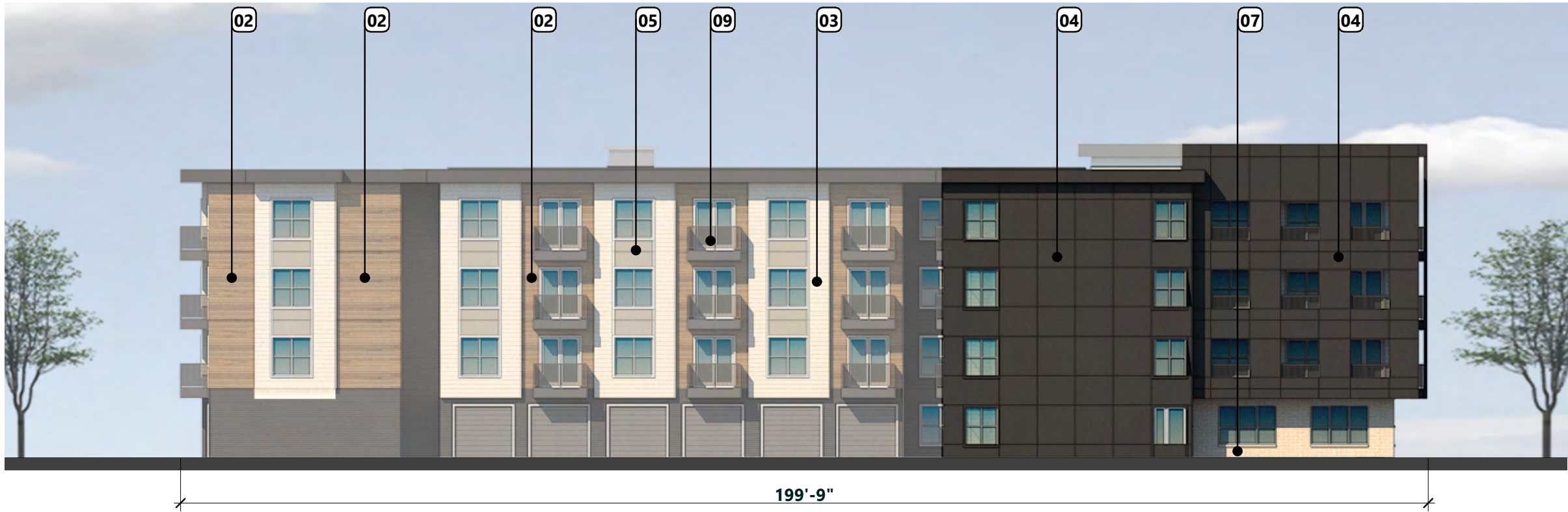
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JEFFERSON
NORTHLAKE
LEVEL 1 SCHEMATIC
DESIGN PLANS
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

SHEET NUMBER
A-03

BUILDING III - ELEVATION

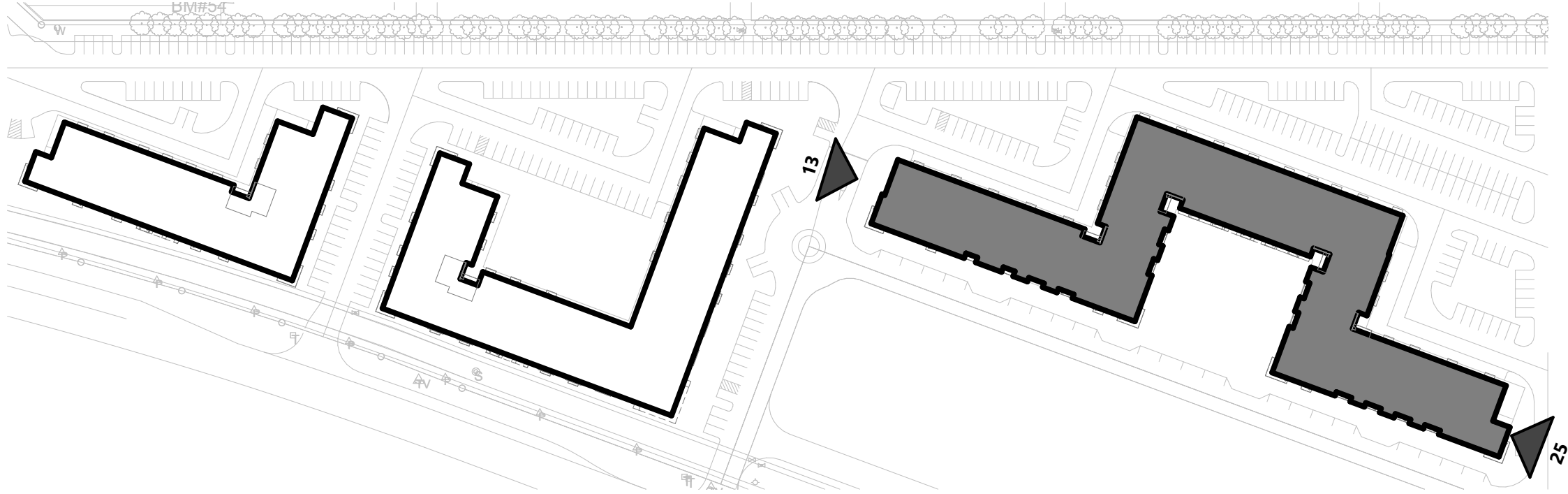


13 Building III - Elevation 04
Scale: 1" = 20'



25 Building III - Elevation 03
Scale: 1" = 20'

04 Key Plan - Building III



MATERIAL LEGEND		
01		FIBER CEMENT SIDING - COLOR 01
02		FIBER CEMENT SIDING - COLOR 02
03		FIBER CEMENT SIDING - COLOR 03
04		FIBER CEMENT PANEL - COLOR 01
05		FIBER CEMENT PANEL - COLOR 02
06		FIBER CEMENT ARTICULATION
07		BRICK - COLOR 01
08		METAL PANEL - COLOR 01
09		METAL RAILING
10		CANOPY

SITE PLAN
FOR
JEFFERSON NORTHLAKE
TRACT I

11.91 ACRES IN THE L. MEDLIN
SURVEY, ABST. NO. 830; WITHIN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

FEBRUARY 2022

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TEXAS REGISTERED ENGINEERING FIRM F-928

DATE

FEBRUARY 2022

SCALE:

AS SHOWN

DESIGNED BY:

CEL

DRAWN BY:

JCS

CHECKED BY:

PEM

NO.

REVISIONS

DATE

BY

JEFFERSON
NORTHLAKE
LEVEL 1 SCHEMATIC
DESIGN PLANS
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

SHEET NUMBER
A-04

