



**NORTHLAKE PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA  
JUNE 25, 2024, AT 5:30 PM  
TOWN HALL - COUNCIL CHAMBER ROOM  
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

**1. CALL TO ORDER**

**2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

- A. Briefing - Town Council actions on Planning & Zoning Commission items
- B. Briefing - Annual Board Training

**3. 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. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

**4. ACTION ITEMS**

- A. Consider approval of minutes for May 21, 2024
- B. Consider selection of:
  - i. Chairperson
  - ii. Vice-Chairperson
- C. Consider approval of a Site Plan of Northlake Crossing West, Lots 1, 3 & 4, a proposed 29,800 square-foot commercial development in three buildings on a 4.03-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southwest corner of Robson Ranch Road and Cleveland-Gibbs Road

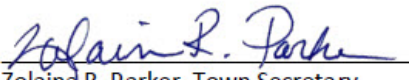
**5. ADJOURN**

**NOTE:** The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

**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 June 21, 2024, by 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



  
Zolaina R. Parker, Town Secretary

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

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## NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

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**DATE:** June 25, 2024  
**REF. DOC.:** Unified Development Code (UDC) and Master Thoroughfare Plan (MTP)  
**SUBJECT:** Briefing - Town Council actions on Planning & Zoning Commission items  
**GOALS/** Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning  
**OBJECTIVES:** that enhance desired development

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### BACKGROUND INFORMATION:

- Specific Use Permit ("SUP") for St. Peter Church site to authorize Church/Place of Worship; Day Care; and School, Primary and Secondary (Private) uses
  - Applicant requested SUP to expand existing uses and add new use, school for first through sixth grades
  - May 21, 2024 P&Z action
    - Recommended approval as presented
  - June 13, 2024 Town Council action
    - Approved as presented
- MTP amendment
  - Updated MTP map by revising thoroughfares generally located northeast of FM 407 and Faught Road and southeast of FM 1171 and Cleveland-Gibbs Road
  - April 16, 2024 P&Z action
    - Recommended approval as presented
  - May 23, 2024 Town Council action
    - Approved as presented
- UDC amendment to Article 12, Subdivisions
  - Updated provisions for approval of plats, providing that most plats be administratively approved
  - April 16, 2024 P&Z action
    - Recommended approval as presented
  - May 23, 2024 Town Council action
    - Approved as presented
- UDC amendment to Article 11, Signs, and Article 14, Definitions
  - Updated provisions for Window Signs, Billboards, and Off-Location or Off-Premises Signs
  - April 16, 2024 P&Z action
    - Provided direction to staff on revisions and continued to May 21st meeting
  - May 21, P&Z 2024 P&Z action
    - Recommended approval as presented
  - May 23, Town Council action
    - Approved as presented

### P&Z ACTION:

Provide feedback as P&Z deems necessary





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## NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

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**DATE:** June 25, 2024  
**REF. DOC.:** Unified Development Code (UDC); Texas Local Government Code (TLGC)  
**SUBJECT:** Briefing - Annual Board Training  
**GOALS/** Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning  
**OBJECTIVES:** that enhance desired development

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### BACKGROUND INFORMATION:

- Town staff will provide training on basic laws, policies, and procedures relevant to Planning and Zoning (P&Z) Commission
  - Training planned annually following new Commissioner appointments
  - Provides orientation for new Commissioners and refresher for current Commissioners
- Development Director will provide overview of P&Z to include:
  - Authority of P&Z
  - P&Z membership
  - Role and powers of P&Z
- Town Secretary will present on following topics as they apply to P&Z:
  - Public Information Act
  - Open Meetings Act
  - Parliamentary Procedure

### P&Z ACTION:

- Learn basic laws, policies, and procedures relevant to P&Z
- Provide feedback as P&Z deems necessary

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## NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

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**DATE:** June 25, 2024  
**REF. DOC.:** Northlake Home Rule Charter  
**SUBJECT:** Consider approval of minutes for May 21, 2024  
**GOALS/  
OBJECTIVES:** Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

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### BACKGROUND INFORMATION:

- Approval of Minutes
  - May 21, 2024

### P&Z ACTION:

Approve Minutes Draft as presented



**NORTHLAKE PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
TOWN HALL - COUNCIL CHAMBER  
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226  
MAY 21, 2024**

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on May 21, 2024, at 5:30 p.m., in the Town Hall - Council Chambers, 1500 Commons Circle, Suite 300, Northlake, Texas, where the following was discussed and/or considered:

**1. CALL TO ORDER**

Chairperson King called the meeting to order at 5:30 p.m., roll call was noted as follows:

Linda King  
Chris Amarante  
Joshua Pezzuto

Jana Hall  
Danny Simpson

**2. PUBLIC INPUT**

None

**3. ACTION ITEMS**

- A. Consider approval of meeting minutes for April 16, 2024  
**APPROVED**

The item was not presented, and no discussion followed.

Commissioner Amarante moved to approve the item. Motion seconded by Commissioner Pezzuto. Motion passed.

AYES (5): Amarante, Pezzuto, Hall, King, Simpson NAYS (0):

None

ABSENT (0): None

- B. Consider a recommendation on proposed text amendments to Article 11, Signs, and Article 14, Definitions, of the Unified Development Code (UDC) to update provisions for Window Signs, Billboards, and Off-Location or Off-Premises Signs - Case # UDC-24-001 ITEM CONTINUED FROM REGULAR MEETING ON APRIL 16, 2024

i. Public Hearing - Opened and Continued from April 16, 2024 Regular Meeting

ii. Consider Recommendation

**APPROVED RECOMMENDATION**

The item was presented, and commentary followed.

Chairperson King recessed the Regular Meeting and opened the Public Hearing at 5:35 p.m., and with no speakers coming forward, the Public Hearing was closed at 5:35 p.m.

Commissioner Pezzuto moved to approve the item as presented. Motion seconded by Vice-Chairperson Hall. Motion passed.

AYES (5): Amarante, Pezzuto, Hall, King, Simpson

NAYS (0): none

ABSENT (0): None

- C. Consider approval of a final plat of Northlake Crossing West, a proposed 4-lot commercial development on a 5.243-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southwest corner of Robson Ranch Road and Cleveland-Gibbs Road, and zoned Mixed-Use Planned Development (MPD) - Case # 23-PLA00030

**APPROVED RECOMMENDATION**

The item was presented and discussion followed.

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

AYES (5): Amarante, Pezzuto, Hall, King, Simpson

NAYS (0): None

ABSENT (0): None

- D. Consider approval of a Development Plat of the Sunrise Redi Mix Leasing Addition, Approximately on 27.77-acre tract of land in the Ignacio Elde Survey, Abstract No. 387, generally located on the southeast corner of FM 156 and Blair Road - Case # 23-PLA00003

**APPROVED RECOMMENDATION**

The item was presented and discussion followed.

Commissioner Pezzuto moved to approve the item as presented. Motion seconded by Chairperson King. Motion carried.

AYES (5): Amarante, Pezzuto, Hall, King, Simpson

NAYS (0): None

ABSENT (0): None

- E. Consider approval of a Final Plat of Cary Albert Addition, a proposed 1-lot commercial development on a 1.09-acre tract of land in the B.B.B. & C. R.R. CO. Survey, Abstract No. 189 and the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W at 18303 IH 35W - Case # 24-PLA00008

**APPROVED RECOMMENDATION**

The item was presented and discussion followed.

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

AYES (5): Amarante, Pezzuto, Hall, King, Simpson

NAYS (0): None

ABSENT (0): None

- F. Consider approval of a Site Plan of Cary Albert Addition, a proposed 8,400 square-foot commercial building on a 1.09-acre tract of land in the B.B.B. & C. R.R. CO. Survey, Abstract No. 189, and the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W at 18303 IH 35W - Case # 24-SP00001

**APPROVED RECOMMENDATION**

The item was presented and discussion followed.

Chairperson King moved to approve the item as presented. Motion seconded by Vice Chairperson Hall. Motion carried.

AYES (5): Amarante, Pezzuto, Hall, King, Simpson

NAYS (0): none

ABSENT (0): None

- G. Consider approval of a Site Plan of St. Peter Church and School, a proposed 24,168 square-foot new building for a school to be constructed on the site of the existing St. Peter Church on Lot 1, Block 25, Canyon Falls Addition, at 15701 Cleveland-Gibbs Road - Case # 24-SP00003

**APPROVED RECOMMENDATION**

The item was presented collectively with Item 3.H, and discussion followed.

Commissioner Amarante moved to conditionally approve the item as presented, dependent upon the Board of Adjustment decision/approval on the upcoming case regarding parking. Motion seconded by Commissioner Pezzuto. Motion carried.

AYES (5): Amarante, Pezzuto, Hall, King, Simpson

NAYS (0): none

ABSENT (0): None

- H. Consider a recommendation on a Specific Use Permit (SUP) for Church/Place of Worship; Day Care; and School, Primary and Secondary (Private) uses on a 16.29-acre lot, being Lot 1, Block 25, Chadwick Farms Addition, generally located south of Chadwick Parkway and west of Cleveland-Gibbs Road at 15701 Cleveland-Gibbs Road, and zoned Rural Residential (RR) - Case # 24-SUP00001

i. Public Hearing

ii. Consider Recommendation

**APPROVED RECOMMENDATION**

The item was presented collectively with Item 3.G, and discussion followed.

Chairperson King recessed the Regular Meeting and opened the Public Hearing at 6:09 p.m., and with no speakers coming forward, the Public Hearing was closed at 6:09 p.m.

Chairperson King moved to approve the item as presented. Motion seconded by Vice-Chairperson Hall. Motion passed.

AYES (5): Amarante, Pezzuto, Hall, King, Simpson

NAYS (0): none

ABSENT (0): None

#### 4. **ADJOURN**

With no further business, Chairperson King adjourned the meeting at 6:11 p.m.

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Linda King, Chairperson

Attest:

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Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: \_\_\_\_\_

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## NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

---



**DATE:** June 25, 2024  
**REF. DOC.:** Unified Development Code (UDC)  
**SUBJECT:** Consider selection of:  
i. Chairperson  
ii. Vice-Chairperson  
**GOALS/** Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning  
**OBJECTIVES:** that enhance desired development

---

### BACKGROUND INFORMATION:

- Chairperson and Vice-Chairperson to be selected from Commission members
- First item of business at first scheduled Planning and Zoning (P&Z) meeting in June or as soon thereafter as practicable
- Chairperson
  - Shall preside over meetings
  - Roberts Rules of Order shall apply
- Vice-Chairperson
  - Assist the Chairperson in directing affairs of P&Z
  - Assume duties of Chairperson in their absence

| Place   | Name           | Status                                        |
|---------|----------------|-----------------------------------------------|
| Place 1 | Chris Amarante | Returning member                              |
| Place 2 | Josh Pezzuto   | Returning member                              |
| Place 3 | Jana Hall      | Returning member (incumbent Vice-Chairperson) |
| Place 4 | Linda King     | Returning member (incumbent Chairperson)      |
| Place 5 | Saketh Parsa   | New member (appointed May 23, 2024)           |
| Place 6 | Danny Simpson  | Returning member                              |
| Place 7 | Robert Keeker  | New member (appointed May 23, 2024)           |

### P&Z ACTION:

Appoint Chairperson and Vice-Chairperson

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## NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

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**DATE:** June 25, 2024  
**REF. DOC.:** Unified Development Code (UDC) ; Engineering Design Manual (EDM)  
**SUBJECT:** Consider approval of a Site Plan of Northlake Crossing West, Lots 1, 3 & 4, a proposed 29,800 square-foot commercial development in three buildings on a 4.03-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southwest corner of Robson Ranch Road and Cleveland-Gibbs Road

### GOALS/ OBJECTIVES:

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### BACKGROUND INFORMATION:

Applicant/Developer: Office Equity Solutions  
Owner: CHL Investments I, LTD  
Engineer/Surveyor: Baird, Hampton, and Brown  
Zoning:

- Mixed-Use Planned Development (MPD)
  - Site designated for Commercial use within MPD

Site:

- Lots 1, 3, and 4, Block A, Northlake Crossing West
- Southwest corner of Robson Ranch Road and Cleveland-Gibbs Road

Summary:

- Site plan for three buildings totaling 29,800 square feet in Northlake Crossing West
  - Lot 1: 6,800 square-foot commercial building on 0.95 acres
  - Lot 3: 9,000 square-foot commercial building on 1.71 acres
  - Lot 4: 14,000 square-foot commercial building on 1.37 acres
- Lot 2 is proposed for a daycare which will be site planned separately

Staff Analysis:

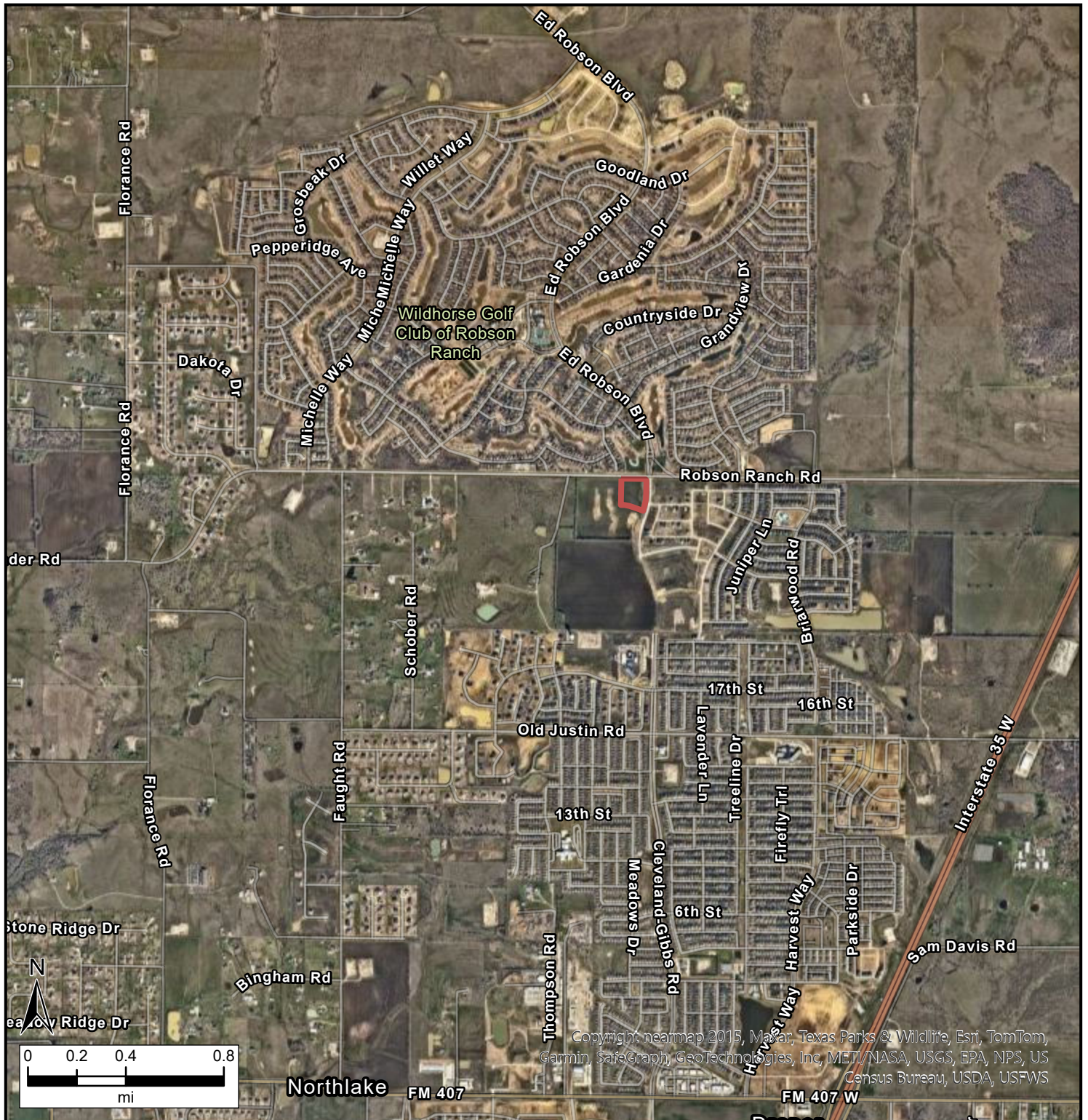
- Applicant submitted site plan application in accordance with UDC requirements
- Site Plan package includes following for each lot:
  - Site Plan
  - Landscape Plan
  - Building Elevations
- All elements of Site Plan package meet or exceed development standards outlined in MPD and UDC

### P&Z ACTION:

Consider approval of site plan as submitted



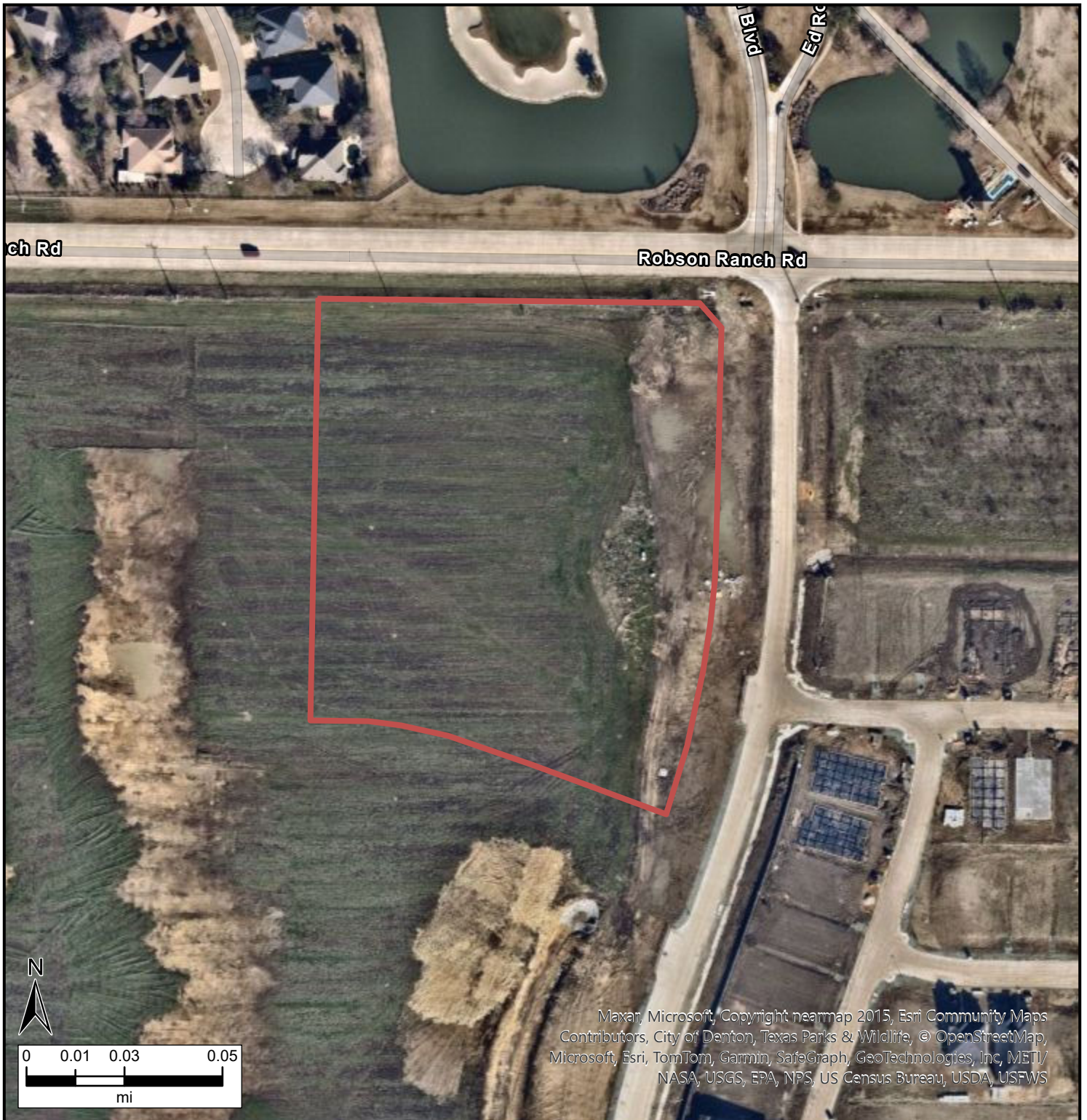
# Northlake



## Legend



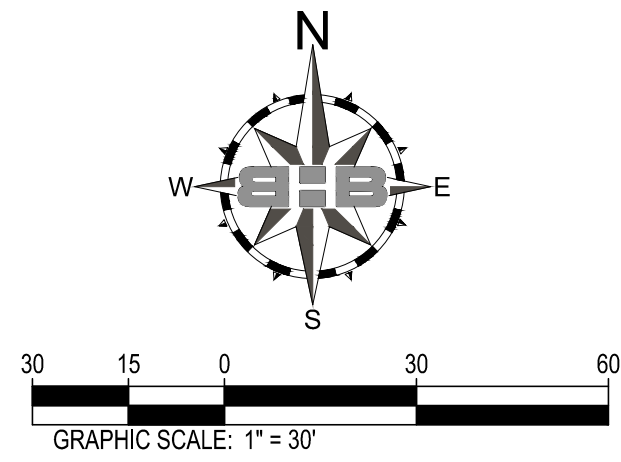
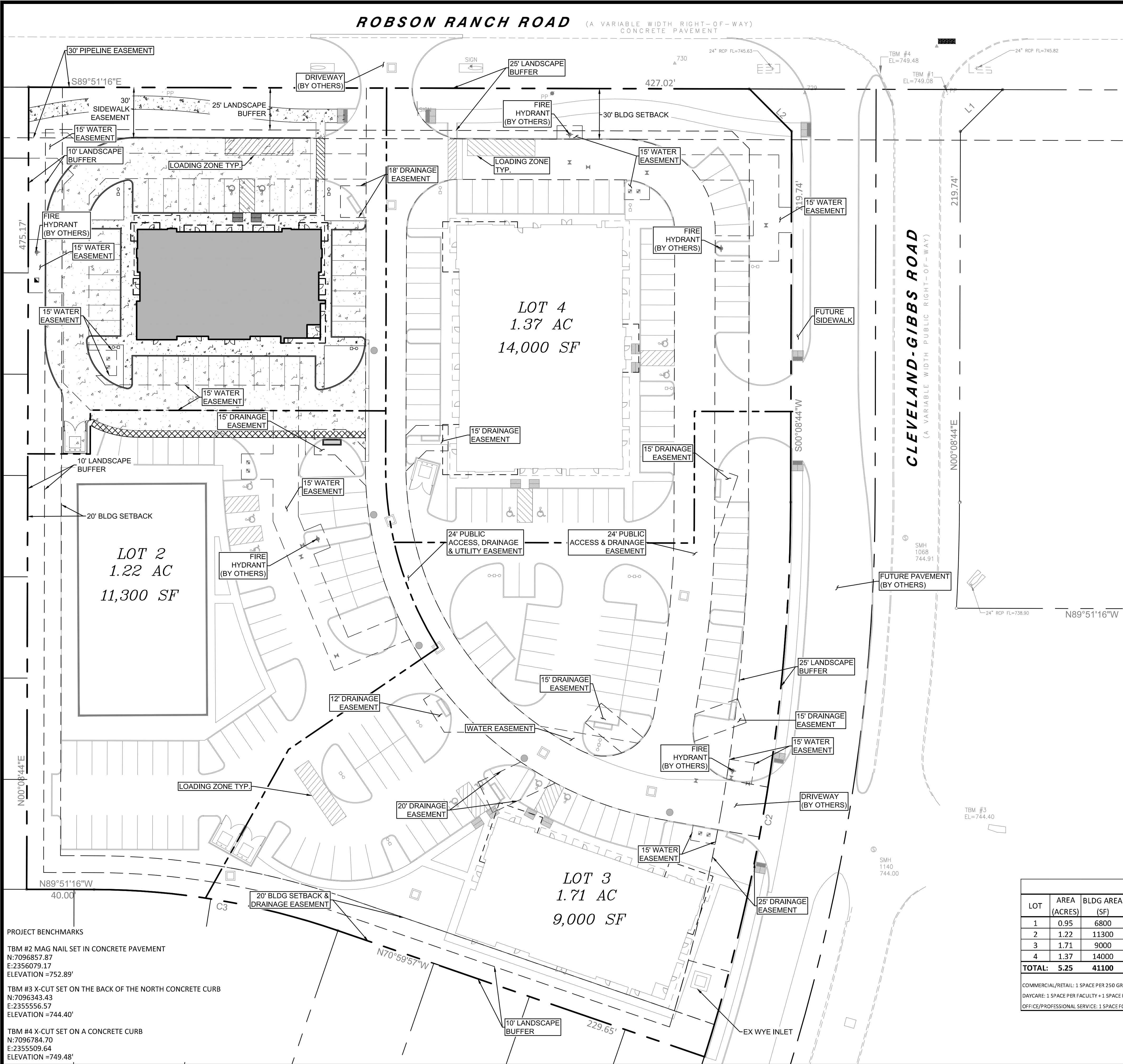
# Northlake



## Legend



4/3/2024 10:21 AM I:\2023\000\000\2023\706\001 - Lot 101 Design & Drafting\02 Civil\706\001 OVERALL SITE PLAN.dwg OVERALL SITE PLAN



| LEGEND          |                         |                 |
|-----------------|-------------------------|-----------------|
| EXISTING        |                         | PROPOSED        |
| ---             | PROPERTY LINE           | ---             |
| - - - -         | EASEMENT                | - - - -         |
| [Solid Outline] | BUILDING FOOTPRINT      | [Solid Outline] |
| ==              | CURB & GUTTER           | ==              |
| [Stippled]      | CONCRETE PAVEMENT       | [Stippled]      |
| [Dashed]        | ASPHALT PAVEMENT        | [Dashed]        |
| [Symbol]        | SIGN                    | [Symbol]        |
| [Symbol]        | GATE VALVE              | [Symbol]        |
| [Symbol]        | FIRE HYDRANT            | [Symbol]        |
| [Symbol]        | WATER METER             | [Symbol]        |
| [Symbol]        | SANITARY SEWER MANHOLE  | [Symbol]        |
| [Symbol]        | SANITARY SEWER CLEANOUT | [Symbol]        |
| [Symbol]        | UTILITY POLE            | [Symbol]        |
| [Symbol]        | STORM DRAIN MANHOLE     | [Symbol]        |
| [Symbol]        | CURB INLET              | [Symbol]        |
| [Symbol]        | OVERHEAD ELECTRIC LINE  | [Symbol]        |
| [Symbol]        | TEMPORARY BENCH MARK    | [Symbol]        |
| W               | WATER                   | W               |
| SS              | SEWER                   | SS              |
| G               | GAS                     | G               |
| SD              | STORM DRAIN             | SD              |

GENERAL NOTES

- ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
- CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE.
- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL CALL "811" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS AND TOWN OF NORTHLAKE CRITERIA.

CAUTION!!!  
BURIED UTILITIES IN THE AREA. CONTRACTOR SHALL  
CONTACT TEXAS (811) AND COORDINATE WITH UTILITY  
COMPANIES TO LOCATE ALL LINES IN THE AREA PRIOR TO  
CONSTRUCTION.

PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL  
VERIFY LOCATION & ELEVATION OF EX. UTILITIES IN THE FIELD  
AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.

| SITE DATA TABLE                                                                                                                                                                                                             |                 |                   |        |                     |                      |            |                     |           |               |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------|--------|---------------------|----------------------|------------|---------------------|-----------|---------------|-----------------------|
| LOT                                                                                                                                                                                                                         | AREA<br>(ACRES) | BLDG AREA<br>(SF) | ZONING | BLDG<br>HEIGHT (FT) | PROPOSED<br>LAND USE | REQUIRED   | PARKING<br>PROVIDED | HANDICAP  | BLDG<br>RATIO | AREA OF<br>OPEN SPACE |
| 1                                                                                                                                                                                                                           | 0.95            | 6800              | M-PD   | < 35'               | RETAIL               | 28 SPACES  | 37 SPACES           | 2 SPACES  | 16.38%        | 32.0%                 |
| 2                                                                                                                                                                                                                           | 1.22            | 11300             | M-PD   | < 35'               | DAYCARE              | 46 SPACES  | 53 SPACES           | 3 SPACES  | 21.26%        | 22.3%                 |
| 3                                                                                                                                                                                                                           | 1.71            | 9000              | M-PD   | < 35'               | OFFICE               | 36 SPACES  | 65 SPACES           | 4 SPACES  | 12.08%        | 31.3%                 |
| 4                                                                                                                                                                                                                           | 1.37            | 14000             | M-PD   | < 35'               | OFFICE               | 56 SPACES  | 57 SPACES           | 4 SPACES  | 23.46%        | 29.2%                 |
| TOTAL:                                                                                                                                                                                                                      |                 | 5.25              | 41100  |                     |                      | 166 SPACES | 212 SPACES          | 13 SPACES | 17.96%        | 28.80%                |
| COMMERCIAL/RETAIL: 1 SPACE PER 250 GROSS FLOOR AREA<br>DAYCARE: 1 SPACE PER FACILITY + 1 SPACE PER 10 CHILDREN (ASSUMED AS COMMERCIAL)<br>OFFICE/PROFESSIONAL SERVICE: 1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA |                 |                   |        |                     |                      |            |                     |           |               |                       |

**B=B**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051  
mail@bhbb.com • 817.251.8550 • bhbb.com  
TBP&LS Firm #44, #10011300, #10011302, #10104146

*Office Equity Solutions*  
OFFICE EQUITY SOLUTIONS

**OFFICE EQUITY SOLUTIONS**  
**NORTHLAKE CROSSING WEST**  
**LOT 1**

**SW CORNER CLEVELAND - GIBBS**  
**ROBSON RANCH ROAD, NORTHLAKE, TX 76226**

OVERALL SITE PLAN

DATE

NO. DESCRIPTION

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE OF INTERIM REVIEW  
UNDER THE AUTHORITY OF  
SKYLAR LYLE WIERZBICKI, PE  
TX 130824.  
IT IS NOT INTENDED FOR  
CONSTRUCTION, BIDDING, OR  
PERMIT PURPOSES.

4-3-2024

PROJECT NUMBER: 2023.706.001  
DATE: 4/3/2024 DRAWN BY: BK  
DESIGN BY: BK CHECKED BY: SW

SHEET

5

5 OF 20



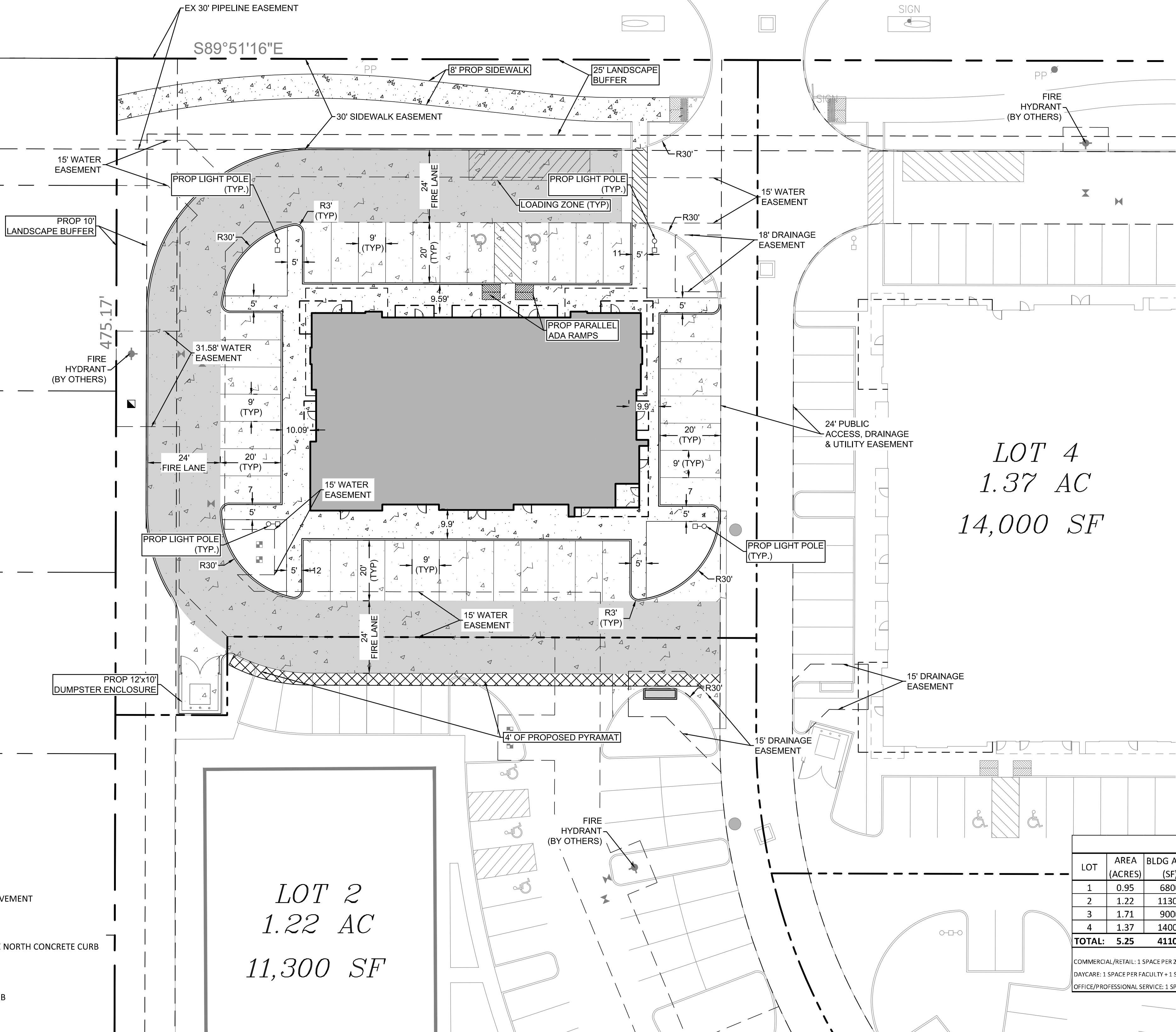
4/3/2024 10:21 AM E:\2023\000-000\2023.706.001 - Lot 101 Design & Drafting\02 Civil\706.001 SITE PLAN.dwg SITE & PAVING PLAN

PROJECT BENCHMARKS

TBM #2 MAG NAIL SET IN CONCRETE PAVEMENT  
N:7096857.87  
E:2356079.17  
ELEVATION =752.89'

TBM #3 X-CUT SET ON THE BACK OF THE NORTH CONCRETE CURB  
N:7096343.43  
E:2355556.57  
ELEVATION =744.40'

TBM #4 X-CUT SET ON A CONCRETE CURB  
N:7096784.70  
E:2355509.64  
ELEVATION =749.48'



ROBSON RANCH ROAD (A VARI

| LEGEND   |                         |          |
|----------|-------------------------|----------|
| EXISTING |                         | PROPOSED |
| ---      | PROPERTY LINE           | ---      |
| - - -    | EASEMENT                | - - -    |
|          | BUILDING FOOTPRINT      |          |
| ---      | CURB & GUTTER           | ---      |
| ---      | CONCRETE PAVEMENT       | ---      |
| ---      | FIRE LANE               | ---      |
| ---      | ASPHALT PAVEMENT        | ---      |
| WV       | SIGN                    | WV       |
| FH       | GATE VALVE              | FH       |
| WM       | FIRE HYDRANT            | WM       |
| SSMH     | WATER METER             | SSMH     |
| SSCO     | SANITARY SEWER MANHOLE  | SSCO     |
| PP       | SANITARY SEWER CLEANOUT | PP       |
| OE       | UTILITY POLE            | OE       |
| W        | Y INLET                 | W        |
| SS       | CURB INLET              | SS       |
| G        | OVERHEAD ELECTRIC LINE  | G        |
| SD       | TEMPORARY BENCH MARK    | SD       |
|          | WATER                   |          |
|          | SEWER                   |          |
|          | GAS                     |          |
|          | STORM DRAIN             |          |

GENERAL NOTES

- ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
- CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
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- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL CALL "811" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS AND TOWN OF NORTHLAKE CRITERIA.

CAUTION!!!  
BURIED UTILITIES IN THE AREA. CONTRACTOR SHALL  
CONTACT TEXAS (811) AND COORDINATE WITH UTILITY  
COMPANIES TO LOCATE ALL LINES IN THE AREA PRIOR TO  
CONSTRUCTION.

| SITE DATA TABLE                                                                   |              |                |        |                  |                   |            |            |           |            |                    |
|-----------------------------------------------------------------------------------|--------------|----------------|--------|------------------|-------------------|------------|------------|-----------|------------|--------------------|
| LOT                                                                               | AREA (ACRES) | BLDG AREA (SF) | ZONING | BLDG HEIGHT (FT) | PROPOSED LAND USE | REQUIRED   | PROVIDED   | HANDICAP  | BLDG RATIO | AREA OF OPEN SPACE |
| 1                                                                                 | 0.95         | 6800           | M-PD   | < 35'            | RETAIL            | 28 SPACES  | 37 SPACES  | 2 SPACES  | 16.38%     | 32.0%              |
| 2                                                                                 | 1.22         | 11300          | M-PD   | < 35'            | DAYCARE           | 46 SPACES  | 53 SPACES  | 3 SPACES  | 21.26%     | 22.3%              |
| 3                                                                                 | 1.71         | 9000           | M-PD   | < 35'            | OFFICE            | 36 SPACES  | 65 SPACES  | 4 SPACES  | 12.08%     | 31.3%              |
| 4                                                                                 | 1.37         | 14000          | M-PD   | < 35'            | OFFICE            | 56 SPACES  | 57 SPACES  | 4 SPACES  | 23.46%     | 29.2%              |
| TOTAL:                                                                            |              | 5.25           | 41100  |                  |                   | 166 SPACES | 212 SPACES | 13 SPACES | 17.96%     | 28.80%             |
| COMMERCIAL/RETAIL: 1 SPACE PER 250 GROSS FLOOR AREA                               |              |                |        |                  |                   |            |            |           |            |                    |
| DAYCARE: 1 SPACE PER FACILITY + 1 SPACE PER 10 CHILDREN (ASSUMED AS COMMERCIAL)   |              |                |        |                  |                   |            |            |           |            |                    |
| OFFICE/PROFESSIONAL SERVICE: 1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA |              |                |        |                  |                   |            |            |           |            |                    |

OFFICE EQUITY SOLUTIONS

NORTHLAKE CROSSING WEST  
LOT 1

SW CORNER CLEVELAND - GIBBS  
ROBSON RANCH ROAD, NORTHLAKE, TX 76226

SITE & PAVING PLAN

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TX 130824.  
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PERMIT PURPOSES.

4-3-2024

PROJECT NUMBER: 2023.706.001  
DATE: 4/3/2024 DRAWN BY: BK  
DESIGN BY: BK CHECKED BY: SW

SHEET

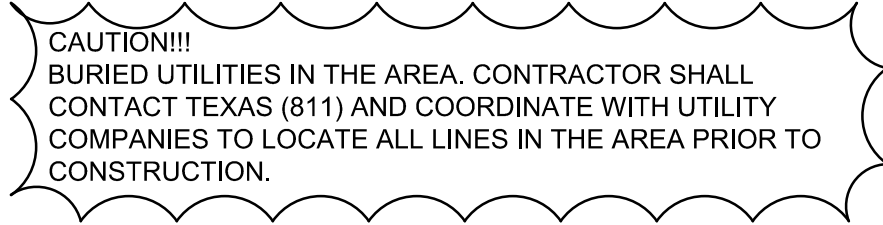
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**BAIRD, HAMPTON & BROWN**  
engineering and surveying

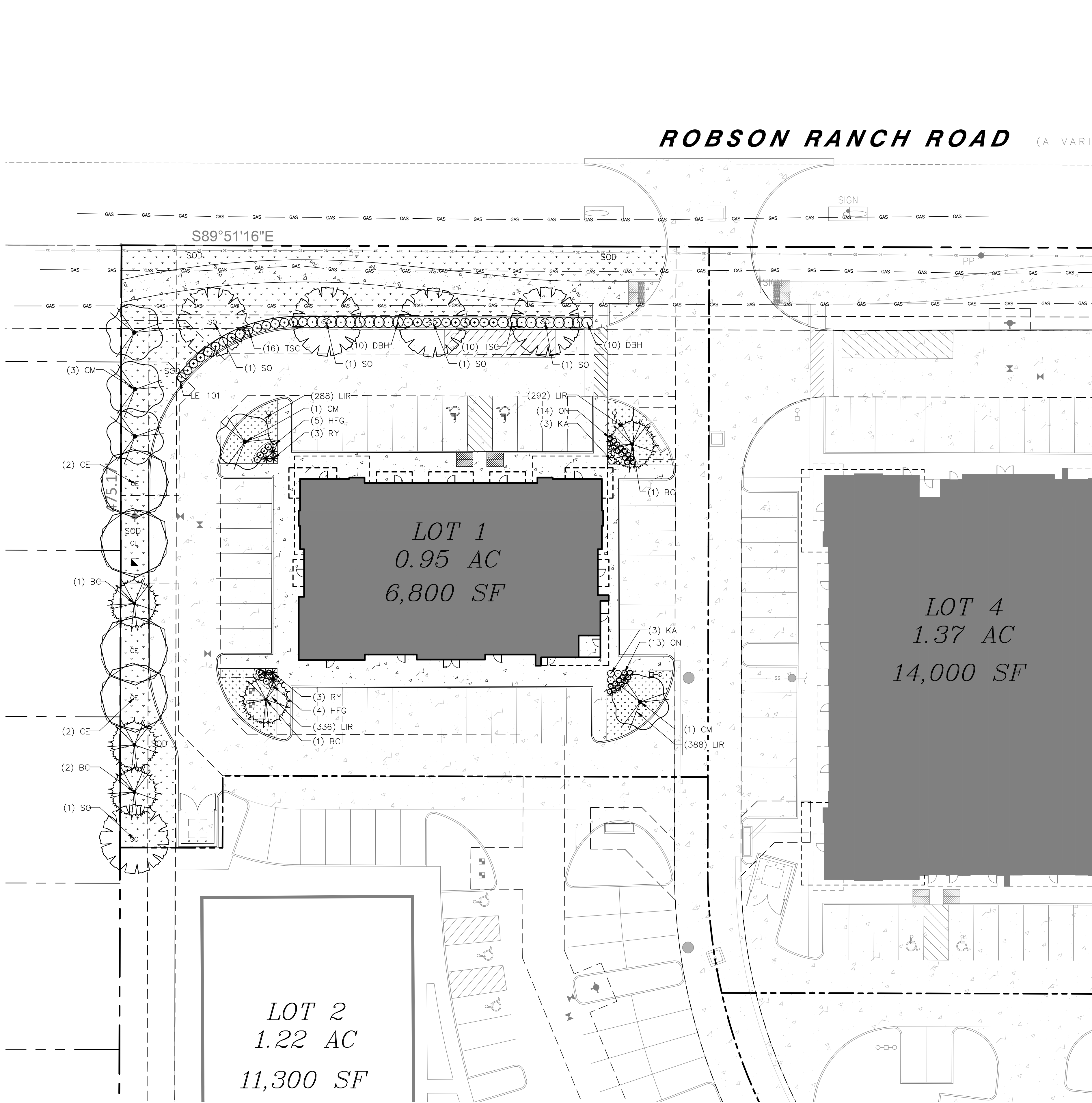
3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051  
mail@bhb.com 817.251.8550 • bhb.com  
TBP&S Firm #44, #1001300, #1001302, #10194146







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PLANT KEY:

SYMBOL CODE COMMON NAME

DECIDUOUS TREES

- BC BALD CYPRESS  
CM CADDY MAPLE  
CE CEDAR ELM  
SO SHUMARD OAK

SHRUBS

- RY BRAKELIGHTS® RED YUCCA  
TSC COMPACT TEXAS SAGE  
DBH DWARF BURFORD HOLLY  
HFG HAMELN FOUNTAIN GRASS  
KA KALEIDOSCOPE ABELIA  
ON NANDINA 'OBSESSION'

LOW GROUND COVERS

- LIR BIG BLUE LIRIOPE

SOD/SEED

- SOD TIF 419 BERMUDAGRASS

CITY OF NORTHLAKE LANDSCAPE REQUIREMENTS - LOT 1

|                                                                                                                                           |          |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Interior Parking Lot Landscape Area Required - 1,782 SQ.FT (8% Open Space)                                                                |          |
| Interior Parking Lot Landscape Area Provided - 3,072 SQ.FT (13.8% Open Space)                                                             |          |
| Parking Lot Trees Required (37 Spaces Provided - One Shade Tree per 10 Spaces)                                                            | 4        |
| Parking Lot Trees Provided                                                                                                                | 4        |
| Street Frontage Trees Required (196' Frontage Length Divided by 50')                                                                      | 4        |
| Street Frontage Trees Provided                                                                                                            | 4        |
| Residential Buffer Shade Trees Required (217' Buffer Length Divided by 100 x 5)                                                           | 11       |
| Residential Buffer Shade Trees Provided                                                                                                   | 11       |
| Continuous Hedge of Evergreen Shrubs to Screen Parking.<br>Shrubs shall be 10 gallon size and shall attain a minimum mature height of 3'. | Provided |

\* STREET FRONTAGE TREES SHALL BE PLANTED GREATER THAN 4' AWAY FROM THE GAS LINE.

**WARNING!**  
MULTIPLE EXISTING UTILITIES,  
INCLUDING UNDERGROUND GAS,  
ARE PRESENT IN THE AREA.  
CONTRACTOR SHALL CONTACT  
TEXAS811 (CALL 811) 48 HOURS  
PRIOR TO CONSTRUCTION

**IMPORTANT  
NOTE!**  
DUE TO NUMEROUS  
UNDERGROUND UTILITIES, ALL  
TREE PITS SHALL BE DUG  
CAREFULLY AND BY HAND.

NOTE: ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

OFFICE EQUITY SOLUTIONS  
NORTHLAKE CROSSING WEST  
LOT 1  
SW CORNER CLEVELAND - GIBBS  
ROBSON RANCH ROAD, NORTHLAKE, TX 76226

LANDSCAPE PLAN

NO. DESCRIPTION DATE

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AUTHORITY OF  
THOMAS KELLOGG, RLA  
TX No. 1225.  
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CONSTRUCTION.

Apr 17, 2024

PROJECT NUMBER: 2023.706.001  
DATE: 4/17/2024 DRAWN BY: ZG  
DESIGN BY: ZG CHECKED BY: TK

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engineering and surveying

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mail@bhb.com 817.251.8550 • bhb.com  
TBPES Firm #44, #10011300, #10011302, #10104146



4/17/2024 1:28PM E:\2023\000\000\023\706\001 - lot 1\01 design & drafting\04 Landscape\706\_001\LANDSCAPE PLAN.dwg PLANT LIST & SPECIFICATIONS

PLANT SCHEDULE

| <u>CODE</u>       | <u>QTY</u> | <u>COMMON NAME</u>     | <u>BOTANICAL NAME</u>               | <u>SIZE</u> | <u>HEIGHT</u> | <u>SPREAD</u> |                | <u>REMARKS</u>                                                                                                                                                                                   |
|-------------------|------------|------------------------|-------------------------------------|-------------|---------------|---------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DECIDUOUS TREES   |            |                        |                                     |             |               |               |                |                                                                                                                                                                                                  |
| BC                | 5          | BALD CYPRESS           | Taxodium distichum                  | 3" Cal.     | 12' - 14'     | 4' - 6"       |                | NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT<br>NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT<br>NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT<br>NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT |
| CM                | 5          | CADDO MAPLE            | Acer barbatum 'Caddo'               | 3" Cal.     | 12' - 14'     | 4' - 6"       |                |                                                                                                                                                                                                  |
| CE                | 4          | CEDAR ELM              | Ulmus crassifolia                   | 3" Cal.     | 12' - 14'     | 4' - 6"       |                |                                                                                                                                                                                                  |
| SO                | 5          | SHUMARD OAK            | Quercus shumardii                   | 3" Cal.     | 12' - 14'     | 4' - 6"       |                |                                                                                                                                                                                                  |
| <u>CODE</u>       | <u>QTY</u> | <u>COMMON NAME</u>     | <u>BOTANICAL NAME</u>               | <u>SIZE</u> | <u>HEIGHT</u> | <u>SPREAD</u> | <u>SPACING</u> | <u>REMARKS</u>                                                                                                                                                                                   |
| SHRUBS            |            |                        |                                     |             |               |               |                |                                                                                                                                                                                                  |
| RY                | 6          | BRAKELIGHTS® RED YUCCA | Hesperaloe parviflora 'Perpa'       | 5 gal.      | 1' - 2'       | 1' - 2'       | 36" o.c.       | FULL                                                                                                                                                                                             |
| TSC               | 26         | COMPACT TEXAS SAGE     | Leucophyllum frutescens 'Compacta'  | 10 gal.     | 3'-3' 6"      | 2' - 3'       | 42" o.c.       | FULL                                                                                                                                                                                             |
| DBH               | 20         | DWARF BURFORD HOLLY    | Ilex cornuta 'Dwarf Burford'        | 10 gal.     | 4'            | 2' - 3'       | 48" o.c.       | FULL                                                                                                                                                                                             |
| HFG               | 9          | HAMELN FOUNTAIN GRASS  | Pennisetum alopecuroides 'Hameln'   | 1 gal.      | 10" - 12"     | 10" - 12"     | 30" o.c.       | FULL                                                                                                                                                                                             |
| KA                | 6          | KALEIDOSCOPE ABELIA    | Abelia x grandiflora 'Kaleidoscope' | 3 gal.      | 2' - 3'       | 2' - 3'       | 30" o.c.       | FULL                                                                                                                                                                                             |
| ON                | 27         | NANDINA 'OBSESSION'    | Nandina domestica 'Obsession'       | 3 gal.      | 1' 6" - 2'    | 1' - 2'       | 24" o.c.       | FULL                                                                                                                                                                                             |
| <u>CODE</u>       | <u>QTY</u> | <u>COMMON NAME</u>     | <u>BOTANICAL NAME</u>               | <u>SIZE</u> | <u>HEIGHT</u> | <u>SPREAD</u> | <u>DENSITY</u> | <u>REMARKS</u>                                                                                                                                                                                   |
| LOW GROUND COVERS |            |                        |                                     |             |               |               |                |                                                                                                                                                                                                  |
| LIR               | 1,304      | BIG BLUE LIRIOPE       | Liriope muscari                     | 1 gal.      | 6" - 12"      | 6" - 12"      | 1/sq.ft.       | FULL                                                                                                                                                                                             |
| SOD/SEED          |            |                        |                                     |             |               |               |                |                                                                                                                                                                                                  |
| SOD               | 6,406 sf   | TIF 419 BERMUDAGRASS   | Cynodon dactylon 'Tif 419'          | sod         |               |               |                | FULL, TIFWAY 419, TEX TURF 10, OR OTHER IMPROVED VARIETY. MUST NOT CONTAIN ANY WEEDS.                                                                                                            |

REFERENCE NOTES SCHEDULE

| SYMBOL   | DESCRIPTION                                                                | QTY    | DETAIL |
|----------|----------------------------------------------------------------------------|--------|--------|
| LE – 101 | COMMERCIAL GRADE 3/16" thick; black (preferred) or green; securely staked. | 160 lf |        |

NOTES

THE QUANTITIES OF PLANTS AND MATERIALS SHOWN IN THE ABOVE LISTS MUST BE COMPARED TO THE LANDSCAPE PLAN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

ACTUAL QUANTITY OF SOD (AND/OR HYDROMULCH) NEEDED MAY DIFFER FROM SQUARE FOOTAGES LABELED. CONTRACTOR SHALL BID QUANTITY SHOWN IN PLANT LIST, AND PROVIDE PER SQUARE FOOT UNIT COSTS FOR ADDING AND SUBTRACTING SOD (AND/OR HYDROMULCH). THE CONTRACTOR IS REQUIRED TO TAKE APPROPRIATE MEASURES TO ENSURE THAT A FULL STAND OF HEALTHY GRASS IS ESTABLISHED IN ALL GRASS AREAS. GRASS SHALL BE PLANTED IN AREAS DISTURBED BY GRADING AND OTHER CONSTRUCTION ACTIVITIES. FIELD VERIFICATION OF GRASS LIMITS IS OFTEN REQUIRED. THESE INSTRUCTIONS ALSO APPLY IF EROSION CONTROL BLANKET IS CALLED FOR ON THE PLANS.

PRIOR TO INSTALLATION OF PLANTS, THE LANDSCAPE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO VERIFY ALL AREAS TO BE PLANTED, PLANT SIZES, AND COORDINATION OF PLANTING ACTIVITIES WITH IRRIGATION INSTALLATION.

IF HYDROMULCH IS NOT SHOWN ON THE LANDSCAPE PLANS, THE LANDSCAPE CONTRACTOR SHALL DISCUSS WITH THE OWNER'S REPRESENTATIVE IF IT IS POSSIBLE TO INSTALL HYDROMULCH RATHER THAN SOD IN SOME GRASS AREAS. IF HYDROMULCH IS INSTALLED, IT SHALL BE SULTAN, BLACK JACK, OR SAHARA BERMUDA WITH A TACKIFIER ADDITIVE ON 4:1 OR GREATER SLOPES. BERMUDA HYDROMULCH SHALL ONLY BE APPLIED BETWEEN THE DATES OF MAY 1st AND SEPTEMBER 15th. BETWEEN SEPTEMBER 15th AND MAY 1st, HYDROMULCH WITH ANNUAL RYE GRASS, AND RETURN AFTER MAY 1st TO REMOVE OR TILL IN RYE GRASS AND HYDROMULCH (OR SOD IF OWNER REQUESTS) WITH BERMUDA. PRIOR TO HYDROMULCHING, VERIFY WITH OWNER'S REPRESENTATIVE AREAS, DATES, AND TYPE OF GRASS. DISCUSS WITH THE OWNER THE SCHEDULE AND OTHER DETAILS REGARDING RETURNING AFTER MAY 1ST TO ESTABLISH PERMANENT BERMUDA GRASS.

ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014."

ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL TAKE NECESSARY MEASURES TO COORDINATE THE TIMING OF INSTALLATION OF PLANTS AND INSTALLATION OF THE IRRIGATION SYSTEM. COORDINATE WITH THE GENERAL CONTRACTOR IF NECESSARY. THE GENERAL CONTRACTOR OR PAVING CONTRACTOR SHALL CONSULT WITH THE IRRIGATION CONTRACTOR REGARDING THE POSSIBILITY OF IRRIGATION SLEEVES WITHIN AREAS TO BE PAVED.

Note: the specifications below are to be considered guide specifications. Not all the requirements are applicable to this project. Most important are the requirements for plant quality, and the guarantee.

LANDSCAPE SPECIFICATIONS

SCOPE OF WORK

A. Furnish all supervision, labor, materials, services, and equipment required to complete the work covered in these specifications and plans, including the following: planting of trees, shrubs, and groundcover, submittals, maintenance, guarantee, cleanup, and acceptance.

REFERENCES

A. American Standard for Nursery Stock - ANSI Z60.1 - published by American Nursery & Landscape Association; latest edition.

B. Hortis Third, 1976 - Cornell University

SUBMITTALS (IF REQUESTED BY OWNER OR OWNER'S REPRESENTATIVE)

A. Samples: Provide representative quantities of mulch and stone. Samples shall be approved by Owner's Representative before use on project.

B. If requested by the Owner's Representative, the Landscape Contractor shall provide at the site two (2) representative samples of each variety of trees, shrubs, and groundcover plants for Owner's Representative's approval. Photographs of representative plants are acceptable. Photos must show plant clearly from at least two sides.

C. Plant substitutions must be pre-approved by the Owner's Representative in writing.

JOB CONDITIONS

A. General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All construction debris shall be removed prior to Landscape Contractor beginning work.

B. Underground utilities must be located prior to planting. Landscape Contractor shall arrange for utility location service. Contact Texas811.com at least two working days prior to excavation. Landscape Contractor shall be responsible for protecting utility lines. Repairs due to damage shall be at the Landscape Contractors expense.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner will not be responsible for theft or damage.

MAINTENANCE AND GUARANTEE

A. The Landscape Contractor is responsible for maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, or groundcover will be accepted unless they show a healthy growth and satisfactory foliage conditions.

B. Maintenance shall include watering, cultivation, weeding, edging, pruning of trees, cleaning up, and all other necessary maintenance tasks.

C. A written notice requesting final inspection and acceptance should be submitted to the Owner's Representative at least five (5) days prior to completion. If requested, an on-site inspection by the Owner's Representative and the Landscape Contractor will be completed prior to final acceptance.

D. After final acceptance, the Owner assumes responsibility for maintenance.

E. Trees, shrubs, and groundcover shall be guaranteed for a twelve (12) month period after acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner's Representative. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be subject to replacement.

F. First initial plant replacement shall be at the Landscape Contractor's expense. Additional replacement plants beyond the first are not guaranteed.

G. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified.

H. The Owner agrees that for the guarantee to be effective, he/she will water plants at least twice a week during dry periods. The Landscape Contractor shall visit the site at regular intervals during the guarantee period to observe the condition of the plants, and report any problems and possible remedies to the Owner.

QUALITY ASSURANCE

A. Owner's Representative has the right to inspect all plant materials at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.

B. Owner's Representative 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.

C. Owner's Representative may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately.

PRODUCT DELIVERY, STORAGE AND HANDLING

A. Balled and burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.

B. Container grown plants: Deliver plants in rigid container to hold ball shape and protect root mass.

C. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

D. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

E. Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunks or stems.

PLANTS

A. Plants shall be well-formed nursery grown stock, with tags showing species and variety. Tags must remain until after final acceptance. Plants will be individually approved by the Owner's Representative and his decision as to their acceptability shall be final.

B. The Plant and Materials List shown on the plans is an aid to the Landscape Contractor. Confirm all quantities, and report any discrepancies to the Owner's Representative.

C. Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. Plants shall be free from insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, and insect eggs and larvae.

D. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Unless specified as multi-trunk, trees shall have a single dominant leader.

E. Substitutions: Plant substitutions may be requested. Substitutions must be pre-approved by the Owner's Representative. In order for a substitution to be considered, the contractor must provide proof that the specified plant is not readily available, either by species, quantity, or size. The contractor shall provide in writing the names, phone numbers, and contact persons from three wholesale nurseries that were contacted. The contractor may suggest an alternative, but the Owner's Representative shall reserve the right as to which substitution, if any, is allowed.

INSTALLATION

A. Prior to installation, Landscape Contractor shall inspect all existing conditions and report any deficiencies to the Owner's Representative.

B. Areas to receive rock groundcover: Remove existing grass, weeds, rocks, or other obstructions. Lay polypropylene fabric, using pins as necessary to hold securely in place. Place stone groundcover to depths indicated on plans. Surfaces shall be smooth, without visible depressions or ridges.

C. Position the trees and shrubs in their intended location as per plan. Notify the Owner's Representative for inspection and approval of all positioning of plant materials. Plants in the vicinity of fire hydrants, meters, or utility boxes must be placed so that, at plant maturity, a five (5) foot clearance is provided.

D. Dig a wide, rough sided hole the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed. Root flare of trees must be exposed.

E. Backfill trees only with existing material excavated from the pit. Carefully settle by watering to prevent air pockets. Backfill shrubs and groundcover beds with planting soil mix as specified in the planting details.

F. All plant beds and trees shall be mulched with a minimum settled thickness of three (3") inches over the entire bed or pit.

G. In the event that rock, or underground construction work or obstructions are encountered, the Landscape Contractor shall notify the Owner's Representative or Landscape Architect immediately in order to determine if alternate locations can be selected. Where locations cannot be changed, if possible, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6) inches below the bottom of the root ball when plant is properly set at the required grade. For trees, the planting pit shall be at least three times the width of the root ball. Prior to excavating the obstruction(s), the Landscape Contractor shall negotiate with the Owner's Representative to determine if a change order is required.

H. The Landscape contractor shall return after a period of one year to remove all tree staking materials. If any trees appear to need additional time to stabilize, staking will remain for no longer than an additional 6 months. During the period of time when trees are staked, the contractor is responsible for straightening trees that are not plumb, and adjusting stakes and guy wires as necessary. Guy wires must fit loosely as called for in the planting details.

I. Lay sod within 24 hours of harvesting. Do not lay sod if ground is frozen or muddy. Sod shall form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass. Lay sod across angle of slopes exceeding 1:3. Anchor sod on slopes exceeding 1:6 with biodegradable staples spaced as recommended by sod grower but not less than 2 anchors per sod strip to prevent slippage. Saturate sod with fine water spray within two hours of planting. After planting, water daily or more frequently until sod is established.

CLEANUP

A. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each day's work. Site shall be clean and neat at time of final inspection.

**B=B**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

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TBEELS Firm #44, #10011300, #10011302, #10194146

**OFFICE EQUITY SOLUTIONS**  
**NORTHLAKE CROSSING WEST**  
**LOT 1**  
**SW CORNER CLEVELAND - GIBBS**  
**ROBSON RANCH ROAD, NORTHLAKE, TX 76226**

PLANT LIST & SPECIFICATIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

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| PROJECT NUMBER: | 2023.706.001 |
| DATE:           | 4/17/2024    |
| DRAWN BY:       | ZG           |
| DESIGN BY:      | ZG           |
| CHECKED BY:     | TK           |

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EXTERIOR FINISH SCHEDULE

TRW\_B1

| TAG   | DESCRIPTION                      | MANUFACTURER    | PRODUCT               | SIZE            | FINISH            | COLOR                              | DETAILS REFERENCES | NOTES                             |
|-------|----------------------------------|-----------------|-----------------------|-----------------|-------------------|------------------------------------|--------------------|-----------------------------------|
| ST-1  | STONE                            | CORONADO STONE  | QUICKSTACK            | REF A4.01/A1.01 | —                 | ANTIQUE CREAM                      |                    | PROVIDE CORNER PIECES AS NEEDED   |
| CP-1  | CEMENT PANEL                     | NICHIHA         | VINTAGE WOOD          | AWP3030         | —                 | SPRUCE                             | REF. A 4.01        | —                                 |
| CP-2  | CEMENT PANEL                     | NICHIHA         | VINTAGE WOOD          | AWP1818         | —                 | SPRUCE                             | REF. A 4.01        | PROVIDE VENTING PANEL AS REQUIRED |
| MP-1  | CORRUGATED METAL PANEL           | PAC-CLAD        | HWP SERIES            | 12"/16" WIDTH   | ALUMINUM          | WEATHERED ZINC                     | REF. A4.01         | -                                 |
| STC-1 | STUCCO                           | GC              | —                     | —               | SAND (DARK)       | TO MATCH- SHERWIN WILLIAM SW9098   | REF. A 4.01        | —                                 |
| STC-2 | STUCCO                           | GC              | —                     | —               | SAND (LIGHT)      | TO MATCH- SHERWIN WILLIAM SW9094   | REF. A4.01         | —                                 |
| SF-1  | STORE FRONT                      | KAWNEER         | BLACK                 | —               | ANODIZED ALUMINUM | 789G035 PERMAZIDE BLACK            | REF. A4.01         | REF A3.0 SERIES                   |
| DS-1  | GUTTER & DOWNSPOUT               | PAC-CLAD        | MFR. PRE-FINISHED MTL | X               | X                 | MAT BLACK                          | REF. A5.01         | —                                 |
| MR-1  | METAL ROOF STANDING SEAM         | PAC-CLAD        | -                     | -               | ALUMINUM          | MAT BLACK                          | -                  | -                                 |
| MB-1  | METAL BRACING                    | PAC-CLAD        | -                     | -               | ALUMINUM          | MAT BLACK                          | -                  | -                                 |
| MC-1  | METAL COPING                     | PAC-CLAD        | PAC-TITE COPING       | 4" THK.         | ALUMINUM          | MAT BLACK                          | REF. A4.01         | TAPPERED                          |
| AW-1  | AWNING                           | SPECIFICATION   | —                     | —               | METAL             | MAT BLACK                          | A1.01/A4.01        |                                   |
| ES-1  | WOODEN FENCE                     | GC              | —                     | —               | —                 | RED CEDAR                          | A4.01/A3.01        |                                   |
| LD    | VERTICAL LADDER WITH 3FT WALKWAY | FIXFASTUSA      | RL32                  | AS PER SITE     | MILL FINISH       | ALUMINUM                           | -                  | -                                 |
| SC    | LADDER FALL ARREST SYSTEM        | FIXFASTUSA      | KATTSAFE500           | AS PER SITE     | CABLE             | STAINLESS STEEL                    | -                  | -                                 |
| LDR   | HINGED LADDER SECURITY DOOR      | FIXFASTUSA      | LD427                 | AS PER SITE     | ALUMINUM DOOR     | -                                  | -                  | -                                 |
| HM    | HOLLOW METAL DOOR PAINT          | SHERWIN WILLIAM | —                     | —               | EXTERIOR PAINT    | TO MATCH- ADJACENT FINISH MATERIAL | A4.01/A3.01        | —                                 |

NOTE: 1. COLOR INTENDED TO MATCH OTHER BUILDINGS IN THE AREA. CONFIRM WITH OWNER'S REP. AND ARCHITECT

GENERAL NOTES:

- STOREFRONT SYSTEM TO BE CLEAR ANODIZED.
- ALL CAST STONE THIS BUILDING TO BE ADVANCED CAST STONE COLOR - PER EXTERIOR FINISH SCHEDULE.
- NICHIHA NOTES:
  - NICHIHA VERTICAL BUTT JOINTS ARE NEEDED WHEN NICHIHA BUTTS INTO NON - NICHIHA PANELS (USE "J" MOULD)
  - USE NICHIHA "CORNER PANEL" WHERE HORIZONTAL RUN IS LESS THAN 4".
  - USE SPACERS FOR PANEL ATTACHMENT WHERE PANELS ARE BELOW NICHIHA STARTER TRACK.
  - MINIMUM 1/4" IS REQUIRED BETWEEN NICHIHA PANELS AND FLASHINGS FOR DRAINAGE.
  - NON FACTORY EDGES OF NICHIHA PANELS TO BE SEALED.
  - SEALANT USED FOR NICHIHA EXPANSION / CONTROL JOINTS TO MATCH PANEL COLOR.
  - BOTTOM EDGE OF NICHIHA PANEL MUST BE 2" ABOVE HARD SURFACE OR 6" ABOVE FINISHED GRADE.

ELEVATION SHEET NOTES:

- SCREEN (FENCING): REFER TO SCREEN ELEVATIONS A3.02.
- GAS METERS: COORDINATE LAYOUT OF HOUSE AND ALL TENANT METERS WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- KNOX BOX TYPE AND LOCATIONS TO BE VERIFIED WITH FIRE MARSHAL.
- PROVIDE AGENCY REQUIRED SIGNAGE AT RISER ROOM DOOR.
- PAINT TO MATCH ADJACENT FINISH.
- COLOR TO MATCH EXISTING SIMILAR CONDITIONS. E.G. DUMPSTER STONE TO MATCH SIMILAR STRUCTURES IN THE AREA.

EXTERIOR FINISH LEGEND

|  |                                              |
|--|----------------------------------------------|
|  | STONE (ST-1)                                 |
|  | STUCCO (CEMENT PLASTER- SAND FINISH) (STC-1) |
|  | CORRUGATED METAL PANEL (MP-1)                |
|  | CEMENT PANEL (CP-1) Nichiha                  |
|  | METAL ROOF (MR-1) STANDING SEAM              |

§ :CONTROL JOINT

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.  
(TBAE - EFFECTIVE 10-01-2003)

BRENT E. KLINE, ARCHITECT TEXAS  
REGISTRATION NO. 10976  
DATE: 03/31/2023

*OES*  
OFFICE EQUITY SOLUTIONS

365 Miron, Suite A  
Southlake, Texas 76092  
O 817.416.3981  
F 817.416.8372

THE RIDGE

WEST  
BUILDING 1

PROJECT  
THE RIDGE AT NORTHLAKE

ADDRESS  
ROBSON RANCH ROAD

CITY  
NORTHLAKE

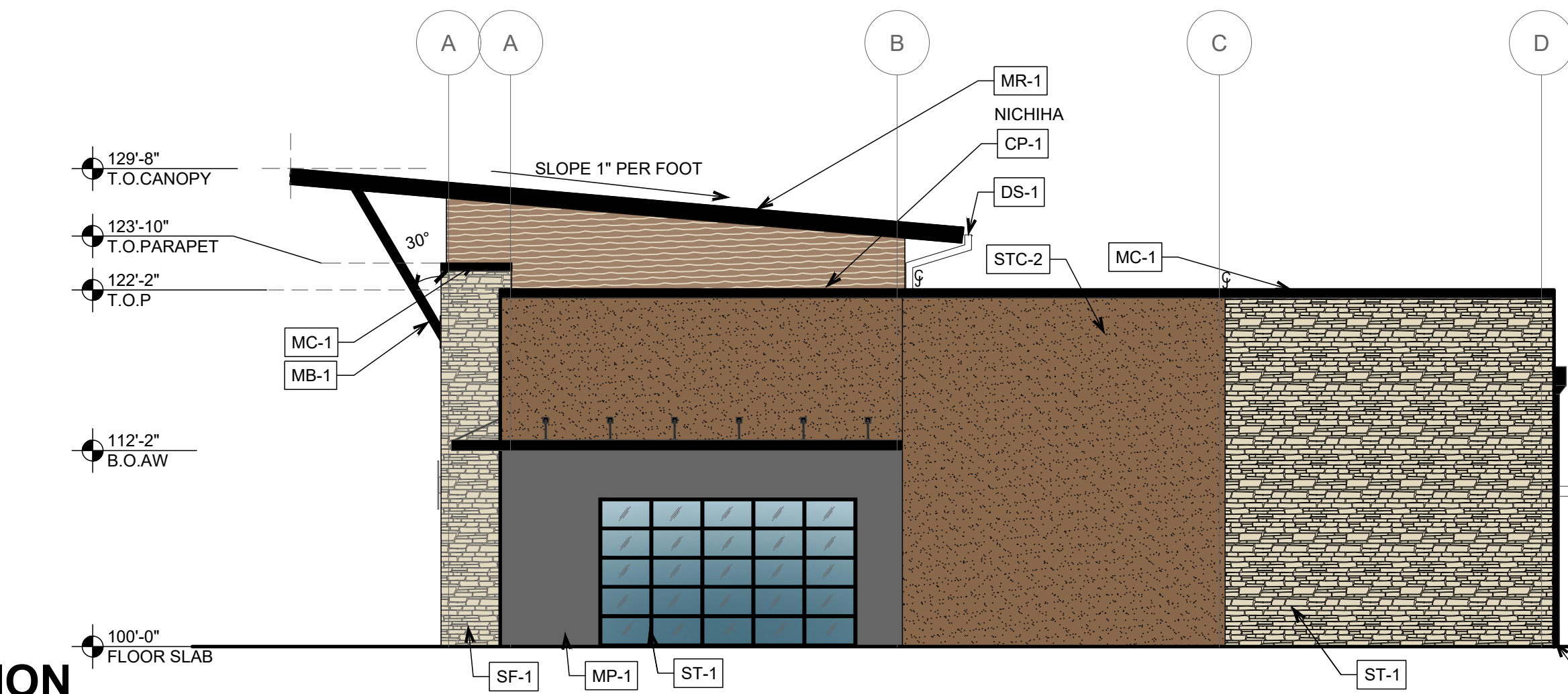
STATE  
TX  
ZIP  
76226

EXTERIOR  
ELEVATIONS

JOB NO. 23017-1

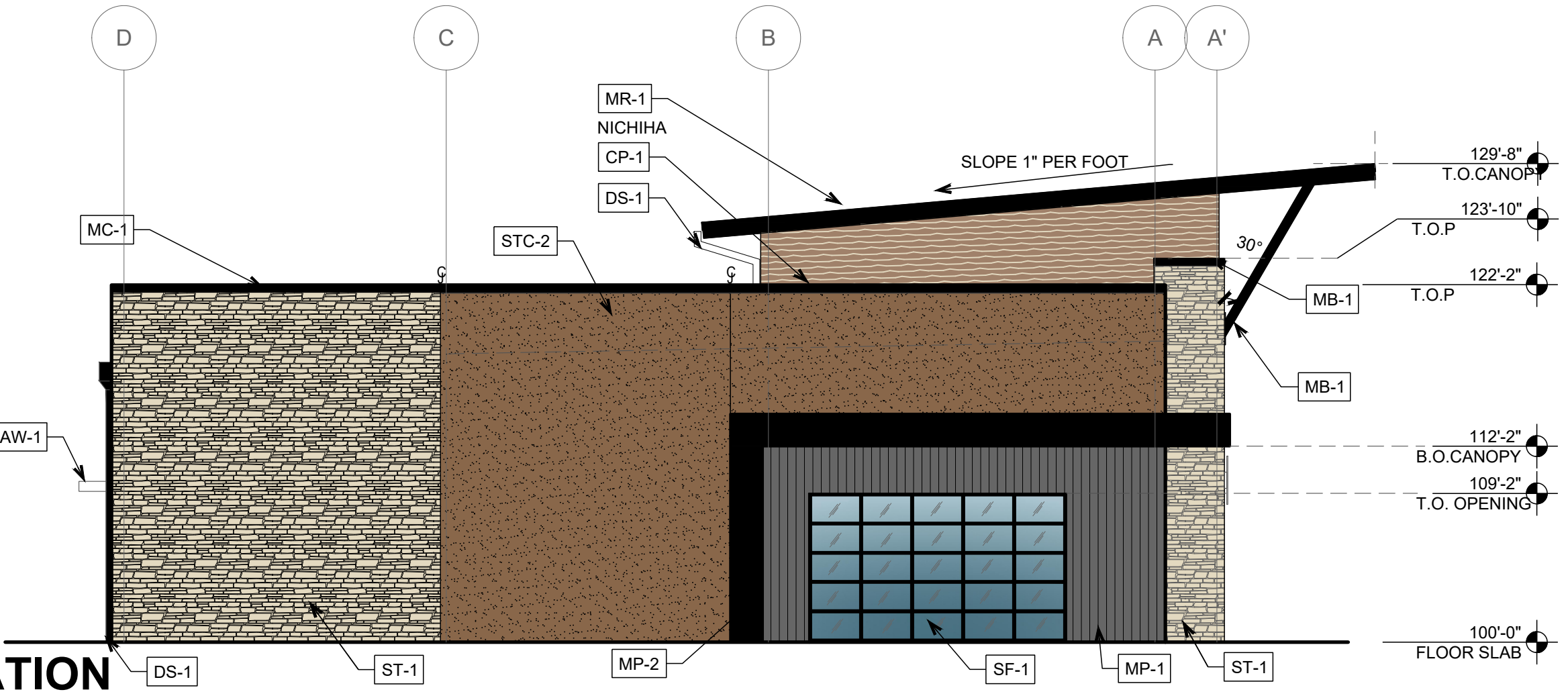
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A4.01



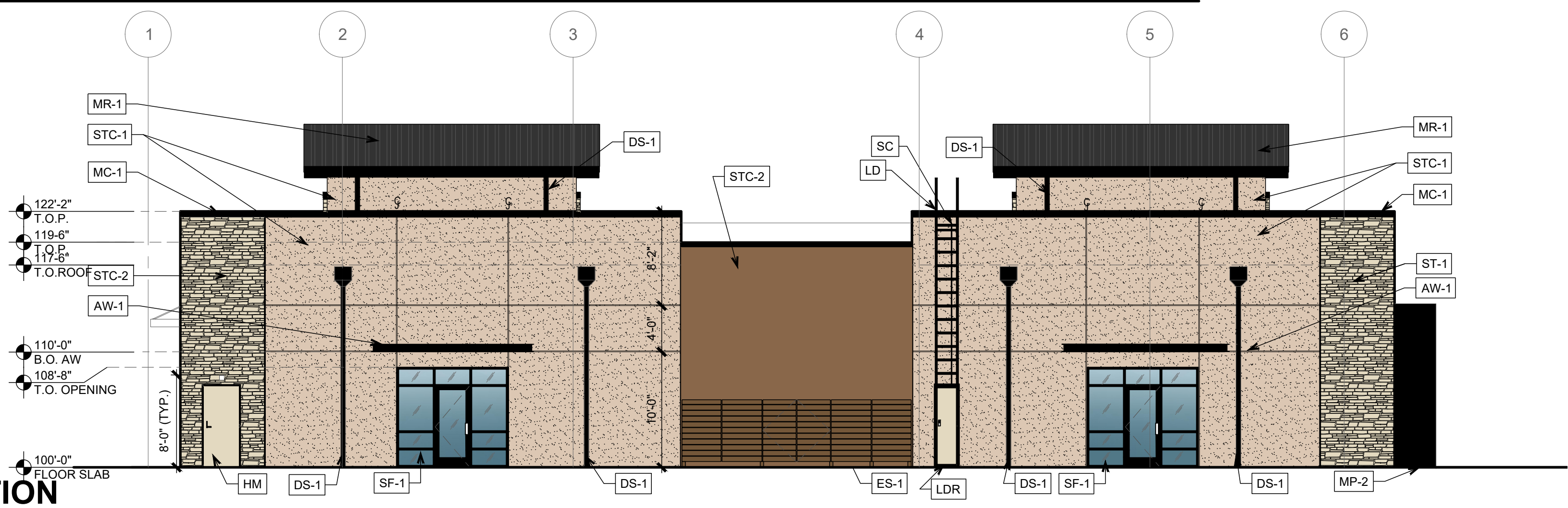
3 EAST ELEVATION

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



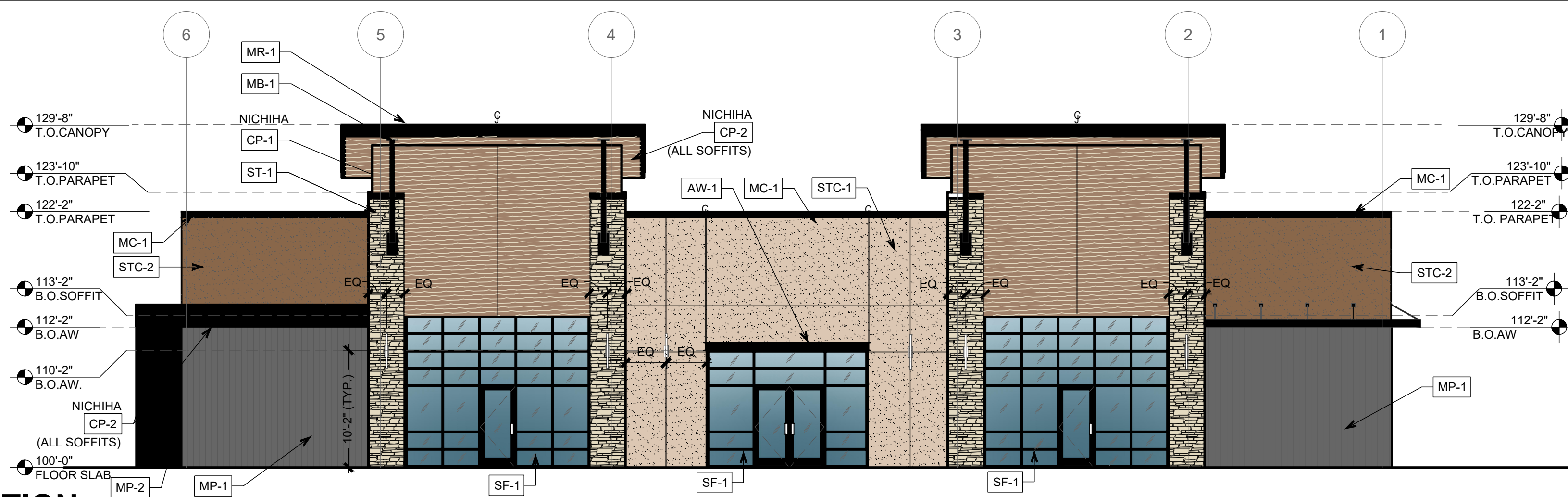
3 NORTH ELEVATION

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



2 WEST ELEVATION

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

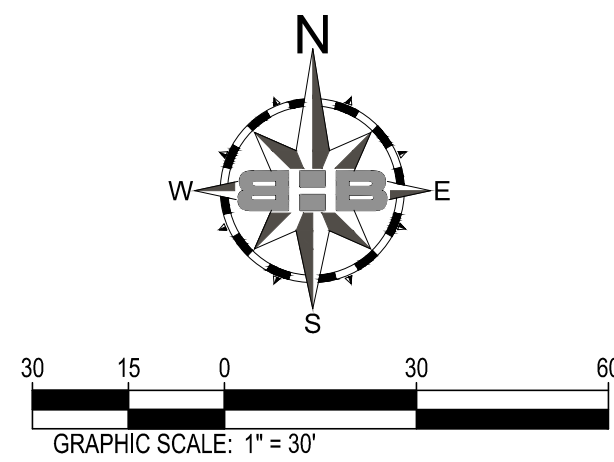
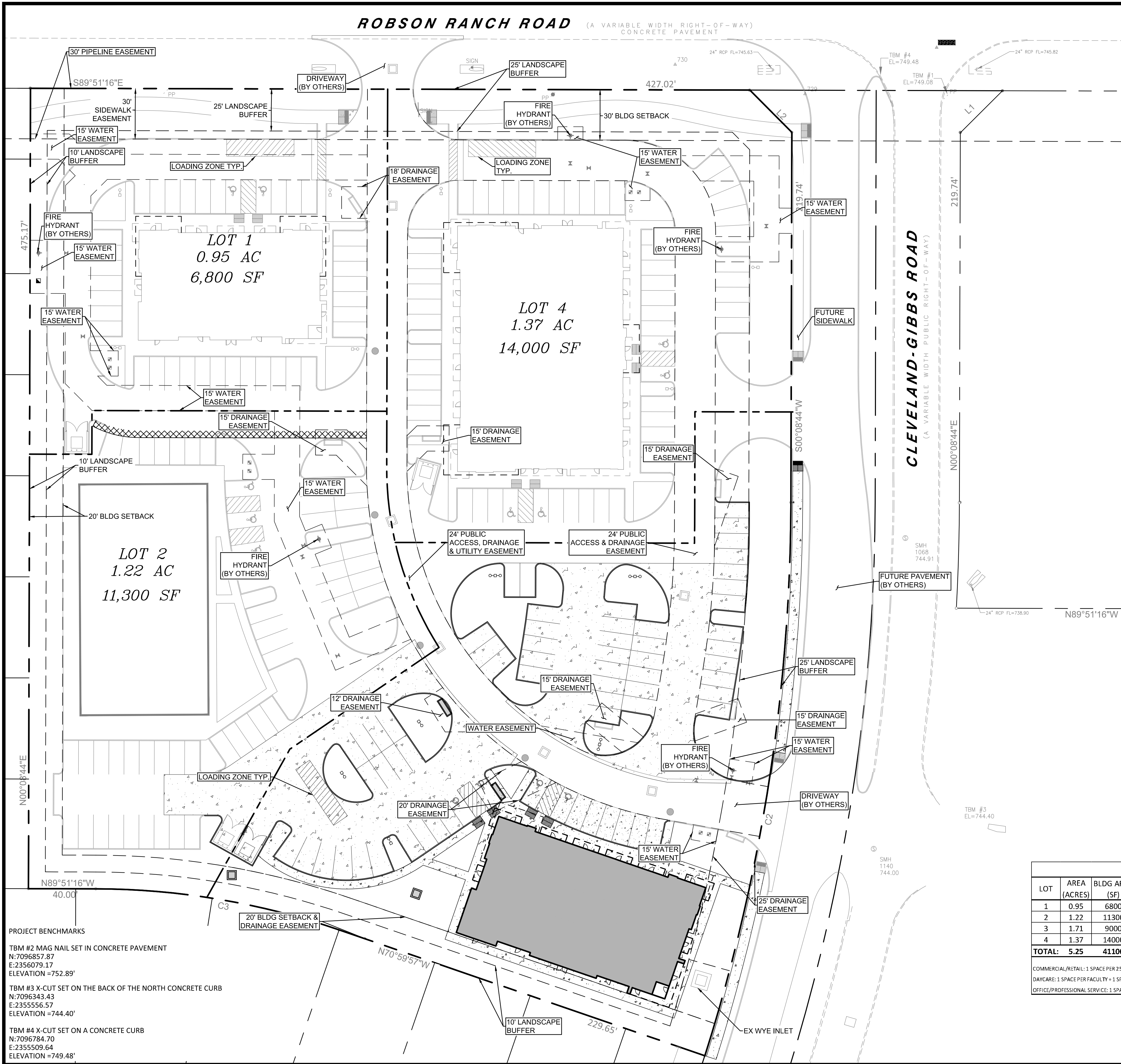


1 SOUTH ELEVATION

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



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| LEGEND   |                         |          |
|----------|-------------------------|----------|
| EXISTING |                         | PROPOSED |
| ---      | PROPERTY LINE           | ---      |
| ---      | EASEMENT                | ---      |
| ---      | BUILDING FOOTPRINT      | ---      |
| ---      | CURB & GUTTER           | ---      |
| ---      | CONCRETE PAVEMENT       | ---      |
| ---      | ASPHALT PAVEMENT        | ---      |
| ---      | SIGN                    | ---      |
| ---      | GATE VALVE              | ---      |
| ---      | FIRE HYDRANT            | ---      |
| ---      | WATER METER             | ---      |
| ---      | SANITARY SEWER MANHOLE  | ---      |
| ---      | SANITARY SEWER CLEANOUT | ---      |
| ---      | UTILITY POLE            | ---      |
| ---      | STORM DRAIN MANHOLE     | ---      |
| ---      | CURB INLET              | ---      |
| ---      | OVERHEAD ELECTRIC LINE  | ---      |
| ---      | TEMPORARY BENCH MARK    | ---      |
| ---      | WATER                   | ---      |
| ---      | SEWER                   | ---      |
| ---      | GAS                     | ---      |
| ---      | STORM DRAIN             | ---      |

#### GENERAL NOTES

- ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
- CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE.
- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL CALL "811" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS AND TOWN OF NORTHLAKE CRITERIA.

CAUTION!!!  
BURIED UTILITIES IN THE AREA. CONTRACTOR SHALL  
CONTACT TEXAS (811) AND COORDINATE WITH UTILITY  
COMPANIES TO LOCATE ALL LINES IN THE AREA PRIOR TO  
CONSTRUCTION.

PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL  
VERIFY LOCATION & ELEVATION OF EX. UTILITIES IN THE FIELD  
AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.

| SITE DATA TABLE                                                                                                                                                                                                            |              |                |        |                  |                   |            |                  |           |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------|--------|------------------|-------------------|------------|------------------|-----------|--------------------|
| LOT                                                                                                                                                                                                                        | AREA (ACRES) | BLDG AREA (SF) | ZONING | BLDG HEIGHT (FT) | PROPOSED LAND USE | REQUIRED   | PARKING PROVIDED | HANDICAP  | AREA OF OPEN SPACE |
| 1                                                                                                                                                                                                                          | 0.95         | 6800           | M-PD   | < 35'            | RETAIL            | 28 SPACES  | 37 SPACES        | 2 SPACES  | 16.38%             |
| 2                                                                                                                                                                                                                          | 1.22         | 11300          | M-PD   | < 35'            | DAYCARE           | 46 SPACES  | 53 SPACES        | 3 SPACES  | 21.26%             |
| 3                                                                                                                                                                                                                          | 1.71         | 9000           | M-PD   | < 35'            | OFFICE            | 36 SPACES  | 65 SPACES        | 4 SPACES  | 12.08%             |
| 4                                                                                                                                                                                                                          | 1.37         | 14000          | M-PD   | < 35'            | OFFICE            | 56 SPACES  | 57 SPACES        | 4 SPACES  | 23.46%             |
| TOTAL:                                                                                                                                                                                                                     | 5.25         | 41100          |        |                  |                   | 166 SPACES | 212 SPACES       | 13 SPACES | 17.96%             |
| COMMERCIAL/RETAIL: 1 SPACE PER 250 GROSS FLOOR AREA<br>DAYCARE: 1 SPACE PER FACULTY + 1 SPACE PER 10 CHILDREN (ASSUMED AS COMMERCIAL)<br>OFFICE/PROFESSIONAL SERVICE: 1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA |              |                |        |                  |                   |            |                  |           |                    |

OFFICE EQUITY SOLUTIONS  
NORTHLAKE CROSSING WEST  
LOT 3  
SW CORNER CLEVELAND - GIBBS  
ROBSON RANCH ROAD, NORTHLAKE, TX 76226

#### OVERALL SITE PLAN

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE OF INTERIM REVIEW  
UNDER THE AUTHORITY OF  
SKYLAR LYLE WIERZBICKI, PE  
TX 130824.  
IT IS NOT INTENDED FOR  
CONSTRUCTION, BIDDING, OR  
PERMIT PURPOSES.

4-3-2024

PROJECT NUMBER: 2023.706.003  
DATE: 4/3/2024 DRAWN BY: BK  
DESIGN BY: BK CHECKED BY: SW

SHEET

5

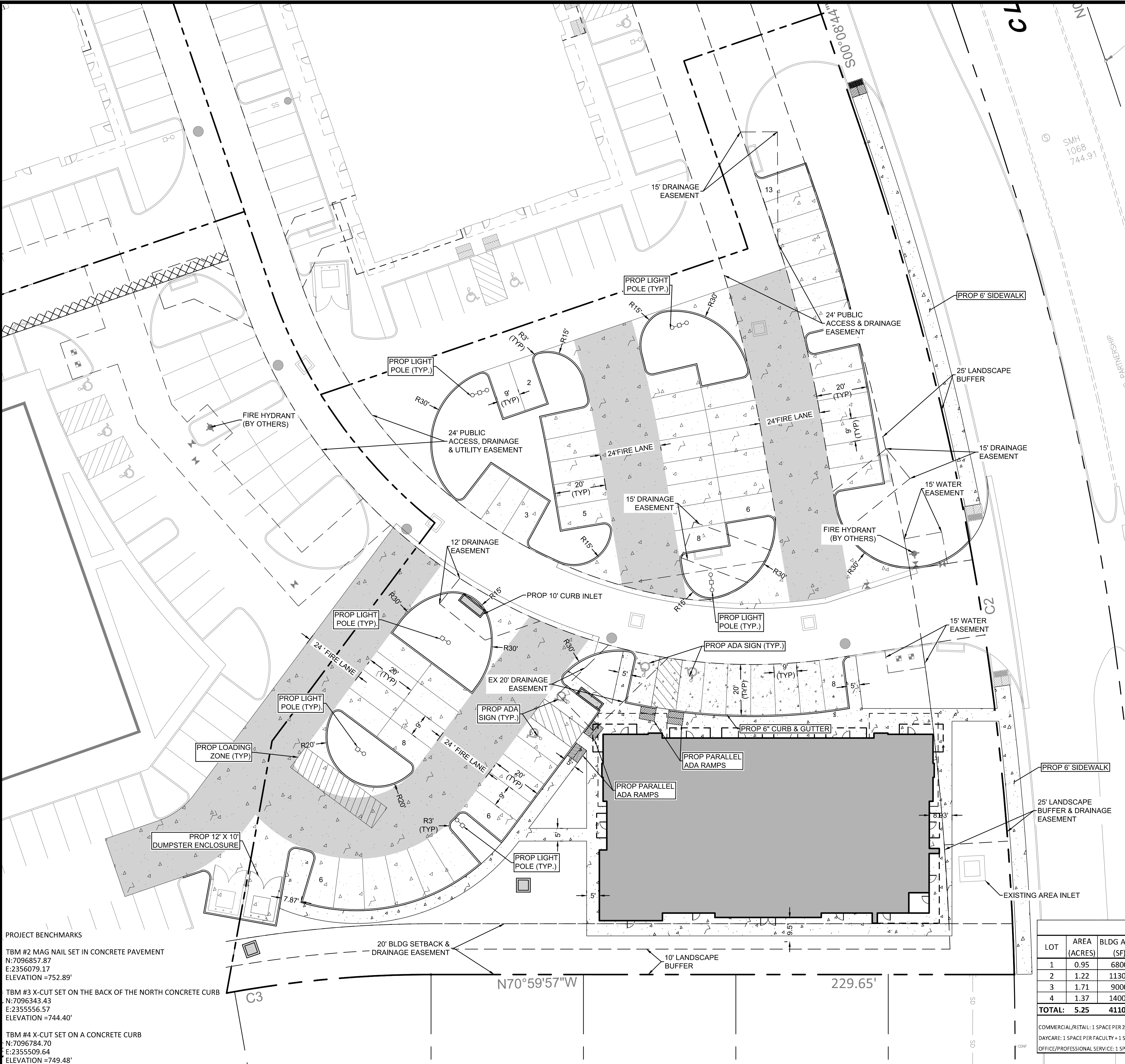
5 OF 20

**B=B**  
BAIRD, HAMPTON & BROWN  
engineering and surveying

3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051  
mail@bhbba.com • 817.251.8550 • bhbba.com  
TBP&LS Firm #44, #10011300, #10011302, #10194146



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PROJECT BENCHMARKS

TBM #2 MAG NAIL SET IN CONCRETE PAVEMENT  
N:7096857.87  
E:2356079.17  
ELEVATION =752.89'

TBM #3 X-CUT SET ON THE BACK OF THE NORTH CONCRETE CURB  
N:7096343.43  
E:2355556.57  
ELEVATION =744.40'

TBM #4 X-CUT SET ON A CONCRETE CURB  
N:7096784.70  
E:2355509.64  
ELEVATION =749.48'

| LEGEND   |                         |
|----------|-------------------------|
| EXISTING | PROPOSED                |
|          | PROPERTY LINE           |
|          | EASEMENT                |
|          | BUILDING FOOTPRINT      |
|          | CURB & GUTTER           |
|          | CONCRETE PAVEMENT       |
|          | FIRE LANE               |
|          | ASPHALT PAVEMENT        |
|          | SIGN                    |
|          | GATE VALVE              |
|          | FIRE HYDRANT            |
|          | WATER METER             |
|          | SANITARY SEWER MANHOLE  |
|          | SANITARY SEWER CLEANOUT |
|          | UTILITY POLE            |
|          | Y INLET                 |
|          | CURB INLET              |
|          | OVERHEAD ELECTRIC LINE  |
|          | TEMPORARY BENCH MARK    |
|          | WATER                   |
|          | SEWER                   |
|          | GAS                     |
|          | STORM DRAIN             |

- GENERAL NOTES
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| SITE DATA TABLE                                                                                                                                                                                                            |              |                |        |                  |                   |            |                  |           |            |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------|--------|------------------|-------------------|------------|------------------|-----------|------------|--------------------|
| LOT                                                                                                                                                                                                                        | AREA (ACRES) | BLDG AREA (SF) | ZONING | BLDG HEIGHT (FT) | PROPOSED LAND USE | REQUIRED   | PARKING PROVIDED | HANDICAP  | BLDG RATIO | AREA OF OPEN SPACE |
| 1                                                                                                                                                                                                                          | 0.95         | 6800           | M-PD   | < 35'            | RETAIL            | 28 SPACES  | 37 SPACES        | 2 SPACES  | 16.38%     | 32.0%              |
| 2                                                                                                                                                                                                                          | 1.22         | 11300          | M-PD   | < 35'            | DAYCARE           | 46 SPACES  | 53 SPACES        | 3 SPACES  | 21.26%     | 22.3%              |
| 3                                                                                                                                                                                                                          | 1.71         | 9000           | M-PD   | < 35'            | OFFICE            | 36 SPACES  | 65 SPACES        | 4 SPACES  | 12.08%     | 31.3%              |
| 4                                                                                                                                                                                                                          | 1.37         | 14000          | M-PD   | < 35'            | OFFICE            | 56 SPACES  | 57 SPACES        | 4 SPACES  | 23.46%     | 29.2%              |
| TOTAL:                                                                                                                                                                                                                     |              | 5.25           | 41100  |                  |                   | 166 SPACES | 212 SPACES       | 13 SPACES | 17.96%     | 28.80%             |
| COMMERCIAL/RETAIL: 1 SPACE PER 250 GROSS FLOOR AREA<br>DAYCARE: 1 SPACE PER FACULTY + 1 SPACE PER 10 CHILDREN (ASSUMED AS COMMERCIAL)<br>OFFICE/PROFESSIONAL SERVICE: 1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA |              |                |        |                  |                   |            |                  |           |            |                    |

**BAIRD, HAMPTON & BROWN**  
engineering and surveying

3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051  
mail@bhb.com • 817.251.8550 • bhb.com  
TBP&S Firm #44, #1001300, #1001302, #10104146

OFFICE EQUITY SOLUTIONS  
NORTHLAKE CROSSING WEST  
LOT 3

SW CORNER CLEVELAND - GIBBS  
ROBSON RANCH ROAD, NORTHLAKE, TX 76226

SITE & PAVING PLAN

| NO. | DESCRIPTION | DATE |
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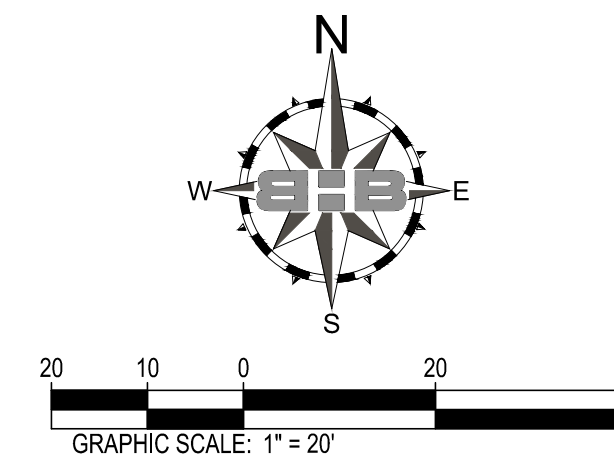
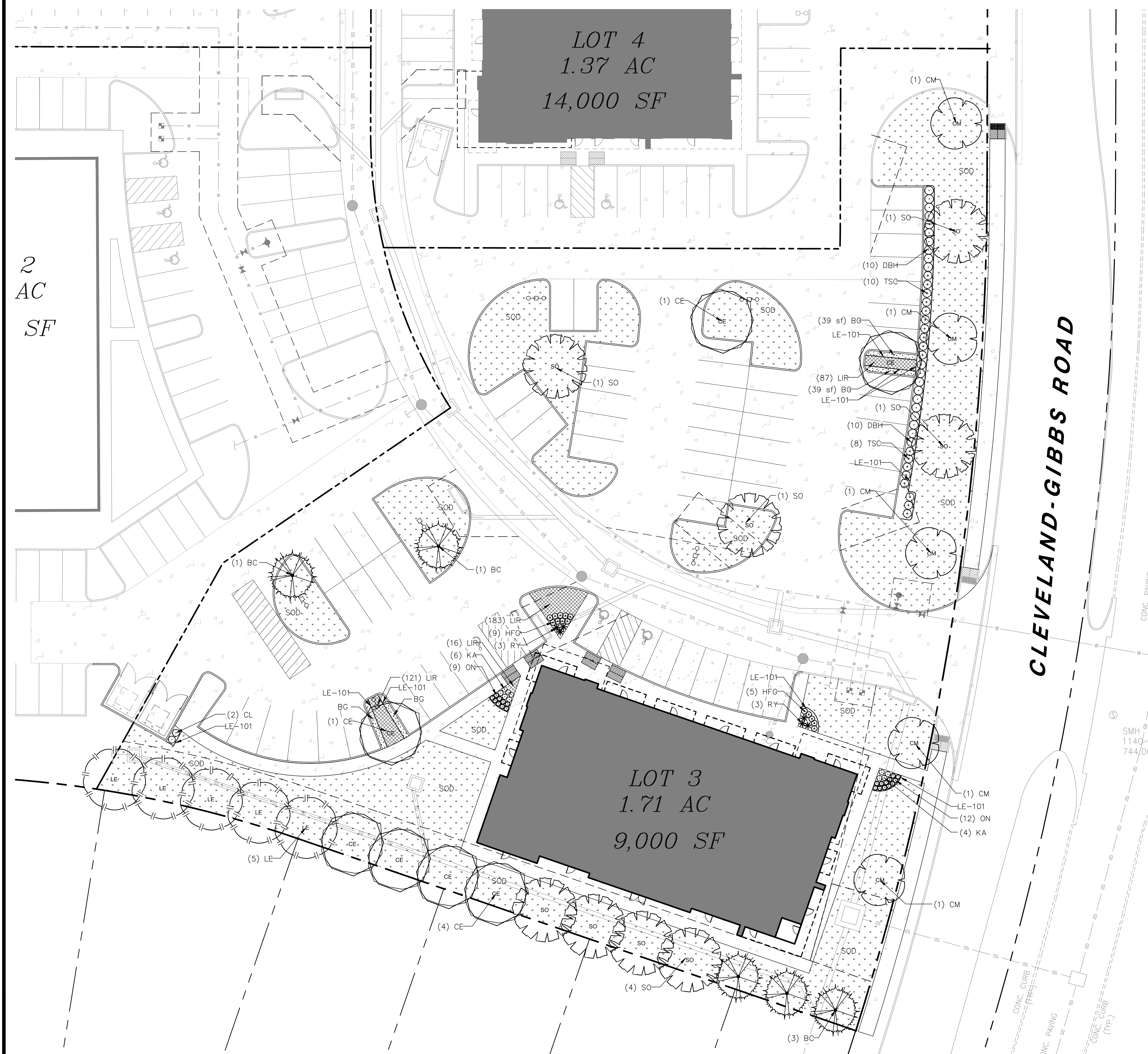
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4-3-2024

PROJECT NUMBER: 2023.706.003  
DATE: 4/3/2024 DRAWN BY: BK  
DESIGN BY: BK CHECKED BY: SW

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6  
6 OF 19





PLANT KEY:

| SYMBOL                                                                                | CODE | COMMON NAME            |
|---------------------------------------------------------------------------------------|------|------------------------|
| <b>DECIDUOUS TREES</b>                                                                |      |                        |
|    | BC   | BALD CYPRESS           |
|    | CM   | CADDO MAPLE            |
|    | CE   | CEDAR ELM              |
|    | LE   | LACEBARK ELM           |
|    | SQ   | SHUMARD OAK            |
| <b>SHRUBS</b>                                                                         |      |                        |
|    | RY   | BRAKELIGHTS® RED YUCCA |
|    | CL   | CLEYERA                |
|    | TSC  | COMPACT TEXAS SAGE     |
|    | DBH  | DWARF BURFORD HOLLY    |
|    | HFG  | HAMELIN FOUNTAIN GRASS |
|   | KKA  | KALEIDOSCOPE ABELIA    |
|  | ON   | NANDINA 'OBSESSION'®   |
| <b>LOW GROUND COVERS</b>                                                              |      |                        |
|  | UR   | BIG BLUE LIRIOPE       |
| <b>SOD/SEED</b>                                                                       |      |                        |
|  | SOD  | BERMUDA GRASS          |
| <b>MATERIALS</b>                                                                      |      |                        |
|  | BG   | BASALT GRAVEL          |

| CITY OF NORTHLAKE LANDSCAPE REQUIREMENTS - LOT 3                                |  |         |
|---------------------------------------------------------------------------------|--|---------|
| Interior Parking Lot Landscape Area Required - 3,337 SQ.FT (8% Open Space)      |  |         |
| Interior Parking Lot Landscape Area Provided - 6,941 SQ.FT (16.6% Open Space)   |  |         |
| Parking Lot Trees Required (65 Spaces Provided - One Shade Tree per 10 Spaces)  |  | 7       |
| Parking Lot Trees Provided                                                      |  | 7       |
| Street Frontage Trees Required (321' Frontage Length Divided by 50)             |  | 7       |
| Street Frontage Trees Provided                                                  |  | 7       |
| Residential Buffer Shade Trees Required (311' Buffer Length Divided by 100 x 5) |  | 16      |
| Residential Buffer Shade Trees Provided                                         |  | 16      |
| Continuous Hedge of Evergreen Shrubs to Screen Parking.                         |  | Provide |
| Shrubs shall be 10 gallon size and shall attain a minimum mature height of 3'.  |  |         |

WARNING!

MULTIPLE EXISTING UTILITIES,  
INCLUDING UNDERGROUND GAS,  
ARE PRESENT IN THE AREA.  
CONTRACTOR SHALL CONTACT  
TEXAS811 (CALL 811) 48 HOURS  
PRIOR TO CONSTRUCTION

IMPORTANT  
NOTE!

DUE TO NUMEROUS  
UNDERGROUND UTILITIES, ALL  
TREE PITS SHALL BE DUG  
CAREFULLY AND BY HAND.

NOTE: ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

## LANDSCAPE PLAN

[illegible]

OFFICE EQUITY SOLUTIONS

OFFICE EQUITY SOLUTIONS  
NORTHLAKE CROSSING WEST

**LOT 3**

SW CORNER CLEVELAND - GIBBS  
ROBSON RANCH ROAD, NORTHLAKE, TX 76226

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CONSTRUCTION.

Apr 17, 2024

|                 |           |              |    |
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| PROJECT NUMBER: |           | 2023.706.003 |    |
| DATE:           | 4/17/2024 | DRAWN BY:    | ZG |
| DESIGN BY:      | ZG        | CHECKED BY:  | TK |

SHEET

15  
15 OF 1



| <u>SYMBOL</u>                                                                     | <u>CODE</u> | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>SIZE</u> | <u>HEIGHT</u> | <u>SPREAD</u> | <u>REMARKS</u>                                |
|-----------------------------------------------------------------------------------|-------------|------------|--------------------|-----------------------|-------------|---------------|---------------|-----------------------------------------------|
| <b>DECIDUOUS TREES</b>                                                            |             |            |                    |                       |             |               |               |                                               |
|  | BC          | 7          | BALD CYPRESS       | Taxodium distichum    | 3" Cal.     | 12' - 14'     | 4' - 6'       | NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT |
|  | CM          | 7          | CADDO MAPLE        | Acer barbatum 'Caddo' | 3" Cal.     | 12' - 14'     | 4' - 6'       | NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT |
|  | CE          | 9          | CEDAR ELM          | Ulmus crassifolia     | 3" Cal.     | 12' - 14'     | 4' - 6'       | NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT |
|  | LE          | 6          | LACEBARK ELM       | Ulmus parvifolia      | 3" Cal.     | 12' - 14'     | 4' - 6'       | NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT |
|  | SO          | 8          | SHUMARD OAK        | Quercus shumardii     | 3" Cal.     | 12' - 14'     | 4' - 6'       | NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT |

|                                                                                   |     |    |                        |                                     |         |           |           |      |
|-----------------------------------------------------------------------------------|-----|----|------------------------|-------------------------------------|---------|-----------|-----------|------|
|  | RY  | 6  | BRAKELIGHTS® RED YUCCA | Hesperaloe parviflora 'Perpa'       | 5 gal.  | 1' - 2'   | 1' - 2'   | FULL |
|  | CL  | 2  | CLEYERA                | Ternstroemia gymnanthera            | 5 gal.  | 3' -3' 6" | 2' - 3'   | FULL |
|  | TSC | 18 | COMPACT TEXAS SAGE     | Leucophyllum frutescens 'Compacta'  | 10 gal. | 3' -3' 6" | 2' -3'    | FULL |
|  | DBH | 20 | DWARF BURFORD HOLLY    | Ilex cornuta 'Dwarf Burford'        | 10 gal. | 3' -3' 6" | 2' -3'    | FULL |
|  | HFG | 14 | HAMELN FOUNTAIN GRASS  | Pennisetum alopecuroides 'Hameln'   | 3 gal.  | 10" - 12" | 10" - 12" | FULL |
|  | KA  | 10 | KALEIDOSCOPE ABELIA    | Abelia x grandiflora 'Kaleidoscope' | 5 gal.  | 2' - 3'   | 2' - 3'   | FULL |
|  | ON  | 21 | NANDINA 'OBSESSION"    | Nandina domestica 'Obsession'       | 3 gal.  | 1' - 2'   | 1' - 2'   | FULL |

| LOW GROUND COVERS                                                                   |     |           |                  |                  |        |                                                                                       |          |          |      |
|-------------------------------------------------------------------------------------|-----|-----------|------------------|------------------|--------|---------------------------------------------------------------------------------------|----------|----------|------|
|  | LIR | 407       | BIG BLUE LIRIOPE | Liriope muscari  | 1 gal. | 6" - 12"                                                                              | 6" - 12" | 12" o.c. | FULL |
| SOD/SEED                                                                            |     |           |                  |                  |        |                                                                                       |          |          |      |
|  | SOD | 20,934 sf | BERMUDA GRASS    | Cynodon dactylon | SOD    | FULL, TIFWAY 419, TEX TURF 10, OR OTHER IMPROVED VARIETY. MUST NOT CONTAIN ANY WEEDS. |          |          |      |
| MATERIALS                                                                           |     |           |                  |                  |        |                                                                                       |          |          |      |
|  | BG  | 156 sf    | BASALT GRAVEL    | Basalt Gravel    | ---    | SEE DETAIL                                                                            |          |          |      |

| <u>SYMBOL</u> | <u>DESCRIPTION</u>                                                        | <u>QTY</u> | <u>DETAIL</u> |
|---------------|---------------------------------------------------------------------------|------------|---------------|
| LE-IOI        | COMMERCIAL GRADE 3/16" thick; black (preferred) or green; securely staked | 472 lf     | /             |

THE QUANTITIES OF PLANTS AND MATERIALS SHOWN IN THE ABOVE LISTS MUST BE COMPARED TO THE LANDSCAPE PLAN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

ACTUAL QUANTITY OF SOD (AND/OR HYDROMULCH) NEEDED MAY DIFFER FROM SQUARE FOOTAGES LABELED. CONTRACTOR SHALL BID QUANTITY SHOWN IN PLANT LIST, AND PROVIDE PER SQUARE FOOT UNIT COSTS FOR ADDING AND SUBTRACTING SOD (AND/OR HYDROMULCH). THE CONTRACTOR IS REQUIRED TO TAKE APPROPRIATE MEASURES TO ENSURE THAT A FULL STAND OF HEALTHY GRASS IS ESTABLISHED IN ALL GRASS AREAS. GRASS SHALL BE PLANTED IN AREAS DISTURBED BY GRADING AND OTHER CONSTRUCTION ACTIVITIES. FIELD VERIFICATION OF GRASS LIMITS IS OFTEN REQUIRED. THESE INSTRUCTIONS ALSO APPLY IF EROSION CONTROL BLANKET IS CALLED FOR ON THE PLANS.

PRIOR TO INSTALLATION OF PLANTS, THE LANDSCAPE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO VERIFY ALL AREAS TO BE PLANTED, PLANT SIZES, AND COORDINATION OF PLANTING ACTIVITIES WITH IRRIGATION INSTALLATION.

IF HYDROMULCH IS NOT SHOWN ON THE LANDSCAPE PLANS, THE LANDSCAPE CONTRACTOR SHALL DISCUSS WITH THE OWNER'S REPRESENTATIVE IF IT IS POSSIBLE TO INSTALL HYDROMULCH RATHER THAN SOD IN SOME GRASS AREAS. IF HYDROMULCH IS INSTALLED, IT SHALL BE SULTAN, BLACK JACK, OR SAHARA BERMUDA WITH A TACKIFIER ADDITIVE ON 4:1 OR GREATER SLOPES. BERMUDA HYDROMULCH SHALL ONLY BE APPLIED BETWEEN THE DATES OF MAY 1st AND SEPTEMBER 15th, BETWEEN SEPTEMBER 15th and MAY 1st, HYDROMULCH WITH ANNUAL RYE GRASS, AND RETURN AFTER MAY 1st TO REMOVE OR TILL IN RYE GRASS AND HYDROMULCH (OR SOD IF OWNER REQUESTS) WITH BERMUDA. PRIOR TO HYDROMULCHING, VERIFY WITH OWNER'S REPRESENTATIVE AREAS, DATES, AND TYPE OF GRASS. DISCUSS WITH THE OWNER THE SCHEDULE AND OTHER DETAILS REGARDING RETURNING AFTER MAY 1ST TO ESTABLISH PERMANENT BERMUDA GRASS.

ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.

ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL TAKE NECESSARY MEASURES TO COORDINATE THE TIMING OF INSTALLATION OF PLANTS AND INSTALLATION OF THE IRRIGATION SYSTEM. COORDINATE WITH THE GENERAL CONTRACTOR IF NECESSARY. THE GENERAL CONTRACTOR OR PAVING CONTRACTOR SHALL CONSULT WITH THE IRRIGATION CONTRACTOR REGARDING THE POSSIBILITY OF IRRIGATION SLEEVES WITHIN AREAS TO BE PAVED.

B. Container grown plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each day's work. Site shall be clean and neat at time of final inspection.

3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051  
mail@bhbinc.com • 817.251.9550 • bhbinc.com  
TBPELS Firm #44, #10011300, #10011302, #10194146

LOT 3  
SW CORNER CLEVELAND - GIBBS  
ROBSON RANCH ROAD, NORTHLAKE, TX 76226

## PLANT LIST & NOTES

[illegible]

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FOR THE PURPOSE OF  
INTERIM REVIEW UNDER THE  
AUTHORITY OF  
THOMAS KELLOGG, RLA  
TX No. 1225.  
NOT FOR REGULATORY  
APPROVAL, PERMITTING, OR  
CONSTRUCTION.

Apr 04, 2024

|                              |                |
|------------------------------|----------------|
| PROJECT NUMBER: 2023.706.003 |                |
| DATE: 4/4/2024               | DRAWN BY: ZG   |
| DESIGN BY: ZG                | CHECKED BY: PS |

SHEET

16  
16 OF 19

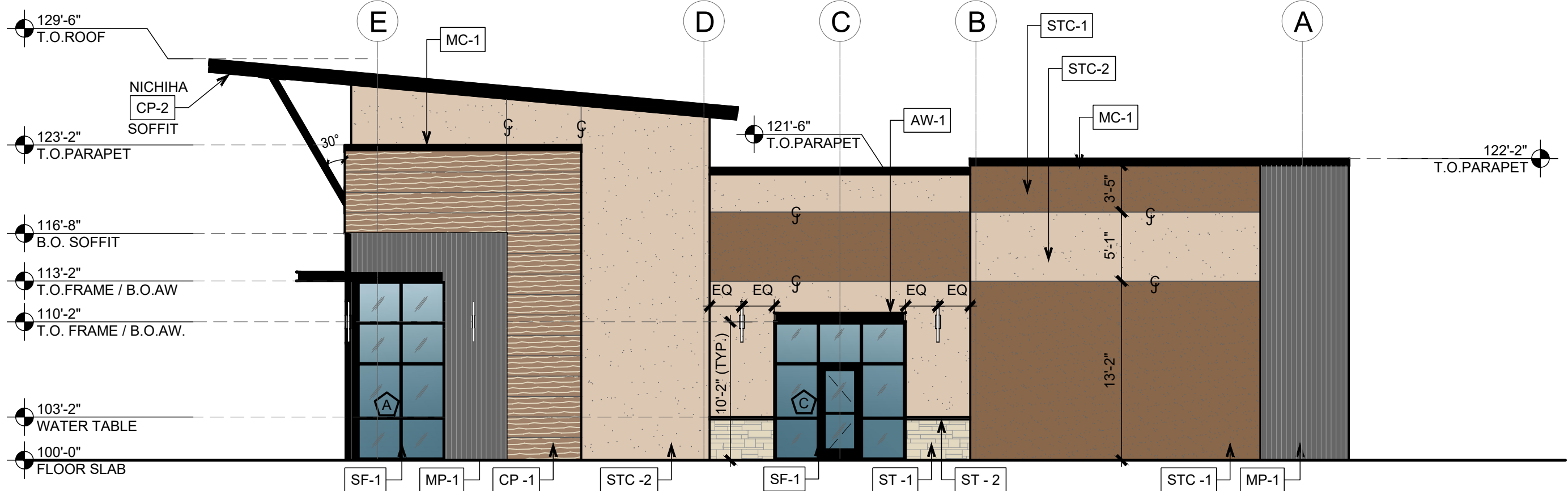


| EXTERIOR FINISH SCHEDULE |                                  |                        |                       |                 |                   |                                    |                    | TRW_B3                            |  |
|--------------------------|----------------------------------|------------------------|-----------------------|-----------------|-------------------|------------------------------------|--------------------|-----------------------------------|--|
| TAG                      | DESCRIPTION                      | MANUFACTURER           | PRODUCT               | SIZE            | FINISH            | COLOR                              | DETAILS REFERENCES | NOTES                             |  |
| ST-1                     | STONE                            | CORONADO STONE         | QUICKSTACK            | REF A4.01/A1.01 | --                | ANTIQUE CREAM                      |                    | PROVIDE CORNER PIECES AS NEEDED   |  |
| ST-CAP-1                 | STONE CAP                        | TEXAS BUILDING PRODUCT | -                     | -               | CAST STONE        | TAVERN BUFF                        |                    | CREATED WITH A SLOPED SURFACE     |  |
| CP-1                     | CEMENT PANEL                     | NICHIHA                | VINTAGE WOOD          | AWP3030         | --                | SPRUCE                             | REF. A 4.01        | --                                |  |
| CP-2                     | CEMENT PANEL (SOFFIT)            | NICHIHA                | VINTAGE WOOD          | AWP1818         | --                | SPRUCE                             | REF. A 4.01        | PROVIDE VENTING PANEL AS REQUIRED |  |
| MP-1                     | CORRUGATED METAL PANEL           | PAC-CLAD               | HWP SERIES            | 12"x16" WIDTH   | ALUMINUM          | WEATHERED ZINC                     | REF. A4.01         | -                                 |  |
| MP-2                     | METAL PANEL                      | PAC-CLAD               | FLUSH                 | 12" WIDTH       | ALUMINUM          | MAT BLACK                          | REF. A4.01         | -                                 |  |
| STC-1                    | STUCCO                           | GC                     | --                    | --              | SAND (DARK)       | TO MATCH- SHERWIN WILLIAM SW9098   | REF. A 4.01        | --                                |  |
| STC-2                    | STUCCO                           | GC                     | --                    | --              | SAND (LIGHT)      | TO MATCH- SHERWIN WILLIAM SW9094   | REF. A4.01         | --                                |  |
| SF-1                     | STORE FRONT                      | KAWNEER                | BLACK                 | --              | ANODIZED ALUMINUM | 789G035 PERMADIZE BLACK            | REF. A4.01         | REF A3.0 SERIES                   |  |
| DS-1                     | GUTTER & DOWNSPOUT               | PAC-CLAD               | MFR. PRE-FINISHED MTL | X               | X                 | MAT BLACK                          | REF. A5.01         | --                                |  |
| MR-1                     | METAL ROOF STANDING SEAM         | PAC-CLAD               | -                     | -               | ALUMINUM          | MAT BLACK                          | -                  | -                                 |  |
| MB-1                     | METAL BRACING                    | PAC-CLAD               | -                     | -               | ALUMINUM          | MAT BLACK                          | -                  | -                                 |  |
| MC-1                     | METAL COPING                     | PAC-CLAD               | PAC-TITE COPING       | 4" THK.         | ALUMINUM          | MAT BLACK                          | REF. A4.01         | TAPPED                            |  |
| AW-1                     | AWNING                           | SPECIFICATION          | --                    | --              | METAL             | MAT BLACK                          | A1.01/A4.01        | --                                |  |
| ES-1                     | WOODEN FENCE                     | GC                     | --                    | --              | --                | RED CEDAR                          | A4.01/A3.01        | --                                |  |
| LD                       | VERTICAL LADDER WITH 3FT WALKWAY | FIXFASTUSA             | RL32                  | AS PER SITE     | MILL FINISH       | ALUMINUM                           | -                  | -                                 |  |
| SC                       | LADDER FALL ARREST SYSTEM        | FIXFASTUSA             | KATTSAFE500           | AS PER SITE     | CABLE             | STAINLESS STEEL                    | -                  | -                                 |  |
| LDR                      | HINGED LADDER SECURITY DOOR      | FIXFASTUSA             | LD427                 | AS PER SITE     | ALUMINUM DOOR     | -                                  | -                  | -                                 |  |
| R-1                      | RAILING                          | CUSTOM                 | CUSTOM                | 2"x2"           | METAL             | POWDER COATED BLACK                | --                 | --                                |  |
| HM                       | HOLLOW METAL DOOR PAINT          | SHERWIN WILLIAM        | --                    | --              | EXTERIOR PAINT    | TO MATCH- ADJACENT FINISH MATERIAL | A4.01/A3.01        | --                                |  |

NOTE: 1. COLOR INTENDED TO MATCH OTHER BUILDINGS IN THE AREA. CONFIRM WITH OWNER'S REP. AND ARCHITECT

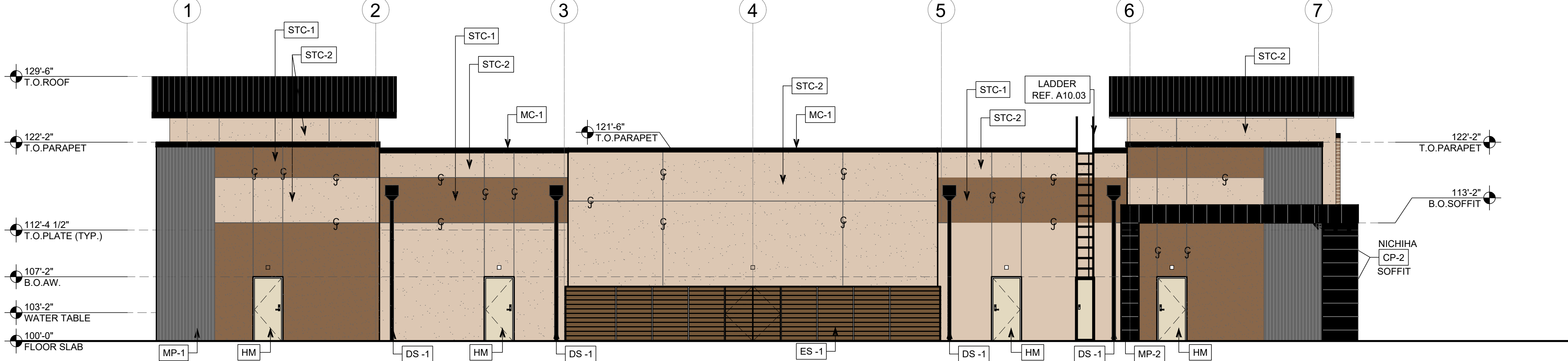
## 4 EAST ELEVATION

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



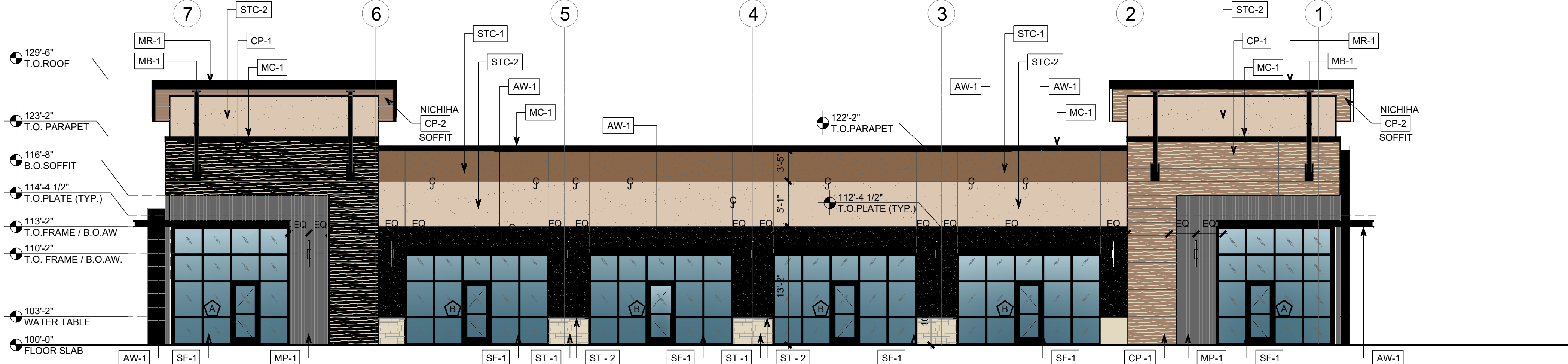
## 3 WEST ELEVATION

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



## 2 SOUTH ELEVATION

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

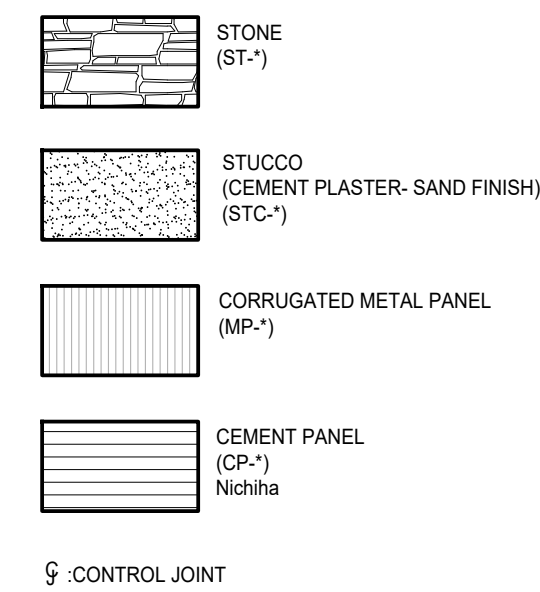


## 1 NORTH ELEVATION

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



### EXTERIOR FINISH LEGEND



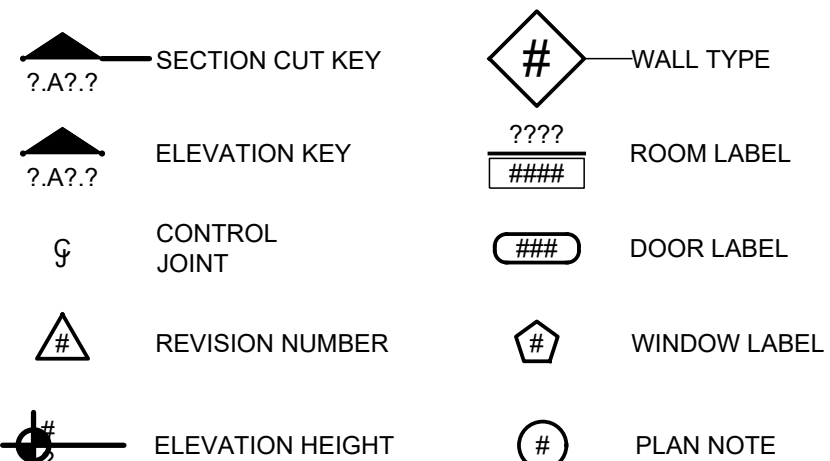
### GENERAL NOTES:

- ALL CAST STONE THIS BUILDING TO BE ADVANCED CAST STONE COLOR - PER EXTERIOR FINISH SCHEDULE.
- NICHIHA NOTES:
  - NICHIHA VERTICAL BUTT JOINTS ARE NEEDED WHEN NICHIHA BUTTS INTO NON - NICHIHA PANELS (USE "J" MOULD)
  - USE NICHIHA "CORNER PANEL" WHERE HORIZONTAL RUN IS LESS THAN 4".
  - USE SPACERS FOR PANEL ATTACHMENT WHERE PANELS ARE BELOW NICHIHA STARTER TRACK.
  - MINIMUM 1/4" IS REQUIRED BETWEEN NICHIHA PANELS AND FLASHINGS FOR DRAINAGE.
  - NON FACTORY EDGES OF NICHIHA PANELS TO BE SEALED.
  - SEALANT USED FOR NICHIHA EXPANSION / CONTROL JOINTS TO MATCH PANEL COLOR.
  - BOTTOM EDGE OF NICHIHA PANEL MUST BE 2" ABOVE HARD SURFACE OR 6" ABOVE FINISHED GRADE.

### ELEVATION SHEET NOTES:

- SCREEN (FENCING): REFER TO SCREEN ELEVATIONS A3.01

### LEGEND :



## INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.  
(TBAE - EFFECTIVE 10-01-2003)

BRENT E. KLINE, ARCHITECT TEXAS  
REGISTRATION NO. 10976  
DATE: 03/31/2023

## Office EQUITY SOLUTIONS

365 Miron, Suite A  
Southlake, Texas 76092  
O 817.416.3981  
F 817.416.8372

### THE RIDGE

## WEST BUILDING 3

PROJECT  
THE RIDGE AT NORTHLAKE  
ADDRESS  
ROBSON RANCH ROAD  
CITY  
NORTHLAKE  
STATE  
TX  
ZIP  
76226

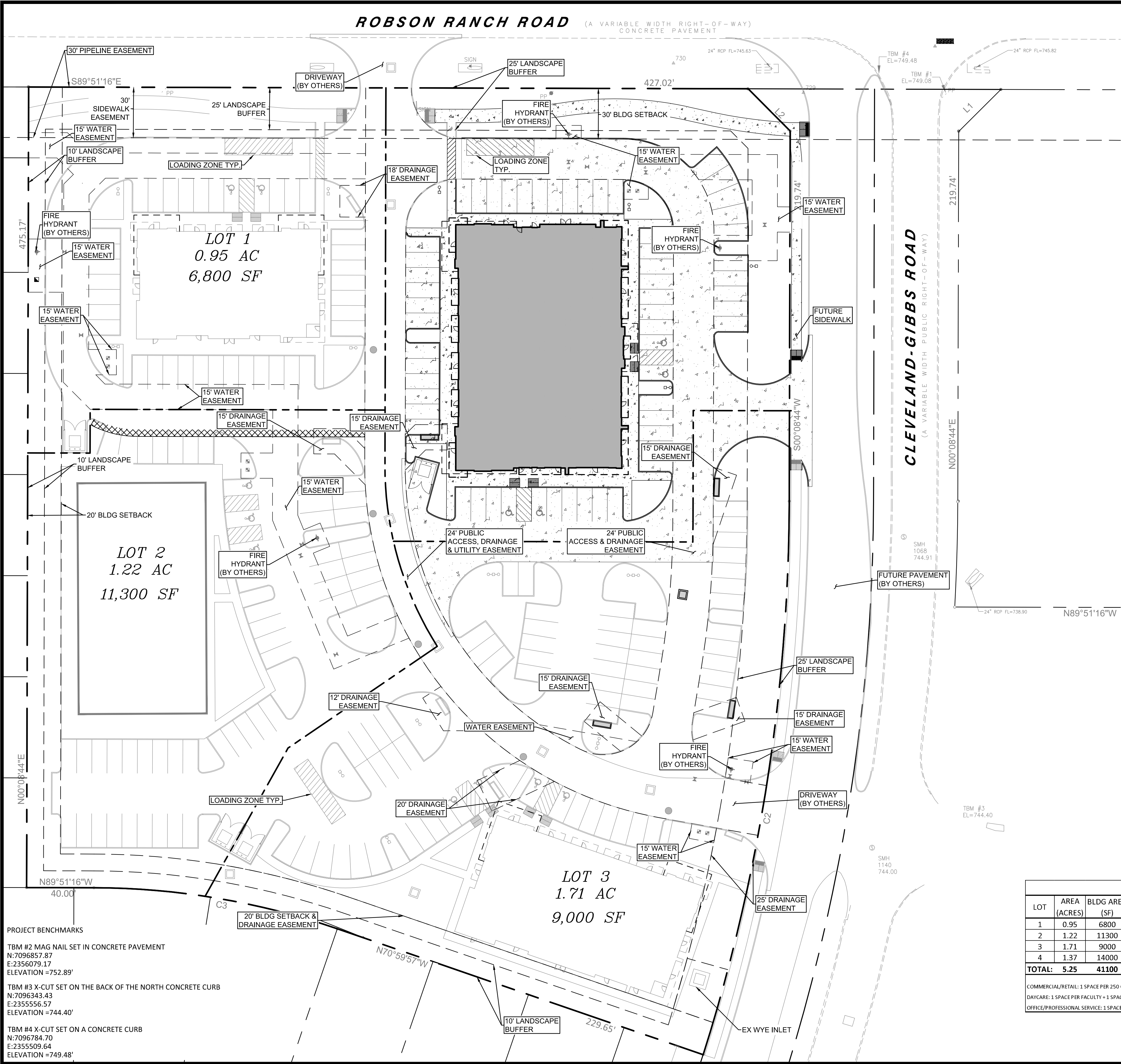
## ELEVATIONS

JOB NO. 23017-3

| DATE       | ISSUE FOR | DRAWN BY |
|------------|-----------|----------|
| 11.20.2023 | -         | TUSHA    |
|            |           |          |
|            |           |          |
|            |           |          |
|            |           |          |



4/03/2024 10:43AM I:\2023\000\000\2023.706.004 - Lot #01 Design & Drafting\02 Civil\706.004\OVERALL SITE PLAN.dwg OVERALL SITE PLAN



PROJECT BENCHMARKS  
TBM #2 MAG NAIL SET IN CONCRETE PAVEMENT  
N:7096857.87  
E:2356079.17  
ELEVATION =752.89'

TBM #3 X-CUT SET ON THE BACK OF THE NORTH CONCRETE CURB  
N:7096343.43  
E:2355556.57  
ELEVATION =744.40'

TBM #4 X-CUT SET ON A CONCRETE CURB  
N:7096784.70  
E:2355509.64  
ELEVATION =749.48'

### LEGEND

| EXISTING | PROPERTY LINE           | PROPOSED |
|----------|-------------------------|----------|
|          | EASEMENT                |          |
|          | BUILDING FOOTPRINT      |          |
|          | CURB & GUTTER           |          |
|          | CONCRETE PAVEMENT       |          |
|          | ASPHALT PAVEMENT        |          |
|          | SIGN                    |          |
|          | GATE VALVE              |          |
|          | FIRE HYDRANT            |          |
|          | WATER METER             |          |
|          | SANITARY SEWER MANHOLE  |          |
|          | SANITARY SEWER CLEANOUT |          |
|          | UTILITY POLE            |          |
|          | STORM DRAIN MANHOLE     |          |
|          | CURB INLET              |          |
|          | OVERHEAD ELECTRIC LINE  |          |
|          | TEMPORARY BENCH MARK    |          |
|          | WATER                   |          |
|          | SEWER                   |          |
|          | GAS                     |          |
|          | STORM DRAIN             |          |

### GENERAL NOTES

- ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
- CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE.
- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL CALL "811" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS AND TOWN OF NORTHLAKE CRITERIA.

CAUTION!!!  
BURIED UTILITIES IN THE AREA. CONTRACTOR SHALL  
CONTACT TEXAS (811) AND COORDINATE WITH UTILITY  
COMPANIES TO LOCATE ALL LINES IN THE AREA PRIOR TO  
CONSTRUCTION.

PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL  
VERIFY LOCATION & ELEVATION OF EX. UTILITIES IN THE FIELD  
AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.

### SITE DATA TABLE

| LOT    | AREA<br>(ACRES) | BLDG AREA<br>(SF) | ZONING | BLDG<br>HEIGHT (FT) | PROPOSED<br>LAND USE | REQUIRED   | PARKING<br>PROVIDED | HANDICAP  | BLDG<br>RATIO | AREA OF<br>OPEN SPACE |
|--------|-----------------|-------------------|--------|---------------------|----------------------|------------|---------------------|-----------|---------------|-----------------------|
| 1      | 0.95            | 6800              | M-PD   | < 35'               | RETAIL               | 28 SPACES  | 37 SPACES           | 2 SPACES  | 16.38%        | 32.0%                 |
| 2      | 1.22            | 11300             | M-PD   | < 35'               | DAYCARE              | 46 SPACES  | 53 SPACES           | 3 SPACES  | 21.26%        | 22.3%                 |
| 3      | 1.71            | 9000              | M-PD   | < 35'               | OFFICE               | 36 SPACES  | 65 SPACES           | 4 SPACES  | 12.08%        | 31.3%                 |
| 4      | 1.37            | 14000             | M-PD   | < 35'               | OFFICE               | 56 SPACES  | 57 SPACES           | 4 SPACES  | 23.46%        | 29.2%                 |
| TOTAL: |                 | 5.25              | 41100  |                     |                      | 166 SPACES | 212 SPACES          | 13 SPACES | 17.96%        | 28.80%                |

COMMERCIAL/RETAIL: 1 SPACE PER 250 GROSS FLOOR AREA

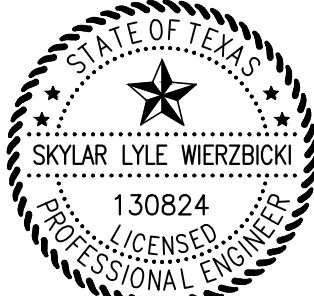
DAYCARE: 1 SPACE PER FACULTY + 1 SPACE PER 10 CHILDREN (ASSUMED AS COMMERCIAL)

OFFICE/PROFESSIONAL SERVICE: 1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA

OFFICE EQUITY SOLUTIONS  
NORTHLAKE CROSSING WEST  
LOT 4  
SW CORNER CLEVELAND - GIBBS  
ROBSON RANCH ROAD, NORTHLAKE, TX 76226

### OVERALL SITE PLAN

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |



4-3-2024

PROJECT NUMBER: 2023.706.004  
DATE: 4/3/2024 DRAWN BY: BK  
DESIGN BY: BK CHECKED BY: SW

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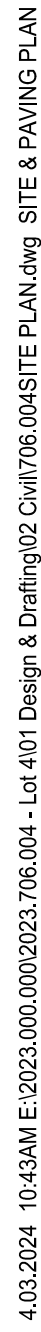
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5 OF 20

**B=B**  
BAIRD, HAMPTON & BROWN  
engineering and surveying

3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051  
mail@bhb.com 817.251.8550 - bhb.com  
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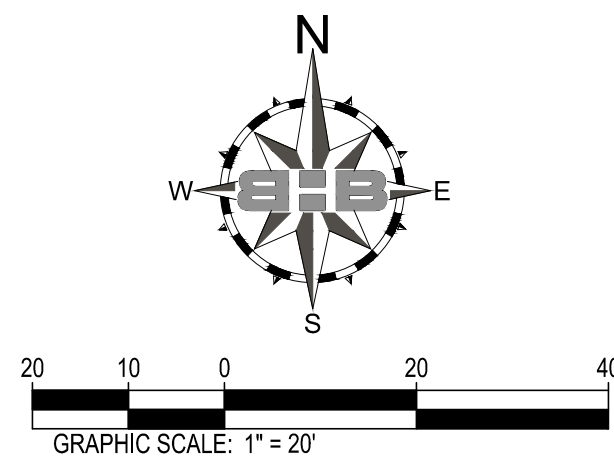


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OFFICE/PROFESSIONAL SERVICE: 1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA



ROBSON RANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY)  
CONCRETE PAVEMENT



PLANT KEY

SYMBOL CODE COMMON NAME

DECIDUOUS TREES

- LE LACEBARK ELM
- SO SHUMARD OAK

EVERGREEN TREES

- LO LIVE OAK

SHRUBS

- RY BRAKELIGHTS® RED YUCCA
- TSC COMPACT TEXAS SAGE
- DBH DWARF BURFORD HOLLY
- DBH-5 DWARF BURFORD HOLLY
- HFG HAMELN FOUNTAIN GRASS
- KA KALEIDOSCOPE ABELIA
- NO NANDINA 'OBSESSION'

GROUND COVERS

- LIR BIG BLUE LIRIOPE

SOD/SEED

- SOD BERMUDA GRASS

MATERIALS

- BG BASALT GRAVEL

CITY OF NORTHLAKE LANDSCAPE REQUIREMENTS - LOT 4

Interior Parking Lot Landscape Area Required - 2,456 SQ.FT (8% Open Space)

Interior Parking Lot Landscape Area Provided - 4,085 SQ.FT (13.3% Open Space)

Parking Lot Trees Required (57 Spaces Provided - One Shade Tree per 10 Spaces)

6

Parking Lot Trees Provided

6

Street Frontage Trees Required (200' Robson Ranch Road Frontage Length Divided by 50')

4

Street Frontage Trees Provided

4

Street Frontage Trees Required (180' Cleveland-Gibbs Road Frontage Length Divided by 50)

4

Street Frontage Trees Provided

4

Continuous Hedge of Evergreen Shrubs to Screen Parking.  
Shrubs shall be 10 gallon size and shall attain a minimum mature height of 3'.

Provided

\* FRONTAGE TREES SHALL BE PLANTED GREATER THAN 4' AWAY FROM THE GAS LINE.

WARNING!

MULTIPLE EXISTING UTILITIES,  
INCLUDING UNDERGROUND GAS,  
ARE PRESENT IN THE AREA.  
CONTRACTOR SHALL CONTACT  
TEXAS811 (CALL 811) 48 HOURS  
PRIOR TO CONSTRUCTION

IMPORTANT NOTE!

DUE TO NUMEROUS  
UNDERGROUND UTILITIES, ALL  
TREE PITS SHALL BE DUG  
CAREFULLY AND BY HAND.

NOTE: ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC  
UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS.  
SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED  
BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL  
CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
REQUIREMENTS, AND OTHER APPLICABLE CODES.

**B=B**  
BAIRD, HAMPTON & BROWN  
engineering and surveying

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mail@bhb.com 817.251.8550 • bhb.com  
TBP&LS Firm #44, #10011300, #10011302, #10104146

Office EQUITY SOLUTIONS

NORTHLAKE CROSSING WEST  
LOT 4

SW CORNER CLEVELAND - GIBBS  
ROBSON RANCH ROAD, NORTHLAKE, TX 76226

LANDSCAPE PLAN

DATE

NO. DESCRIPTION

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF  
INTERIM REVIEW UNDER THE  
AUTHORITY OF  
THOMAS KELLOGG, RLA  
TX No. 1225  
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CONSTRUCTION.

Apr 17, 2024

PROJECT NUMBER: 2023.706.004  
DATE: 4/17/2024 DRAWN BY: ZG  
DESIGN BY: ZG CHECKED BY: TK

SHEET

15

15 OF 19

4.17.2024 1:51PM E:\2023\030\000\2023.706.004 - Lot 4\01 Design & Drafting\04 Landscape Plan.dwg LANDSCAPE PLAN



GENERAL NOTES:

- ALL CAST STONE THIS BUILDING TO BE ADVANCED CAST STONE COLOR - PER EXTERIOR FINISH SCHEDULE.
- NICHIHA NOTES:
  - NICHIHA VERTICAL BUTT JOINTS ARE NEEDED WHEN NICHIHA BUTTS INTO NON - NICHIHA PANELS (USE "J" MOULD)
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ELEVATION SHEET NOTES:

- SCREEN (FENCING): REFER TO SCREEN ELEVATIONS A3.01

EXTERIOR FINISH LEGEND

- |  |                                             |
|--|---------------------------------------------|
|  | STONE (ST-)                                 |
|  | STUCCO (CEMENT PLASTER, SAND FINISH) (STC-) |
|  | CORRUGATED METAL PANEL (MP-)                |
|  | CEMENT PANEL (CP-)<br>Nichiha               |
|  | CONTROL JOINT                               |

ELEVATION LEGEND:

- |  |                  |  |              |
|--|------------------|--|--------------|
|  | SECTION CUT KEY  |  | WALL TYPE    |
|  | ELEVATION KEY    |  | ROOM LABEL   |
|  | CONTROL JOINT    |  | DOOR LABEL   |
|  | REVISION NUMBER  |  | WINDOW LABEL |
|  | ELEVATION HEIGHT |  | PLAN NOTE    |

INCOMPLETE  
CONSTRUCTION  
DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.  
(TBAE - EFFECTIVE 10-01-2003)

BRENT E. KLINE, ARCHITECT TEXAS  
REGISTRATION NO. 10976  
DATE: 03/31/2023

*OES*  
OFFICE EQUITY SOLUTIONS

365 Miron, Suite A  
Southlake, Texas 76092  
O 817.416.3981  
F 817.416.8372

THE RIDGE

WEST  
BUILDING 4

PROJECT  
THE RIDGE AT NORTHLAKE

ADDRESS  
ROBSON RANCH ROAD

CITY  
NORTHLAKE

STATE  
TX

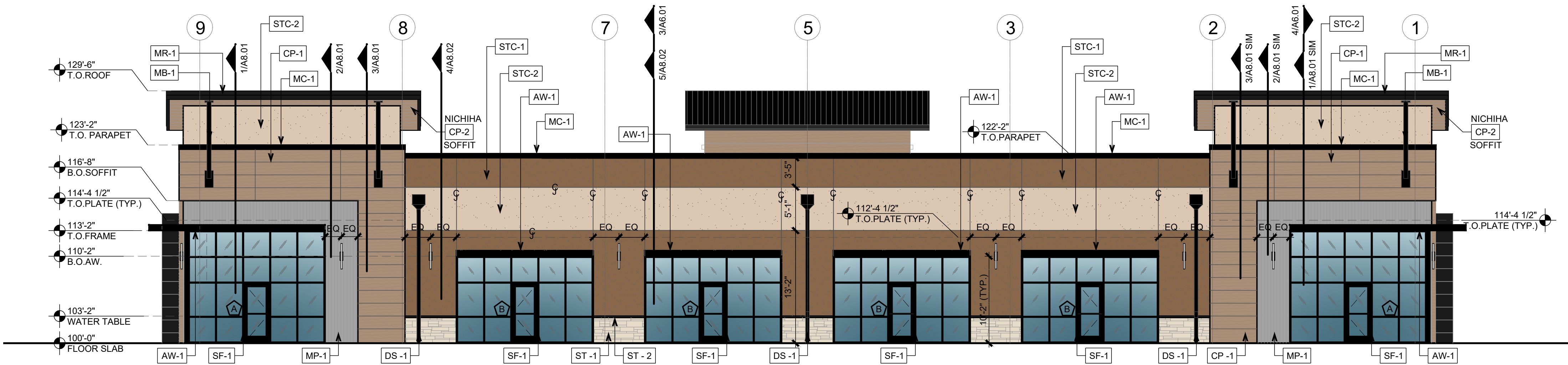
ZIP  
76226

ELEVATIONS

JOB NO. 23017-4

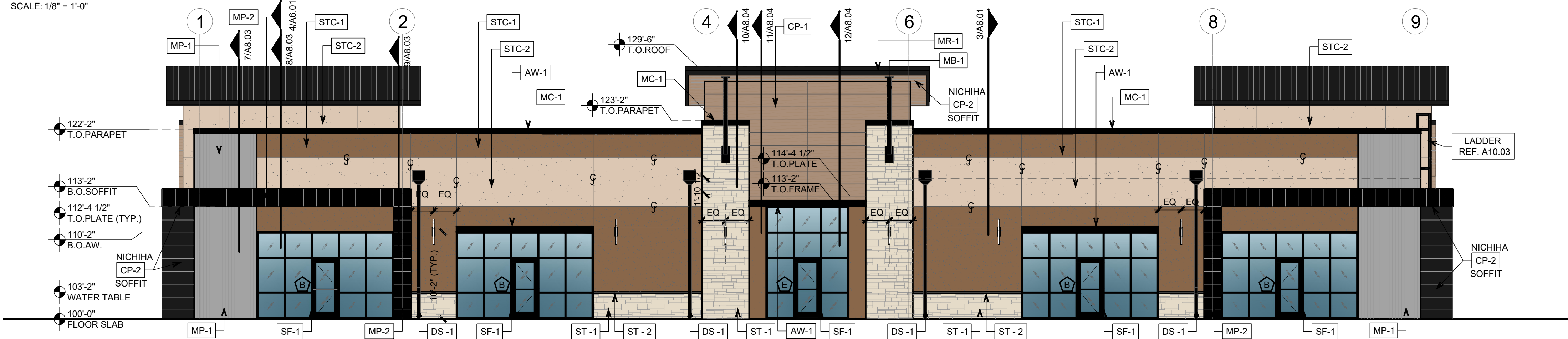
| DATE       | ISSUE FOR | DRAWN BY |
|------------|-----------|----------|
| 11.20.2023 | -         | TUSHA    |
|            |           |          |
|            |           |          |
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A4.01



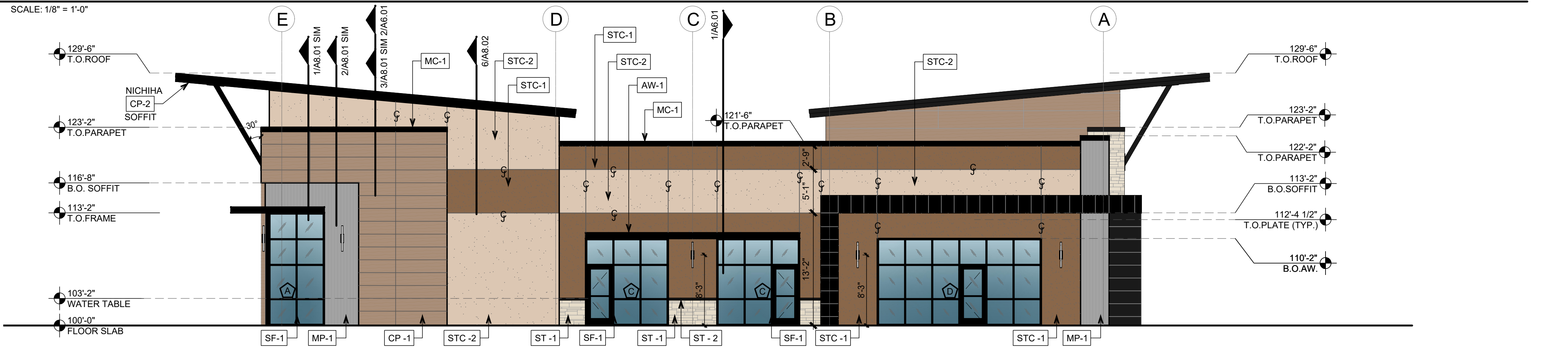
4 EAST ELEVATION

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



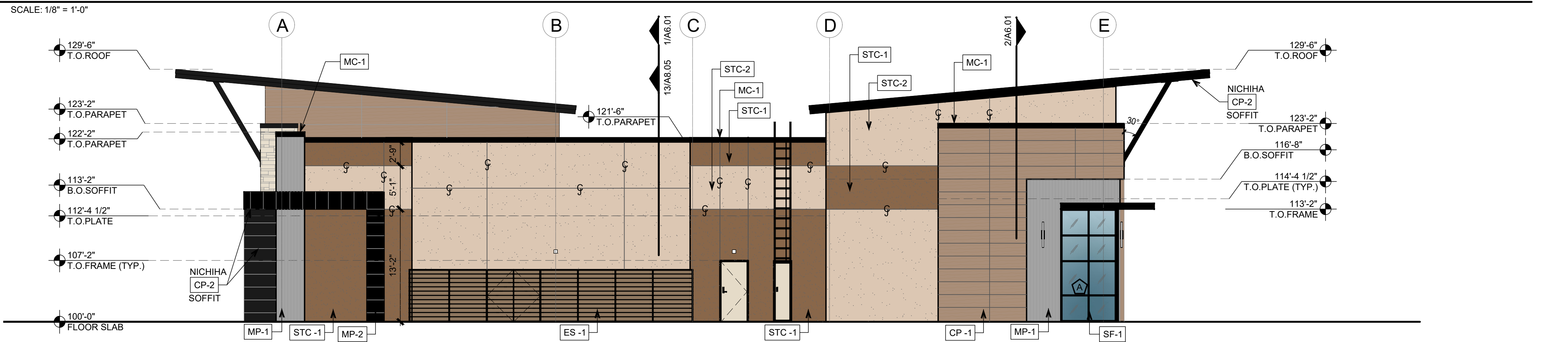
3 WEST ELEVATION

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



2 NORTH ELEVATION

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



1 SOUTH ELEVATION

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