

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED MANHOLE
	PROPOSED IRRIGATION METER
	PROPOSED DOMESTIC METER
	PROPOSED GATE VALVE
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE LANE

KEY

TYP	TYPICAL	JB	JUNCTION BOX
BFR	BARRIER FREE RAMP	FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT	EX	EXISTING
MH	MANHOLE	PROP	PROPOSED
GI	GRATE INLET	ESMT	EASEMENT
CI	CURB INLET	HW	HEADWALL
AI	AREA INLET	FAUE	FIRE LANE ACCESS AND UTILITY ESMT

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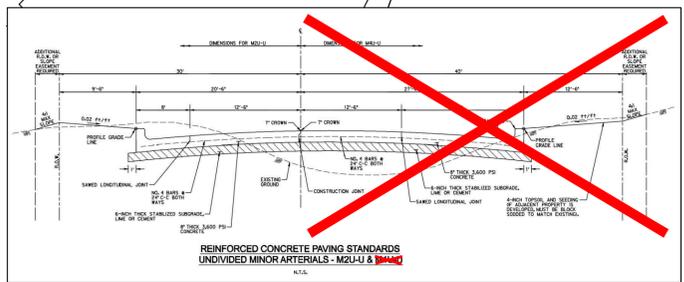
SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
ZONING	M-PD (MIXED-USE/PLANNED DEVELOPMENT)
LAND USE	INDUSTRIAL
LOT AREA (AC)	115.264
BUILDING 1 AREA (SF)	1,249,920
BUILDING 2 AREA (SF)	254,800
BUILDING HEIGHTS	40'
PARKING	
REQUIRED PARKING TOTAL (# SPACES)	377
PROVIDED PARKING TOTAL (# SPACES)	455
HANDICAP PARKING PROVIDED (# SPACES)	11
TRAILER PARKING PROVIDED (# SPACES)	394
FUTURE TRAILER PARKING (# SPACES)	55
IMPERVIOUS AREA	
IMPERVIOUS AREA - BUILDING 1 (SF)	2,403,334
IMPERVIOUS AREA - BUILDING 2 (SF)	604,447

FLOODPLAIN NOTE:
 THE FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON-THE-GROUND SURVEY. THE SUBJECT TRACT LIES WITH ZONE X, ZONE A AS DELINEATED ON FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48121C0515G WITH MAP REVISED APRIL 18, 2011.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONE A - (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT) - NO BASE FLOOD ELEVATIONS DETERMINED





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 2595 Dallas Parkway, Suite 101
 Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
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OWNER/DEVELOPER
TRAMMELL CROW COMPANY
 2100 MCKINNEY AVE, Ste 800
 DALLAS, TEXAS 75201
 Contact: Jake Marks
 Tel: 214-863-4276

SITE PLAN (1 OF 3)

TRAMMELL CROW INDUSTRIAL OPTION 1

TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

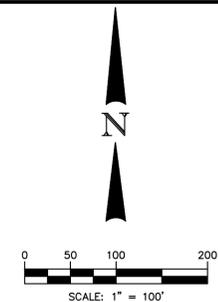
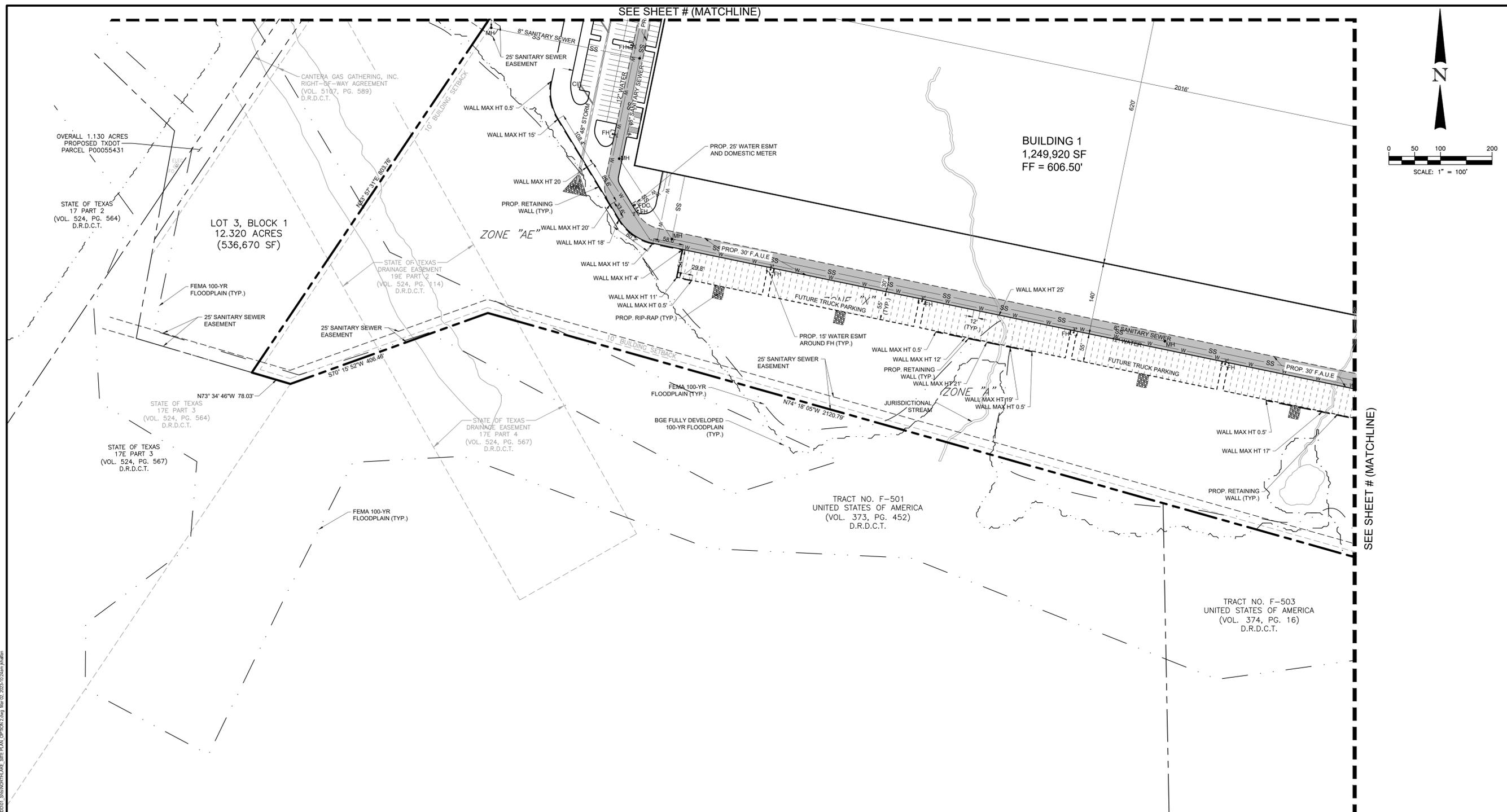
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 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
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 PROJECT NUMBER: 10898-00

SHEET NO.
 1

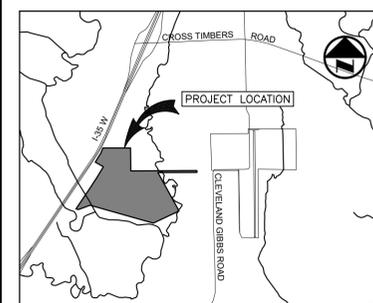


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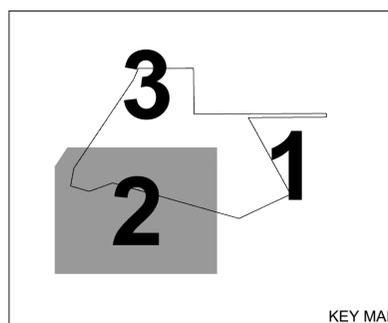
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SITE PLAN (2 OF 3)
TRAMMELL CROW INDUSTRIAL
OPTION 1
 TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

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VICINITY MAP
(NOT TO SCALE)



KEY MAP

LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
●	PROPOSED MANHOLE
⊙	PROPOSED IRRIGATION METER
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 TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER TRAMMELL CROW COMPANY 2100 MCKINNEY AVE, STE 800 DALLAS, TEXAS 75201 TEL: (214) 863-4276 CONTACT: JAKE MARKS, SIOR DATE PREPARED: 11/29/2022	ENGINEER/APPLICANT BGE, INC. 2595 DALLAS PKWY, SUITE 101 FRISCO, TEXAS 75034 TEL: (972) 464-4800 CONTACT: NICK HOBBS, P.E.
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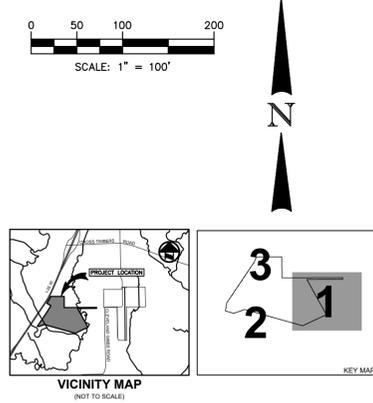
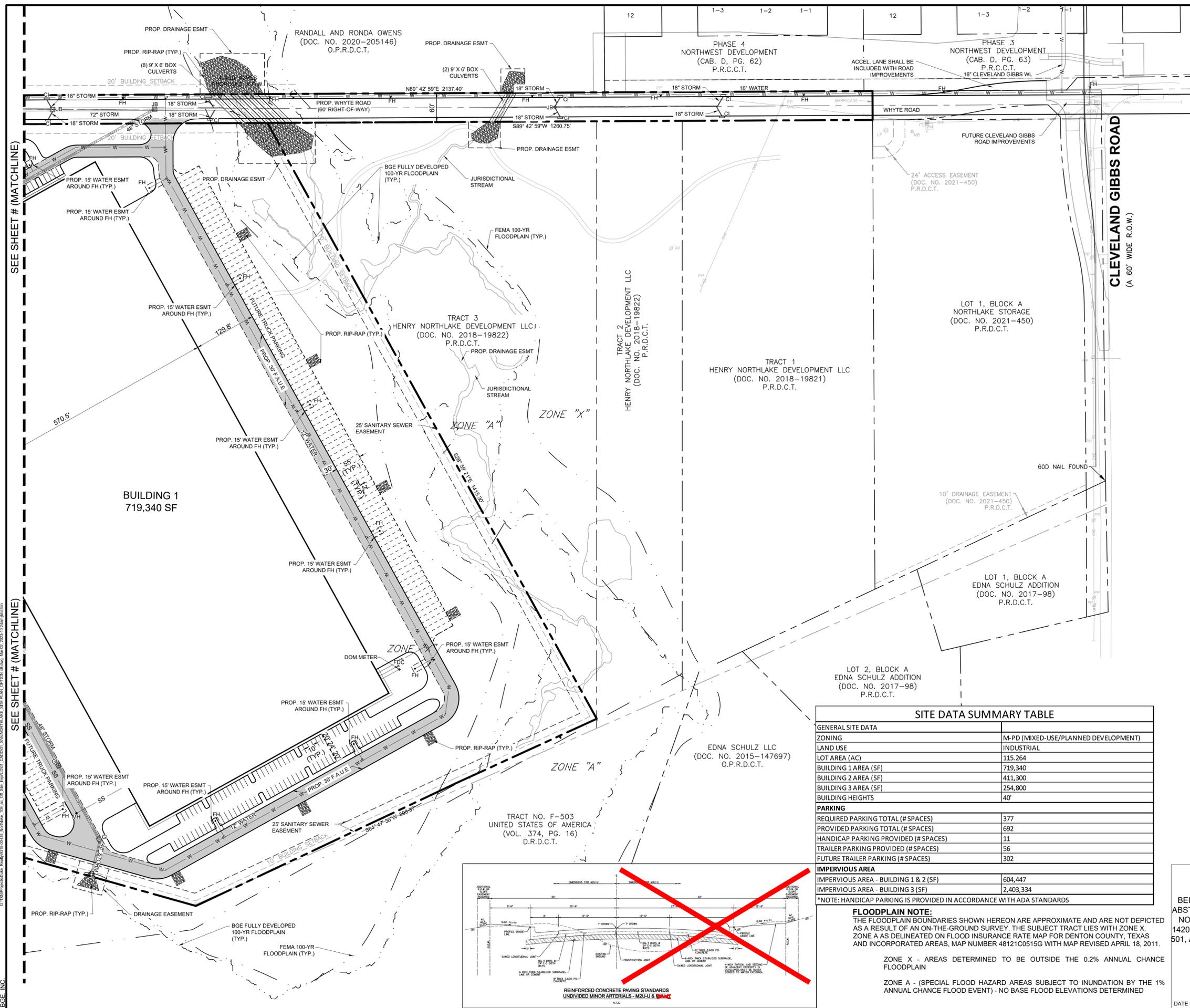
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 2



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- KEY**
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 - BFR BARRIER FREE RAMP
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 - MH MANHOLE
 - GI GRATE INLET
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 - FAUE FIRE LANE ACCESS AND UTILITY ESMT

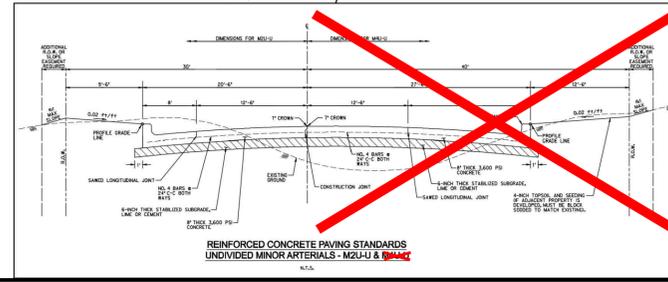
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BUILDING 1 AREA (SF)	719,340
BUILDING 2 AREA (SF)	411,300
BUILDING 3 AREA (SF)	254,800
BUILDING HEIGHTS	40'
PARKING	
REQUIRED PARKING TOTAL (# SPACES)	377
PROVIDED PARKING TOTAL (# SPACES)	692
HANDICAP PARKING PROVIDED (# SPACES)	11
TRAILER PARKING PROVIDED (# SPACES)	56
FUTURE TRAILER PARKING (# SPACES)	302
IMPERVIOUS AREA	
IMPERVIOUS AREA - BUILDING 1 & 2 (SF)	604,447
IMPERVIOUS AREA - BUILDING 3 (SF)	2,403,334
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	

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OWNER/DEVELOPER
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 TEL: (214) 863-4276
 CONTACT: JAKE MARKS, SIOR
 DATE PREPARED: 11/29/2022

ENGINEER/APPLICANT
 BGE, INC.
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SITE PLAN (1 OF 3)

TRAMMELL CROW INDUSTRIAL

OPTION 2

TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

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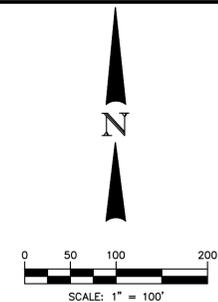
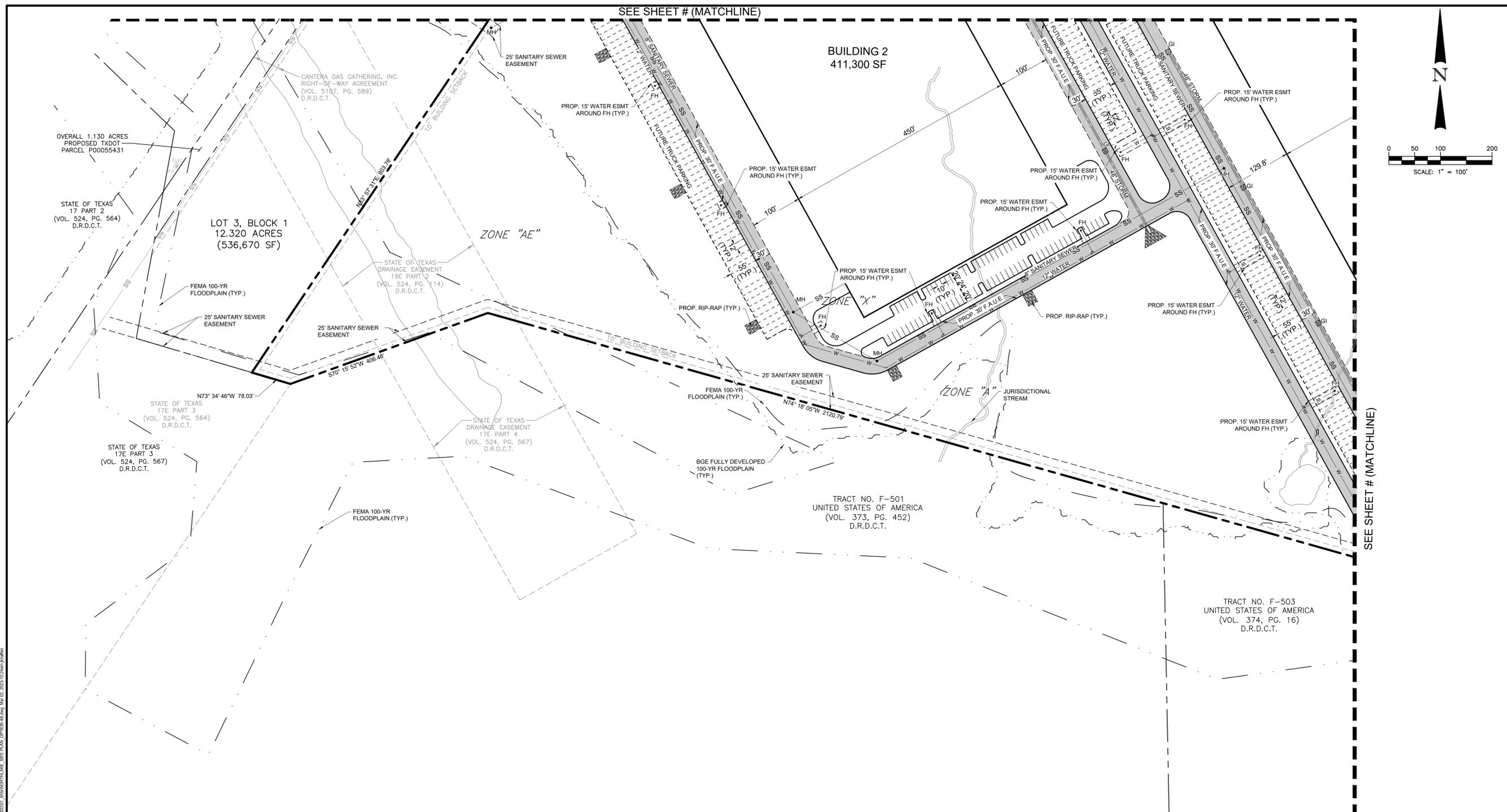
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REVISIONS

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 1



SEE SHEET # (MATCHLINE)

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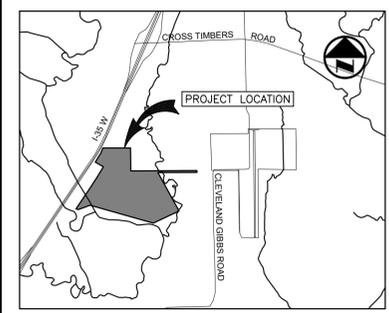
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SITE PLAN (2 OF 3)

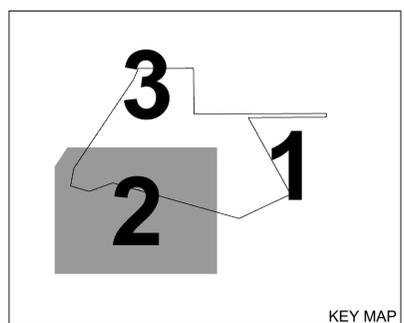
TRAMMELL CROW INDUSTRIAL
 OPTION 2

TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

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VICINITY MAP
(NOT TO SCALE)



KEY MAP

LEGEND

---	PROPERTY LINE
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SHEET NO.
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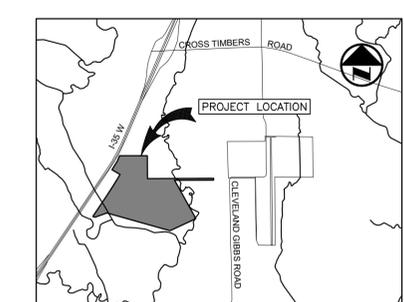
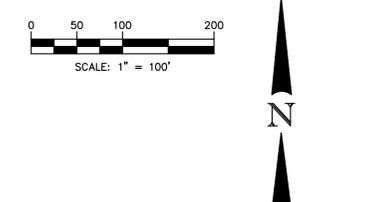
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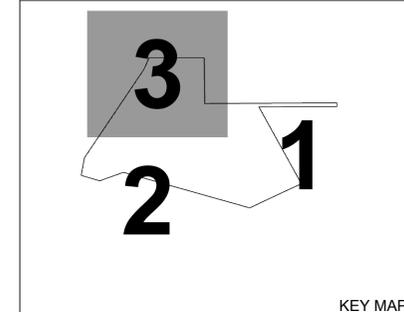
SITE PLAN (3 OF 3)

TRAMMELL CROW INDUSTRIAL
 OPTION 2

TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS



VICINITY MAP
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KEY MAP

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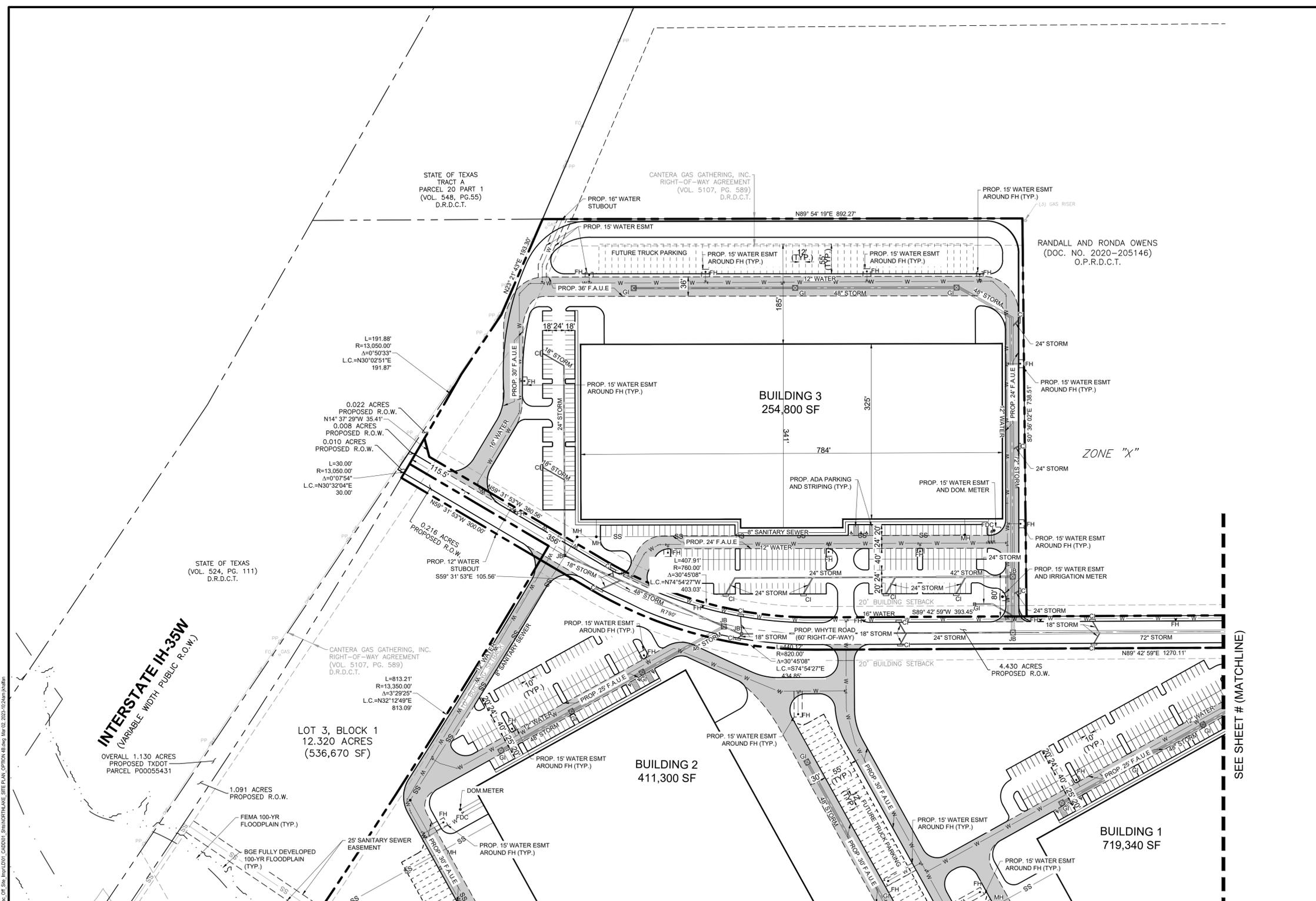
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