

Development Proposal

Northeast Parkway
North Richland Hills
Texas 76182

Architect

Nelson/VeenendaalCave, Inc.
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Landlord

Berkeley Partners
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Interior Design • Space Planning

Release History

Date	Remark
05.15.17	Released for Special Development Plan Concept Review

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Northeast Parkway

North Richland Hills, Texas 76182

Cover Sheet

Drawn By	C. Hoeh
Checked By	TS/MS
Project Number	105253.1700
File ID	1052591700_Zoning
Date	05.15.17

Released for Review

SK-00



veenendaalCave
a NELSON company

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Proposed Site Plan

Drawn By C. Hoeh
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SK-03

DAVIS BLVD.
120' PUBLIC R.O.W.

Brick wing wall screen to match building architecture, to limit visibility of loading docks from street, typical for each building

Reconstruction of access driveways that do not meet sidewalk cross-slope requirements
Two 11' wide travel lanes
Proposed 8' wide on-street parking

Evergreen trees at 30' o.c. and 8' masonry wall installed as screen between buildings and residential properties to the east

Pavement removal at designated 5' Landscape Strip shown in Vol 388-216, page 295

Street trees installed at 30' o.c.

Removal of existing parking spaces for proposed Landscaping Strip

Permanent monument signage for each building
Proposed 6' wide sidewalk, final layout to meander around existing trees as necessary.
Proposed 5' wide Landscaping Strip
Decorative cluster mailbox at north end of each building, accessible from sidewalk

NORTHEAST PARKWAY
60' PUBLIC R.O.W.

EXISTING LOT

362,349 SF Total
197,386 SF Built (54%)
139,481 SF Paved (38%)

Existing Trees

Existing Trees

Existing Trees

Proposed New Building

Ornamental trees at 30' o.c. installed as screen with automated bubbler irrigation

Replacement of all non-compliant site and exterior lighting on all buildings

121 Parking Spaces

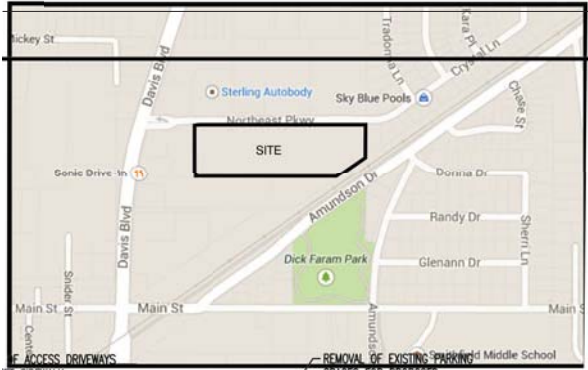
Centralized Dumpster location with masonry enclosure

DALLAS AREA RAPID TRANSIT
100' PUBLIC R.O.W.
AMUNDSON ROAD
50' PUBLIC R.O.W.

Ornamental trees and/or fencing installed as screen with automated bubbler irrigation



0 25 50 100 200





THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

DYNAMIC

ENGINEERING

(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC

PERMITTING GEOTECHNICAL Additional services available by license or addendum
 LAND DEVELOPMENT CONSULTING SURVEY PLANNING & ZONING

14501 Oak Glen Road, Suite 200, Houston, TX 77079 | P: 281.389.7490 | F: 281.389.7491 | 1901 Midway Expressway South, Borton Oaks Plaza Drive, Suite 300, Austin, TX 78744 | 512.514.6424
 1954 Main Street, Lake County, NJ 07711 | P: 732.974.0199 | F: 732.974.0198 | 345 Main Street, Suite 110, Denver, CO 80202 | P: 303.697.0222
 790 Newington Turnpike Road, Suite 425, PA 18940 | P: 267.485.0276 | F: 267.485.0361 | 8 Robbins Street, Suite 102, Torrville, NJ 08053 | P: 732.974.0198 | F: 732.974.3551

Texas Registered Engineering Firm No. F-13660
 1301 Central Expressway South - Suite 210
 Allen, TX 75013
 P: 972.534.7100
www.dynamic.com

TITLE:

CONCEPT PLAN

PROJECT: BUILDING 5 ADDITION

BLOCK 3, LOT 4 CULP ADDITION, 8.318 AC & BLOCK 1, LOT 182 CULP ADDITION, 1.2375 AC

8200--8216 NORTHEAST PARKWAY

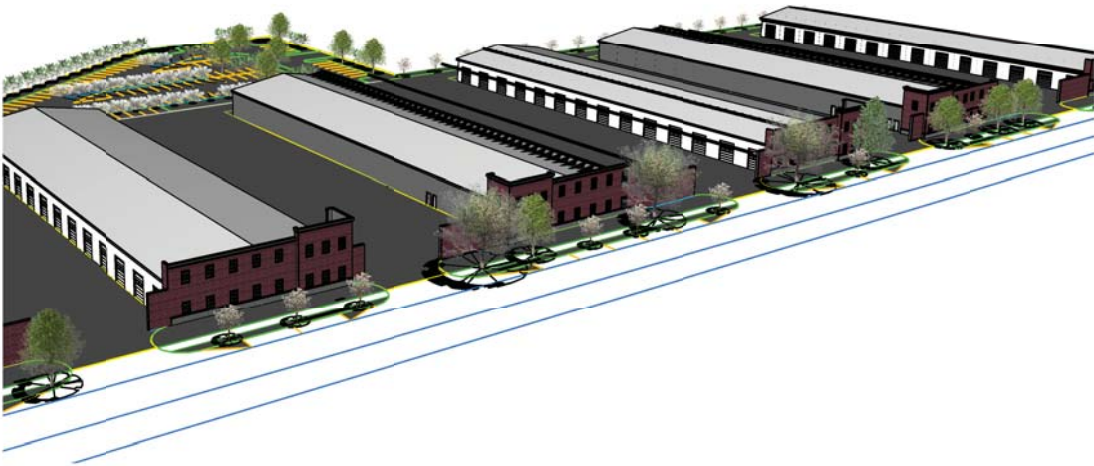
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

JOB NO: 2294--99--001	DATE: 08/04/17
DRAWN BY: JMA	SCALE: (H) "1" = 50' (V)
DESIGNED BY: WPH	SHEET NO: _____
CHECKED BY: WPH	
— —	
CONSTRUCTION CHECK — DATE	
CONSTRUCTION CHECK — DATE	
DEC Client Code: 2294	

8214 Northeast Parkway
North Richland Hills, TX
05/15/2017



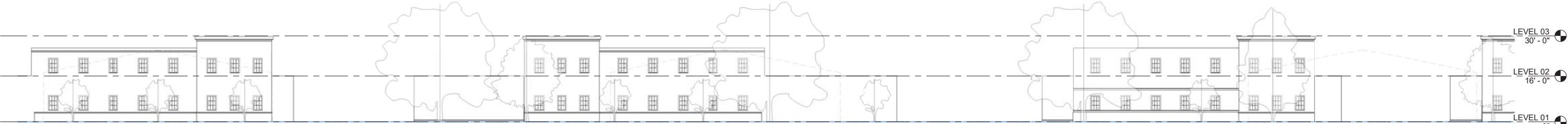
1 Site Plan
1" = 100'-0"



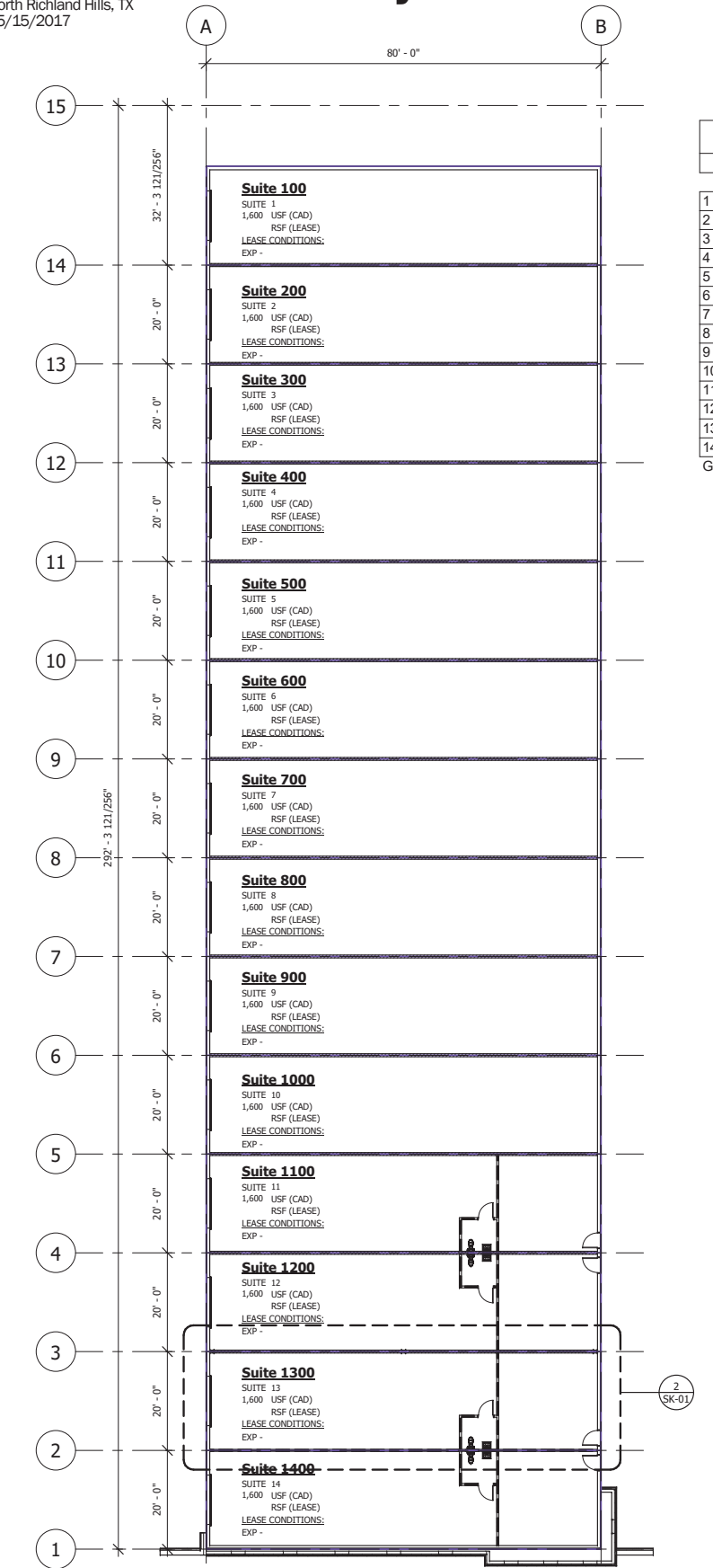
3 Site Perspective



4 Elevation Perspective

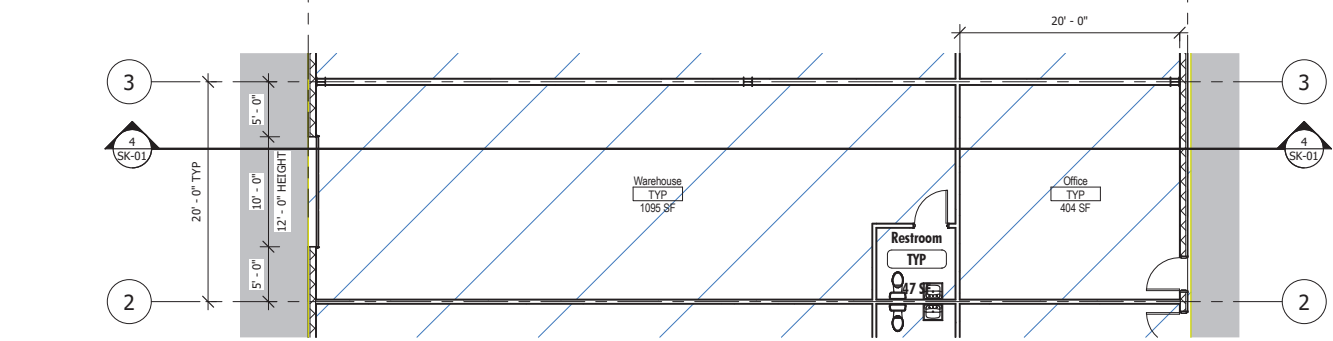


2 Front Elevation - Proposed Enhancement
1/16" = 1'-0"

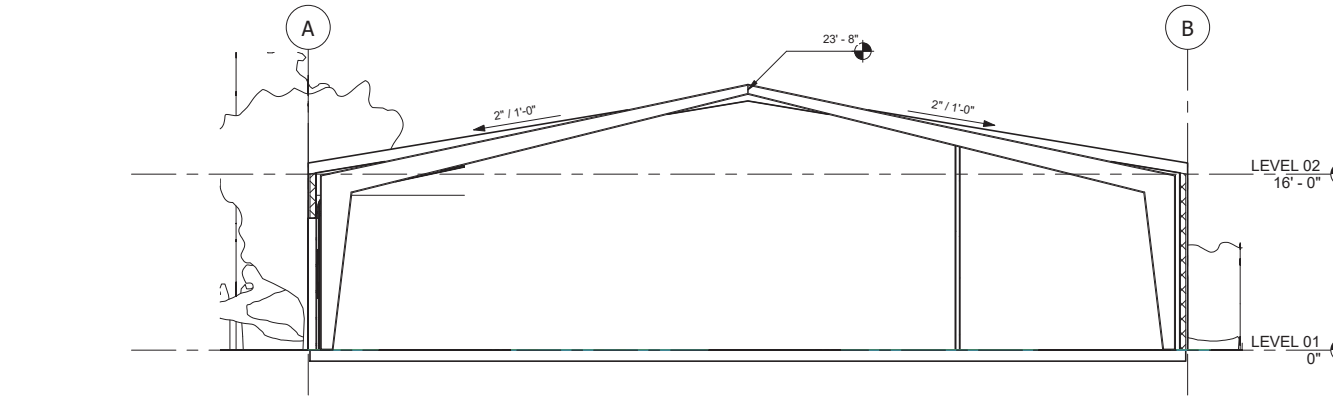


1 Warehouse Floor Plan
1/16" = 1'-0"

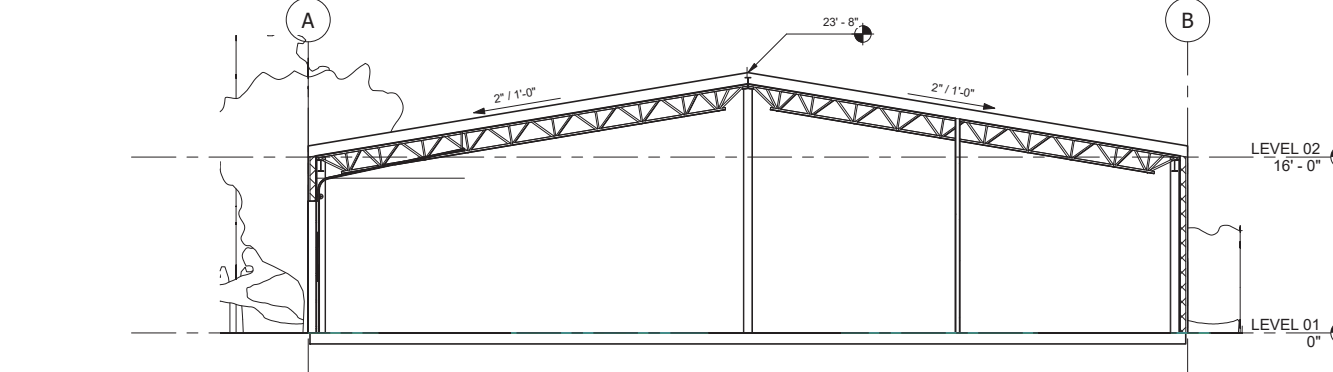
AREAS			
Number	Suite Number	Area	Area Type
1	Suite 100	1600 SF	Gross Building Area
2	Suite 200	1600 SF	Gross Building Area
3	Suite 300	1600 SF	Gross Building Area
4	Suite 400	1600 SF	Gross Building Area
5	Suite 500	1600 SF	Gross Building Area
6	Suite 600	1600 SF	Gross Building Area
7	Suite 700	1600 SF	Gross Building Area
8	Suite 800	1600 SF	Gross Building Area
9	Suite 900	1600 SF	Gross Building Area
10	Suite 1000	1600 SF	Gross Building Area
11	Suite 1100	1600 SF	Gross Building Area
12	Suite 1200	1600 SF	Gross Building Area
13	Suite 1300	1600 SF	Gross Building Area
14	Suite 1400	1600 SF	Gross Building Area
Grand total: 14		22400 SF	



2 Enlarge Typical Suite Plan
1/8" = 1'-0"



3 Section - Structural Option 1
1/8" = 1'-0"



4 Section - Structural Option 2
1/8" = 1'-0"



5 Front Elevation
1" = 20'-0"