

Diana Smith, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



Jason Kasal, Vice Chairman
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
MARCH 4, 2024
7:00 PM**

**500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Planning and Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the Special Planning and Zoning Commission meeting held on January 8, 2024.
2. Consideration and action on approval of the minutes from the Planning and Zoning Commission and City Council Joint Workshop held on January 23, 2024.

D. NEW BUSINESS

1. Consideration and action on a Preliminary Plat (PP 2024-01) request from Westwood Professional Services, for the Roanoke Baseball Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114.
2. Consideration and recommendation on a Final Plat (FP 2024-01) request from Westwood Professional Services for the Roanoke Baseball



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**March 4, 2024
Page 2 of 3**

Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114.

3. Public hearing to consider amending the Planned Development District Ordinance No. PD-2022-128, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending planned development standards to allow for multifamily with 6,000 square feet of Commercial – Office Use Only and amending the height restrictions, for an approximate 14.918 acre tract(s) of land, consisting of Lot 1, Block A of the Roanoke Lofts Addition. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property. (Ordinance No. 2024-101)
4. Consideration and recommendation on approval of Ordinance No. 2024-101 amending Planned Development District Ordinance No PD 2022-128 and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending the planned development standards to increase building height for a multifamily project that includes 6,000 sf of commercial office use. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.
5. Consideration and action on Preliminary Plat (PP 2024-02) request from Leeds Residential for an approximate 19.86 acres located in the A0943A MEP & PRR, TR 7, 19.86 ACRES, OLD DCAD TR #2B, Roanoke, Texas, Denton County. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.
6. Consideration and recommendation on a Site Plan (SP 2024-01) request from Leeds Residential for a multifamily and office building development on approximately 15 acres of land that is located in the A0943A MEP & PRR, TR 7, 19.85 ACRES, OLD DCAD TR #2B, Roanoke, Texas, Denton County. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, February 29, 2024, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.



AGENDA FOR THE PLANNING AND
ZONING COMMISSION

March 4, 2024
Page 3 of 3

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 01/08/2024 - P&Z Minutes Special Meeting

MEETING DATE: March 4, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the Special Planning and Zoning Commission meeting held on January 8, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 01-08-2024 - Special Meeting

Diana Smith, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



Jason Kasal, Vice Chairman
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

Kristie Womack, Chairman

**ROANOKE PLANNING AND ZONING MINUTES
JANUARY 8, 2024
SPECIAL MEETING
7:00 P.M.
ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Larry Granados, Diana Smith, Victor Molaschi, and Donald J. Glacy. City Planner Kelly Carlson, and Executive Assistant Jeannie Homer.

Absent: Chairman Kristie Womack.

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Larry Granados second by Mark McCullough to approve the minutes from the regular Planning and Zoning Commission meeting held on November 6, 2023.
Motion carried unanimously.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Retail (R) to Retail – Specific Use Permit (R-SUP) to allow the sale of alcoholic beverages at Lot 2R, Block B of the Hawkins Shell Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 704 Byron Nelson. (Ordinance No. 2023-134 / SUP-2023-04)



**MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING**

**January 8, 2024
Page 2 of 2**

Public hearing started at 7:01 p.m.

Mohinder Mashiana, owner/applicant, 704 Byron Nelson, and Benjamin Samm, 2222 Medical District Dr., #1207, Dallas, gave an overview of the project.

Public hearing ended at 7:04 p.m.

2. Consideration and recommendation on approval of Ordinance No. 2023-134, amending the comprehensive zoning ordinance, by granting a change in zoning from Retail to Retail - Specific Use Permit (SUP 2023-04) to allow the sale of alcoholic beverages on Block B Lot 2R in the Hawkins Shell Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 704 E Byron Nelson. The property is generally located at the intersection of E Byron Nelson and Hwy 114.

Motion made by Victor Molaschi second by Mark McCullough to approve with the following recommendations; the liquor sales area be limited to no more than 1800 square feet, the drive thru window and associated signage be removed, adequate trash removal be included in final site plan with appropriate screening for trash, and adequate lighting be provided on all four (4) sides for customers and employees.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Diana Smith second by Donald Glacy to adjourn the meeting at 7:16 p.m.

Motion carried unanimously.

Jason Kasal, Vice President

Jeannie Homer, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 01/23/2024 - P&Z / CC Joint Workshop Minutes

MEETING DATE: March 4, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the Planning and Zoning Commission and City Council Joint Workshop held on January 23, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 01-23-2024 - CC Joint Workshop

Diana Smith, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



Jason Kasal, Vice Chairman
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

**MINUTES
ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
JOINT WORKSHOP
JANUARY 23, 2024
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:30 P.M.**

PRESENT PLANNING AND ZONING COMMISSION:

Chairman Kristie Womack; Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Victor Molaschi, Donald Glacy, Diana Smith, and Larry Granados.

PRESENT CITY COUNCIL:

Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray; Council Members: Brian Darby, Hogan Page, David Brundage, and Bryan Moyers; City Manager Cody Petree, City Secretary April S. Hill, and City Attorney Jeff Moore.

DEPARTMENT STAFF:

Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ray McDonald, Development Services Manager J.R. Hames, Sr. Building Inspector Chad Liford, IT Manager Blake Gore, and Executive Assistant Jeannie Homer.

ABSENT: Council member David Thompson.

A. CALL TO ORDER

Mayor Gierisch called the joint meeting to order at 7:41 p.m.

Chairman Kristie Womack called the joint meeting for Planning and Zoning Commission to order at 7:41 p.m.

B. NEW BUSINESS

1. Overview and discussion in regard to approximately 18.504 acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, for a zoning change from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multi-Family, Single-Family Townhouse (Attached), and Single-Family (Detached) Uses.

Kenneth Fambro, Chief Operating Officer with Integrated Real Estate Group, gave a presentation of the proposed project. Mr. Fambro explained the concerns raised by residents during previous discussions, which involved traffic and road improvements, specifically on Byron Nelson Blvd., and flooding of neighboring homes.

Mr. Fambro stated they will remain involved through the process, as a land owner, to ensure everything is adequately sized and the road proportions are done correctly.

Mr. Fambro stated the biggest concern was the traffic in the Byron Nelson Blvd., North Oak Street, and Walnut area.

Mr. Fambro illustrated in his presentation; the project would include detention ponds and there will be drainage improvements, by updating sewer capacity in the area to help alleviate any flooding issues.



**MINUTES FOR THE PLANNING AND
ZONING COMMISSION AND CITY
COUNCIL JOINT WORKSHOP**

**January 8, 2024
Page 2 of 5**

Mr. Fambro stated the project will include family homes, high-end townhomes, luxury senior living, and multi-generational residences, which is not traditional “multi family.”

Rick Simmons, Founder/Chief Executive Officer with Integrated Real Estate Group, gave an overview of the age demographics of current home purchases. Mr. Simmons explained the number one complaint is the unavailability of senior housing. Mr. Simmons further explained, they are wanting to create housing for the “baby boomer” generation, which is in big demand. The project is geared towards the older generations. The “senior housing” is for the 50-60 age group, and the older/younger age groups do not like to mingle.

Council member Bryan Moyers stated Mr. Simmons made a point about “age groups do not like to mingle”, but the presented concept has “multi-age” housing, with senior living, next to a 65+, next to a 45+, what’s to keep them from “mingling”?

Mr. Simmons explained they do not want to be at a clubhouse together, or happy hour, etc., so what will happen is the size and price of the units will attract a customer that wants a “life style”, not the “cheapness”. The amenities will draw those who care about health.

Mayor Gierisch asked for input and discussion from City Council and the Planning and Zoning Commission, to ensure a project that will be pleasing to the Roanoke team and future residents.

Planning and Zoning Commission Chairman Kristie Womack asked if multi-family is being “restricting ages by price,” how will the developer manage those demographics, and what will stop the different age groups from “mingling”? Chairman Womack further stated, she understands what the developer is targeting, and hears what they are saying, but questions the ability to keep all of it separate.

Mr. Simmons stated there is nothing to stop it. What they provide would attract the specific age groups, based on the amenities and the way its operated. Mr. Simmons further stated, they do not want to restrict the multi-family portion of the project.

Planning and Zoning Commissioner Victor Molaschi asked if a 35-year-old has the money to live in the “65-year-old” units, would that be allowed.

Mr. Simmons stated it would not be allowed in the senior housing, as that building is age restricted. It would be allowed in the multi-family building.

Mr. Simmons stated the multi-family is around 150 units and the senior building is 160 units.

Planning and Zoning Commission Chairman Kristie Womack asked Commissioner Donald Glacy if he would like to speak to the concerns he expressed at the Planning and Zoning Commission meeting, in regard to traffic.

Planning and Zoning Commissioner Glacy stated he was confused, as he has not received any complaints about the senior housing aspect of the project. All the concerns expressed about traffic and water flow, revolve around the density of the multi-family units, and feels this has not been addressed.

Mayor Pro Tem Holly Gray stated there isn’t an issue with the senior living or townhomes, the issue is with the multi-family. Mayor Pro Tem Gray further stated the number of units needs to greatly reduced, or completely removed from the project.

Council member Brian Darby stated it still comes down to the density issue.

Mr. Fambro asked if one of the other buildings was age restricted, would that help alleviate the issue.



**MINUTES FOR THE PLANNING AND
ZONING COMMISSION AND CITY
COUNCIL JOINT WORKSHOP**

**January 8, 2024
Page 3 of 5**

Mayor Pro Tem Holly Gray stated, leaving the density the same will not fix the issue, regardless of what you call it. Mayor Pro Tem Gray explained that a reduction in the multi-family will fix the issue.

City Manager Cody Petree stated the senior living and an expansion of the townhomes, may help resolve the issue.

Mr. Simmons argued that 55+ requires density, you cannot offer the amenities without density.

Mayor Gierisch stated that by age restricting the units, does not mean only one (1) person would be living in each unit. Mayor Gierisch further stated over population for this site is the issue, so the density has to be reduced.

Mayor Pro Tem Holly Gray stated we do not want more multi-family in the city, and coming back with only a 2% reduction in units, is insulting.

Mr. Simmons apologized and stated we do not classify senior living as multi-family.

Mayor Pro Tem Holly Gray stated this project does not work.

Mr. Simmons stated when the project was going to be a hotel, the study showed more of a traffic impact, than multi-family. Mr. Simmons asked would City Council prefer the hotel?

City Manager Cody Petree stated it is currently zoned retail, so a hotel could be placed there.

Mayor Pro Tem Holly Gray stated they prefer a hotel over multi-family.

Mayor Gierisch stated it also adds additional stress on our Fire/EMS.

Mr. Simmons asked if they built more townhomes, would that work.

Planning and Zoning Commissioner Mark McCullough asked what can be done about Byron Nelson Blvd. (bypass Hwy 114). Commissioner McCullough asked if there were plans to widen it or add additional turn lanes.

Mayor Gierisch explained TxDOT is working on widening areas of Byron Nelson Blvd. and will continue to do so, as it is needed.

City Manager Cody Petree stated once State Hwy 114 completely opens up, it will alleviate some of the traffic that currently uses Byron Nelson Blvd.

Mayor Gierisch explained that TxDOT acts to improve the roads, as projects are created. Mayor Gierisch asked the City Council and Planning and Zoning Commission to decide on what is feasible on this project.

Council member Bryan Moyers stated he would prefer the multi-family be removed completely from the project and add additional townhomes.

Planning and Zoning Commission Chairman Kristie Womack would like the project to stick to the lot regulations in regard to townhomes.

Planning and Zoning Commissioner Victor Molaschi stated there are concerns with traffic speed on Lois Street.

Mayor Pro Tem Holly Gray asked if a traffic study has been conducted on Lois Street.

Mr. Simmons stated there was a traffic study conducted a couple of years ago, so it is a bit outdated.

City Manager Cody Petree stated the Dorman Road, Walnut Road, North Oak Street and Howe Road improvements are part of the Denton County Road Project, which the city is paying half the cost. Mr. Petree further stated the project is moving



**MINUTES FOR THE PLANNING AND
ZONING COMMISSION AND CITY
COUNCIL JOINT WORKSHOP**

**January 8, 2024
Page 4 of 5**

forward.

Planning and Zoning Commission Chairman Kristie Womack asked that when they resubmit plans for this project, could the parking be discussed, more specifically the on-street parking.

Mr. Fambro explained rear entry parking vs front entry parking, due to front yard requirements, so is the question to not have on street parking? Mr. Fambro further explained the front parallel parking was created to make it more palatable with the rear entry parking.

Planning and Zoning Commission Chairman Kristie Womack stated she has concerns with on street parking, causing issues with services being able to go down the street.

Mayor Pro Tem Holly Gray explained it would be comparable to Oak Street, where there are two (2) lanes with designated parallel parking.

Mr. Fambro explained there will be a designated driveway, with the rear entry being off of an alleyway.

Mayor Pro Tem Holly Gray stated the concern is with the front (on-street) parking.

Mr. Fambro stated the lot depth will allow for tandem parking in front.

Mayor Gierisch asked if the consensus is more townhomes.

Mayor Pro Tem Holly Gray stated they would like more of anything else, except for multi-family.

Mr. Fambro stated they will expand the senior living and scale back on the multi-family.

Planning and Zoning Commission Vice Chairman Jason Kasal asked if the total number of 450 units will come down.

Mr. Fambro stated it would.

City Manager Cody Petree asked if they are going to expand the senior living.

Mr. Fambro stated they would rework the project to address the City Council and Planning and Zoning Commission concerns.

Council member Hogan Page asked if they remove the multi-family, keep the senior housing, replace the multi-family with more townhomes, what are we comfortable with, in regard to density.

Planning and Zoning Commission Vice Chairman Jason Kasal asked what the total unit count would be with 12 per acre and 18 per acre.

Planning and Zoning Commissioner Victor Molaschi stated it would be around 216 - 220.

Planning and Zoning Commission Chairman Kristie Womack stated she would like to see more single-family homes as opposed to townhomes in place of the multi-family.

City Manager Cody Petree asked if they are interested in having garden homes as single-family homes in the project.

Council member Hogan Page stated the current density currently proposed for this project, is too much and the multi-family needs to be removed.

Mr. Simmons asked if they build the senior living, single family, townhomes, and leave the multi-family out, until a later time, would that be doable.

City Council Hogan Page stated this could be an option.



After much discussion, the consensus from City Council and the Planning and Zoning Commission is as follows:

- Reduce the total unit count to 296
- Lower the density

C. **ADJOURNMENT**

Motion made by Holly Gray second by Brian Darby to adjourn the joint workshop at 9:20 p.m.

Motion carried unanimously.

Motion made by Diana Smith second by Mark McCullough to adjourn the joint workshop at 9:20 p.m.

Motion carried unanimously.

Kristie Womack, Chairman

April S. Hill, City Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Preliminary Plat (PP2024-01) Roanoke Baseball Complex

MEETING DATE: March 4, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a Preliminary Plat (PP 2024-01) request from Westwood Professional Services, for the Roanoke Baseball Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114.

INFORMATION:

- **Zoning** - Business Park -BP
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Proposed Use**: Baseball Complex

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application PP-2024-01 - 1530 West Hwy 114 - Lot 1 Block 1 Roanoke Baseball Complex
2. Preliminary Plat -Roanoke Baseball Complex



Plat Application

City of Roanoke 500 S. Oak Street Roanoke, Texas 76262
Planning Department (817) 491-2411

☒ Preliminary Plat ☐ Final Plat ☐ Re-plat ☐ Minor/Amended Plat

Date Filed:

File No.

Name of Applicant 114 Business Development Group	Address of Applicant 311 Skyline Drive, Trophy Club, TX 76262	Phone Number & E-Mail (817) 846-7025
--	---	--

Engineer or Land Planner Westwood Professional Services	Address 4060 Bryant Irvin Road, Fort Worth, TX 76109	Phone Number & E-Mail (817) 412-7155		
		Fax Number		
Location of Property 1530 West HWY 114	Name of Addition/Subdivision Roanoke Baseball Complex	<table border="1"> <tr> <td>Acres 113</td> <td>Lot / Block Lot 1/Block 1</td> </tr> </table>	Acres 113	Lot / Block Lot 1/Block 1
Acres 113	Lot / Block Lot 1/Block 1			

Does the proposed subdivision require the abandonment or relocation of any existing streets, alleys or easement?

☐ Yes ☒ No

If "Yes" has an application to secure approval of such abandonment or relocation been made?

☐ Yes ☐ No

Type of Subdivision

- ☒ Re-subdivision of existing lot or lots
☐ Original subdivision of acreage
☐ Platting of Streets or Alleys
☐ Correcting error or omission

Proposed Use

- ☐ Residential Lots
☐ Industrial
☐ Commercial or Retail
☒ Public or Institutional

Improvements Proposed

- ☒ City of Roanoke
☐ Well
☐ Other _____

Type of Sanitary facilities

- ☐ City of Roanoke Sewer
☐ Septic Tank
☒ Other Northlake

Type of Street Surfacing

- ☒ City of Roanoke Standards
☐ Existing paved street
☐ Other _____

Type of Storm Drainage

- ☒ Curb and Gutter
☐ Storm Sewers
☐ Other _____

In submitting this application for approval of the above described subdivision, I understand that if said subdivision is within the corporate limits or within the extraterritorial jurisdiction of the City of Roanoke that all improvements installed shall be in conformance with the standards and requirements of the City of Roanoke.

Fees for Preliminary and Final Plat are \$300.00 plus \$10.00 per acre and \$250.00 for a Re-plat, Minor and Amended Plat. Fees are amended by Ordinance.

Applicants Signature

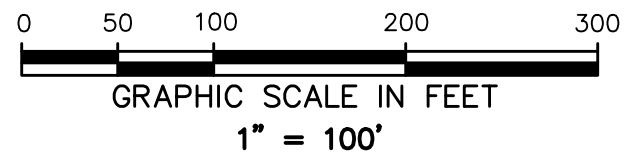
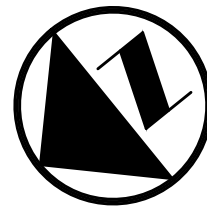
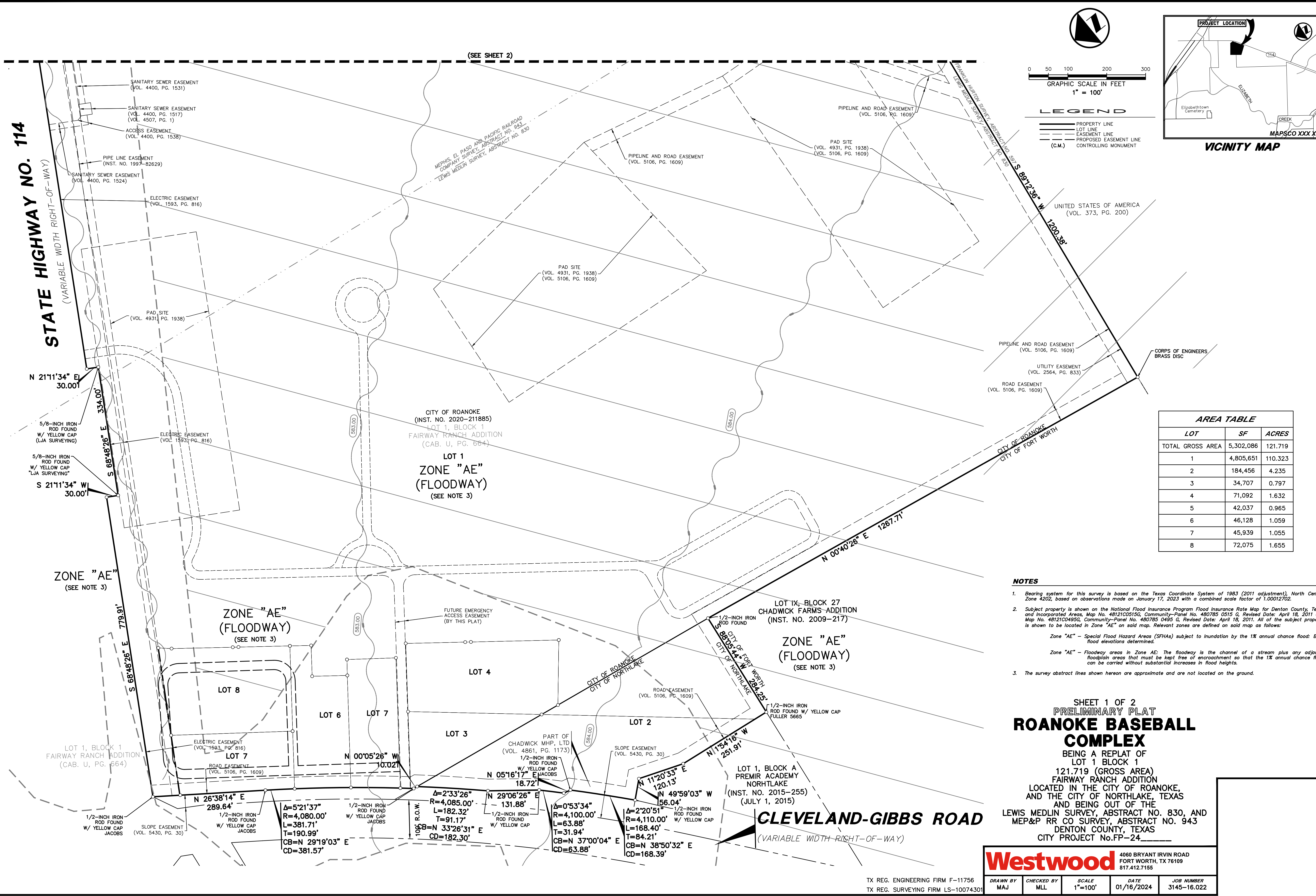
FOR OFFICE USE ONLY

01/23/2023

Date

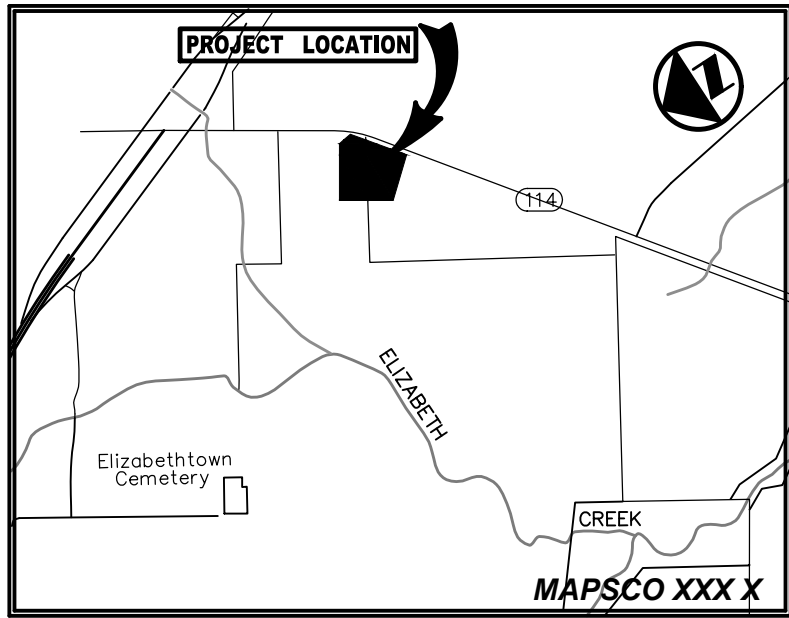
\$1400.00 rec #716681 01-31-2024 AS	Final Plat Filing Fee	P&Z Meeting March 4, 2024	CC Meeting March 26, 2024	File for Record PP-2024-01
--	-----------------------	-------------------------------------	-------------------------------------	--------------------------------------

7/20/2023



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- (C.M.) CONTROLLING MONUMENT



VICINITY MAP

AREA TABLE		
LOT	SF	ACRES
TOTAL GROSS AREA	5,302,086	121.719
1	4,805,651	110.323
2	184,456	4.235
3	34,707	0.797
4	71,092	1.632
5	42,037	0.965
6	46,128	1.059
7	45,939	1.055
8	72,075	1.655

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on January 17, 2023 with a combined scale factor of 1.00012702.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C05156, Community-Panel No. 480785 0515 G, Revised Date: April 18, 2011 and Map No. 48121C04956, Community-Panel No. 480785 0495 G, Revised Date: April 18, 2011. All of the subject property is shown to be located in Zone "AE" on said map. Relevant zones are defined on said map as follows:

Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.

Zone "AE" - floodway areas in Zone AE. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- The survey abstract lines shown hereon are approximate and are not located on the ground.

SHEET 1 OF 2
PRELIMINARY PLAT
ROANOKE BASEBALL COMPLEX
BEING A REPLAT OF
LOT 1 BLOCK 1
121.719 (GROSS AREA)
FAIRWAY RANCH ADDITION
LOCATED IN THE CITY OF ROANOKE,
AND THE CITY OF NORTHLAKE, TEXAS
AND BEING OUT OF THE
LEWIS MEDLIN SURVEY, ABSTRACT NO. 830, AND
MEP&P RR CO SURVEY, ABSTRACT NO. 943
DENTON COUNTY, TEXAS
CITY PROJECT No.FP-24

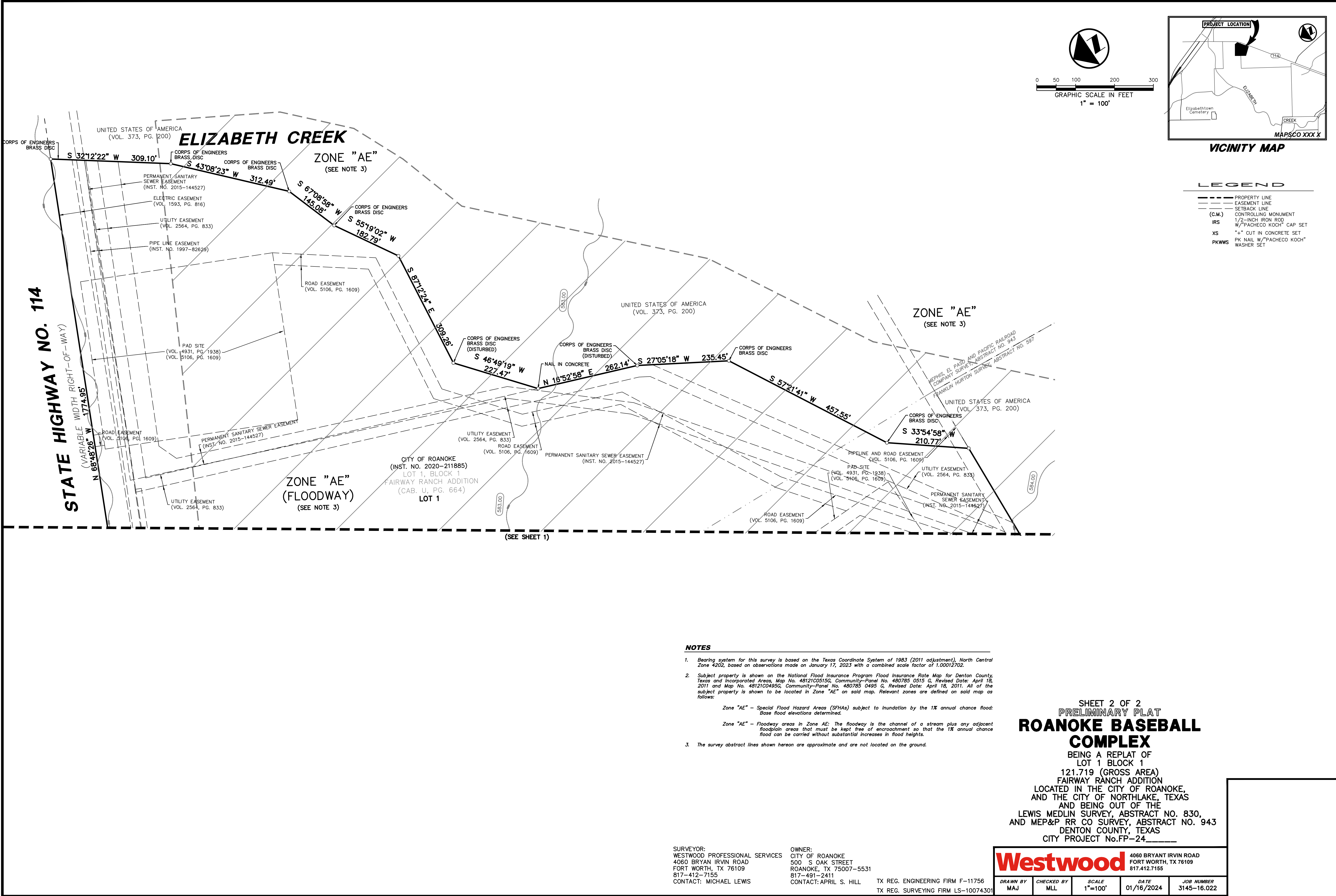
Westwood

4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

DRAWN BY MAJ	CHECKED BY MLL	SCALE 1"=100'	DATE 01/16/2024	JOB NUMBER 3145-16.022
-----------------	-------------------	------------------	--------------------	---------------------------

TX REG. ENGINEERING FIRM F-11756
TX REG. SURVEYING FIRM LS-10074301

PRELIMINARY PLAT - ROANOKE BASEBALL COMPLEX





AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Final Plat (FP 2024-01) Roanoke Baseball Complex

MEETING DATE: March 4, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Final Plat (FP 2024-01) request from Westwood Professional Services for the Roanoke Baseball Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114.

INFORMATION:

- **Zoning** - Business Park -BP
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Proposed Use**: Baseball Complex

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application FP-20204-01 - 1530 West Hwy 114 - Lot 1 Block 1 Roanoke Baseball Complex
2. Final Plat



Plat Application

City of Roanoke 500 S. Oak Street Roanoke, Texas 76262
Planning Department (817) 491-2411

☐ Preliminary Plat ☒ Final Plat ☐ Re-plat ☐ Minor/Amended Plat

Date Filed:

File No.

Name of Applicant 114 Business Development Group	Address of Applicant 311 Skyline Drive, Trophy Club, TX 76262	Phone Number & E-Mail (817) 846-7025
--	---	--

Engineer or Land Planner Westwood Professional Services	Address 4060 Bryant Irvin Road, Fort Worth, TX 76109	Phone Number & E-Mail (817) 412-7155		
		Fax Number		
Location of Property 1530 West HWY 114	Name of Addition/Subdivision Roanoke Baseball Complex	<table border="1"> <tr> <td>Acre 113</td> <td>Lot / Block Lot 1/Block 1</td> </tr> </table>	Acre 113	Lot / Block Lot 1/Block 1
Acre 113	Lot / Block Lot 1/Block 1			

Does the proposed subdivision require the abandonment or relocation of any existing streets, alleys or easement?

☐ Yes ☒ No

If "Yes" has an application to secure approval of such abandonment or relocation been made?

☐ Yes ☐ No

Type of Subdivision

- ☒ Re-subdivision of existing lot or lots
☐ Original subdivision of acreage
☐ Platting of Streets or Alleys
☐ Correcting error or omission

Proposed Use

- ☐ Residential Lots
☐ Industrial
☒ Commercial or Retail
☐ Public or Institutional

Improvements Proposed

- ☒ City of Roanoke
☐ Well
☐ Other _____

Type of Sanitary facilities

- ☐ City of Roanoke Sewer
☐ Septic Tank
☒ Other Northlake

Type of Street Surfacing

- ☒ City of Roanoke Standards
☐ Existing paved street
☐ Other _____

Type of Storm Drainage

- ☒ Curb and Gutter
☐ Storm Sewers
☐ Other _____

In submitting this application for approval of the above described subdivision, I understand that if said subdivision is within the corporate limits or within the extraterritorial jurisdiction of the City of Roanoke that all improvements installed shall be in conformance with the standards and requirements of the City of Roanoke.

Fees for Preliminary and Final Plat are \$300.00 plus \$10.00 per acre and \$250.00 for a Re-plat, Minor and Amended Plat. Fees are submitted by Ordinance.

Applicant's Signature

FOR OFFICE USE ONLY

01/23/2023

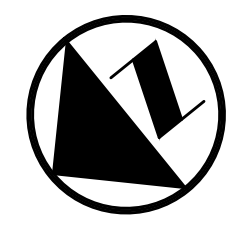
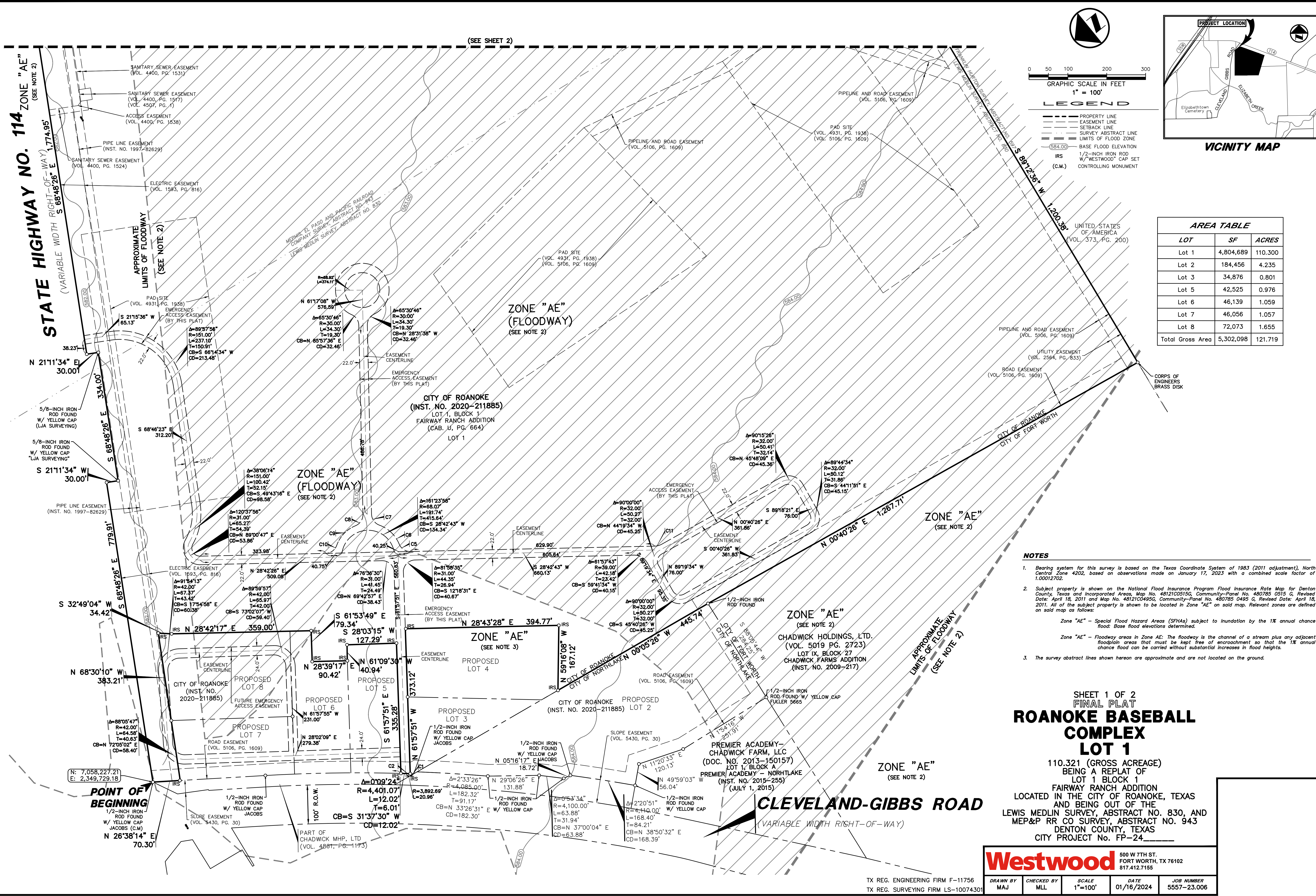
Date

\$410.00 REC #716682 01-31-2024 AS	Final Plat Filing Fee	P&Z Meeting March 4, 2024	CC Meeting March 26, 2024	File for Record FP-2024-01
---	-----------------------	-------------------------------------	-------------------------------------	--------------------------------------

7/20/2023

M:\JONES\2024\1-33-PM
NA\DWG-55\5557-23.006P.DWG

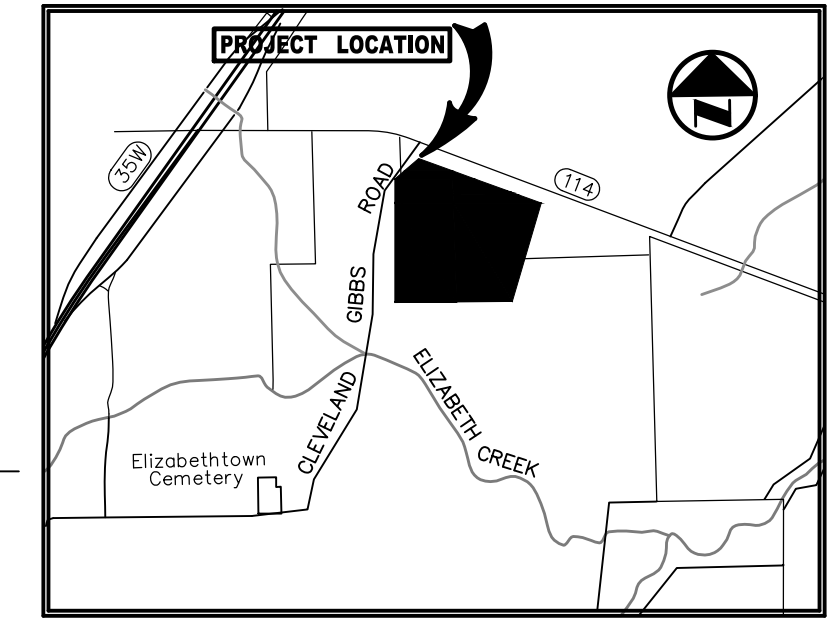
2018\5557-23.006P.DWG
C:\3D\2018\5557-23.006P.DWG



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- SURVEY ABSTRACT LINE
- LIMITS OF FLOOD ZONE
- BASE FLOOD ELEVATION
- 1/2-INCH IRON ROD
- W/ WESTWOOD* CAP SET
- CONTROLLING MONUMENT



VICINITY MAP

AREA TABLE		
LOT	SF	ACRES
Lot 1	4,804,689	110.300
Lot 2	184,456	4.235
Lot 3	34,876	0.801
Lot 5	42,525	0.976
Lot 6	46,139	1.059
Lot 7	46,056	1.057
Lot 8	72,073	1.655
Total Gross Area	5,302,098	121.719

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on January 17, 2023 with a combined scale factor of 1.00012702.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C05155, Community-Panel No. 480785 0515 G, Revised Date: April 18, 2011 and Map No. 48121C04950, Community-Panel No. 480785 0495 G, Revised Date: April 18, 2011. All of the subject property is shown to be located in Zone "AE" on said map. Relevant zones are defined on said map as follows:

Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.

Zone "AE" - Floodway areas in Zone AE: The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- The survey abstract lines shown hereon are approximate and are not located on the ground.

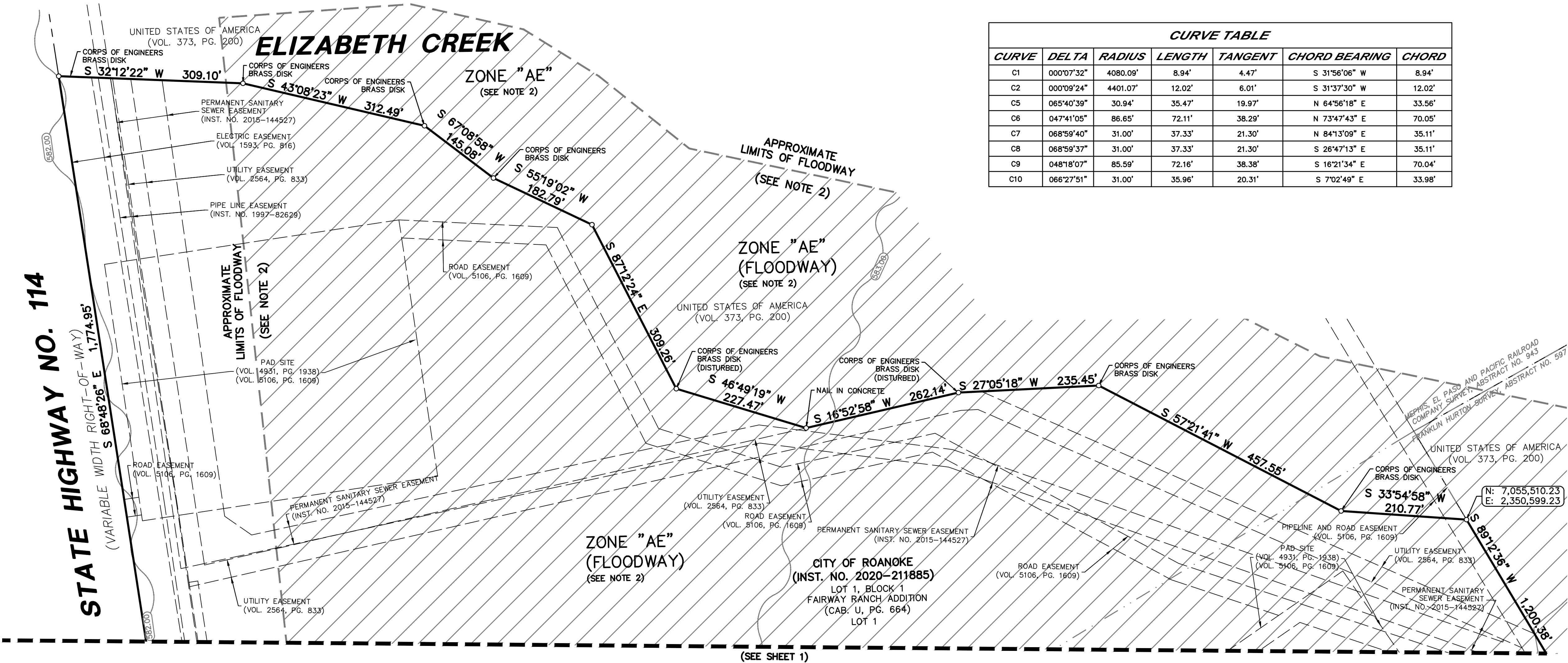
SHEET 1 OF 2
FINAL PLAT
ROANOKE BASEBALL COMPLEX LOT 1
110.321 (GROSS ACREAGE)
BEING A REPLAT OF
LOT 1 BLOCK 1
FAIRWAY RANCH ADDITION
LOCATED IN THE CITY OF ROANOKE, TEXAS
AND BEING OUT OF THE
LEWIS MEDLIN SURVEY, ABSTRACT NO. 830, AND
MEP&P RR CO SURVEY, ABSTRACT NO. 943
DENTON COUNTY, TEXAS
CITY PROJECT NO. FP-24.

Westwood		500 W 7TH ST. FORT WORTH, TX 76102 817.412.7155	
DRAWN BY	CHECKED BY	SCALE	JOB NUMBER
MAJ	MLL	1"=100'	5557-23.006

TX REG. ENGINEERING FIRM F-11756
TX REG. SURVEYING FIRM LS-10074301

FINAL PLAT - ROANOKE BASEBALL COMPLEX LOT 1

M:\JONES\2024\1-33-FM\K1\DWG-55\5557-23.006\DWG SURVEY, C3D, 2018\5557-23.006FP.DWG
1/33-FM
K1



NOTES

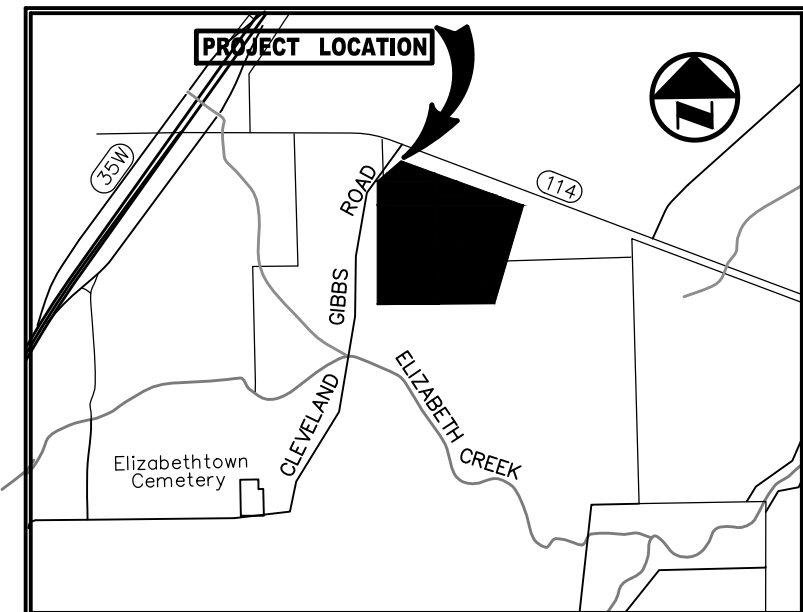
- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on January 17, 2023 with a combined scale factor of 1.00012702.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C05156, Community-Panel No. 480785 0515 G, Revised Date: April 18, 2011 and Map No. 48121C04956, Community-Panel No. 480785 0495 G, Revised Date: April 18, 2011. All of the subject property is shown to be located in Zone "AE" on said map. Relevant zones are defined on said map as follows:

Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. Base flood elevations determined.

Zone "AE" - Floodway areas in Zone AE. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- The survey abstract lines shown hereon are approximate and are not located on the ground.

LEGEND

--- PROPERTY LINE
--- EASEMENT LINE
--- SETBACK LINE
--- SURVEY ABSTRACT LINE
--- LIMITS OF FLOOD ZONE
584.00 BASE FLOOD ELEVATION
IRS
1/2-INCH IRON ROD
W/ WESTWOOD* CAP SET
(C.M.) CONTROLLING MONUMENT



VICINITY MAP

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

DESCRIPTION of a 110.321 acre 4,805,567 square feet tract of land situated in the Lewis Medlin Survey, Abstract No. 830, and the MEP & P RR CO Survey Abstract No. 943, Denton County, Texas; said tract being all of that tract of land described in Special Warranty Deed to City of Roanoke, recorded in Instrument No. 2020-211885 of the Official Public Records of Denton County, Texas; said 110.321 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with yellow cap stamped 'JACOBS' found, said point being the northeast corner of northern most northwest corner of said Lot 1 and the northeast corner of a 1,546 acre tract of land to Chadwick MHP, LTD as recorded in the County Clerk File Volume 4861, Page 1173 in the Real Property Records, Denton County, Texas, also being in the South Right of Way line of State Highway No. 114 (a Variable Width Right-Of-Way) as recorded in Volume 226, Page 135, Deed Records, Denton County, Texas;

THENCE, departing said Chadwick MHP, LTD tract and along the south line of said State Highway No 114 north, line of said Lot 1 the following five (5) calls:

South 68 degrees, 48 minutes, 26 seconds East, a distance of 779.91 feet to iron rod set for corner;

South 21 degrees, 11 minutes, 34 seconds West, a distance of 30.00 feet to a 5/8-inch iron rod with a yellow cap stamped 'LJA SURVEYING' found;

North 68 degrees, 48 minutes, 26 seconds West, a distance of 334.00 feet to a 5/8-inch iron rod with a yellow cap stamped 'LJA SURVEYING' found;

North 21 degrees, 11 minutes, 34 seconds East, a distance of 30.00 feet to a iron rod set for corner;

South 68 degrees, 48 minutes, 26 seconds East, a distance of 1774.95 feet to a Corps of Engineering brass disk, said point being the northeast corner of said Lot 1 and the Northeast corner of a tract of land conveyed as Tract F-511 to the United States of America, as recorded in Volume 373, Page 200 off the Official Public Records of Denton County, Texas;

THENCE, departing the south line of said State Highway No 114 and along the east line of said United States of America tract following ten (10) calls:

South 32 degrees, 12 minutes, 22 seconds West, a distance of 309.10 feet to a Corps of Engineering brass disk;

South 43 degrees, 08 minutes, 23 seconds West, a distance of 312.49 feet to a Corps of Engineering brass disk;

South 67 degrees, 08 minutes, 58 seconds West, a distance of 145.08 feet to a Corps of Engineering brass disk;

South 55 degrees, 19 minutes, 02 seconds West, a distance of 182.79 feet to a point for corner;

North 87 degrees, 12 minutes, 24 seconds West, a distance of 309.26 feet to a disturbed Corps of Engineering brass disk;

South 46 degrees, 49 minutes, 19 seconds West, a distance of 227.47 feet to nail in concrete;

South 16 degrees, 52 minutes, 58 seconds West, a distance of 262.14 feet to a disturbed Corps of Engineering brass disk;

South 27 degrees, 05 minutes, 18 seconds West, a distance of 235.45 feet to a Corps of Engineering brass disk;

South 57 degrees, 21 minutes, 41 seconds West, a distance of 457.55 feet to a Corps of Engineering brass disk;

South 33 degrees, 54 minutes, 58 seconds West, a distance of 210.77 feet to a point for corner;

THENCE, South 89 degrees, 12 minutes, 36 seconds West, departing the east line of said United States of America tract, and along the south line of said United States of America tract a distance of 1,200.38 feet to a Corps of Engineering brass disk said point being the southeast corner of Lot IX, Block 27 Chadwick Farms Addition, a tract of land described in County Clerk File No. 2009-217, Plat Records of Denton County Texas;

THENCE, North 00 degrees, 40 minutes, 26 seconds East, Northeast line of said Lot IX, Block 27 a distance of 1,267.71 feet to a 1/2-inch iron found;

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	000°07'32"	4080.09'	8.94'	4.47'	S 31°56'06" W	8.94'
C2	000°09'24"	4401.07'	12.02'	6.01'	S 31°37'30" W	12.02'
C5	065°40'39"	30.94'	35.47'	19.97'	N 64°56'18" E	33.56'
C6	047°41'05"	86.65'	72.11'	38.29'	N 73°47'43" E	70.05'
C7	068°59'40"	31.00'	37.33'	21.30'	N 84°13'09" E	35.11'
C8	068°59'37"	31.00'	37.33'	21.30'	S 26°47'13" E	35.11'
C9	048°18'07"	85.59'	72.16'	38.38'	S 16°21'34" E	70.04'
C10	066°27'51"	31.00'	35.96'	20.31'	S 7°02'49" E	33.98'

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF DENTON

NOW, AND THEREFORE, know all men by these presents that, CITY OF ROANOKE does hereby adopt this plat as ROANOKE BASEBALL COMPLEX, an addition to the City of Roanoke, Denton County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instruments as shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Roanoke, Texas.

Executed this the ____ day of January, 2024.

CITY OF ROANOKE,

By: _____
April S Hill City Secretary

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared April S Hill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of January, 2024.

Notary Public in and for the State of _____

My Commission Expires: _____

APPROVAL OF THE CITY OF ROANOKE, TEXAS

This preliminary plat was submitted to and considered by the City of Roanoke, Texas, and is hereby approved pursuant to Section 212.0065 and 212.016 of the Texas Local Government Code, as amended.

By: _____
City Manager

ATTEST: _____
City Secretary

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on January 16, 2024, and that all corners are shown hereon.



INFORMATION ONLY NOT FOR CONSTRUCTION

Michael Lewis, Jr.
Registered Professional Land Surveyor
No. 5773

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of January, 2024

Notary Public in and for the State of Texas

My Commission Expires: _____

SHEET 2 OF 2 FINAL PLAT ROANOKE BASEBALL COMPLEX LOT 1

110.321 (GROSS ACREAGE)
BEING A REPLAT OF
LOT 1 BLOCK 1
FAIRWAY RANCH ADDITION
LOCATED IN THE CITY OF ROANOKE, TEXAS
AND BEING OUT OF THE
LEWIS MEDLIN SURVEY, ABSTRACT NO. 830, AND
MEP&P RR CO SURVEY, ABSTRACT NO. 943
DENTON COUNTY, TEXAS
CITY PROJECT NO. FP-24 _____

Westwood

500 W 7TH ST.
FORT WORTH, TX 76102
817.412.7155

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MAJ	MLL	1"=100'	01/16/2024	5557-23.006

TX REG. ENGINEERING FIRM F-11756
TX REG. SURVEYING FIRM LS-10074301

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
500 W 7TH ST,
FORT WORTH, TX 76102
CONTACT: MICHAEL LEWIS

OWNER:
CITY OF ROANOKE
500 S OAK STREET
ROANOKE, TX 75007-5531
817-491-2411
CONTACT: APRIL S HILL

FINAL PLAT - ROANOKE BASEBALL COMPLEX LOT 1



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2024-101 - Hwy 114 Zoning Text Amendment

MEETING DATE: March 4, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Planned Development District Ordinance No. PD-2022-128, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending planned development standards to allow for multifamily with 6,000 square feet of Commercial – Office Use Only and amend the height restrictions to authorize a structure not to exceed 4 stories with a 5th level basement, except for a 6-story parking garage. Further, the 4-Story portion of the building shall not exceed fifty-five (55) feet in height to the peak of the gable. The 4-story portion of the building with a 5th level basement and the 6-story parking garage shall not exceed sixty-three (63) feet in height, for an approximately 14.918 acres of land, consisting of Lot 1, Block A of the Roanoke Lofts Addition. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property. (Ordinance No. 2024-101)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2024-101 - Zoning Text Amendment - PD2022-128 - Building Height and office use - CC PH CANCELLED



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 4, 2024, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. PD-2022-128, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING PLANNED DEVELOPMENT STANDARDS TO ALLOW FOR MULTIFAMILY WITH 6,000 SQUARE FEET OF COMMERCIAL – OFFICE USE ONLY AND AMEND THE HEIGHT RESTRICTIONS TO AUTHORIZE A STRUCTURE NOT TO EXCEED 4 STORIES WITH A 5TH LEVEL BASEMENT, EXCEPT FOR A 6-STORY PARKING GARAGE. FURTHER, THE 4-STORY PORTION OF THE BUILDING SHALL NOT EXCEED FIFTY-FIVE (55) FEET IN HEIGHT TO THE PEAK OF THE GABLE. THE 4-STORY PORTION OF THE BUILDING WITH A 5TH LEVEL BASEMENT AND THE 6-STORY PARKING GARAGE SHALL NOT EXCEED SIXTY-THREE (63) FEET IN HEIGHT, FOR AN APPROXIMATELY 14.918 ACRES OF LAND, CONSISTING OF LOT 1, BLOCK A OF THE ROANOKE LOFTS ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 12, 2024, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. PD-2022-128, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING PLANNED DEVELOPMENT STANDARDS TO ALLOW FOR MULTIFAMILY WITH 6,000 SQUARE FEET OF COMMERCIAL – OFFICE USE ONLY AND AMEND THE HEIGHT RESTRICTIONS TO AUTHORIZE A STRUCTURE NOT TO EXCEED 4 STORIES WITH A 5TH LEVEL BASEMENT, EXCEPT FOR A 6-STORY PARKING GARAGE. FURTHER, THE 4-STORY PORTION OF THE BUILDING SHALL NOT EXCEED FIFTY-FIVE (55) FEET IN HEIGHT TO THE PEAK OF THE GABLE. THE 4-STORY PORTION OF THE BUILDING WITH A 5TH LEVEL BASEMENT AND THE 6-STORY PARKING GARAGE SHALL NOT EXCEED SIXTY-THREE (63) FEET IN HEIGHT, FOR AN APPROXIMATELY 14.918 ACRES OF LAND, CONSISTING OF LOT 1, BLOCK A OF THE ROANOKE LOFTS ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Monday, February 12, 2024, by 5:00 p.m.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

- 📶 A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Planned Development District Ordinance No PD 2022-128 Amendment

MEETING DATE: March 4, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on approval of Ordinance No. 2024-101 amending Planned Development District Ordinance No PD 2022-128 and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending the planned development standards to increase building height for a multifamily project that includes 6,000 sf of commercial office use. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.

INFORMATION:

The original approved concept was two hundred ninety-three (293) units, four (4) stories and a parking garage.

This proposal is for the same number of units, a six (6) story parking garage, and six thousand (6,000) sf of commercial space. Parking meets the minimum required for apartment and commercial use.

On October 25, 2022, City Council's motion to approve the zoning change from Retail to Planned Development was contingent on an additional entrance/exit to Hwy 114, committing to expanding the trail system through the property and committing to 6,000 sf of commercial space.

STAFF RECOMMENDATION:

Staff recommends approval of the amendment to increase the building height. The topography of this site is lower than the right-of-way. Therefore, staff concluded that the increase in height should not be a significant increase in visibility from the right-of-way. Overall, staff supports the plan. However, expanding the trail system through the property and a second entrance off Hwy 114 was not achieved in the plan. The



AGENDA ITEM

applicant is proposing a walking trail on site and an easement agreement through the church parking lot for egress only to Hwy 114.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2024-101 - Zoning Text Amendment - PD2022-128 - Building Height and office use -Final
2. N Hwy 114, Roanoke Lofts Apts. - Application
3. Colored and B&W Elevations
4. ARCH SITE PLAN
5. Color Aerial with Civil Site Plan at 100 scale
6. Arch Floor Plans
7. Roanoke FLats Unit Mix-Program - Revised 02-14-24
8. Landscape
9. SITE PLAN

ORDINANCE No. 2024-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT DISTRICT (PD-2022-128) BY AMENDING PLANNED DEVELOPMENT STANDARDS TO ALLOW FOR MULTIFAMILY WITH 6,000 SQUARE FEET OF COMMERCIAL – OFFICE USE ONLY AND AMEND THE HEIGHT RESTRICTIONS TO AUTHORIZE A STRUCTURE NOT TO EXCEED FOUR (4) STORIES, A COPY OF THE DEVELOPMENT STANDARDS IS ATTACHED HERETO AS *EXHIBIT A*, FOR AN APPROXIMATELY 14.918 ACRES OF LAND, CONSISTING OF LOT 1, BLOCK A OF THE ROANOKE LOFTS ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN *EXHIBIT B* OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (15th) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;” and

WHEREAS, Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;” and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, and the Code of Ordinances of the City of Roanoke, Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Zoning Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS:

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2.

That the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, is hereby amended by amending Ordinance Number 2022-128, approved by the City Council of the City of Roanoke, Texas, on October 25, 2022, by amending the Planned Development Standards, which are attached hereto as *Exhibit A*, which is attached hereto and is incorporated herein for all purposes, for an approximately 14.918-acres of land, consisting of Lot 1, Block A of the Roanoke Lofts Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly

described in **Exhibit B** of this Ordinance, which is attached hereto and incorporated herein for all purposes.

Section 3. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 4. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 26th day of March, 2024.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

[PD Text Amendment]

TEXT AMENDMENT TO PD ZONING ORDINANCE 2022-128 (* underlined, below)

**DEVELOPMENT STANDARDS - ROANOKE LOFTS - A PROPOSED MIXED USE DEVELOPMENT ALLOWING
293 MULTIFAMILY UNITS & 6,000 S.F. OF COMMERCIAL SPACE (OFFICE Use Only)**

LOT 1, Block A: The following standards shall apply.

(a) Size of Tract: LOT 1, Block A shall contain approximately 14.918 acres.

(b) Uses Generally: In the development of LOT 1, Block A, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:

(A) Permitted Uses: Multifamily Residential and 6,000 S.F. Commercial (office use only)

(B) Accessory Uses: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith.

(C) Limitation of Uses: Any use not expressly permitted herein is prohibited:

(1) Area and Building Regulations:

(i) Minimum Lot Size: LOT 1, Block A shall be developed as one lot.

(ii) Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed 40% of the total area of LOT 1, Block A.

(iii) Maximum Open Space: All areas (but in any event at least 25% of the total area of LOT 1, Block A) not devoted to buildings, pedestrian walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, courtyards, community pool including decorative hardscape, pocket parks, hike and bike trails or other suitable landscape or decorative hard scape materials.

(iv) Maximum Unit Count: The maximum number of units on LOT 1, Block A shall be 293.

(v) Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 75% of the total area of Tract 1.

(vi) Height:

(1) a structure shall not exceed 4 stories with a 5th level basement, except for a 6-story parking garage. Further, the 4-story portion of the building shall not exceed fifty-five (55) feet in height to the peak of the gable. The 4-story portion of the building with a 5th level basement and the 6-story parking garage shall not exceed sixty-three (63) feet in height

(vii) Minimum Floor Areas:

(1) Multi-family: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

- Efficiency/ One Bedroom: 608 square feet
- Two Bedroom: 877 square feet
- Three Bedroom: 1,252 square feet

(2) Parking Tabulation:

(i) 20 surface parking spaces for Commercial (office use) Provided at a ratio of 1 per 300 S.F. (20 Parking Spaces Required for Commercial (office use)

(ii) 142 surface parking spaces for Multifamily Provided

(iii) 356 Parking Garage Spaces for Multifamily Provided

(iv) 498 Total Parking Spaces for Multifamily Provided (498 Parking Spaces Required)

1.70 Parking Spaces/ Unit

1.28 Parking Spaces / Bed

(3) Building Materials: The following building material requirements shall apply:

(i) Multi-family and Commercial facades, facing SH-114, shall have a masonry requirement of not less than 60% of the total exterior wall excluding doors, windows and patios.

(4) Landscaping:

- (i) Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.
- (ii) Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation
- (iii) Parkland Dedication – 6 acres of flood plain, to the North of the Development Site shall be dedicated to The City of Roanoke for Parkland
- (iv) Trail: An approximately quarter mile, 6 foot wide, hike and bike trail shall be constructed, just north of the building area, and just south of the Parkland Dedication Area

(4) Site Access:

- (i) The main entrance drive shall be 26 feet wide with 2 entrance lanes and one exit lane at the intersection of SH-114 (see Ex A, attached) and has shifted approximately 200 feet to the west from the original entry drive location (see Exhibit B, attached). Please note that there are no building use improvements along either alignment - only providing access.
- (ii) The proposed secondary, gated, exit only is located at the southeast corner of LOT 1, Block A, provided Applicant can negotiate and agree on an access easement agreement from Compass Church Roanoke

Exhibit B

[Legal Description and/or Depiction of the Property]

ROANOKE LOFTS – Lot 1 – Block A

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 943, City of Roanoke, Denton County, Texas, being all of a tract conveyed to LVL Up-Roanoke, LLC, by deed recorded in Document No. 2017-44214 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the north line of State Highway 114, a variable width right-of-way, at the southwest corner of Lot 1, Block 1, Compass Christian Addition, an addition to the City of Roanoke, recorded in Document No. 2017-77, Plat Records, Denton County, Texas, from which a 1/2" iron rod with plastic cap found, bears S 63°44'26" E, 246.64 feet;

THENCE N 63°44'26" W, 55.00 feet along the north line of State Highway 114;

THENCE traversing said LVL Up-Roanoke tract, the following;

N 26°27'08" E, 41.77 feet;

Along a tangent curve to the left with a radius of 94.50 feet, a tangent length of 22.84 feet, a central angle of 27°10'19", the radius of which bears N 63°32'52" W, the chord of which bears N 12°51'58" E for a distance of 44.40 feet; Thence along the arc of said curve for a distance of 44.82 feet to a point;

N 00°43'11" W, 51.83 feet;

N 90°00'00" W, 18.00 feet;

N 00°43'11" W, 89.25 feet;

N 89°16'49" E, 22.50 feet; N 00°43'11" W, 274.50 feet;

N 64°16'49" W, 228.66 feet to a point on the west line of the subject tract, also being on the east line of a tract conveyed to Northlake Capital, LLC, recorded in Document No. 2014-10982 OPRDCT;

THENCE N 25°49'57" E, 548.57 feet along the shared line thereof to a 1/2" iron rod found at the northeast corner of said Northlake tract also being on the northernmost south line of a tract conveyed to the United States Army Corps of Engineers (USACE);

THENCE along the shared line of said USACE tract and the subject tract, the following:

N 79°03'59" E, 354.81 feet to an aluminum monument found at the northeast corner of the subject tract;

S 32°15'55" E, 945.64 feet to an aluminum monument found;

S 00°15'08" W, 88.05 feet to a 1/2" iron rod found at the upper northeast corner of said Lot 1, Block 1,

THENCE S 89°16'48" W, 646.90 feet along the north line thereof to a 1/2" iron rod with plastic cap found at the northwest corner of said Lot 1, Block 1;

THENCE S 00°32'44" E, 36.00 feet along the west line of said Lot 1, Block 1, to a point;

THENCE traversing the subject tract, the following;

S 89°16'49" W, 185.40 feet;

S 00°43'11" E, 90.17 feet;

N 90°00'00" W, 18.00 feet;

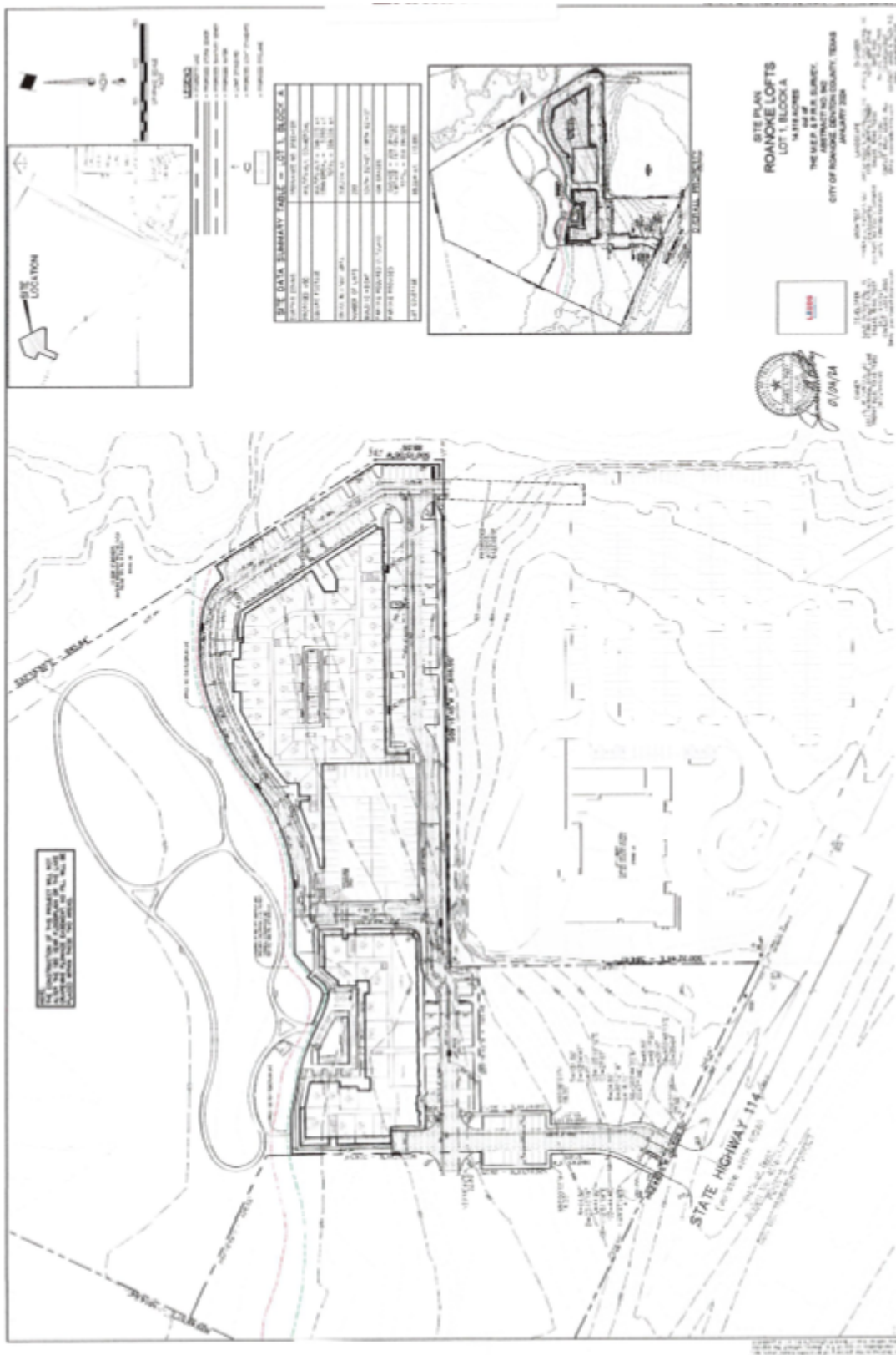
S 00°43'11" E, 51.37 feet;

Along a tangent curve to the right with a radius of 131.50 feet, a tangent length of 13.91 feet, a central angle of 12°04'47", the radius of which bears S 89°16'49" W, the chord of which bears S 05°19'12" W for a distance of 27.67 feet; Thence along the arc of said curve for a distance of 27.72 feet to a point;

Along a reverse curve to the left with a radius of 34.50 feet, a tangent length of 9.31 feet, a central angle of 30°12'18", the radius of which bears S 78°38'24" E, the chord of which bears S 03°44'33" E for a distance of 17.98 feet; Thence along the arc of said curve for a distance of 18.19 feet to a point;

Along a reverse curve to the right with a radius of 45.50 feet, a tangent length of 18.99 feet, a central angle of 45°17'50", the radius of which bears S 71°09'18" W, the chord of which bears S 03°48'13" W for a distance of 35.04 feet; Thence along the arc of said curve for a distance of 35.97 feet to a point;

S 26°27'08" W, 27.94 feet to the POINT OF BEGINNING with the subject tract containing 649,846 square feet or 14.918 acres of land.





CITY OF ROANOKE
 500 S. OAK STREET
 ROANOKE, TEXAS 76262
 (817) 491-2411

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant Leeds Residential - Jason Leeds	Address of Applicant 11700 Preston Rd, Ste 660296 Dallas TX 75230		Phone Number and Email 972-754-1024
Legal Interest			
Owner LVL UP Roanoke, LLC	Address 2034 Churchill Downs Ln Trophy Club TX 76262		Phone Number& Email 817-205-6050
Firm preparing Site Plan Package Brockette Davis Drake - Jim Riley, PE	Address 12377 Merit Drive, Ste 1100 Dallas TX 75251		Phone Number 214-824-3647
			Email jriley@bddeng.com
Location of Property N of 114, Adj to Compass Church Road	Name of Addition/Subdivision Roanoke Lofts Addition	Lot / Block 1A	Present Zoning PD

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development	1	14.918
Office		
Retail		
Commercial		
Industrial		
Flood Plain		

A copy of the final plat including public right-of-way crossing and adjacent property to the subject property shall be included.

If the property is subject to a Plan Development a statement showing that the proposed use conforms to the Plan Development.

An electronic copy (pdf) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.



 Applicants Signature

1/8/2024

 Date

FOR OFFICE USE ONLY

Site Plan Fee \$400.00 rec #715216 01/09/2024 AS	P&Z Meeting	CC Meeting	File for Record SP- _____ - _____
--	-------------	------------	--

07/20/2023

CITY OF ROANOKE

REC#: 00715216 1/09/2024 5:32 PM
OPER: ANT TERM: 001
REF#: V

ACCT #: XXXX-XXXX-XXXX-0357
AUTH #: 491031
TRAN #: 000000069748

TYPE: PURCHASE
APP NAME: Visa
ENTRY MODE: CHIP

AMOUNT USD\$ 800.00

EMV DETAILS:
AC: E6D5D02CE18F6544

TRAN: 204.0000 ZONING FEES
ROANOKE LOFTS ADDITION
010-5123
ZONING FEES 400.00CR

TRAN: 204.0000 ZONING FEES
PRELIM PLAT
ROANOKE LOFTS ADDITION
010-5123
ZONING FEES 400.00CR

TENDERED: 800.00 CREDIT CARD
APPLIED: 800.00-

CHANGE: 0.00

CHARGE TOTAL:
800.00

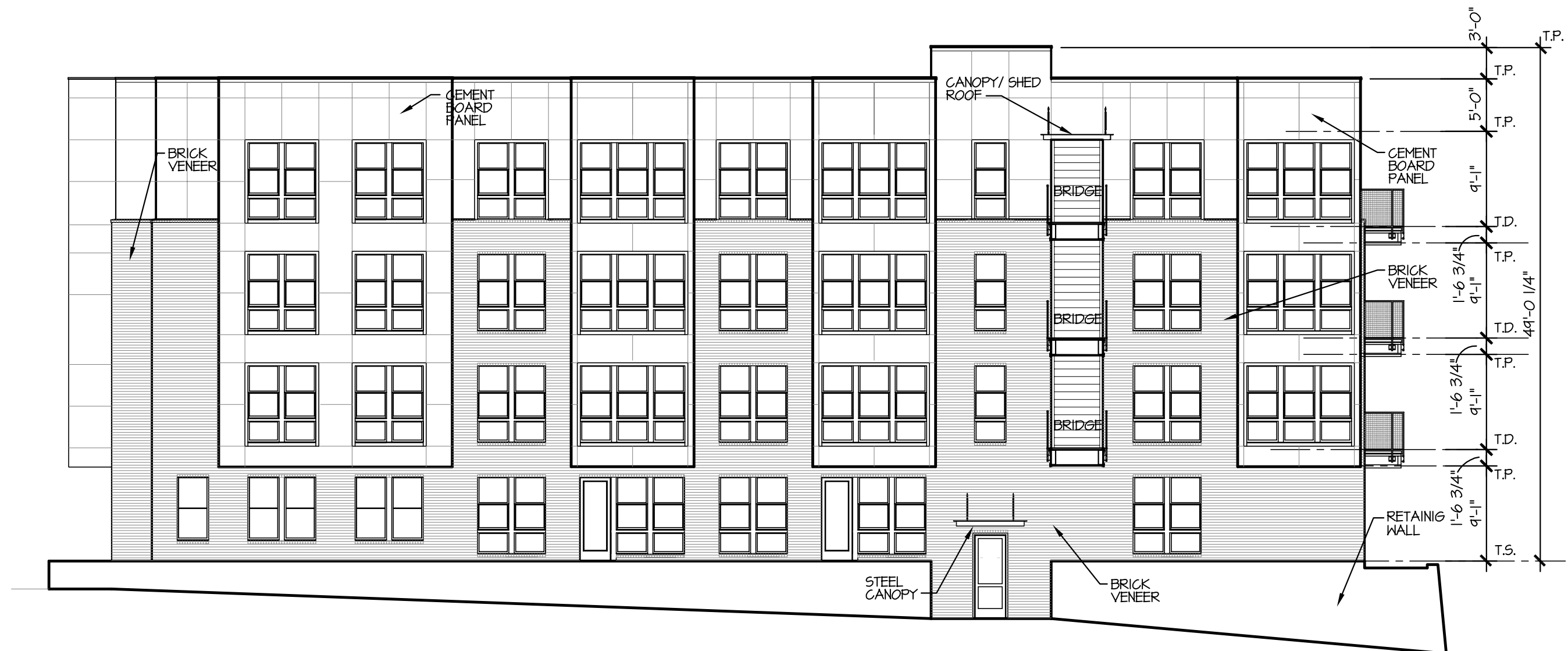
Cardmember acknowledges receipt of
goods and/or services in the amount of
the total shown hereon and agrees to
perform the obligations set forth by the
cardmember's agreement with the issuer.

X 



03 BUILDING #1 - EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



02 BUILDING #1 - EXTERIOR ELEVATION - EAST

3/32"=1'-0"



01 BUILDING #1 - EXTERIOR ELEVATION - SOUTH

3/32"=1'-0"



03 BUILDING #1 - EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



02 BUILDING #1 - EXTERIOR ELEVATION - EAST

3/32"=1'-0"



01 BUILDING #1 - EXTERIOR ELEVATION - SOUTH

3/32"=1'-0"

LEEDS
RESIDENTIAL

Roanoke Lofts

Roanoke, Texas

REGISTERED ARCHITECT

Randall L. Kiespert

01/23/24

STATE OF TEXAS

randall l. kiespert, l.l.c.

architect

214.522.8780

rlketch@outlook.com

5206 stoneleigh ave

addicks, texas 75229

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

BUILDING #1

EXTERIOR ELEVATIONS

SHEET NO.

A5.02

© RANDALL L. KIESPERT ARCHITECT L.L.C. 2024

3/32"=1'-0"

⓪ EXTERIOR ELEVATION - WEST



Roanoke

Roanoke, Texas

INCOMPLETE DRAWING
12/18/2023
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME
LICENSE NUMBER



JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: _____

REVISIONS:

BUILDING #1
EXTERIOR ELEVATIONS

SHEET NO.

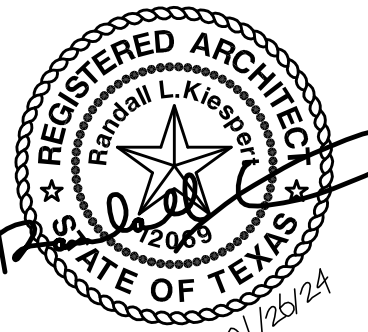
A5.02



EXTERIOR ELEVATION - WEST

$$3/32'' = 1'-0''$$

© RANDALL L. KIESPERT ARCHITECT L.L.C 2023



randall l. kispert, l.l.c.
architect
214.522.8780
rkispert@outlook.com
5206 stoneleigh ave
addicks, texas 75225

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

▲	
▲	
▲	
▲	
▲	

BUILDING #2
EXTERIOR ELEVATIONS

SHEET NO.
A5.03

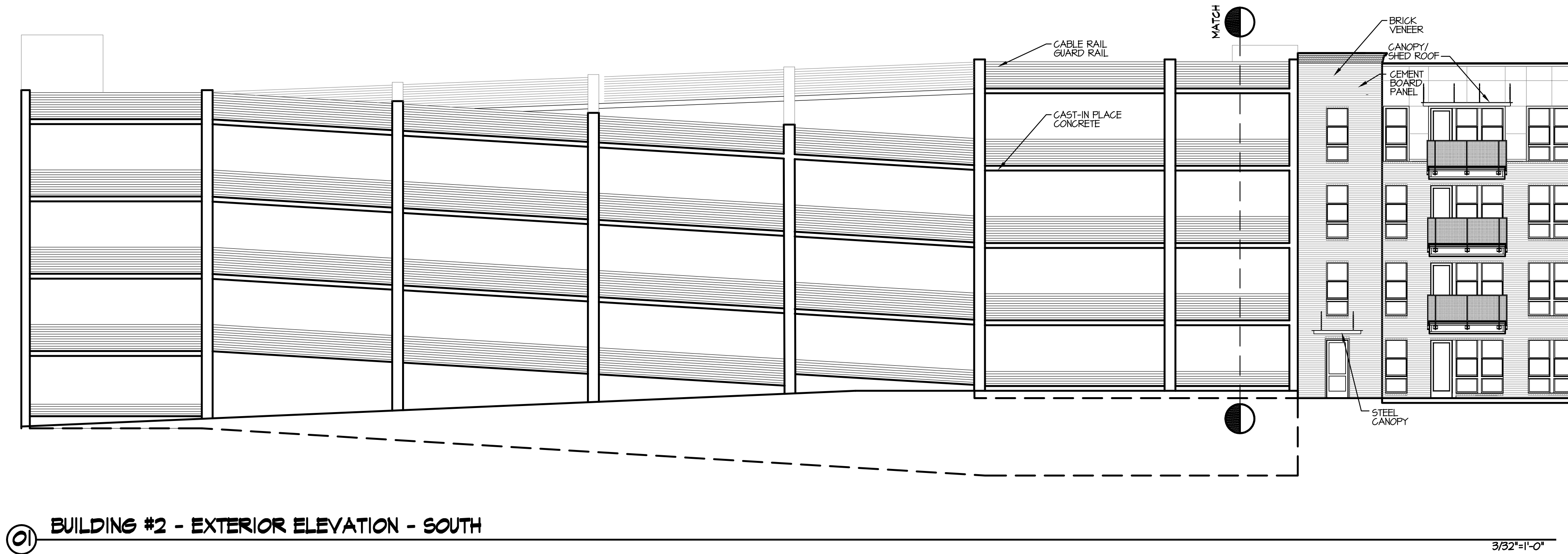
© RANDALL L. KISPERT ARCHITECT L.L.C. 2024



03 BUILDING #2 - EXTERIOR ELEVATION - EAST



02 BUILDING #2 - EXTERIOR ELEVATION - SOUTH

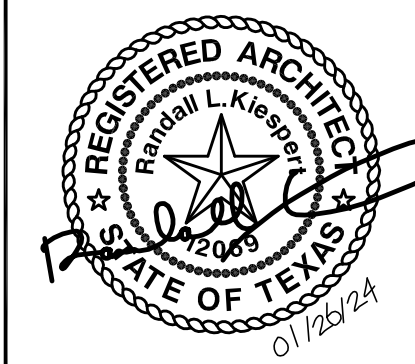


01 BUILDING #2 - EXTERIOR ELEVATION - SOUTH



214.522.8780
rktest@outlook.com
5206 stoneleigh ave
dallas, texas 75235

A5.03



randall l. kiespert, l.l.c.
architect
214.522.8780
rlk@outlook.com
5206 stoneleigh ave
addicks, texas 75229

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

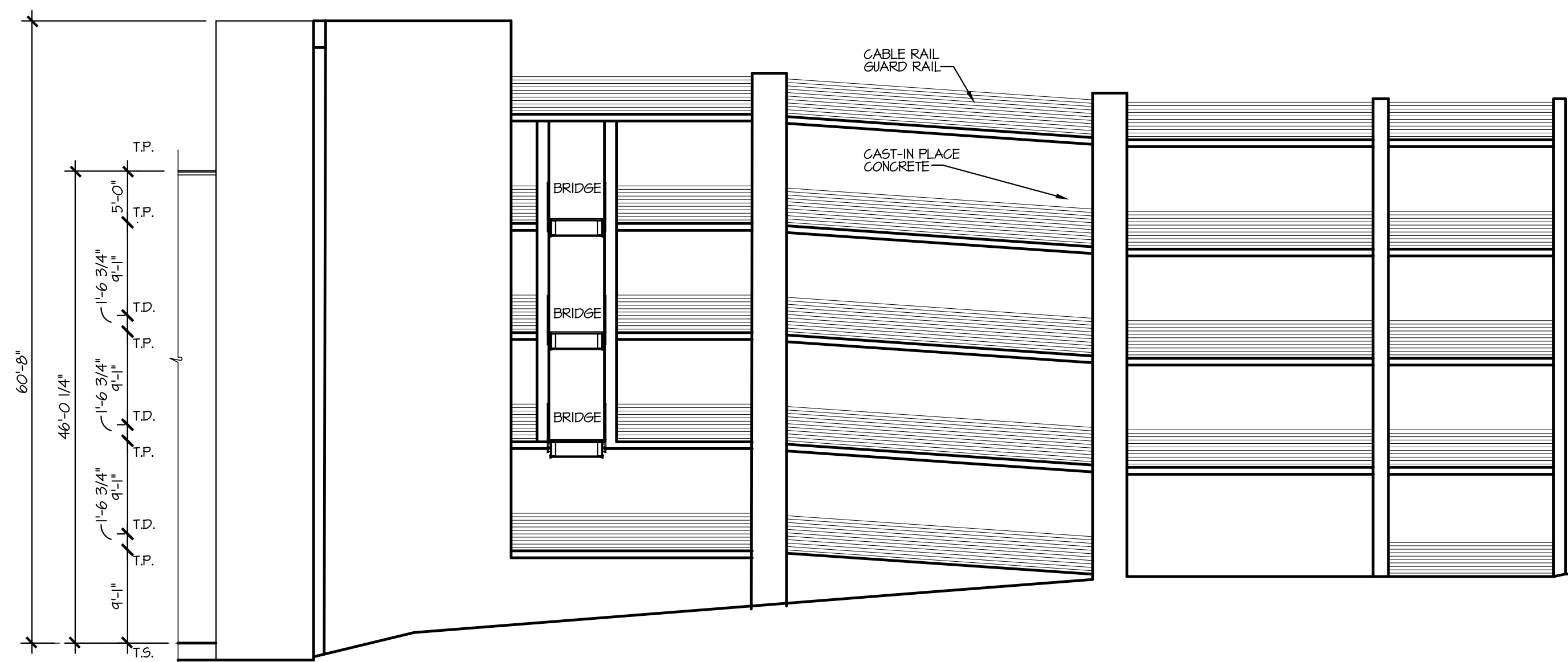
DATE: 01/04/2024

REVISIONS:

▲	
▲	
▲	
▲	
▲	

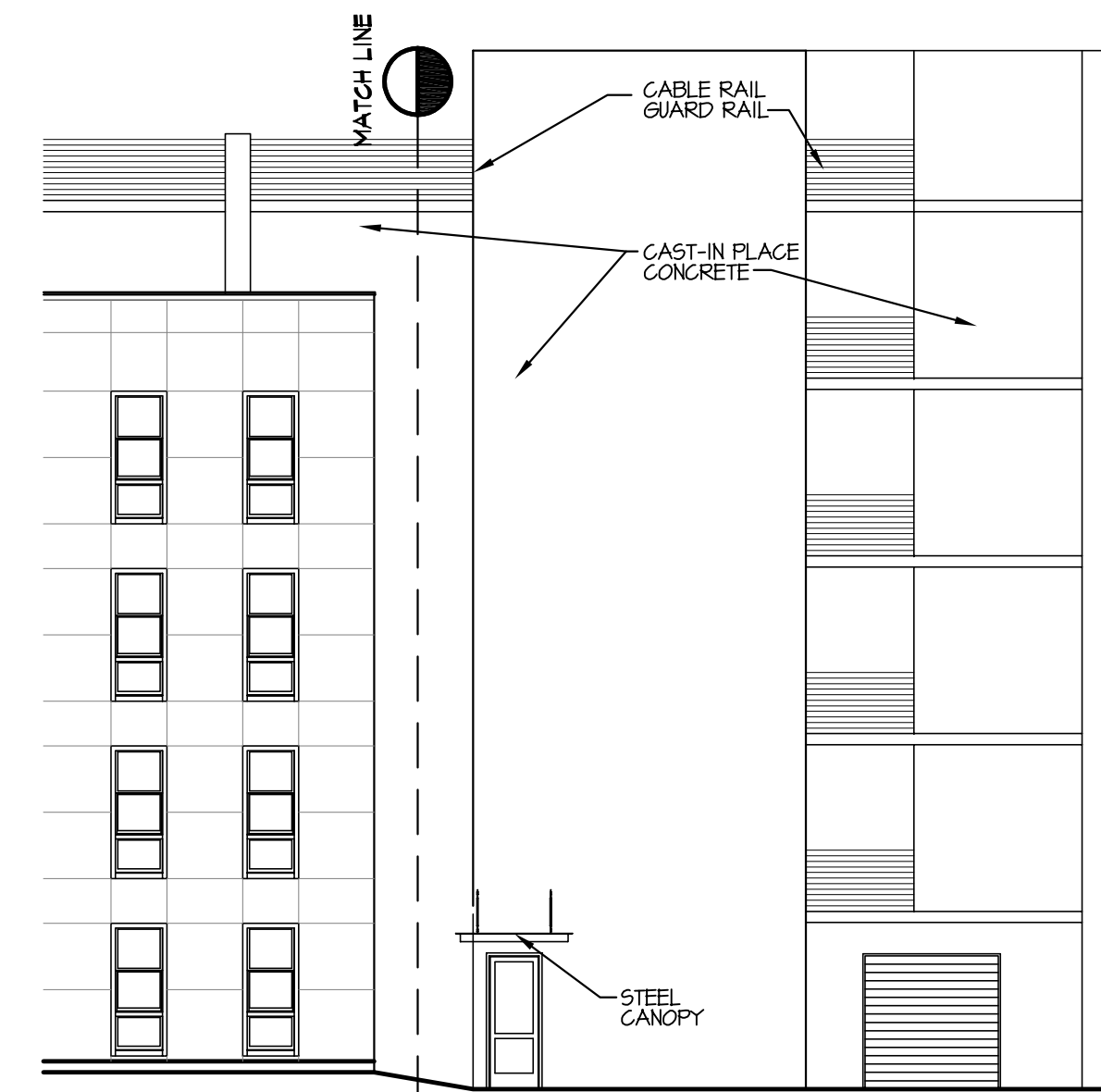
BUILDING #2
EXTERIOR ELEVATIONS

SHEET NO.
A5.04



03 EXTERIOR ELEVATION - WEST - GARAGE

3/32"=1'-0"



02 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



01 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"

INCOMPLETE DRAWING
12/18/2023
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME
LICENSE NUMBER

randall l. kiespert, l.l.c.
architect
214.522.8780
rlk@rlooutlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE:

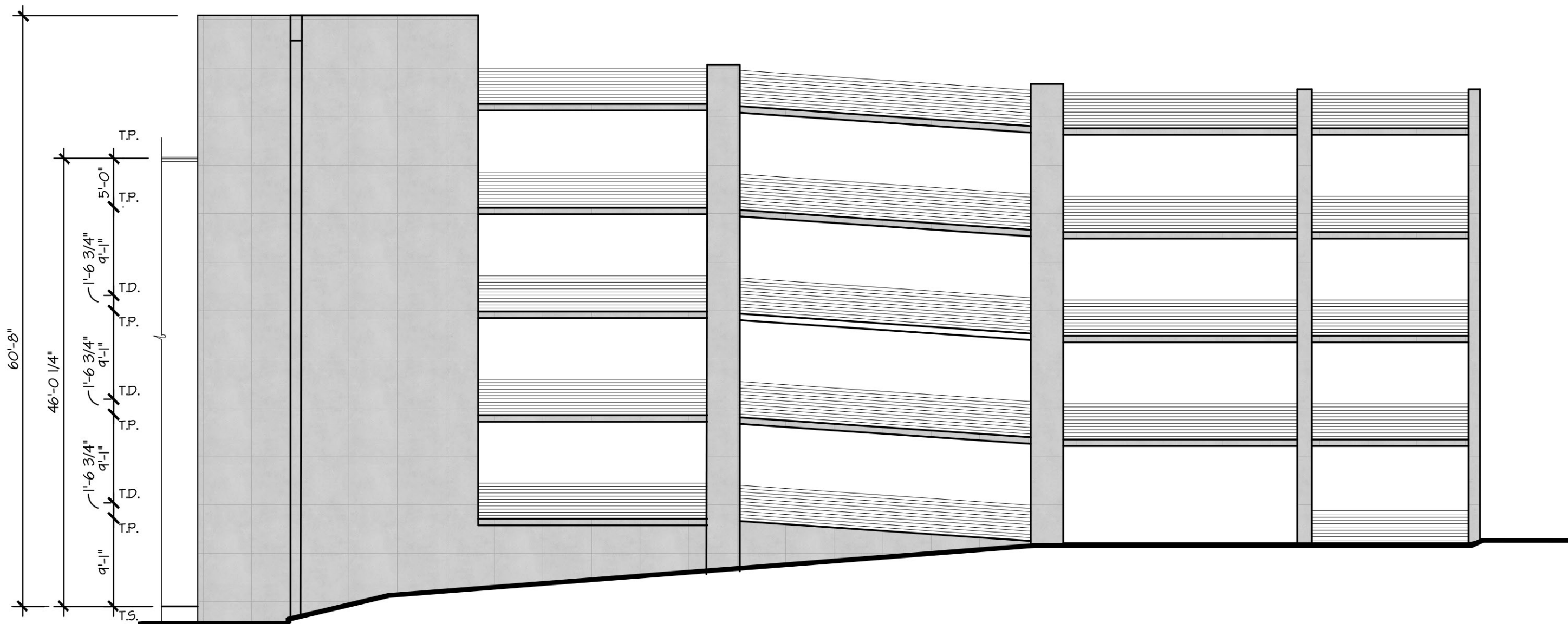
REVISIONS:

△	
△	
△	
△	
△	

BUILDING #2
EXTERIOR ELEVATIONS

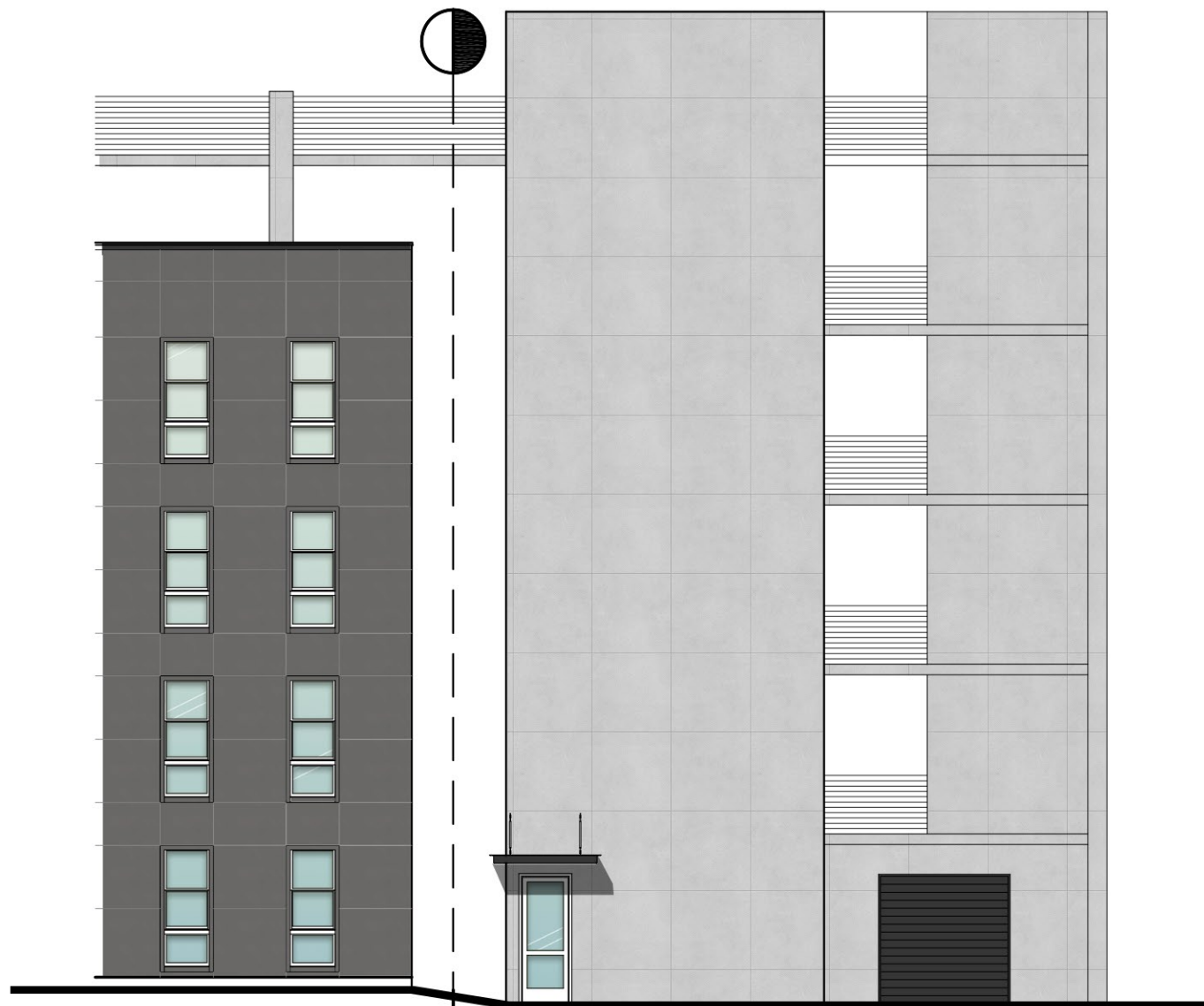
SHEET NO.

A5.04



03 EXTERIOR ELEVATION - EAST - GARAGE

3/32"=1'-0"



02 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



01 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"

Roanoke Lofts

Roanoke, Texas



randall l. kiespert, l.l.c.

214.522.8780
rktect@outlook.com
5206 stoneleigh ave
dallas, texas 75235

OB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

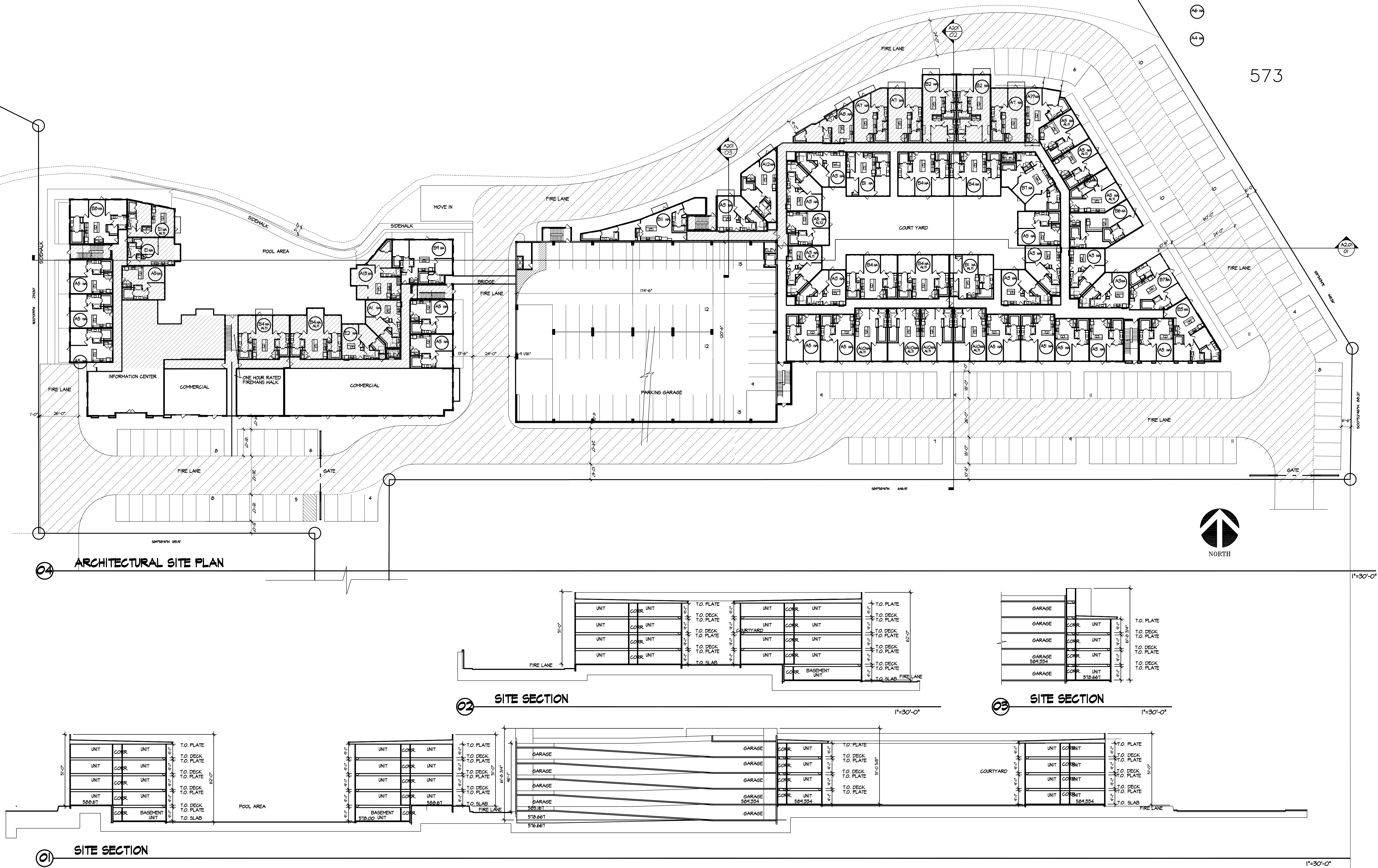
DATE: _____

REVISIONS:

ARCHITECTURAL SITE PLAN

SHEET NO.

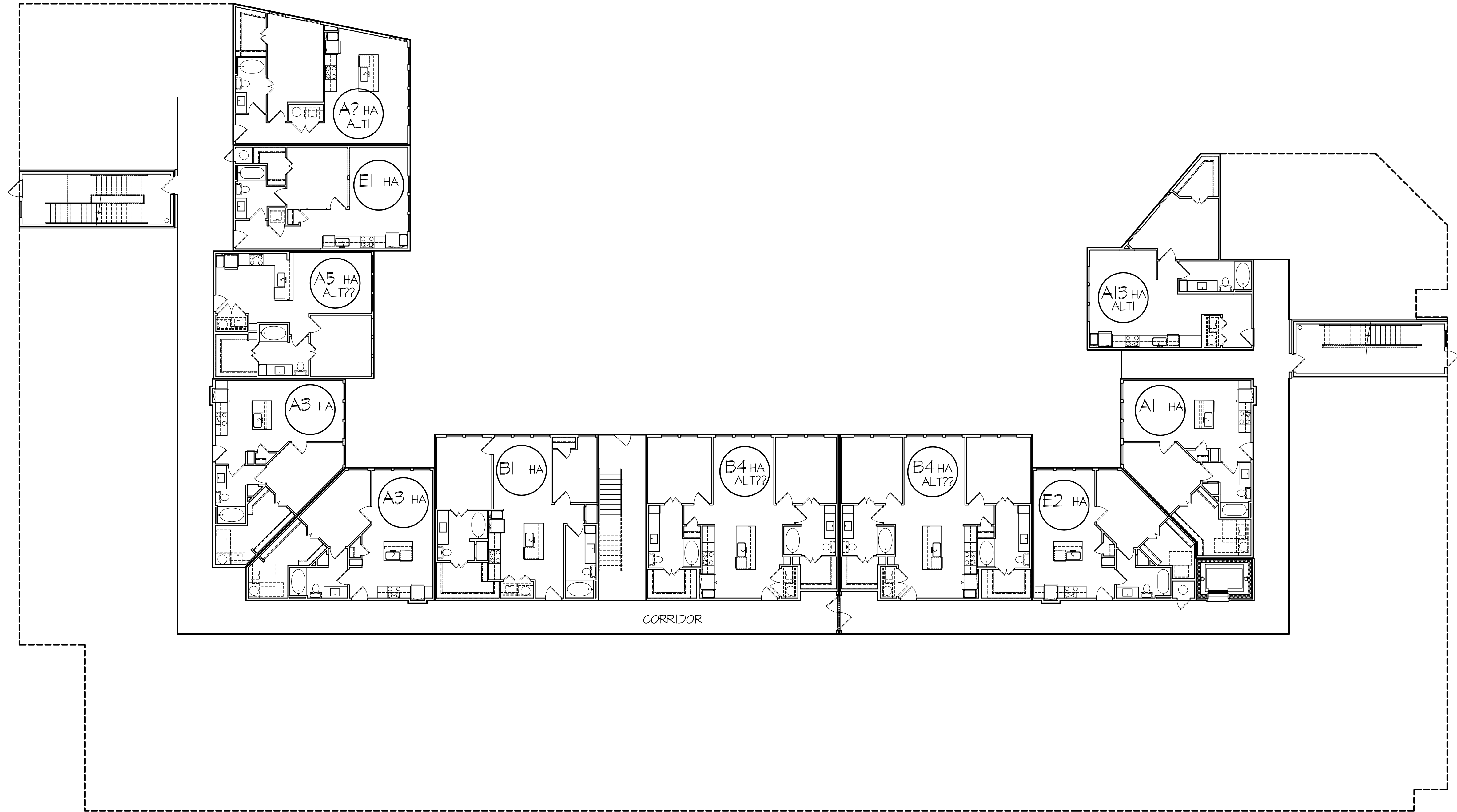
A2.01





0' 100' 200'
GRAPHIC SCALE: 1" = 100'

NOTICE: Aerial image imported from Google Earth imagery dated 2019 by Garcia Land Data (GLD) onto Brokette/Davis/Drake (BDD) site plan for Leeds Development. This is not a product of BDD. Aerial image is approximately located. GLD is not responsible for the site plan information or accuracy. Image added 12/14/23.
Site plan amended and added 01/09/23.



BUILDING #1 - BASEMENT LEVEL FLOOR PLAN

3/32"=1'-0"

© RANDALL I. KIESPERT ARCHITECT, LLC 2024

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME:
LICENSE NUMBER:



randall i. kiespert, llc.
architect

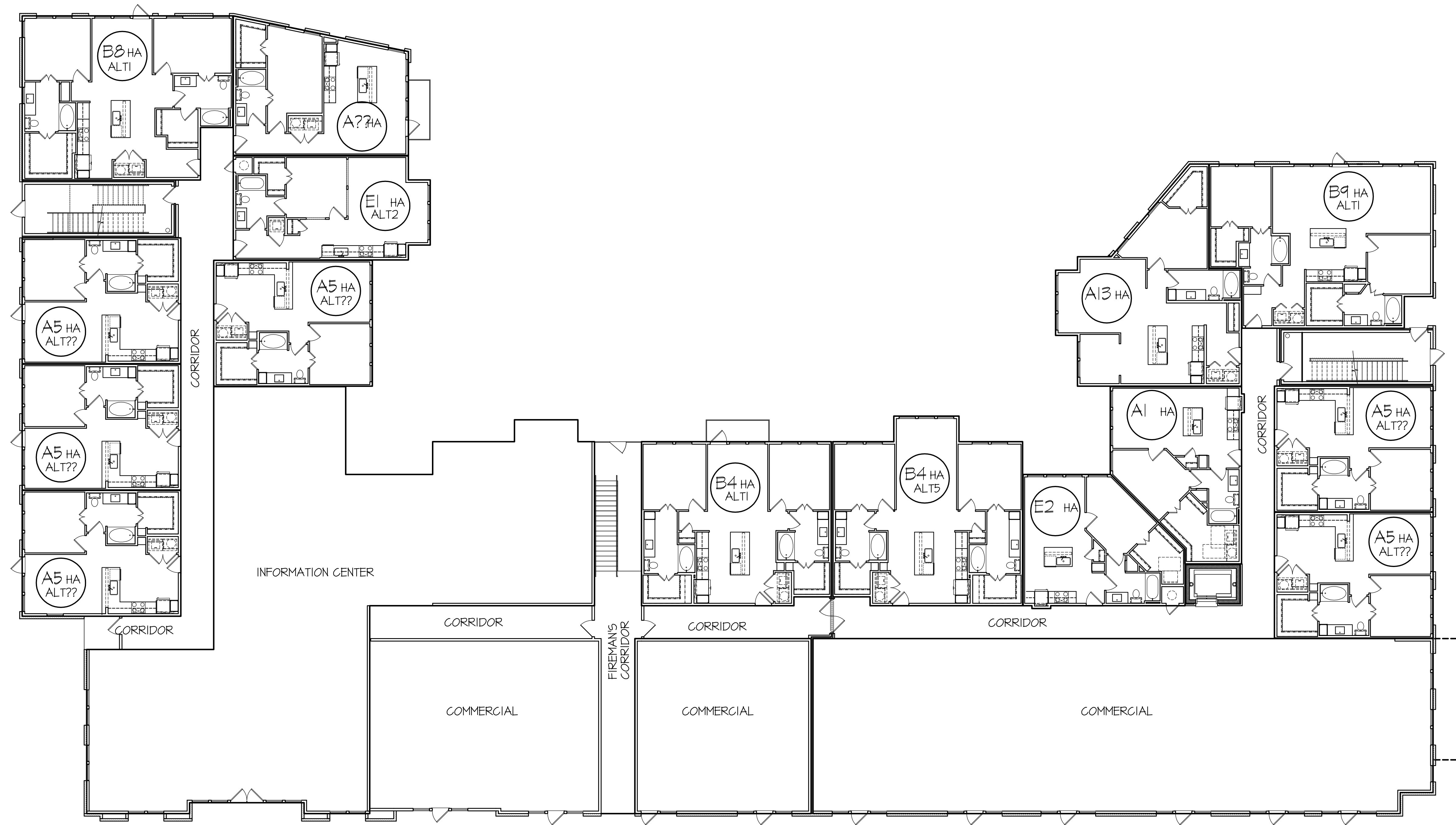
214.522.8780
rkiesp@outlook.com
5206 stonleigh ave
dallas, texas 75235

JOB NO:	j2023-02
DRAWN BY:	RLK
CHECKED BY:	RLK
DATE:	01/04/2024

REVISIONS:

BUILDING #1

SHEET NO.
A4.01



01

BUILDING #1 - FIRST LEVEL FLOOR PLAN

3/32"=1'-0"

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME:
LICENSE NUMBER:

randall l. kiespert, l.l.c.
architect
214.522.8780
rlk@outlook.com
5206 stonleigh ave
dallas, texas 75235

JOB NO: J2023-02
DRAWN BY: RLK
CHECKED BY: RLK
DATE: 01/04/2024

REVISIONS:	
△	
△	
△	
△	
△	

BUILDING #1

SHEET NO.
A4.02

© RANDALL L. KIESPERT ARCHITECT, L.L.C. 2024

Roanoke Lofts

Roanoke, Texas

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL, PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME
LICENSE NUMBER



JOB NO:	J2023-02
---------	----------

DRAWN BY:	RLK
-----------	-----

CHECKED BY:	RLK
-------------	-----

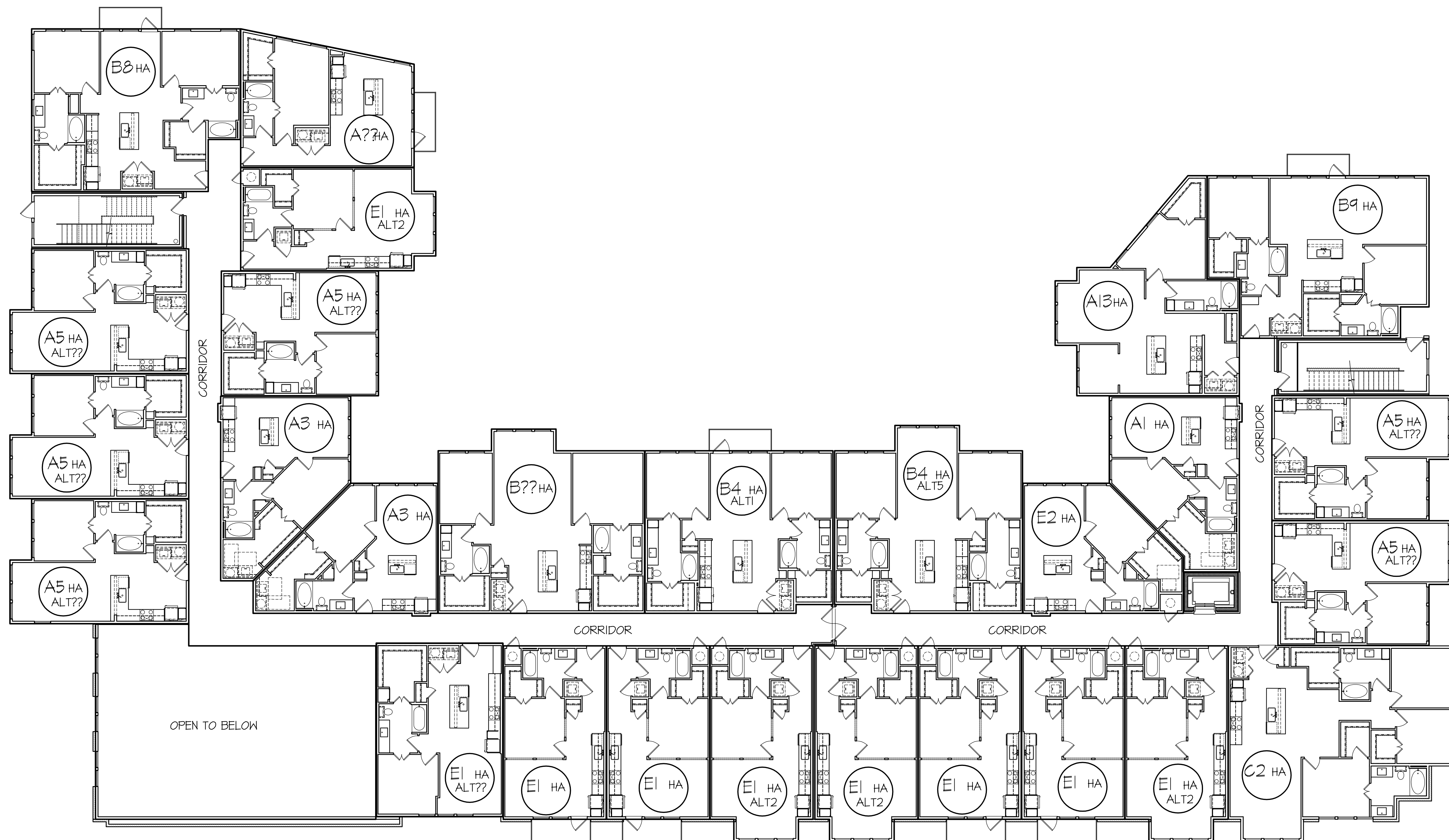
DATE:	01/04/2024
-------	------------

REVISIONS:

BUILDING #1

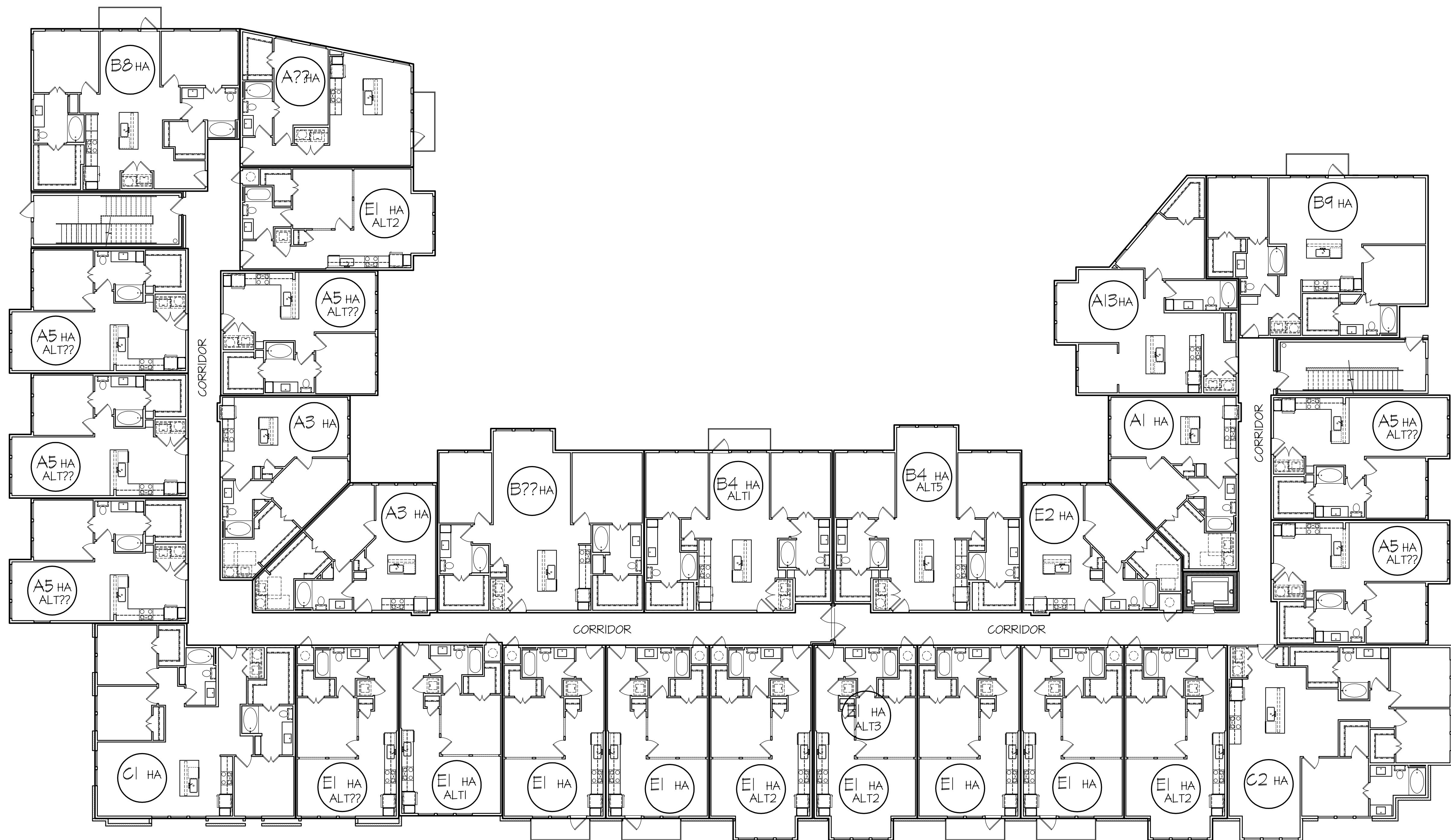
SHEET NO.

A4.03



01 BUILDING #1 - SECOND LEVEL FLOOR PLAN

$$\frac{3}{32}'' = 1'-0''$$



BUILDING #1 - FOURTH LEVEL FLOOR PLAN

3/32"=1'-0"

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME:
LICENSE NUMBER:

randall l. kiespert, l.l.c.
architect
214.522.8780
rlk@outlook.com
5206 stonleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

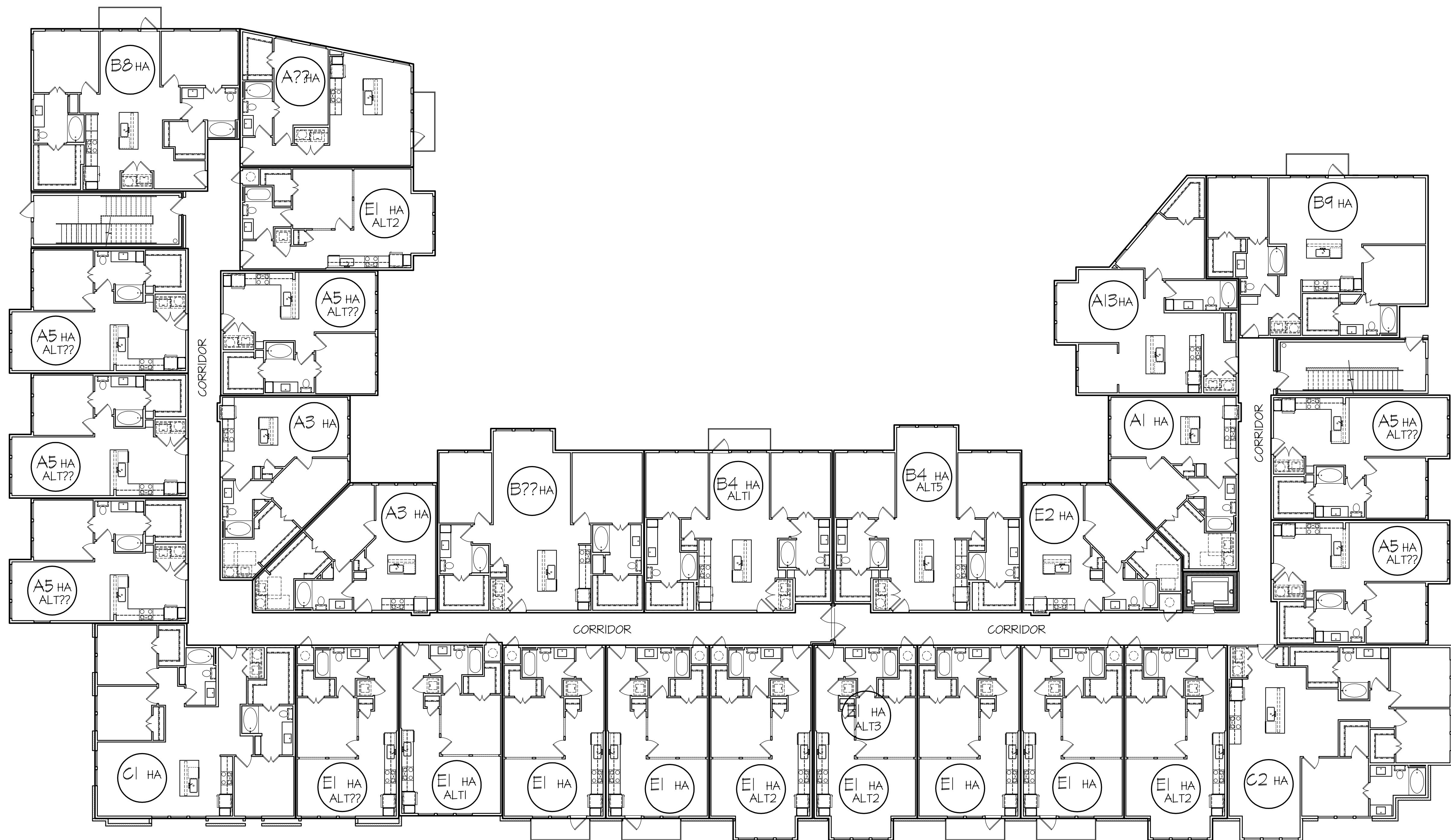
REVISIONS:

△	
△	
△	
△	
△	
△	

BUILDING #1

SHEET NO.

A4.05



 BUILDING #1 - THIRD LEVEL FLOOR PLAN

3/32"=1'-0"

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME:
LICENSE NUMBER:

randall l. kiespert, l.l.c.
architect
214.522.8780
rlk@outlook.com
5206 stoneligh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

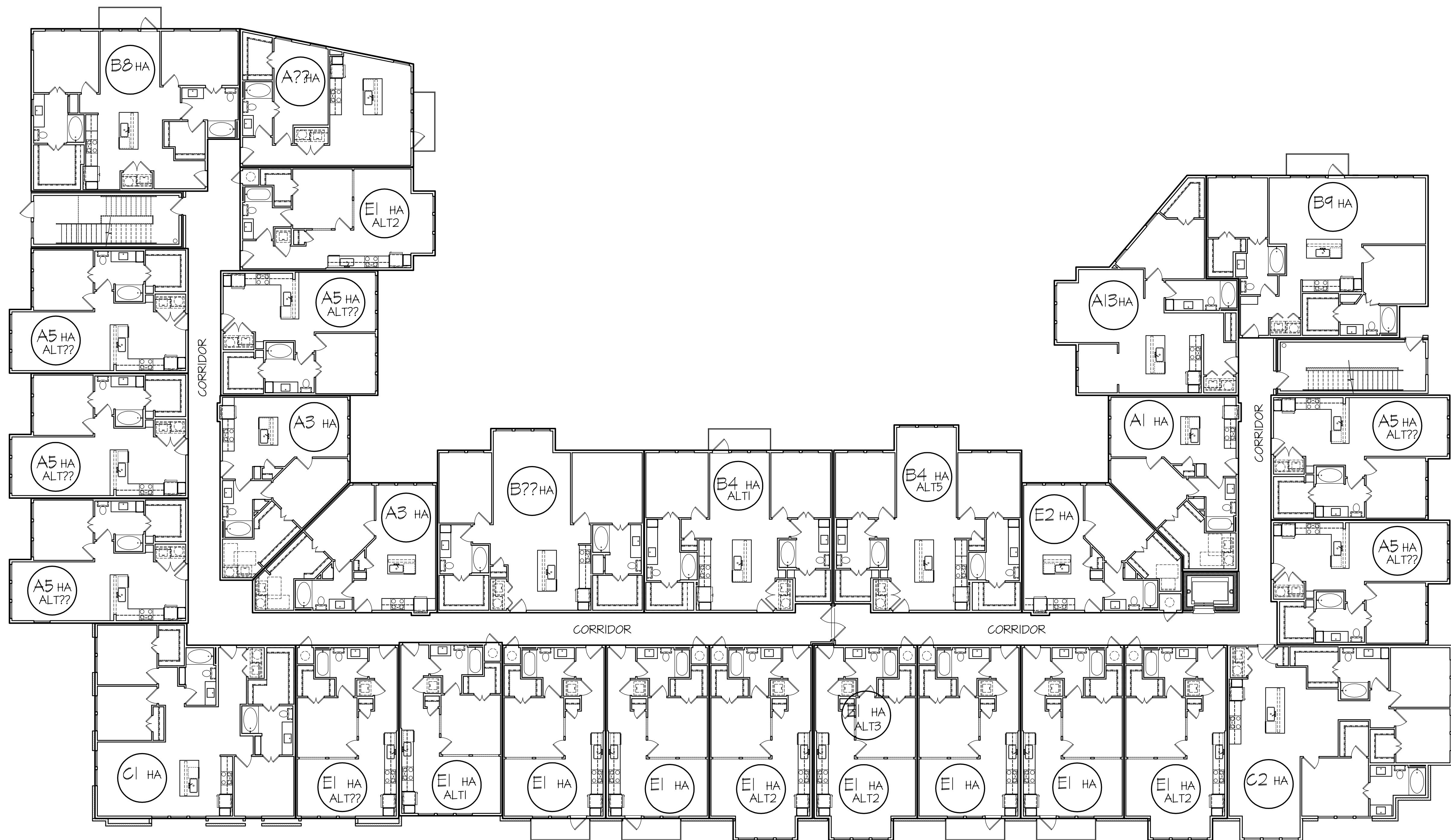
REVISIONS:

△	
△	
△	
△	
△	
△	

BUILDING #1

SHEET NO.

A4.04



 BUILDING #1 - FOURTH LEVEL FLOOR PLAN

3/32"=1'-0"

LEEDS
RESIDENTIAL

Roanoke Lofts

Roanoke, Texas

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME:
LICENSE NUMBER:

rondall i. kiespert, l.l.c.

architect

214.522.8780

rlk@outlook.com

5206 stonleigh ave

dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

△

△

△

△

△

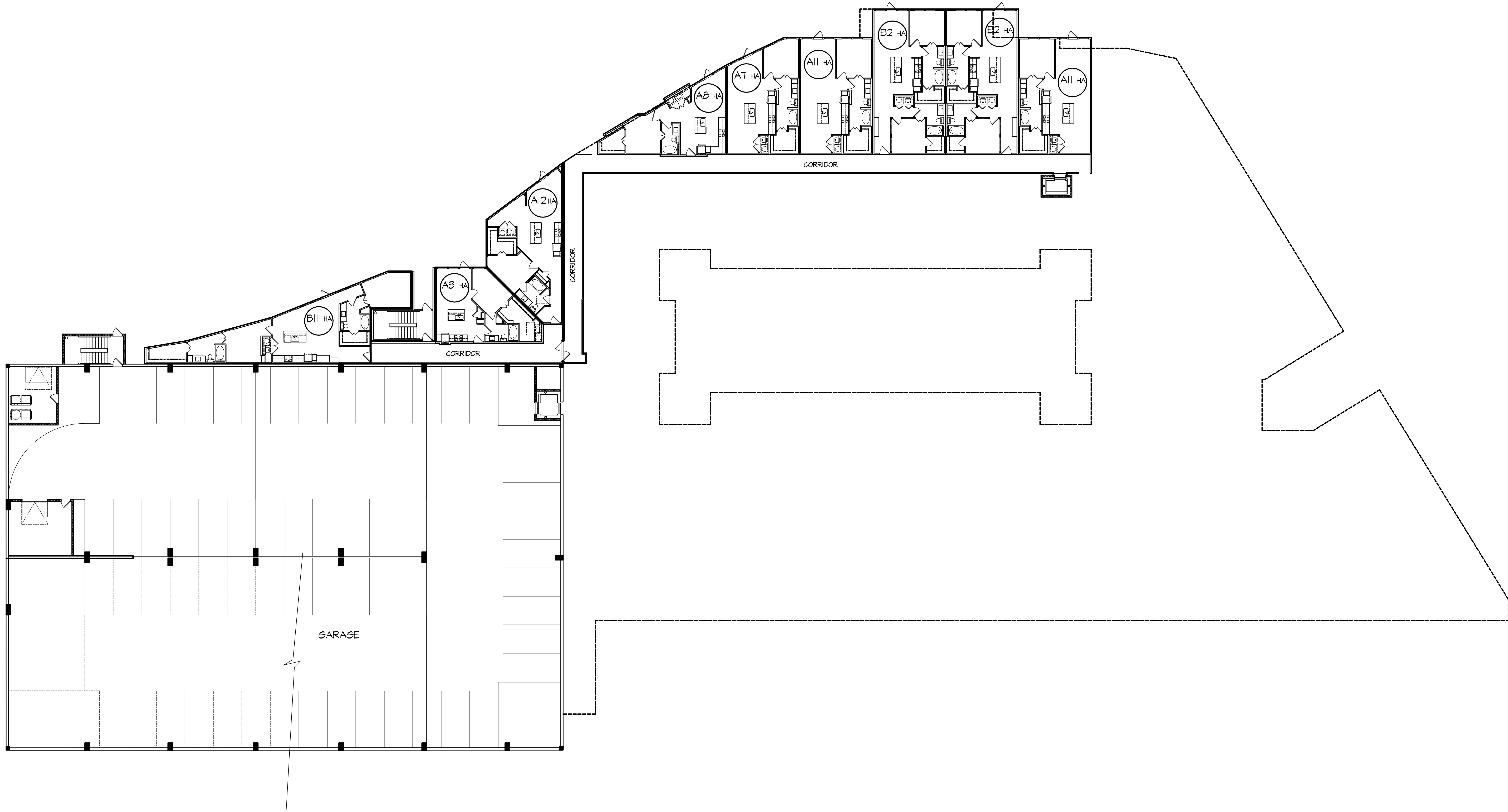
BUILDING #1

SHEET NO.

A4.05

© RANDALL I. KIESPERT ARCHITECT L.L.C. 2024

Page 53 of 107



Ⓢ BUILDING #2 - BASEMENT LEVEL FLOOR PLAN

1/16"=1'-0"

LEEDS
RESIDENTIAL

Roanoke Lofts

Roanoke, Texas

REGISTERED ARCHITECT
Randall L. Kiespert
STATE OF TEXAS
01/25/24

randall l. kiespert, l.l.c.
architect

214.522.8780
rkiesp@outlook.com
5206 stonleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

△

△

△

△

△

BUILDING #2

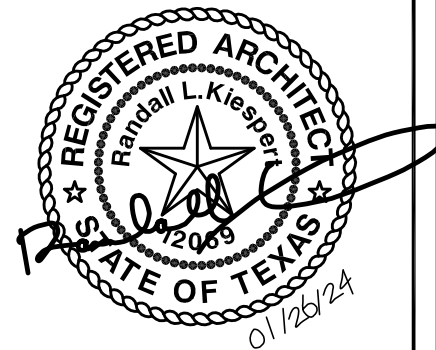
SHEET NO.
A4.06

© RANDALL L. KIESPERT ARCHITECT L.L.C. 2024

Page 54 of 107

Roanoke Lofts

Roanoke, Texas



randall l. kierspert, l.l.c.
architect
214.522.8780
rki@outlook.com
5206 stonleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

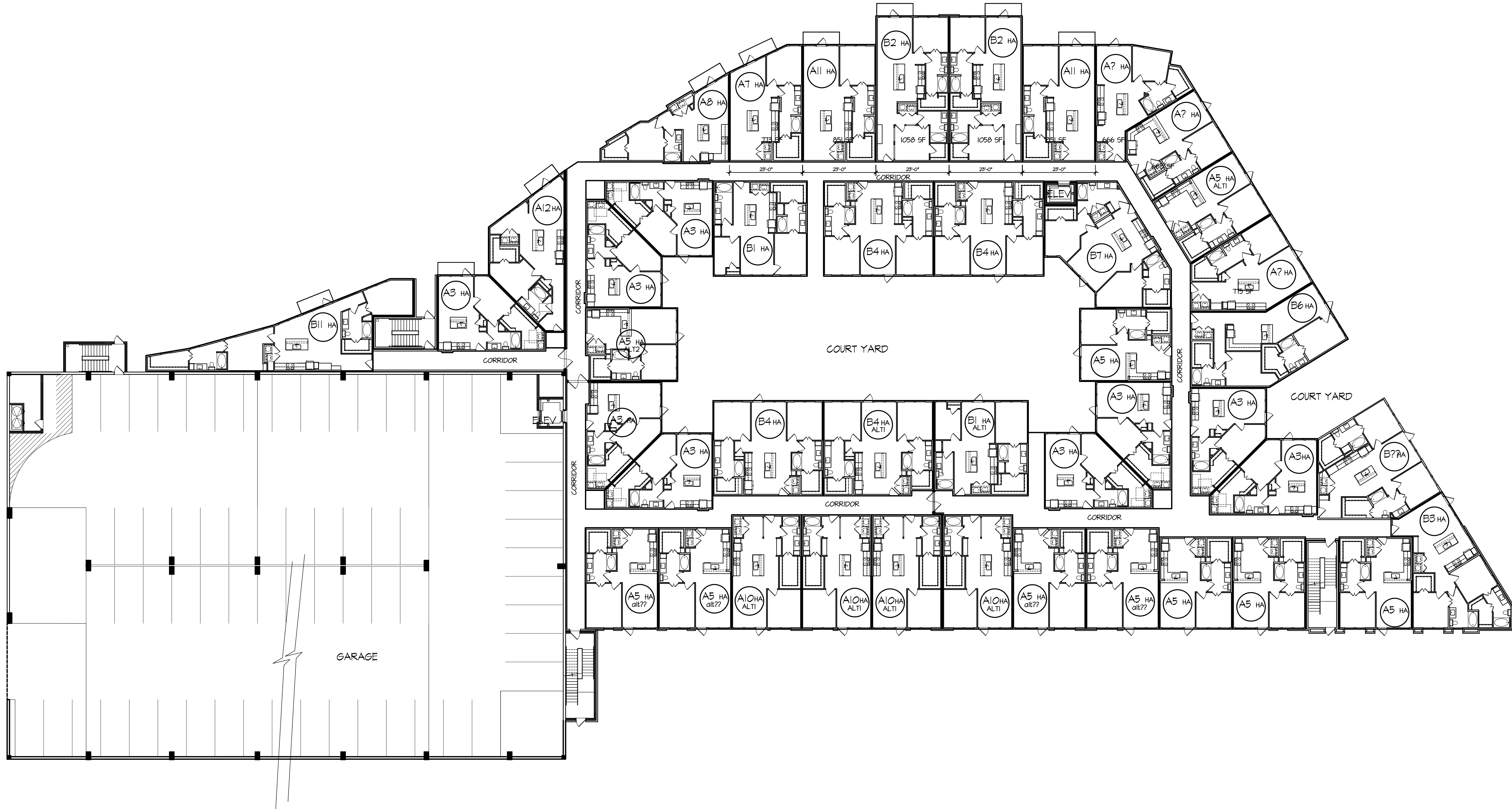
△	
△	
△	
△	
△	

BUILDING #2

SHEET NO.

A4.07

© RANDALL L. KIERSPERT ARCHITECT, L.L.C. 2024



 BUILDING #2 - FIRST LEVEL FLOOR PLAN

1/6"=1'-0"

Roanoke Lofts

Roanoke, Texas



randall l. kiespert, l.l.c.

214.522.8780
tect@outlook.com
06 stoneleigh ave
dalas, texas 75235

JOB NO:	J2023-02
---------	----------

DRAWN BY: RLK

CHECKED BY: RLK

DATE:	01/04/2024
-------	------------

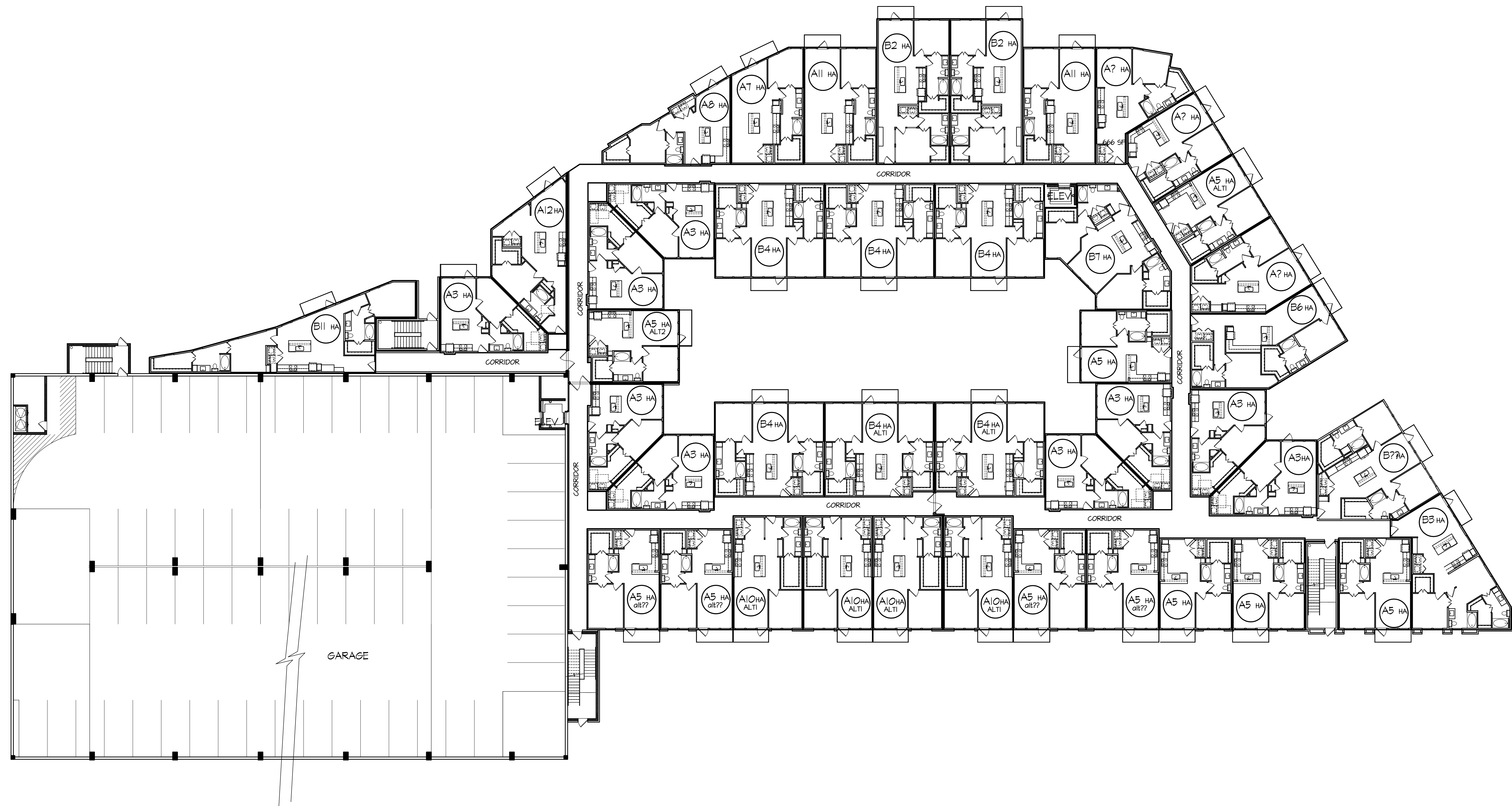
REVISIONS:

△
△
△
△
△

BUILDING #2

SHEET NO.

A4.08



01 BUILDING #2 - SECOND LEVEL FLOOR PLAN

1/16" = 1'-0"

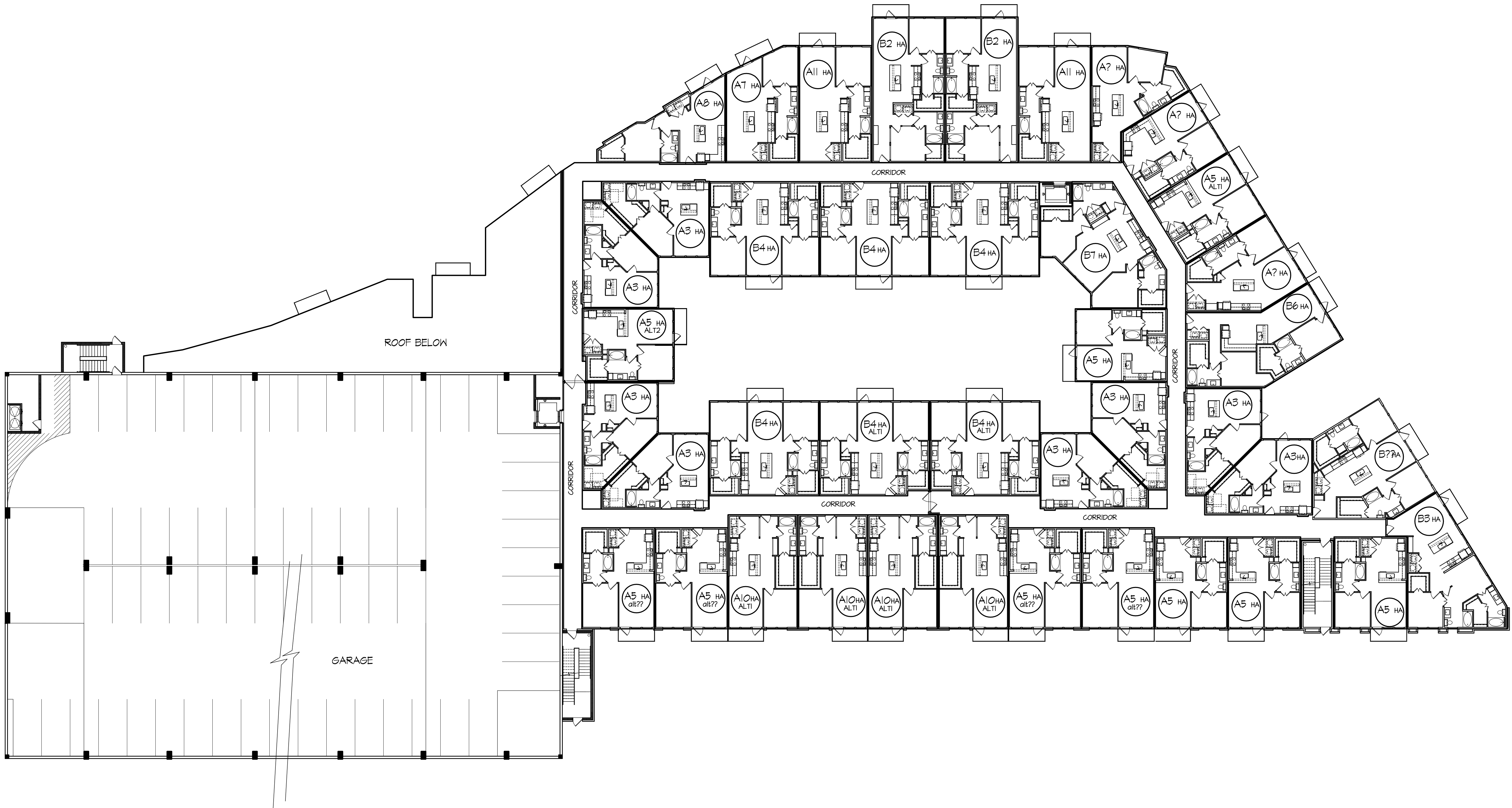


REVISIONS:

BUILDING #2

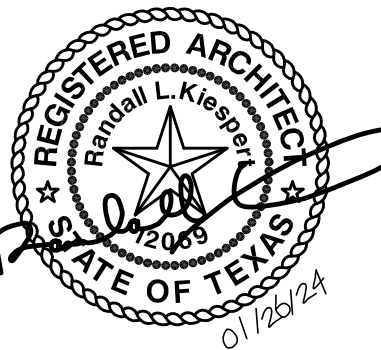
SHEET NO.
A4.09


$$16'' = 1' - 0''$$



BUILDING #2 - FOURTH LEVEL FLOOR PLAN

1/16"=1'-0"



randall l. kiespert, l.l.c.
architect
214.522.8780
rkiespert@outlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO: J2023-02
DRAWN BY: RLK
CHECKED BY: RLK
DATE: 01/04/2024

REVISIONS:	
△	
△	
△	
△	
△	

ARCHITECTURAL SITE PLAN
BUILDING #2

SHEET NO.
A4.10

ROANOKE LOFTS - Mixed Use - Unit Mix/Program/Parking 02-14-2024

Unit	Description	Minimum Square Footage	Totals
Studios	Studio - 1 Bath	608	
1 Bedroom	1 Bd - 1 Bath	650	
2 Bedroom	2 Bd - 2 Bath	1,029	
3 Bedroom	3 Bd - 2 Bath	1,250	
Total Square Footage /Units		234,500	293
MULTIFAMILY LEASING OFFICE			3,974
Commercial Space (Office Uses)			6,000
PARKING		RATIO	SPACES
	REQUIRED for Multifamily	1.70	498
	REQUIRED for Commercial	1 per 300 S.F.	20
	PROVIDED for Multifamily		
	SURFACE Parking Provided for Multifamily		142
	6 LEVEL GARAGE @ 62/ LEVEL		356
	Total Provided for multifamily	1.70	498
	PROVIDED for Commercial		
	SURFACE PROVIDED for Commercial	1 per 300 S.F.	20
	PROVIDED - Total		518

State of Texas
ct No. 4018-1-7
Parcel 3
8/18/77 OPRDCT

STATE HIGHWAY 114
variable width ROW

M.E.P. & P.R.R. Survey
Abstract No. 942

L.V. Up-Roanoke LLC
Doc. No. 2017-00214
OPRDCT

REFER TO SHEET L.3

REFER TO SHEET L.1

REFER TO SHEET L.2

UNITED STATES ARMY
CORPS OF ENGINEERS

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

PLANT LIST

TREES						
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
4	CE	Cedar Elm	Ulmus crassifolia	3" cal.	container grown, 12' ht. min., 4'-5' spread min.	
5	CM	Crape Myrtle 'Tuscarora'	Lagerstroemia indica 'Tuscarora'	7' ht.	container grown, 3-5 cane no cross caning	
6	CM2	Crape Myrtle 'Natchez'	Lagerstroemia indica 'Natchez'	7' ht.	container grown, 3-5 cane, no cross caning	
19	EGH	Engelston Holly	Ilex sp. 'Engelston'	7' ht.	container grown, single trunk, tree form, matching	
32	FH	Fosters Holly	Ilex x attenuata 'Fosterii'	7' ht.	container grown, single trunk, tree form, matching	
26	HLO	Highrise Live Oak	Quercus virginiana 'High Rise'	3" cal.	container grown, 12' ht. min., 4'-5' spread min.	
21	TJ	Taylor Juniper	Juniperus virginiana	7' ht.	container grown, full to base, staked to 75%	

SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
97	DYH	Dwarf Yaupon Holly	Ilex vomitoria nana	5 gal.	container grown, full plant specimen, 24" o.c.
192	HMG	Dwarf Hamlen Grass	Pennisetum sp. 'Dwarf Hamlen'	3 gal.	container grown, full plant specimen, 24" o.c.
248	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	4" ht.	container grown, full plant specimen, 36" o.c.
37	NRS	Nellie R. Stevens Holly	Ilex sp. 'Nellie R. Stevens'	6" ht.	container grown, full to base
105	SG	Seagreen Juniper	Juniperus sp. 'Seagreen'	4" ht.	container grown, full plant specimen, 36" o.c.

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
5,408	WC	Wintercreeper Bermudagrass 'Tiffany 419'	Euonymus fortunei coloratus Cynodon dactylon	4" pots roll sod	container, (3) 12' runners min., 12" o.c. solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS:

SITE LANDSCAPE REQUIREMENT
Requirements: 20% of the Building Site must be landscaped.

Site Area: 649,846.86 (14.91 Acres)
Required: 129,969.29 s.f. (20%)
Provided: 138,064 s.f. (52%)

PARKING LOT INTERIOR LANDSCAPING
Requirements: (1) tree per every 10 provided parking spaces and within 60 ft. of each parking space. Landscaping shall not obstruct traffic visibility. 16 s.f. per each space

Interior Parking (162 Spaces)
Required: (17) trees, 3" cal.
2,592 s.f.
Provided: (25) tree, 3" cal.
3,895 s.f.

SIDE AND REAR YARD BUFFER LANDSCAPING
Each Lot shall provide a minimum 5' wide landscaped buffer strip around the sides and rear perimeters. A 4' tall screen comprised of hardy, evergreen shrubs, decorative walls with shrubs, or similar landscaping.

PROVIDED

LEEDS
RESIDENTIAL

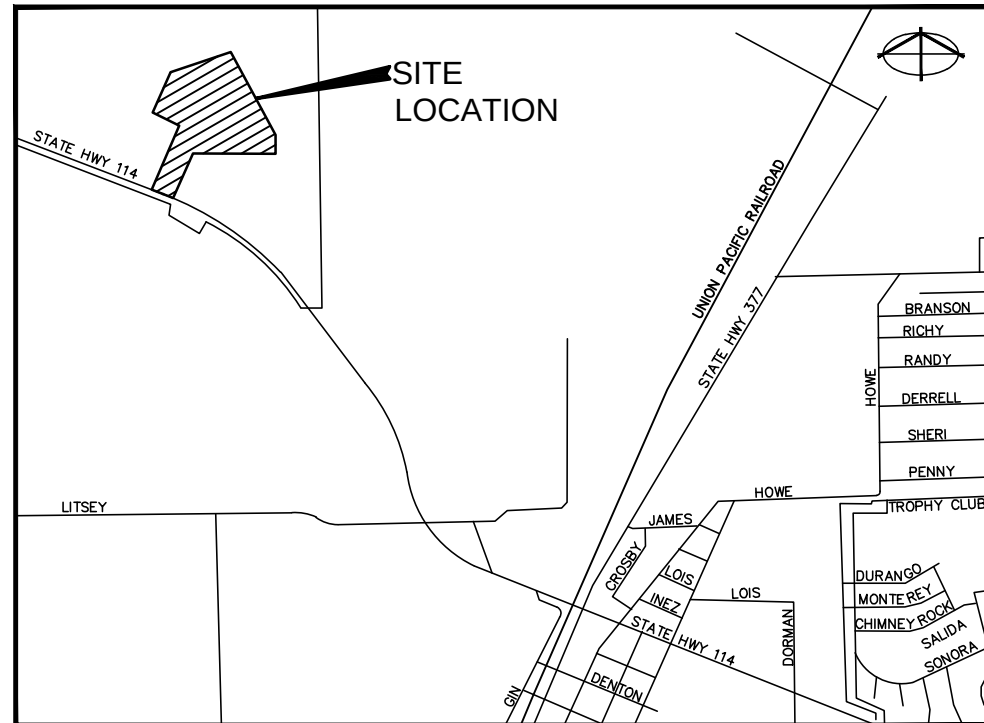
OWNER
L.V. UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76262
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiesp@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0063
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

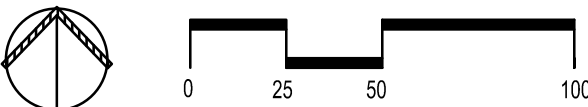
ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@boddeng.com



SOLID SOD NOTES

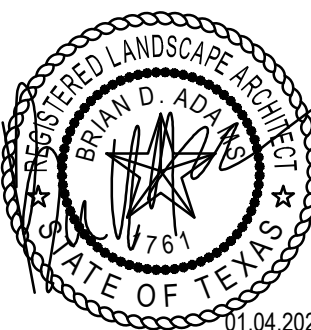
- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

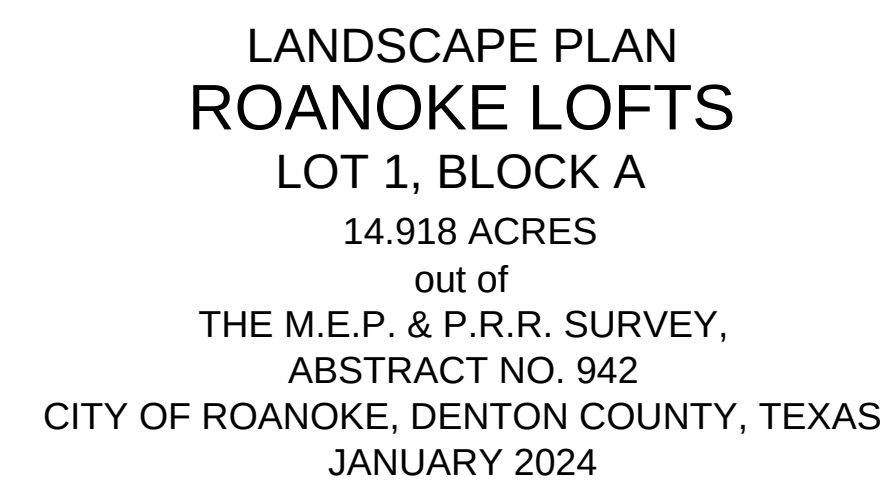
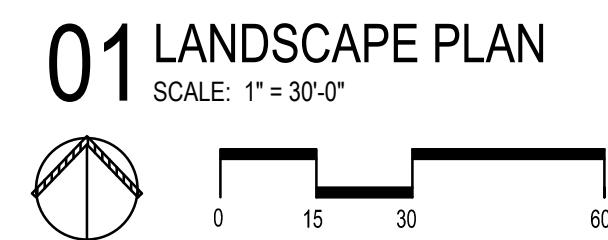
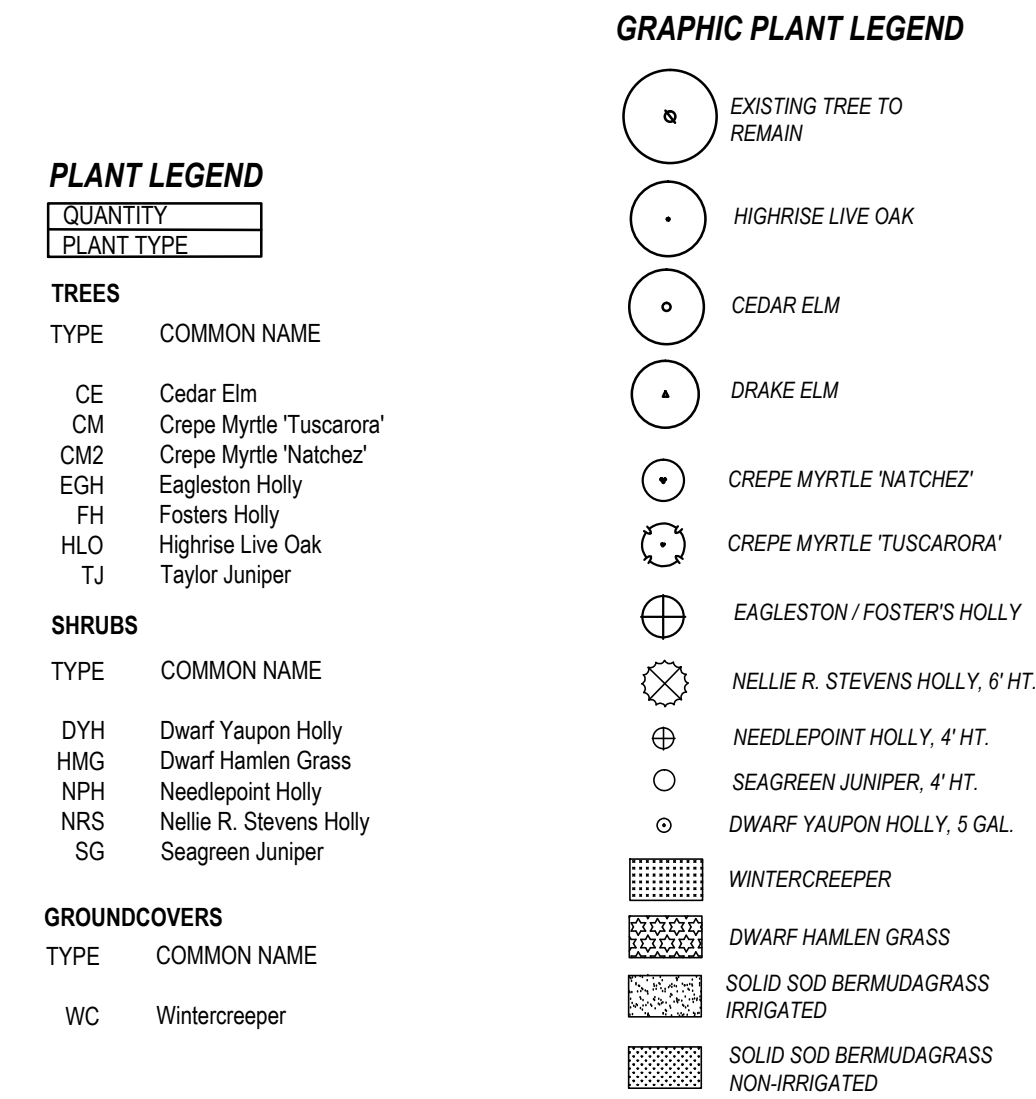
01 LANDSCAPE SITE PLAN
SCALE: 1" = 50'-0"



LANDSCAPE SITE PLAN
ROANOKE LOFTS
LOT 1, BLOCK A

14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024





DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0083
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: riley@bddenq.com

L.2

	EXISTING TREE TO REMAIN
	HIGHRISE LIVE OAK
	CEDAR ELM
	DRAKE ELM
	CREPE MYRTLE 'NATCHEZ'
	CREPE MYRTLE 'TUSCARORA'
	EAGLESTON / FOSTER'S HOLLY
	NELLIE R. STEVENS HOLLY, 6' HT.
	NEEDLEPOINT HOLLY, 4' HT.
	SEAGREEN JUNIPER, 4' HT.
	DWARF YAUPON HOLLY, 5 GAL.
	WINTERCREEPER
	DWARF HAMLEN GRASS
	SOLID SOD BERMUDAGRASS IRRIGATED
	SOLID SOD BERMUDAGRASS NON-IRRIGATED



THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024

ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@ddeng.com

Copyright © 2024 Brockett/Dove/Drake, Inc. All Rights Reserved. This drawing is the property of Brockett/Dove/Drake, Inc. Any modification or use of this drawing without the express written authorization of Brockett/Dove/Drake, Inc. is prohibited.

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

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

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

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

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
 - Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
 - Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth in compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- 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. Measured six (6") inches above ball.
- Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

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

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from top of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- 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. Measured six (6") inches above ball.
- Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

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

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- Staking Material for Shade Trees:
 - Post: Studted T-Post, #1 Armo with anchor plate; 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafit 140N by Celanese Fibers Marketing Company, available at Lofland Co. (214) 631-9250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

3.2 INSTALLATION

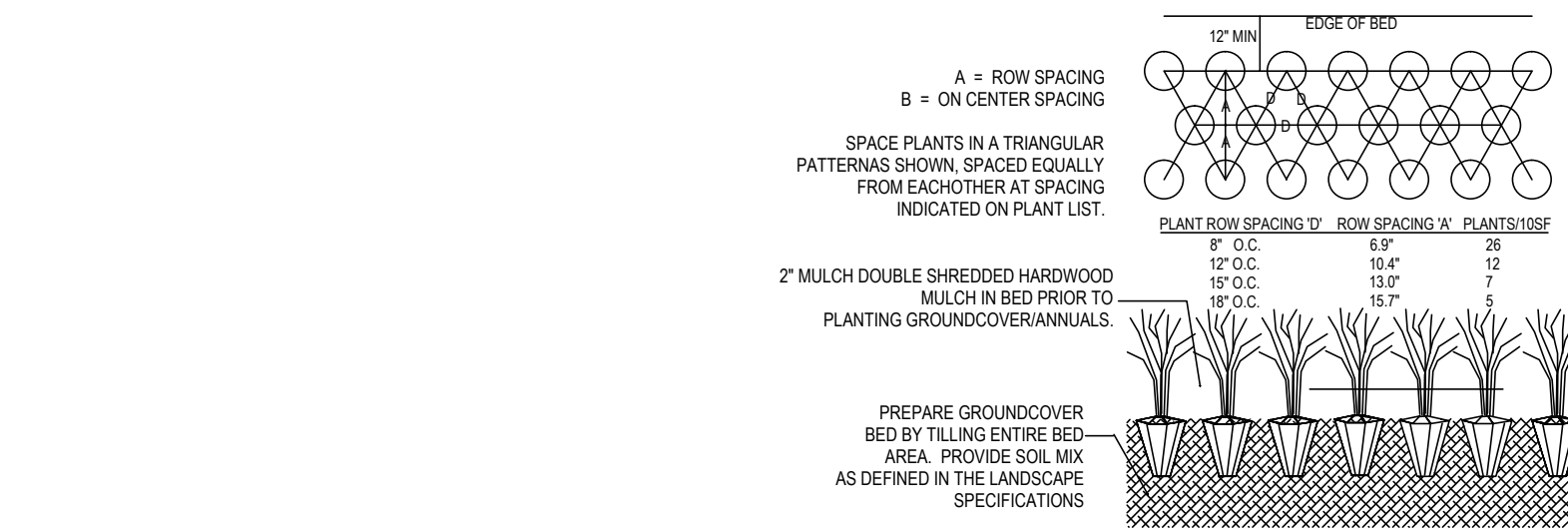
- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments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

- Shrub and tree pits shall be no less than two (2') feet, twenty four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- Dig a wide, rough sided hole exactly 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.
- Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, 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 ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 - Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
 - Pruning shall be done with clean, sharp tools.
 - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material shall be maintained.
- Steel Curbing Installation:
 - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of kinks and abrupt bends.
 - Top of curbing shall be 3/4" maximum height above grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks.
 - Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are 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 days work.

END OF SECTION



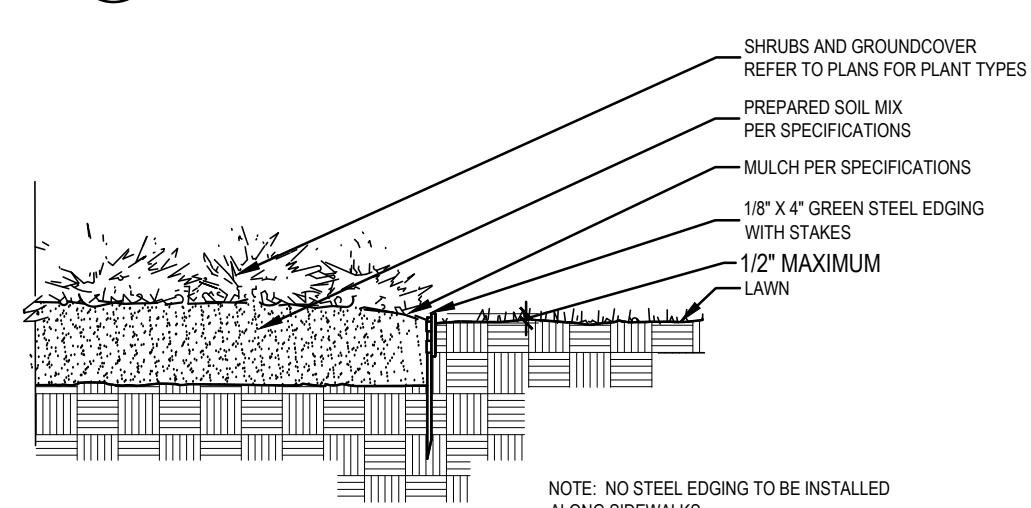
B GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

C SIDEWALK / MULCH DETAIL

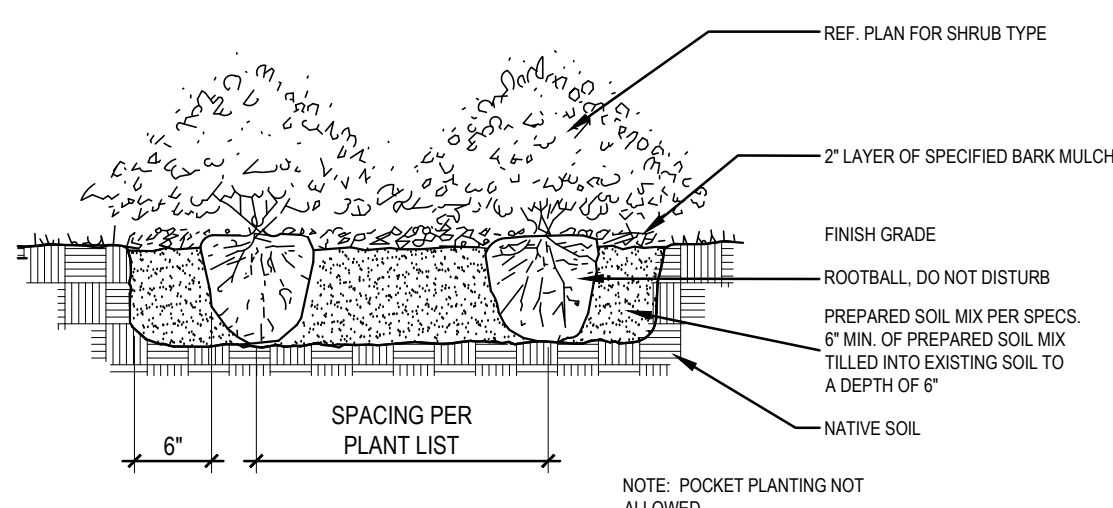
no steel along sidewalks

NOT TO SCALE



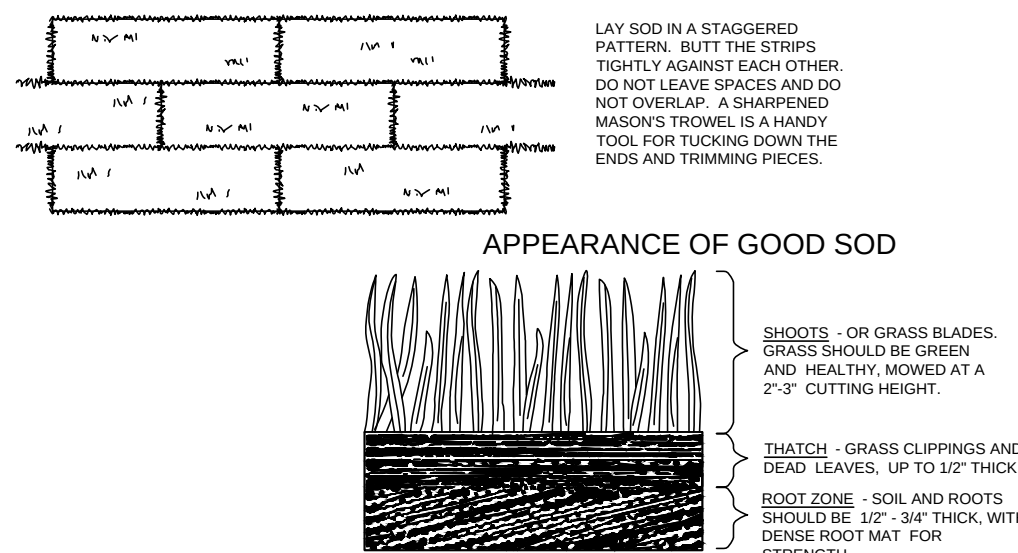
D STEEL EDGING DETAIL

NOT TO SCALE



E SHRUB PLANTING DETAIL

NOT TO SCALE



F SOD PLANTING DETAIL

NOT TO SCALE

LANDSCAPE SPECIFICATIONS / DETAILS
ROANOKE LOFTS
LOT 1, BLOCK A
14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024



LEEDS
RESIDENTIAL

OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76262
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
DALLAS, TEXAS 75202
CONTACT: BRIAN ADAMS, RLA
EMAIL: rktest@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0063
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@bdceng.com

M.E.P. & P.R.R. Survey
Abstract No. 942

LVL Up-Roamers, LLC
Doc. No. 2017-04214
OPRDCT

APPROX 100 YEAR FLOODPLAIN LINE

LOCATION OF THE CITY CONTROLLING PER FIELD COLLECTION - WASTEWATER VERTICAL DISCHARGE - SEE REGULAR PROJECT SHEET

UNITED STATES ARMY
CORPS OF ENGINEERS

Alum.
Mon.
Fnd.

1/2" IRP

Proposed Access Easement

1/2" CIRP

S 89°16'48" W ~ 646.90'

S 00°32'44" E ~ 394.47'

N 63°44'20" W ~ 528.30'

STATE HIGHWAY 114
variable width ROW

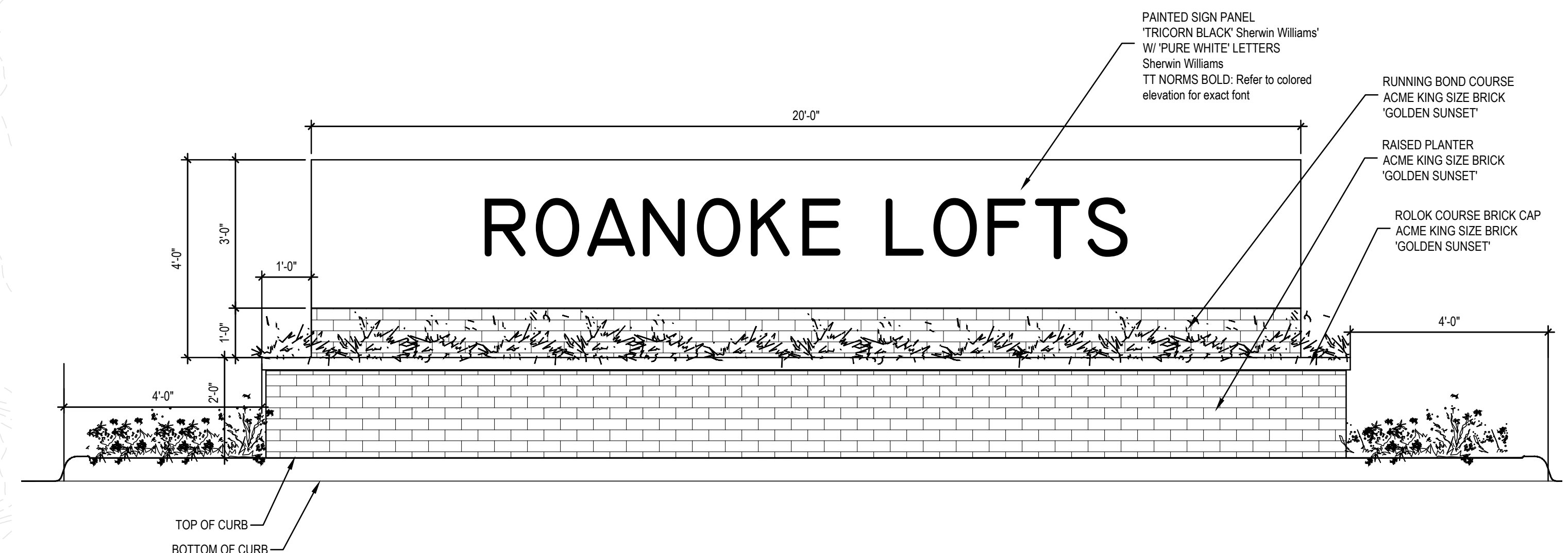
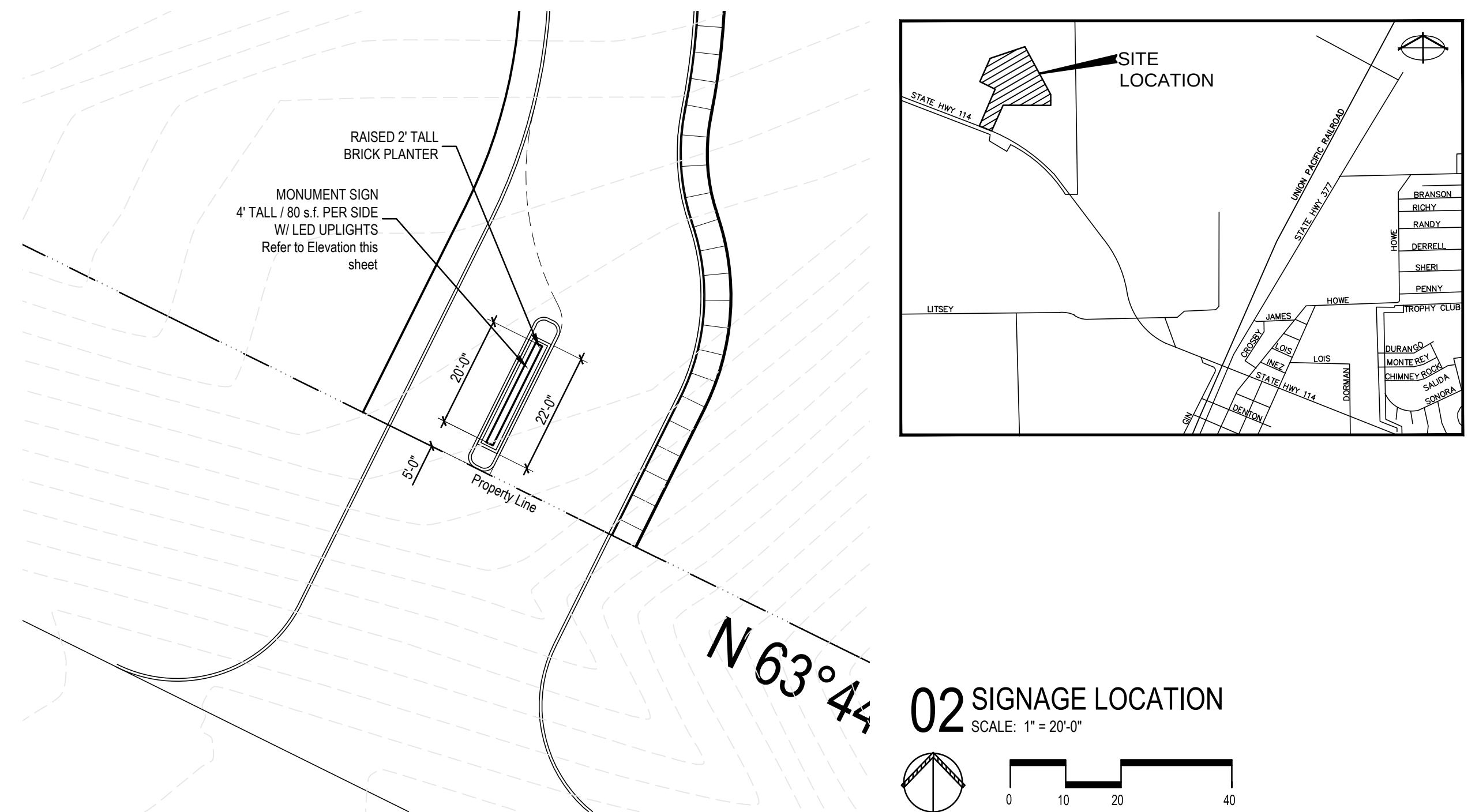
REFER TO 02 THIS SHEET

State of Texas
Eas. No. 4018-1-7
Parcel 3
1-30-0777 OPRDCT

1/2" CIRP (CM)

RISE

011 BLOCK
COMBINED OVERHEAD
DOING 200'x100'x100'



SIGNAGE PLAN
ROANOKE LOFTS
LOT 1, BLOCK A
14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024

LEEDS
RESIDENTIAL

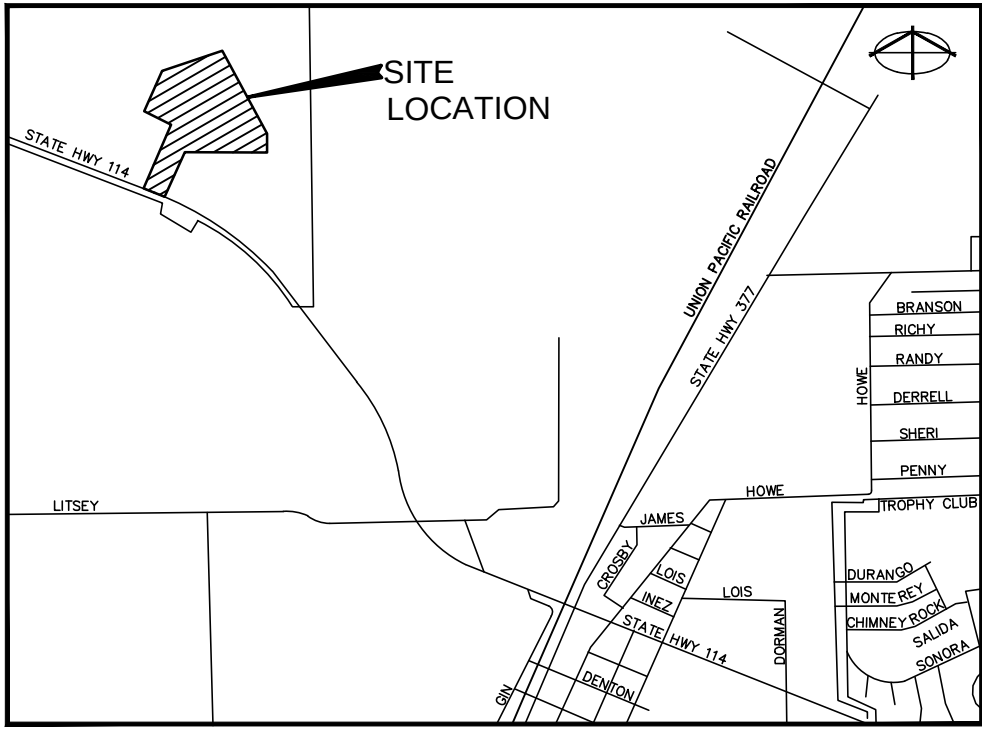
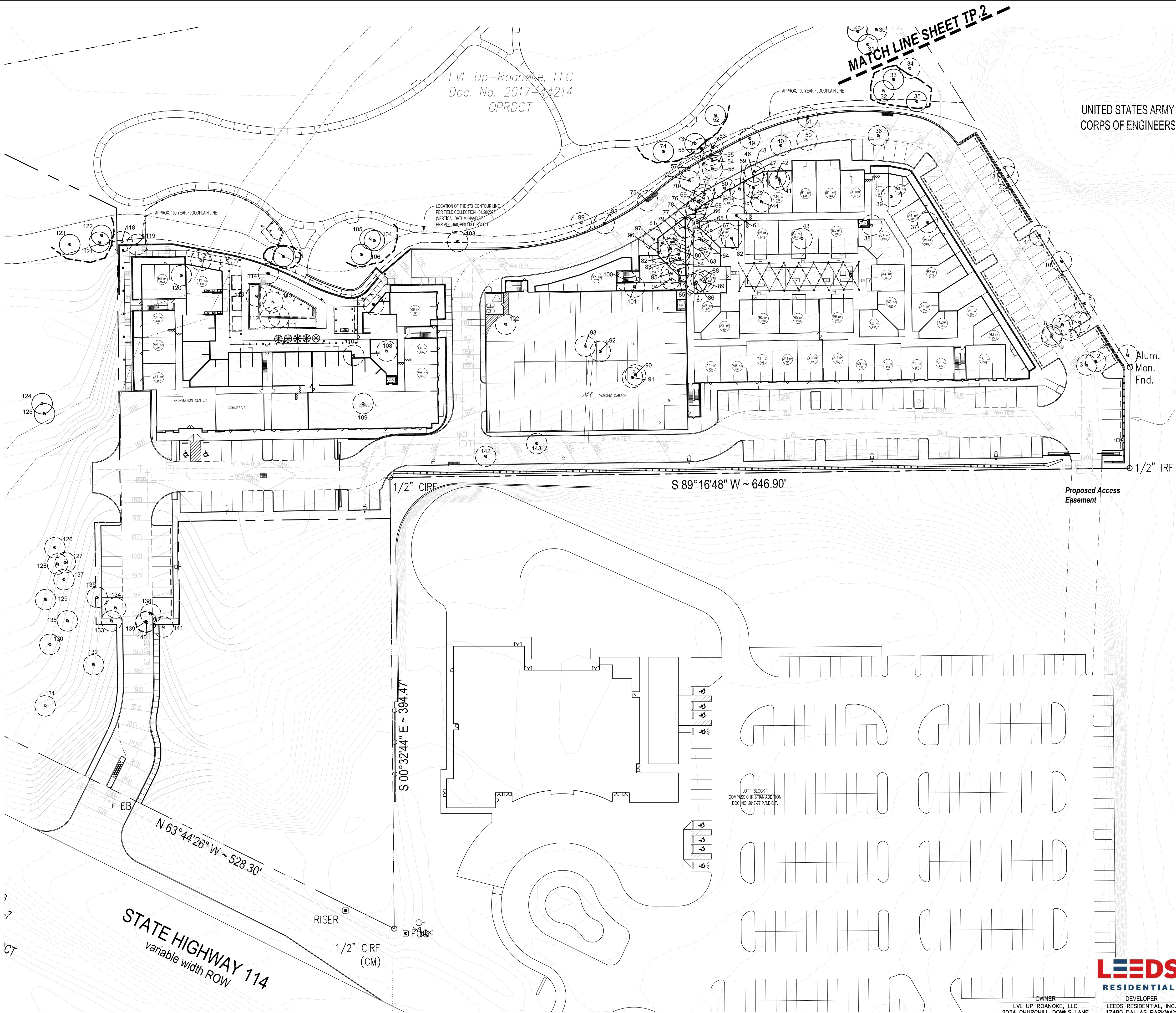
DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rktect@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0083
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@oddeng.com

S.1



EXISTING TREE NOTES

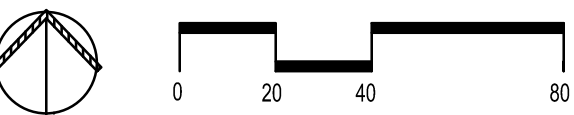
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48) inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

EXISTING TREE LEGEND

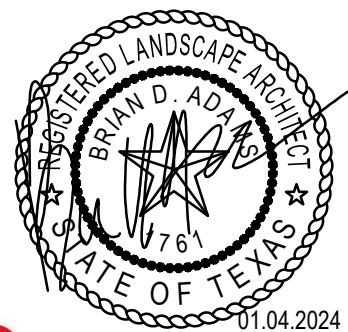
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO B AND C / TP.2

REFER TO TP.2 FOR TREE PROTECTION DETAILS AND TREE SURVEY DATA

01 TREE SURVEY & PRESERVATION PLAN
SCALE: 1" = 40'-0"



TREE SURVEY / PRESERVATION PLAN
ROANOKE LOFTS
LOT 1, BLOCK A
14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024



LEEDS
RESIDENTIAL

OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76262
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiesper@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)824-3647
CONTACT: BADAMS@smr-la.com
EMAIL: badams@smr-la.com

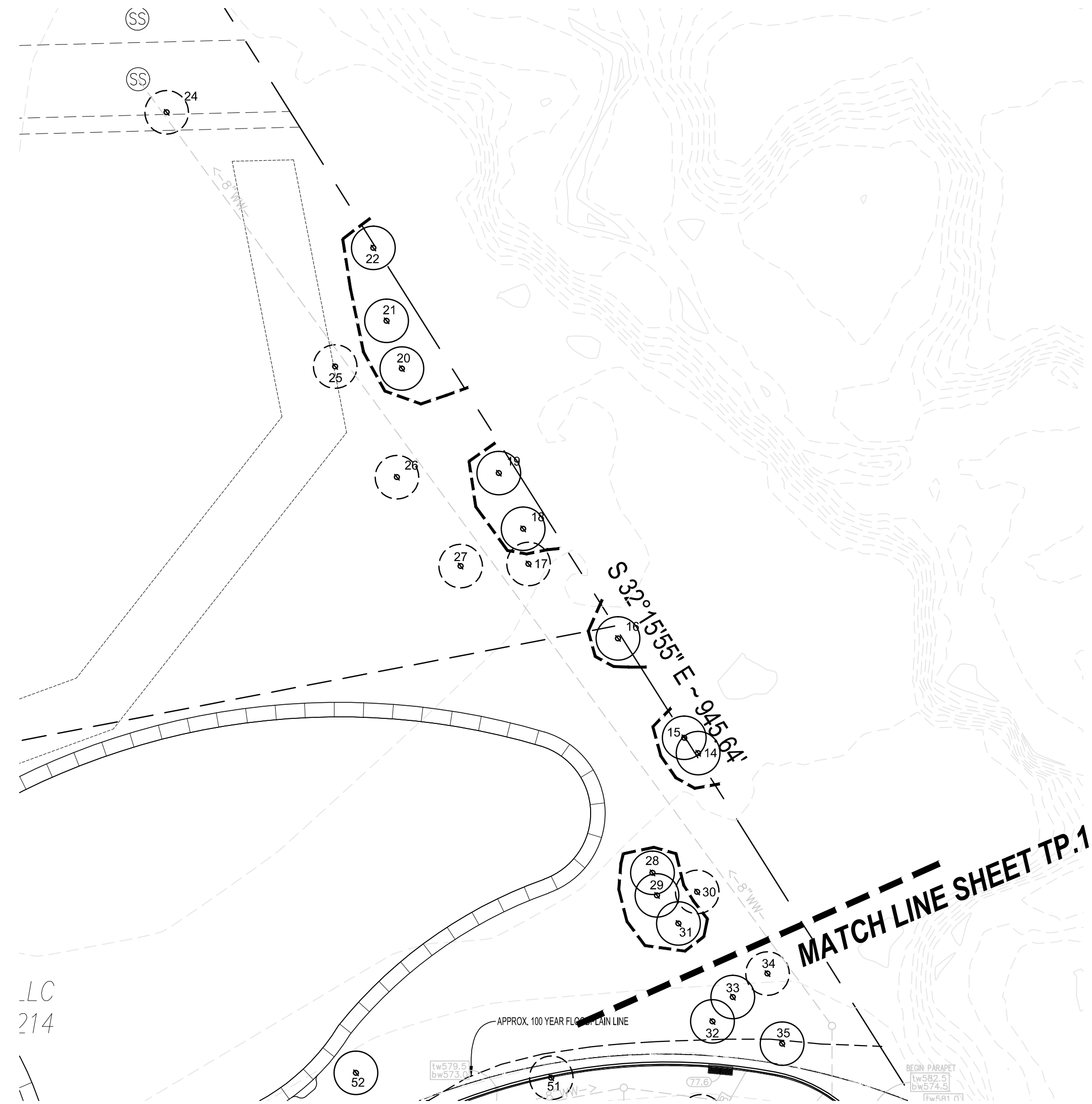
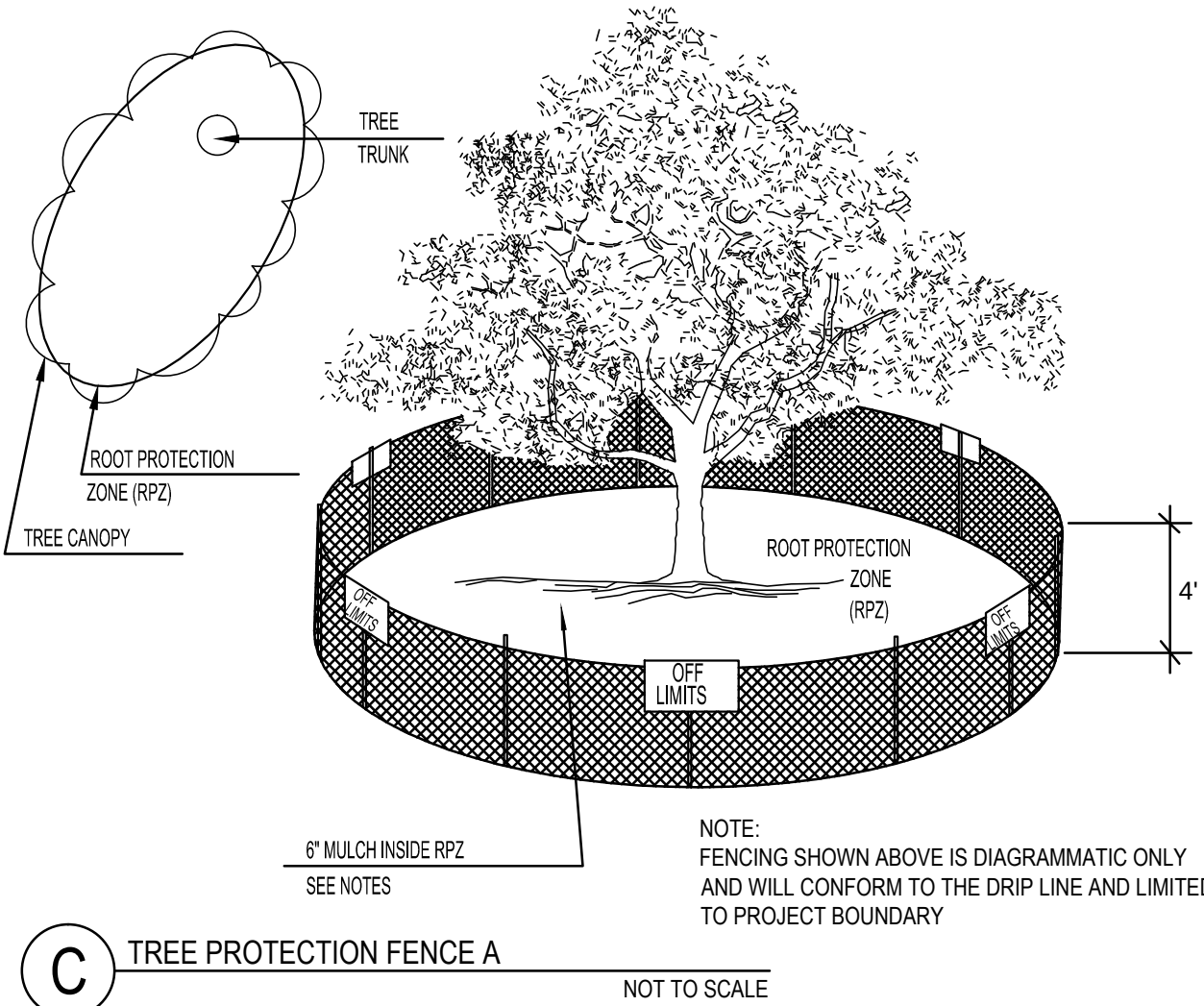
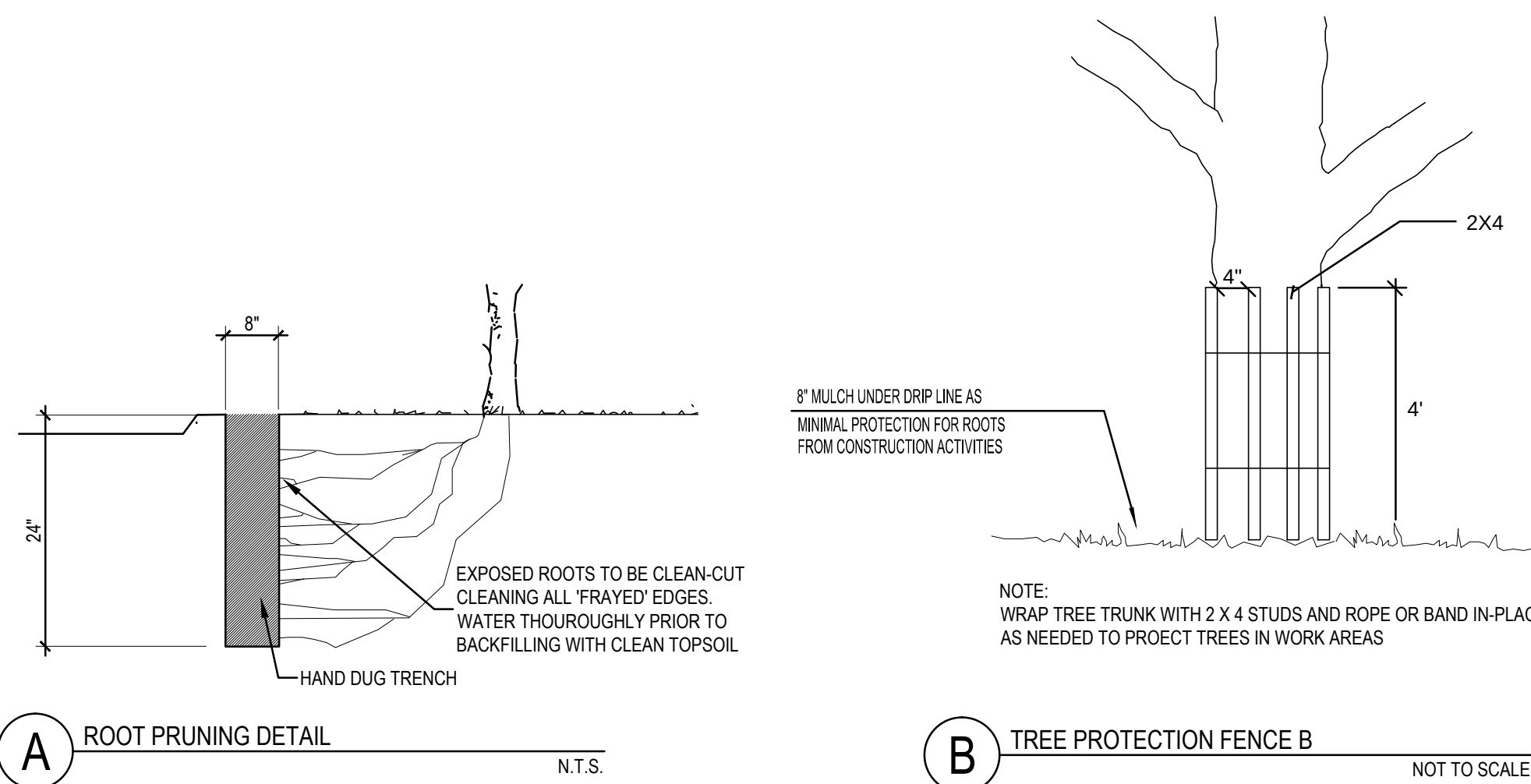
ENGINEER
BROCKETTE DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@bdbg.com

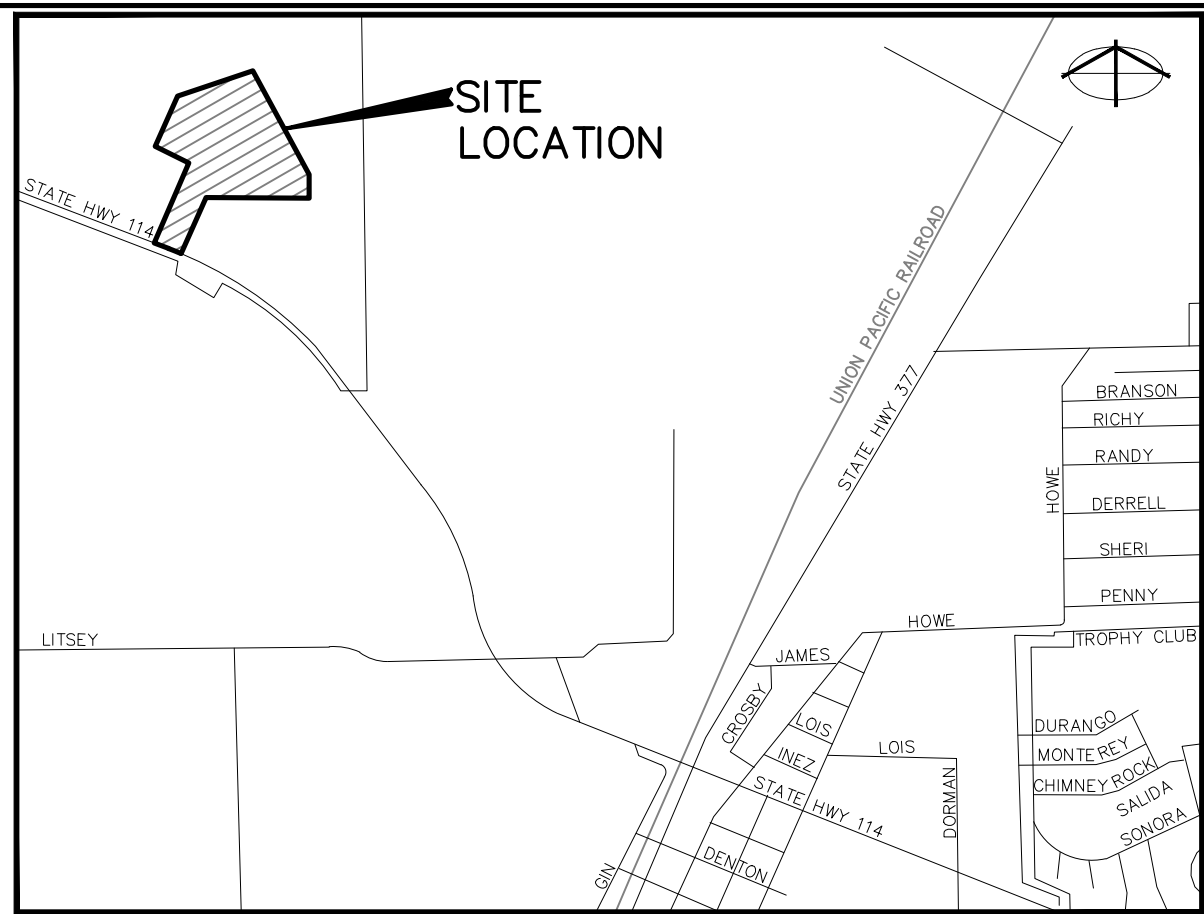
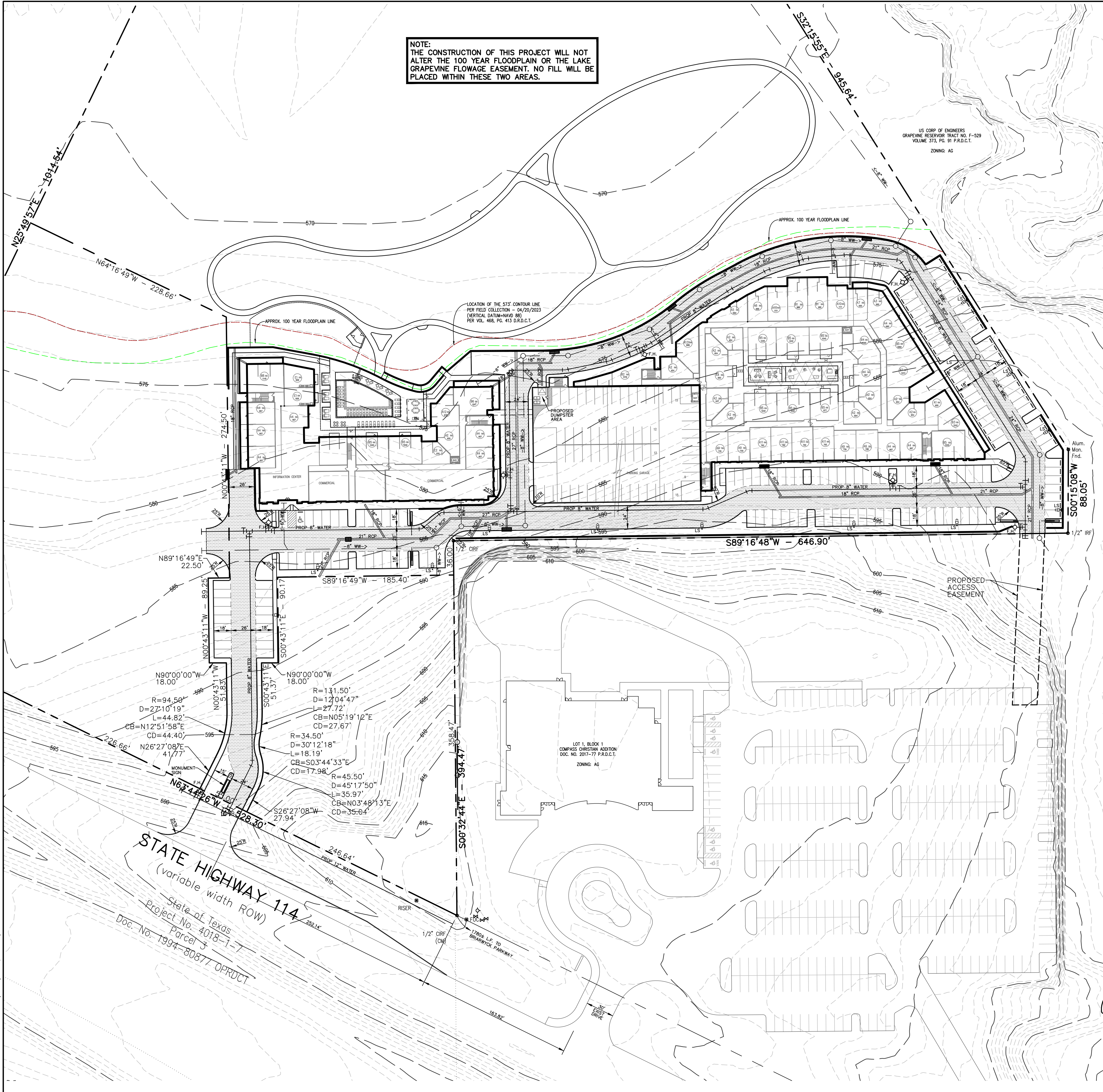
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Buildable Area	Remove / Remain
1	6	cedar elm	6	No	Healthy	N	Remove
2	4.2	cedar elm	4	No	Healthy	N	Remove
3	6.1	cedar elm	6	No	Healthy	N	Remove
4	4.5	cedar elm	5	No	Healthy	N	Remove
5	4.3	cedar elm	4	No	Healthy	N	Remove
6	9.8	cedar elm	10	Yes	Healthy	N	Remove
7	10.1	cedar elm	10	Yes	Healthy	N	Remove
8	6.8	cedar elm	7	No	Healthy	N	Remove
9	4.6	cedar elm	5	No	Healthy	N	Remove
10	7.8	cedar elm	8	No	Healthy	N	Remove
11	14.7	cedar elm	15	Yes	Healthy	N	Remove
12	4.3	cedar elm	4	No	Healthy	N	Remove
13	6.1	cedar elm	6	Yes	Healthy	N	Remove
14	9.1	cedar elm	9	Yes	Healthy	N	Remain
15	4.1	cedar elm	4	No	Healthy	N	Remain
16	7.8	cedar elm	8	Yes	Healthy	N	Remain
17	21.3	cedar elm	21	No	Healthy	N	Remove
18	21.8	cedar elm	22	Yes	Healthy	N	Remain
19	16.6	cedar elm	17	No	Healthy	N	Remain
20	25.8	cedar elm	26	Yes	Healthy	N	Remain
21	14.8	cedar elm	15	No	Healthy	N	Remain
22	11.2	cedar elm	11	No	Healthy	N	Remain
23	4.5	cedar elm	5	No	Healthy	N	Remain
24	17.6	cedar elm	18	No	Healthy	N	Remove
25	15.2	cedar elm	15	No	Healthy	N	Remove
26	16.8	cedar elm	17	No	Healthy	N	Remove
27	15.4	cedar elm	15	No	Healthy	N	Remove
28	25.4	cedar elm	25	Yes	Healthy	N	Remain
29	13.9	cedar elm	14	Yes	Healthy	N	Remain
30	20	cedar elm	20	No	Healthy	N	Remove
31	22.4	cedar elm	22	Yes	Healthy	N	Remain
32	20.1	cedar elm	20	Yes	Healthy	N	Remain
33	11	cedar elm	11	No	Healthy	N	Remain
34	22.8	cedar elm	23	No	Healthy	N	Remove
35	27.2	cedar elm	27	Yes	Healthy	N	Remain
36	19.3	cedar elm	19	No	Healthy	N	Remove
37	7.2	cedar elm	7	No	Healthy	Y	Remove
38	4.9	cedar elm	5	No	Healthy	Y	Remove

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Buildable Area	Remove / Remain
39	4.6	cedar elm	5	No	Healthy	Y	Remove
40	5	cedar elm	5	No	Healthy	N	Remove
41	6.9	cedar elm	7	No	Healthy	Y	Remove
42	7.6	cedar elm	8	Yes	Healthy	Y	Remove
43	5.7	cedar elm	6	No	Healthy	Y	Remove
44	7.8	cedar elm	8	Yes	Healthy	Y	Remove
45	8.2	cedar elm	8	Yes	Healthy	Y	Remove
46	11.5	cedar elm	12	Yes	Healthy	Y	Remove
47	6.1	cedar elm	6	No	Healthy	Y	Remove
48	10.2	cedar elm	10	Yes	Healthy	Y	Remove
49	6	cedar elm	6	Yes	Healthy	N	Remove
50	4.2	cedar elm	4	No	Healthy	N	Remove
51	4	cedar elm	4	No	Healthy	NN	Remove
52	4.4	cedar elm	4	No	Healthy	N	Remain
53	4.4	cedar elm	4	No	Healthy	N	Remove
54	4.8	cedar elm	5	No	Healthy	N	Remove
55	6.7	cedar elm	7	Yes	Healthy	N	Remove
56	8	cedar elm	8	Yes	Healthy	N	Remove
57	4.1	cedar elm	4	No	Healthy	N	Remove
58	4.7	cedar elm	5	No	Healthy	N	Remove
59	6	cedar elm	6	Yes	Healthy	Y	Remove
60	6.1	cedar elm	6	No	Healthy	Y	Remove
61	5.5	cedar elm	6	No	Healthy	Y	Remove
62	4.3	cedar elm	4	No	Healthy	Y	Remove
63	4.5	cedar elm	5	No	Healthy	Y	Remove
64	4.8	cedar elm	5	No	Healthy	Y	Remove
65	5.5	cedar elm	6	No	Healthy	Y	Remove
66	6.7	cedar elm	7	No	Healthy	Y	Remove
67	4.5	cedar elm	5	No	Healthy	Y	Remove
68	4.5	cedar elm	5	No	Healthy	Y	Remove
69	4.7	cedar elm	5	No	Healthy	Y	Remove
70	4.6	cedar elm	5	No	Healthy	Y	Remove
71	4.7	cedar elm	5	No	Healthy	Y	Remove
72	4.9	cedar elm	5	No	Healthy	N	Remove
73	6.7	cedar elm	7	Yes	Healthy	N	Remain
74	6.1	cedar elm	6	Yes	Healthy	N	Remain
75	4.2	cedar elm	4	No	Healthy	N	Remove
76	4	cedar elm	4	No	Healthy	Y	Remove

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Buildable Area	Remove / Remain
77	6	cedar elm	6	No	Healthy	Y	Remove
78	4.2	cedar elm	4	No	Healthy	Y	Remove
79	5	cedar elm	5	No	Healthy	Y	Remove
80	5.3	cedar elm	5	Yes	Healthy	Y	Remove
81	4.2	cedar elm	4	No	Healthy	Y	Remove
82	4.5	cedar elm	5	No	Healthy	Y	Remove
83	4.3	cedar elm	4	No	Healthy	Y	Remove
84	4.2	cedar elm	4	No	Healthy	Y	Remove
85	5.2	cedar elm	5	No	Healthy	Y	Remove
86	9.2	cedar elm	9	Yes	Healthy	Y	Remove
87	9.4	cedar elm	9	Yes	Healthy	Y	Remove
88	6.4	cedar elm	6	Yes	Healthy	Y	Remove
89	4.3	cedar elm	4	No	Healthy	Y	Remove
90	4	cedar elm	4	No	Healthy	Y	Remove
91	4.6	cedar elm	5	No	Healthy	Y	Remove
92	5.3	cedar elm	5	No	Healthy	Y	Remove
93	5.5	cedar elm	6	No	Healthy	Y	Remove
94	4.4	cedar elm	4	No	Healthy	Y	Remove
95	4.6	cedar elm	5	No	Healthy	Y	Remove
96	4.3	cedar elm	4	No	Healthy	Y	Remove
97	4.3	cedar elm	4	No	Healthy	Y	Remove
98	14.1	cedar elm	14	No	Healthy	N	Remove
99	25.8	cedar elm	26	Yes	Damaged	N	Remove
101	5.7	cedar elm	6	Yes	Healthy	Y	Remove
100	4.1	cedar elm	4	No	Healthy	Y	Remove
102	4.1	cedar elm	4	No	Healthy	Y	Remove
103	17.4	cedar elm	17	No	Damaged	N	Remove
104	26.2	cedar elm	26	Yes	Healthy	N	Remain
105	20.1	cedar elm	20	Yes	Healthy	N	Remain
106	16.3	cedar elm	16	Yes	Healthy	N	Remain
107	21	cedar elm	21	No	Healthy	Y	Remove
108	16.9	cedar elm	17	Yes	Healthy	Y	Remove
109	15.7	cedar elm	16	No	Healthy	Y	Remove
110	15.7	cedar elm	16	No	Healthy	Y	Remove
111	6.8	cedar elm	7	Yes	Healthy	N	Remove
112	6.2	cedar elm	6	Yes	Healthy	N	Remove
113	7.6	cedar elm	8	Yes	Healthy	N	Remove
114	5.4	cedar elm	5	No	Healthy	N	Remove

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Buildable Area	Remove / Remain
115	7.5	cedar elm	8	Yes	Healthy	N	Remain
116	7.4	cedar elm	7	Yes	Healthy	N	Remove
117	5.4	cedar elm	5	No	Healthy	Y	Remove
118	4.2	cedar elm	4	No	Healthy	N	Remove
119	8.6	cedar elm	9	Yes	Healthy	N	Remove
120	5.8	cedar elm	6	Yes	Healthy	Y	Remove
121	4.2	cedar elm	4	No	Healthy	N	Remain
122	6.4	cedar elm	6	No	Damaged	N	Remain
123	4.2	cedar elm	4	No	Healthy	N	Remain
124	4.5	cedar elm	5	No	Healthy	N	Remain
125	8.6	cedar elm	9	Yes	Healthy	N	Remain
126	17	cedar elm	17	No	Healthy	N	Remove
127	14.5	cedar elm	15	No	Healthy	N	Remove
128	19.6	cedar elm	20	No	Healthy	N	Remove
129	7.4	cedar elm	7	No	Healthy	N	Remove
130	5.1	cedar elm	5	No	Healthy	N	Remove
131	5	cedar elm	5	No	Healthy	N	Remove
132	4.5	cedar elm	5	No	Healthy	N	Remove
133	4.4	cedar elm	4	No	Healthy	N	Remove
134	7.9	cedar elm	8	Yes	Healthy	N	Remove
135	4.4	cedar elm	4	No	Healthy	N	Remove
136	4.2	cedar elm	4	No	Healthy	N	Remove
137	18	cedar elm	18	No	Damaged	N	Remove
138	7.7	cedar elm	8	Yes	Healthy	N	Remove
139	4.7	cedar elm	5	No	Healthy	N	Remove
140	4.8	cedar elm	5	No	Healthy	N	Remove
141	6.8	cedar elm	7	Yes	Healthy	N	Remove
142	10.4	cedar elm	10	No	Healthy	N	Remove
143	15.8	cedar elm	16	No	Healthy	N	Remove

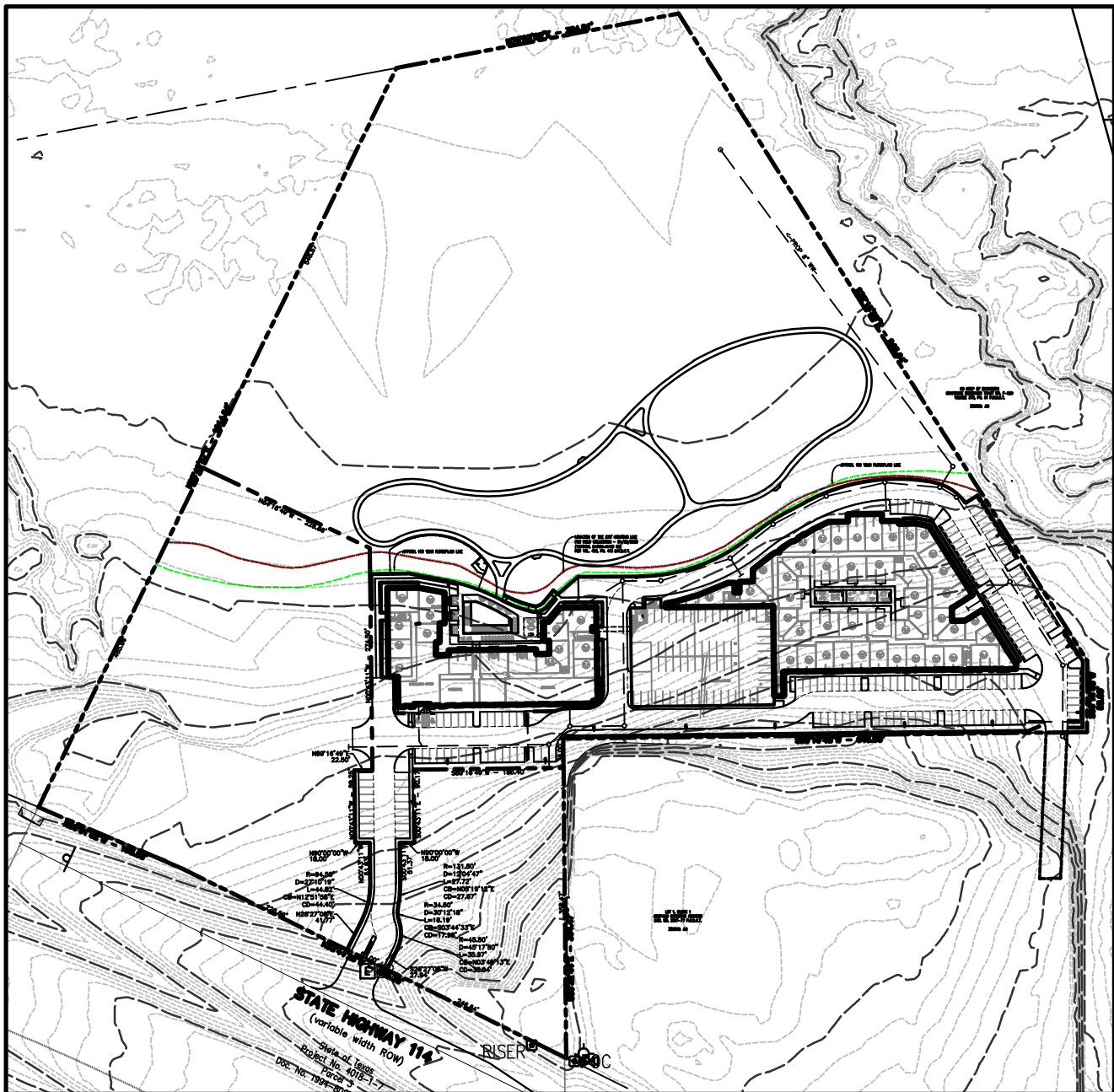




- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - LIGHT STANDARD
 - PROPOSED LIGHT STANDARD
 - PROPOSED FIRELANE

SITE DATA SUMMARY TABLE - LOT 1, BLOCK A

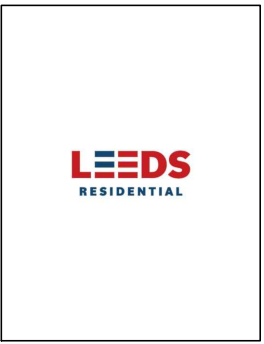
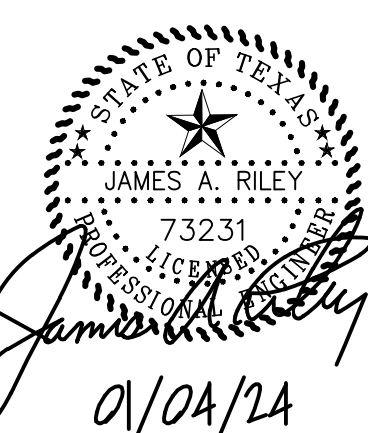
EXISTING ZONING:	ORDINANCE NO. 2022-128
PROPOSED USE:	MULTIFAMILY, COMMERCIAL
SQUARE FOOTAGE	MULTIFAMILY - 299,223 s.f. COMMERCIAL - 5,983 s.f. TOTAL - 305,206 s.f.
GROSS BUILDING AREA	305,206 s.f.
NUMBER OF UNITS	293
BUILDING HEIGHT	SOUTH 52'-0", NORTH 62'-0"
PARKING REQUIRED (1.7/unit)	498 SPACES
PARKING PROVIDED	GARAGE - 356 SPACES SURFACE - 162 SPACES TOTAL - 518 SPACES
LOT COVERAGE	88,224 s.f. (13.6%)



OVERALL PROPERTY

**SITE PLAN
ROANOKE LOFTS
LOT 1, BLOCK A**

14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024



OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76282
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiet@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0083
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@biddeng.com



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Preliminary Plat (PP 2024-02) 19.86 Acres Roanoke Lofts Addition

MEETING DATE: March 4, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on Preliminary Plat (PP 2024-02) request from Leeds Residential for an approximate 19.86 acres located in the A0943A MEP & PRR, TR 7, 19.86 ACRES, OLD DCAD TR #2B, Roanoke, Texas, Denton County. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.

INFORMATION:

- **Zoning** - Planned Development
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Proposed Use**: Multifamily and commercial

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application- PP-2024-02 - Jason Leeds 19.86 Acres Roanoke Lofts Addition
2. Roanoke Lofts Addition-Preliminary Plat



Plat Application

City of Roanoke 500 S. Oak Street Roanoke, Texas 76262
Planning Department (817) 491-2411

☒ Preliminary Plat ☐ Final Plat ☐ Re-plat ☐ Minor/Amended Plat

Date Filed:

File No.

Name of Applicant Leeds Residential Jason Leeds	Address of Applicant 11700 Preston Road, Suite 660296 Dallas, TX 75230	Phone Number & E-Mail 972-754-1024 jasonleeds@leedsres.com
---	--	--

Engineer or Land Planner Spiars Engineering Joe Lehman	Address 501 W. President George Bush Hwy., Suite 200, Richardson, TX 75080	Phone Number & E-Mail 469-395-0515 joe.lehman@spiarsengineering.com
		Fax Number
Location of Property North of SHWY 114, directly west of Compass Church	Name of Addition/Subdivision Roanoke Lofts Addition	Acres 19.86
		Lot / Block 1-3/A

Does the proposed subdivision require the abandonment or relocation of any existing streets, alleys or easement?

☐ Yes ☒ No

If "Yes" has an application to secure approval of such abandonment or relocation been made?

☐ Yes ☒ No

Type of Subdivision

- ☐ Re-subdivision of existing lot or lots
☒ Original subdivision of acreage
☐ Platting of Streets or Alleys
☐ Correcting error or omission

Proposed Use

- ☐ Residential Lots
☐ Industrial
☒ Commercial or Retail
☐ Public or Institutional

Improvements Proposed

- ☒ City of Roanoke
☐ Well
☐ Other _____

Type of Sanitary facilities

- ☐ City of Roanoke Sewer
☐ Septic Tank
☒ Other TRA _____

Type of Street Surfacing

- ☒ City of Roanoke Standards
☐ Existing paved street
☐ Other _____

Type of Storm Drainage

- ☐ Curb and Gutter
☒ Storm Sewers
☐ Other _____

In submitting this application for approval of the above described subdivision, I understand that if said subdivision is within the corporate limits or within the extraterritorial jurisdiction of the City of Roanoke that all improvements installed shall be in conformance with the standards and requirements of the City of Roanoke.

Fees for Preliminary and Final Plat are \$300.00 plus \$10.00 per acre and \$250.00 for a Re-plat, Minor and Amended Plat. Fees are subject to change if amended by Ordinance.

Applicants Signature

Date

FOR OFFICE USE ONLY

Preliminary Plat Filing Fee Paid 1/9/2024 Rec# 7152116 KC	Final Plat Filing Fee	P&Z Meeting MAR 04 2024	CC Meeting	File for Record PP-2024-02
---	-----------------------	----------------------------	------------	-------------------------------

7/20/2023

Plotted by: Jlemon Plot Date: 1/5/2024 11:46 AM

Drawing: 0:\2023_JOBS\23-295 Leeds Roanoke\CD\Preliminary Plot.dwg Saved By: Jlemon Save Time: 1/5/2024 11:46:11 AM

UNITED STATES ARMY
CORPS OF ENGINEERS
Zoning: Agricultural

Alum.
Mon.
Found.

N 79°03'59" E ~ 354.81'

80' Sanitary Sewer Esmt.
Vol. 2579, Pg. 881 &
Vol. 2579, Pg. 871 DRDCT

30' Sanitary Sewer Esmt.
Doc. No. 2014-61655
OPRDCT

Proposed Parkland
Dedication (6.00 Ac.)

M.E.P. & P.R.R. Survey
Abstract No. 942

Lot 1, Block A
14.918 Ac.
(649,846 S.F.)

Northlake Capital, LLC
Doc. No. 2014-10982 OPRDCT
Zoning: Agricultural

LVL Up-Roanoke, LLC
Doc. No. 2017-44214
OPRDCT

Flowage Esmt.
Vol. 468, Pg. 413 DRDCT
Location of the 573' contour line
per field collection - 04/20/2023
(vertical datum = NAVD 88)

UNITED STATES ARMY
CORPS OF ENGINEERS
Zoning: Agricultural

Approx. Location of 100-yr
Floodplain per FEMA FIRM
48121C0515G, Panel 515,
Dated 4/18/2011

Proposed 100-yr Floodplain

FIRM Zone "A"
FIRM Zone "X"

Lot 3, Block A
3.538 Ac.
(154,122 S.F.)

Lot 2, Block A
1.404 Ac.
(61,151 S.F.)

Lot 1, Block 1
COMPASS CHRISTIAN ADDITION
Doc. No. 2017-77 PRDCT
Zoning: Agricultural

STATE HIGHWAY 114
variable width ROW

State of Texas
Project No. 4018-1-7
Parcel 3
Doc. No. 1994-80877 OPRDCT

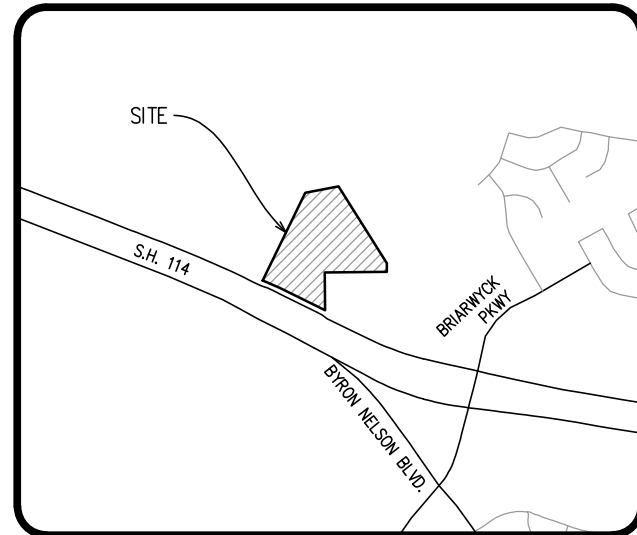
POINT OF
BEGINNING

OWNER
LVL UP Roanoke, LLC
2034 Churchhill Downs Lane
Trophy Club, Texas 76262
Telephone (817) 205-6050
Contact: Todd Price

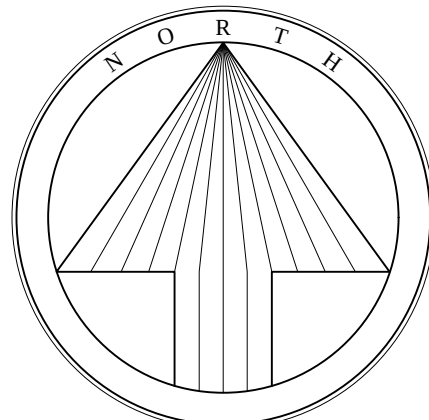
APPLICANT
Leeds Residential
11700 Preston Road, Suite 660296
Dallas, Texas 75230
Telephone: (972) 754-1024
Contact: Jason Leeds

ENGINEER
Brockett Davis Drake, Inc.
12377 Merit Drive, Suite 1100
Dallas, Texas 75251
Telephone (214) 824-3647
Contact: Jim Riley

SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Joe Lehman



LOCATION MAP
1" = 2000'



60 0 30 60 120
1 inch = 60 ft.

NOTES:

- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

LEGEND

(Not all items may be applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 942, City of Roanoke, Denton County, Texas, being all of a tract conveyed to LVL Up-Roanoke, LLC, by deed recorded in Document No. 2017-44214 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of State Highway 114, a variable width public right-of-way, for the southwest corner of Lot 1, Block 1, Compass Christian Addition, an addition to the City of Roanoke, recorded in Document No. 2017-77, Plat Records, Denton County, Texas;

THENCE N 63°44'26" W, 528.30 feet along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 66°51'52" W, 193.58 feet continuing along the north line of said highway to a 1/2" iron rod found for the southeast corner of a tract conveyed to Northlake Capital, LLC, recorded in Document No. 2014-10982 OPRDCT;

THENCE N 25°49'57" E, 1014.54 feet along the east line of said Northlake Capital tract to a 1/2" iron rod found for the northeast corner thereof, being on a south line of a tract conveyed to the United States Army Corps of Engineers;

THENCE the common line thereof, the following:

N 79°03'59" E, 354.81 feet to an aluminum monument found;

S 32°15'55" E, 945.64 feet to an aluminum monument found;

And S 00°15'08" W, 88.05 feet to a 1/2" iron rod found for the upper northeast corner of Lot 1, Block 1, Compass Christian Addition;

THENCE S 89°16'48" W, 646.90 feet along the common line thereof to a 1/2" iron rod with plastic cap found;

THENCE S 00°32'44" E, 394.47 feet continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 865,120 square feet or 19.860 acres of land.

PRELIMINARY PLAT

ROANOKE LOFTS ADDITION

LOTS 1-3, BLOCK A

BEING 19.860 ACRES IN THE

M.E.P. & P.R.R. SURVEY, ABST. NO. 943

CITY OF ROANOKE, DENTON COUNTY, TEXAS

JANUARY 5, 2024



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2024-01) Multifamily with commercial

MEETING DATE: March 4, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP 2024-01) request from Leeds Residential for a multifamily and office building development on approximately 15 acres of land that is located in the A0943A MEP & PRR, TR 7, 19.85 ACRES, OLD DCAD TR #2B, Roanoke, Texas, Denton County. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.

INFORMATION:

- 238,474 sf apartment complex
- 6,000 sf commercial-office use
- Zoning-Planned Development - ORD. NO 2022-128
- Drainage-Drainage plan will be accepted by the engineering consultant prior to construction.
- Utilities-Utility plan will be accepted by the engineering consultant prior to construction.
- Parking-Provided exceeds the required amount for the proposed uses.
- Plat- A final plat shall be filed prior to construction.
- Proposed access easement through the Compass Church parking lot
- Walking trail in the rear of the property

On October 25, 2022, City Council's motion to approve the zoning change from Retail to Planned Development was contingent on an additional entrance/exit to Hwy 114 and committing to expanding the trail system through the property and committing to 6,000 sf of commercial space.

STAFF RECOMMENDATION:



AGENDA ITEM

Overall, staff supports the site plan. However, expanding the trail system through the property and a second entrance off Hwy 114 was not achieved in the plan. The applicant is proposing a walking trail on site and an easement through Compass Church parking lot for egress only.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application - SP-2024-01 - Jason Leeds 14.918 Acres N of Hwy 114
2. SITE PLAN
3. ARCH SITE PLAN
4. Colored and B&W Elevations
5. Arch Floor Plans
6. Roanoke FLats Unit Mix-Program - Revised 02-14-24
7. Landscape
8. C02 GRADING PLAN
9. C03 UTILITY PLAN
10. Color Aerial with Civil Site Plan at 100 scale



CITY OF ROANOKE
 500 S. OAK STREET
 ROANOKE, TEXAS 76262
 (817) 491-2411

SITE PLAN APPLICATION
 FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant Leeds Residential - Jason Leeds	Address of Applicant 11700 Preston Rd, Ste 660296 Dallas TX 75230		Phone Number and Email 972-754-1024
Legal Interest			
Owner LVL UP Roanoke, LLC	Address 2034 Churchill Downs Ln Trophy Club TX 76262		Phone Number& Email 817-205-6050
Firm preparing Site Plan Package Brockette Davis Drake - Jim Riley, PE	Address 12377 Merit Drive, Ste 1100 Dallas TX 75251		Phone Number 214-824-3647
			Email jriley@bddeng.com
Location of Property N of 114, Adj to Compass Church Road	Name of Addition/Subdivision Roanoke Lofts Addition	Lot / Block 1A	Present Zoning PD

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development	1	14.918
Office		
Retail		
Commercial		
Industrial		
Flood Plain		

A copy of the final plat including public right-of-way crossing and adjacent property to the subject property shall be included.

If the property is subject to a Plan Development a statement showing that the proposed use conforms to the Plan Development.

An electronic copy (pdf) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.


 Applicants Signature

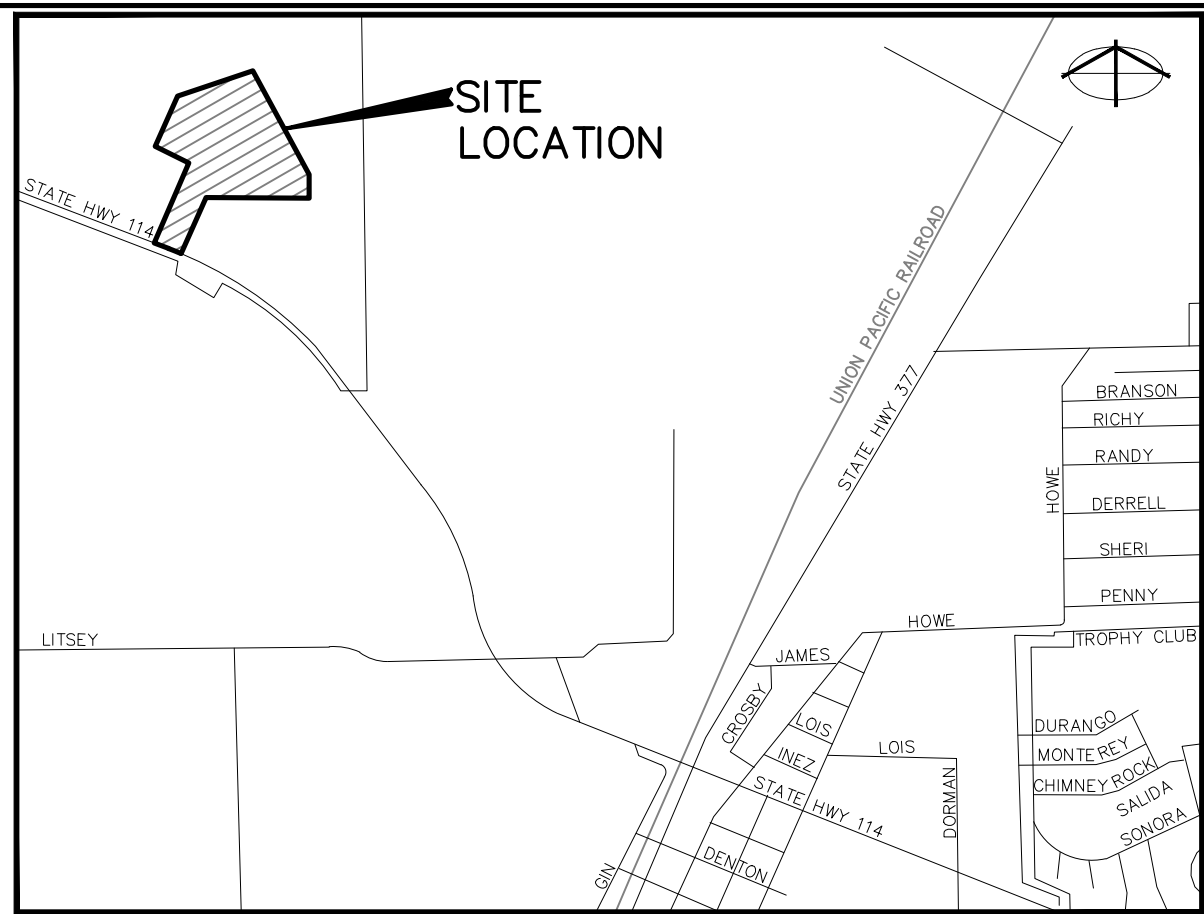
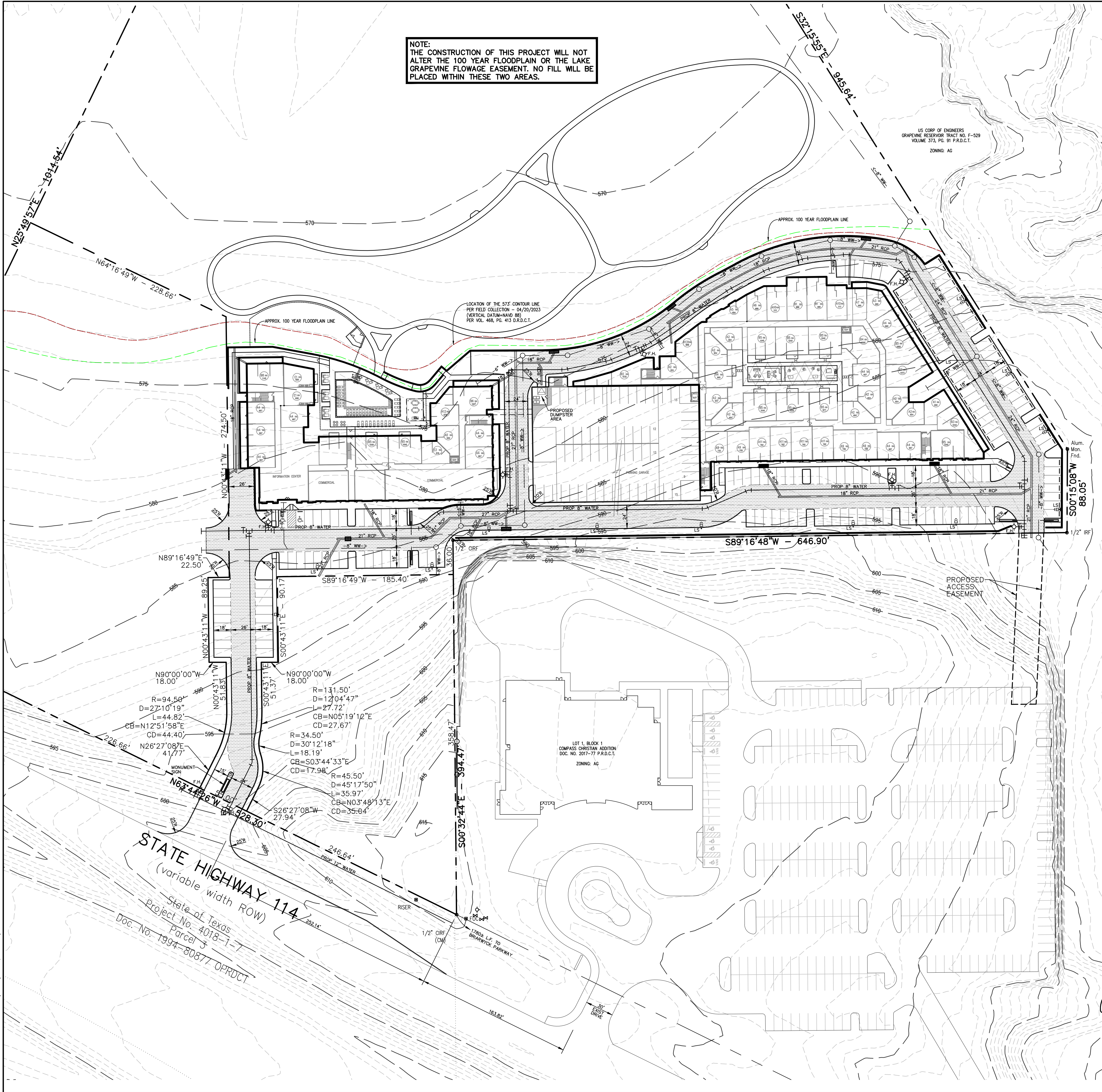
1/8/2024

Date

FOR OFFICE USE ONLY

Site Plan Fee Paid 1/9/2024 Rec# 715216 KC	P&Z Meeting MAR 04 2024	CC Meeting MAR 26 2024	File for Record SP- 2024 - 01
--	--------------------------------	-------------------------------	--------------------------------------

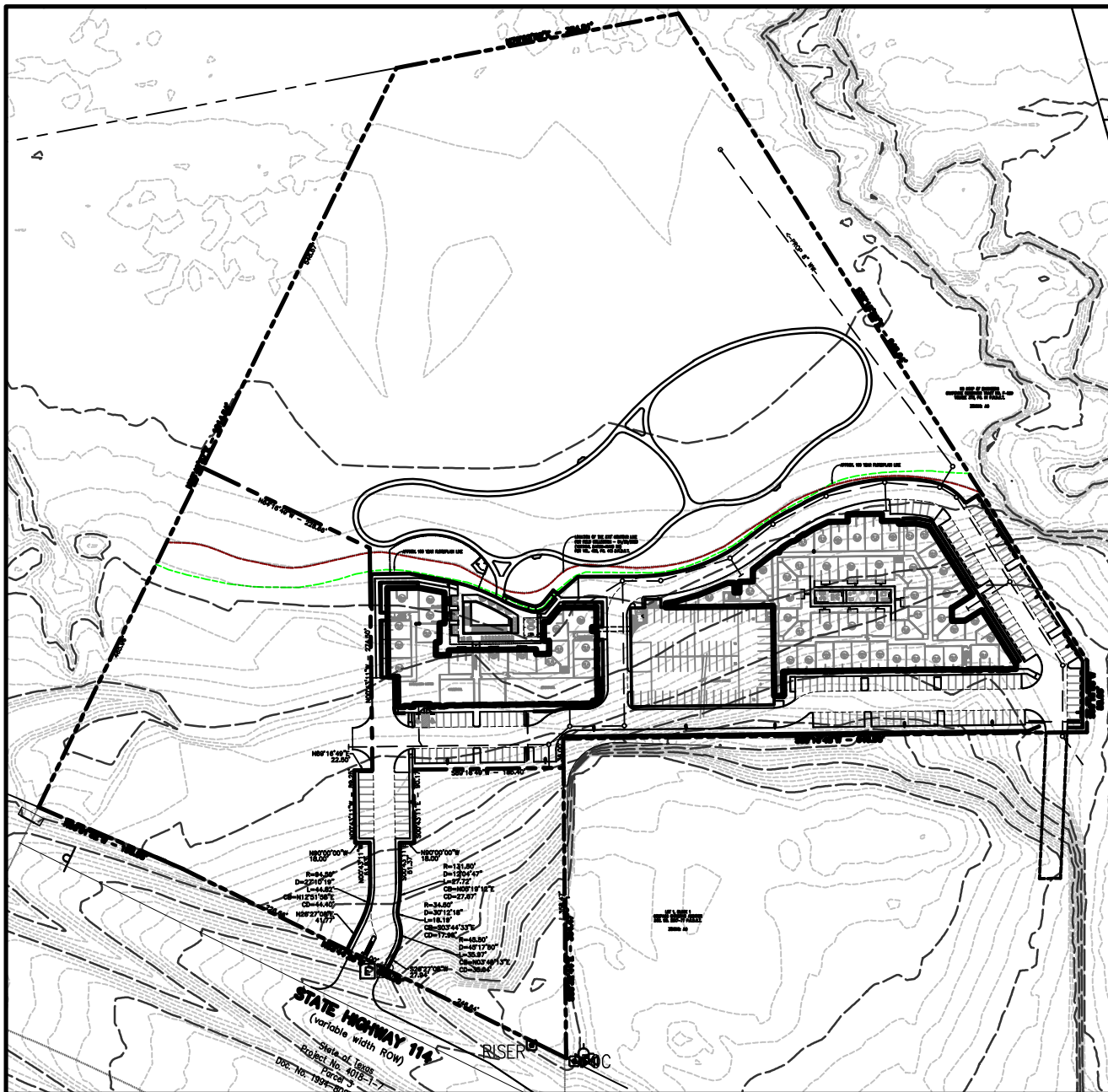
07/20/2023



- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - LIGHT STANDARD
 - PROPOSED LIGHT STANDARD
 - PROPOSED FIRELANE

SITE DATA SUMMARY TABLE – LOT 1, BLOCK A

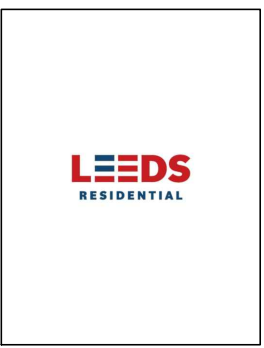
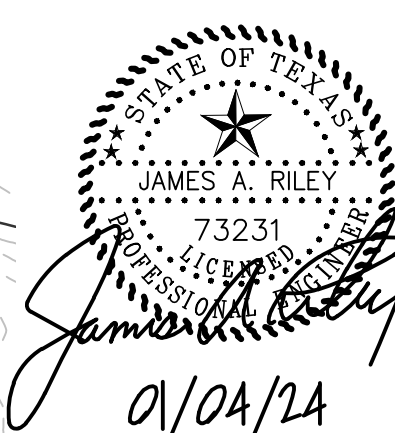
EXISTING ZONING:	ORDINANCE NO. 2022-128
PROPOSED USE:	MULTIFAMILY, COMMERCIAL
SQUARE FOOTAGE	MULTIFAMILY – 299,223 s.f. COMMERCIAL – 5,983 s.f. TOTAL – 305,206 s.f.
GROSS BUILDING AREA	305,206 s.f.
NUMBER OF UNITS	293
BUILDING HEIGHT	SOUTH 52'-0", NORTH 62'-0"
PARKING REQUIRED (1.7/unit)	498 SPACES
PARKING PROVIDED	GARAGE – 356 SPACES SURFACE – 162 SPACES TOTAL – 518 SPACES
LOT COVERAGE	88,224 s.f. (13.6%)



OVERALL PROPERTY

**SITE PLAN
ROANOKE LOFTS
LOT 1, BLOCK A**

14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024



OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76282
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiet@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0083
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@baddeng.com



randall l. kierspert, l.l.c.
architect
214.522.8780
rki@outlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE:

REVISIONS:

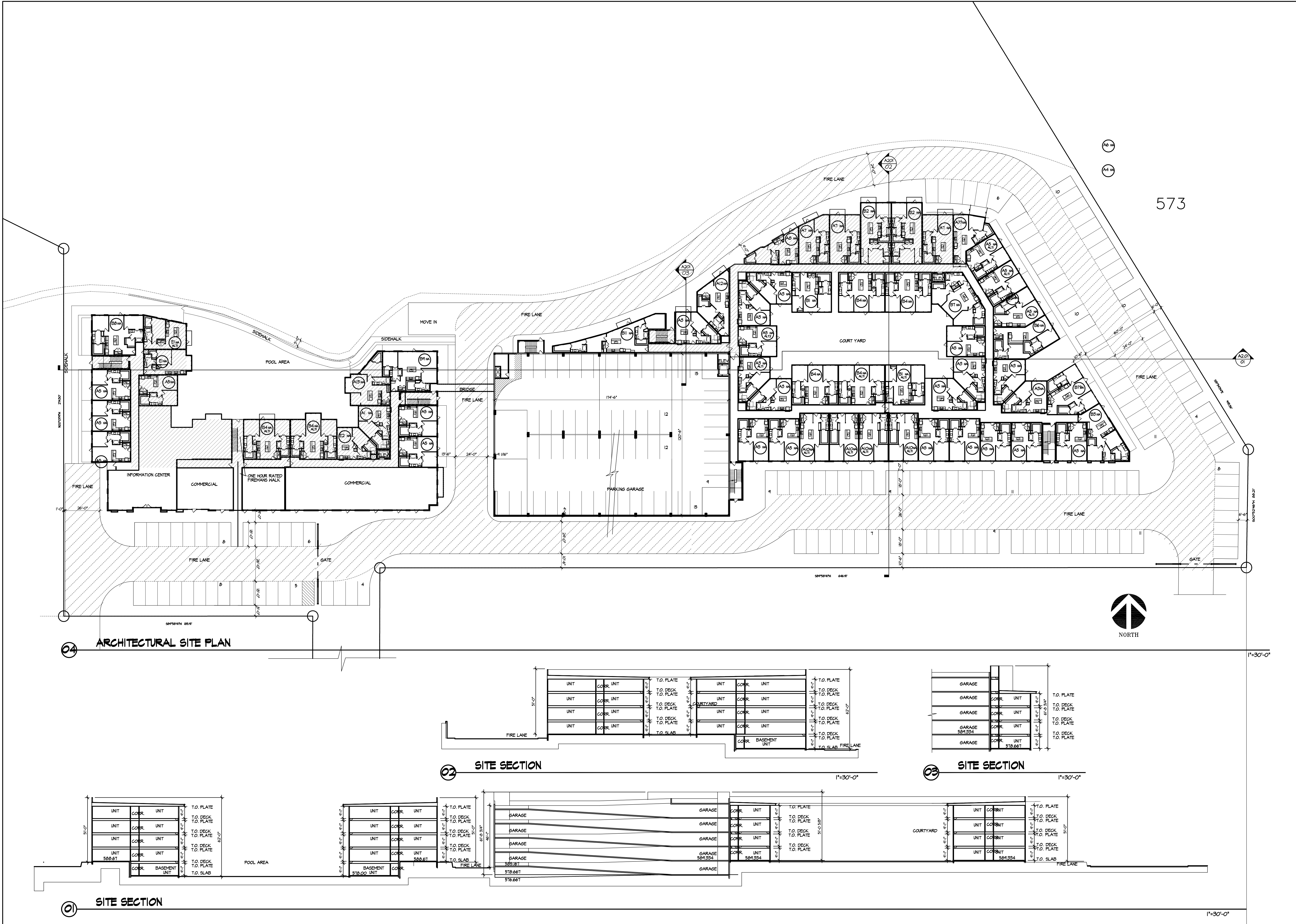
△	
△	
△	
△	
△	

ARCHITECTURAL SITE PLAN

SHEET NO.

A2.01

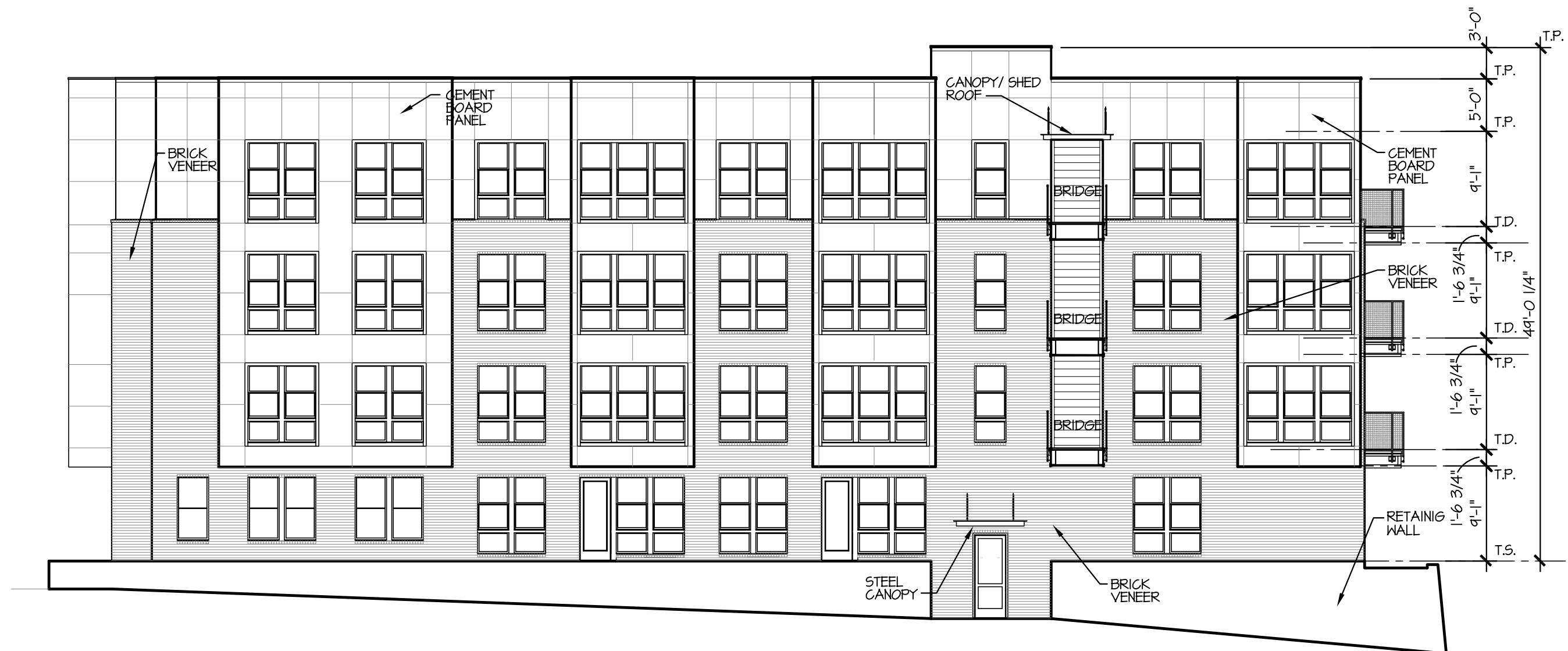
© RANDALL L. KIERSPERT ARCHITECT, L.L.C. 2024





03 BUILDING #1 - EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



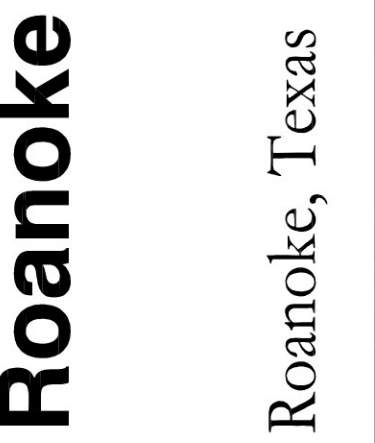
02 BUILDING #1 - EXTERIOR ELEVATION - EAST

3/32"=1'-0"



01 BUILDING #1 - EXTERIOR ELEVATION - SOUTH

3/32"=1'-0"



214.522.8780
rkitect@outlook.com
5206 stoneleigh ave
dallas, texas 75235

Δ
Δ
Δ
Δ
Δ

A5.01

Roanoke Lofts

Roanoke, Texas



randall l. kiespert, l.l.c.

architect

214.522.8780

rkiesp@outlook.com

5206 stoneleigh ave

addicks, texas 75229

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

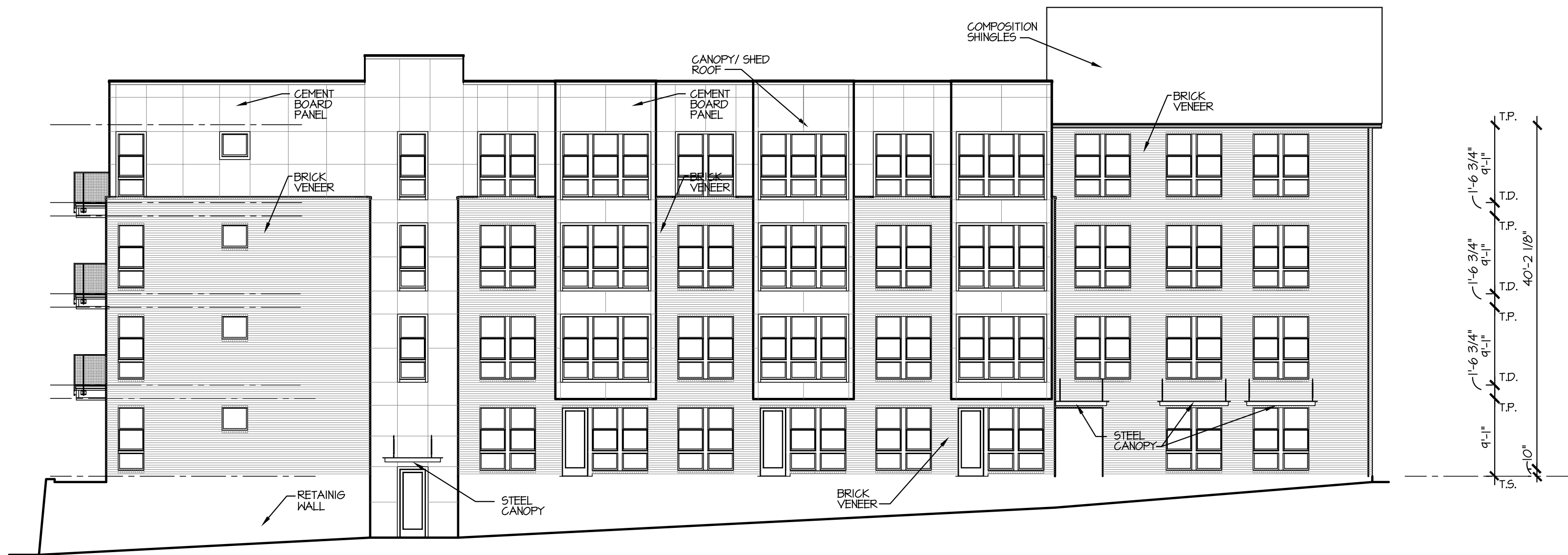
DATE: 01/04/2024

REVISIONS:

△	
△	
△	
△	
△	

BUILDING #1
EXTERIOR ELEVATIONS

SHEET NO.
A5.02



⓪ EXTERIOR ELEVATION - WEST

3/32"=1'-0"

© RANDALL L. KIESPERT ARCHITECT L.L.C. 2024

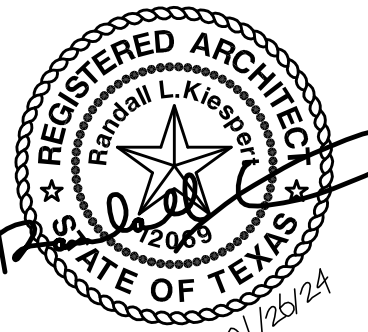
REVISIONS:	
△	
△	
△	
△	
△	



ⓐ EXTERIOR ELEVATION - WEST

© RANDALL L. KIESPERT ARCHITECT LLC 2023

3/32"=1'-0"



randall l. kiespert, l.l.c.
architect
214.522.8780
rkiesp@outlook.com
5206 stoneleigh ave
addicks, texas 75225

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

△	
△	
△	
△	
△	

BUILDING #2
EXTERIOR ELEVATIONS

SHEET NO.
A5.03

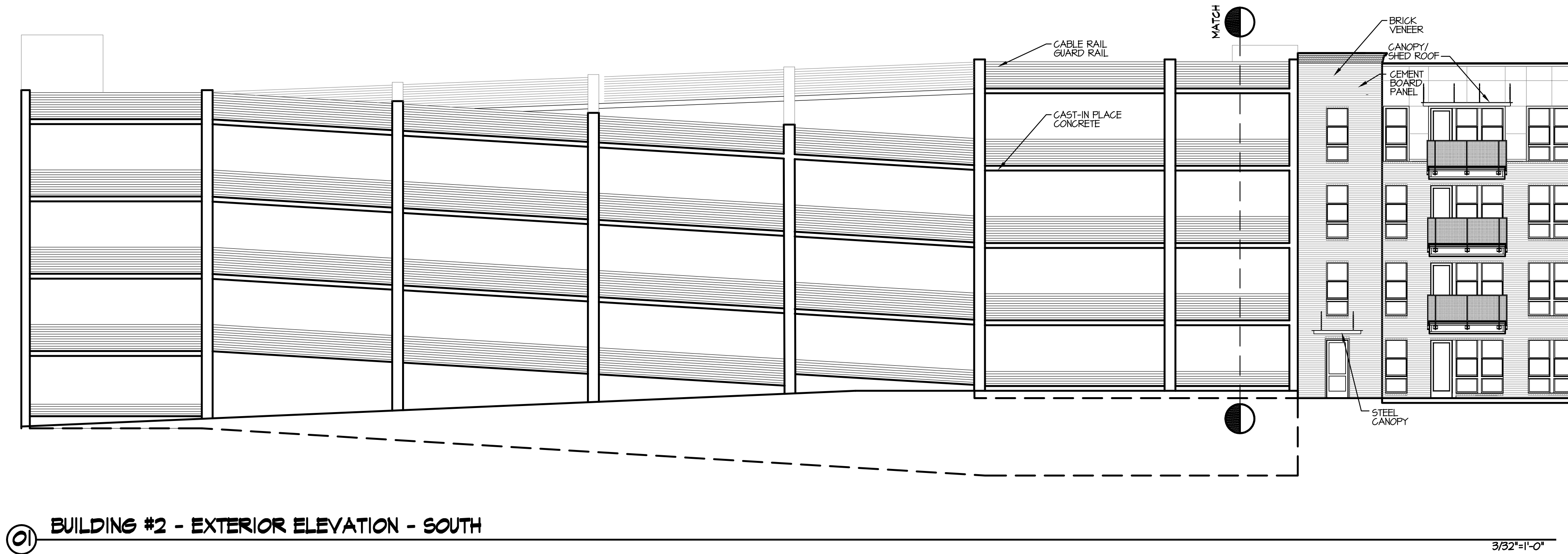
© RANDALL L. KIESPERT ARCHITECT L.L.C. 2024



03 BUILDING #2 - EXTERIOR ELEVATION - EAST



02 BUILDING #2 - EXTERIOR ELEVATION - SOUTH

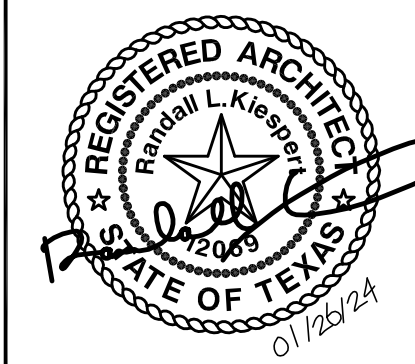


01 BUILDING #2 - EXTERIOR ELEVATION - SOUTH



214.522.8780
rkitect@outlook.com
5206 stoneleigh ave
dallas, texas 75235

A5.03



randall l. kiespert, l.l.c.
architect
214.522.8780
rlk@outlook.com
5206 stoneleigh ave
addicks, texas 75229

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

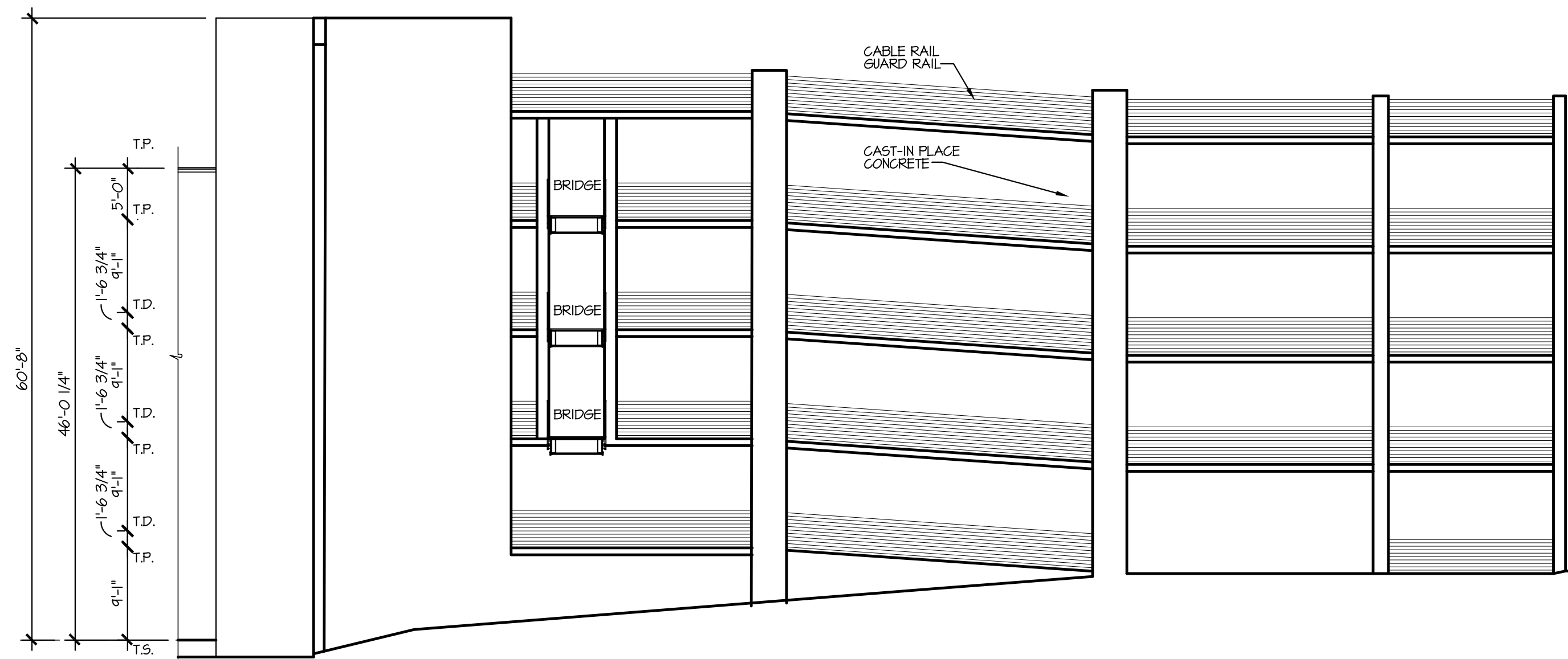
DATE: 01/04/2024

REVISIONS:

▲	
▲	
▲	
▲	
▲	

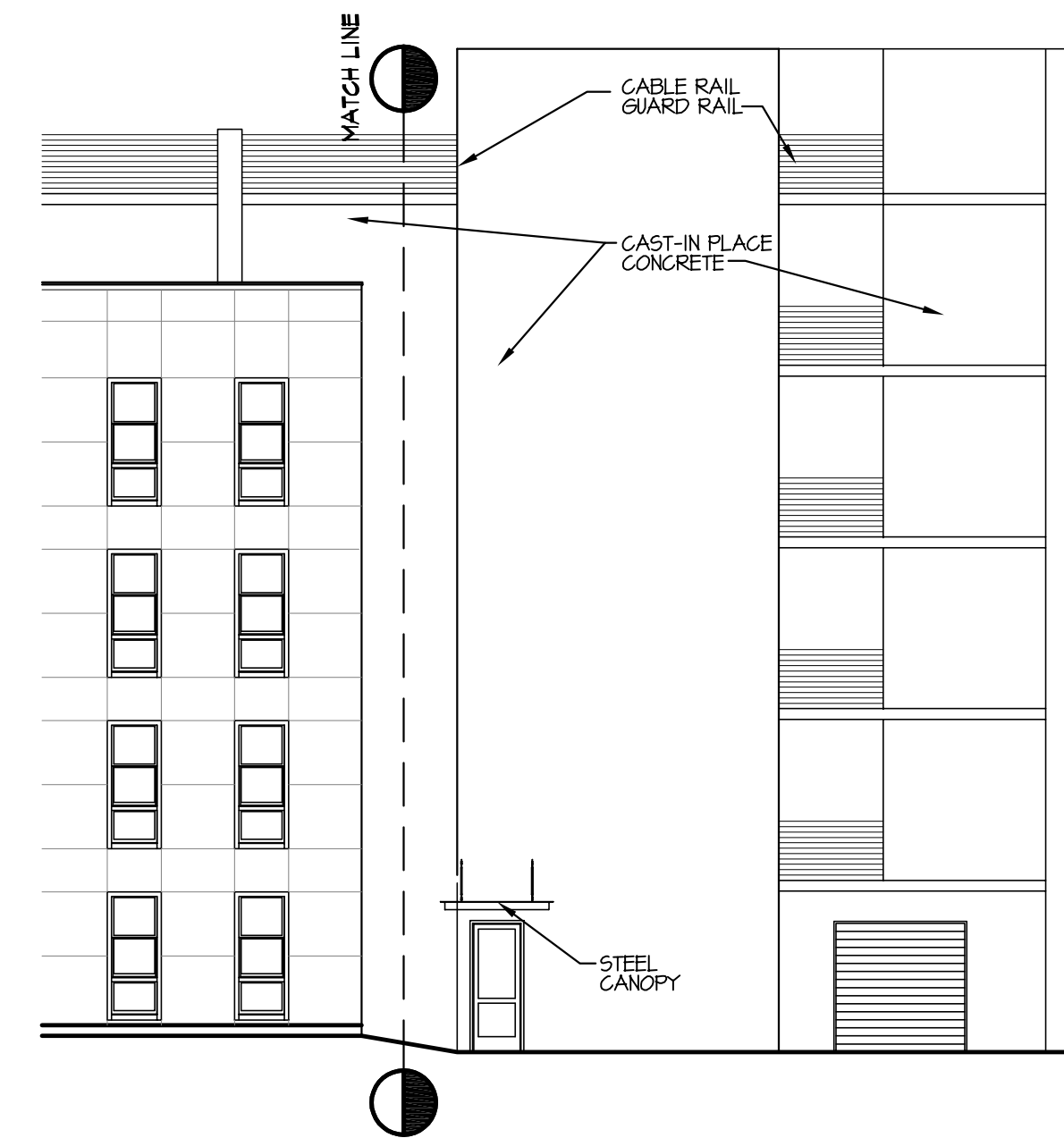
BUILDING #2
EXTERIOR ELEVATIONS

SHEET NO.
A5.04



03 EXTERIOR ELEVATION - WEST - GARAGE

3/32"=1'-0"



02 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



01 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"

INCOMPLETE DRAWING
12/18/2023
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME
LICENSE NUMBER

randall l. kiespert, l.l.c.
architect
214.522.8780
rlk@loutlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE:

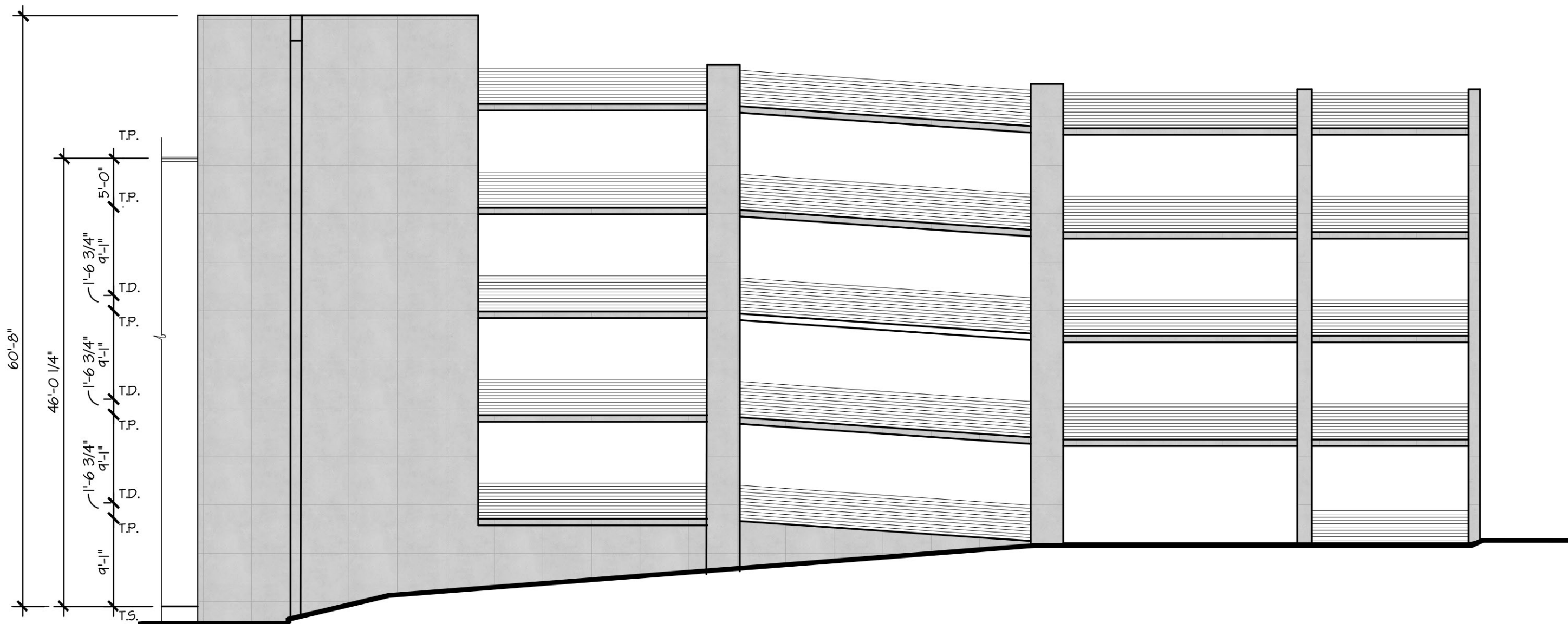
REVISIONS:

△	
△	
△	
△	
△	

BUILDING #2
EXTERIOR ELEVATIONS

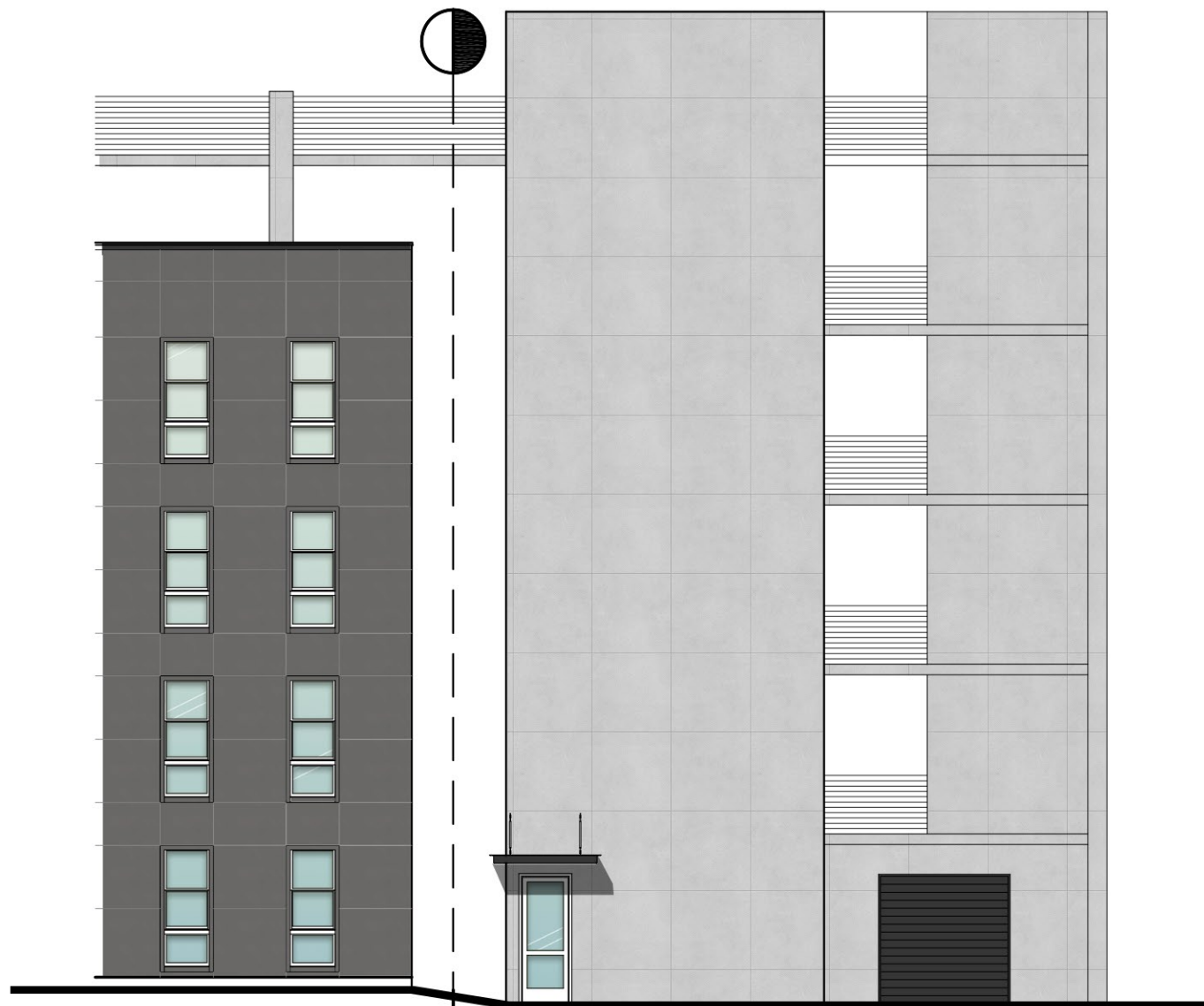
SHEET NO.

A5.04



03 EXTERIOR ELEVATION - EAST - GARAGE

3/32"=1'-0"



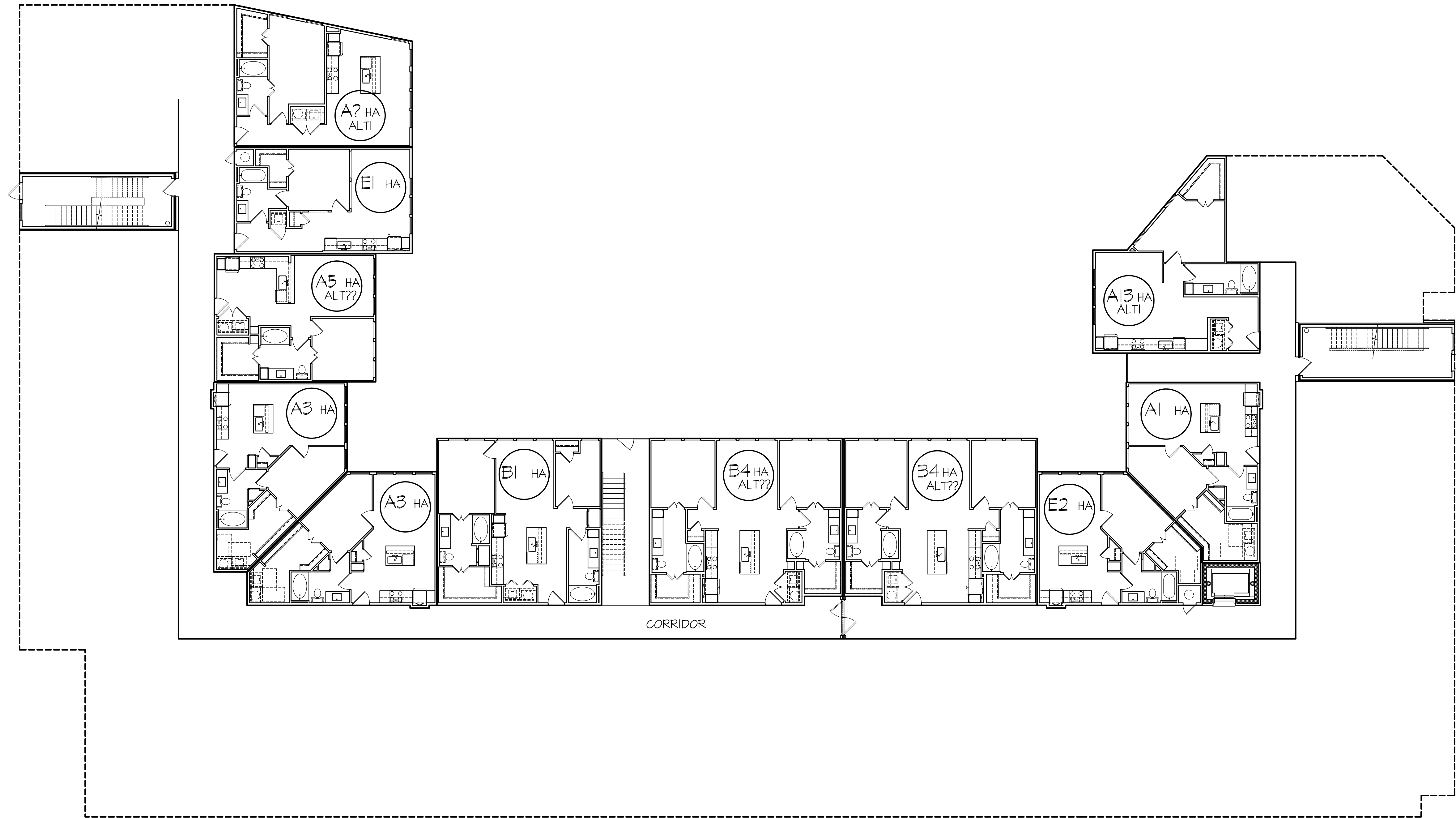
02 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



01 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



BUILDING #1 - BASEMENT LEVEL FLOOR PLAN

3/32"=1'-0"

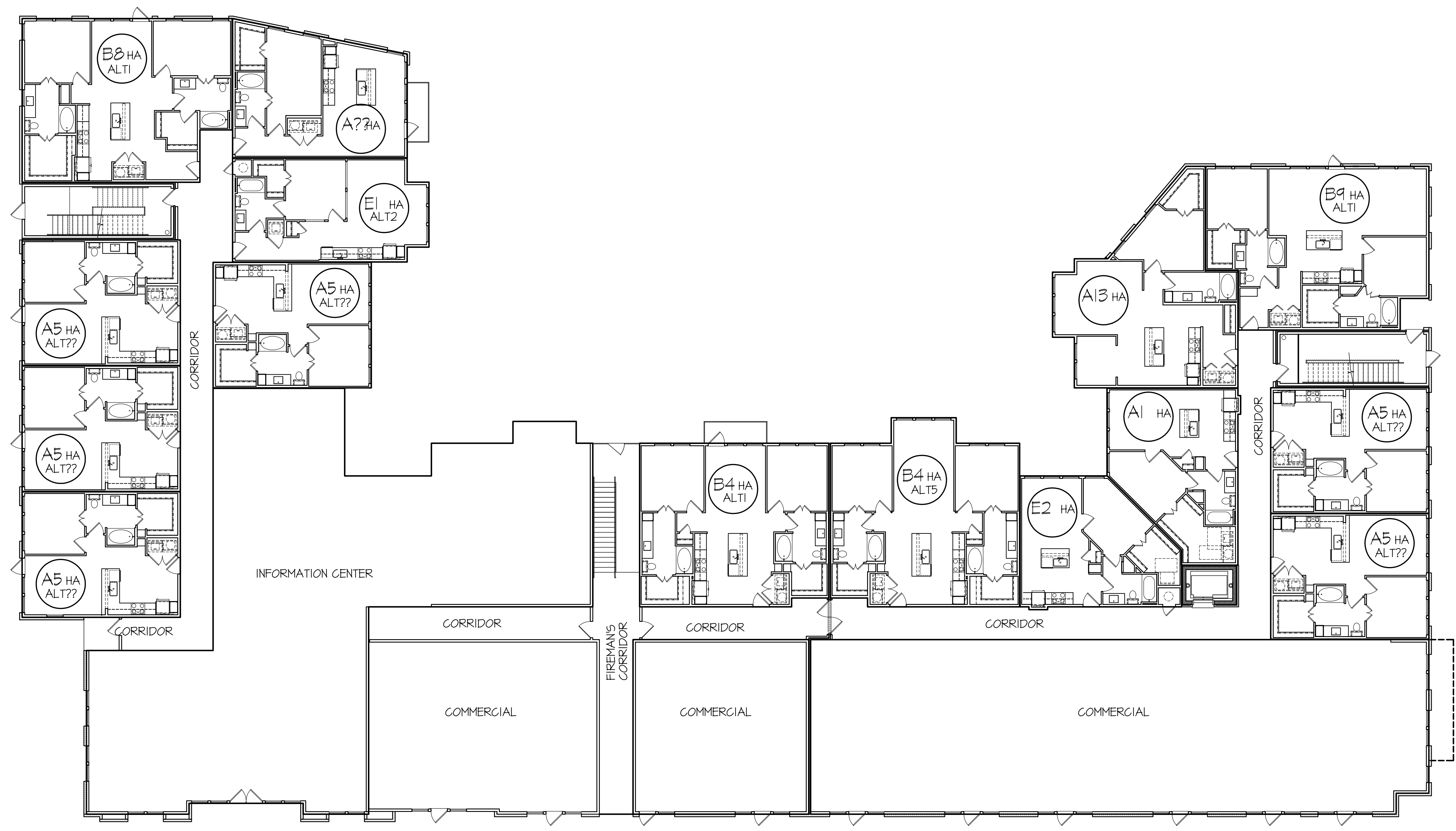
© RANDALL I. KIESPERT ARCHITECT, L.L.C. 2024

JOB NO:	J2023-02
DRAWN BY:	RLK
CHECKED BY:	RLK
DATE:	01/04/2024

REVISIONS:
△
△
△
△
△

BUILDING #1

SHEET NO.
A4.01



01 BUILDING #1 - FIRST LEVEL FLOOR PLAN

3/32"=1'-0"

LEEDS

RESIDENTIAL

Roanoke Lofts

Roanoke, Texas

INCOMPLETE DRAWING

02/08/2024

NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.

LICENSE NAME:

LICENSE NUMBER:

randall l. kiespert, l.l.c.

architect

214.522.8780

rlk@outlook.com

5206 stonleigh ave

dallas, texas 75235

JOB NO:

J2023-02

DRAWN BY:

RLK

CHECKED BY:

RLK

DATE:

01/04/2024

REVISIONS:

△

△

△

△

△

BUILDING #1

SHEET NO.

A4.02

© RANDALL L. KIESPERT ARCHITECT L.L.C. 2024

Page 86 of 107

Roanoke Lofts

Roanoke, Texas

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL, PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME
LICENSE NUMBER



JOB NO:	J2023-02
---------	----------

DRAWN BY:	RLK
-----------	-----

CHECKED BY:	RLK
-------------	-----

DATE:	01/04/2024
-------	------------

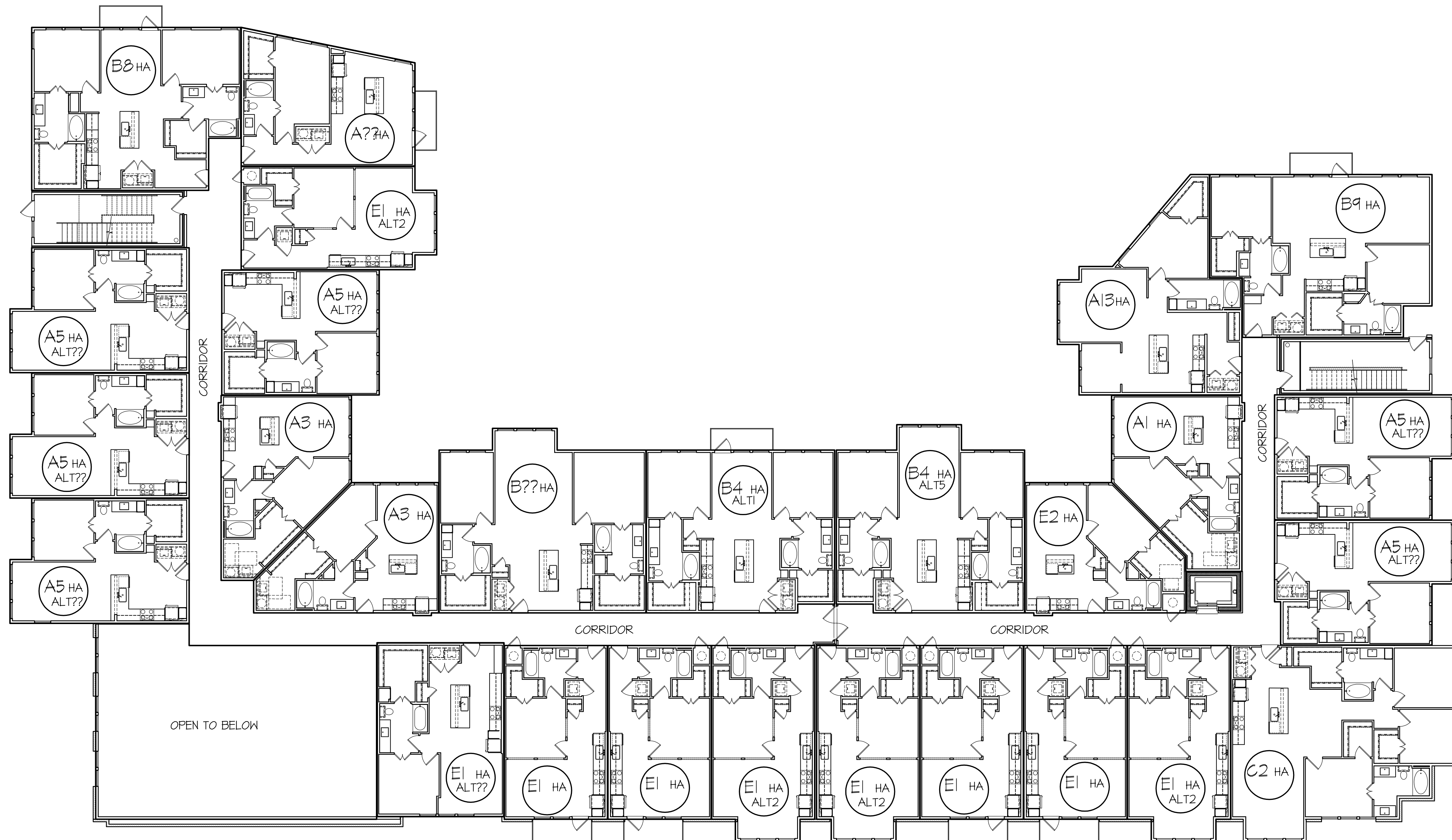
REVISIONS:

BUILDING #1

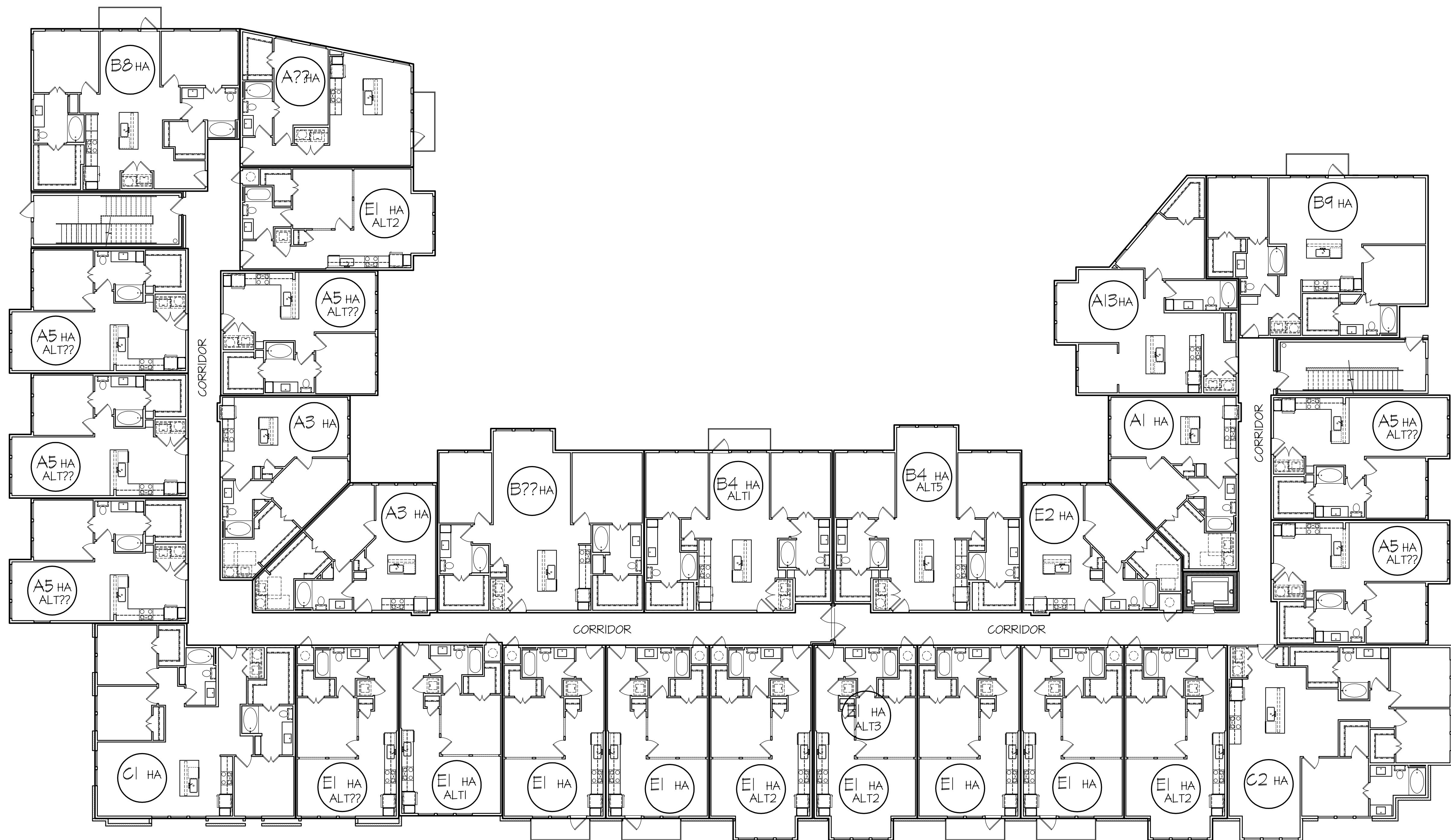
SHEET NO.

A4.03



01 BUILDING #1 - SECOND LEVEL FLOOR PLAN

$$\frac{3}{32}'' = 1'-0''$$



 BUILDING #1 - FOURTH LEVEL FLOOR PLAN

3/32"=1'-0"

© RANDALL L. KIESPERT ARCHITECT, LLC 2024

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME:
LICENSE NUMBER:

randall l. kiefert, l.l.c.
architect
214.522.8780
rlk@outlook.com
5206 stoneligh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

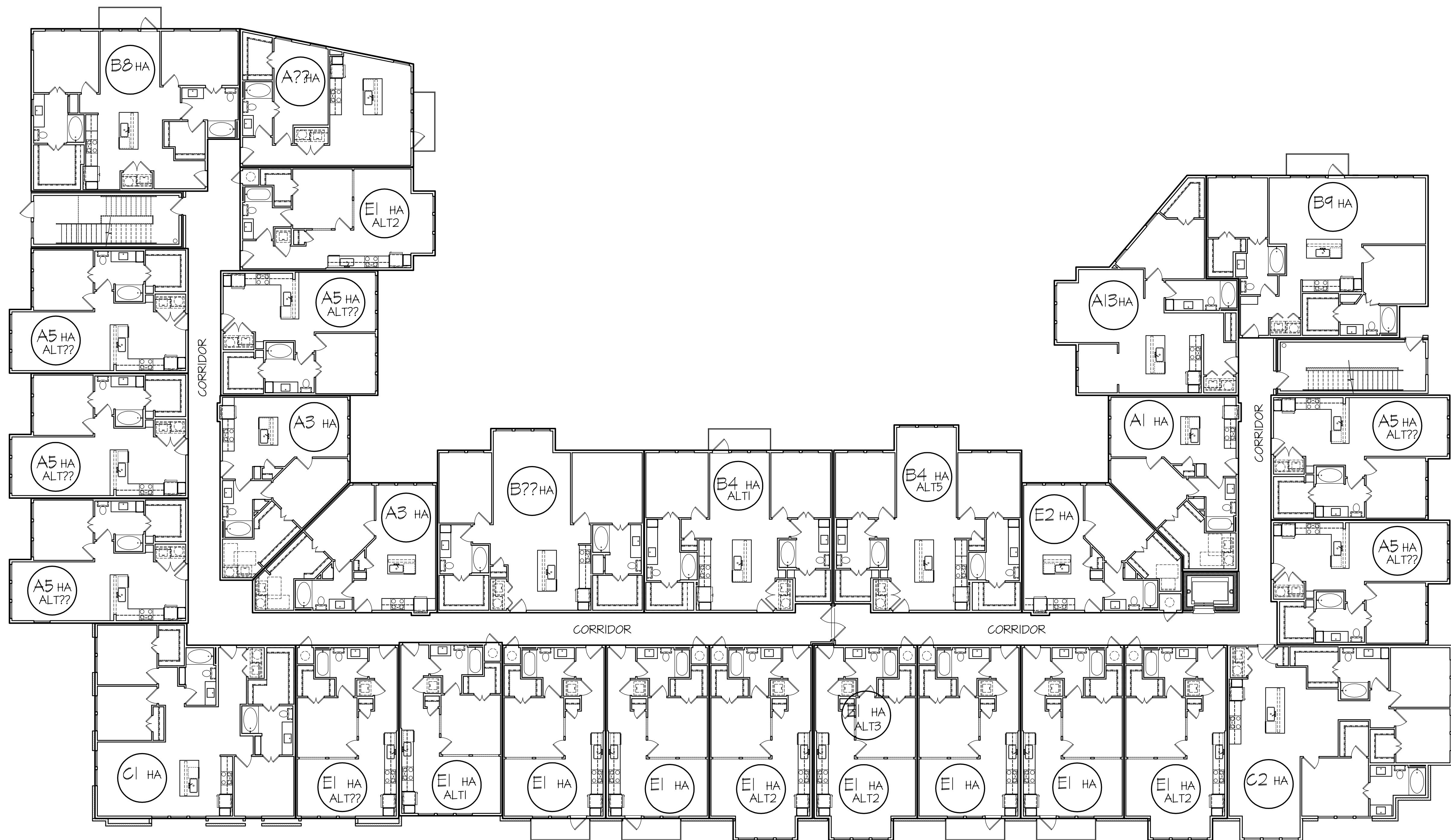
REVISIONS:

△	
△	
△	
△	
△	
△	

BUILDING #1

SHEET NO.

A4.05



 BUILDING #1 - THIRD LEVEL FLOOR PLAN

3/32"=1'-0"

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME:
LICENSE NUMBER:

randall l. kiespert, l.l.c.
architect
214.522.8780
rlk@outlook.com
5206 stoneligh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

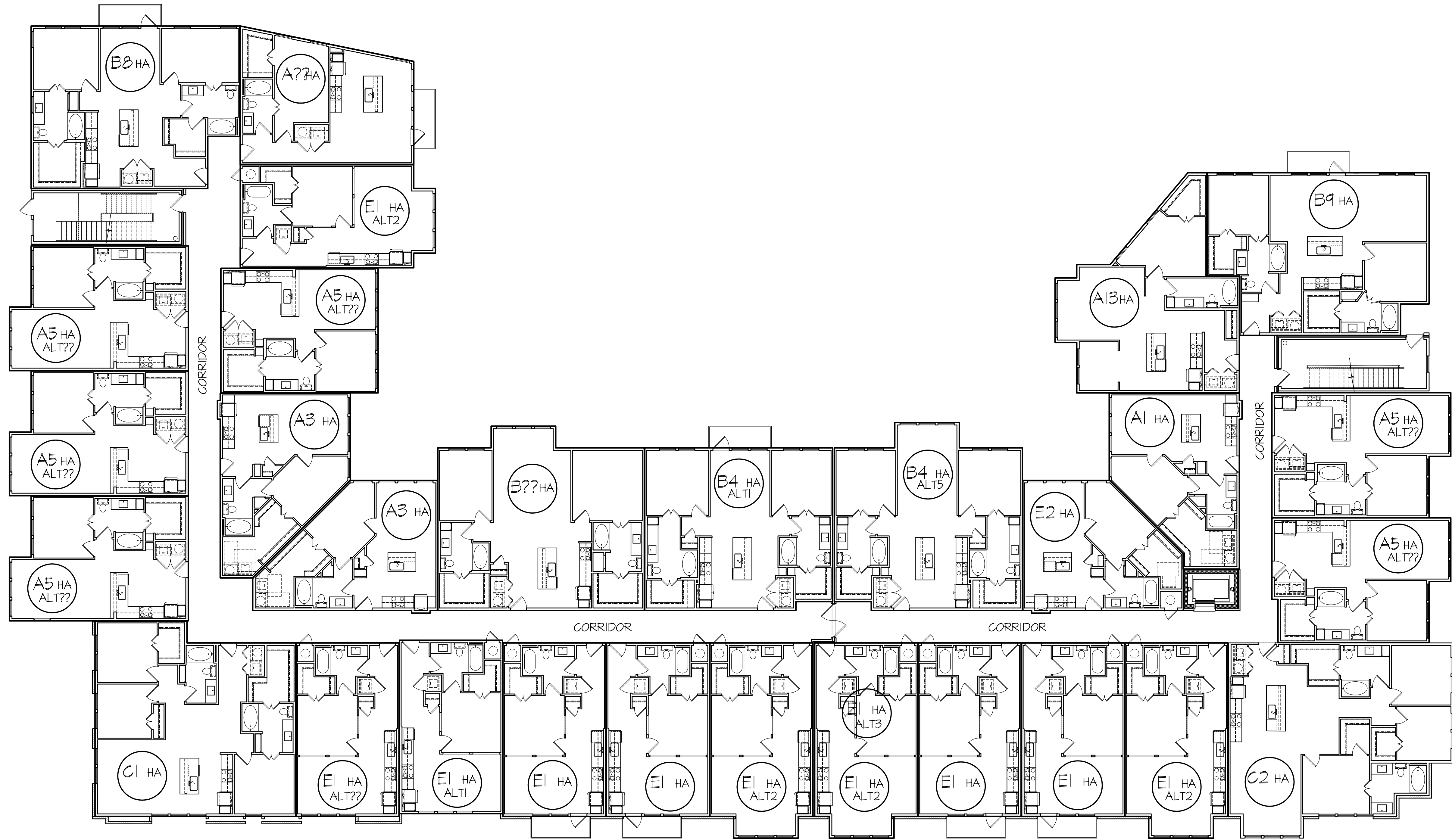
REVISIONS:

△	
△	
△	
△	
△	

BUILDING #1

SHEET NO.

A4.04



 BUILDING #1 - FOURTH LEVEL FLOOR PLAN

3/32"=1'-0"

INCOMPLETE DRAWING
02/08/2024
NOT FOR REGULATORY
APPROVAL PERMIT OR
CONSTRUCTION PURPOSES.
LICENSE NAME:
LICENSE NUMBER:


randall l. kiespert, llc.
architect
214.522.8780
rlk@outlook.com
5206 stonleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

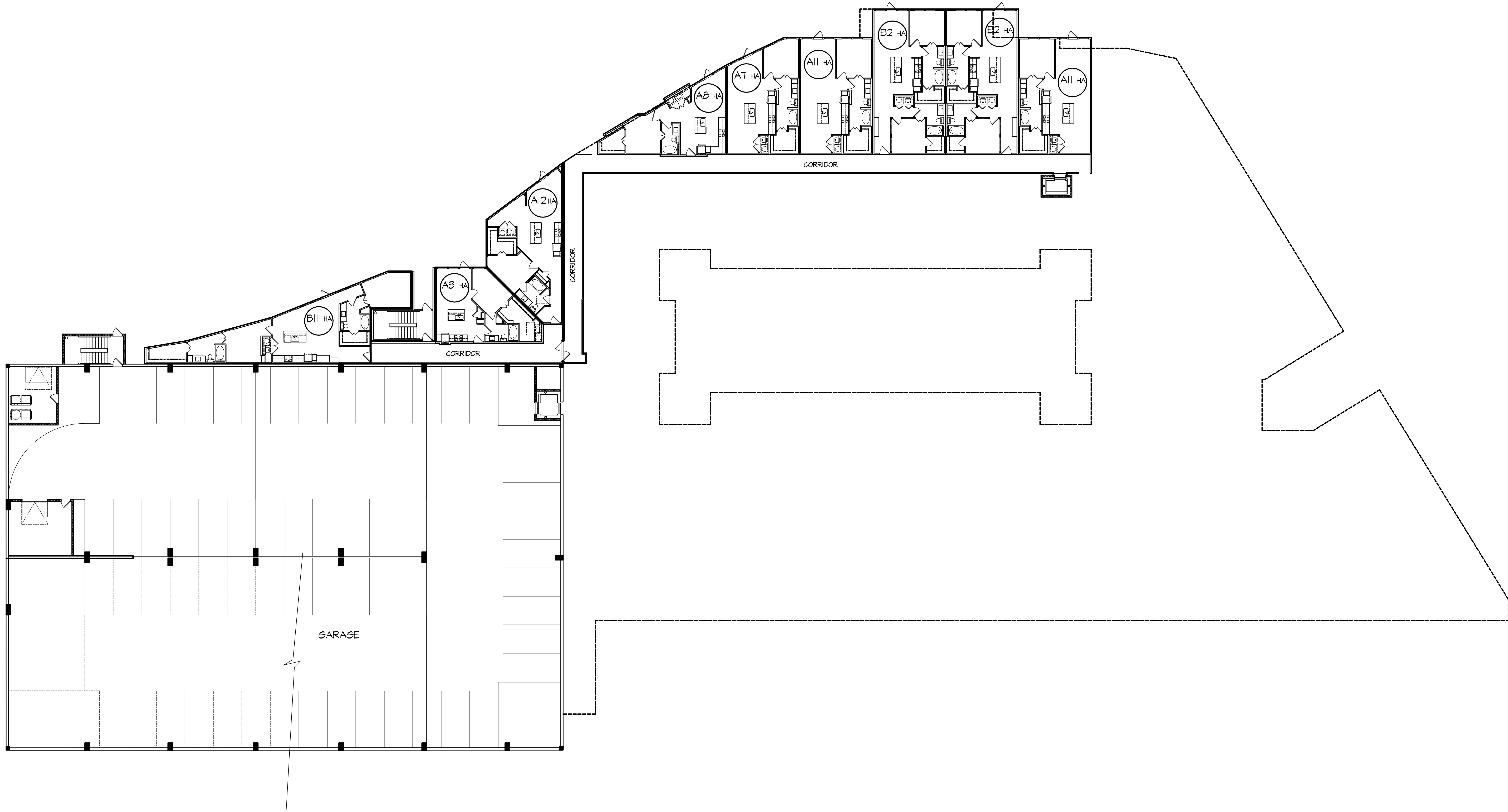
REVISIONS:

△	
△	
△	
△	
△	
△	

BUILDING #1

SHEET NO.

A4.05



Ⓢ BUILDING #2 - BASEMENT LEVEL FLOOR PLAN

1/16"=1'-0"

LEEDS
RESIDENTIAL

Roanoke Lofts

Roanoke, Texas

REGISTERED ARCHITECT

Randall L. Kiespert

01/25/24

randall l. kiespert, l.l.c.

architect

214.522.8780

rkiesp@outlook.com

5206 stoneligh ave

dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

△

△

△

△

△

BUILDING #2

SHEET NO.
A4.06

© RANDALL L. KIESPERT ARCHITECT L.L.C. 2024

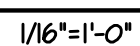
Page 91 of 107



REVISIONS:

BUILDING #2

A4.07



Roanoke Lofts

Roanoke, Texas



randall l. kiespert, l.l.c.

214.522.8780
tect@outlook.com
06 stoneleigh ave
dalas, texas 75235

JOB NO:	J2023-02
---------	----------

DRAWN BY:	RLK
-----------	-----

CHECKED BY:	RLK
-------------	-----

DATE: 01/04/2024

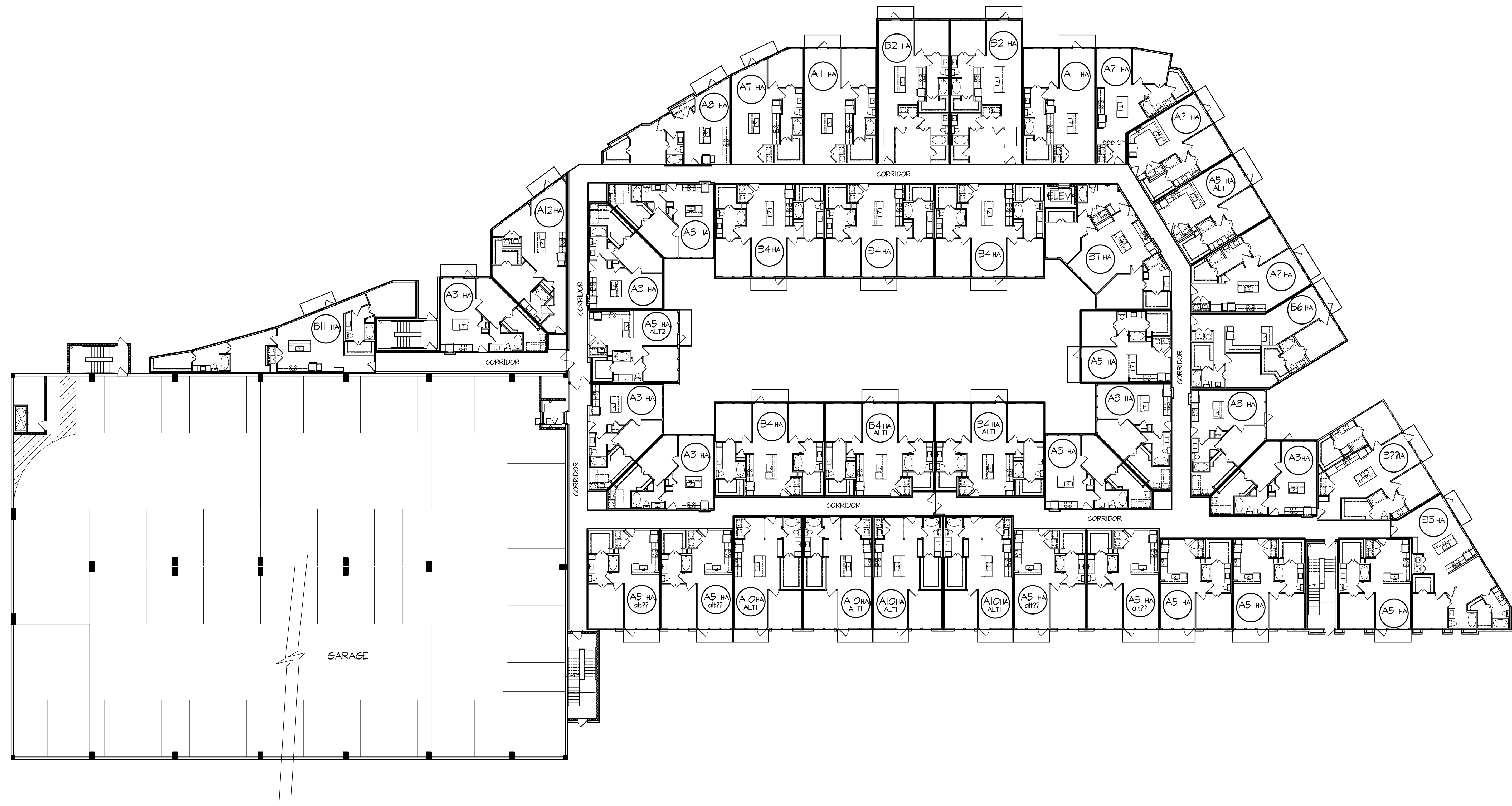
REVISIONS:

BUILDING #2

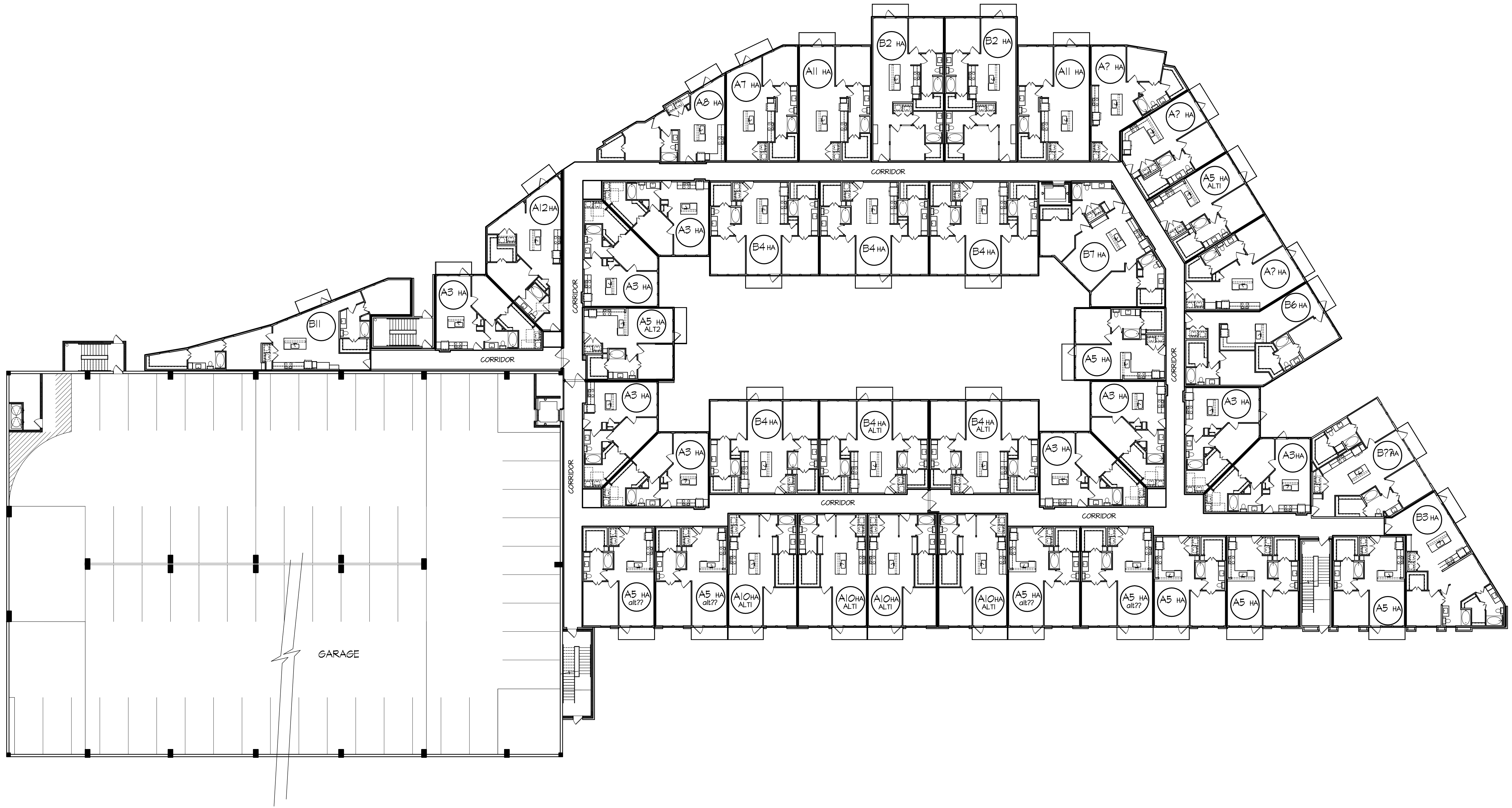
SHEET NO.

A4.08



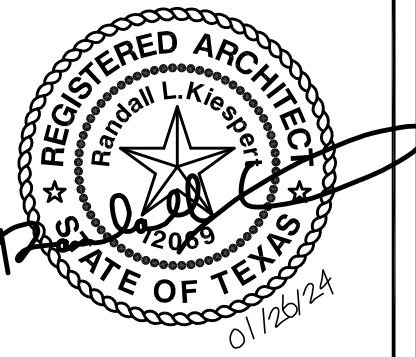
01 BUILDING #2 - SECOND LEVEL FLOOR PLAN

$$1/16'' = 1' - 0''$$



 BUILDING #2 - THIRD LEVEL FLOOR PLAN

1/16"=1'-0"



randall l. kiespert, l.l.c.
architect
214.522.8780
rlk@outlook.com
5206 stonleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

△	
△	
△	
△	
△	

BUILDING #2

SHEET NO.

A4.09

Roanoke Lofts

Roanoke, Texas



randall l. kiespert, l.l.c.

214.522.8780
tect@outlook.com
06 stoneleigh ave
dalas, texas 75235

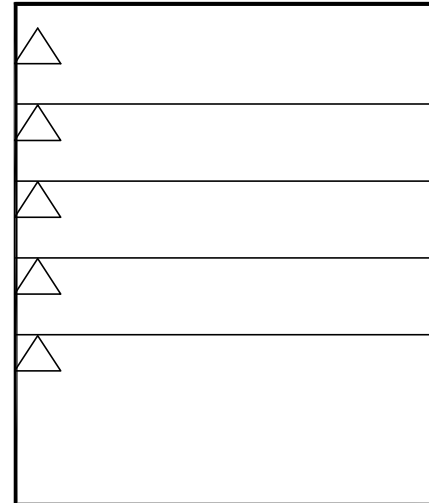
JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

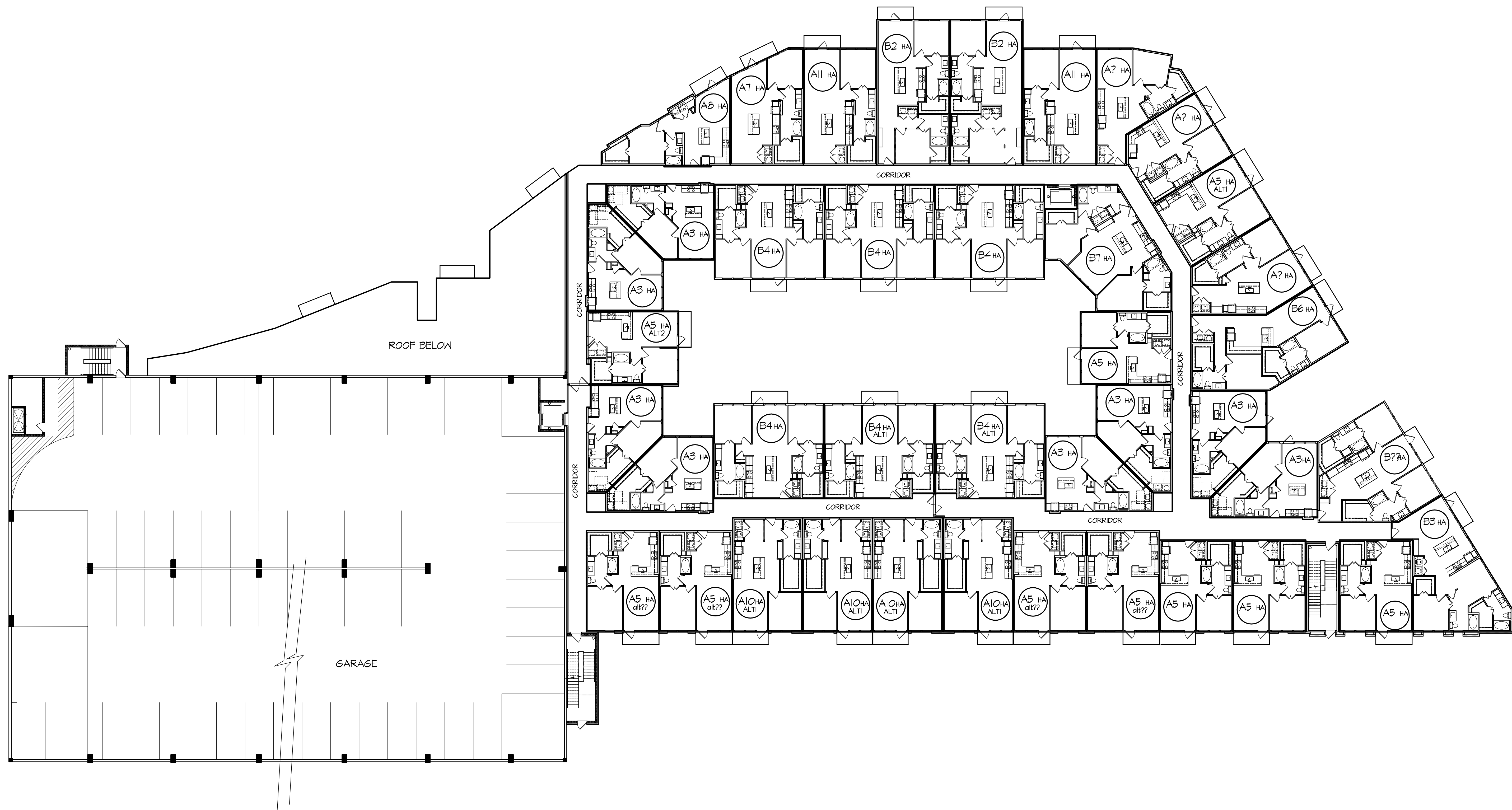
DATE: 01/04/2024

REVISIONS:

ARCHITECTURAL SITE PLAN
BUILDING #2

SHEET NO.

A4.10



01 BUILDING #2 - FOURTH LEVEL FLOOR PLAN

$$1/16'' = 1' - 0''$$

ROANOKE LOFTS - Mixed Use - Unit Mix/Program/Parking 02-14-2024

Unit	Description	Minimum Square Footage	Totals
Studios	Studio - 1 Bath	608	
1 Bedroom	1 Bd - 1 Bath	650	
2 Bedroom	2 Bd - 2 Bath	1,029	
3 Bedroom	3 Bd - 2 Bath	1,250	
Total Square Footage /Units		234,500	293
MULTIFAMILY LEASING OFFICE			3,974
Commercial Space (Office Uses)			6,000
PARKING		RATIO	SPACES
	REQUIRED for Multifamily	1.70	498
	REQUIRED for Commercial	1 per 300 S.F.	20
	PROVIDED for Multifamily		
	SURFACE Parking Provided for Multifamily		142
	6 LEVEL GARAGE @ 62/ LEVEL		356
	Total Provided for multifamily	1.70	498
	PROVIDED for Commercial		
	SURFACE PROVIDED for Commercial	1 per 300 S.F.	20
	PROVIDED - Total		518

State of Texas
ct No. 4018-1-7
Parcel 3
8/18/77 OPRDCT

STATE HIGHWAY 114
variable width ROW

M.E.P. & P.R.R. Survey
Abstract No. 942

LVL Up-Roanoke LLC
Doc. No. 2017-00214
OPRDCT

REFER TO SHEET L.3

REFER TO SHEET L.1

REFER TO SHEET L.2

UNITED STATES ARMY
CORPS OF ENGINEERS

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

PLANT LIST

TREES						
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
4	CE	Cedar Elm	Ulmus crassifolia	3" cal.	container grown, 12' ht. min., 4'-5' spread min.	
5	CM	Crape Myrtle 'Tuscarora'	Lagerstroemia indica 'Tuscarora'	7' ht.	container grown, 3-5 cane no cross caning	
6	CM2	Crape Myrtle 'Natchez'	Lagerstroemia indica 'Natchez'	7' ht.	container grown, 3-5 cane, no cross caning	
19	EGH	English Holly	Ilex op. 'English'	7' ht.	container grown, single trunk, tree form, matching	
32	FH	Foster's Holly	Ilex x attenuata 'Fosterii'	7' ht.	container grown, single trunk, tree form, matching	
26	HLO	Highrise Live Oak	Quercus virginiana 'High Rise'	3" cal.	container grown, 12' ht. min., 4'-5' spread min.	
21	TJ	Taylor Juniper	Juniperus virginiana	7' ht.	container grown, full to base, staked to 75%	

SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
97	DYH	Dwarf Yaupon Holly	Ilex vomitoria nana	5 gal.	container grown, full plant specimen, 24" o.c.
192	HMG	Dwarf Hamlen Grass	Pennisetum sp. 'Dwarf Hamlen'	3 gal.	container grown, full plant specimen, 24" o.c.
248	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	4" ht.	container grown, full plant specimen, 36" o.c.
37	NRS	Nellie R. Stevens Holly	Ilex sp. 'Nellie R. Stevens'	6" ht.	container grown, full to base
105	SG	Seagreen Juniper	Juniperus sp. 'Seagreen'	4" ht.	container grown, full plant specimen, 36" o.c.

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
5,408	WC	Wintercreeper	Euonymus fortunei coloratus	4" pots	container, (3) 12" runners min., 12" o.c.
		Bermudagrass 'Tiffany 419'	Cynodon dactylon	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS:

SITE LANDSCAPE REQUIREMENT
Requirements: 20% of the Building Site must be landscaped.

Site Area: 649,846.86 (14.91 Acres)
Required: 129,969.29 s.f. (20%)
Provided: 138,064 s.f. (52%)

PARKING LOT INTERIOR LANDSCAPING
Requirements: (1) tree per every 10 provided parking spaces and within 60 ft. of each parking space. Landscaping shall not obstruct traffic visibility. 16 s.f. per each space

Interior Parking (162 Spaces)
Required: (17) trees, 3" cal.
2,592 s.f.
Provided: (25) tree, 3" cal.
3,895 s.f.

SIDE AND REAR YARD BUFFER LANDSCAPING
Each Lot shall provide a minimum 5' wide landscaped buffer strip around the sides and rear perimeters. A 4' tall screen comprised of hardy, evergreen shrubs, decorative walls with shrubs, or similar landscaping.

PROVIDED

LEEDS
RESIDENTIAL

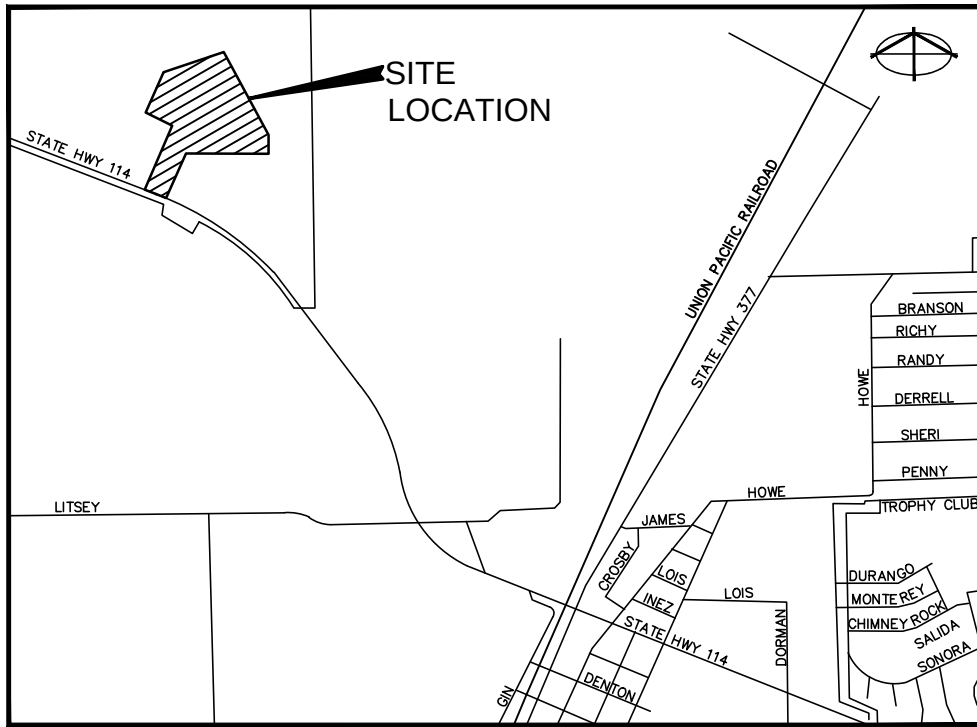
OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76262
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiesp@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0063
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

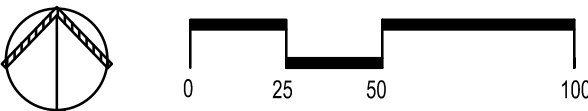
ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@boddeng.com



SOLID SOD NOTES

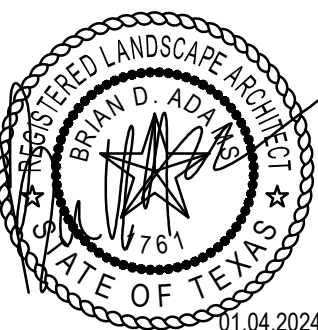
- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

01 LANDSCAPE SITE PLAN
SCALE: 1" = 50'-0"



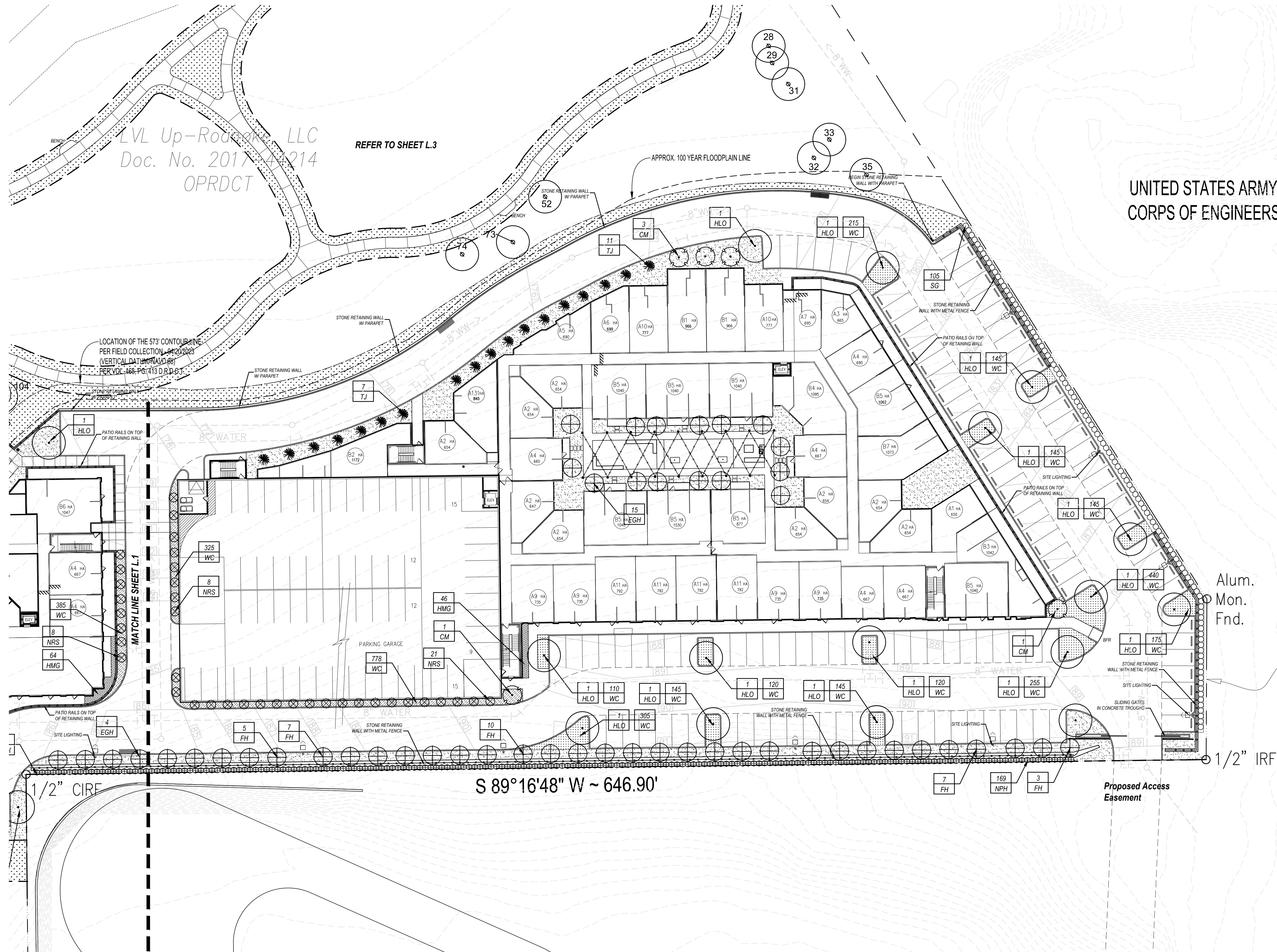
LANDSCAPE SITE PLAN
ROANOKE LOFTS
LOT 1, BLOCK A

14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024



01.04.2024





UNITED STATES ARMY
CORPS OF ENGINEERS

PLANT LEGEND
QUANTITY
PLANT TYPE

TREES
TYPE COMMON NAME

CE	Cedar Elm
CM	Crepe Myrtle 'Tuscarora'
CMZ	Crepe Myrtle 'Natchez'
EGH	Eagleston Holly
FH	Fosters Holly
HLO	Highrise Live Oak
TJ	Taylor Juniper

SHRUBS
TYPE COMMON NAME

DYH	Dwarf Yaupon Holly
HMG	Dwarf Hamlen Grass
NPH	Needlepoint Holly
NRS	Nellie R. Stevens Holly
SG	Seagreen Juniper

GROUNDCOVERS
TYPE COMMON NAME

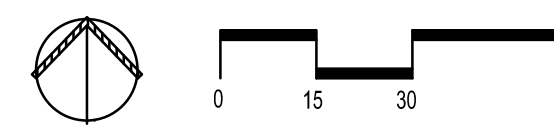
WC	Wintercreeper
----	---------------

GRAPHIC PLANT LEGEND

- EXISTING TREE TO REMAIN
- HIGHRISE LIVE OAK
- CEDAR ELM
- DRAKE ELM
- CREPE MYRTLE 'NATCHEZ'
- CREPE MYRTLE 'TUSCARORA'
- EAGLESTON / FOSTER'S HOLLY
- NELLIE R. STEVENS HOLLY, 6' HT.
- NEEDLEPOINT HOLLY, 4' HT.
- SEAGREEN JUNIPER, 4' HT.
- DWARF YAUPON HOLLY, 5 GAL.
- WINTERCREEPER
- DWARF HAMLEN GRASS
- SOLID SOD BERMUDAGRASS IRRIGATED
- SOLID SOD BERMUDAGRASS NON-IRRIGATED



01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



**LANDSCAPE PLAN
ROANOKE LOFTS
LOT 1, BLOCK A**

14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024

**LEEDS
RESIDENTIAL**

OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
Trophy Club, Texas 76262
(817)205-6050

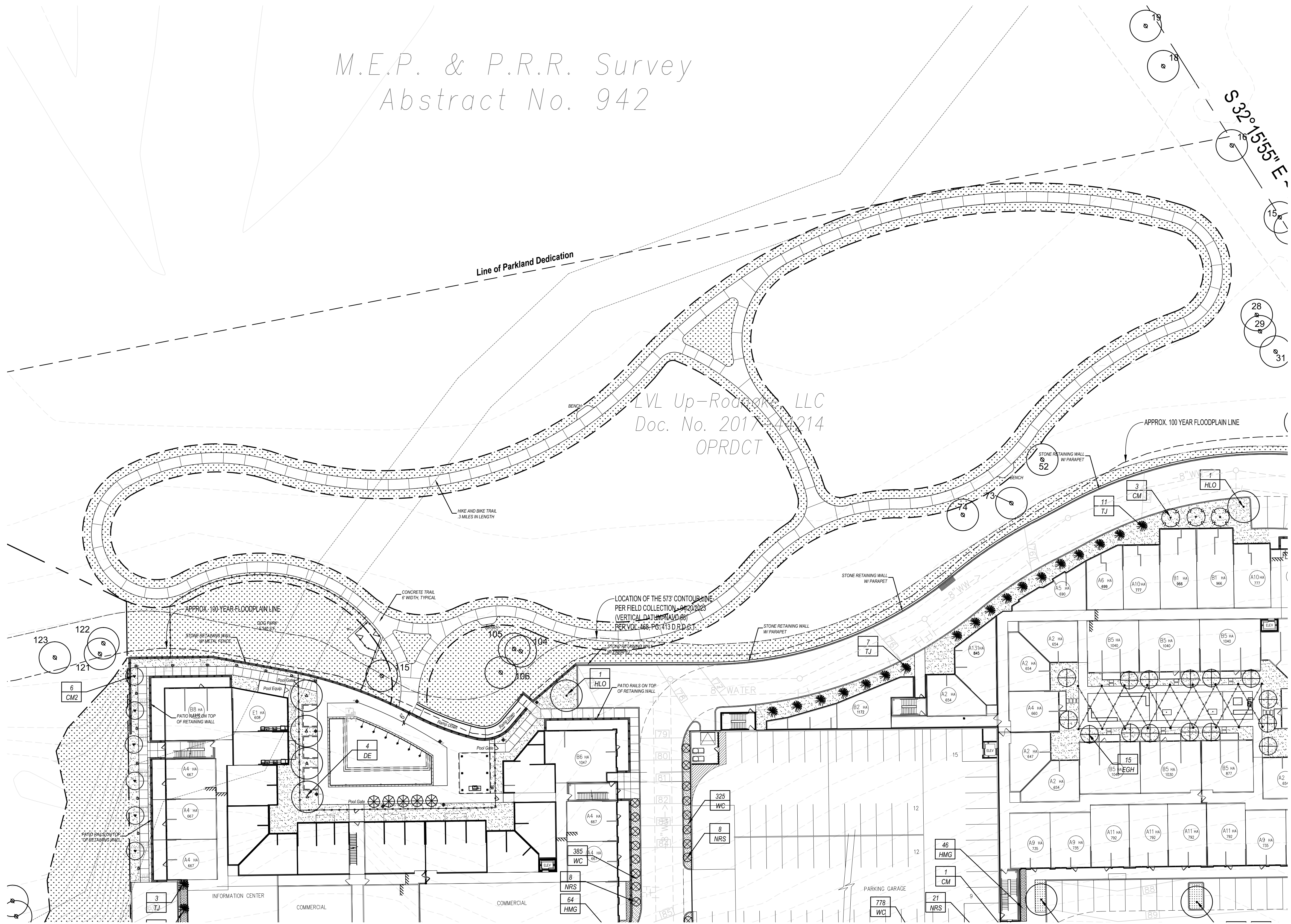
DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rktest@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0063
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

ENGINEER
BROCKETT DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@boddeng.com

M.E.P. & P.R.R. Survey
Abstract No. 942



PLANT LEGEND
QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
CE	Cedar Elm
CM	Crepe Myrtle 'Tuscarora'
CM2	Crepe Myrtle 'Natchez'
EGH	Eagleston Holly
FH	Fosters Holly
HLO	Highrise Live Oak
TJ	Taylor Juniper

SHRUBS

TYPE	COMMON NAME
DYH	Dwarf Yaupon Holly
HMG	Dwarf Hamden Grass
NPH	Needlepoint Holly
NRS	Nellie R. Stevens Holly
SG	Seagreen Juniper

GROUNDCOVERS

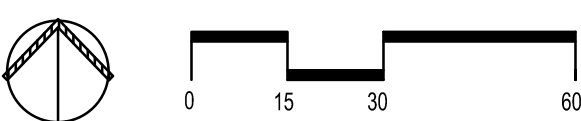
TYPE	COMMON NAME
WC	Wintercreeper

GRAPHIC PLANT LEGEND

	EXISTING TREE TO REMAIN
	HIGHRISE LIVE OAK
	CEDAR ELM
	DRAKE ELM
	CREPE MYRTLE 'NATCHEZ'
	CREPE MYRTLE 'TUSCARORA'
	EAGLESTON / FOSTER'S HOLLY
	NELLIE R. STEVENS HOLLY, 6' HT.
	NEEDLEPOINT HOLLY, 4' HT.
	SEAGREEN JUNIPER, 4' HT.
	DWARF YAUPON HOLLY, 5 GAL.
	WINTERCREEPER
	DWARF HAMLEN GRASS
	SOLID SOD BERMUDAGRASS IRRIGATED
	SOLID SOD BERMUDAGRASS NON-IRRIGATED



01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



LANDSCAPE PLAN
ROANOKE LOFTS
LOT 1, BLOCK A

14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024

LEEDS
RESIDENTIAL

OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
Trophy Club, Texas 76262
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiesp@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0063
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@boddeng.com

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

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

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

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

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
 - B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
 - C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth in compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- 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. Measured six (6") inches above ball.
- Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

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

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from top of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. 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. Measured six (6") inches above ball.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

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

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- B. Staking Material for Shade Trees:
 1. Post: Studied T-Post, #1 Armo with anchor plate; 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafit 140N by Celanese Fibers Marketing Company, available at Lofland Co. (214) 631-9250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

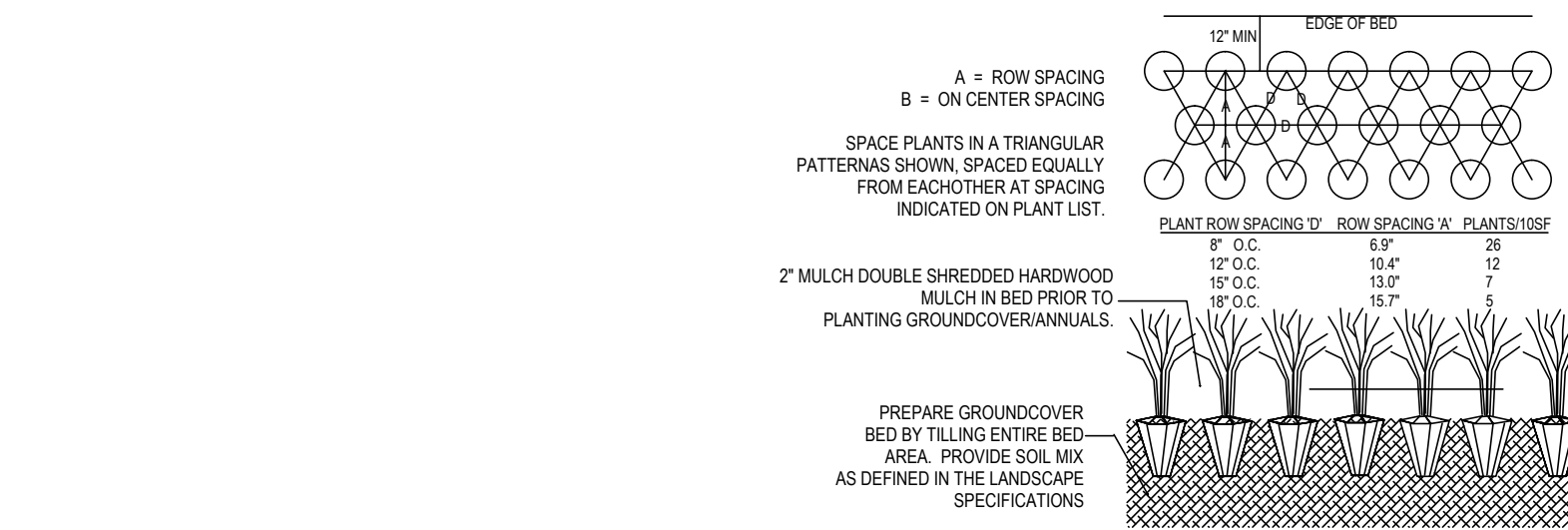
3.2 INSTALLATION

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

- F. Shrub and tree pits shall be no less than two (2') feet, twenty four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly 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.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, 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 ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material shall be maintained.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 3/4" maximum height above grade.
 1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 2. Do not install steel edging along sidewalks.
 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are 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 days work.

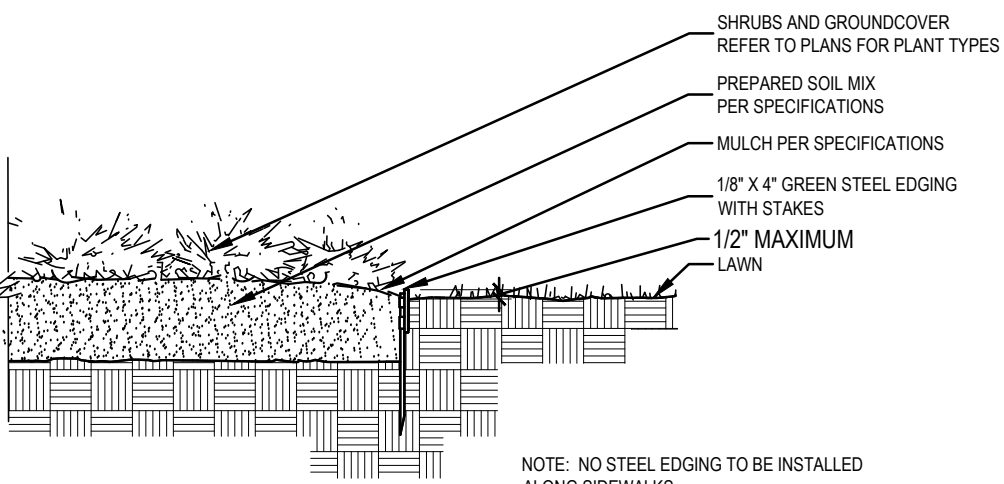


B GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

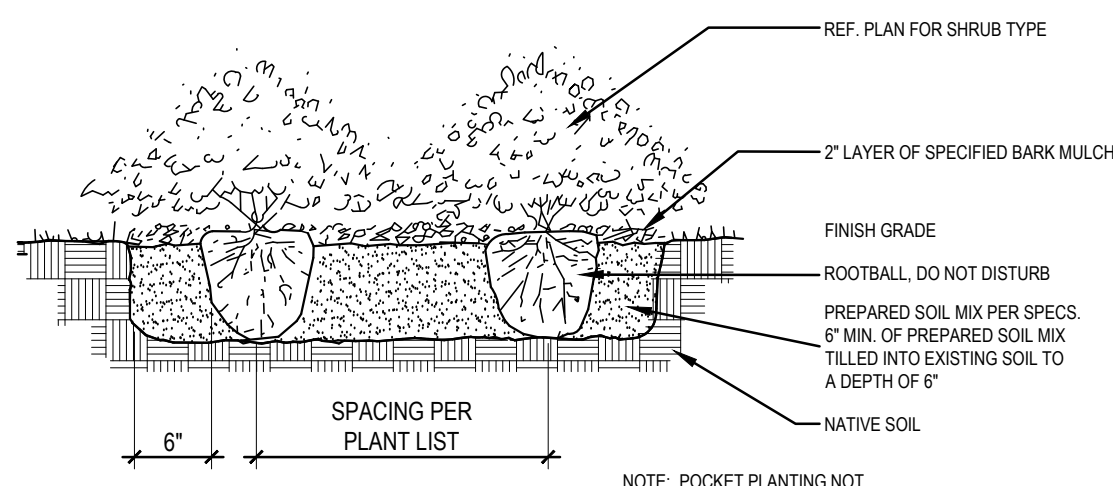
C SIDEWALK / MULCH DETAIL

no steel along sidewalks



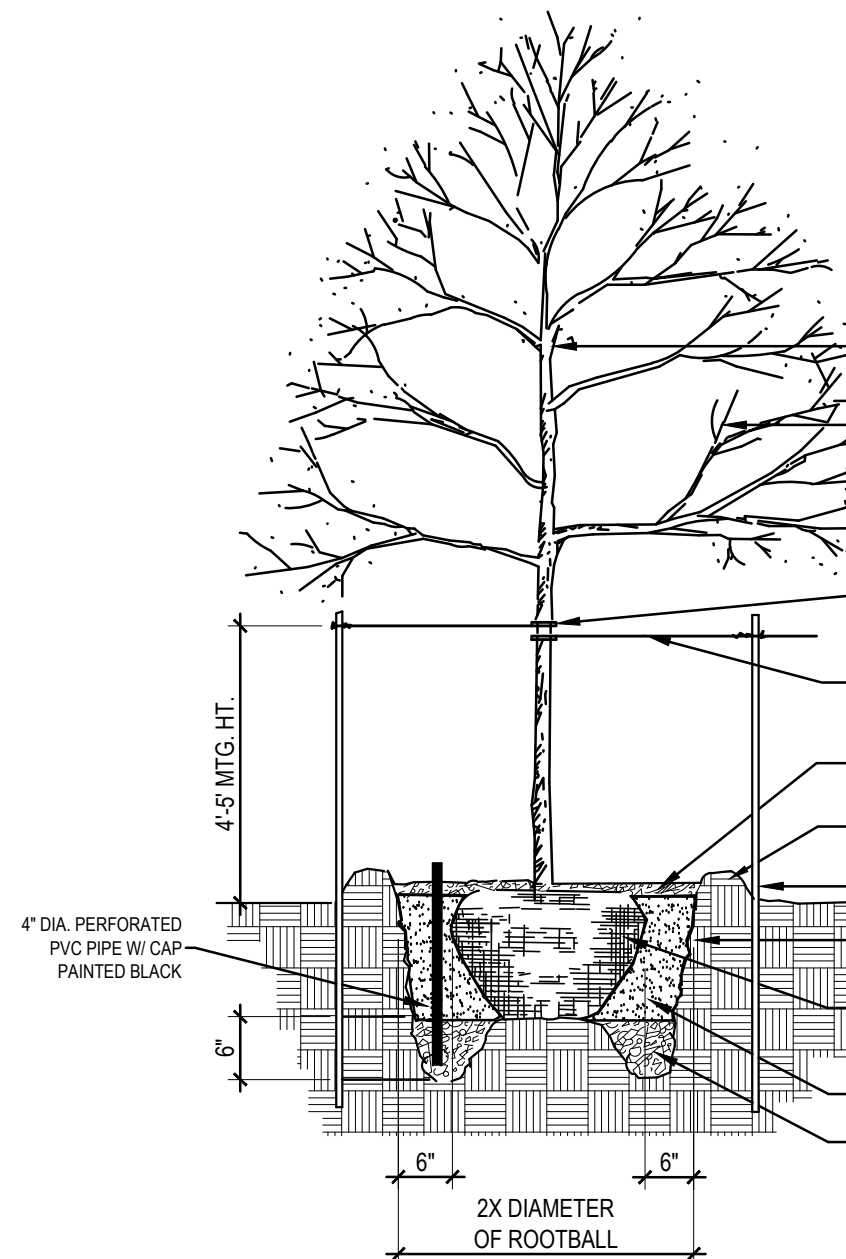
D STEEL EDGING DETAIL

NOT TO SCALE



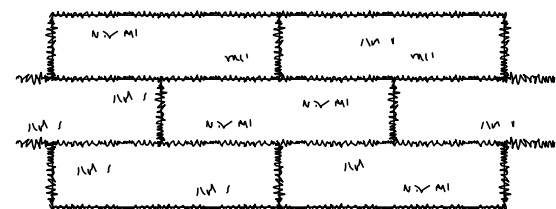
E SHRUB PLANTING DETAIL

NOT TO SCALE



A TREE PLANTING DETAIL

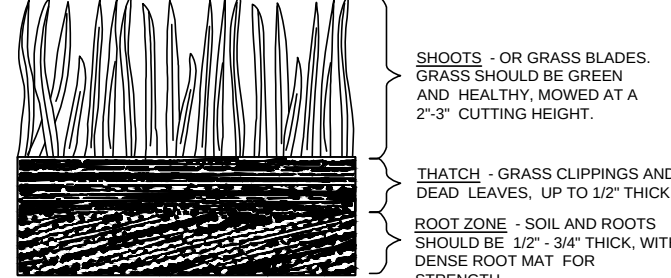
NOT TO SCALE



F SOD PLANTING DETAIL

NOT TO SCALE

APPEARANCE OF GOOD SOD



LEEDS
RESIDENTIAL

OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76262
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

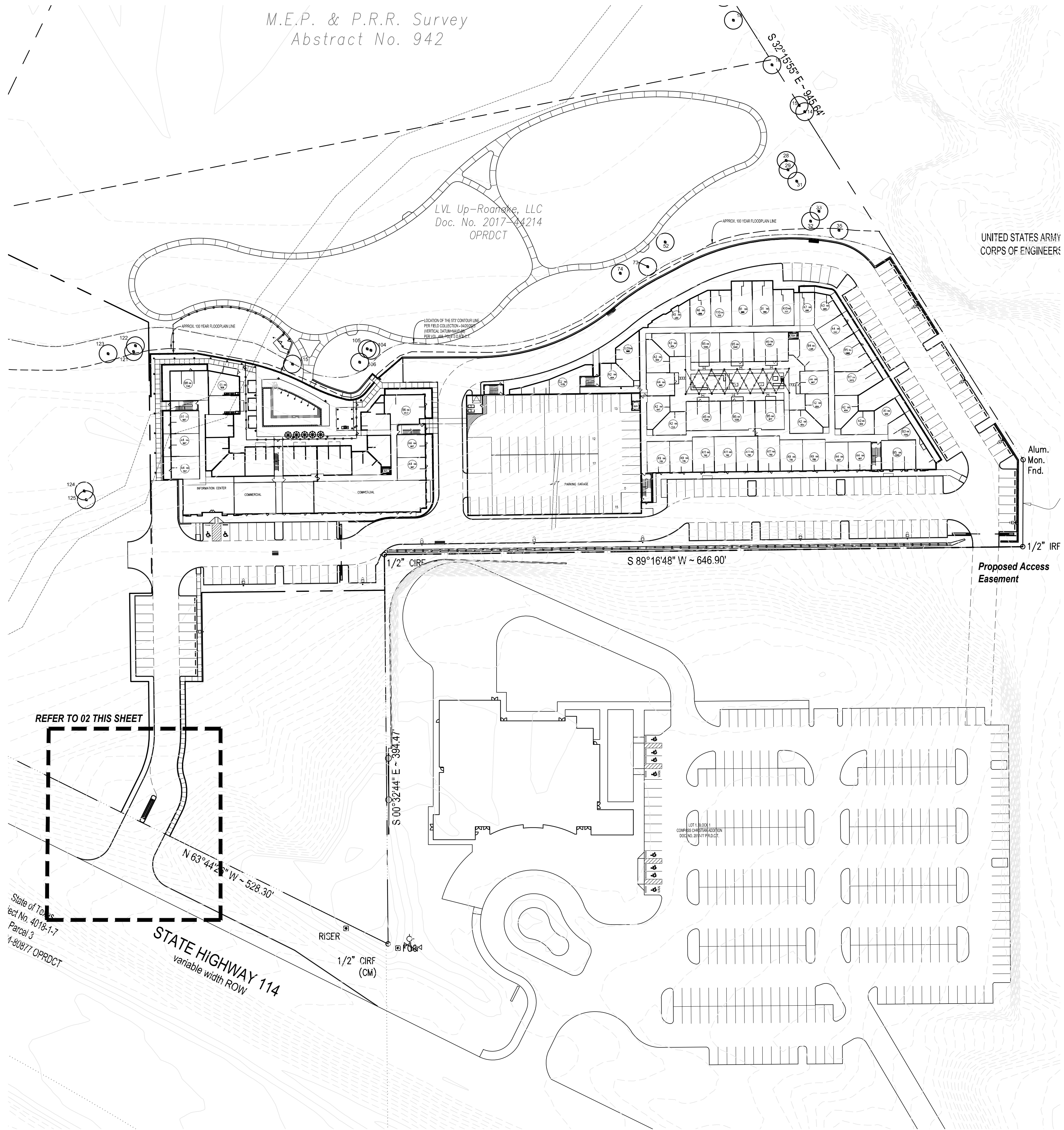
ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
DALLAS, TEXAS 75202
CONTACT: BRIAN ADAMS, RLA
EMAIL: rktest@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0063
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

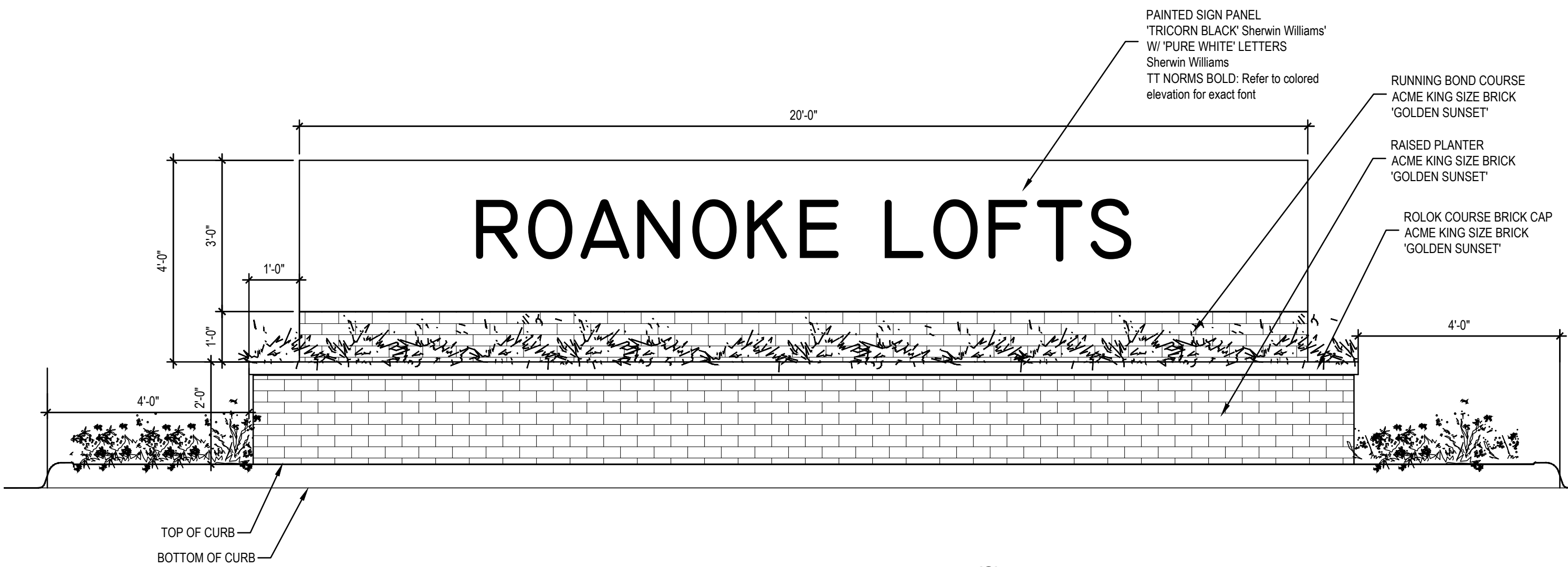
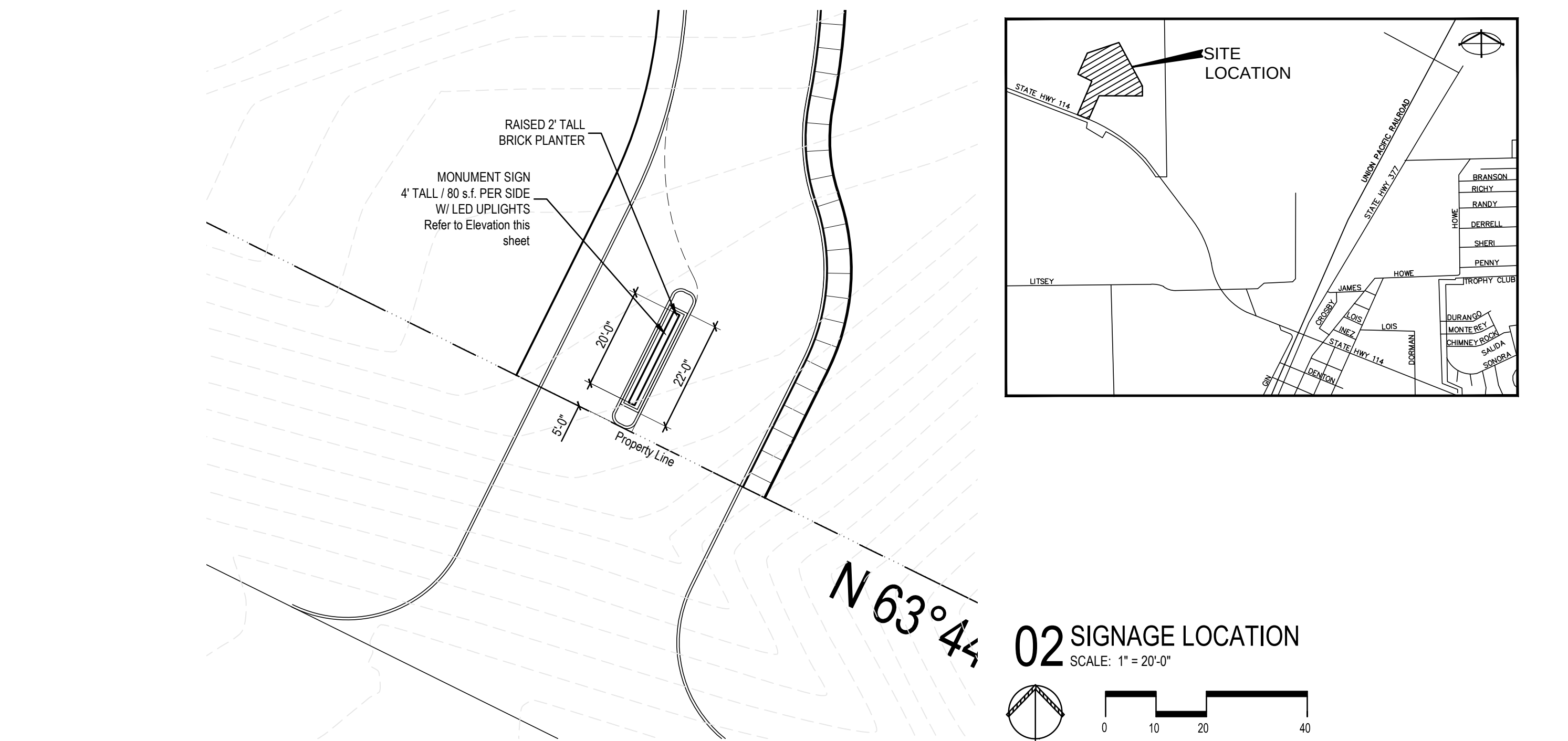
ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@bdceng.com

LANDSCAPE SPECIFICATIONS / DETAILS
ROANOKE LOFTS
LOT 1, BLOCK A
14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024

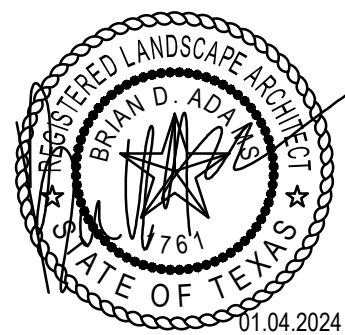




01 OVERALL SITE PLAN
SCALE: 1" = 60'-0"



A SIGNAGE ELEVATION
SCALE: 1/2" = 1'-0"



SIGNAGE PLAN
ROANOKE LOFTS
LOT 1, BLOCK A
14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024

LEEDS
RESIDENTIAL

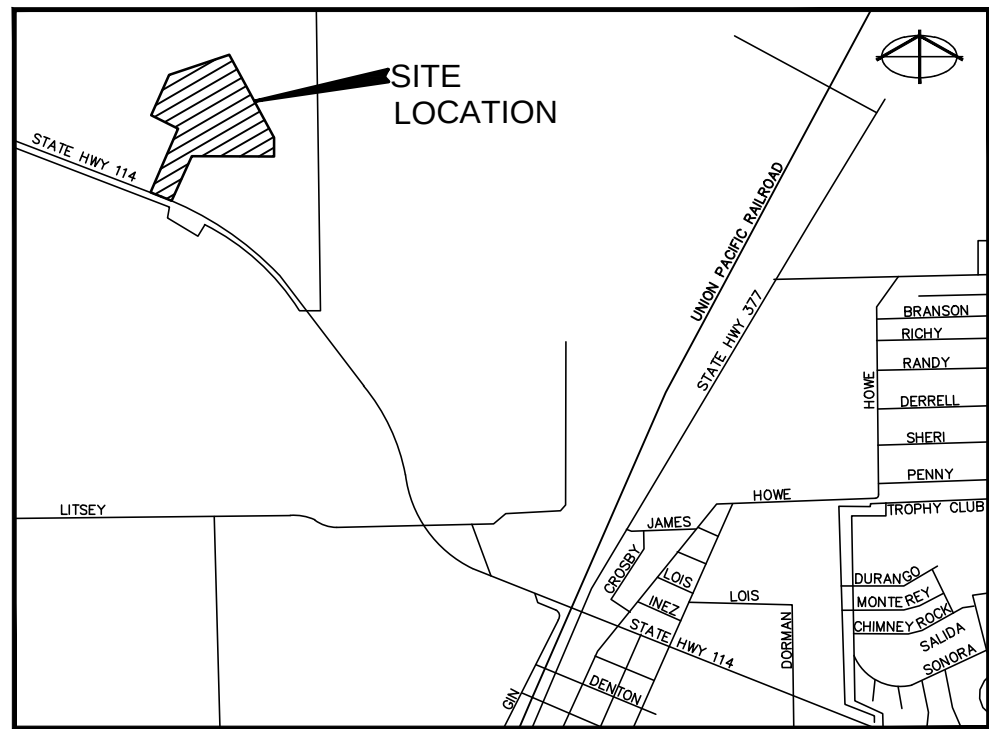
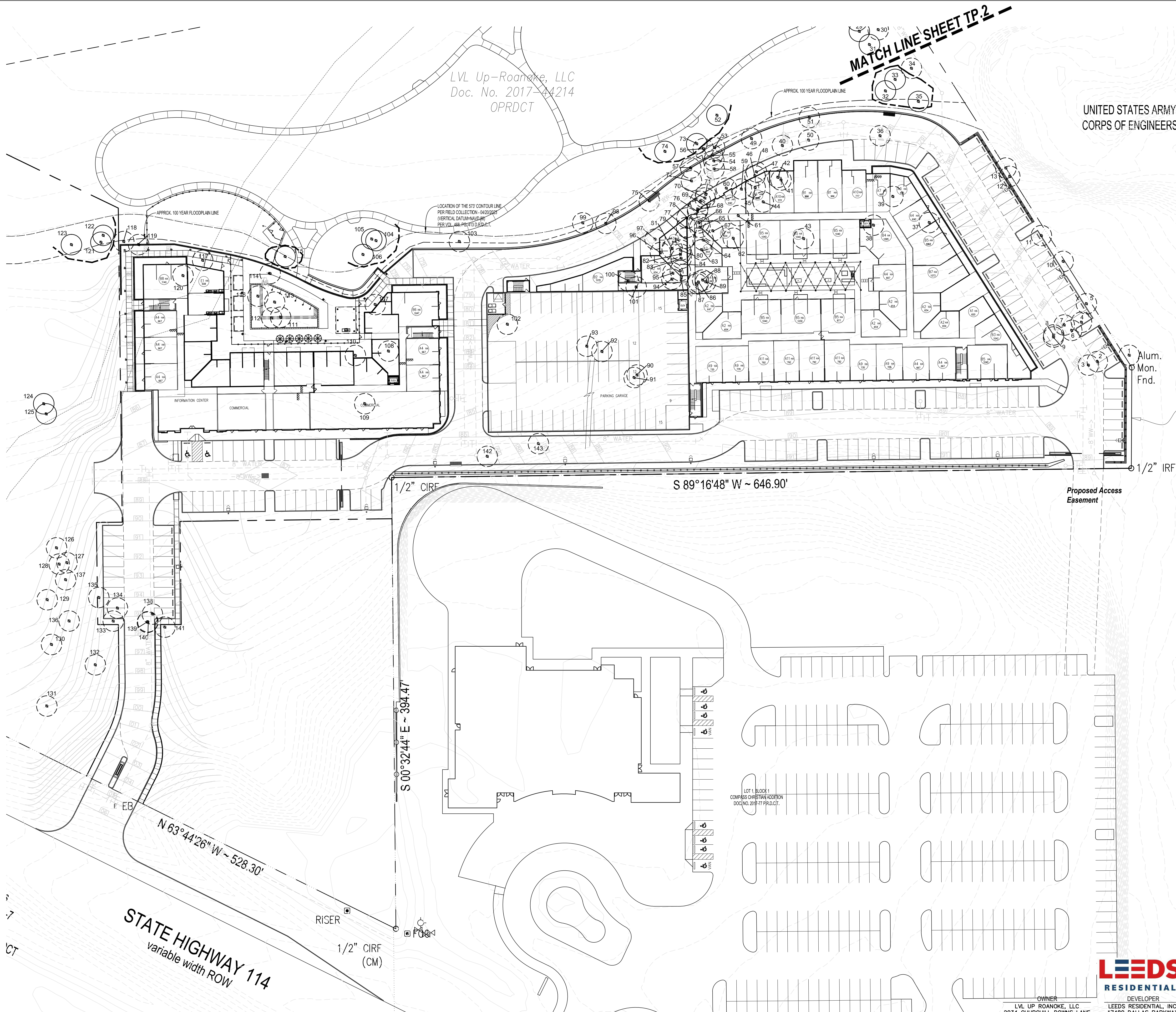
OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
Trophy Club, Texas 76262
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiesp@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0063
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

ENGINEER
BROCKETT DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@boddeng.com



EXISTING TREE NOTES

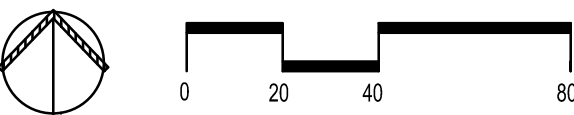
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48) inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

EXISTING TREE LEGEND

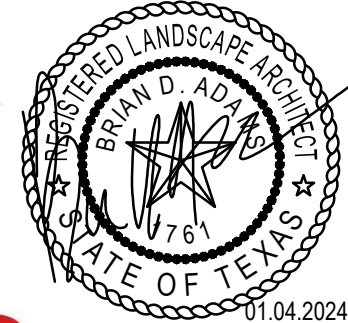
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO B AND C / TP.2

REFER TO TP.2 FOR TREE PROTECTION DETAILS AND TREE SURVEY DATA

01 TREE SURVEY & PRESERVATION PLAN
SCALE: 1" = 40'-0"



TREE SURVEY / PRESERVATION PLAN
ROANOKE LOFTS
LOT 1, BLOCK A
14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024



LEEDS
RESIDENTIAL

OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76262
(817)205-6050

DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiesper@outlook.com

LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@dbdeng.com

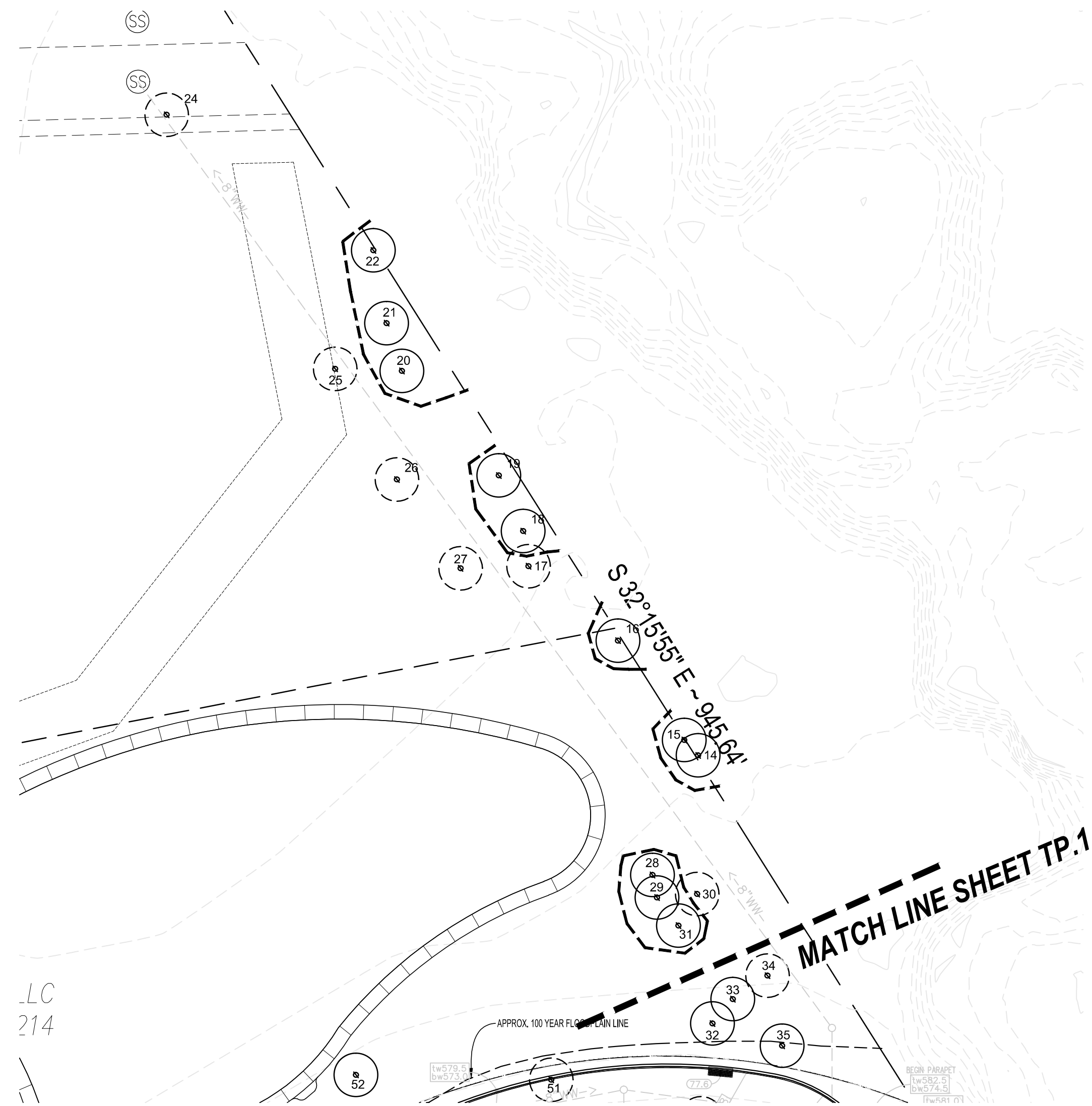
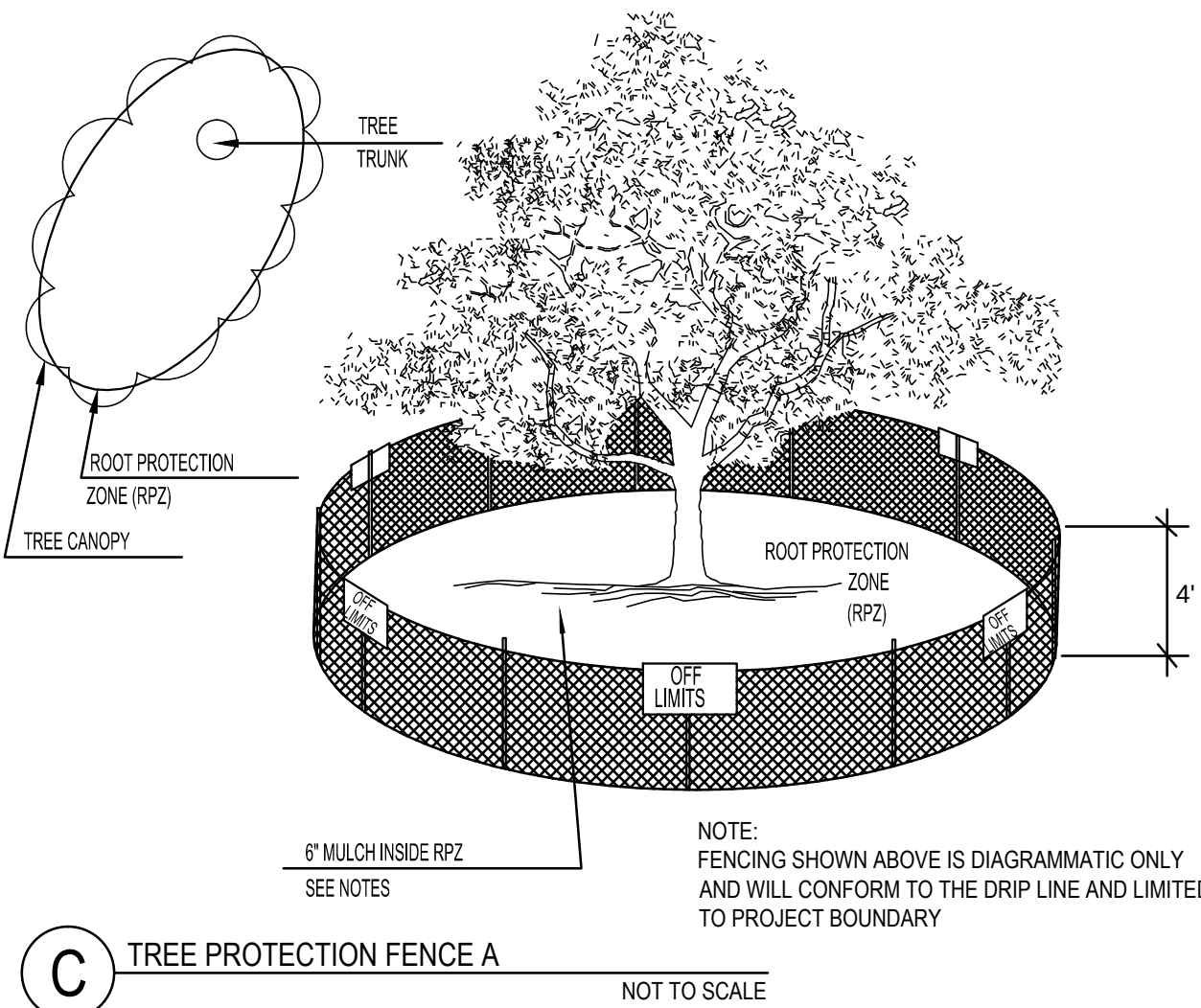
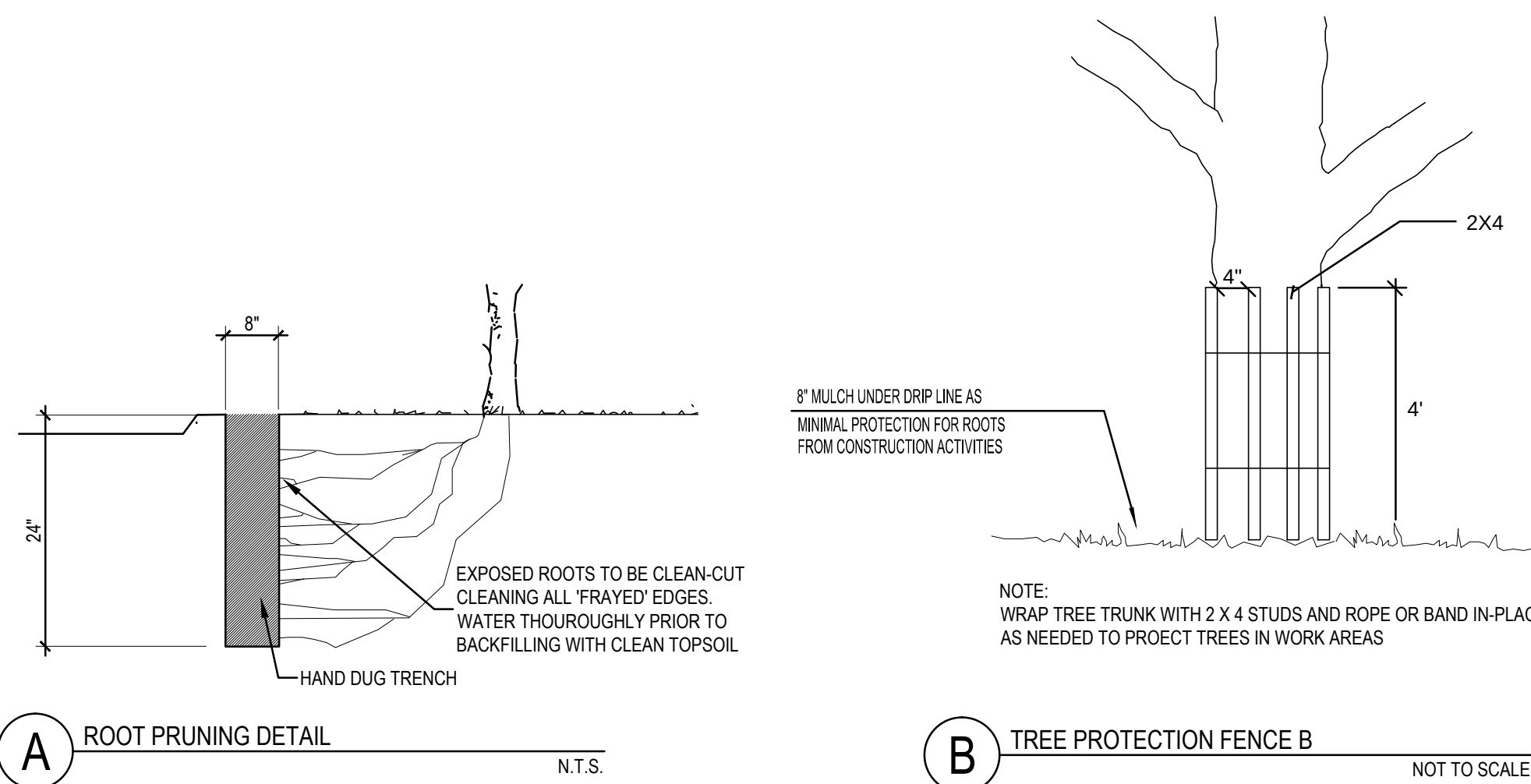
ENGINEER
BROCKETTE DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@dbdeng.com

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Buildable Area	Remove / Remain
1	6	cedar elm	6	No	Healthy	N	Remove
2	4.2	cedar elm	4	No	Healthy	N	Remove
3	6.1	cedar elm	6	No	Healthy	N	Remove
4	4.5	cedar elm	5	No	Healthy	N	Remove
5	4.3	cedar elm	4	No	Healthy	N	Remove
6	9.8	cedar elm	10	Yes	Healthy	N	Remove
7	10.1	cedar elm	10	Yes	Healthy	N	Remove
8	6.8	cedar elm	7	No	Healthy	N	Remove
9	4.6	cedar elm	5	No	Healthy	N	Remove
10	7.8	cedar elm	8	No	Healthy	N	Remove
11	14.7	cedar elm	15	Yes	Healthy	N	Remove
12	4.3	cedar elm	4	No	Healthy	N	Remove
13	6.1	cedar elm	6	Yes	Healthy	N	Remove
14	9.1	cedar elm	9	Yes	Healthy	N	Remain
15	4.1	cedar elm	4	No	Healthy	N	Remain
16	7.8	cedar elm	8	Yes	Healthy	N	Remain
17	21.3	cedar elm	21	No	Healthy	N	Remove
18	21.8	cedar elm	22	Yes	Healthy	N	Remain
19	16.6	cedar elm	17	No	Healthy	N	Remain
20	25.8	cedar elm	26	Yes	Healthy	N	Remain
21	14.8	cedar elm	15	No	Healthy	N	Remain
22	11.2	cedar elm	11	No	Healthy	N	Remain
23	4.5	cedar elm	5	No	Healthy	N	Remain
24	17.6	cedar elm	18	No	Healthy	N	Remove
25	15.2	cedar elm	15	No	Healthy	N	Remove
26	16.8	cedar elm	17	No	Healthy	N	Remove
27	15.4	cedar elm	15	No	Healthy	N	Remove
28	25.4	cedar elm	25	Yes	Healthy	N	Remain
29	13.9	cedar elm	14	Yes	Healthy	N	Remain
30	20	cedar elm	20	No	Healthy	N	Remove
31	22.4	cedar elm	22	Yes	Healthy	N	Remain
32	20.1	cedar elm	20	Yes	Healthy	N	Remain
33	11	cedar elm	11	No	Healthy	N	Remain
34	22.8	cedar elm	23	No	Healthy	N	Remove
35	27.2	cedar elm	27	Yes	Healthy	N	Remain
36	19.3	cedar elm	19	No	Healthy	N	Remove
37	7.2	cedar elm	7	No	Healthy	Y	Remove
38	4.9	cedar elm	5	No	Healthy	Y	Remove

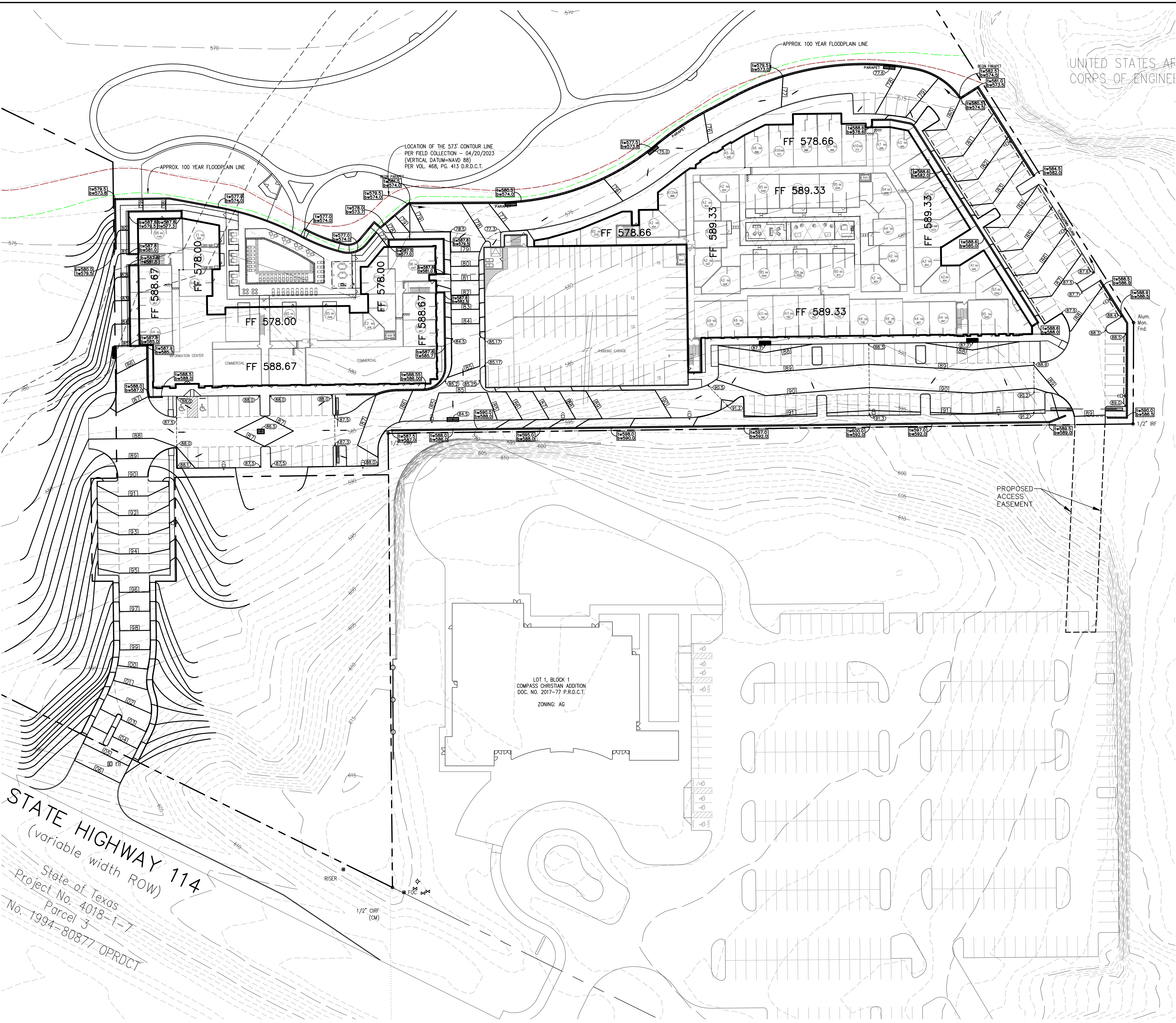
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Buildable Area	Remove / Remain
39	4.6	cedar elm	5	No	Healthy	Y	Remove
40	5	cedar elm	5	No	Healthy	N	Remove
41	6.9	cedar elm	7	No	Healthy	Y	Remove
42	7.6	cedar elm	8	Yes	Healthy	Y	Remove
43	5.7	cedar elm	6	No	Healthy	Y	Remove
44	7.8	cedar elm	8	Yes	Healthy	Y	Remove
45	8.2	cedar elm	8	Yes	Healthy	Y	Remove
46	11.5	cedar elm	12	Yes	Healthy	Y	Remove
47	6.1	cedar elm	6	No	Healthy	Y	Remove
48	10.2	cedar elm	10	Yes	Healthy	Y	Remove
49	6	cedar elm	6	Yes	Healthy	N	Remove
50	4.2	cedar elm	4	No	Healthy	N	Remove
51	4	cedar elm	4	No	Healthy	NN	Remove
52	4.4	cedar elm	4	No	Healthy	N	Remain
53	4.4	cedar elm	4	No	Healthy	N	Remove
54	4.8	cedar elm	5	No	Healthy	N	Remove
55	6.7	cedar elm	7	Yes	Healthy	N	Remove
56	8	cedar elm	8	Yes	Healthy	N	Remove
57	4.1	cedar elm	4	No	Healthy	N	Remove
58	4.7	cedar elm	5	No	Healthy	N	Remove
59	6	cedar elm	6	Yes	Healthy	Y	Remove
60	6.1	cedar elm	6	No	Healthy	Y	Remove
61	5.5	cedar elm	6	No	Healthy	Y	Remove
62	4.3	cedar elm	4	No	Healthy	Y	Remove
63	4.5	cedar elm	5	No	Healthy	Y	Remove
64	4.8	cedar elm	5	No	Healthy	Y	Remove
65	5.5	cedar elm	6	No	Healthy	Y	Remove
66	6.7	cedar elm	7	No	Healthy	Y	Remove
67	4.5	cedar elm	5	No	Healthy	Y	Remove
68	4.5	cedar elm	5	No	Healthy	Y	Remove
69	4.7	cedar elm	5	No	Healthy	Y	Remove
70	4.6	cedar elm	5	No	Healthy	Y	Remove
71	4.7	cedar elm	5	No	Healthy	Y	Remove
72	4.9	cedar elm	5	No	Healthy	N	Remove
73	6.7	cedar elm	7	Yes	Healthy	N	Remain
74	6.1	cedar elm	6	Yes	Healthy	N	Remain
75	4.2	cedar elm	4	No	Healthy	N	Remove
76	4	cedar elm	4	No	Healthy	Y	Remove

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Buildable Area	Remove / Remain
77	6	cedar elm	6	No	Healthy	Y	Remove
78	4.2	cedar elm	4	No	Healthy	Y	Remove
79	5	cedar elm	5	No	Healthy	Y	Remove
80	5.3	cedar elm	5	Yes	Healthy	Y	Remove
81	4.2	cedar elm	4	No	Healthy	Y	Remove
82	4.5	cedar elm	5	No	Healthy	Y	Remove
83	4.3	cedar elm	4	No	Healthy	Y	Remove
84	4.2	cedar elm	4	No	Healthy	Y	Remove
85	5.2	cedar elm	5	No	Healthy	Y	Remove
86	9.2	cedar elm	9	Yes	Healthy	Y	Remove
87	9.4	cedar elm	9	Yes	Healthy	Y	Remove
88	6.4	cedar elm	6	Yes	Healthy	Y	Remove
89	4.3	cedar elm	4	No	Healthy	Y	Remove
90	4	cedar elm	4	No	Healthy	Y	Remove
91	4.6	cedar elm	5	No	Healthy	Y	Remove
92	5.3	cedar elm	5	No	Healthy	Y	Remove
93	5.5	cedar elm	6	No	Healthy	Y	Remove
94	4.4	cedar elm	4	No	Healthy	Y	Remove
95	4.6	cedar elm	5	No	Healthy	Y	Remove
96	4.3	cedar elm	4	No	Healthy	Y	Remove
97	4.3	cedar elm	4	No	Healthy	Y	Remove
98	14.1	cedar elm	14	No	Healthy	N	Remove
99	25.8	cedar elm	26	Yes	Damaged	N	Remove
101	5.7	cedar elm	6	Yes	Healthy	Y	Remove
100	4.1	cedar elm	4	No	Healthy	Y	Remove
102	4.1	cedar elm	4	No	Healthy	Y	Remove
103	17.4	cedar elm	17	No	Damaged	N	Remove
104	26.2	cedar elm	26	Yes	Healthy	N	Remain
105	20.1	cedar elm	20	Yes	Healthy	N	Remain
106	16.3	cedar elm	16	Yes	Healthy	N	Remain
107	21	cedar elm	21	No	Healthy	Y	Remove
108	16.9	cedar elm	17	Yes	Healthy	Y	Remove
109	15.7	cedar elm	16	No	Healthy	Y	Remove
110	15.7	cedar elm	16	No	Healthy	Y	Remove
111	6.8	cedar elm	7	Yes	Healthy	N	Remove
112	6.2	cedar elm	6	Yes	Healthy	N	Remove
113	7.6	cedar elm	8	Yes	Healthy	N	Remove
114	5.4	cedar elm	5	No	Healthy	N	Remove

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Buildable Area	Remove / Remain
115	7.5	cedar elm	8	Yes	Healthy	N	Remain
116	7.4	cedar elm	7	Yes	Healthy	N	Remove
117	5.4	cedar elm	5	No	Healthy	Y	Remove
118	4.2	cedar elm	4	No	Healthy	N	Remove
119	8.6	cedar elm	9	Yes	Healthy	N	Remove
120	5.8	cedar elm	6	Yes	Healthy	Y	Remove
121	4.2	cedar elm	4	No	Healthy	N	Remain
122	6.4	cedar elm	6	No	Damaged	N	Remain
123	4.2	cedar elm	4	No	Healthy	N	Remain
124	4.5	cedar elm	5	No	Healthy	N	Remain
125	8.6	cedar elm	9	Yes	Healthy	N	Remain
126	17	cedar elm	17	No	Healthy	N	Remove
127	14.5	cedar elm	15	No	Healthy	N	Remove
128	19.6	cedar elm	20	No	Healthy	N	Remove
129	7.4	cedar elm	7	No	Healthy	N	Remove
130	5.1	cedar elm	5	No	Healthy	N	Remove
131	5	cedar elm	5	No	Healthy	N	Remove
132	4.5	cedar elm	5	No	Healthy	N	Remove
133	4.4	cedar elm	4	No	Healthy	N	Remove
134	7.9	cedar elm	8	Yes	Healthy	N	Remove
135	4.4	cedar elm	4	No	Healthy	N	Remove
136	4.2	cedar elm	4	No	Healthy	N	Remove
137	18	cedar elm	18	No	Damaged	N	Remove
138	7.7	cedar elm	8	Yes	Healthy	N	Remove
139	4.7	cedar elm	5	No	Healthy	N	Remove
140	4.8	cedar elm	5	No	Healthy	N	Remove
141	6.8	cedar elm	7	Yes	Healthy	N	Remove
142	10.4	cedar elm	10	No	Healthy	N	Remove
143	15.8	cedar elm	16	No	Healthy	N	Remove

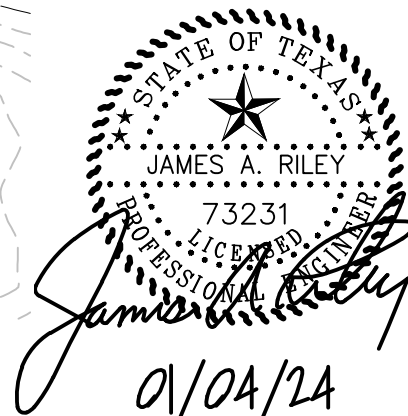
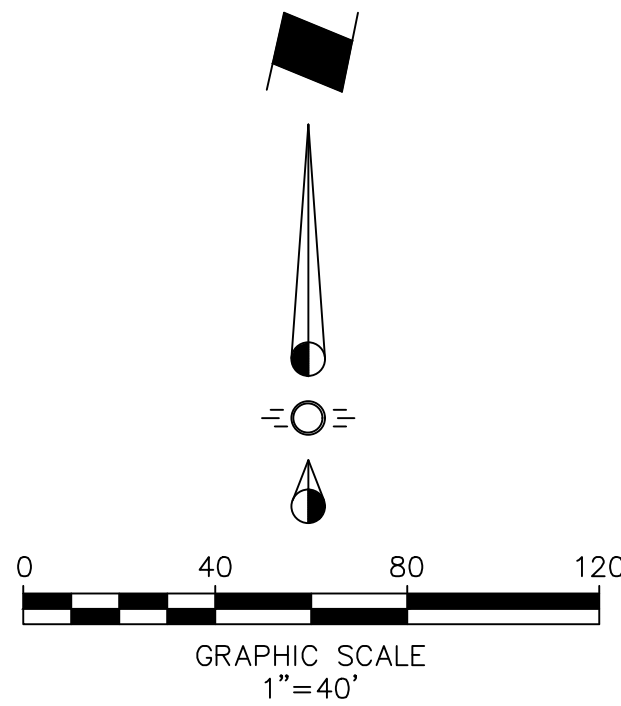


STATE HIGHWAY 114
(variable width ROW)
State of Texas
Project No. 4018-1-7
Parcel 3
No. 1994-80877 OPRDCT



- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION

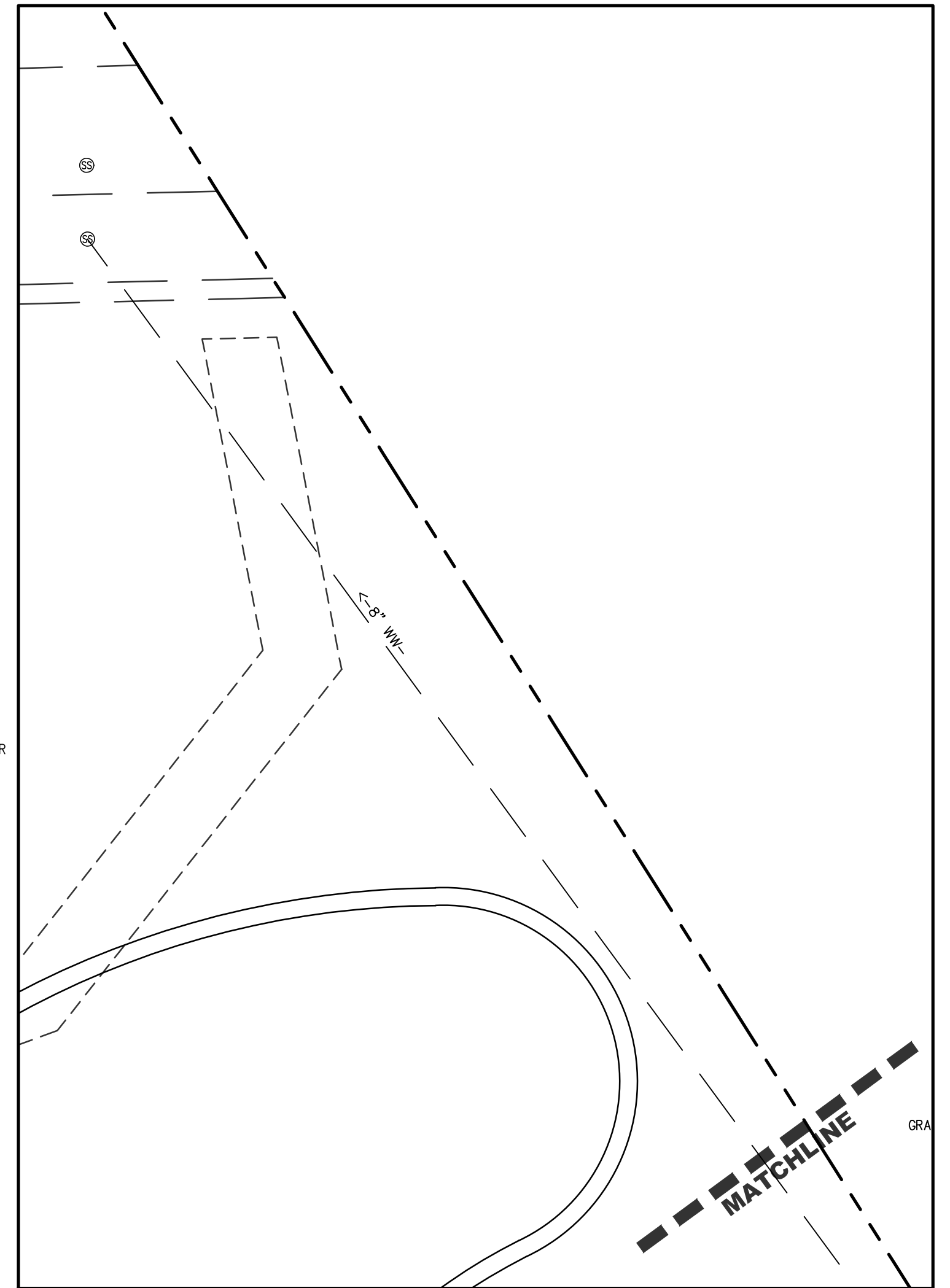
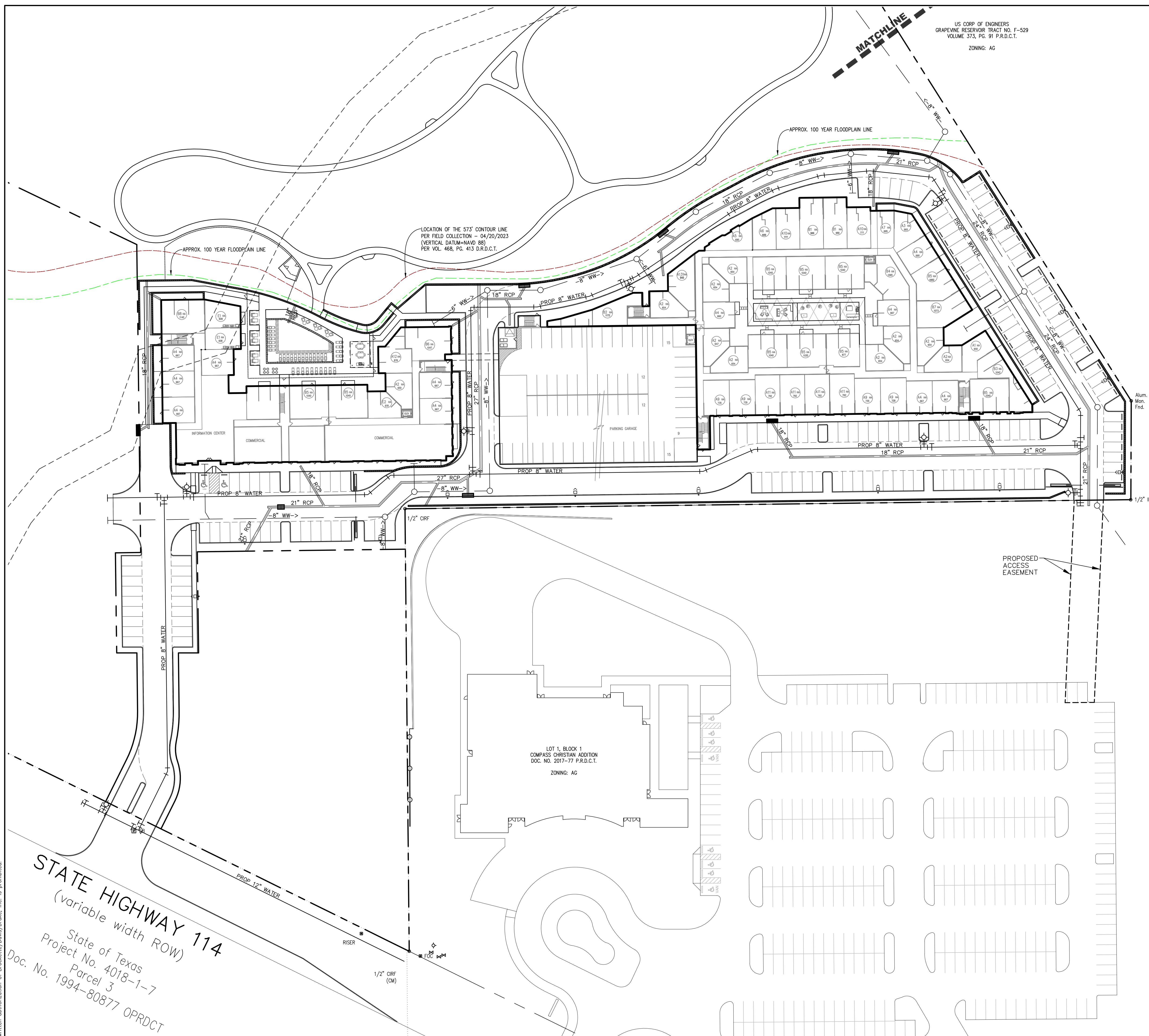
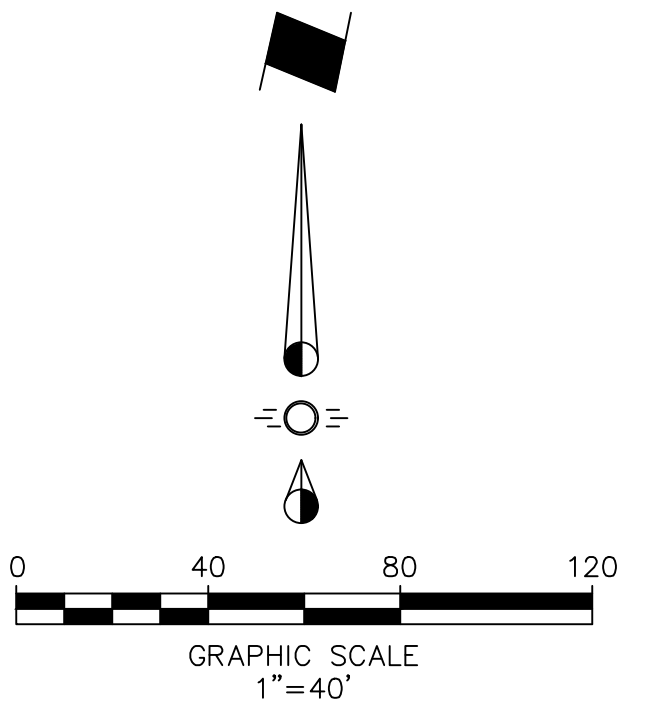
- Notes:**
- ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.
 - ALL HANDICAP PARKING AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
 - PRIOR TO POURING CONCRETE, THE CONTRACTOR SHALL PROVIDE WRITTEN VERIFICATION TO THE ENGINEER THAT ALL GRADES IN ADA ACCESSIBLE AREAS HAVE BEEN CHECKED AND THAT THEY MEET THE CRITERIA SET FORTH IN NOTES 1 & 2.



PRELIM GRADING PLAN						
ROANOKE LOFTS						
CITY OF ROANOKE, TEXAS						
BROCKETTE/DAVIS/DRAKE, INC.						
consulting engineers						
Civil & Structural Engineering						
Texas Registered Engineering Firm F-841						
12377 Merit Drive, Suite 1100						
Dallas, Texas 75251						
(214) 824-3647 • fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	01/04/24	1"=40'	BDD	C23027	C02

LEGEND

	- EXISTING CURB
	- PROPOSED WASTEWATER
	- PROPOSED WATER



STATE HIGHWAY 114
(variable width ROW)
State of Texas
Project No.

State of Texas
Project No. 4018-1-7
Parcel 3
Doc. No. 1994-80877 OPDCT

LOT 1, BLOCK 1
COMPASS CHRISTIAN ADDITION
DOC. NO. 2017-77 P.R.D.C.T.
ZONING: AG

PROPOSED-
ACCESS
EASEMENT

PRELIM UTILITY PLAN
ROANOKE LOFTS
CITY OF ROANOKE, TEXAS



BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering
Texas Registered Engineering Firm F-841
12377 Merit Drive, Suite 1100
Dallas, Texas 75251
(214) 824-3647 • fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	01/04/24	1"=40'	BDD	C23027	C03

STATE OF TEXAS
JAMES A. RILEY
73231
PROFESSIONAL ENGINEER
James A. Riley
01/04/24



0' 100' 200'
GRAPHIC SCALE: 1" = 100'

NOTICE: Aerial image imported from Google Earth imagery dated 2019 by Garcia Land Data (GLD) onto Brokette/Davis/Drake (BDD) site plan for Leeds Development. This is not a product of BDD. Aerial image is approximately located. GLD is not responsible for the site plan information or accuracy. Image added 12/14/23.
Site plan amended and added 01/09/23.