

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Councilmember
David Brundage, Councilmember



Carl E. Gierisch, Jr., Mayor

Brian Darby, Councilmember
Hogan Page, Councilmember
David Thompson, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**MARCH 26, 2024
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

This item is available for citizens to address the City Council 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.

D. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on February 27, 2024.

E. NEW BUSINESS

1. Consideration and action on a Final Plat (FP 2024-01) request from Westwood Professional Services for an approximate one-hundred and ten



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

**March 26, 2024
Page 2 of 4**

(110) acres of land for the Roanoke Baseball Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114.

2. 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 adjacent to the Compass Church property. (Ordinance No. 2024-101)
3. Consideration and action on 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 adjacent to the Compass Church property. (Ordinance No. 2024-101)
4. Consideration and action on a site plan (SP 2024-01) 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 adjacent to the Compass Church property.
5. Public hearing on Ordinance No. 2024-103, reviewing the Youth Programs Standards of Care.
6. Consideration and action on approval of Ordinance No. 2024-103 adopting the Youth Programs Standards of Care.
7. Consideration and action on approval of Ordinance No. 2024-104 declaring unopposed candidates in the Saturday, May 4, 2024, General Election, elected to office; canceling the General Election in the City of Roanoke, Texas, for purpose of Electing One (1) Councilmember for Wards 1, 2, And 3.

F. EXECUTIVE SESSION



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

**March 26, 2024
Page 3 of 4**

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

Sections 551.071 and 551.087

to receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:

- Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

Sections 551.071 and 551.087

to receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:

- Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

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

G. ADJOURNMENT

CERTIFICATION



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

**March 26, 2024
Page 4 of 4**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, March 21, 2024, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in blue ink, reading "April S. Hill".

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. **BRaille 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



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 02/27/2024 - CC Minutes

MEETING DATE: March 26, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on February 27, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 02-27-2024

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Council Member
David Brundage, Council Member



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
FEBRUARY 27, 2024
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

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

DEPT. STAFF: Parks and Recreation Director Ray McDonald, Finance Director Kyle Lester, and Executive Assistant Jeannie Homer.

ABSENT: Council members: Hogan Page and Bryan Moyers.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:00 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Mayor Gierisch announced the March 12th City Council meeting will be cancelled, due to spring break.

Mayor Gierisch announced the annual "Fishing in the Park" event will be held on Saturday, March 2nd.

C. PUBLIC INPUT

No one wished to speak.

D. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on February 13, 2024.



MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL

February 27, 2024
Page 2 of 3

2. Consider approval of a Wrecker Service Agreement between the City of Roanoke and All-American Towing & Recovery Inc.
3. Consider approval and authorization of the Roanoke Municipal Court Administrator to execute an Interlocal Cooperation Contract (ICC) with the Department of Public Safety (DPS) for the Failure to Appear (FTA) Program.
4. Consider approval of Resolution No. 2024-101R authorizing membership in the Atmos cities Steering Committee; and authorizing the payment of five cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.

Motion made by Holly Gray second by David Thompson to approve Consent Agenda Items 1 through 4.

Motion carried unanimously.

E. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

CITY COUNCIL DID CONVENED INTO CLOSED SESSION AT 7:05 P.M.

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 8:24 P.M.

1. **Section 551.087 of the TEXAS GOVERNMENT CODE** To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

No action taken.

F. ADJOURNMENT

Motion made by Holly Gray second by Brian Darby to adjourn the meeting at 8:25 p.m.

Motion carried unanimously.



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL**

**February 27, 2024
Page 3 of 3**

Carl E. "Scooter" Gierisch, Jr., Mayor

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Final Plat (FP2024-01) Baseball Complex

MEETING DATE: March 26, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a Final Plat (FP 2024-01) request from Westwood Professional Services for an approximate one-hundred and ten (110) acres of land 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

PLANNING AND ZONING COMMISSION:

The board recommended approval on March 4, 2024.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. FP-20204-01 - 1530 West Hwy 114 - Lot 1 Block 1 Roanoke Baseball Complex



AGENDA ITEM

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>Acreage 110.321</td> <td>Lot / Block Lot 1/Block 1</td> </tr> </table>	Acreage 110.321	Lot / Block Lot 1/Block 1
Acreage 110.321	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

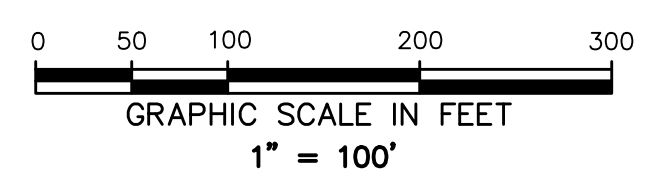
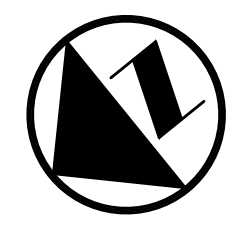
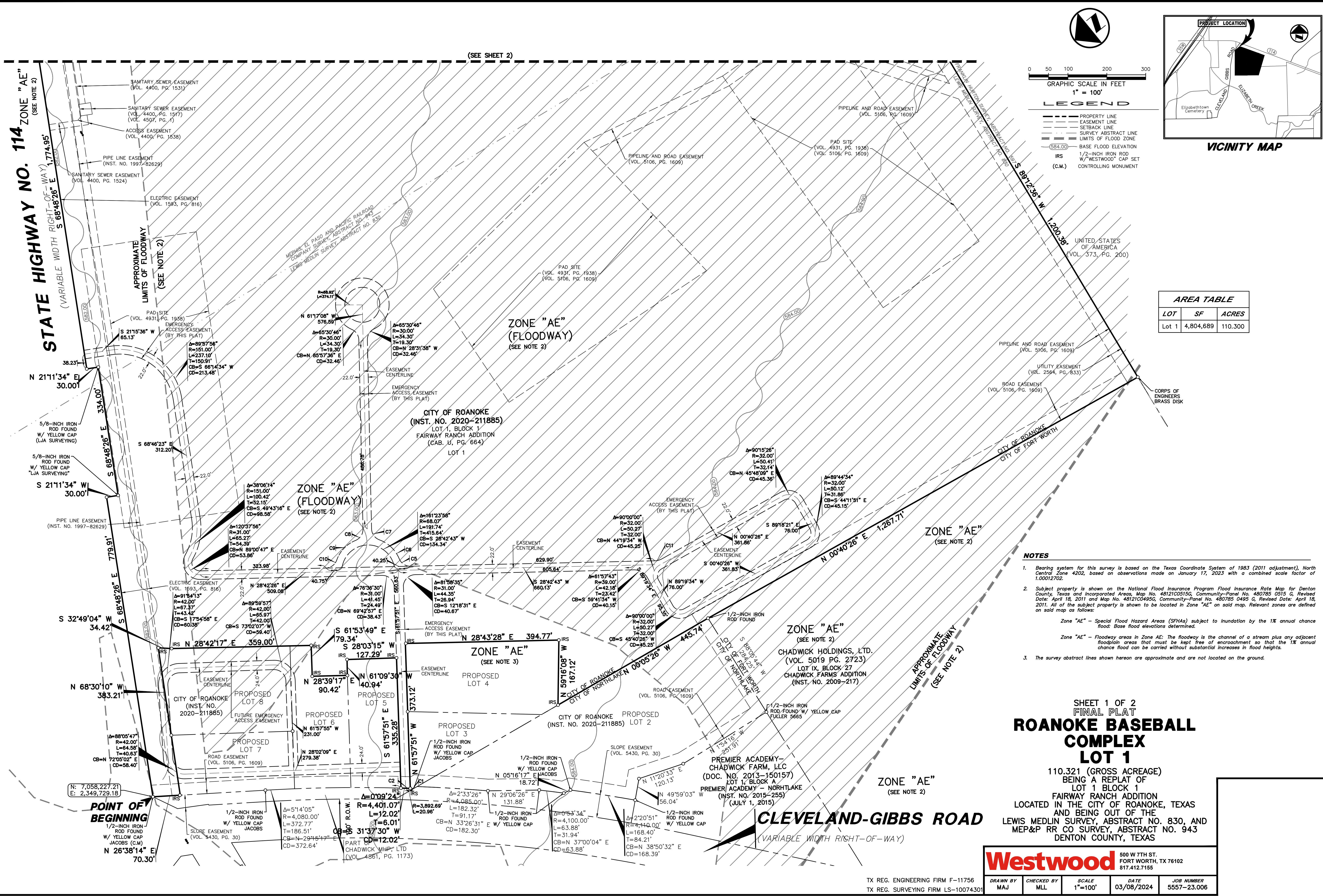
01/23/2023

Date

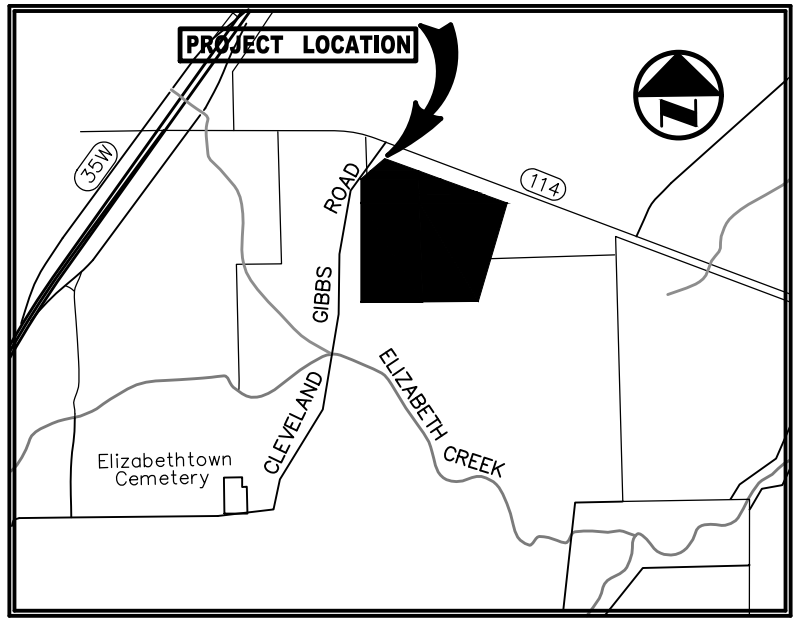
\$410.00 REC #716682 01-31-2024 AS	Final Plat Filing Fee	P&Z Meeting March 4, 2024	CC Meeting March 26, 2024	File for Record FP-2024-01
---	-----------------------	-------------------------------------	-------------------------------------	--------------------------------------

7/20/2023

MMJPHSON
11/14/2024 4:53 PM
K:\WORK\55557-23\006\DWG\SURVEY_CSD_2018\5557-23_006P.DWG



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

- 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. 48121C0515G, Community-Panel No. 480785 0515 G, Revised Date: April 18, 2011 and Map No. 48121C0495G, 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

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

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

FINAL PLAT - ROANOKE BASEBALL COMPLEX LOT 1



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: March 26, 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 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 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 Only



City of Roanoke

Notice of Public Hearing

Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 26, 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 Thursday, March 7, 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: Mayor and City Council

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

MEETING DATE: March 26, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on 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 adjacent to the Compass Church property. The property is generally located on the north side of Hwy 114 adjacent to the Compass Church property. (Ordinance No. 2024-101)

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.

PLANNING AND ZONING COMMISSION:

The motion is to approve, subject to the applicant demonstrating to City Council how the ultimate access will work with the adjacent landowner in addition to the church property.

STAFF RECOMMENDATION:

Staff recommends approval of the amendment. 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.

SPECIAL CONSIDERATION:



AGENDA ITEM

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. N Hwy 114, Roanoke Lofts Apts. - Application
2. ORD NO 2024-101 - Zoning Text Amendment - PD2022-128 - Building Height and office use -Final (1)
3. Colored and B&W Elevations
4. a201 ARCH SITE PLAN
5. Arch Floor Plans
6. Roanoke FLats Unit Mix-Program - Revised 02-14-24
7. Roanoke FLats Unit Mix-Program - Revised 02-14-24
8. Landscape



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 

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;

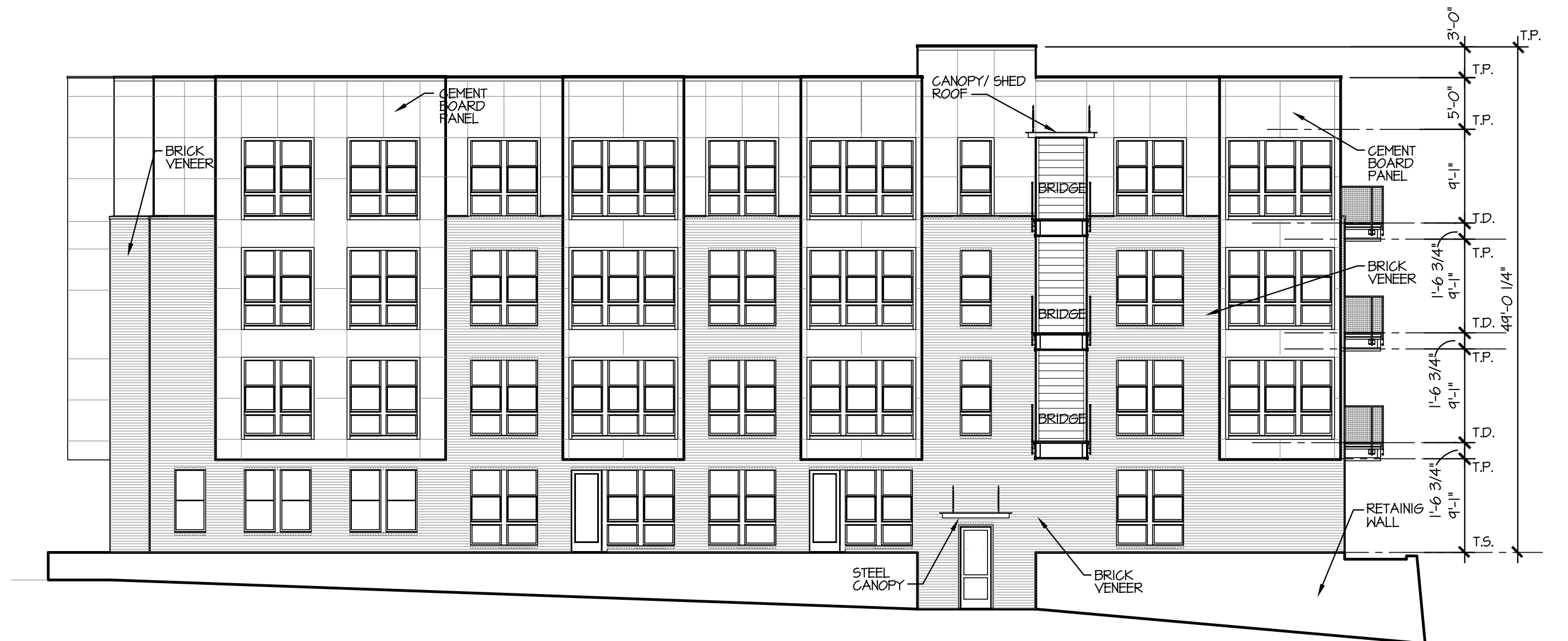
Along a reverse curve to the right with a radius of 45.50 feet, a tangent length of 18.99 feet, a central angle of 45°17'50", the radius of which bears S 71°09'18" W, the chord of which bears S 03°48'13" W for a distance of 35.04 feet; Thence along the arc of said curve for a distance of 35.97 feet to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



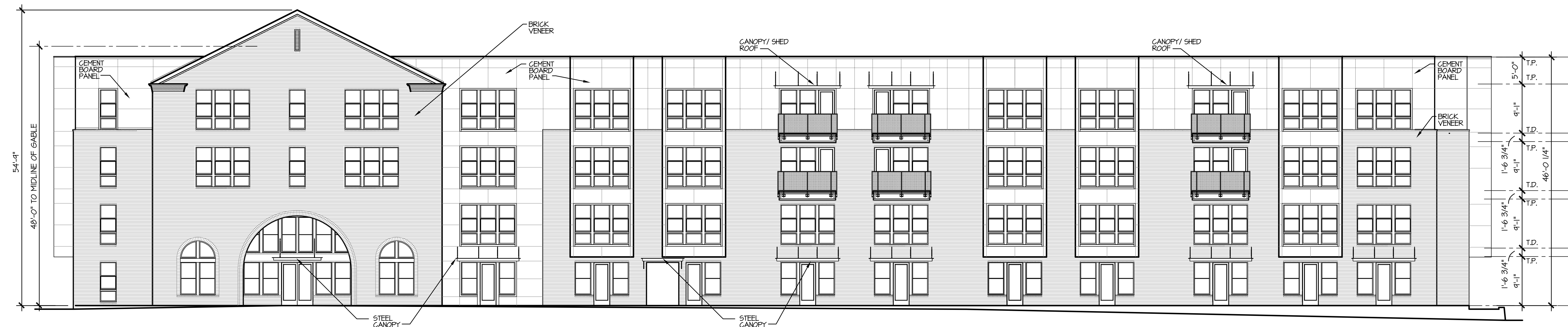
03 BUILDING #1 - EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



02 BUILDING #1 - EXTERIOR ELEVATION - EAST

3/32"=1'-0"



01 BUILDING #1 - EXTERIOR ELEVATION - SOUTH

3/32"=1'-0"



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

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

△	
△	
△	
△	
△	

BUILDING #1
EXTERIOR ELEVATIONS

SHEET NO.
A5.01



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"

Roanoke Lofts

Roanoke, 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

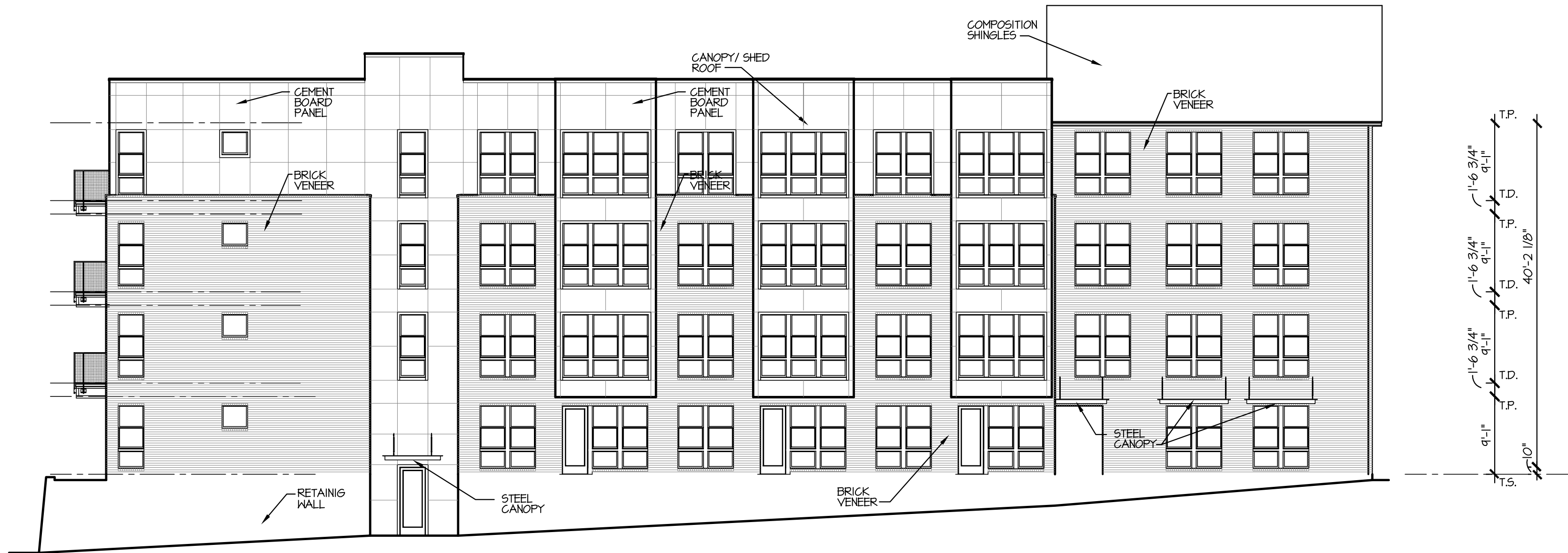
DATE: 01/04/2024

REVISIONS:

△	
△	
△	
△	
△	

BUILDING #1
EXTERIOR ELEVATIONS

SHEET NO.
A5.02



⓪ EXTERIOR ELEVATION - WEST

3/32"=1'-0"

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

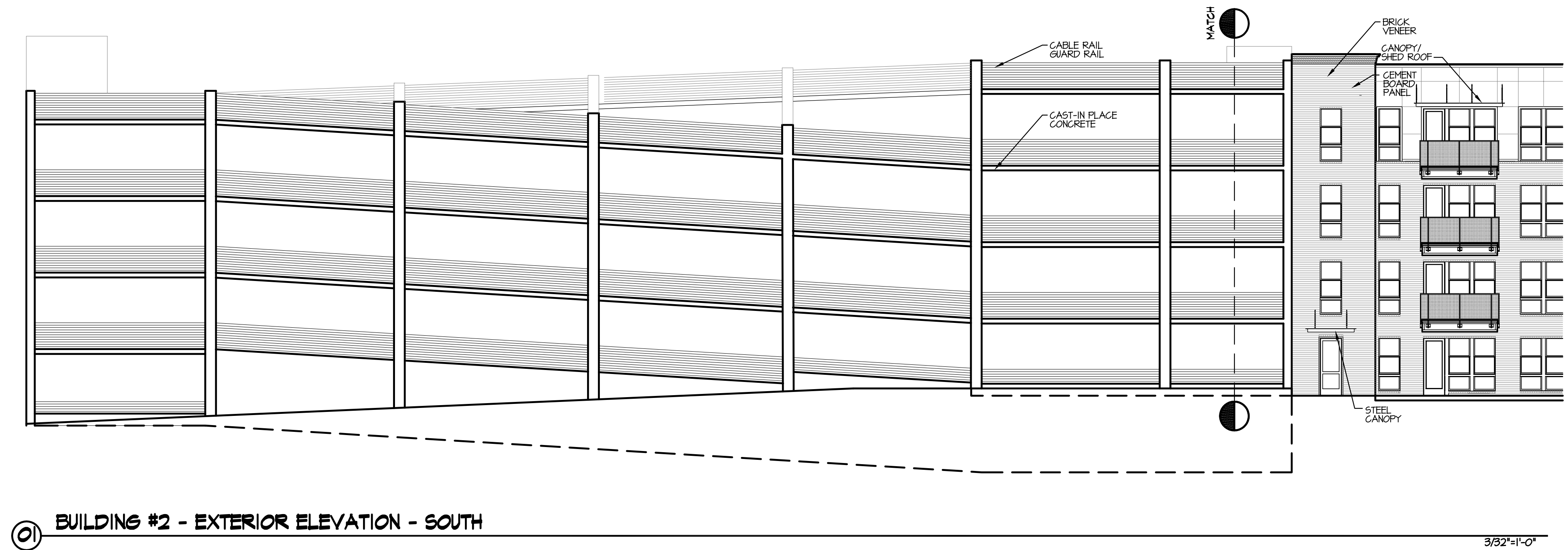
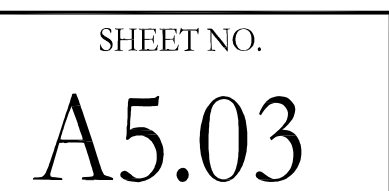
REVISIONS:	
△	
△	
△	
△	
△	

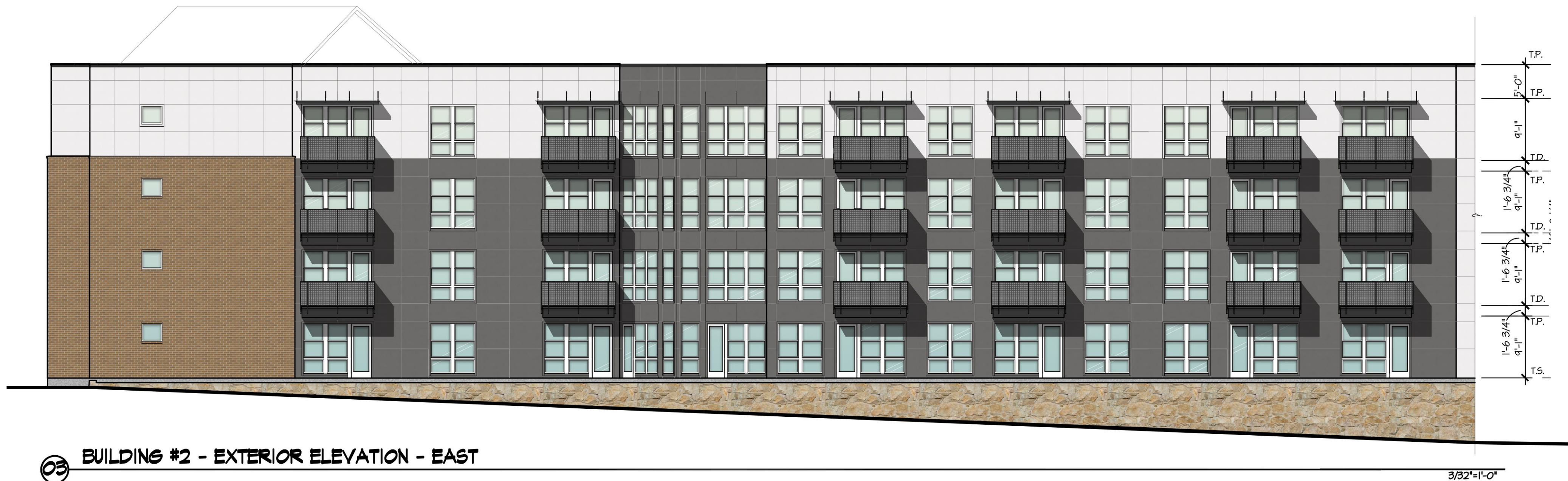


ⓐ EXTERIOR ELEVATION - WEST

© RANDALL L. KIESPERT ARCHITECT LLC 2023

3/32"=1'-0"

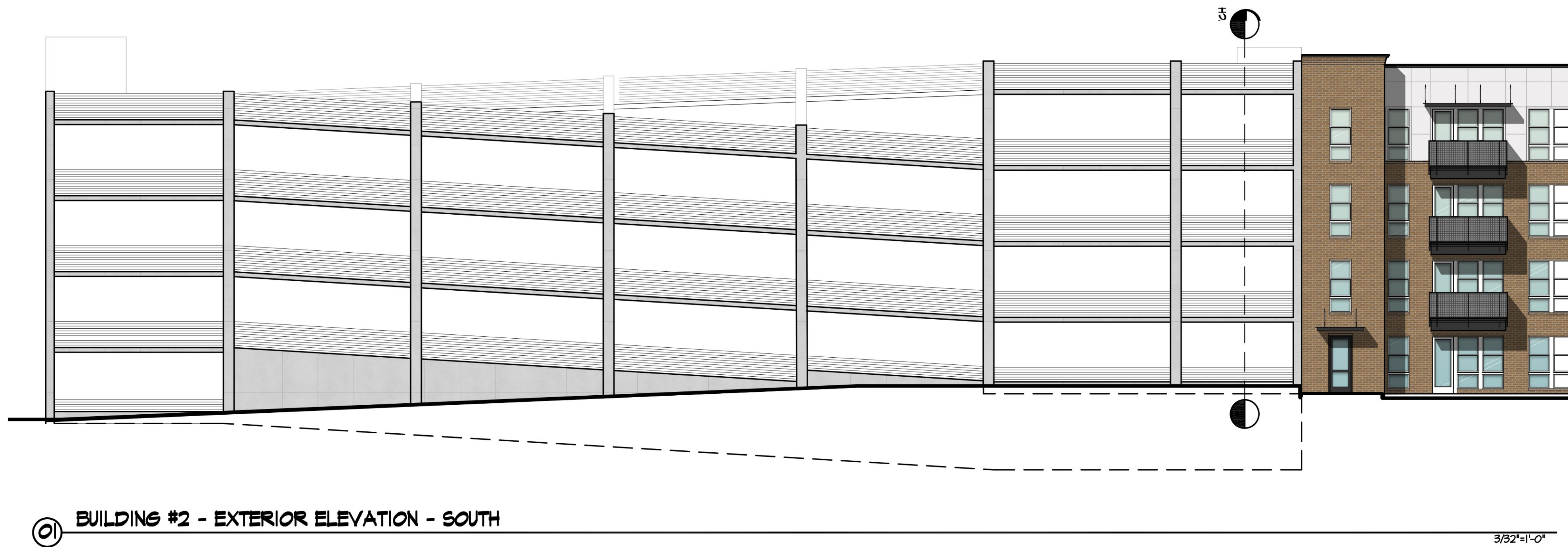




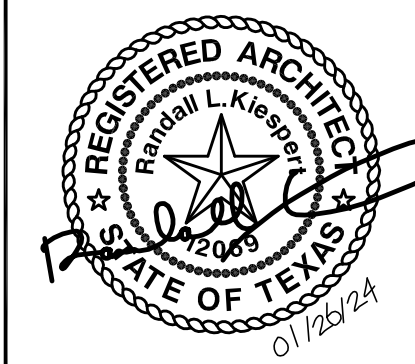
03 BUILDING #2 - EXTERIOR ELEVATION - EAST



02 BUILDING #2 - EXTERIOR ELEVATION - SOUTH



01 BUILDING #2 - EXTERIOR ELEVATION - SOUTH



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

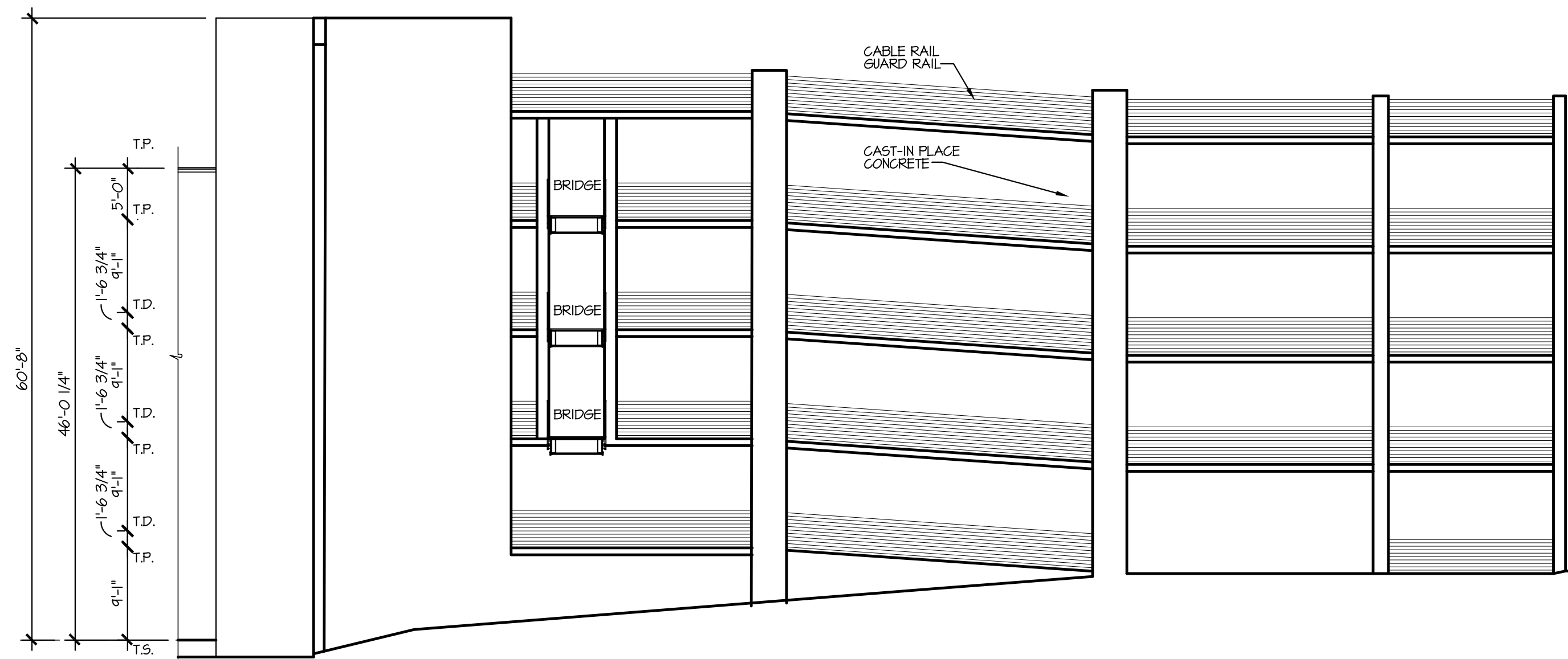
DATE: 01/04/2024

REVISIONS:

▲	
▲	
▲	
▲	
▲	

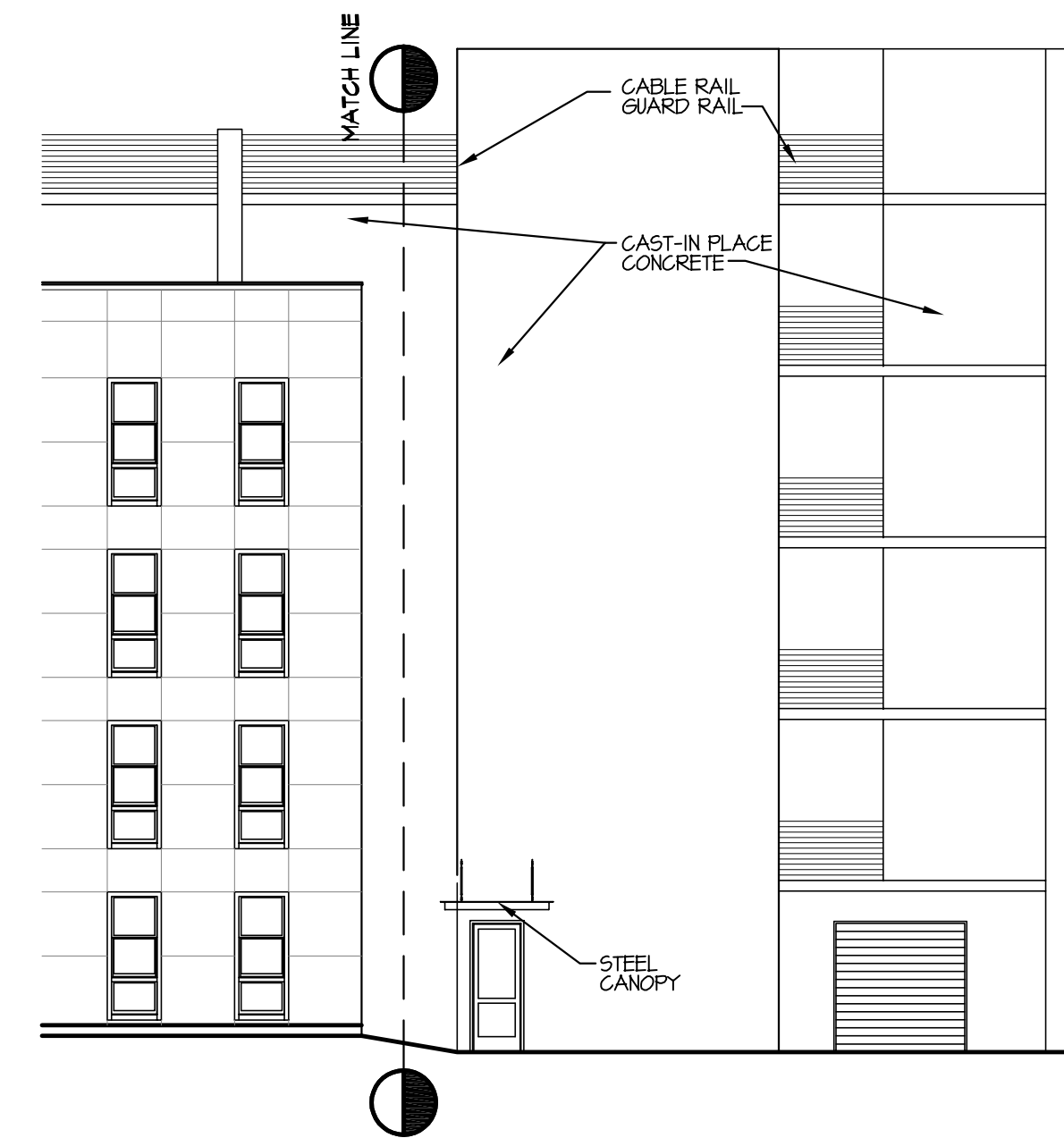
BUILDING #2
EXTERIOR ELEVATIONS

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
214.522.8760
rlk@rlooutlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE:

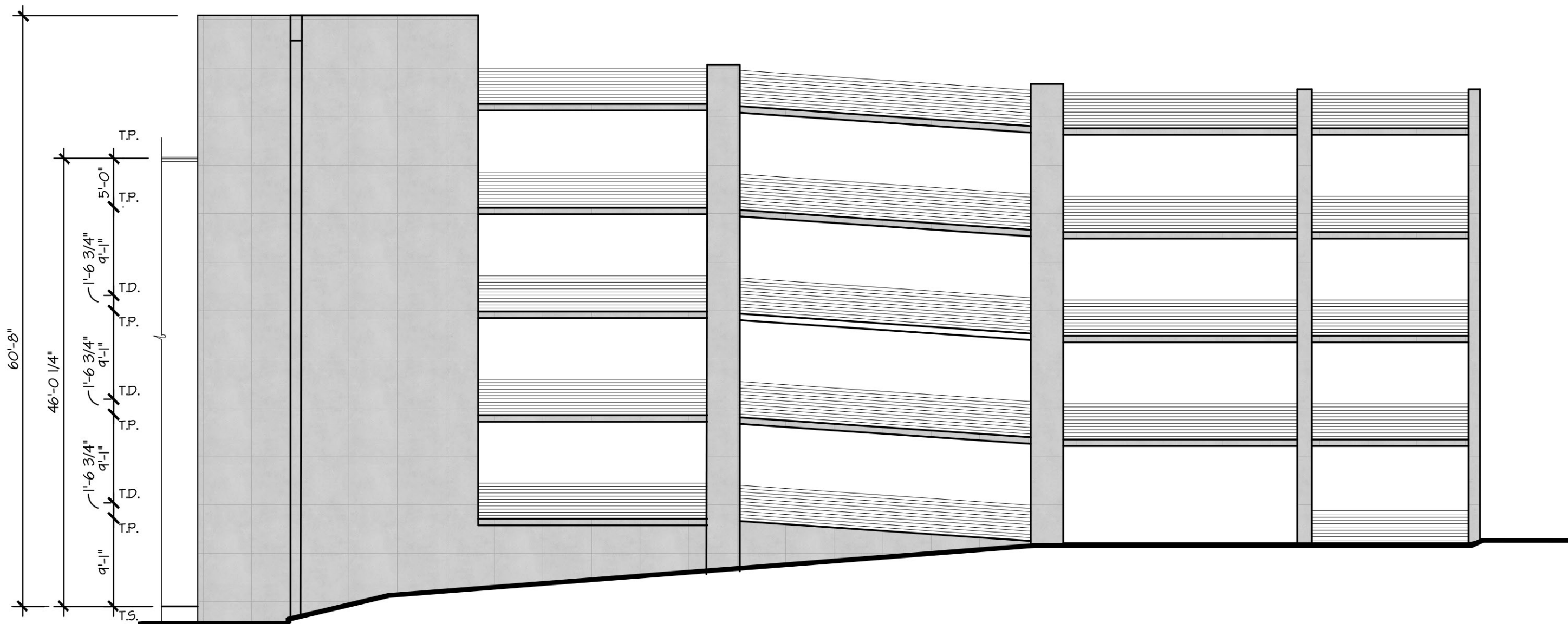
REVISIONS:

△	
△	
△	
△	
△	

BUILDING #2
EXTERIOR ELEVATIONS

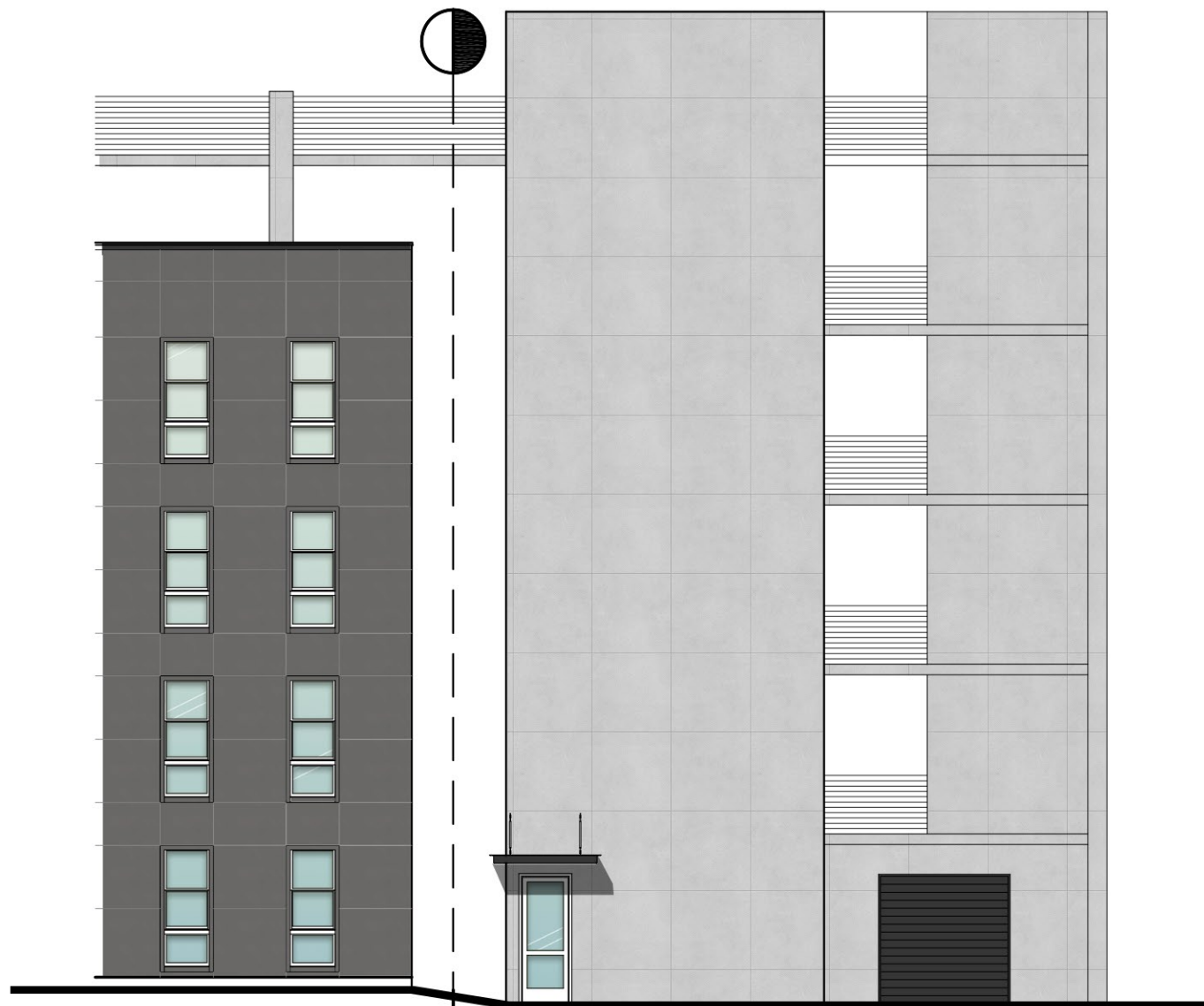
SHEET NO.

A5.04



03 EXTERIOR ELEVATION - EAST - GARAGE

3/32"=1'-0"



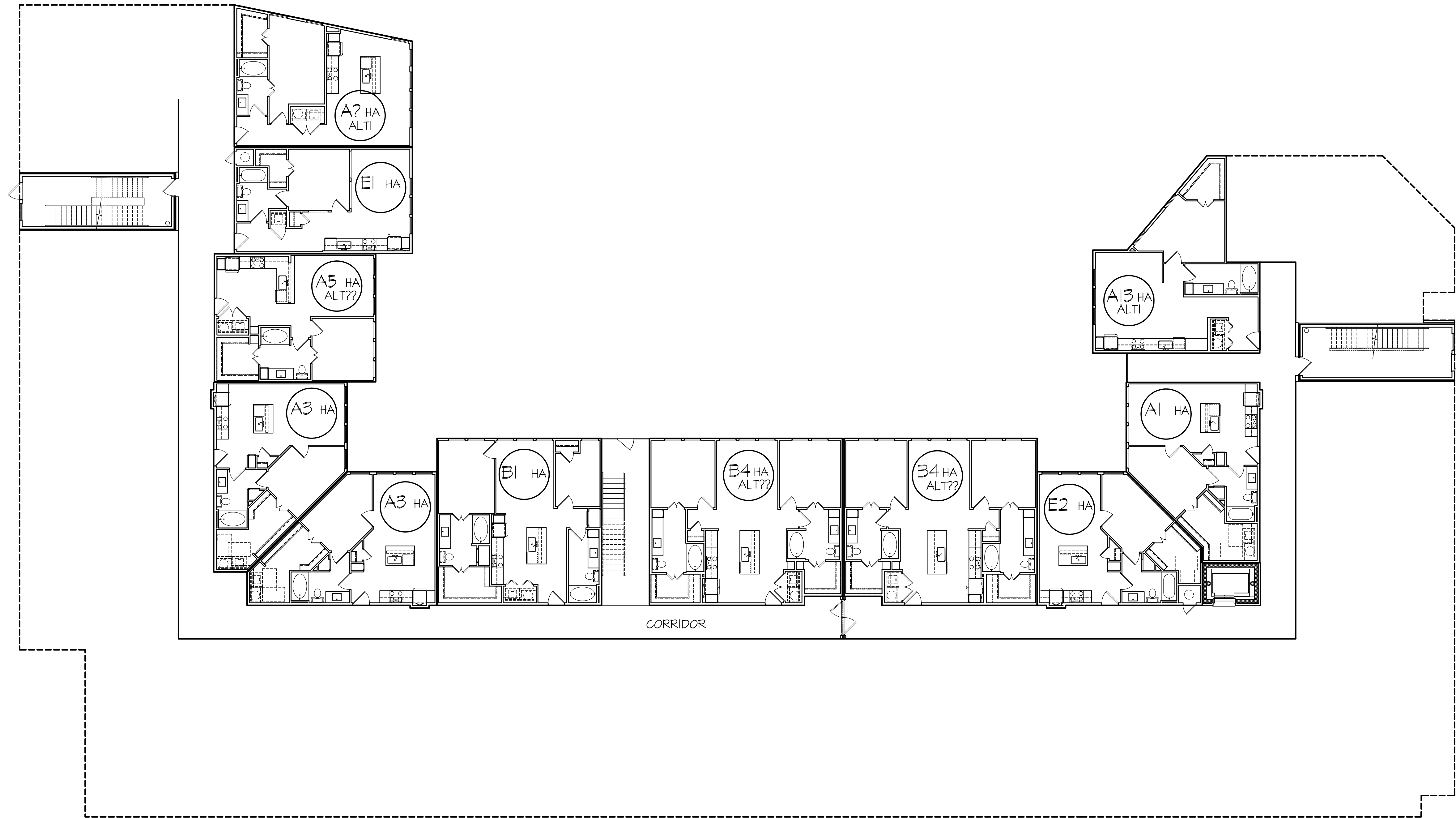
02 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



01 EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



BUILDING #1 - BASEMENT LEVEL FLOOR PLAN

3/32"=1'-0"

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

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



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

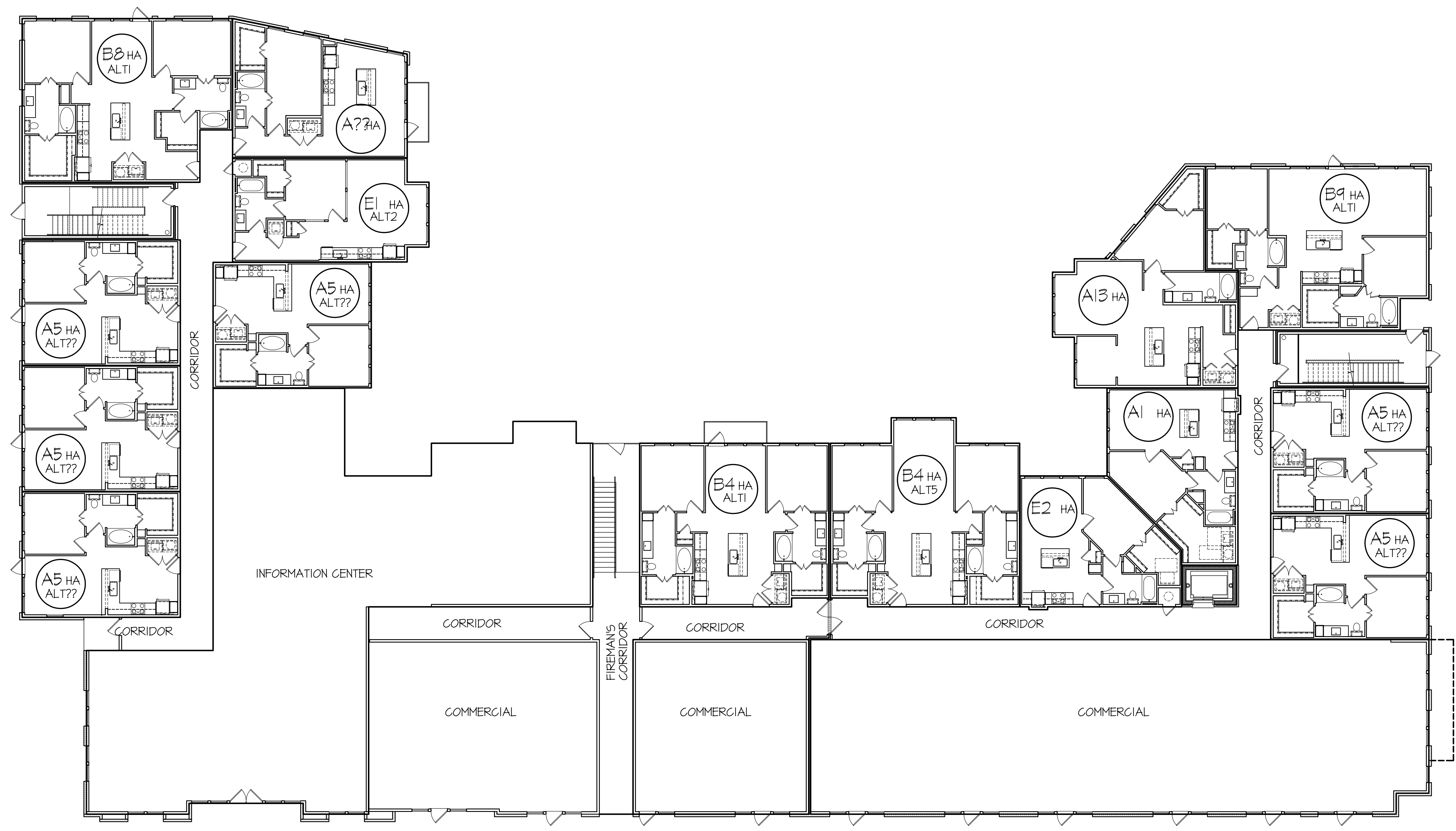
214.522.8780
rkiesp@outlook.com
5206 stonleigh ave
dallas, texas 75235

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

REVISIONS:

BUILDING #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 i. 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 #1

SHEET NO.

A4.02

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

Page 41 of 123

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

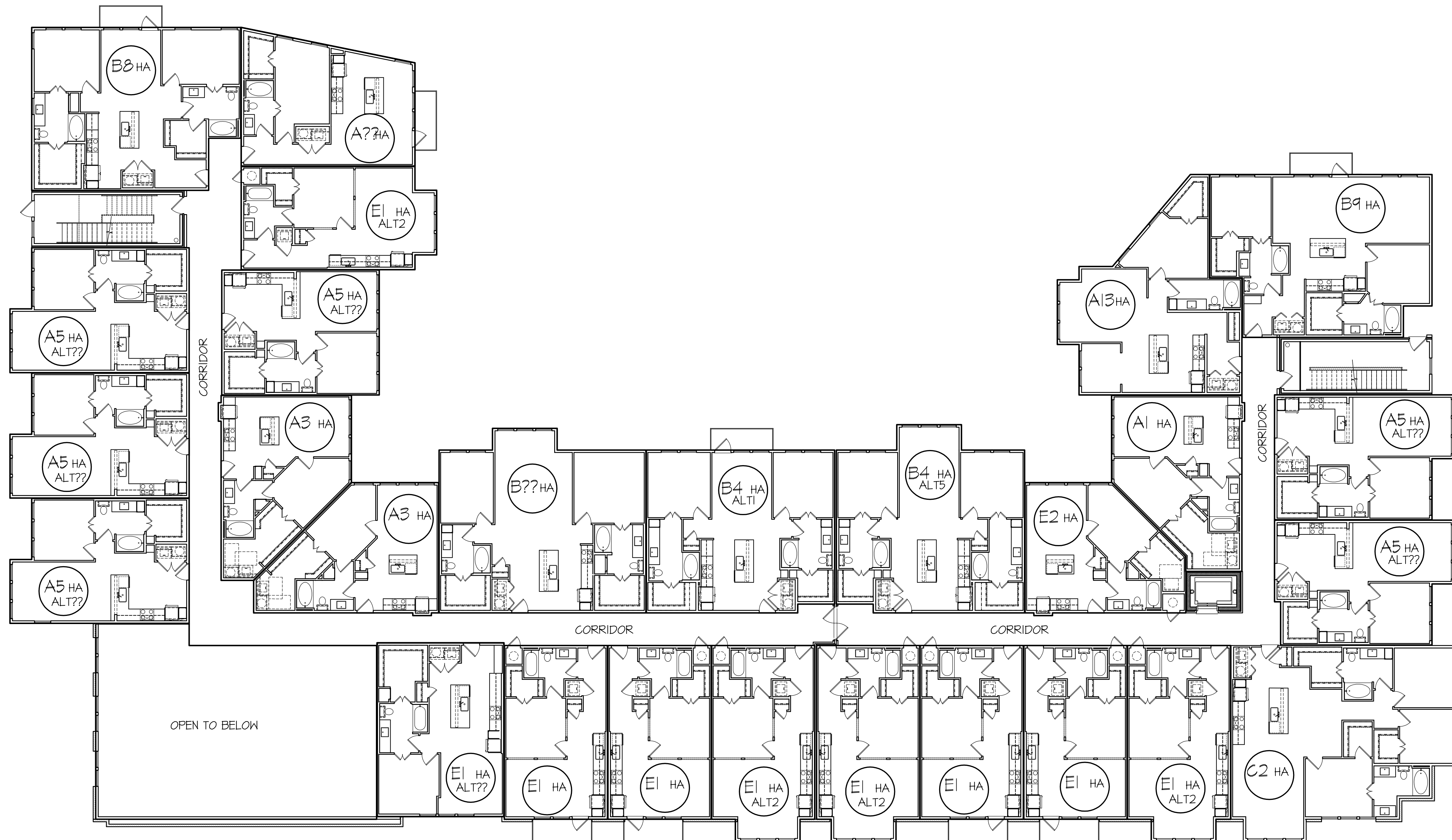
REVISIONS:

BUILDING #1

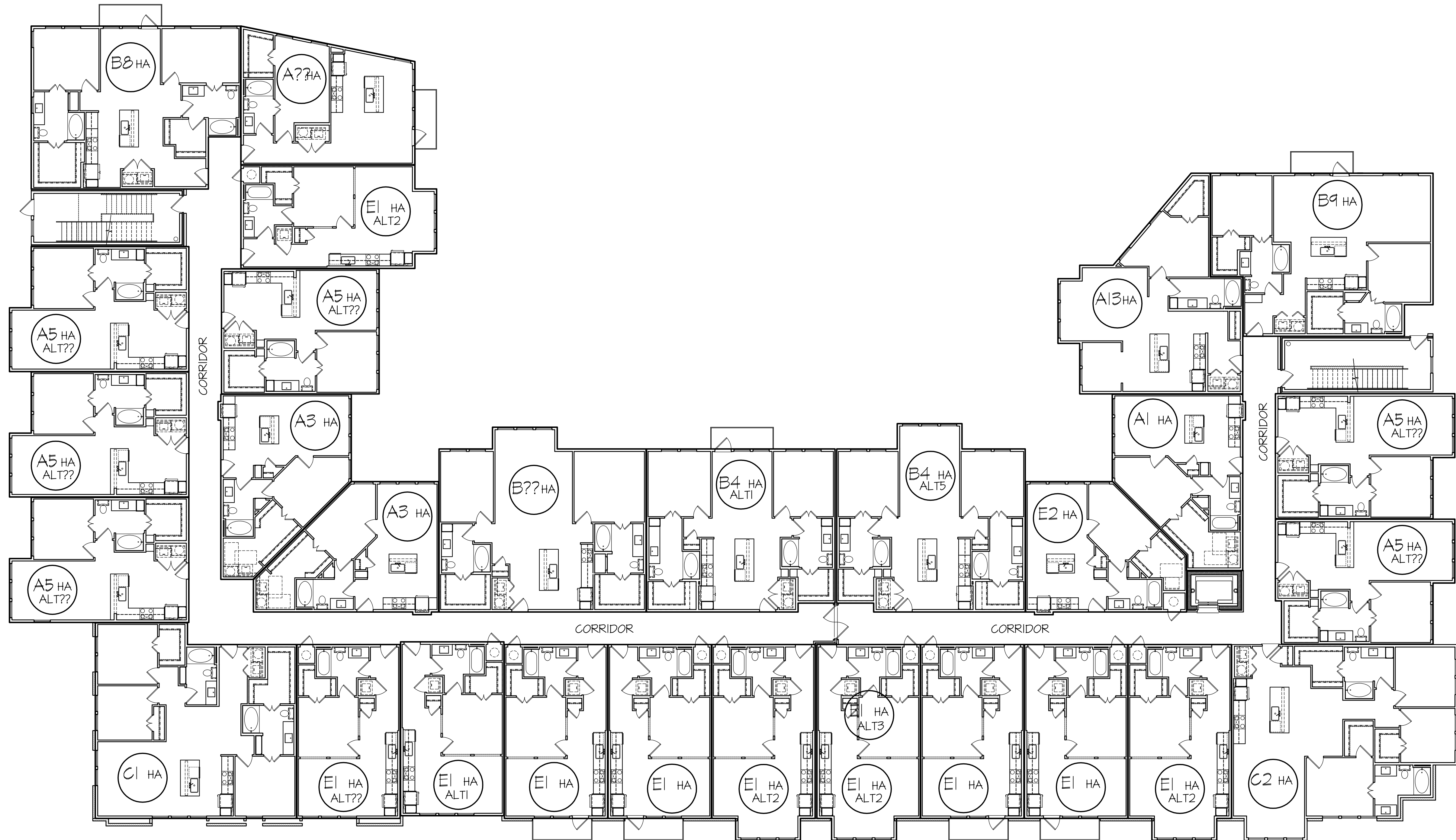
SHEET NO.

A4.03



01 BUILDING #1 - SECOND LEVEL FLOOR PLAN

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



 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 stoneleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

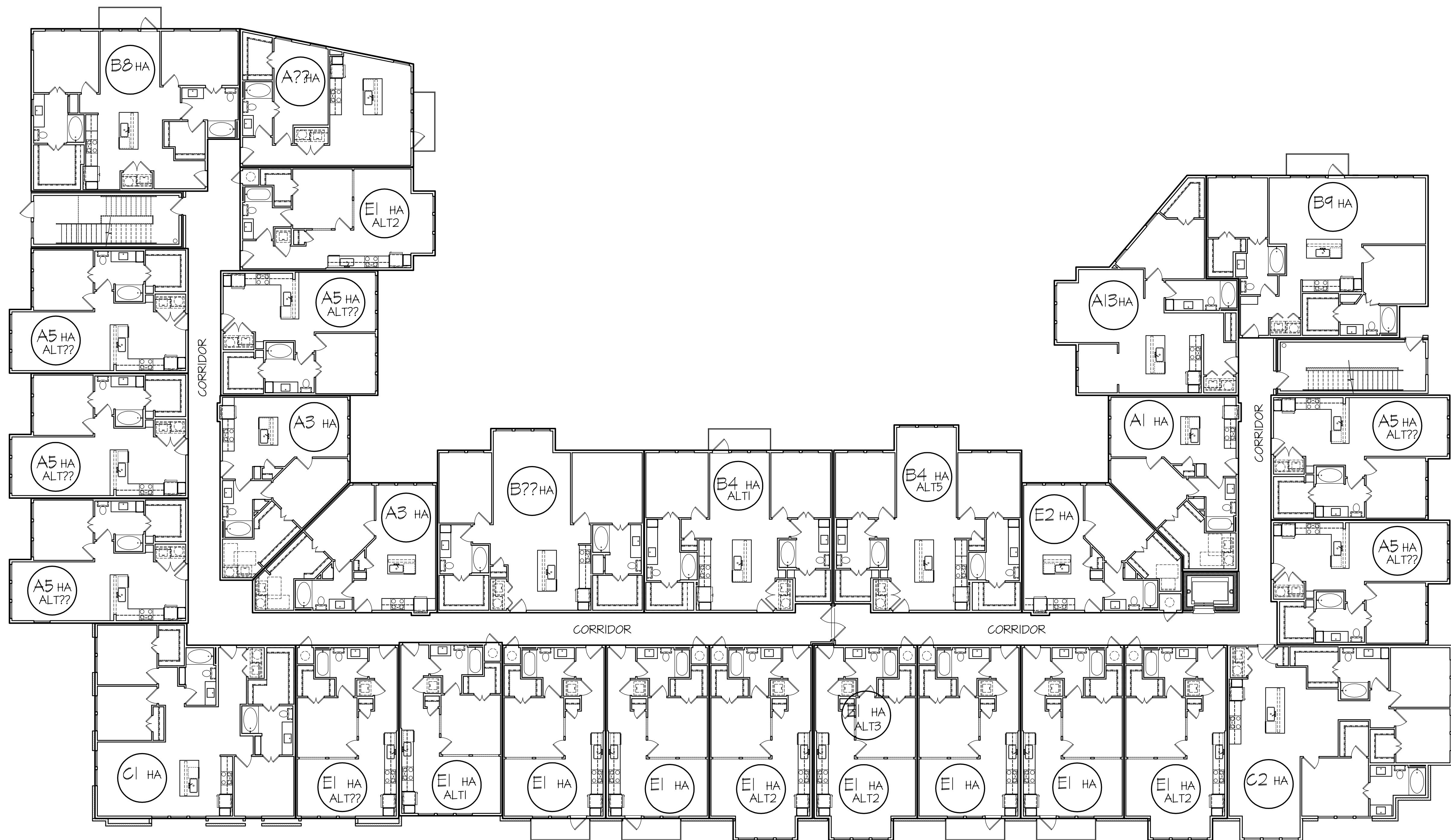
REVISIONS:

△	
△	
△	
△	
△	
△	

BUILDING #1

SHEET NO.

A4.05



 BUILDING #1 - THIRD LEVEL FLOOR PLAN

3/32"=1'-0"

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:

▲

▲

▲

▲

▲

▲

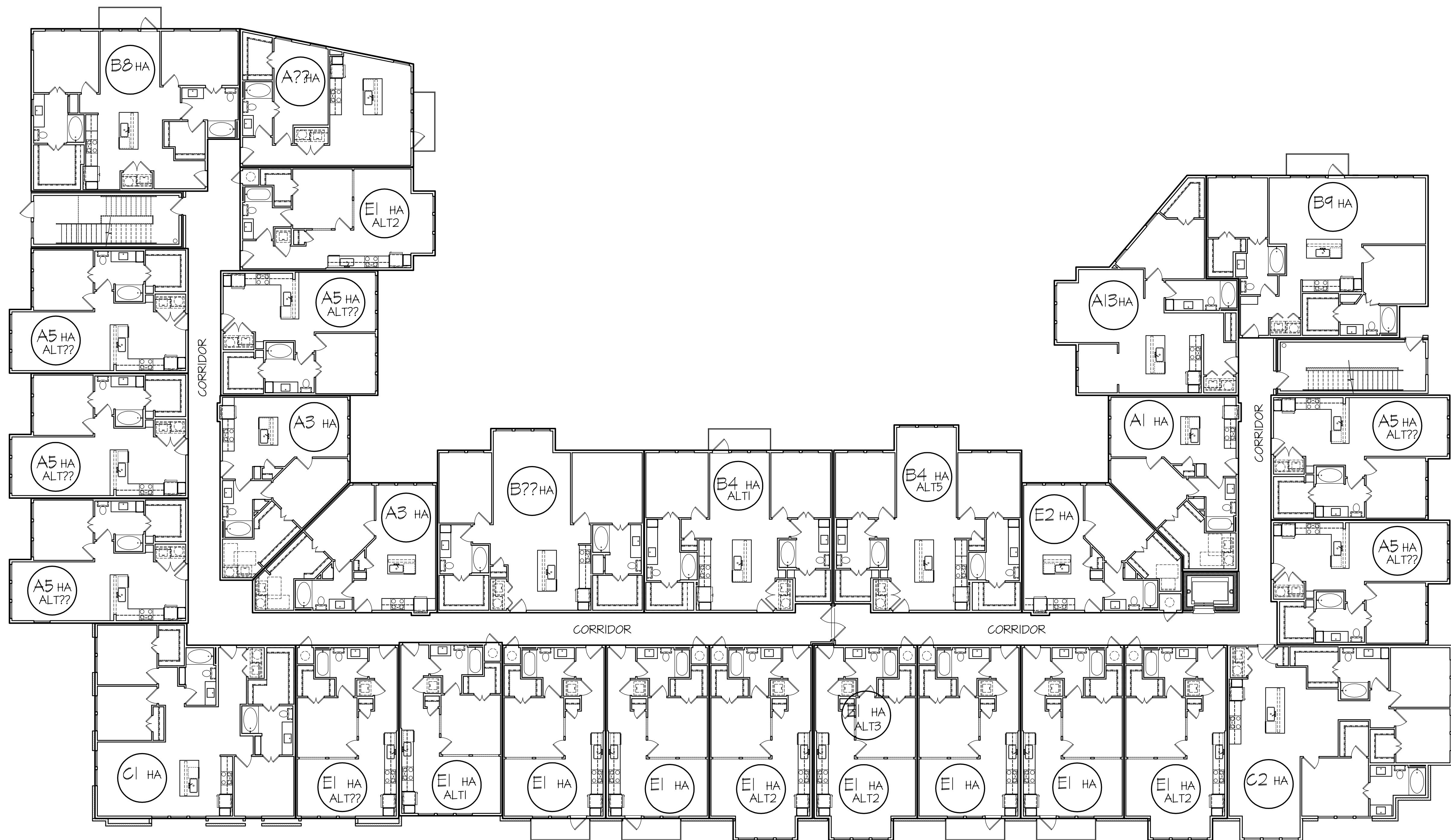
BUILDING #1

SHEET NO.

A4.04

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

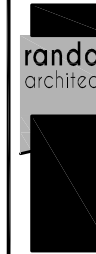
Page 44 of 123



 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 stoneleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

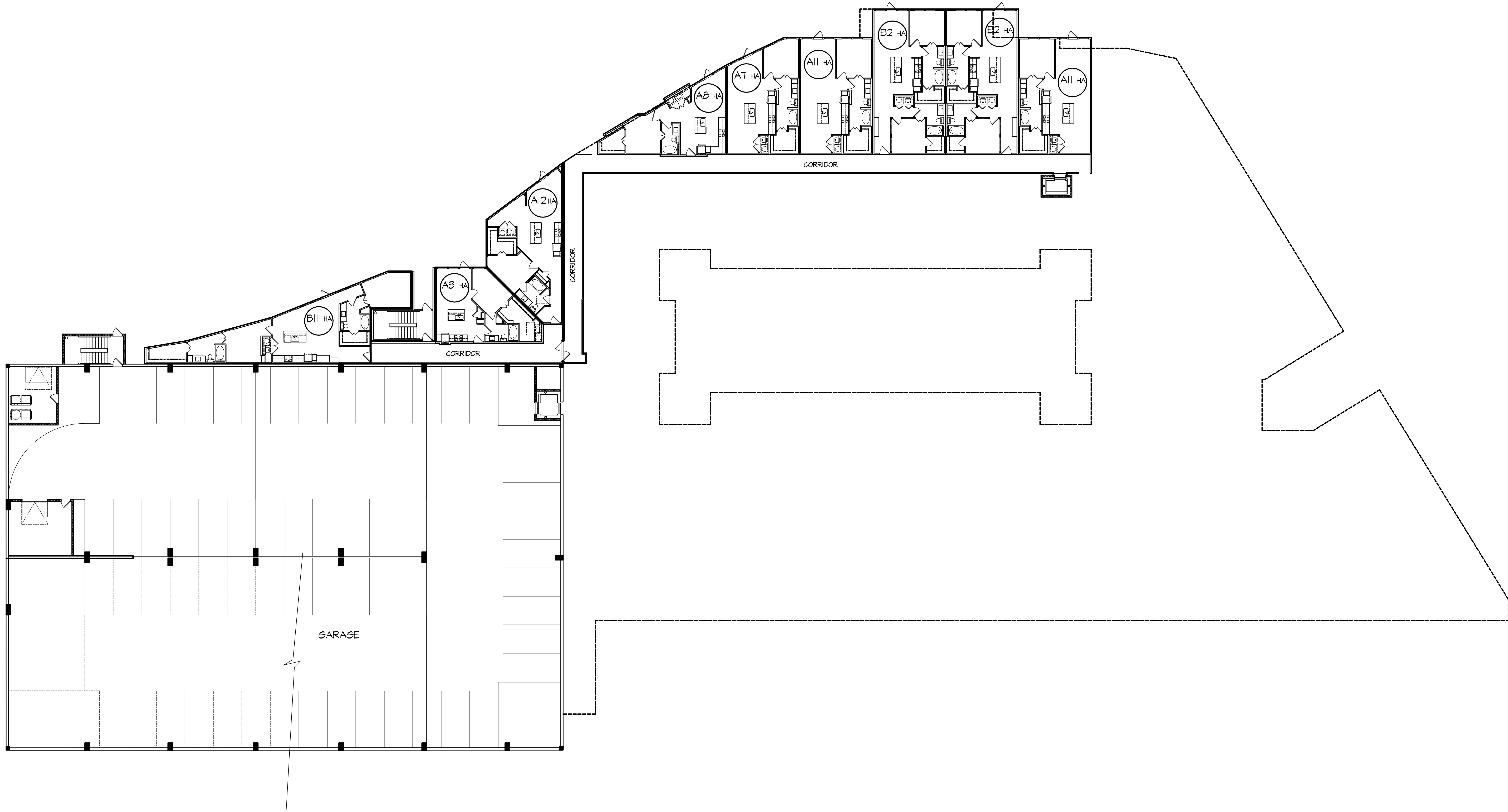
REVISIONS:

△	
△	
△	
△	
△	
△	

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
STATE OF TEXAS
01/25/24

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

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

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

△

△

△

△

△

BUILDING #2

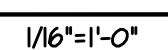
SHEET NO.
A4.06

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

Page 46 of 123



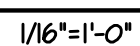
A4.07





TE: 01/04/2024

A4.08





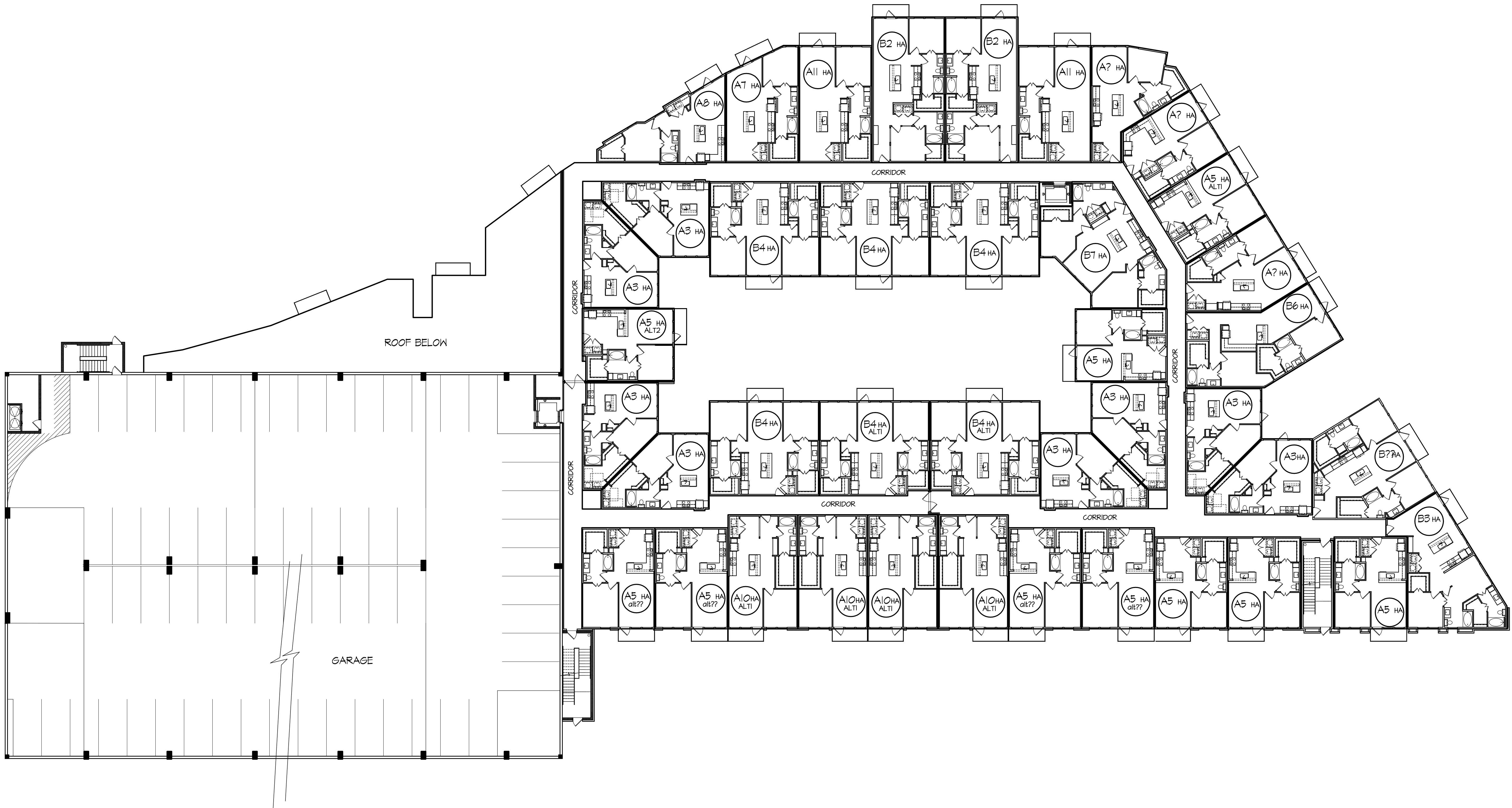
REVISIONS:

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
rkiesp@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

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

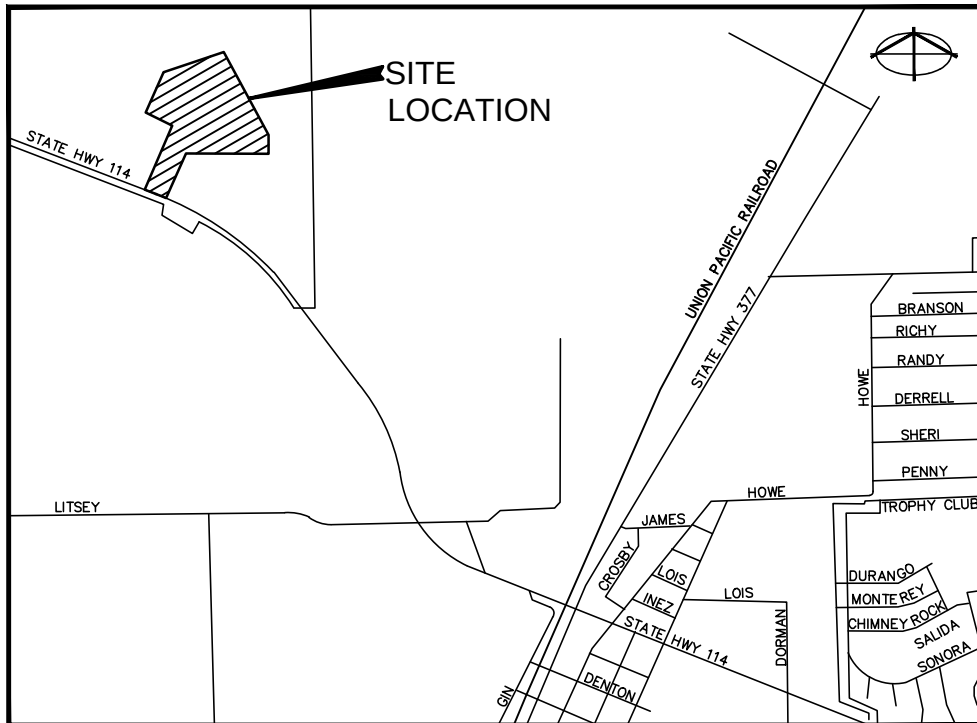
OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76262
(817)205-6050

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: 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

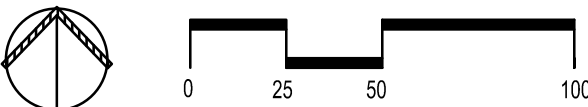
ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@boddeng.com



SOLID SOD NOTES

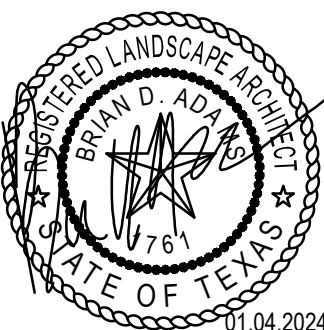
- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other 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.

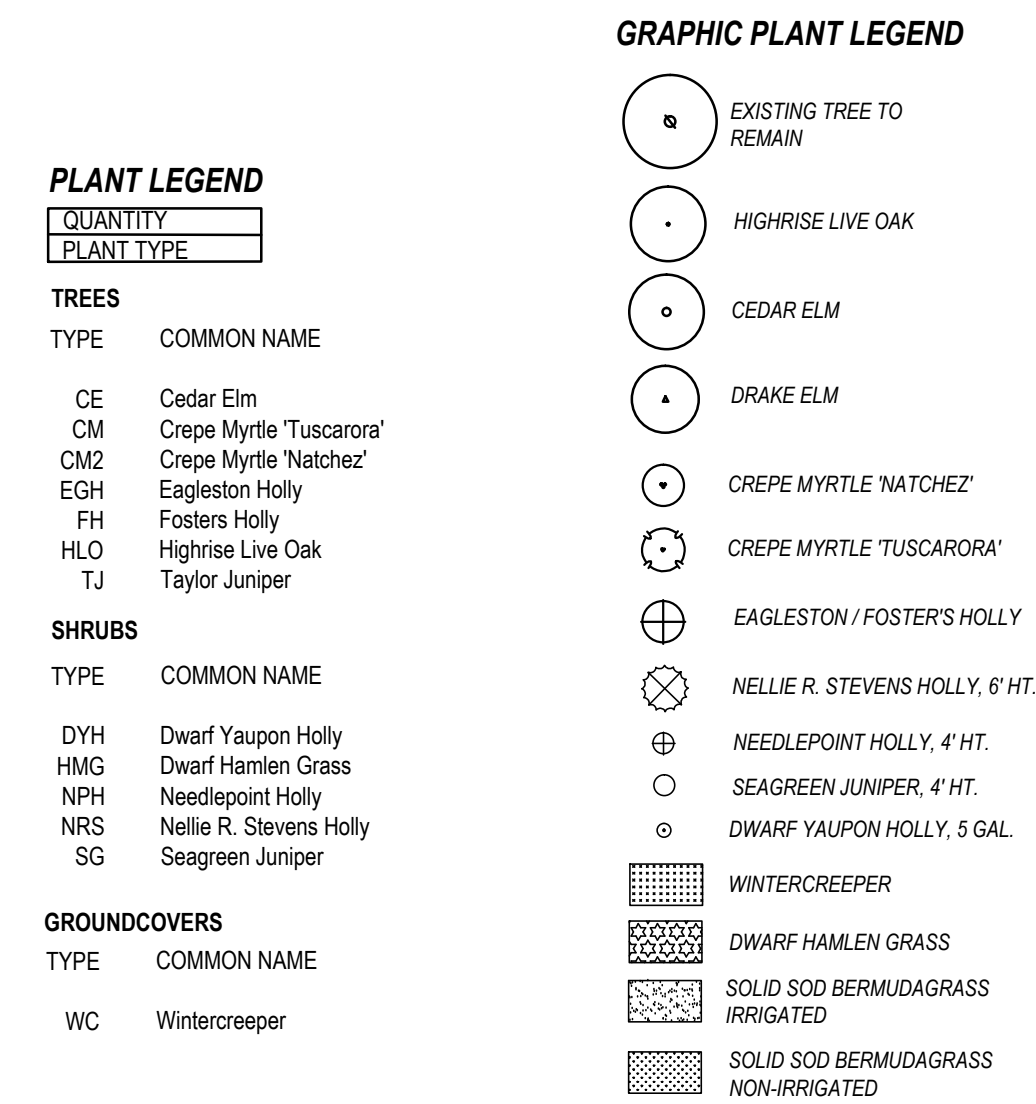
01 LANDSCAPE SITE PLAN
SCALE: 1" = 50'-0"



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





14.918 ACRES

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: jriley@ddeng.com

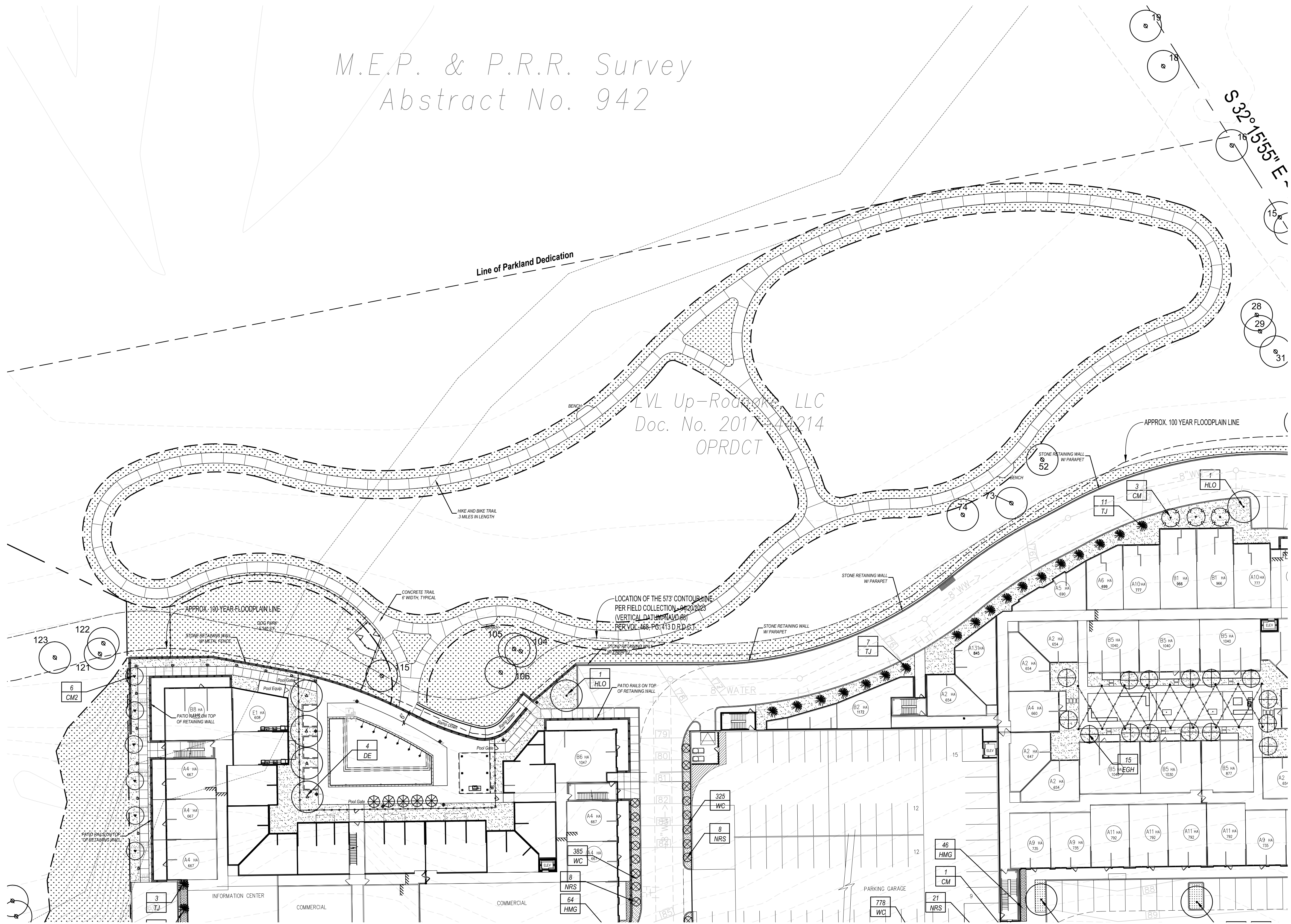
DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

LANDSCAPE		ENGINEER	
SMR LANDSCAPE ARCHITECTS, INC.	1708 NORTH GRIFIN STREET	BROCKETTE DAVIS DRAKE, INC.	12377 MERI DRIVE
	DALLAS, TEXAS 75202		SUITE 1100
	(214)871-0083		DALLAS, TEXAS 75251
CONTACT: BRIAN ADAMS, RLA			(214)824-3647
EMAIL: badams@smr-la.com		CONTACT: JAMES A. RILEY, P.E.	
		EMAIL: jriley@oddeng.com	

Page 55 of 123

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

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

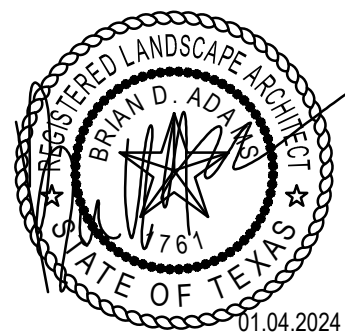
TYPE	COMMON NAME
DYH	Dwarf Yaupon Holly
HMG	Dwarf Hamden Grass
NPH	Needlepoint Holly
NRS	Nellie R. Stevens Holly
SG	Seagreen Juniper

GROUNDCOVERS

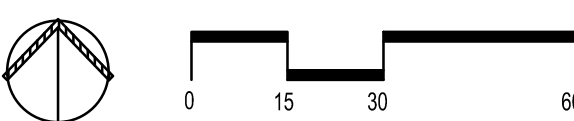
TYPE	COMMON NAME
WC	Wintercreeper

GRAPHIC PLANT LEGEND

	EXISTING TREE TO REMAIN
	HIGHRISE LIVE OAK
	CEDAR ELM
	DRAKE ELM
	CREPE MYRTLE 'NATCHEZ'
	CREPE MYRTLE 'TUSCARORA'
	EAGLESTON / FOSTERS' 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



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

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.

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.

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, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

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

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 tops 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 Calagres 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 (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

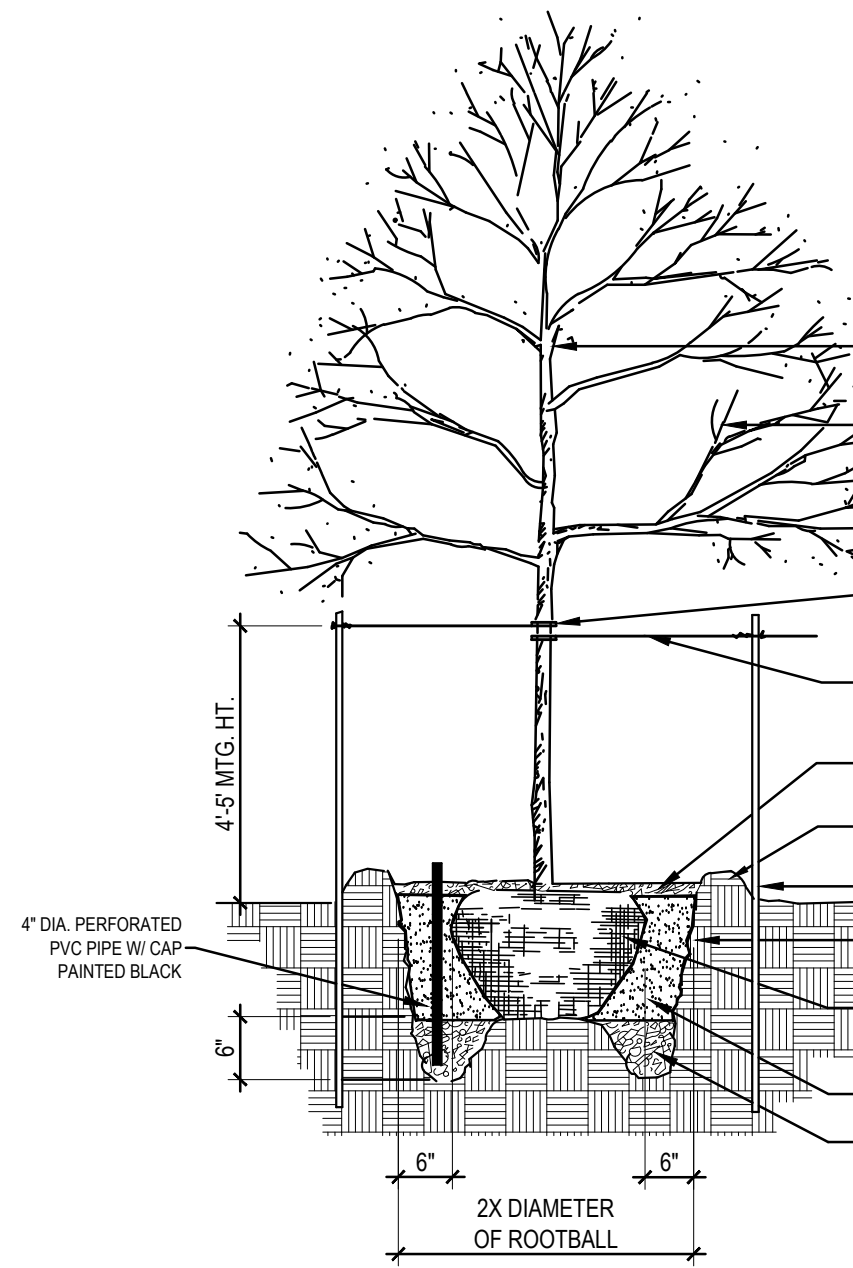
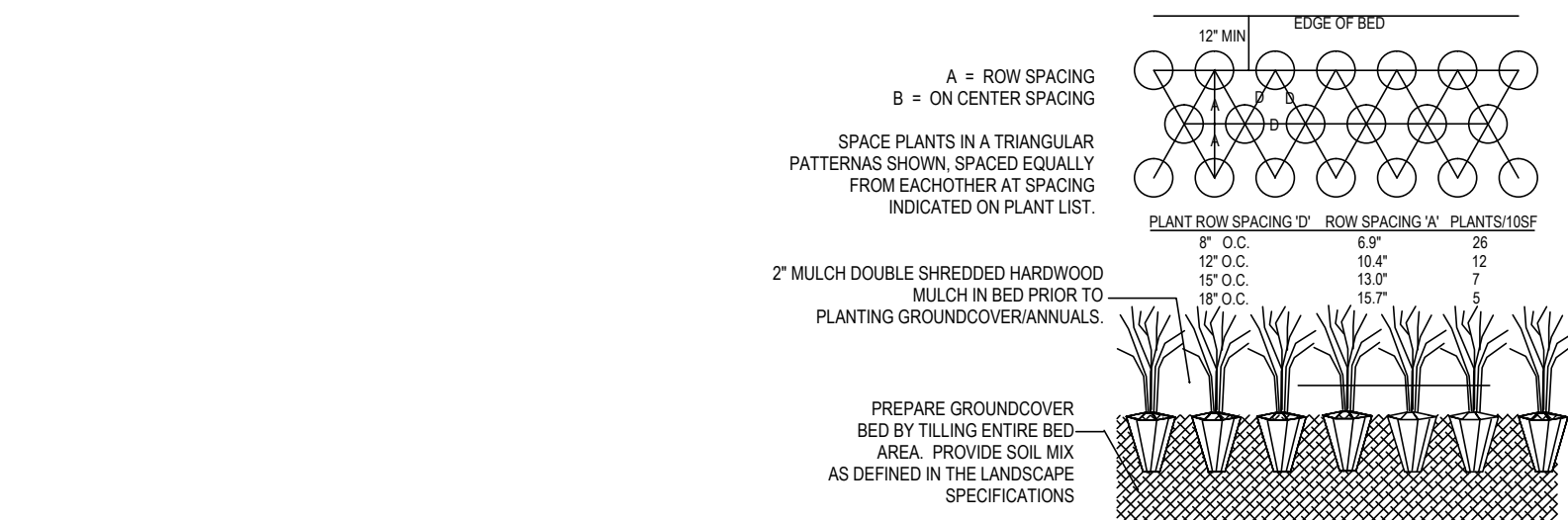
- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- Staking Material for Shade Trees:
 - Post: Studted T-Post, #1 Armo with anchor plate; 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum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

- 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.

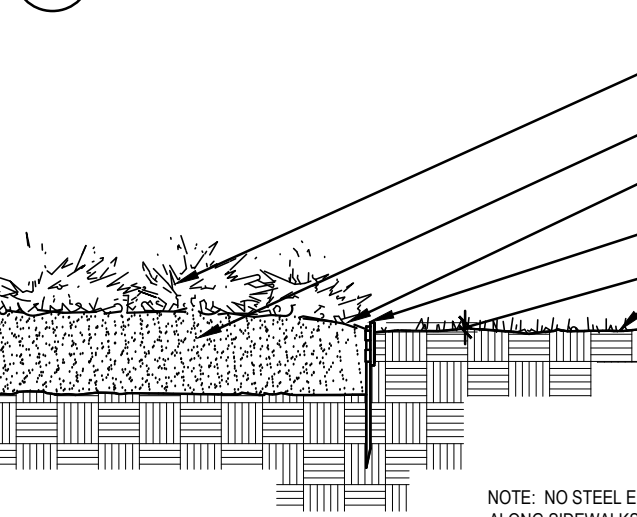
END OF SECTION



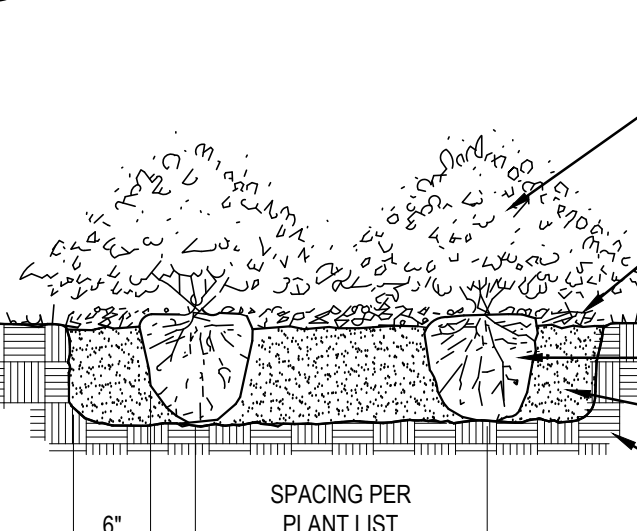
A TREE PLANTING DETAIL NOT TO SCALE

B GROUNDCOVER PLANTING DETAIL NOT TO SCALE

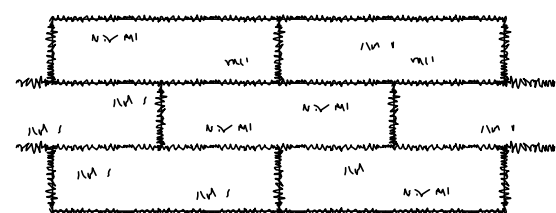
C SIDEWALK / MULCH DETAIL NOT TO SCALE



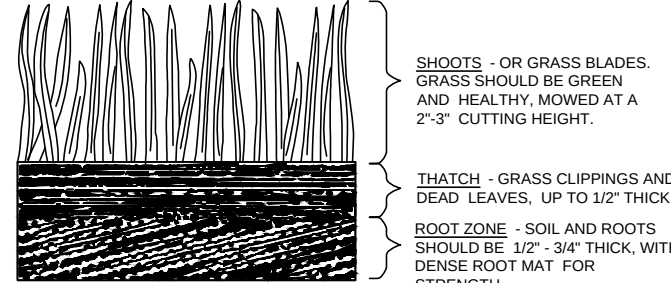
D STEEL EDGING DETAIL NOT TO SCALE



E SHRUB PLANTING DETAIL NOT TO SCALE

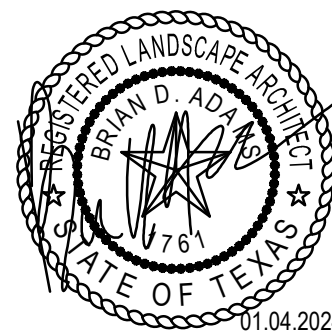


APPEARANCE OF GOOD SOD



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

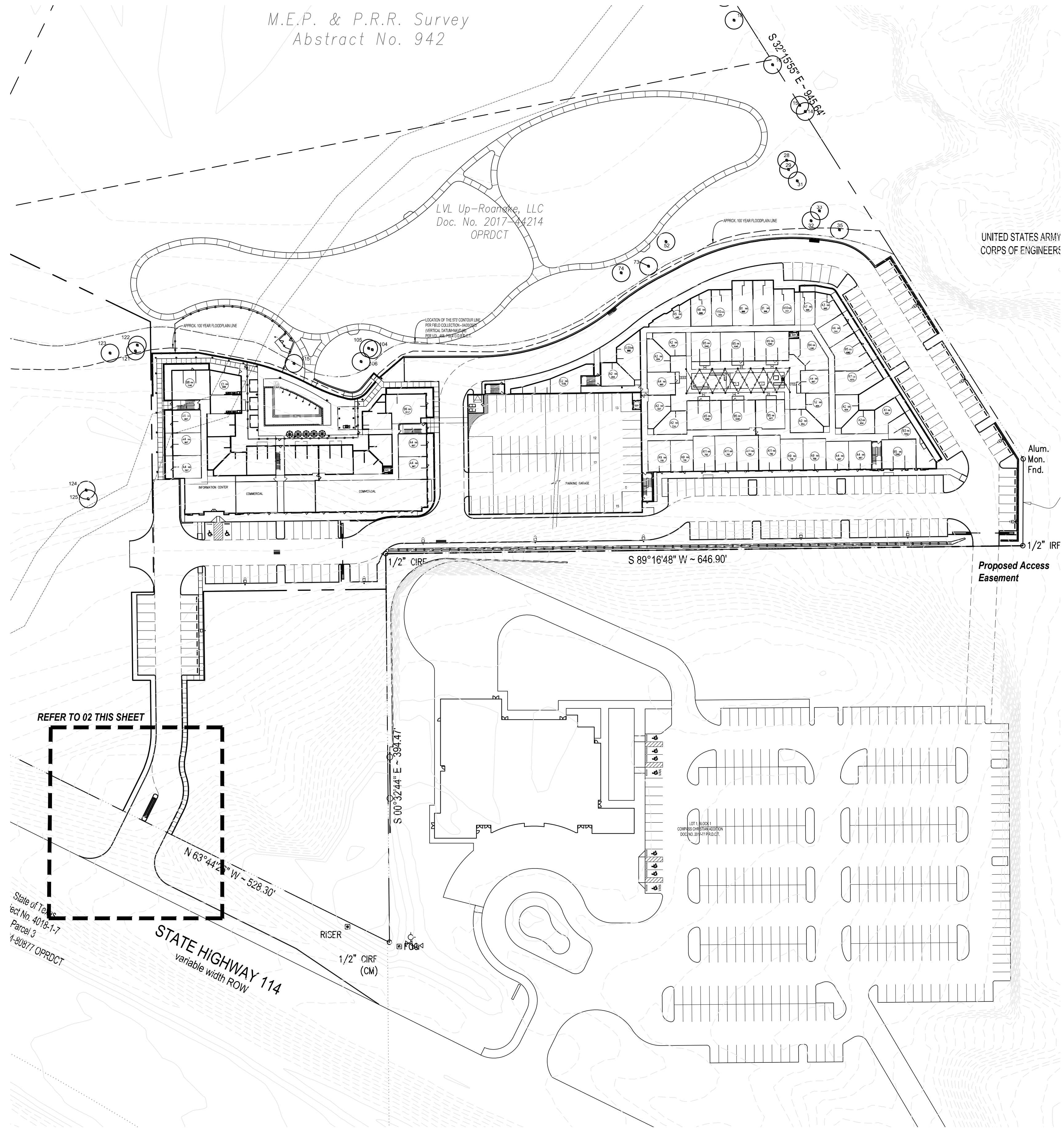
DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

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

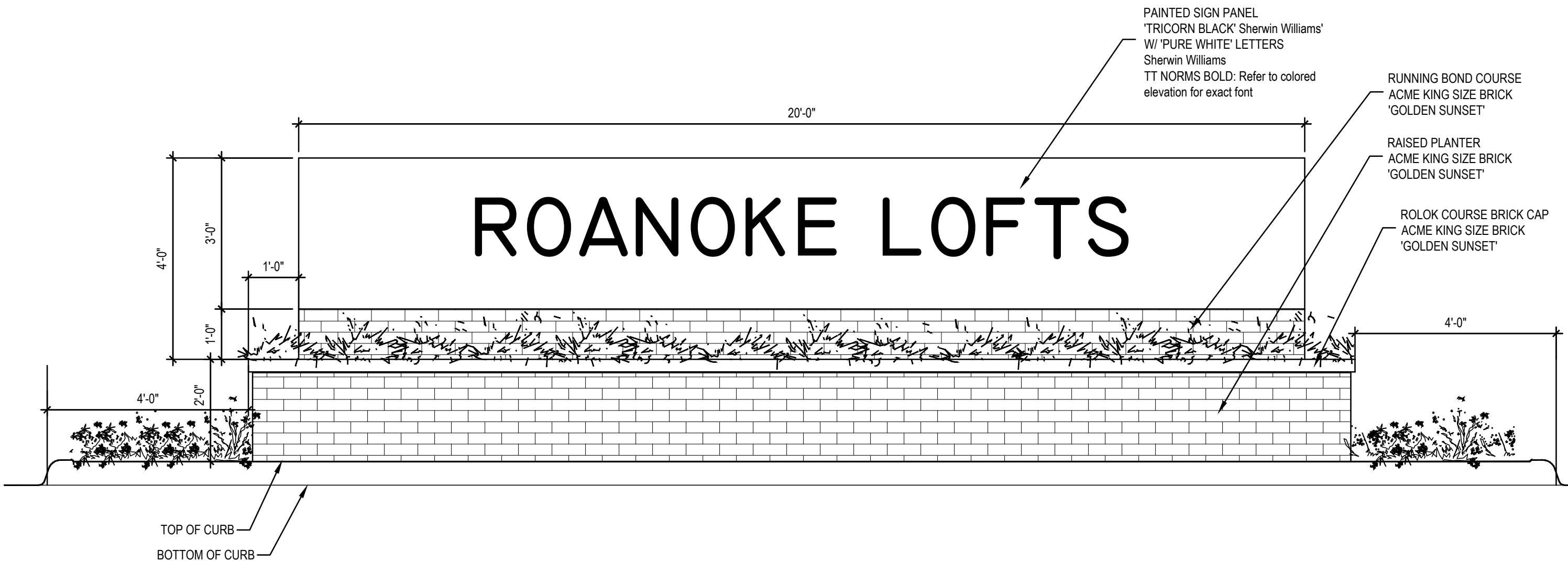
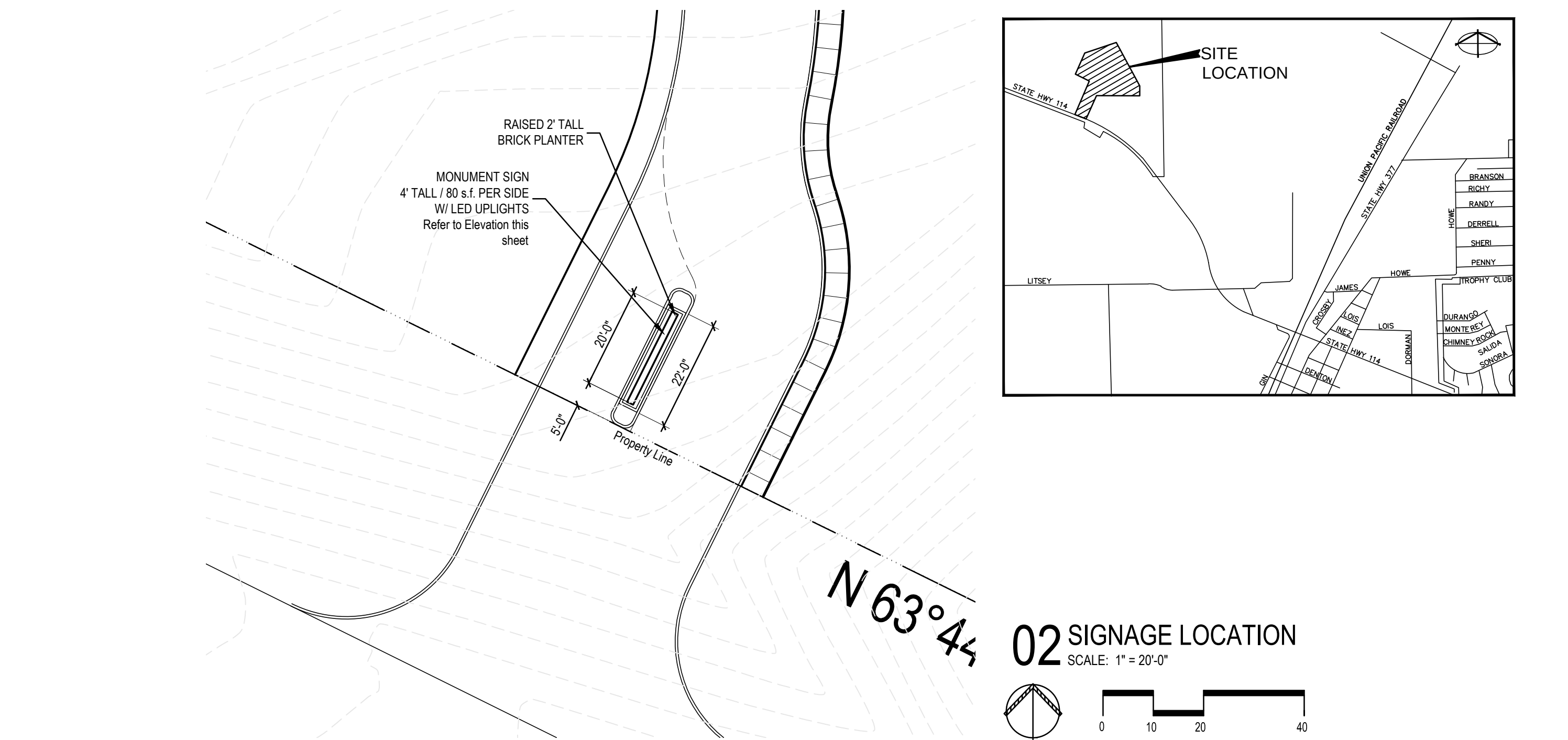
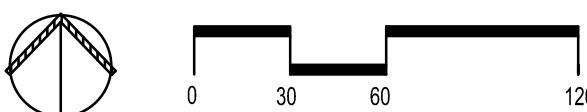
LANDSCAPE
SMR LANDSCAPE ARCHITECTS, INC
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
(214)871-0063
CONTACT: BRIAN ADAMS, RLA
EMAIL: badams@smr-la.com

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

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



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

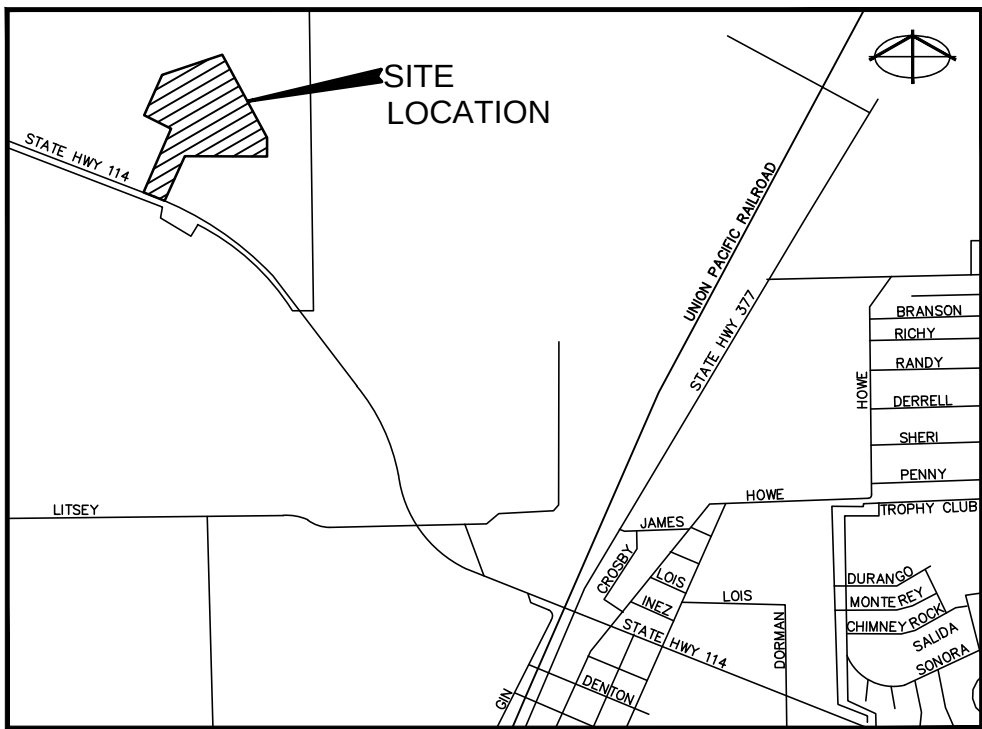
OWNER
LVL UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
Trophy Club, Texas 76262
(817)205-6050

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
DALLAS, TEXAS 75202
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



3. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
2. 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.
3. 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.
4. 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.
5. 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.
6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the drip line of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
9. 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.
10. 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.
11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" wide) 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.
12. 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).
13. 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).
14. 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.

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

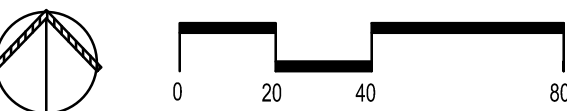
 EXISTING TREE TO REMAIN

 EXISTING TREE TO BE REMOVED

 TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION
REFER TO B AND C / TP.2

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

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

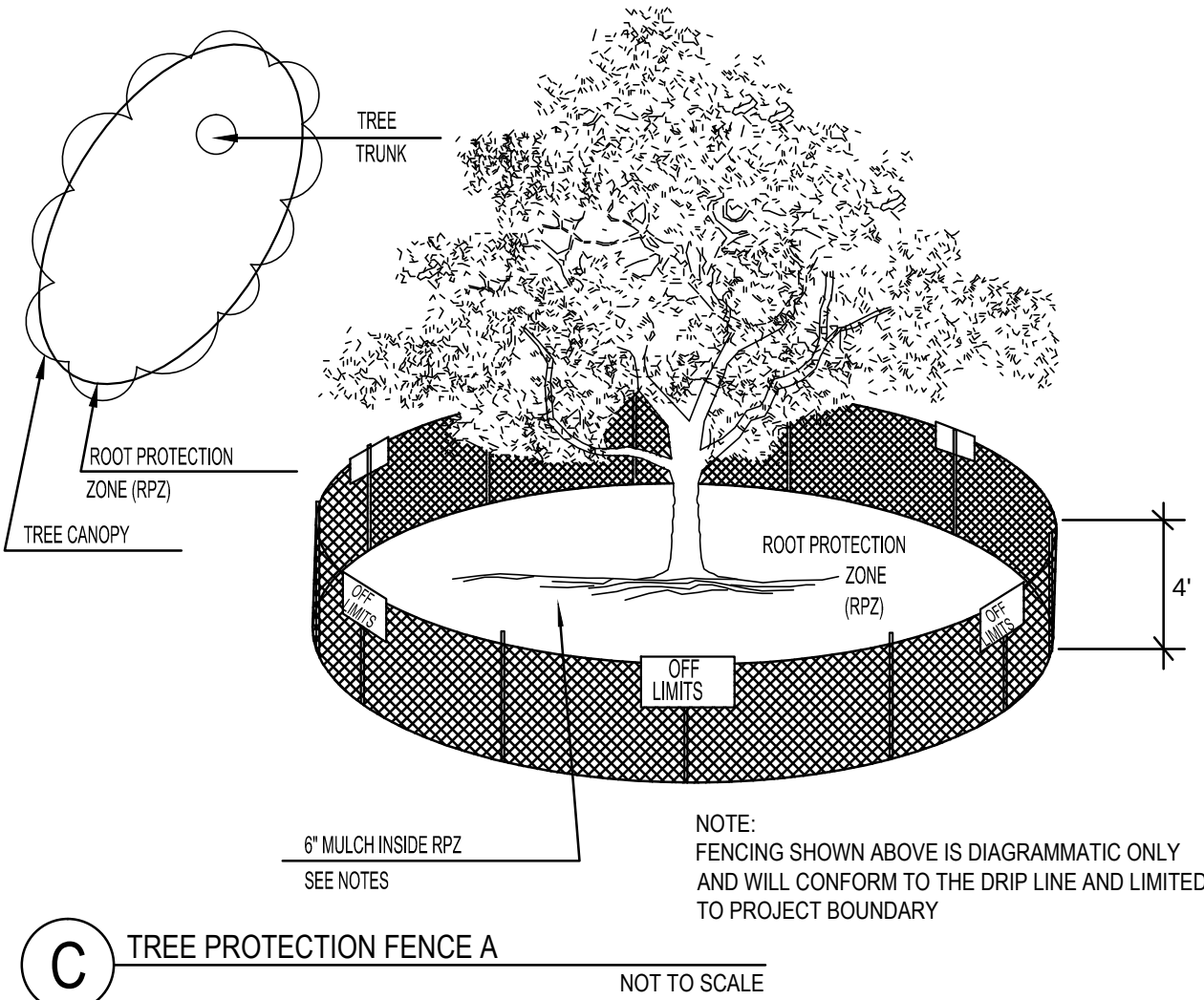
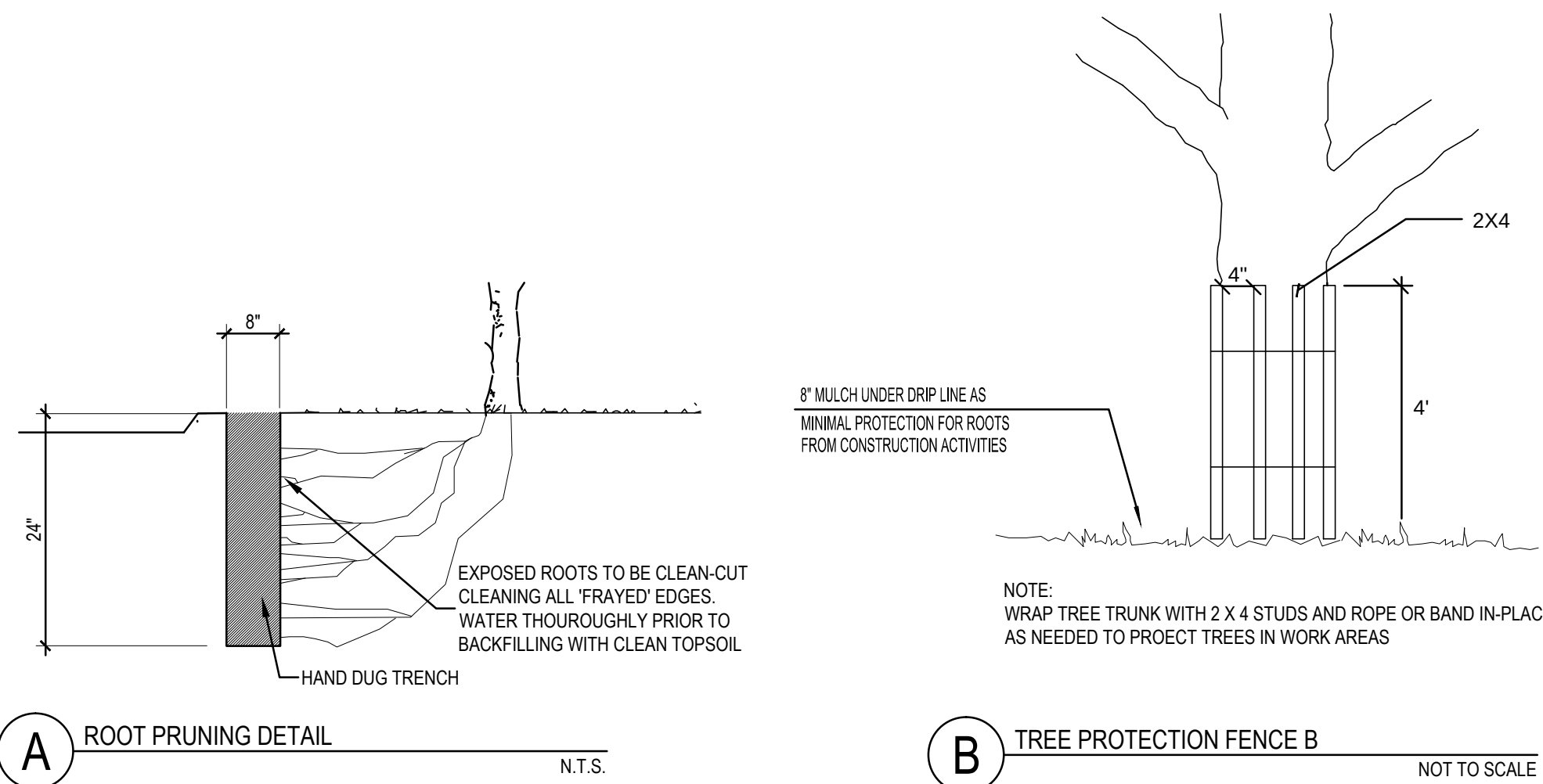
ENGINEER
BROCKETTE DAVIS DRAKE, INC
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@bddenq.com

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

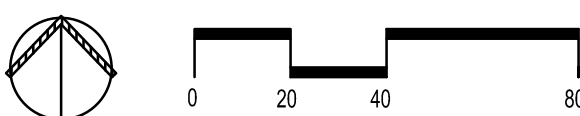
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Buildable Area	Remove / Remain
77	6	cedar elm	6	No	Healthy	Y	Remove
78	4.2	cedar elm	4	No	Healthy	Y	Remove
79	5	cedar elm	5	No	Healthy	Y	Remove
80	5.3	cedar elm	5	Yes	Healthy	Y	Remove
81	4.2	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



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: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
DALLAS, TEXAS 75202
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiesper@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



AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: March 26, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a site plan (SP 2024-01) 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 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.

PLANNING AND ZONING COMMISSION:

The motion is to approve, subject to the applicant demonstrating to City Council how the ultimate access will work with the adjacent landowner in addition to the church property.

STAFF RECOMMENDATION:

Staff recommends approval of the site plan.

SPECIAL CONSIDERATION:



AGENDA ITEM

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application - SP-2024-01 - Jason Leeds 14.918 Acres N of Hwy 114
2. SITE PLAN
3. a201 ARCH SITE PLAN
4. Colored and B&W Elevations
5. Arch Floor Plans
6. Roanoke FLats Unit Mix-Program - Revised 02-14-24
7. Roanoke FLats Unit Mix-Program - Revised 02-14-24
8. Landscape
9. SP-2024-01 - Jason Leeds 14.918 Acres N of Hwy 114 Adj to Compass Church (1)
10. C02 GRADING PLAN
11. C03 UTILITY PLAN
12. 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

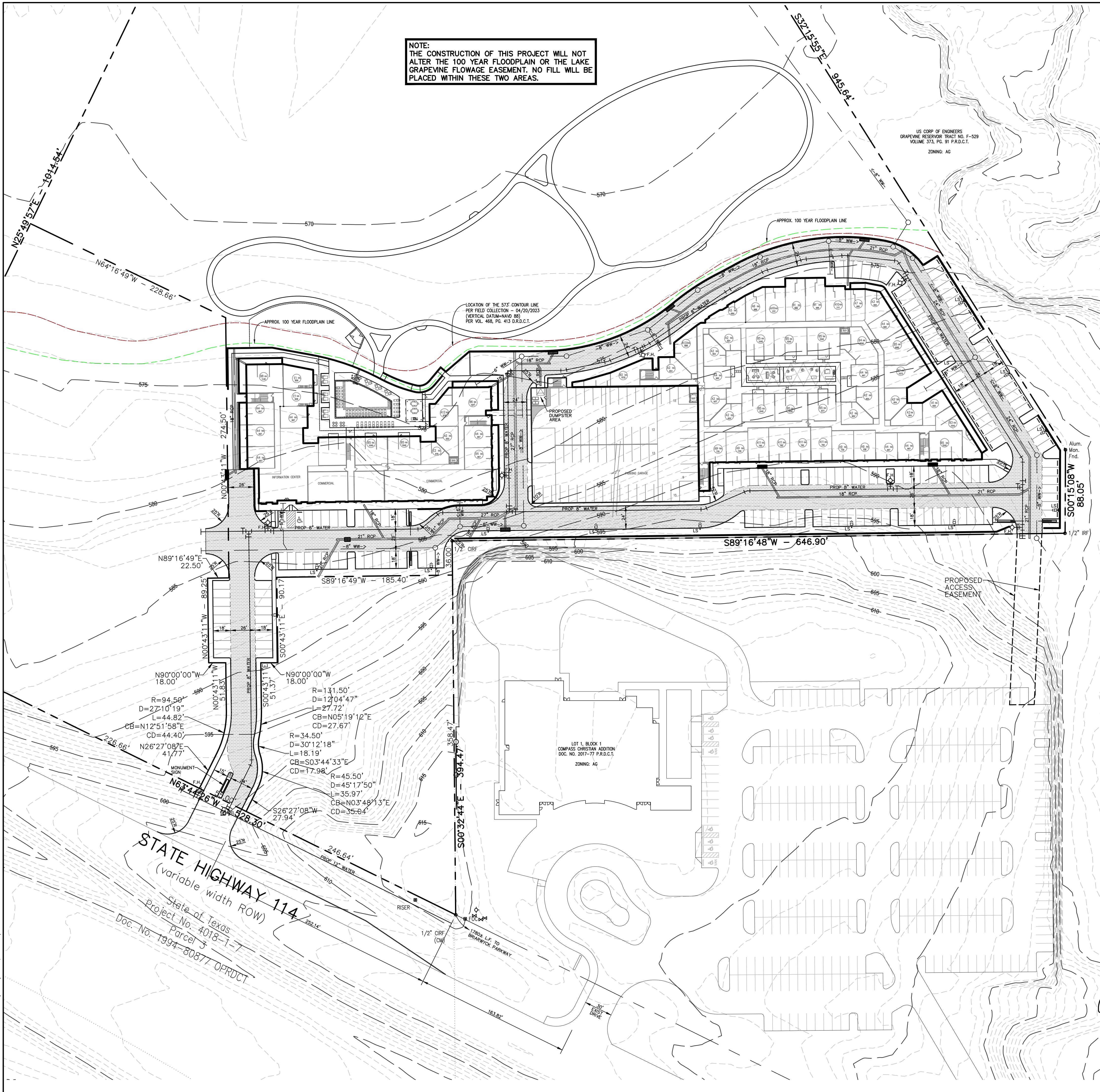
1/8/2024

 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
--	--------------------------------	-------------------------------	--------------------------------------

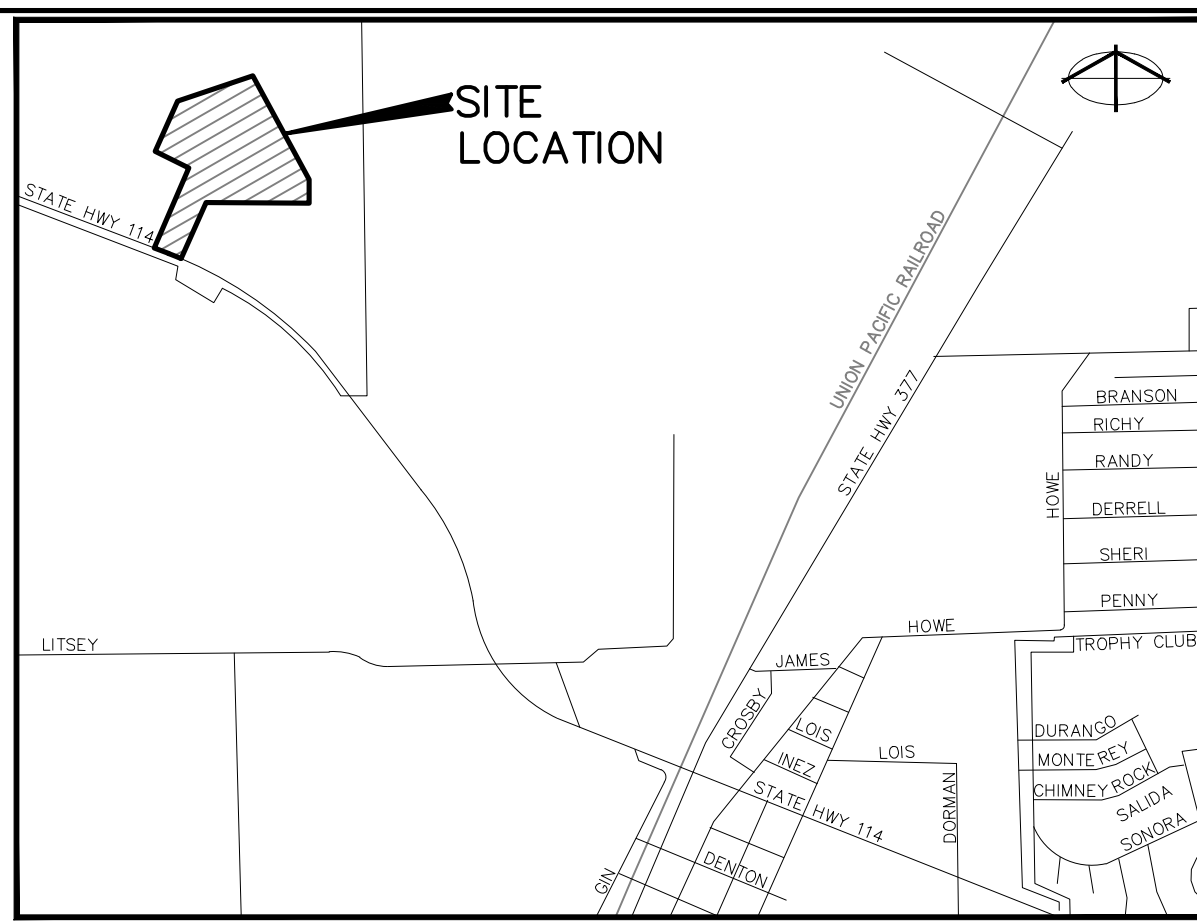
07/20/2023



NOTE:
THE CONSTRUCTION OF THIS PROJECT WILL NOT
ALTER THE 100 YEAR FLOODPLAIN OR THE LAKE
GRAPEVINE FLOWAGE EASEMENT. NO FILL WILL BE
PLACED WITHIN THESE TWO AREAS.

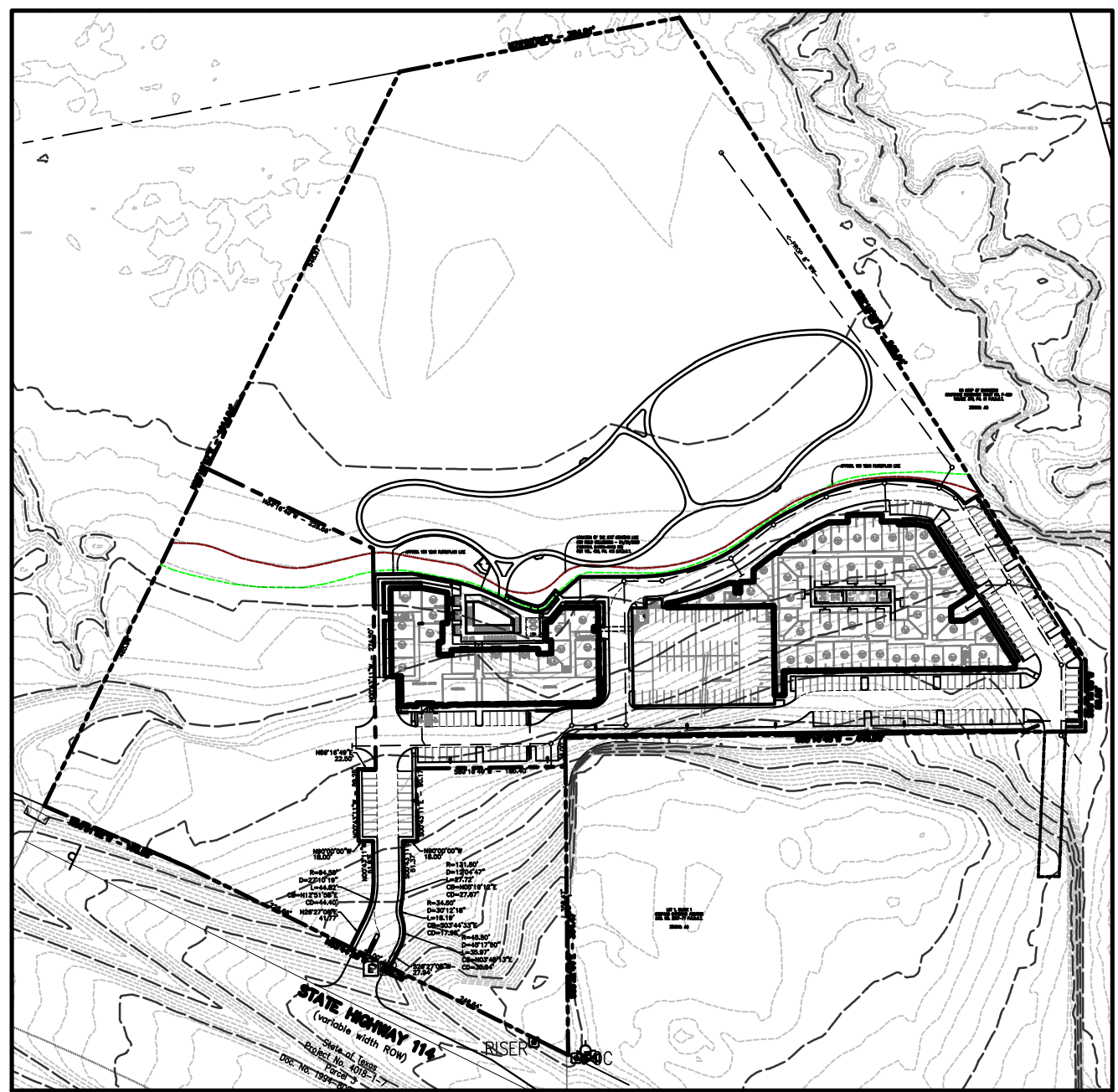
US CORP OF ENGINEERS
GRAPEVINE RESERVOIR TRACT NO. F-529
VOLUME 373, PG. 91 P.D.C.T.
ZONING: AG

LOCATION OF THE 573' CONTOUR LINE
PER FIELD COLLECTION - 04/20/2023
(VERTICAL DATUM=NAVD 88)
PER VOL. 468, PG. 413 D.R.D.C.T.



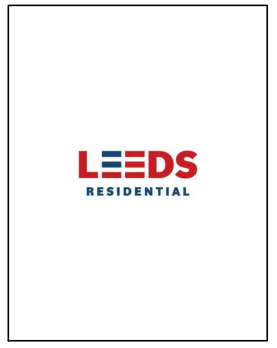
- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - LIGHT STANDARD
 - PROPOSED LIGHT STANDARD
 - PROPOSED FIRELANE

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
SCALE: 1"=200'

STATE OF TEXAS
JAMES A. RILEY
73231
Professional Engineer
01/04/24



**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@ddeng.com |
|---|---|---|--|---|



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

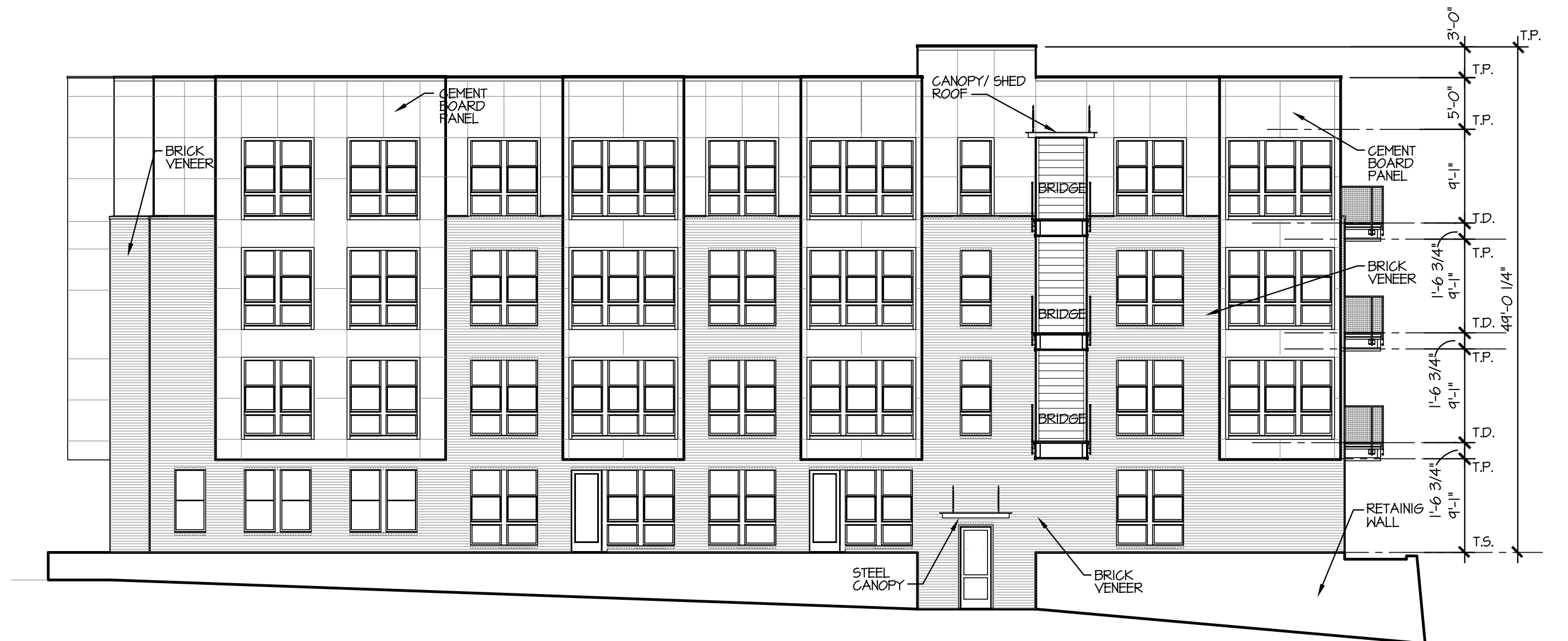
A2.01





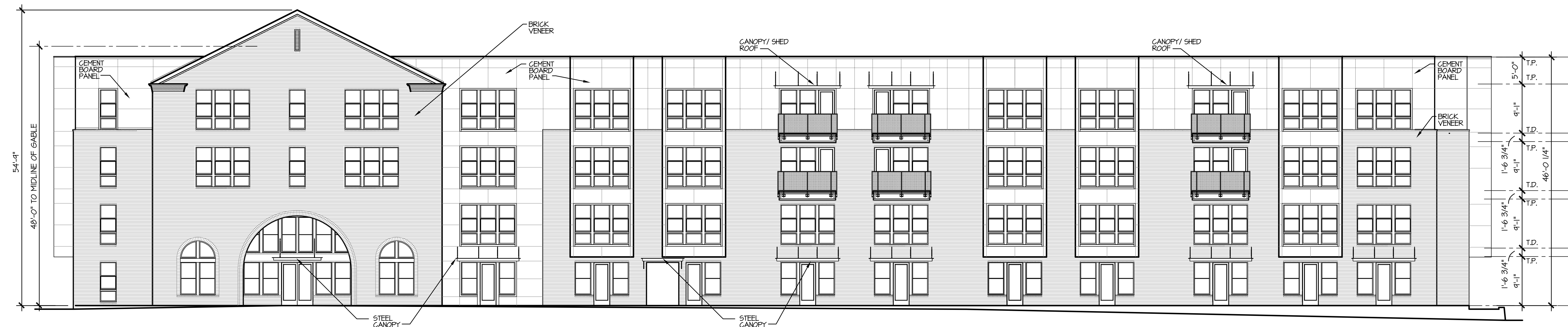
03 BUILDING #1 - EXTERIOR ELEVATION - NORTH

3/32"=1'-0"



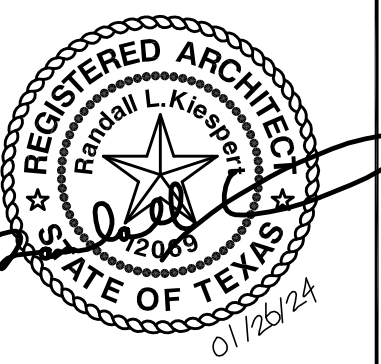
02 BUILDING #1 - EXTERIOR ELEVATION - EAST

3/32"=1'-0"



01 BUILDING #1 - EXTERIOR ELEVATION - SOUTH

3/32"=1'-0"



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

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

△	
△	
△	
△	
△	

BUILDING #1
EXTERIOR ELEVATIONS

SHEET NO.
A5.01



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"

Roanoke Lofts

Roanoke, 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

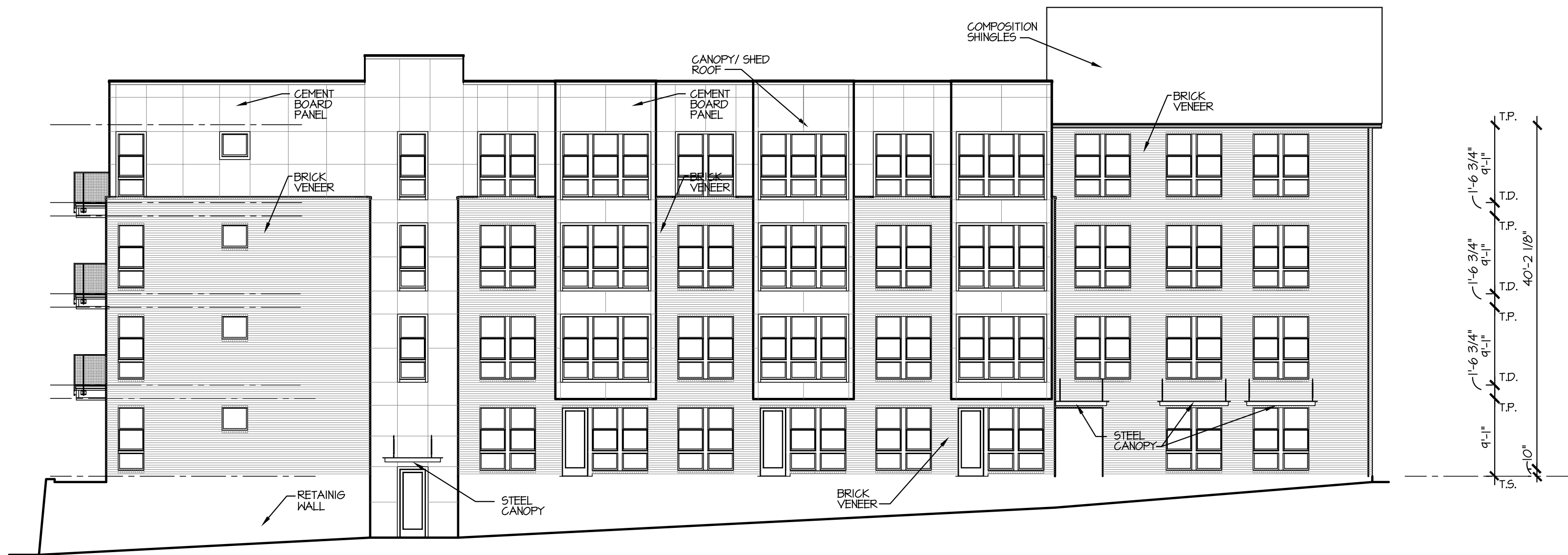
DATE: 01/04/2024

REVISIONS:

△	
△	
△	
△	
△	

BUILDING #1
EXTERIOR ELEVATIONS

SHEET NO.
A5.02



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"



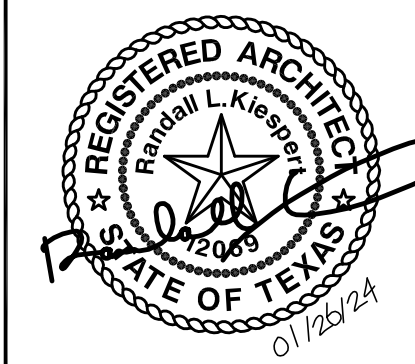
A5.03





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

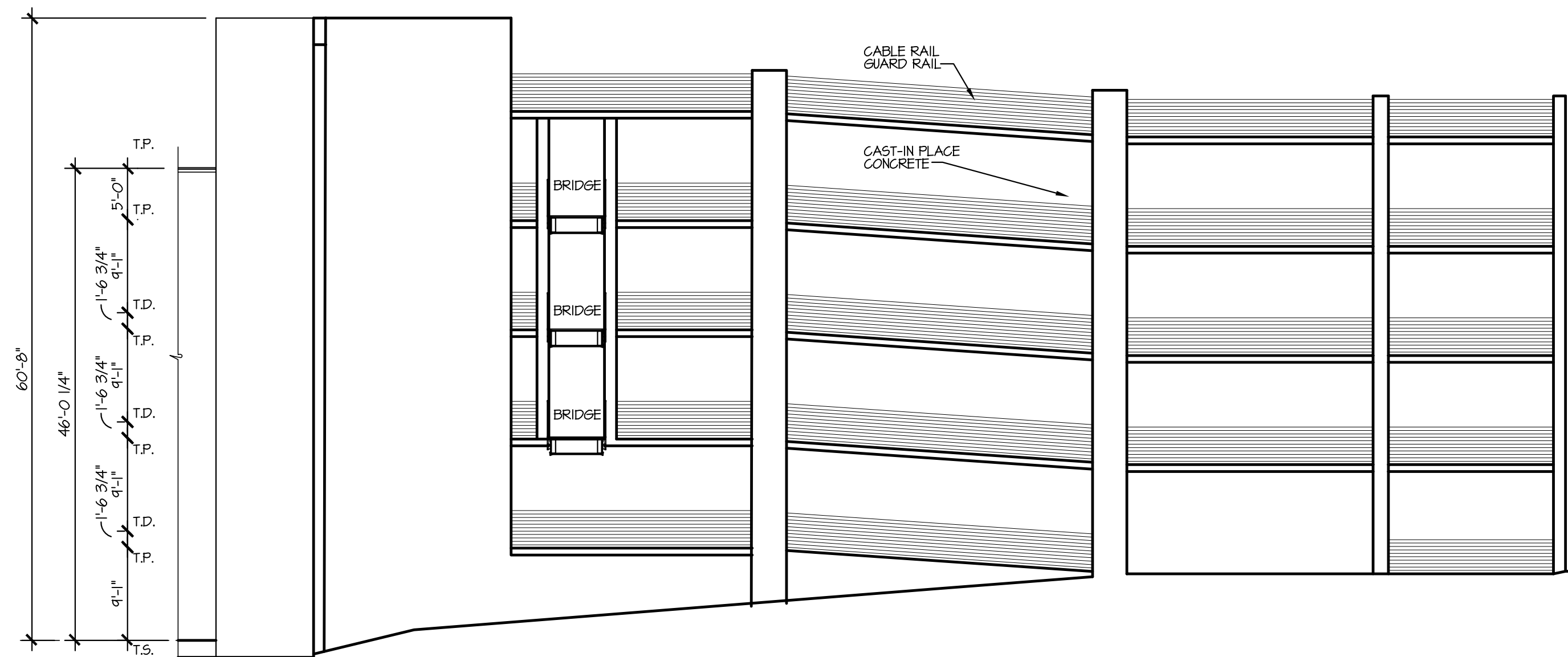
DATE: 01/04/2024

REVISIONS:

▲	
▲	
▲	
▲	
▲	

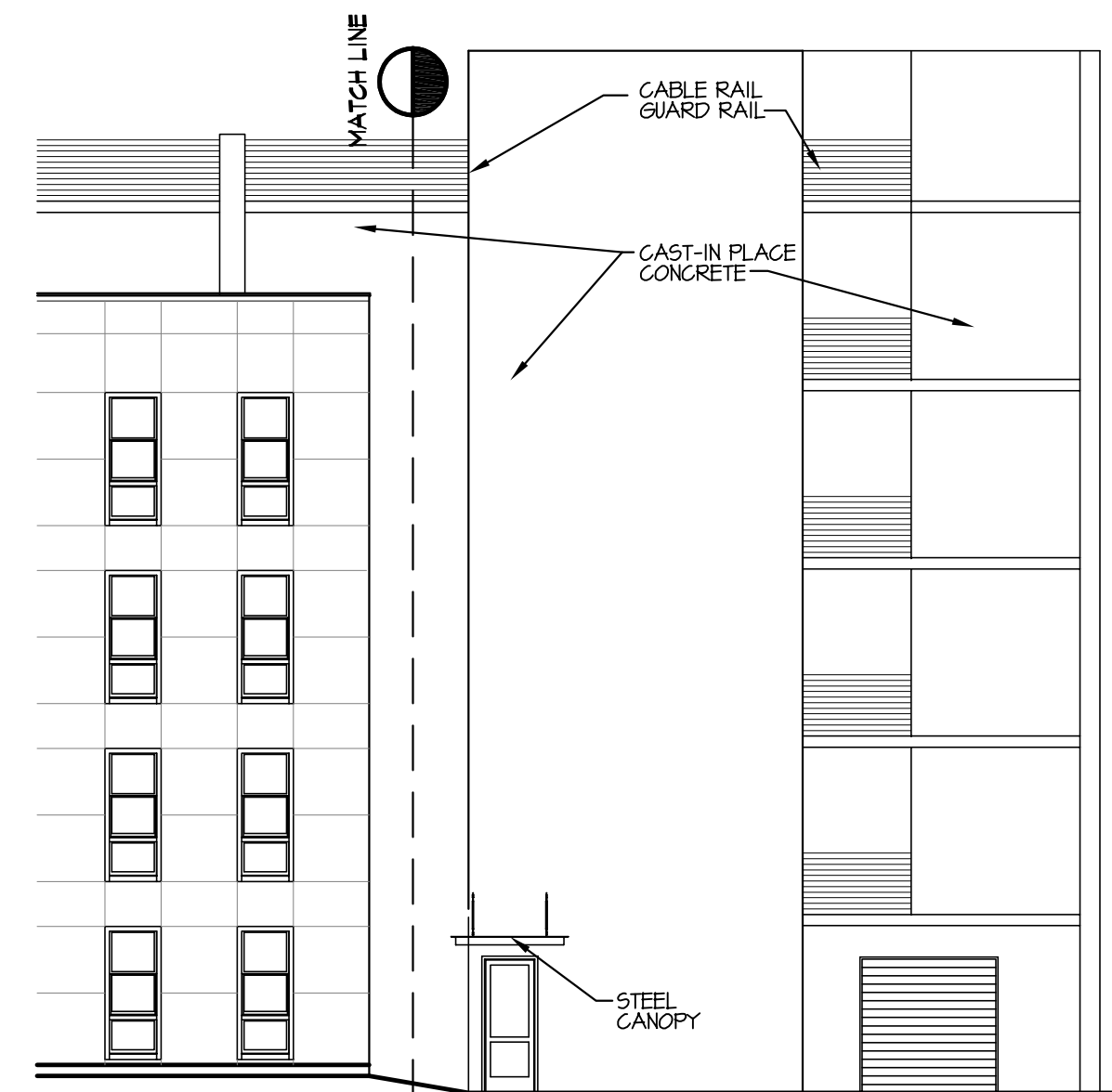
BUILDING #2
EXTERIOR ELEVATIONS

SHEET NO.
A5.04



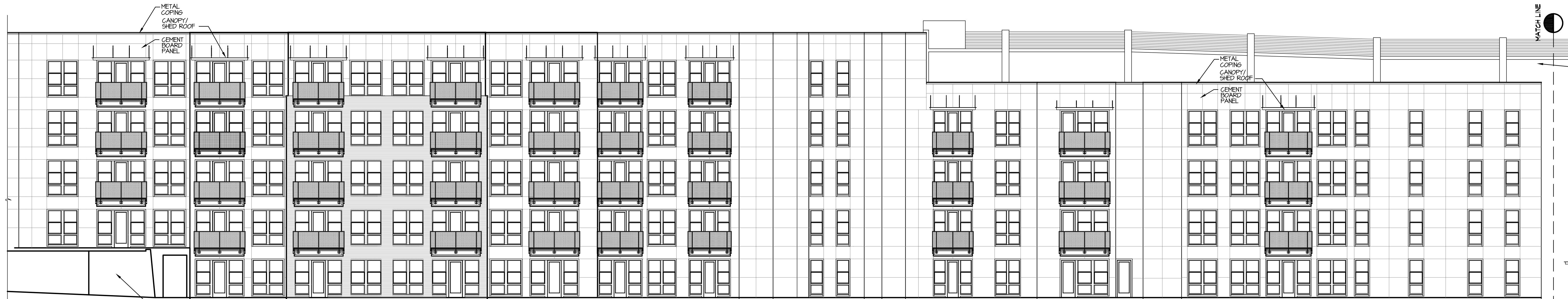
03 EXTERIOR ELEVATION - WEST - GARAGE

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@rlooutlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE:

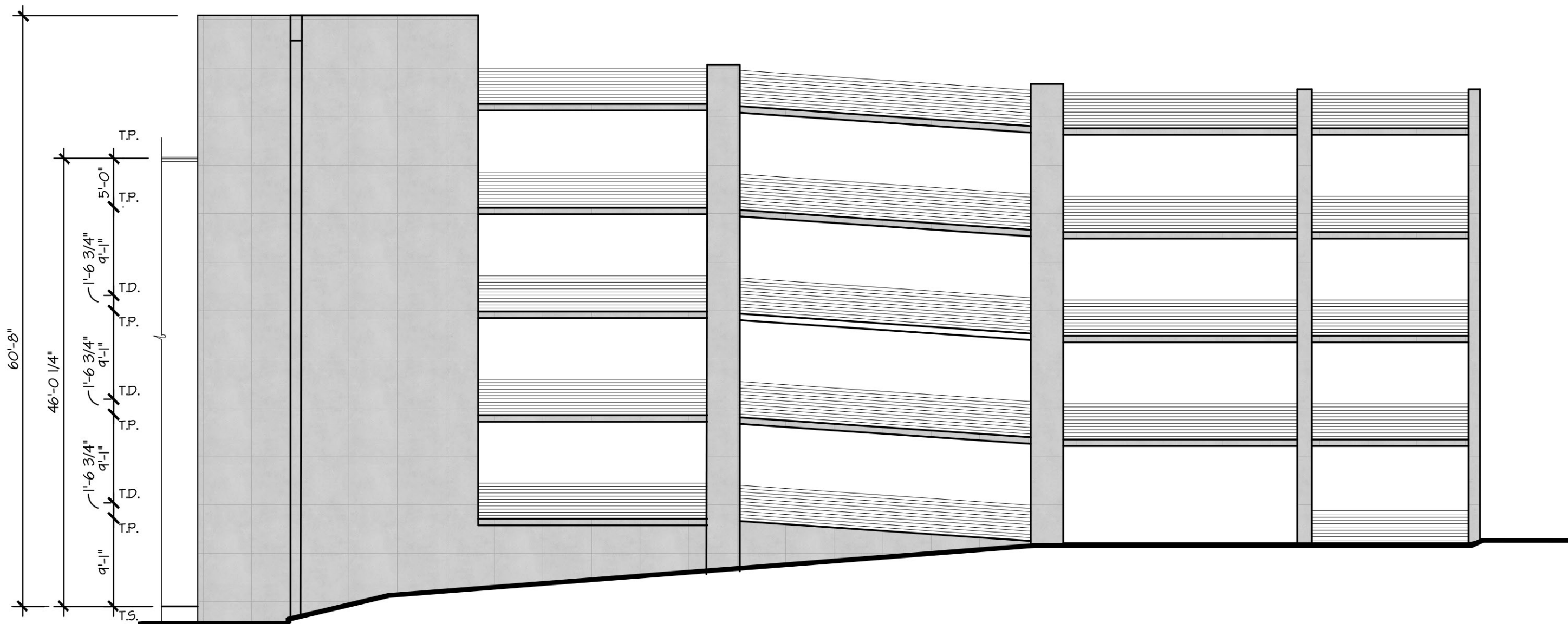
REVISIONS:

△	
△	
△	
△	
△	

BUILDING #2
EXTERIOR ELEVATIONS

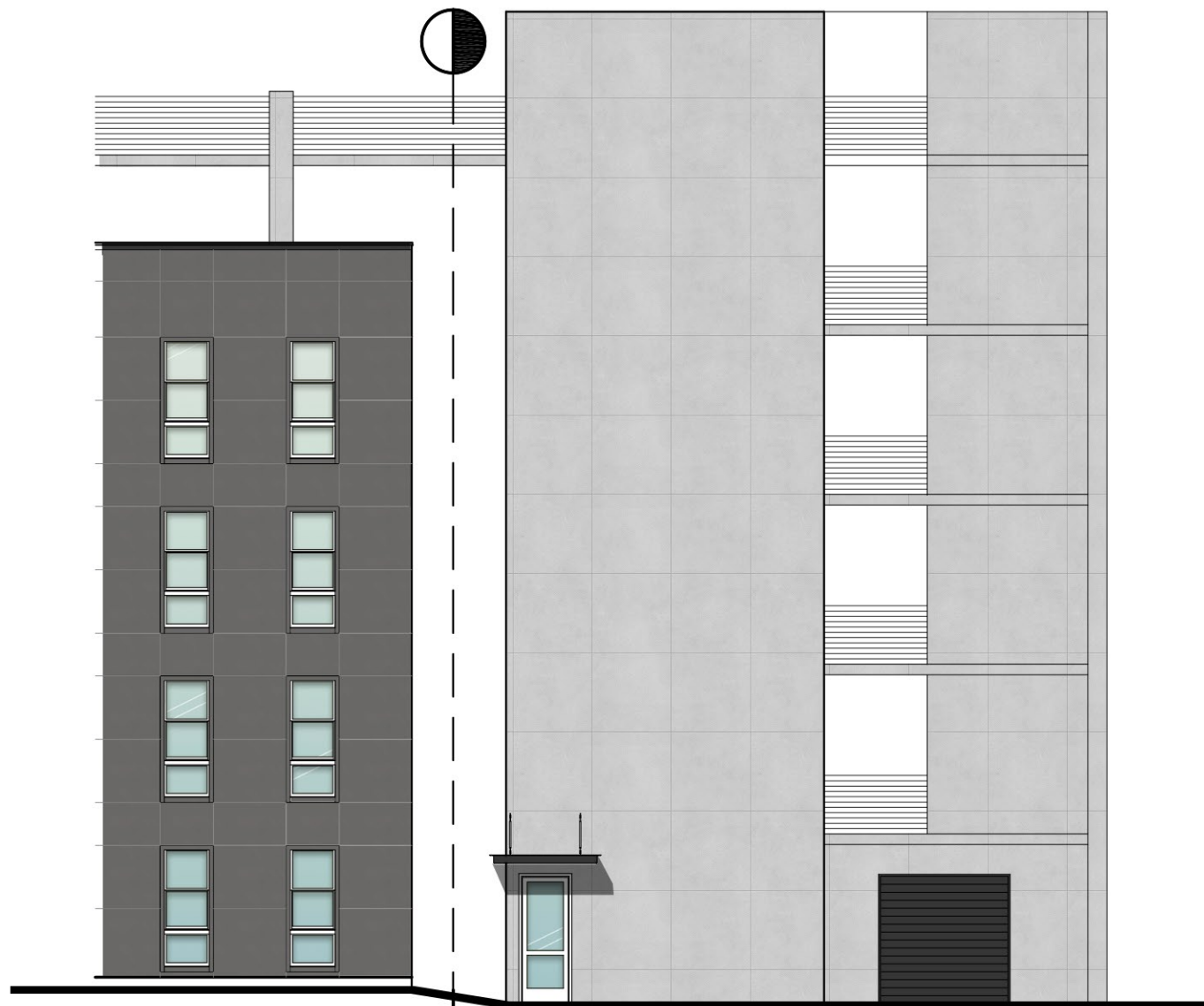
SHEET NO.

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

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



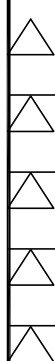
JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

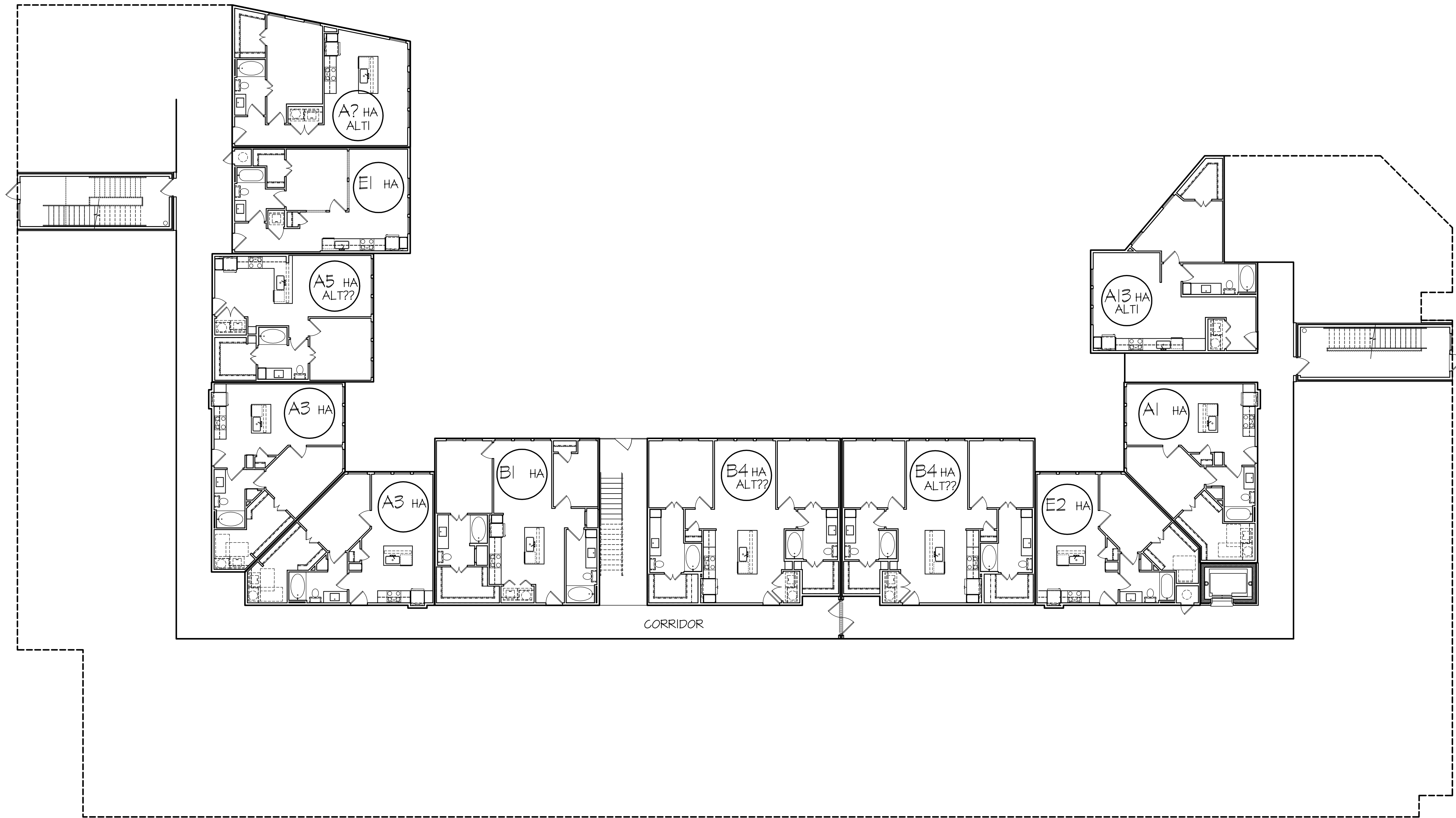
REVISIONS:



BUILDING #1

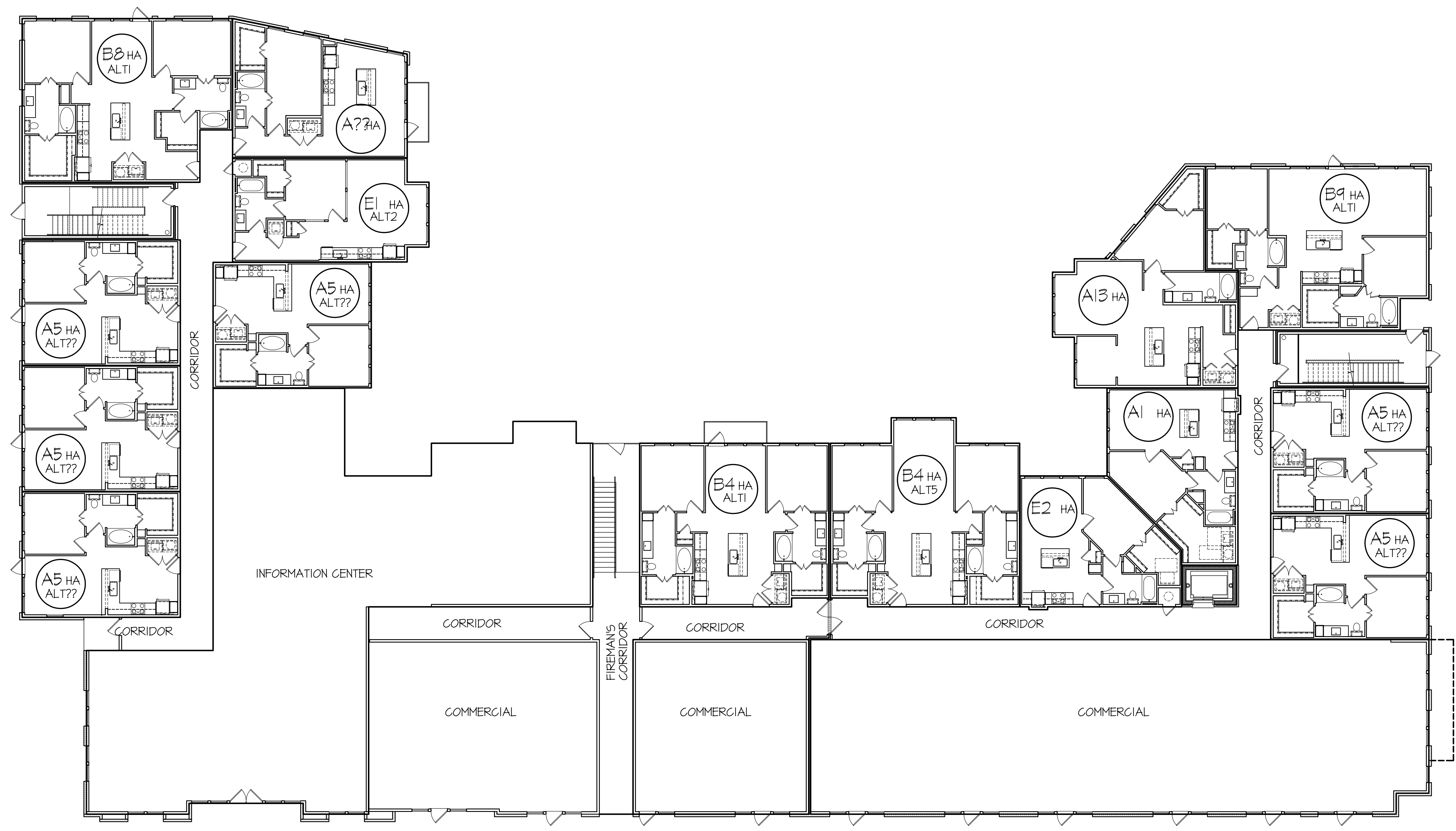
SHEET NO.

A4.01



01 BUILDING #1 - BASEMENT LEVEL FLOOR PLAN

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



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 75 of 123

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
-------------	-----

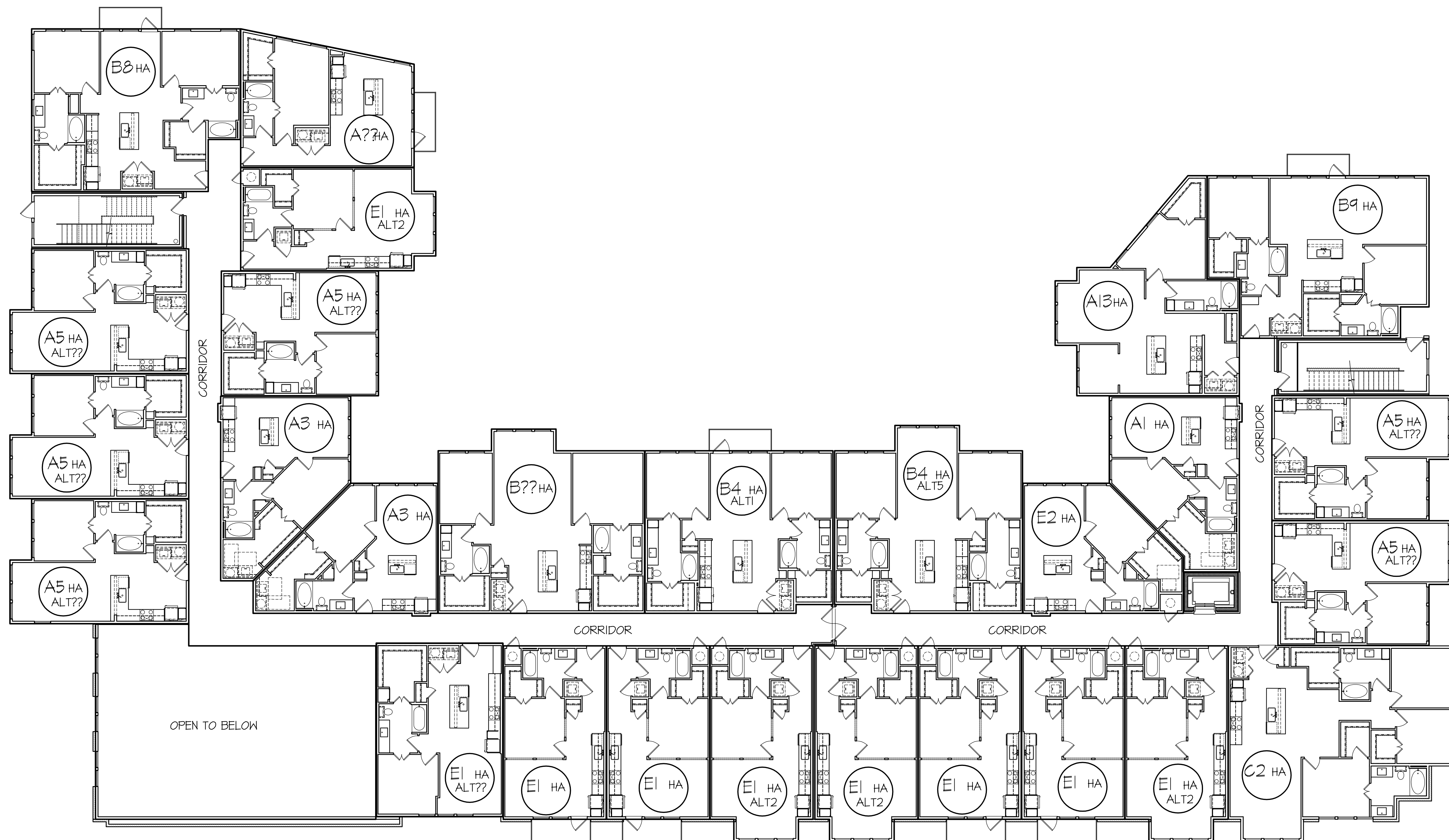
DATE: 01/04/2024

REVISIONS:

BUILDING #1

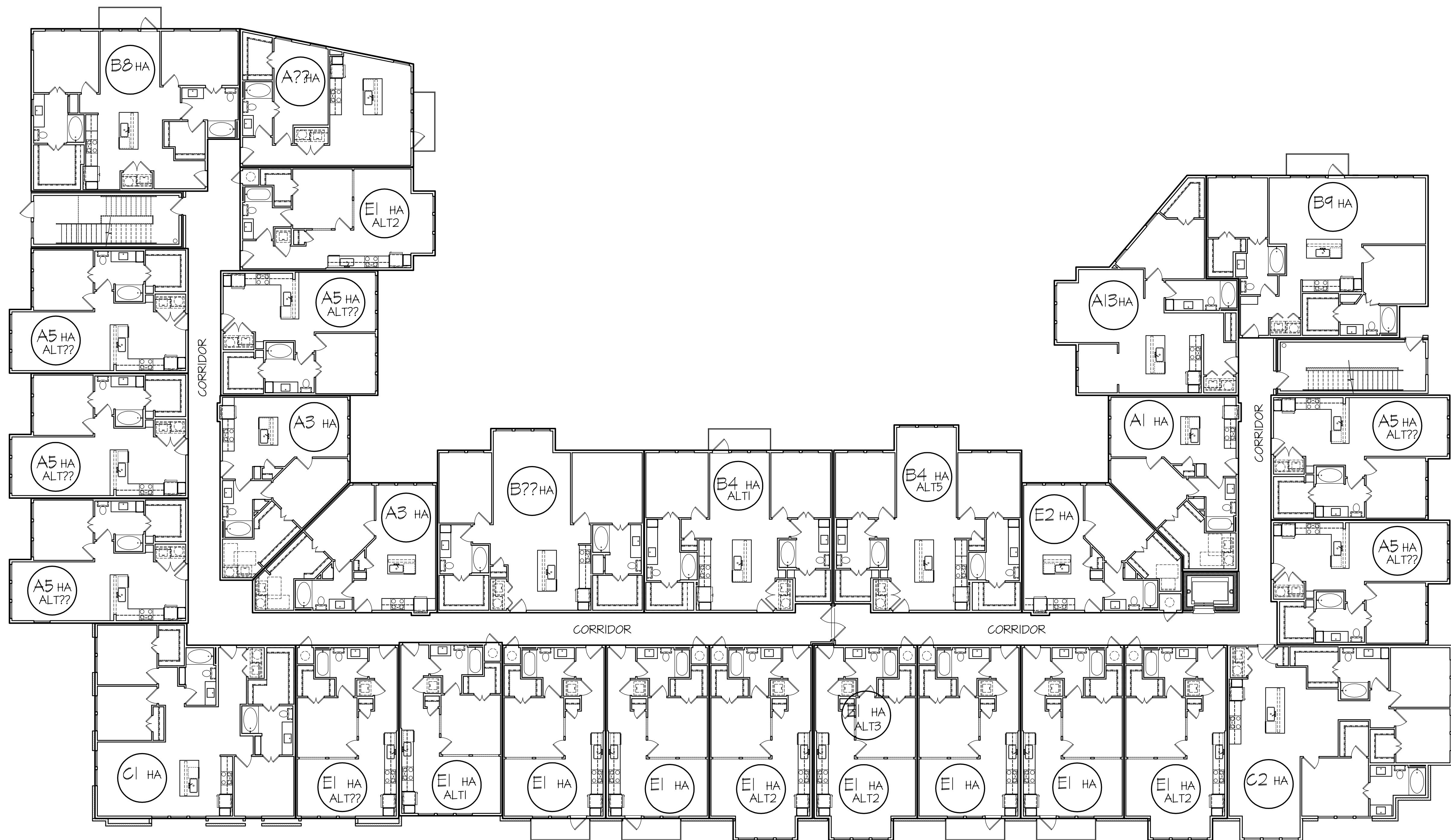
SHEET NO.

A4.03



01 BUILDING #1 - SECOND LEVEL FLOOR PLAN

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



 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:

△

△

△

△

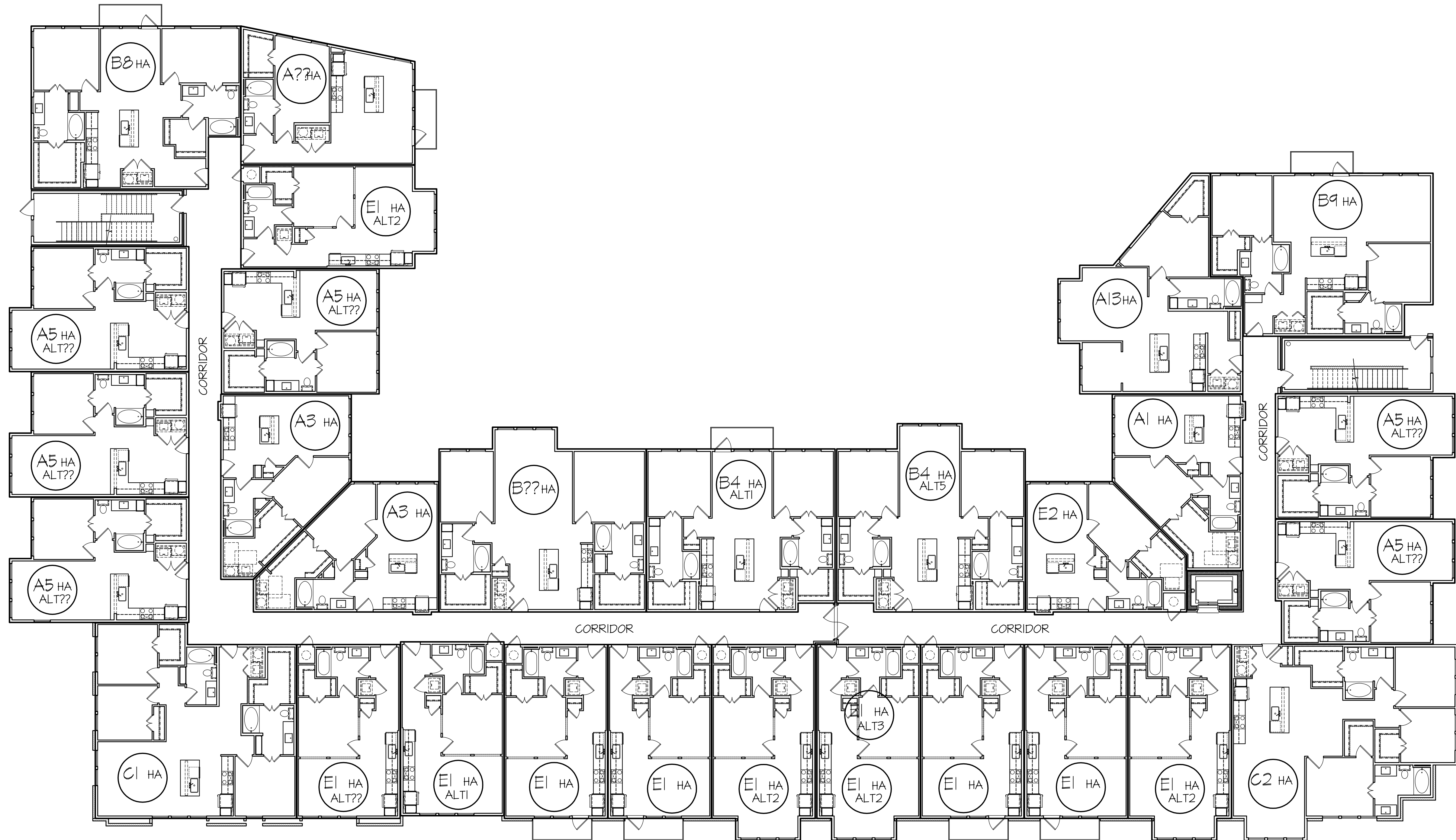
△

BUILDING #1

SHEET NO.
A4.05

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

Page 77 of 123



 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

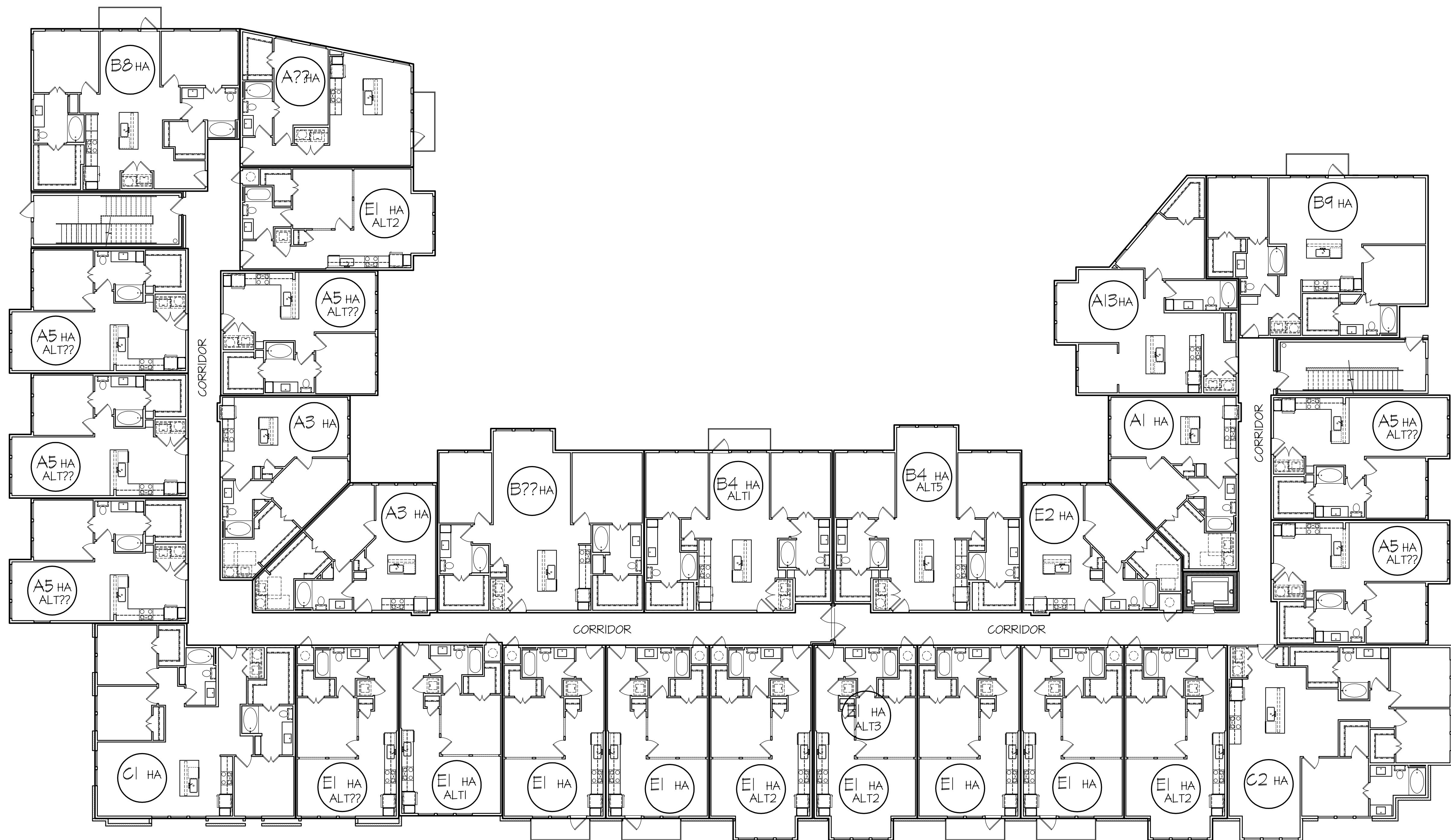
REVISIONS:

△	
△	
△	
△	
△	
△	

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:

△

△

△

△

△

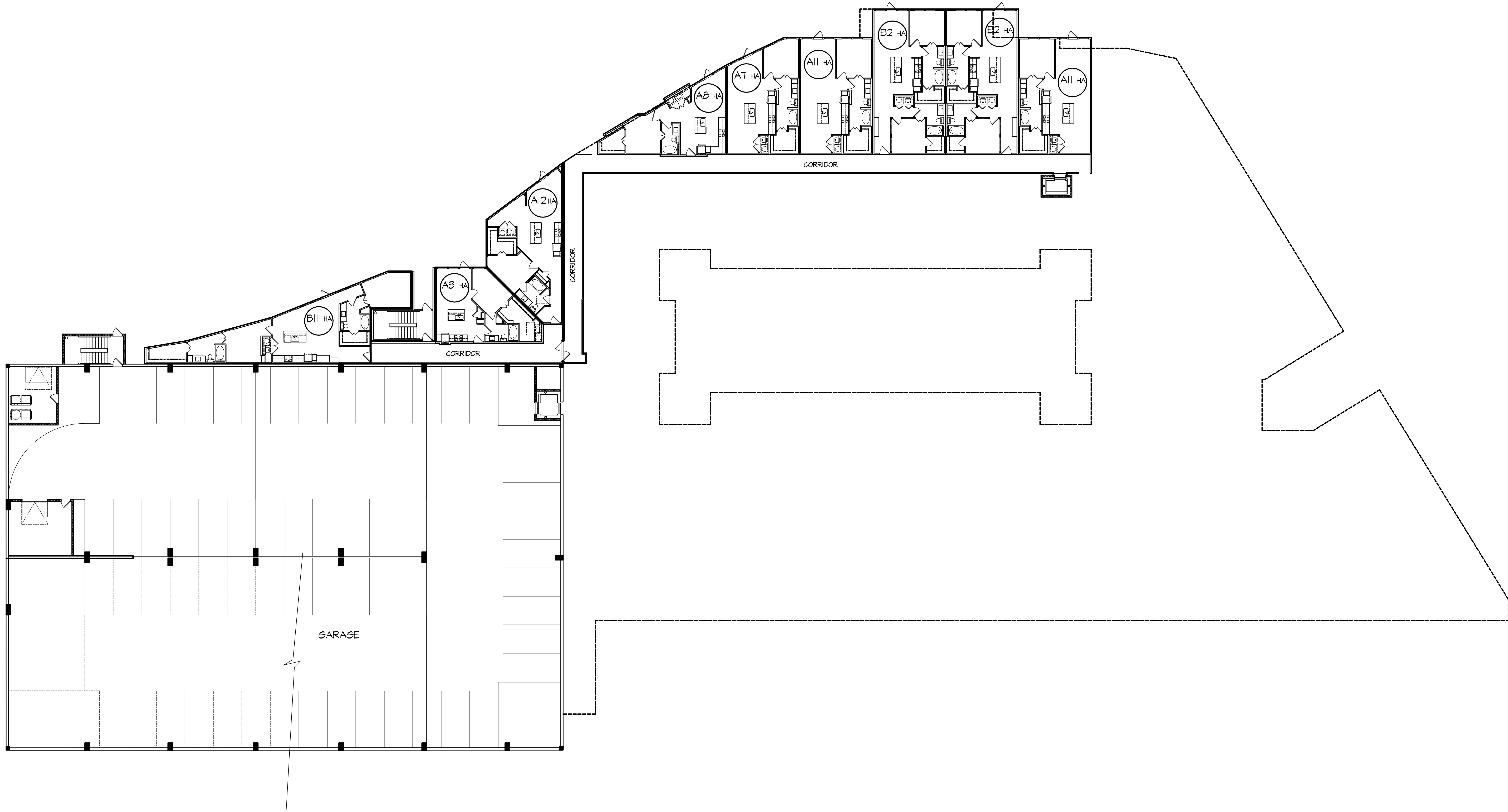
BUILDING #1

SHEET NO.

A4.05

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

Page 79 of 123



Ⓢ BUILDING #2 - BASEMENT LEVEL FLOOR PLAN

1/16"=1'-0"

LEEDS
RESIDENTIAL

Roanoke Lofts

Roanoke, Texas

REGISTERED ARCHITECT
Randall L. Kiespert
2008
STATE OF TEXAS
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 80 of 123

Roanoke Lofts

Roanoke, Texas



randall l. kiespert, l.l.c.

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

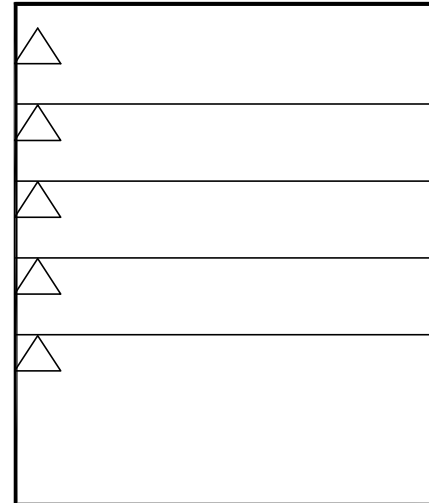
JOB NO:	J2023-02
---------	----------

DRAWN BY: RLK

CHECKED BY: RLK

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

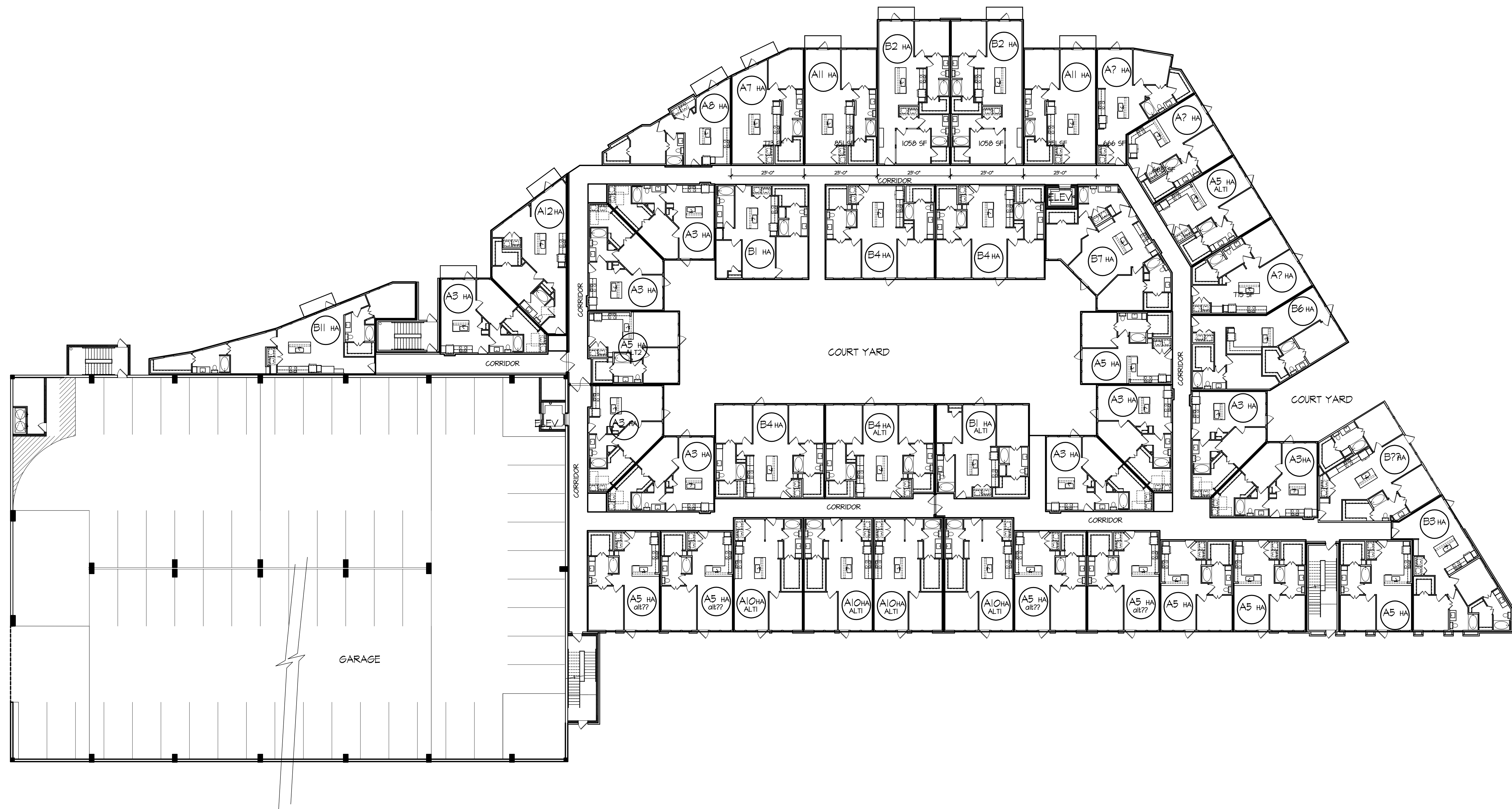
REVISIONS:



BUILDING #2

SHEET NO.

A4.07



01 BUILDING #2 - FIRST LEVEL FLOOR PLAN

116"=1'-0"



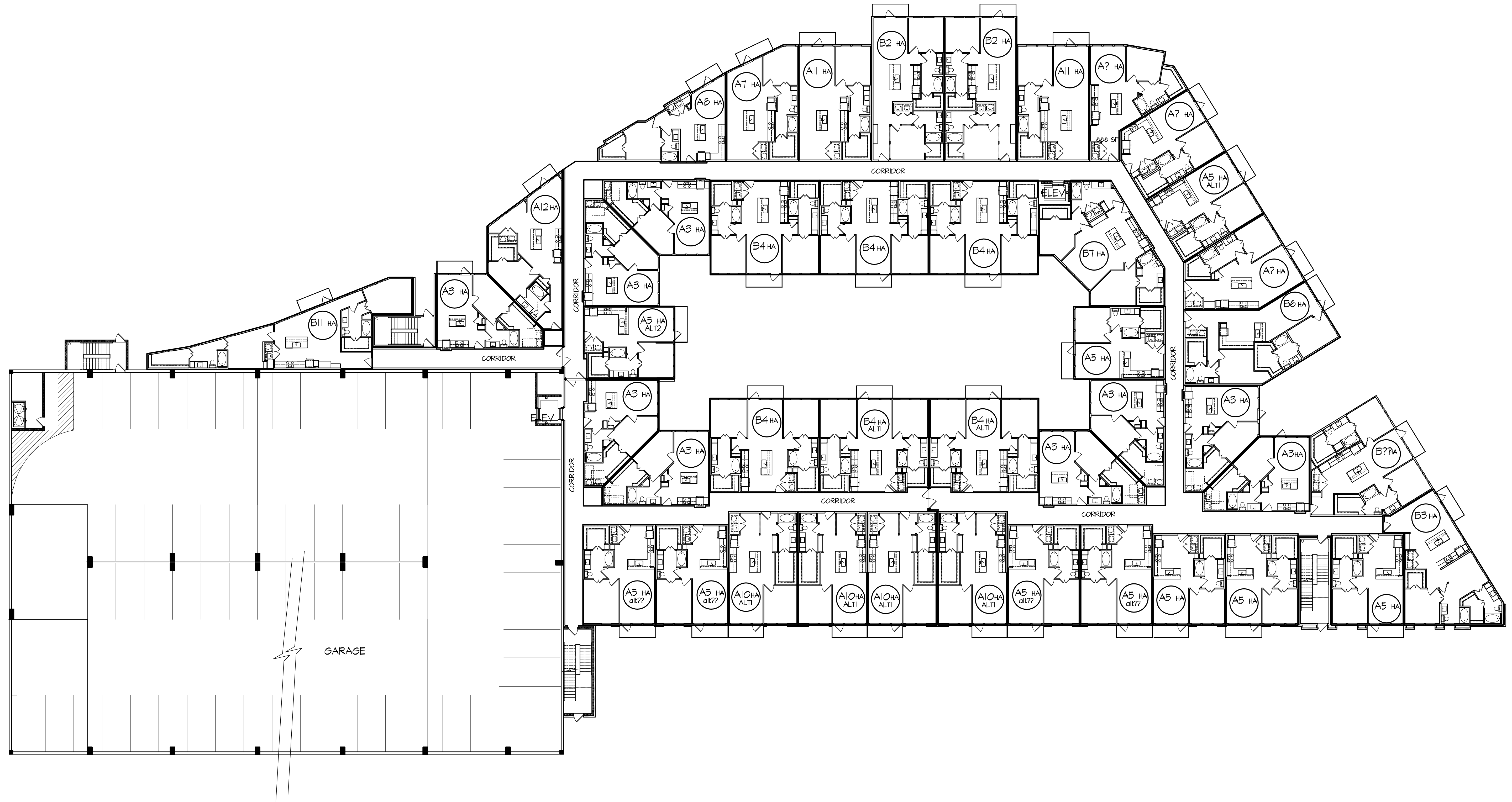
NO:	J2023-02
DRAWN BY:	RLK
CHECKED BY:	RLK
DATE:	01/04/2024

REVISIONS:

BUILDING #2

SHEET NO.

A4.08



01 BUILDING #2 - SECOND LEVEL FLOOR PLAN

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



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

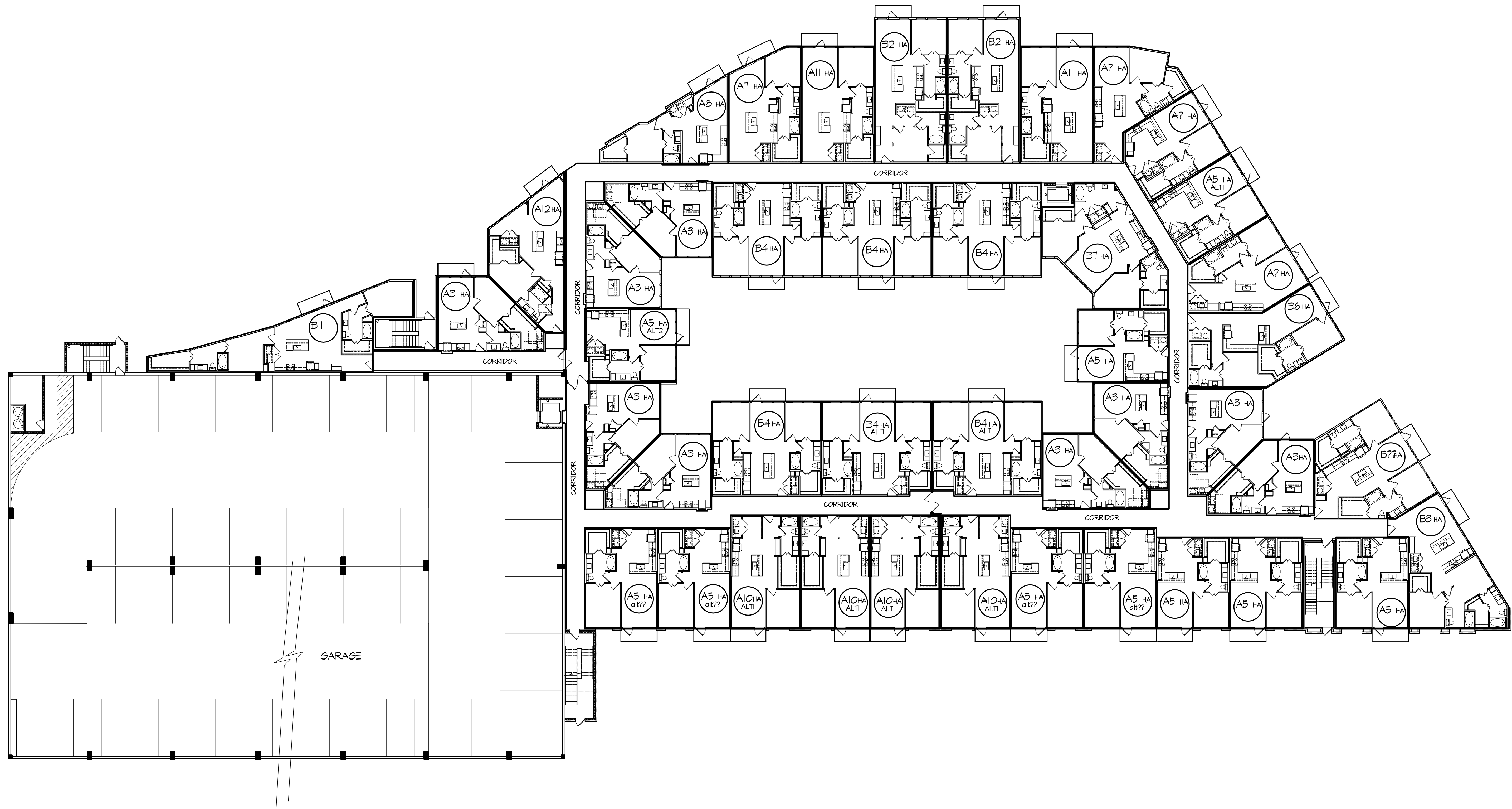
REVISIONS:

Δ
Δ
Δ
Δ
Δ

BUILDING #2

SHEET NO.

A4.09

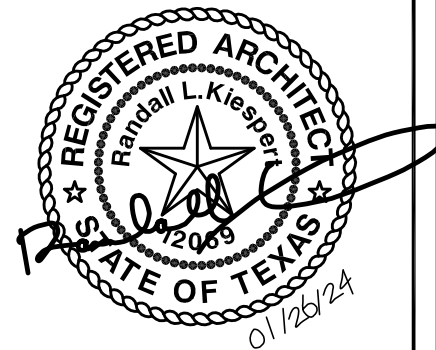


01 BUILDING #2 - THIRD LEVEL FLOOR PLAN

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

Roanoke Lofts

Roanoke, Texas



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

JOB NO: J2023-02

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 01/04/2024

REVISIONS:

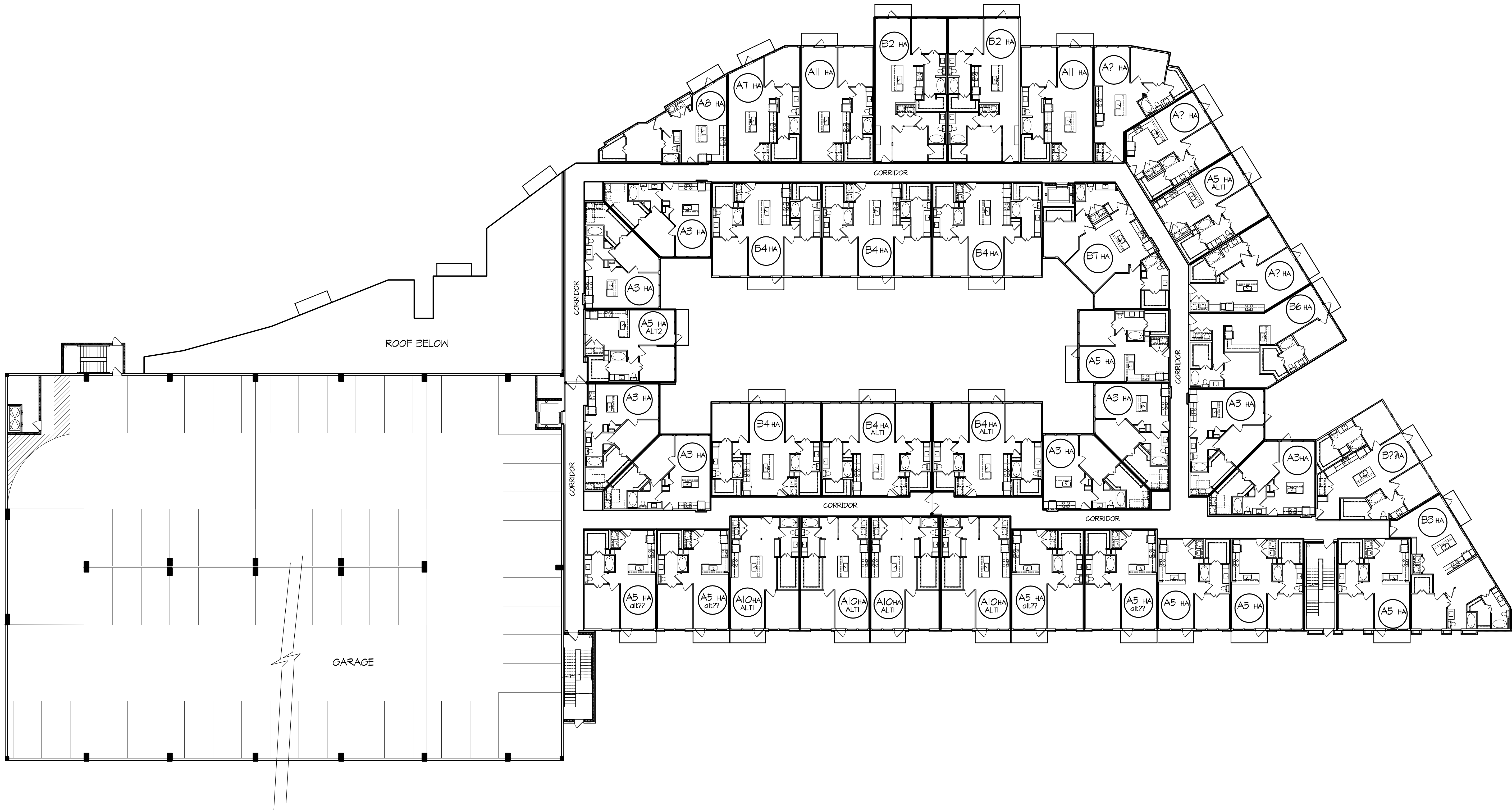
△	
△	
△	
△	
△	

ARCHITECTURAL SITE PLAN
BUILDING #2

SHEET NO.

A4.10

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



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

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	English Holly	Ilex sp. '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

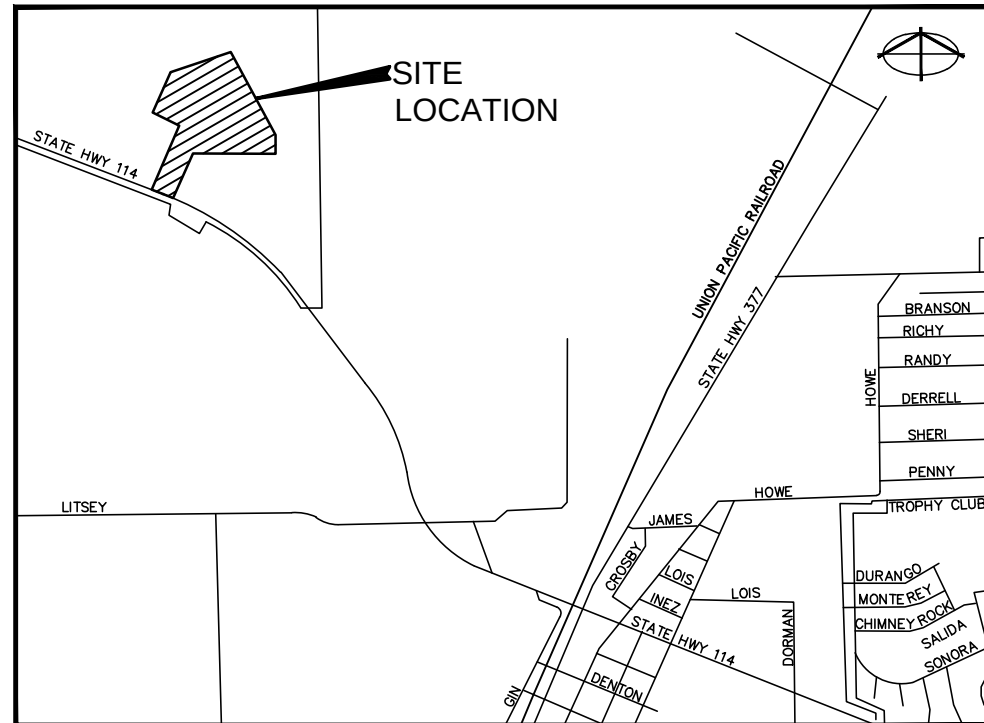
OWNER
L.V. UP ROANOKE, LLC
2034 CHURCHILL DOWNS LANE
TROPHY CLUB, TEXAS 76262
(817)205-6050

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

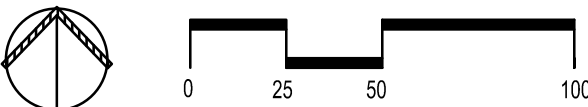
ENGINEER
BROCKETTE DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@boddeng.com



SOLID SOD NOTES

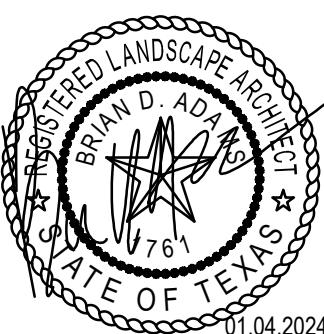
- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other 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.

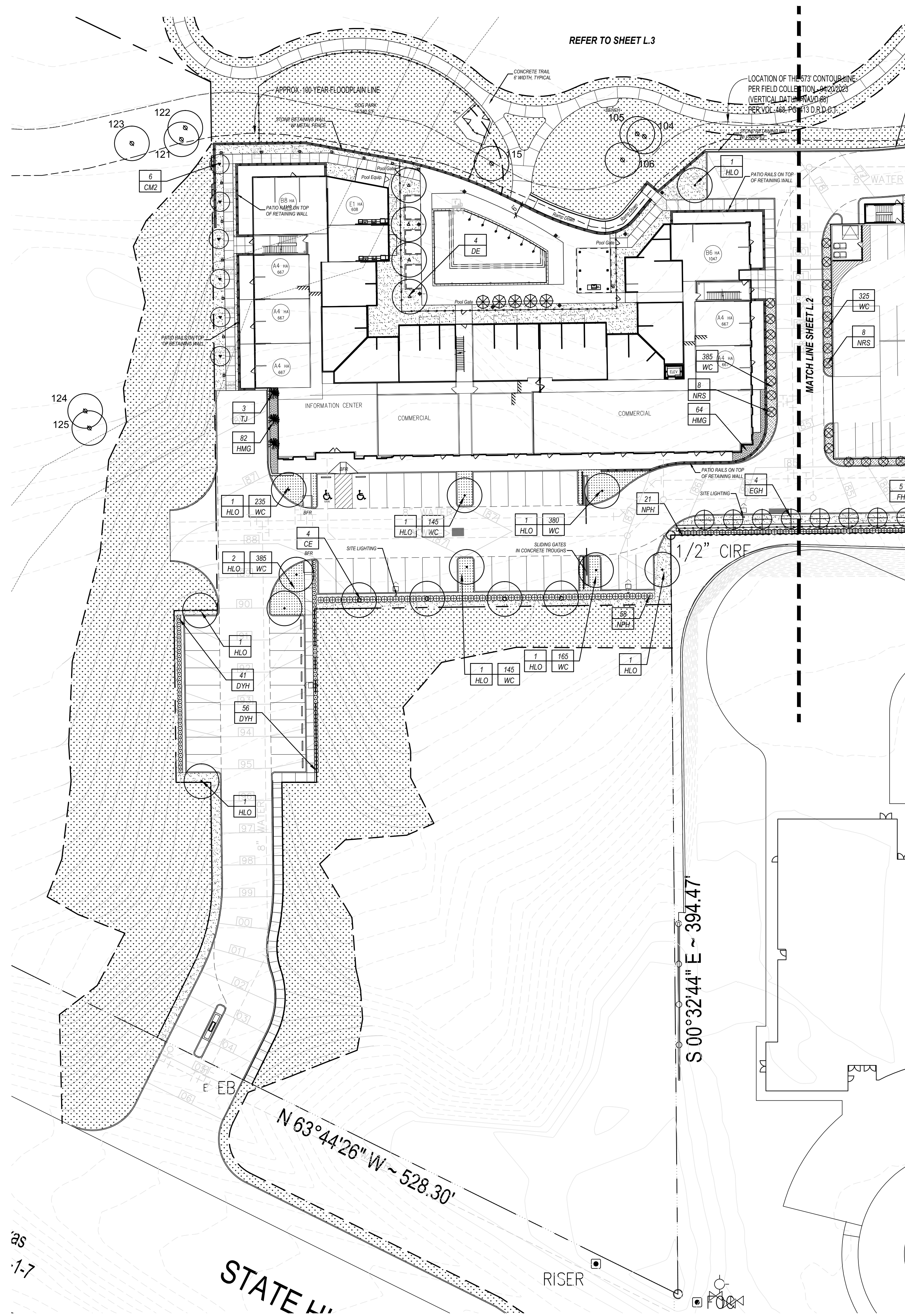
01 LANDSCAPE SITE PLAN
SCALE: 1" = 50'-0"



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





GRAPHIC PLANT LEGEND

PLANT LEGEND

QUANTITY
PLANT TYPE

TREES	
TYPE	COMMON NAME
CE	Cedar Elm
CM	Crepe Myrtle 'Tus'
CM2	Crepe Myrtle 'Nai'
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

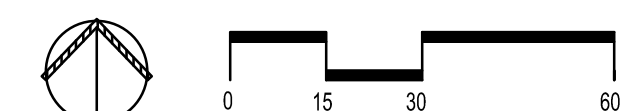
GROUNDCOVERS	
TYPE	COMMON NAME
WC	Wintercreeper

	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.
	SEALEPOINT HOLLY, 4' HT.
	SEA GREEN JUNIPER, 4' HT.
	DWARF YAUPON HOLLY, 5 GAL.
	WINTERCREEPER
	DWARF HAMELEN GRASS
	SOLID SOD BERMUDAGRASS IRRIGATED
	SOLID SOD BERMUDAGRASS NON-IRRIGATED



01 LANDSCAPE PLAN

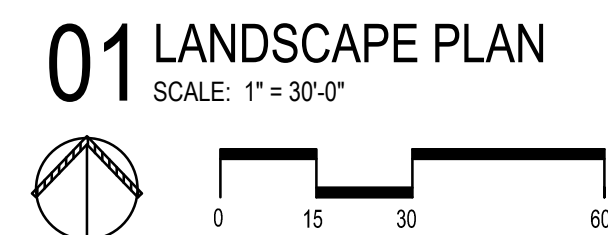
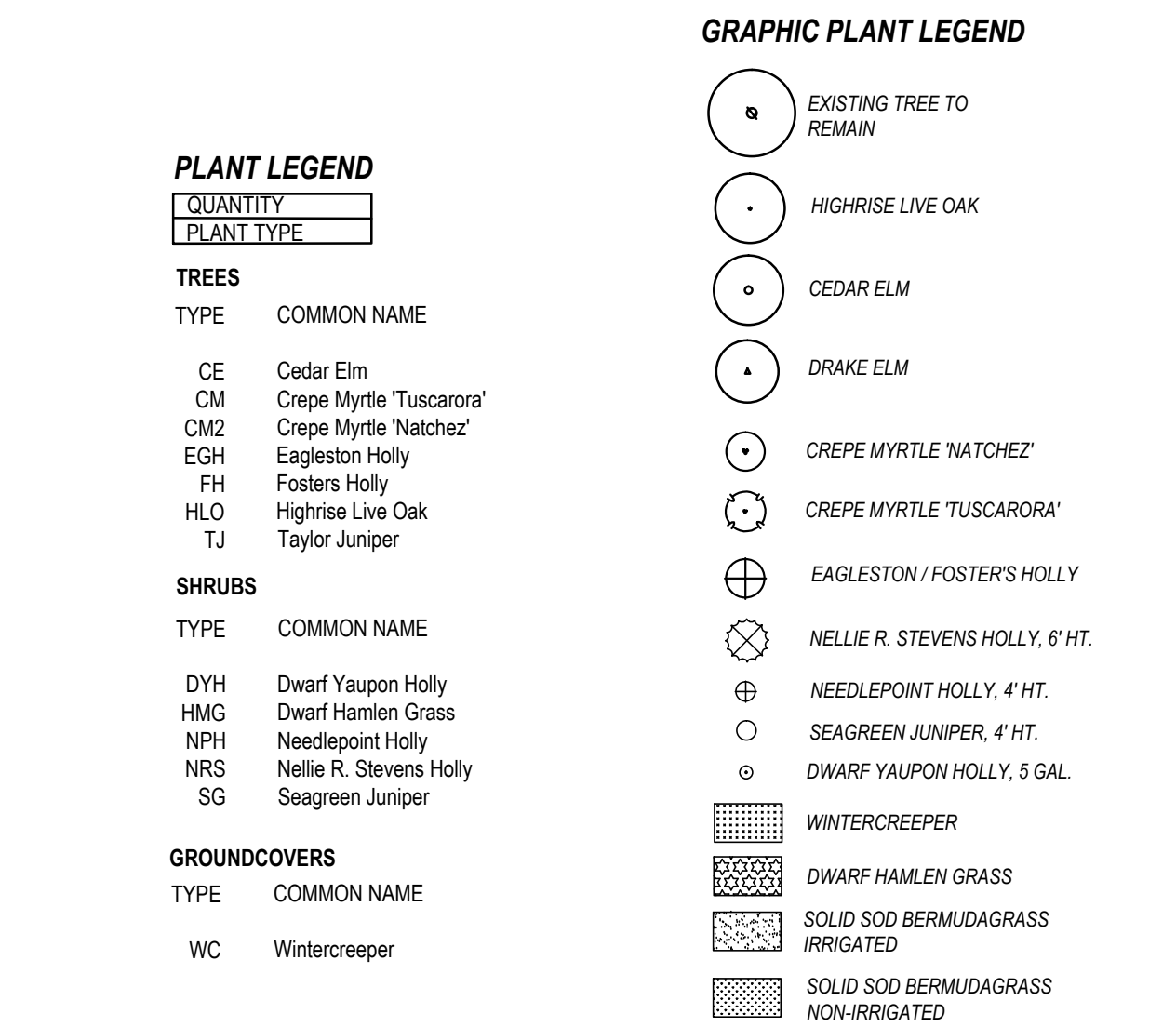
SCALE: 1" = 30'-0"



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

OWNER	DEVELOPER	ARCHITECT	LANDSCAPE	ENGINEER
LVL UP ROANOKE, LLC 2034 CHURCHILL DOWNS LANE TROPHY CLUB, TEXAS 76262 (817)205-6050	LEEDS RESIDENTIAL, INC. 17480 DALLAS PARKWAY DALLAS, TEXAS 75287 (972)754-1024 CONTACT: JANIS LEEDS EMAIL: jsonleeds@leedsres.com	RANDALL L. KIESPERT, INC. (214)522-8780 CONTACT: RANDALL L. KIESPERT EMAIL: rkietc@outlook.com	SMR LANDSCAPE ARCHITECTS, INC 1708 NORTH GRIFFIN STREET DALLAS, TEXAS 75202 (214)871-0083 CONTACT: BRIAN ADAMS, RLA EMAIL: badams@smr-la.com	BROCKETTE DAVIS DRAKE, INC 12377 MERIDIAN DRIVE SUITE 1100 DALLAS, TEXAS 75251 (214)824-3647 CONTACT: JAMES A. RILEY, P.E. EMAIL: jriley@bddenq.com

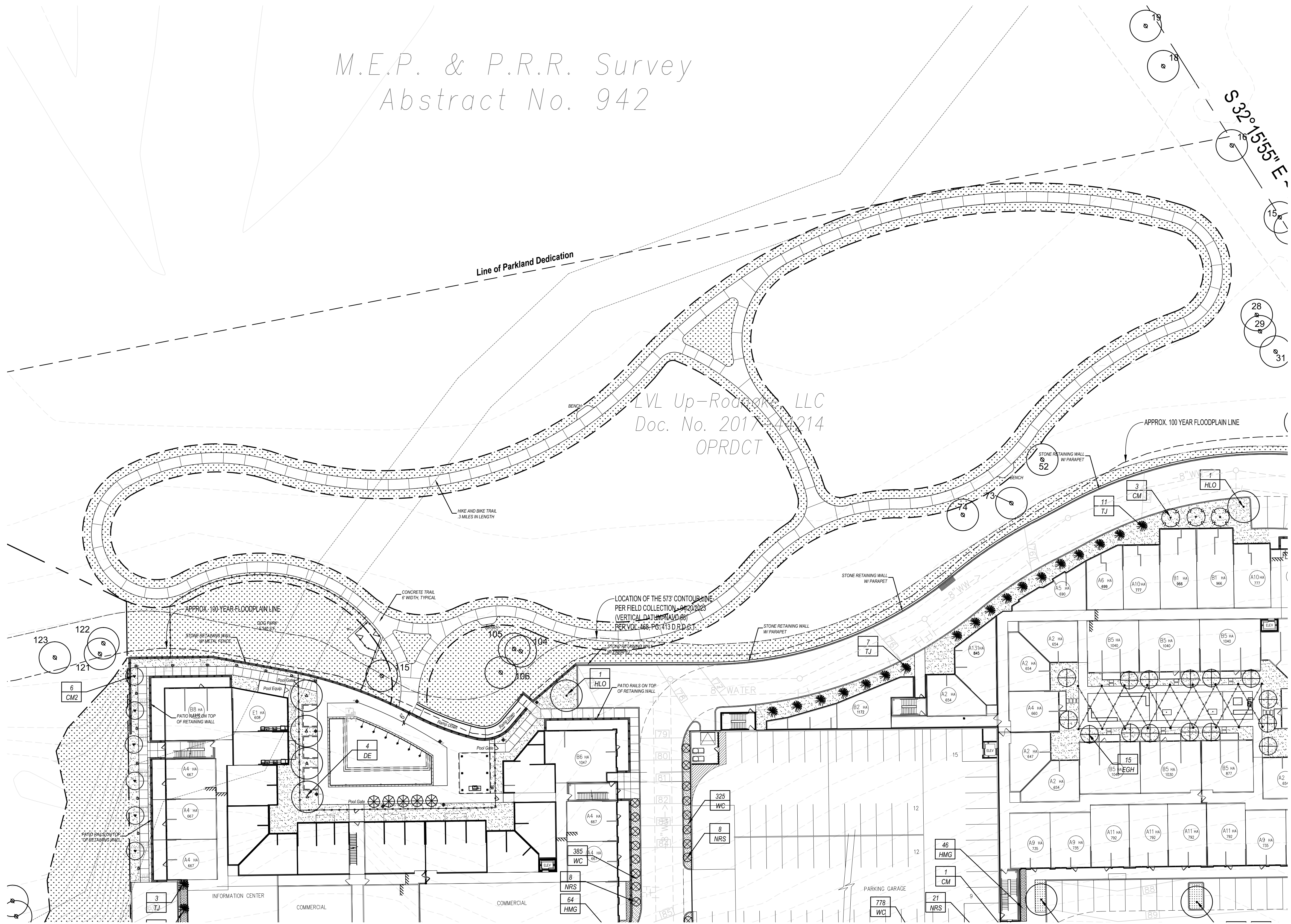


14.918 ACRES
out of
THE M.E.P. & P.R.R. SURVEY,
ABSTRACT NO. 942
CITY OF ROANOKE, DENTON COUNTY, TEXAS
JANUARY 2024

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

Page 89 of 123

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

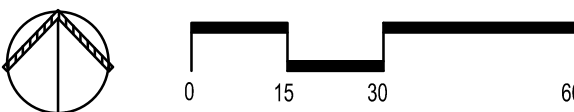
TYPE	COMMON NAME
WC	Wintercreeper

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:

- 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 and 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.

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 unsuitably, 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 Lottland 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.

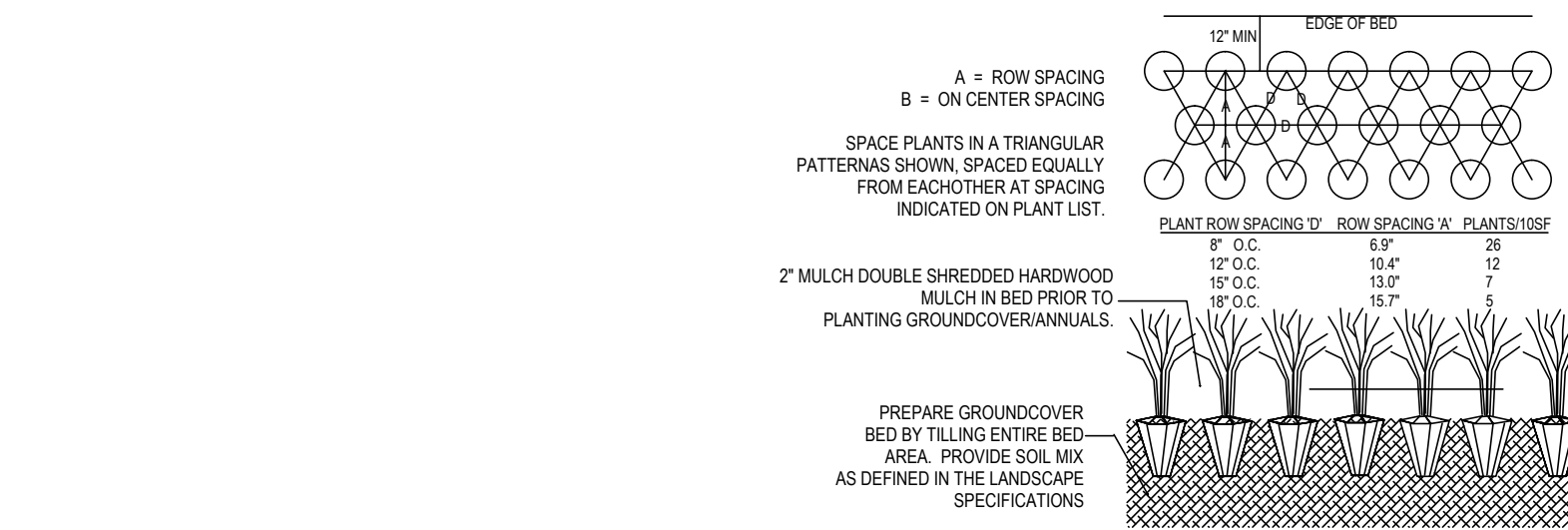
3.2 INSTALLATION

- 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.

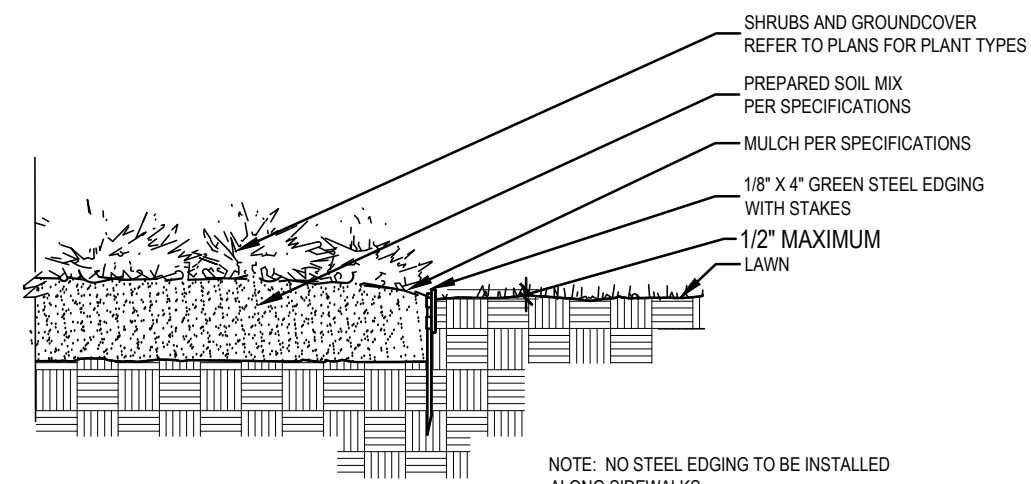


B GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

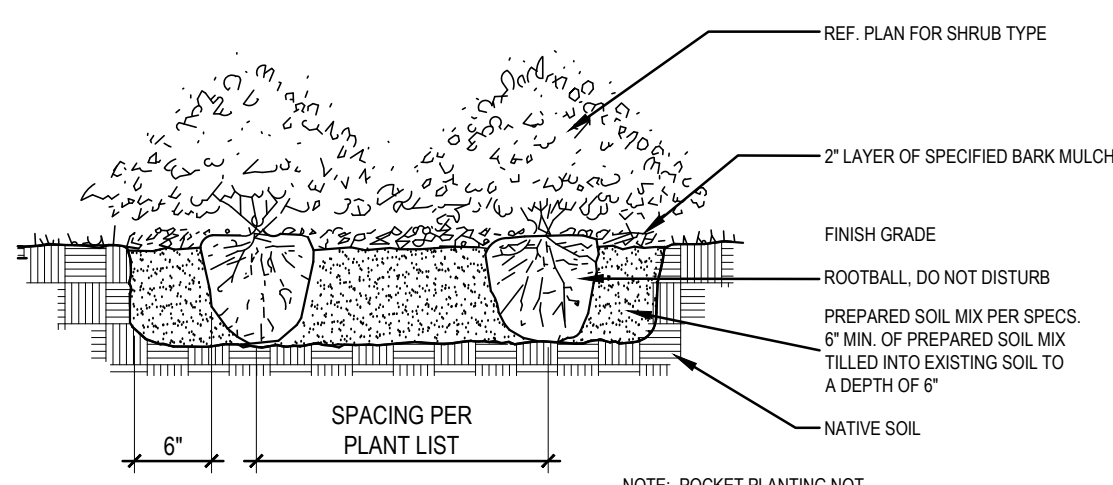
C SIDEWALK / MULCH DETAIL

no steel along sidewalks NOT TO SCALE



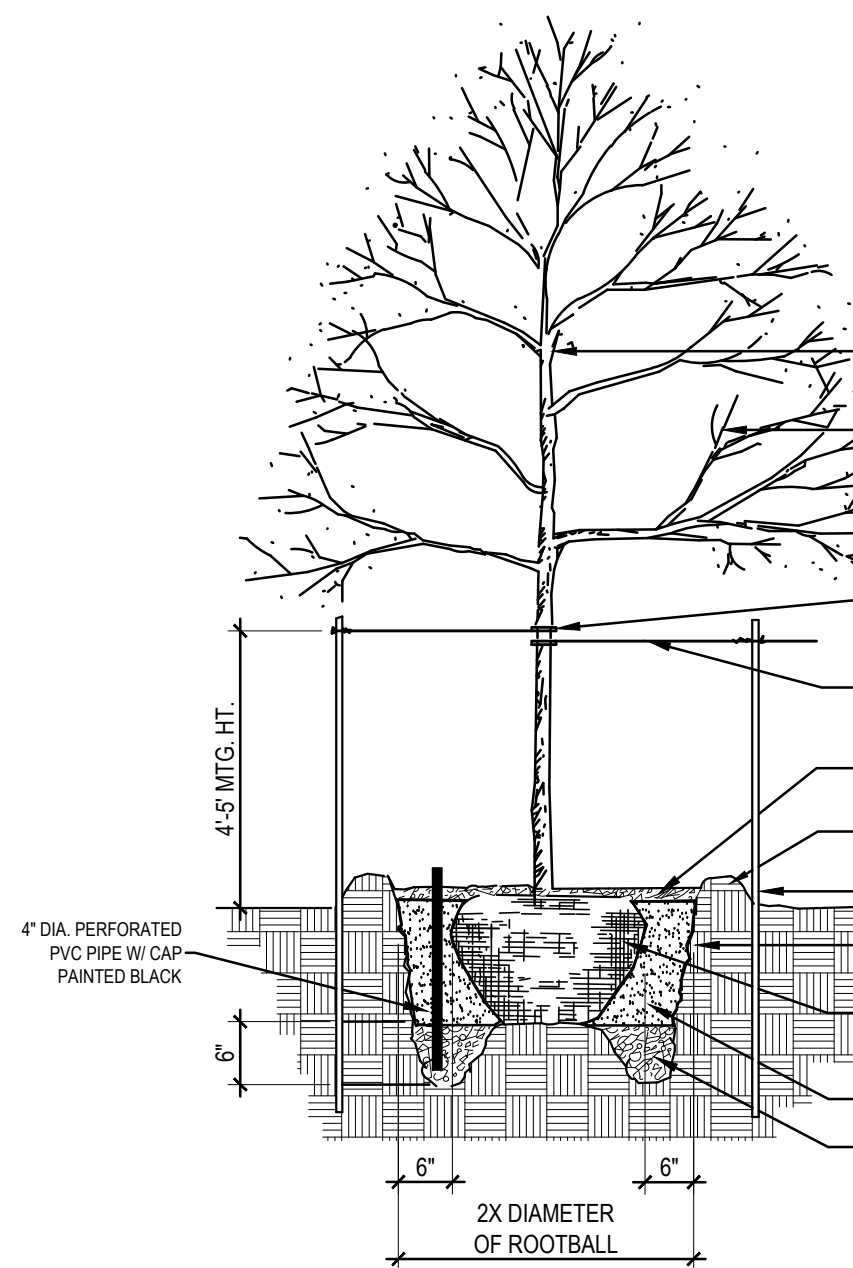
D STEEL EDGING DETAIL

NOT TO SCALE



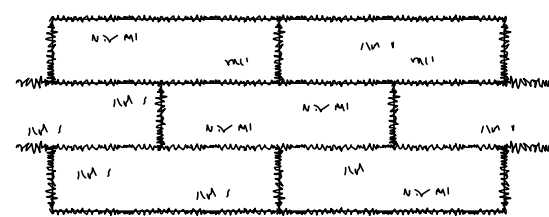
E SHRUB PLANTING DETAIL

NOT TO SCALE



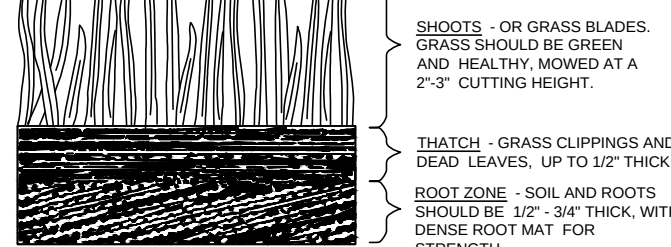
A TREE PLANTING DETAIL

NOT TO SCALE



F SOD PLANTING DETAIL

NOT TO SCALE



APPEARANCE OF GOOD SOD

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-Roam, LLC
Doc. No. 2017-04214
OPRDCT

APPROX 100 YEAR FLOODPLAIN LINE

LOCATION OF THE CITY CONTROLLING PER FIELD COLLECTION - NATION VERTICAL DATUM - 1985 (SEE PLAN FOR DETAILS)

UNITED STATES ARMY
CORPS OF ENGINEERS

Alum.
Mon.
Fnd.

1/2" IRP

Proposed Access Easement

S 89°16'48" W ~ 646.90'

1/2" CIRP

N 63°44'20" W ~ 528.30'

STATE HIGHWAY 114
variable width ROW

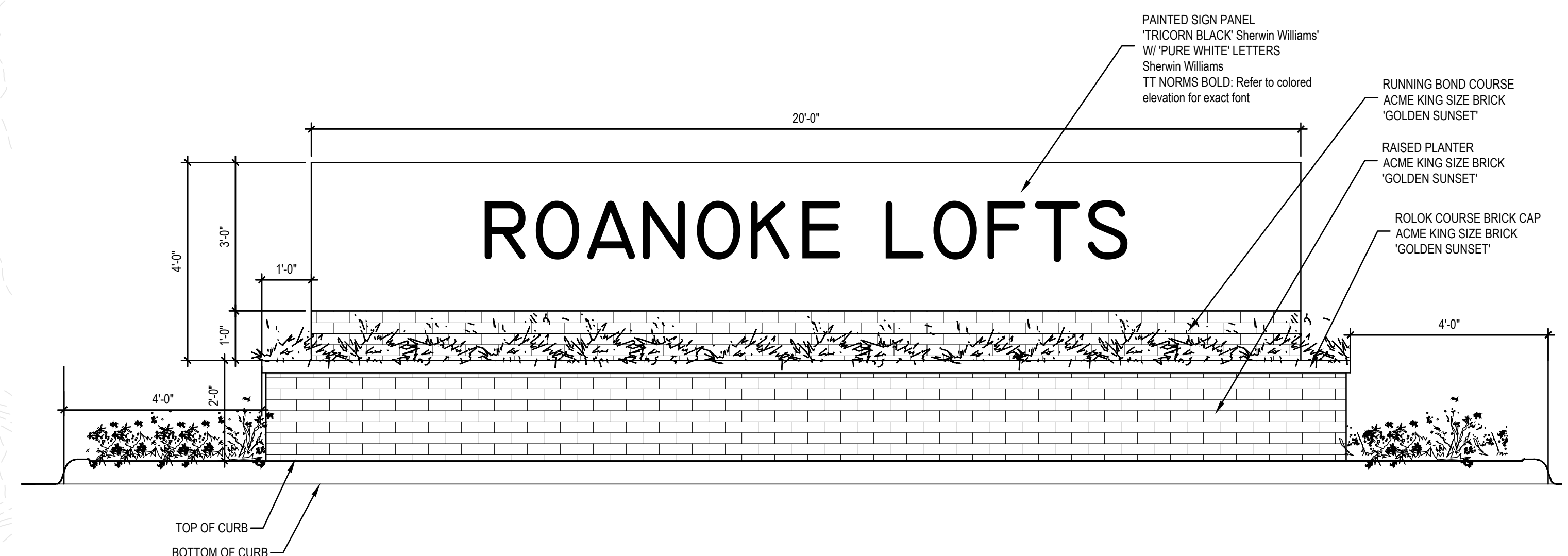
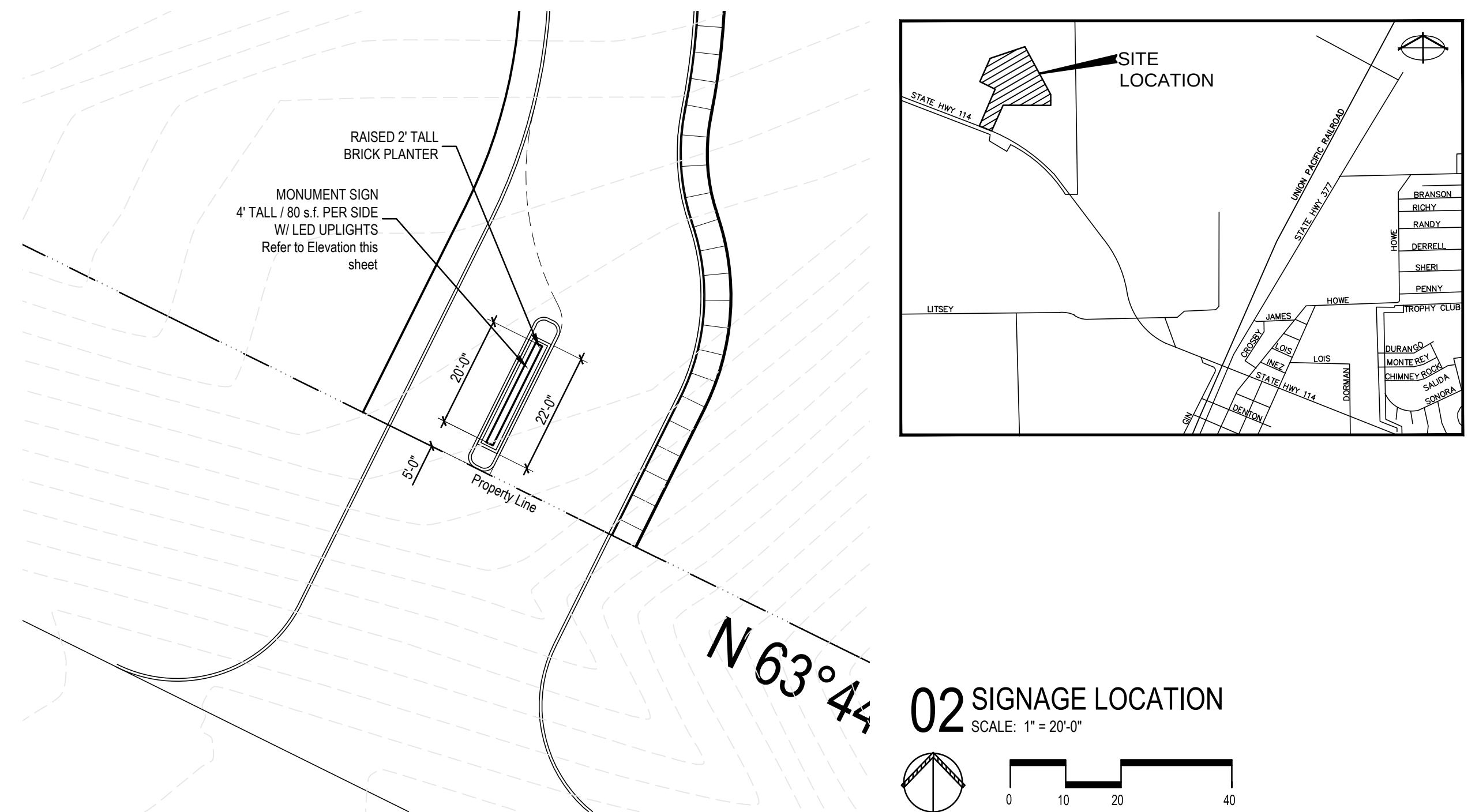
RISER

1/2" CIRP (CM)

REFER TO 02 THIS SHEET

State of Texas
Ecd No. 4018-1-7
Parcel 3
1-30/177 OPRDCT

LOT 1 BLOCK 1
COMBINED OVERLAPPING
BOUNDARY PROJECT



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

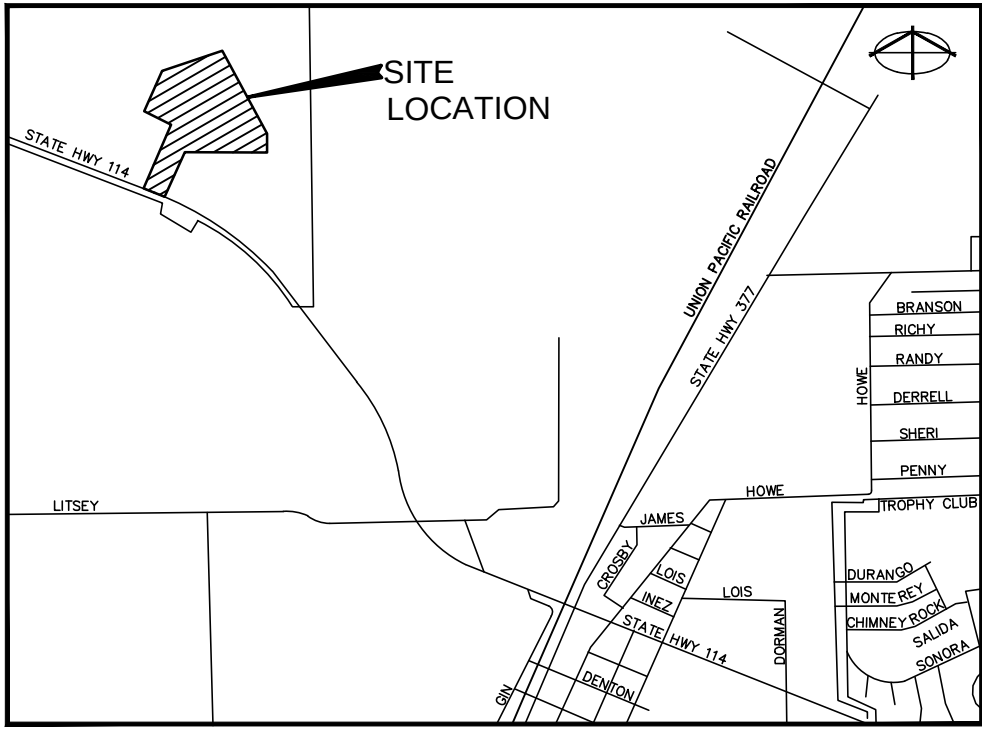
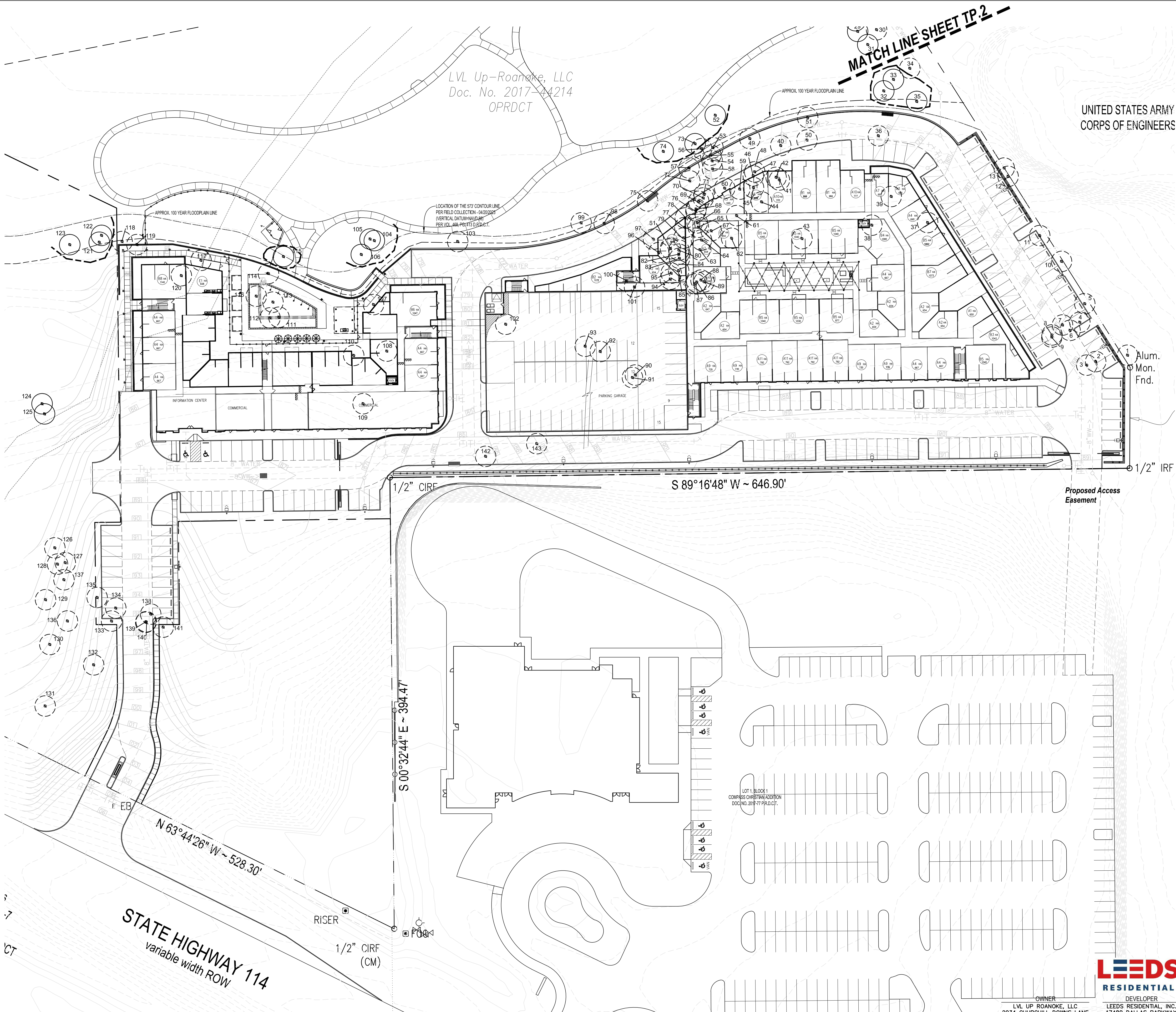
DEVELOPER
LEEDS RESIDENTIAL, INC.
17480 DALLAS PARKWAY
DALLAS, TEXAS 75287
(972)754-1024
CONTACT: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

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

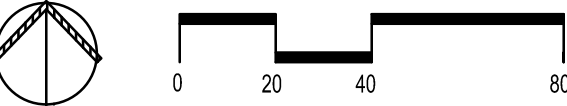
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed 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

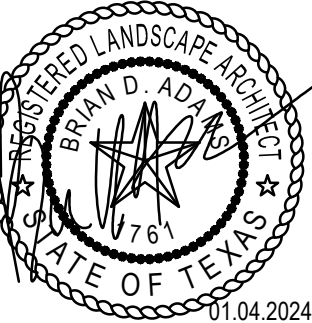
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO B AND C / TP.2

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: JAMES A. RILEY, P.E.
EMAIL: jriley@dbdeng.com

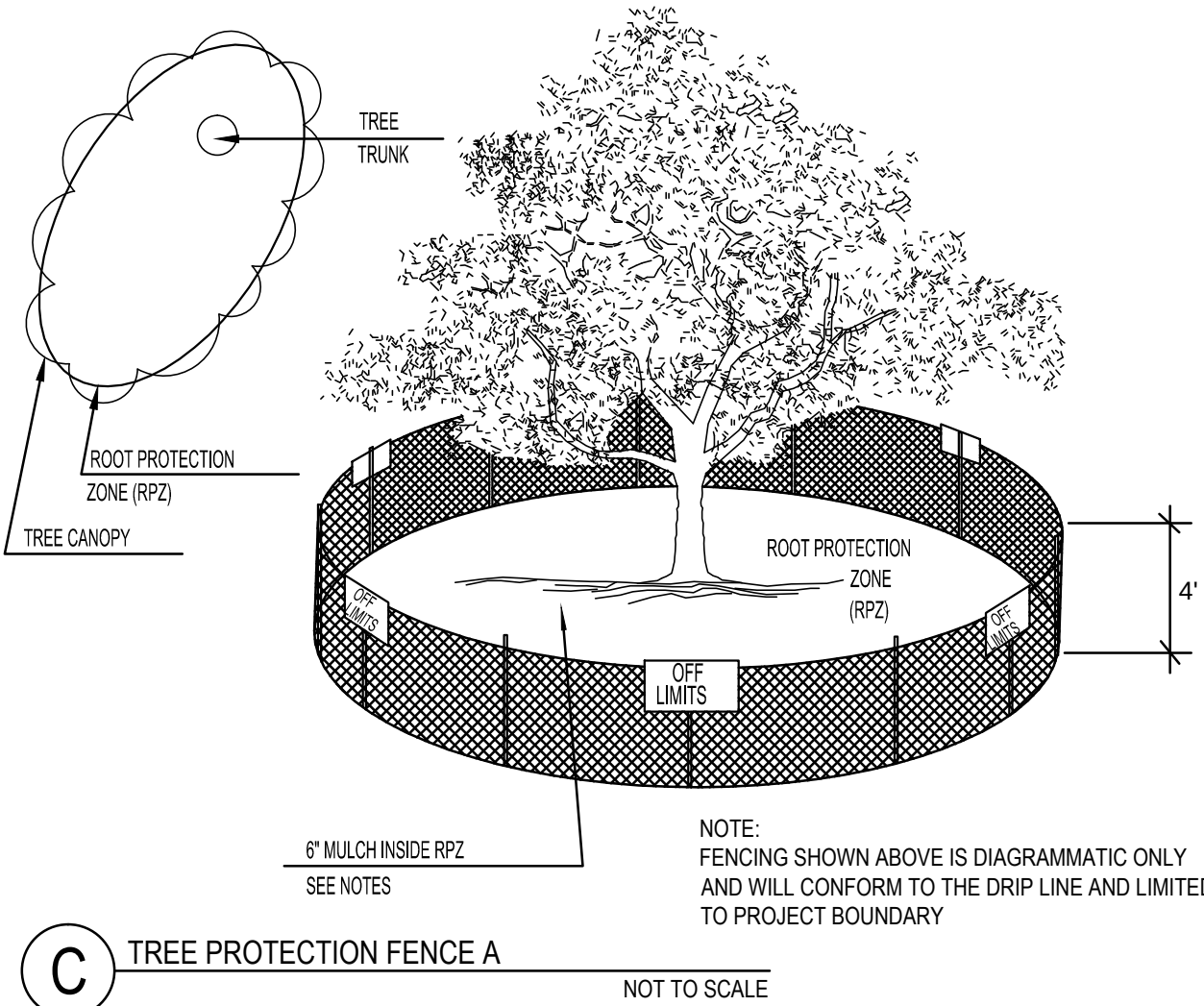
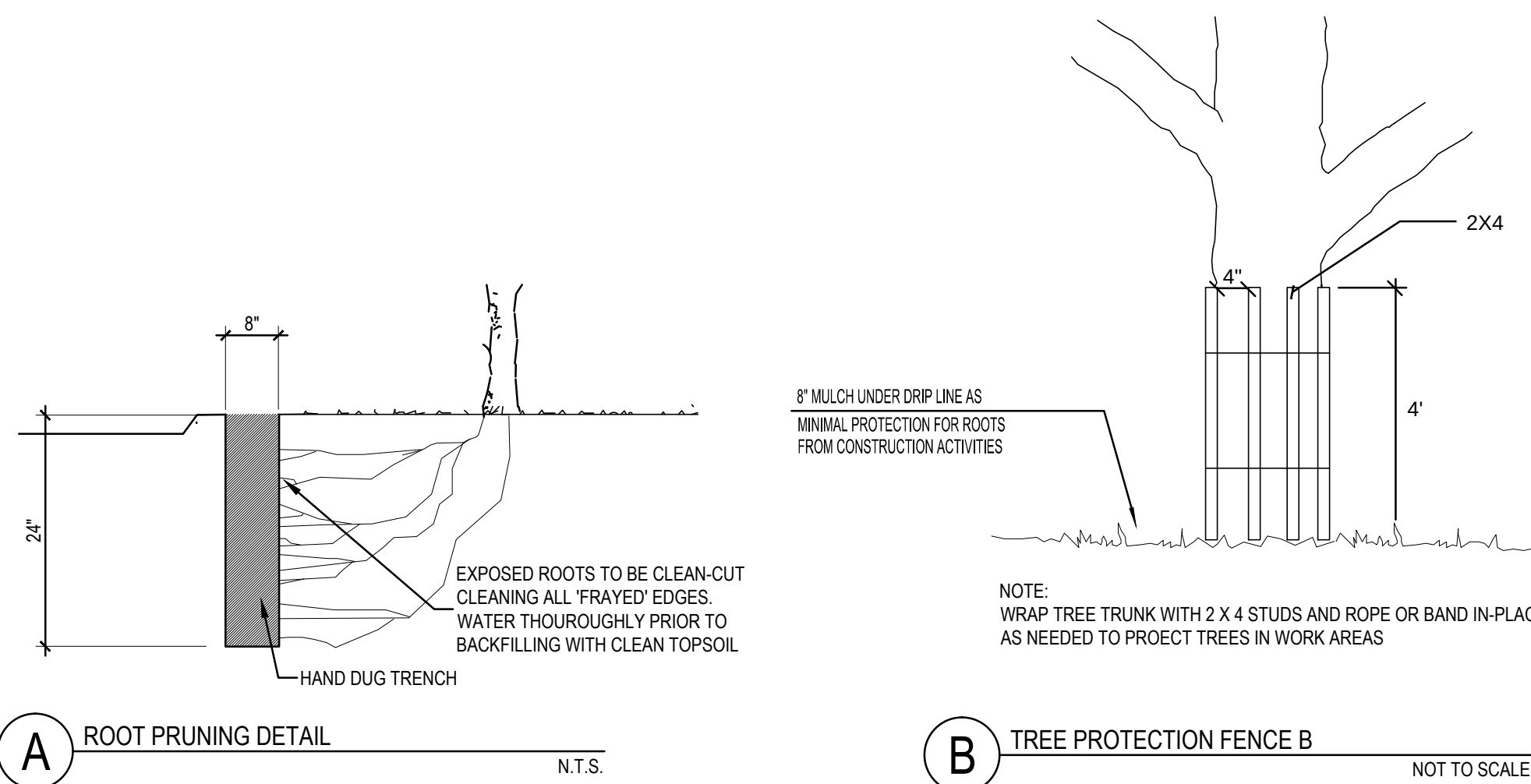
ENGINEER
BROCKETTE DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@dbdeng.com

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



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: JASON LEEDS
EMAIL: jasonleeds@leedsres.com

ARCHITECT
RANDALL L. KIESPERT, LLC
(214)522-8780
DALLAS, TEXAS 75202
CONTACT: RANDALL L. KIESPERT
EMAIL: rkiesper@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



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

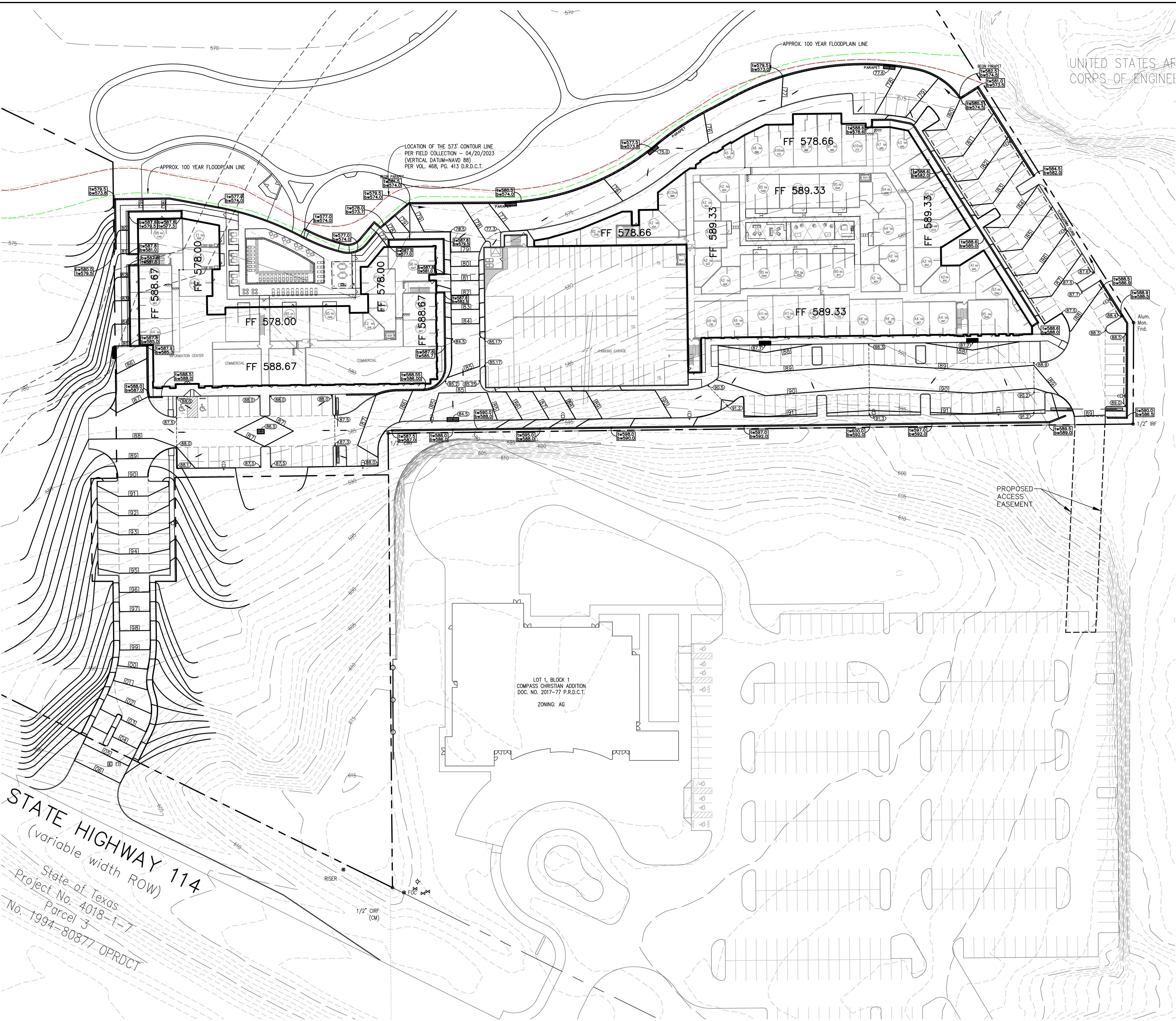
 Date

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

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

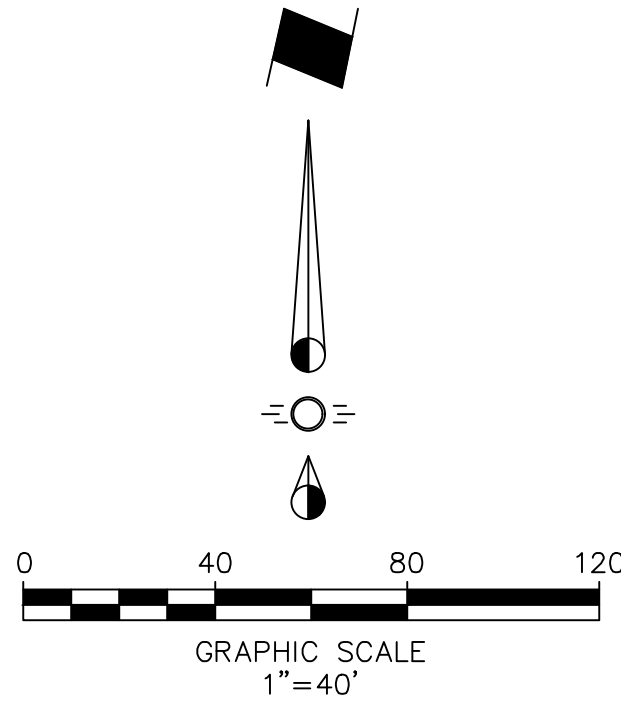


UNITED STATES AR
CORPS OF ENGINEER

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

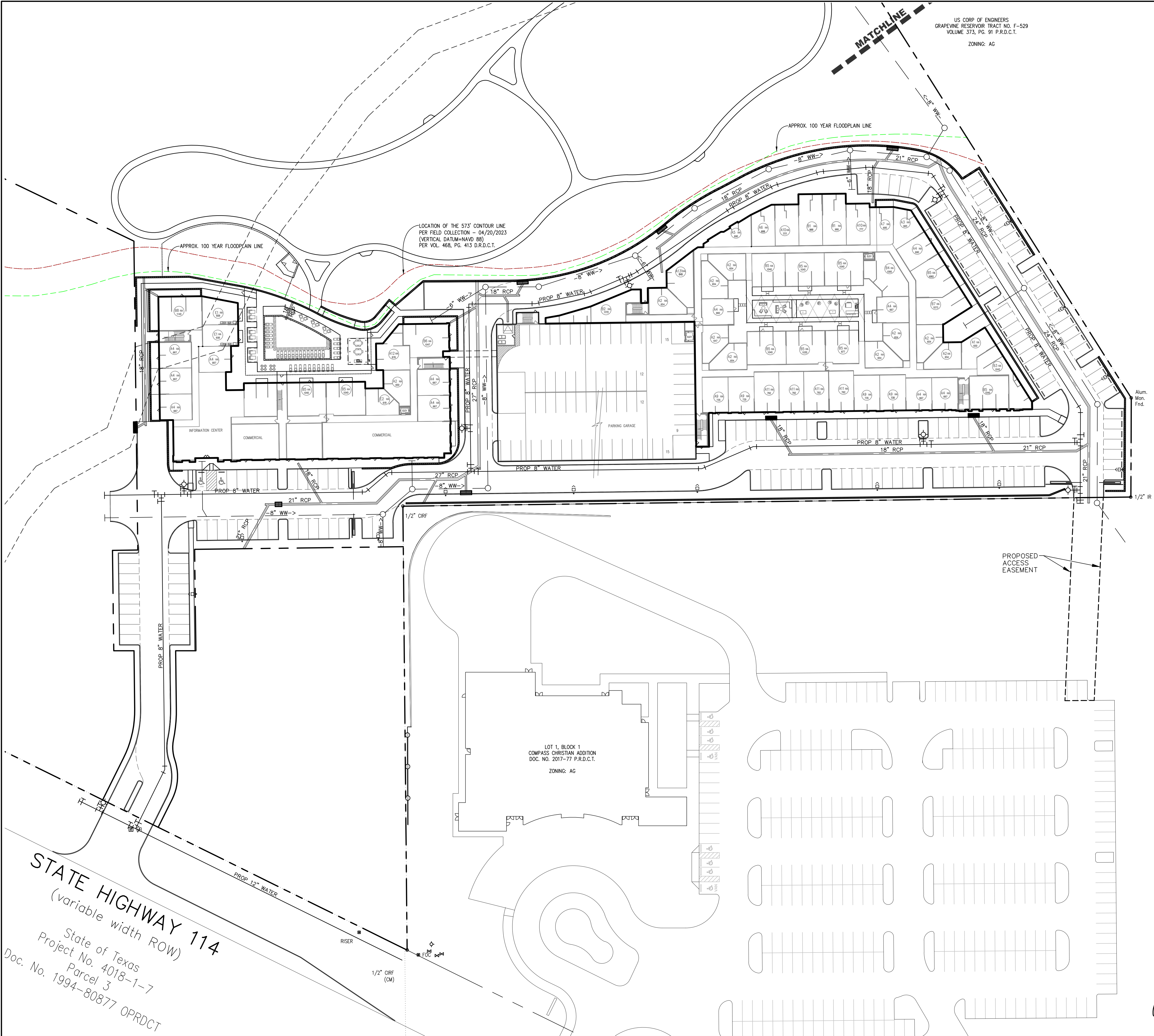
- Notes:**
- ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.
 - ALL HANDICAP PARKING AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
 - PRIOR TO POURING CONCRETE, THE CONTRACTOR SHALL PROVIDE WRITTEN VERIFICATION TO THE ENGINEER THAT 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



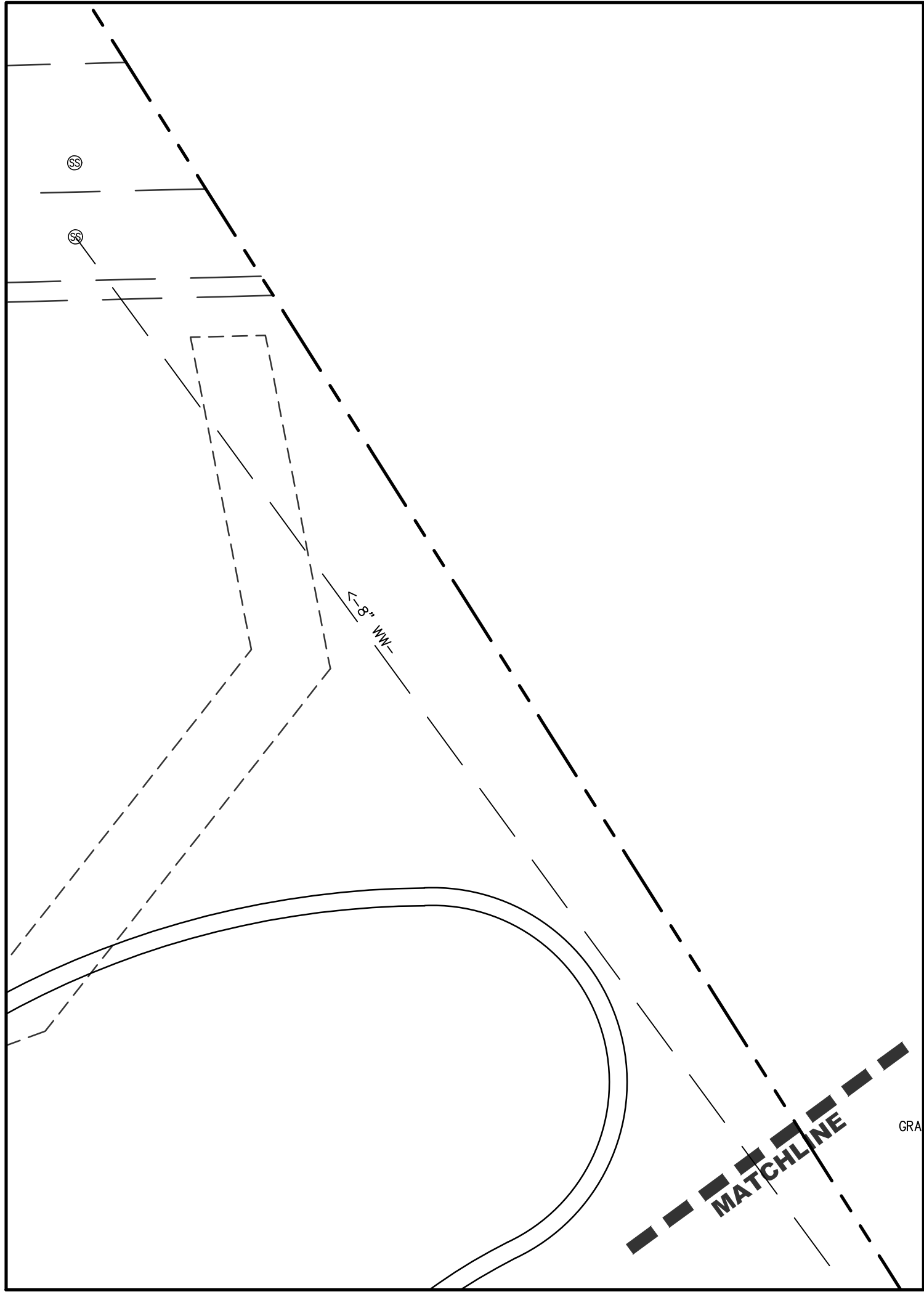
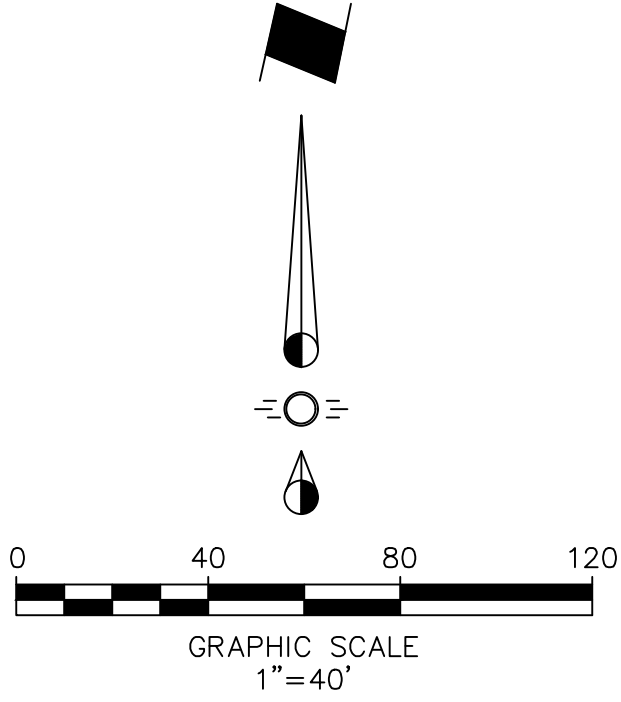
© Copyright 2023 Brockette/Davis/Drake, Inc. All Rights Reserved.
No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written authorization of Brockette/Davis/Drake, Inc. is prohibited.

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



US CORP OF ENGINEERS
GRAPEVINE RESERVOIR TRACT NO. F-529
VOLUME 373, PG. 91 P.R.D.C.T.
ZONING: AG

- LEGEND**
- EXISTING CURB
 - PROPOSED WASTEWATER
 - PROPOSED WATER



STATE OF TEXAS
JAMES A. RILEY
73231
Professional Engineer
01/04/24

PRELIM UTILITY PLAN
ROANOKE LOFTS
CITY OF ROANOKE, TEXAS

bro
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

M:\Data\Gwl\2023\C23027 - Roanoke Multi-Family\Plans\CD\UTL1 C23027.dwg
Page 97 of 123



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.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: PH Notice - ORD NO 2024-103

MEETING DATE: March 26, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing on Ordinance No. 2024-103, reviewing the Youth Programs Standards of Care.

INFORMATION:

In order to receive exempt status for a youth recreation program, a municipality must adopt standards of care by ordinance after a public hearing for the program on an annual basis.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2024-103 - Review of Youth Programs Standards of Care 2024



City of Roanoke Notice of Public Hearing

CITY OF ROANOKE

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 26, 2024 TO CONSIDER APPROVAL OF ORDINANCE NO. 2024-103, REVIEWING THE YOUTH PROGRAMS STANDARDS OF CARE. 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 Thursday, February 29, 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. **BRAILLE 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: Mayor and City Council

SUBJECT: ORD NO 2024-103 - Youth Programs Standards of Care

MEETING DATE: March 26, 2024

DEPARTMENT: Parks

ITEM SUMMARY:

Consideration and action on approval of Ordinance No. 2024-103 adopting the Youth Programs Standards of Care.

INFORMATION:

The Texas Legislature requires that certain municipal programs for children (5-13 years old) meet day care licensing requirements, or file for an exemption (Section 42.041 [b] of the Human Resources Code). In order to receive exempt status, a municipality must submit a copy of the program standards, notice of public hearing for the programs and the ordinance adopting the standards.

Youth Program Standards of Care will provide basic child care regulations for camps and other program activities, while allowing the department to qualify as exempt from the licensing requirements.

STAFF RECOMMENDATION:

Approve Ordinance No. 2024-103

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2024-103 - Parks and Recs Summer Youth Programs Standards of Care
2. Roanoke Standards of Care 2024

ORDINANCE No. 2024-103

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, REVIEWING THE YOUTH PROGRAMS STANDARDS OF CARE.

WHEREAS, the Human Resources Code, Section 42.041(b)(14), establishes requirements for exempting recreational programs operated by municipalities for elementary age (5-13) children from childcare licensing requirements; and

WHEREAS, in order to receive exempt status for a youth recreation program, a municipality must adopt standards of care by ordinance after a public hearing for the program on an annual basis; and

WHEREAS, a public hearing was held on March 26, 2024; and

WHEREAS, the City of Roanoke Youth Standards of Care will provide basic child care regulations for day camp and after school activities operated by the City of Roanoke in accordance with Section 42.041(b)(14) of the Human Resources Code.

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

SECTION 1.

The City Council of the City of Roanoke hereby adopts the City of Roanoke Youth Program Standards of Care for providing basic child care regulations for day camp and afterschool activities operated by the City of Roanoke. As required by Section 42.041(b)(14) of the Human Resources Code, the Standards adopted by this ordinance include staffing ratios; minimum staff qualifications; minimum facility, health, and safety standards; and mechanisms for monitoring and enforcing the adopted local standards.

SECTION 2.

A substantial copy of the City of Roanoke Youth Program Standards of Care is attached hereto and incorporated herein for all intents and purposes.

SECTION 3.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the City of Roanoke Charter and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Roanoke City Council on March 26, 2024, by a vote of _____ ayes, _____ nays, and _____ abstentions.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



City of Roanoke
Parks and Recreation Department
Summer Day Camp and After School Program
Standards of Care

1. General Information

- A. Purpose: To provide basic child care regulations for activities operated by The Roanoke Recreation Center. This will allow the department to qualify as exempt from requirements of the Texas Human Resource Code.
- B. Implementation: Program will be the responsibility of The Roanoke Recreation Center, with the Recreation Specialist overseeing the overall program and Camp Counselors administering the program on-site.
- C. Programs: Regulations apply to two (3) on-going programs: Roanoke Recreation Center Summer Day Camp, Parents night out, and After School Program.
- D. Other: A current copy of the Standards of Care will be available to the public and staff on-site. Parents of the participants will be provided with a copy of Standards of Care during the registration process.
- E. Program site: The Roanoke Recreation Center, 501 Roanoke Road
- F. Summer Day Camp and After School Program Mission and Goals: To provide the community with an incomparable program that challenges youth physically, mentally, and emotionally through fun and educational activities in a safe and positive environment.
- G. Exemption Status: Once an exempt status is established, the Licensing Division will not monitor the recreation program. The Licensing Division will be responsible for investigating complaints of unlicensed child care and for referring other complaints to the municipal authorities, or in case of abuse/neglect allegation, to the local police.
- H. Standards of Care Review: Standards will be reviewed annually and approved by the Recreation Superintendent and Director of Parks and Recreation.

- I. Child care licensing will not regulate these programs nor be involved in any complaint investigation related to the program.
- J. Any parent, visitor or staff member may file a complaint by calling The Roanoke Recreation Center at 817-837-9930, Monday through Friday, 8:00 AM to 5:00 PM.

2. Staffing

A. Camp Manager

- a. Job Summary: Under general supervision of the Recreation Specialist, the Camp Manager assists in implementation, coordination and supervision of youth day camps, activities, and events. This is accomplished by assisting in the day to day operations of day camps, interacting with program participants, developing schedules, assisting with ordering supplies and equipment, assisting in promoting events and ensuring the readiness of facilities. Other duties include administrative support, on-site supervision and instruction of programs. This is a seasonal position and requires holiday and weekend work.
- b. Essential Job Functions:
 - i. Assist in implementation and coordination of day camps by scheduling activities and events, assisting with ordering supplies and equipment, responding to questions and comments from the public, inspecting facilities prior to programming, and assisting with training and supervising Camp Counselors.
 - ii. Provide administrative and clerical support with necessary record keeping related to the camp programs.
 - iii. Lead, supervise, and conduct day camp activities. Supervise camp participants properly and respond immediately during emergencies, including administering first aid as necessary.
 - iv. Assist in control of equipment and supplies. Maintain attendance, discipline and other records for program participants.
 - v. Effectively communicate with children, parents/guardians, and the public.
 - vi. Assist with the recruiting, selection, and supervision of the daily activities of the Camp Counselors.
 - vii. Present a professional appearance and attitude at all times, and maintain a high standard of customer service.
 - viii. Perform various maintenance duties as directed to maintain a clean and safe facility.

- ix. Prepare and maintain appropriate records and reports.
 - x. Perform other duties as assigned.
 - xi. Regular and punctual attendance is required.
 - c. Minimum Qualifications:
 - i. At least 18 years of age.
 - ii. A minimum of two (2) years previous camp program experience. Camp leadership experience preferred.
 - iii. Current CPR/AED/First Aid certification, or the ability to obtain certification within 30 days of hire.
 - iv. Must be able to complete and pass a pre-employment drug screen and background check.
 - d. Work Environment: The essential functions of this position are performed primarily in an outdoor environment with exposure to extreme weather conditions, including heat, cold, and humidity. Position will work with some pump and chemical regulation equipment, as well as chemicals, and be exposed to harsh odors. Position requires frequent sitting, repetitive motions, lifting of negligible weights, fine dexterity and the ability to clearly see and hear. Occasional pushing, pulling, bending, carrying, lifting up to fifty (50) pounds and kneeling may be required for some duties. Duties also require ability to perform typical camp activities, including but not limited to, swimming, running, setting up/taking down tables, standing for extended periods of time, etc. Must be able to use various office equipment, including but not limited to, computers, audio/visual technology, telephones, fax machines, printers, copiers, etc.
- B. Summer Camp Counselor
- a. Job Summary: Under general supervision of the Recreation Specialist and Camp Manager, the Summer Camp Counselor is responsible for daily supervision of children participating in the summer camp programs. The Summer Camp Counselor will assist in the preparation and implementation of summer camp programs and activities.
 - b. Essential Job Functions:
 - i. Actively participate in the programs and activities for each day of summer camp.
 - ii. Assist in the coordination of arts, crafts, swimming, drama, games, and other activities.
 - iii. Prepare for field trips, special events, and special projects.
 - iv. Serve as a role model to young children.
 - v. Inform supervisor of all work activities.
 - vi. Provide care to all children, including CPR or basic

- vi. medical treatment as needed.
 - vii. Perform other duties as assigned.
 - c. Minimum Qualifications:
 - i. At least 18 years of age.
 - ii. Current CPR/AED/First Aid certification, or the ability to obtain certification within 30 days of hire.
 - iii. Must possess a valid Texas Driver's License and meet driving record standards as defined by City policy.
 - iv. Must be able to complete and pass a pre-employment drug screen and background check.
 - d. Work Environment: The essential functions of this position are performed in both indoor and outdoor environments, including exposure to extreme weather conditions such as heat, cold, and humidity. Position requires frequent sitting, repetitive motions, lifting of negligible weights, fine dexterity and the ability to clearly see and hear. Occasional pushing, pulling, bending, carrying, lifting up to fifty (50) pounds and kneeling may be required for some duties. Duties also require ability to perform typical camp activities, including but not limited to, swimming, running, setting up/taking down tables, standing for extended periods of time, etc. Must be able to use various office equipment, including but not limited to, computers, audio/visual technology, telephones, fax machines, printers, copiers, etc.
- C. After School Counselor
- a. Job Summary: Under general supervision of the Recreation Specialist, the After School Recreation Counselor is responsible for daily supervision of children participating in the after school programs. The After School Recreation Counselor will assist in the preparation and implementation of after school programs and activities.
 - b. Essential Job Functions:
 - i. Assist in the supervision of children in a manner that promotes safe behaviors and improves the quality of the children's interaction with one another.
 - ii. Actively participate in the programs and activities for after school.
 - iii. Assist in the coordination of arts, crafts, and other activities.
 - iv. Assist students with homework and projects.
 - v. Serve as a role model to young children by demonstrating high standards of personal conduct. Inform supervisor of all work activities.
 - vi. Adhere to all Recreation Center and City of Roanoke

- vii. Provide care to all children, including CPR or basic medical treatment as needed.
 - viii. Regular and punctual attendance is required.
 - ix. Perform other duties as assigned.
 - c. Minimum Qualifications:
 - i. At least 18 years of age.
 - ii. Current CPR/AED/First Aid certification, or the ability to obtain certification within 30 days of hire.
 - iii. Must possess a valid Texas Driver's License and meet driving record standards as defined by City policy.
 - iv. Must be able to complete and pass a pre-employment drug screen and background check.
 - d. Work Environment: The essential functions of this position are performed in both indoor and outdoor environments, including exposure to extreme weather conditions such as heat, cold, and humidity. Position requires frequent sitting, repetitive motions, lifting of negligible weights, fine dexterity and the ability to clearly see and hear. Occasional pushing, pulling, bending, carrying, lifting up to fifty (50) pounds and kneeling may be required for some duties. Duties also require ability to perform typical camp activities, including but not limited to, swimming, running, setting up/taking down tables, standing for extended periods of time, etc. Must be able to use various office equipment, including but not limited to, computers, audio/visual technology, telephones, fax machines, printers, copiers, etc.
- D. Other Requirements
- a. Staff must complete the mandatory staff-training program of at least 8 hours, in addition to planning hours prior to the start of camp. This training includes a departmental orientation, customer service, sexual harassment training, behavioral issues and discipline, as well as practical skills and activities such as games, songs and crafts.
 - b. Staff must exhibit competency, good judgment, and self-control throughout the duration of the program.
 - c. Staff should relate to the children with courtesy, respect, acceptance and patience.
 - d. Staff will be evaluated at least once during the summer and/or fall, and visited with before the program is over, to discuss any areas that should be addressed to ensure employment in a future program.
 - e. Staff shall not abuse or neglect children.

- E. Staffing Ratios: The number of children may not exceed staff by a minimum ratio of 1 staff member per 15 children, ages 5-12.
- F. Criminal Background Checks: Criminal background checks will be conducted on prospective Day Camp employees. Applicants may be disqualified if they have a job-related criminal conviction.
- G. A prospective employee will be subject to a drug test prior to hiring. Positive drug results may exclude an applicant from employment.

3. Service Standards

- A. Staff shirts, shorts or jeans, and appropriate footwear will be worn at all times.
- B. Participants and parents will be treated with respect at all times.
- C. Staff will keep parents continuously informed of program activities. A weekly schedule will be distributed on Monday of each week and extra copies will be kept with the daily sign-in sheet.
- D. Staff will note details of behavior of participants (accomplishments, discipline problems, general activities, etc.) and update parents.
- E. Staff will monitor the sign-in/out sheet at all times.
- F. Staff will clean up after each activity to ensure that all equipment and supplies are properly and safely stored. Each room should be cleaned thoroughly before leaving.
- G. Staff will spend 100% of their time actively involved with participants and/or parents.

4. Facility Standards

- A. Emergency evacuation and relocation plans will be posted at each facility.
- B. Program employees will inspect the site frequently for any sanitation or safety concerns and pass them to the Recreation Superintendent or Recreation Specialist.
- C. A fully stocked first aid kit should be checked and stocked on a weekly basis by the Recreation Specialist. A checklist is included in the first aid kit.
- D. In a situation where evacuation is necessary, the first priority of staff is to make sure all participants are in a safe location.
- E. The Fire Marshal will inspect program sites annually. The Recreation Superintendent is responsible for compliance with the Fire Marshal's directions.
- F. The recommended number of fire extinguishers shall be inspected annually, available and primed for use.
- G. Fire drills should be conducted once a month during summer camp.
- H. Medication will only be administered with written parent consent. Prescription medication shall be left with staff in their original container, labeled with the child's name, date, directions and

physician's name. Medication shall be dispensed only as stated on the bottle and not past the expiration date.

- I. Non-prescription medicine with the child's name and date on the medication may be brought in the original container.
- J. Each site shall have adequate indoor toilets and lavatories located such that children can use them independently and program staff can supervise as needed. There shall be one flush toilet per 30 children. Sinks shall be provided based on 1 sink per 30 children.
- K. All participants must wear tennis shoes daily. Sandals are only allowed in pool areas

5. Operational Issues

- A. Emergency phone numbers are kept with the sign-in/out sheet at all facilities and shall include numbers for fire, police and ambulance services and all supervisors' contact information.
- B. An employee manual is given to every staff member, which outlines the following:
 - a. Discipline Issues
 - b. City Rules and Regulations
 - c. Forms that must be filled out
 - d. Service Standards
 - e. Game/activity leadership
 - f. Ways to interact with children

Additional manuals will be located at each site for access by any staff member.

- C. Sign-In/Sign-Out sheets will be used daily. Only adults listed on the child's pick up permission form will be allowed to pick up children. An authorized person must enter the building and sign the sheet in order for the staff to release the child.
- D. Emergency evacuation and relocation plans will be posted at each facility.
- E. Parents will be notified regarding planned field trips and provided with any required release forms.
- F. Registration forms will be kept and maintained on each child and shall include:
 - a. Child's name, birth date, home address, home phone number, physician's phone number, and address and phone numbers where parents may be reached during the day.
 - b. Names of persons to whom the child can be released.
 - c. Field trip release form as needed.
 - d. Liability Waiver.
 - e. Parental consent to administer medication, medical information and release on participants.
- G. Staff shall immediately notify the parent or other person authorized by the parent when the child is injured or has been involved in a situation that placed them at risk.

- H. Staff shall notify parents or authorized persons of children when there is an outbreak of a community disease in the facility. It is required to be reported to the County Department of Health. Staff must notify parents of children in a group when there is outbreak of lice or other infestation in the group.
- I. Discipline
 - a. Discipline and guidance of children must be consistent and based on an understanding of individual needs and development.
 - b. There shall be no harsh, cruel or unusual treatment.
 - i. Corporal punishment in any form will not be tolerated.
 - ii. Children shall not be shaken, bit, hit or have anything put in or on their mouth as punishment.
 - iii. Children shall not be humiliated, yelled at or rejected.
 - iv. Children shall not be subjected to abuse or profane language.
 - v. Punishment shall not be associated with food.
 - vi. Staff may use brief, supervised separation from the work (time outs) if necessary, but staff shall not place children in a locked room or in a dark room with the door closed.
 - c. Incident reports will be filled out on any disciplinary cases and information is to be shared with parents when picking up the child or sooner when extreme cases occur.
 - d. Children who show patterns of endangerment to themselves, other participants, or staff will be asked to leave the program permanently.
- J. Illness or Injury
 - a. Parents shall be notified in case of illness or injury.
 - b. An ill child will not be allowed to participate if the child is suspected of having a temperature and/or accompanied by behavior changes or other signs or symptoms until medical evaluation indicates that the child can be included in the activities. In the event an injury cannot be treated through basic first aid, staff shall notify paramedics.
 - c. When an injury occurs, an Incident Report shall be filled out completely and immediately after the incident, with the original sent to the Recreation Specialist's office.

6. General Guidelines for Children.

As part of the Summer Camp, Parents Night Out, and After School Program manual, staff should be given the following information:

- A. A child is not allowed to use the phone unless it is an emergency. In this case, staff should make the call for the child.
- B. Children must stay off of the tables, counter tops, etc. and should never be allowed to stand on chairs.

- C. Children should walk in the building. Running is only permitted in the gym.
- D. Bouncing and throwing balls is only permitted in the gym or outdoors.
- E. Active games using equipment that can cause damage to windows, shades, lights and ceilings must be played in the gym or outdoors.
- F. Children must respect you and each other.
- G. Children must wear closed-toed shoes at all times, except while swimming.

- *You must know where every child is AT ALL TIMES.*

7. Activities

- A. The program will provide activities for the group according to the participant's ages, interests and abilities. The activities should be flexible and promote social and educational advancement.
- B. A weekly calendar of activities will be posted for parents and copies are available upon request.
- C. When taking field trips, staff will:
 - a. Take roll before they leave the Recreation Center as well as prior to leaving the field trip site.
 - b. Carry medical information on each child and necessary medication with them on the trip.
 - c. Carry a first aid kit.
 - d. Encourage participants to wear camp shirts so that children are easily identified.
 - e. Carry a cellular phone for emergency use.

8. Monitoring and Enforcement

- A. Standards of Care established by the City of Roanoke will be monitored and enforced by city departments responsible for their respective areas as identified:
 - a. Health and safety standards will be monitored and enforced by the City's Police, Fire, Risk Management and Code Enforcement departments.
 - b. Staff and program issues will be monitored and enforced by the Roanoke Recreation Center. The Recreation Specialist shall visit the sites on a weekly basis. Each camp counselor is responsible for visually checking the camp activities on a daily basis.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Unopposed Candidates - Ward 1, 2, and 3

MEETING DATE: March 26, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of Ordinance No. 2024-104 declaring unopposed candidates in the Saturday, May 4, 2024, General Election, elected to office; canceling the General Election in the City of Roanoke, Texas, for purpose of Electing One (1) Councilmember for Wards 1, 2, And 3.

INFORMATION:

Texas Election Code - Sec. 2.052. CERTIFICATION OF UNOPPOSED STATUS. (a) The authority responsible for having the official ballot prepared shall certify in writing that a candidate is unopposed for election to an office if, were the election held, only the votes cast for that candidate in the election for that office may be counted. Sec. 2.053. ACTION ON CERTIFICATION. (a) On receipt of the certification, the governing body of the political subdivision by order or ordinance may declare each unopposed candidate elected to the office.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2024-104 - Unopposed Candidate Councilmembers Wards 1 & 2 & 3 - English
2. Certification - Unopposed Candidate Councilmembers Wards 1 & 2 & 3 - English
3. ORD NO 2024-104 - Unopposed Candidate Councilmembers Wards 1 & 2 & 3 - Spanish
4. Certification - Unopposed Candidate Councilmembers Wards 1 & 2 & 3 - Spanish
5. ORD NO 2024-104 - Unopposed Candidate Councilmembers Wards 1 & 2 & 3 - Vietnamese



AGENDA ITEM

6. Certification - Unopposed Candidate Councilmembers Wards 1 & 2 & 3 - Vietnamese

ORDINANCE NO. 2024-104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE SATURDAY, MAY 4, 2024, GENERAL ELECTION, ELECTED TO OFFICE; CANCELING THE GENERAL ELECTION IN THE CITY OF ROANOKE, TEXAS, FOR PURPOSE OF ELECTING ONE (1) COUNCILMEMBER FOR WARDS 1, 2, AND 3; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the general city election was called for Saturday, May 4, 2024, for the purpose of electing a City Council member to the City Council for Wards 1, 2, and 3; and

WHEREAS, the filing deadlines for placement on the ballot and list of write-in candidates has concluded; and

WHEREAS, the City Secretary for the City of Roanoke, Texas, certifies in writing that no person has made a declaration of write-in candidacy, and that the candidates on the ballot for Wards 1, 2, and 3 are unopposed for election to said offices; and

WHEREAS, under these circumstances Section 2.053 of the Texas Election Code, authorizes the City Council of the City of Roanoke, Texas, to declare the candidate elected to office, and cancel the election for office of Councilmember in Wards 1, 2, and 3.

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

Section 1. That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That the following candidates, unopposed in the Saturday, May 4, 2024, general city election, are declared elected to office, and shall be issued a certificate of election following the time the election would have been canvassed:

Office of Councilmember Ward 1	Hogan Page
Office of Councilmember Ward 2	Bryan Moyers
Office of Councilmember Ward 3	David Thompson

Section 3. That the May 4, 2024, general city election is canceled in Wards 1, 2, and 3, for the purpose of electing a City Councilmember to Wards 1, 2 and 3, and the City Secretary is directed to cause a copy of this Ordinance to be posted on election day at each polling place that would have been used in the general election.

Section 4. That it is declared to be the intent 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 is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance since the City Council would have enacted them without the invalid portion.

Section 5. That this Ordinance shall take effect upon its final passage, and it is so ordained.

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

CERTIFICATION OF UNOPPOSED CANDIDATES
By the City Secretary

I, April S. Hill, hereby certify that I am the City Secretary of the City of Roanoke, Texas, and the authority responsible for preparing the ballot for the May 4, 2024, General Election. I further certify no person has made a declaration of write-in candidacy and the following candidates are unopposed:

Hogan Page is unopposed for the office of Councilmember in Ward 1.

Bryan Moyers is unopposed for the office of Councilmember in Ward 2.

David Thompson is unopposed for the office of Councilmember in Ward 3.



April S. Hill, City Secretary
City of Roanoke, Texas

Dated this 26th day of March, 2024.

ORDENANZA N° 2024-104

UNA ORDENANZA DEL CONCEJO MUNICIPAL DE LA CIUDAD DE ROANOKE, TEXAS, QUE DECLARA ELECTOS PARA EL CARGO A CANDIDATOS SIN OPOSICIÓN EN LAS ELECCIONES GENERALES DEL SÁBADO 4 DE MAYO DE 2024; CANCELAR LAS ELECCIONES GENERALES EN LA CIUDAD DE ROANOKE, TEXAS, CON EL PROPÓSITO DE ELEGIR UN (1) CONCEJAL PARA LOS DISTRITOS 1, 2 Y 3; ESTABLECER UNA CLÁUSULA DE DIVISIBILIDAD; Y ESTABLECER UNA FECHA DE ENTRADA EN VIGOR INMEDIATA.

CONSIDERANDO QUE, las elecciones generales de la ciudad fueron convocadas para el sábado 4 de mayo de 2024, con el propósito de elegir a un miembro del Concejo Municipal para el Concejo Municipal para los Distritos 1, 2 y 3; y

CONSIDERANDO QUE, las fechas límite de presentación para la colocación en la boleta electoral y la lista de candidatos por escrito han concluido; y

CONSIDERANDO QUE, el Secretario Municipal de la Ciudad de Roanoke, Texas, certifica por escrito que ninguna persona ha hecho una declaración de candidatura por escrito, y que los candidatos en la boleta electoral para los Distritos 1, 2 y 3 no tienen oposición para la elección a dichos cargos; y

CONSIDERANDO QUE, bajo estas circunstancias, la Sección 2.053 del Código Electoral de Texas, autoriza al Concejo Municipal de la Ciudad de Roanoke, Texas, a declarar electo al candidato para el cargo y cancelar la elección para el cargo de Concejal en los Distritos 1, 2 y 3.

AHORA, POR LO TANTO, SEA ORDENADO POR EL CONCEJO MUNICIPAL DE LA CIUDAD DE ROANOKE, TEXAS:

Sección 1. Que las conclusiones expuestas anteriormente se incorporen al cuerpo de esta Ordenanza como si estuvieran plenamente establecidas en la misma.

Sección 2. Que los siguientes candidatos, sin oposición en las elecciones municipales generales del sábado 4 de mayo de 2024, sean declarados electos para el cargo, y se les emitirá un certificado de elección después del momento en que se habría realizado el escrutinio:

Oficina del Concejal Distrito 1
Oficina del Concejal Distrito 2
Oficina del Concejal del Distrito 3

Hogan Page
Bryan Moyers
David Thompson

Sección 3. Que las elecciones municipales generales del 4 de mayo de 2024 se cancelan en los Distritos 1, 2 y 3, con el fin de elegir a un Concejal para los Distritos 1, 2 y 3, y se ordena al Secretario de la Ciudad que haga que se publique una copia de esta Ordenanza el día de las elecciones en cada lugar de votación que se hubiera utilizado en las elecciones generales.

Sección 4. Que se declara que es la intención del Concejo Municipal que las frases, cláusulas, oraciones, párrafos y secciones de esta Ordenanza sean separables, y si alguna frase, cláusula, oración, párrafo o sección de esta Ordenanza es declarada inválida por la sentencia o decreto de un tribunal de jurisdicción competente, la invalidez no afectará ninguna de las frases restantes,

cláusulas, oraciones, párrafos o secciones de esta Ordenanza, ya que el Concejo Municipal las habría promulgado sin la parte inválida.

Sección 5. Que esta Ordenanza entrará en vigor a partir de su aprobación final, y así se ordena.

APROBADO, APROBADO Y ADOPTADO por el Concejo Municipal de la Ciudad de Roanoke, Texas, el día 26 de marzo de 2024.

APROBADO:

Carl E. Gierisch, Jr., Alcalde

ATESTIGUAR:

April S. Hill, Secretaria Municipal

APROBADO EN CUANTO A LA FORMA:

Jeff Moore, Abogado de la Ciudad

CERTIFICACIÓN DE CANDIDATOS SIN OPOSICIÓN
Por el Secretario Municipal

Yo, April S. Hill, por la presente certifico que soy la Secretaria de la Ciudad de Roanoke, Texas, y la autoridad responsable de preparar la boleta para las Elecciones Generales del 4 de mayo de 2024. Además, certifico que ninguna persona ha hecho una declaración de candidatura por escrito y que los siguientes candidatos no tienen oposición:

Hogan Page no tiene oposición para el cargo de concejal en el Distrito 1.

Bryan Moyers no tiene oposición para el cargo de concejal en el Distrito 2.

David Thompson no tiene oposición para el cargo de concejal en el Distrito 3.



April S. Hill, Secretaria Municipal
Ciudad de Roanoke, Texas

Con fecha 26 de marzo de 2024.

PHÁP LỆNH SỐ 2024-104

MỘT SẮC LỆNH CỦA HỘI ĐỒNG THÀNH PHỐ ROANOKE, TEXAS, TUYÊN BỐ CÁC ỨNG CỬ VIÊN KHÔNG BỊ PHẢN ĐỐI TRONG CUỘC TỔNG TUYỂN CỬ THỨ BẢY, NGÀY 4 THÁNG 5 NĂM 2024, ĐƯỢC BẦU VÀO VĂN PHÒNG; HỦY BỎ CUỘC TỔNG TUYỂN CỬ Ở THÀNH PHỐ ROANOKE, TEXAS, VỚI MỤC ĐÍCH BẦU MỘT (1) ỦY VIÊN HỘI ĐỒNG CHO CÁC PHƯỜNG 1, 2 VÀ 3; CUNG CẤP MỘT ĐIỀU KHOẢN VỀ TÍNH HIỆU LỰC TỪNG PHẦN; VÀ CUNG CẤP CHO MỘT NGÀY CÓ HIỆU LỰC NGAY LẬP TỨC.

XÉT RẰNG, cuộc tổng tuyển cử thành phố đã được kêu gọi vào Thứ Bảy, ngày 4 tháng 5 năm 2024, với mục đích bầu một thành viên Hội đồng Thành phố vào Hội đồng Thành phố cho các Phường 1, 2 và 3; và

XÉT RẰNG, thời hạn nộp đơn để đưa vào lá phiếu và danh sách các ứng cử viên viết vào đã kết thúc; và

XÉT RẰNG, Thư ký Thành phố Roanoke, Texas, xác nhận bằng văn bản rằng không có người nào tuyên bố ứng cử viết đơn, và các ứng cử viên trên lá phiếu cho các Phường 1, 2 và 3 không bị phản đối để bầu vào các chức vụ nói trên; và

XÉT RẰNG, trong những trường hợp này, Mục 2.053 của Bộ luật Bầu cử Texas, ủy quyền cho Hội đồng Thành phố Thành phố Roanoke, Texas, tuyên bố ứng cử viên được bầu vào văn phòng và hủy bỏ cuộc bầu cử chức vụ Ủy viên Hội đồng ở các Phường 1, 2 và 3.

DO ĐÓ, BÂY GIỜ, CÓ THỂ ĐƯỢC PHONG CHỨC BỞI HỘI ĐỒNG THÀNH PHỐ CỦA THÀNH PHỐ ROANOKE, TEXAS:

Mục 1. Rằng những phát hiện nêu trên được đưa vào nội dung của Pháp lệnh này như thể được quy định đầy đủ trong Thông tư này.

Mục 2. Rằng các ứng cử viên sau đây, không bị phản đối trong cuộc tổng tuyển cử thành phố vào Thứ Bảy, ngày 4 tháng Năm, 2024, được tuyên bố được bầu vào chức vụ và sẽ được cấp giấy chứng nhận bầu cử sau thời gian cuộc bầu cử sẽ được bỏ phiếu:

Văn phòng Ủy viên Hội đồng Phường 1
Văn phòng Ủy viên Hội đồng Phường 2
Văn phòng Ủy viên Hội đồng Phường 3

Hogan Page
Bryan Moyers
David Thompson

Mục 3. Rằng cuộc tổng tuyển cử thành phố ngày 4 tháng Năm năm 2024 bị hủy bỏ ở các Phường 1, 2 và 3, với mục đích bầu một Ủy viên Hội đồng Thành phố vào các Phường 1, 2 và 3, và Thư ký Thành phố được chỉ đạo niêm yết một bản sao của Pháp lệnh này vào ngày bầu cử tại mỗi địa điểm bỏ phiếu sẽ được sử dụng trong cuộc tổng tuyển cử.

Mục 4. Rằng Hội đồng thành phố tuyên bố rằng các cụm từ, khoản, câu, đoạn và phần của Pháp lệnh này có thể tách rời được, và nếu bất kỳ cụm từ, khoản, câu, đoạn hoặc phần nào của Pháp lệnh này bị tuyên bố vô hiệu theo bản án hoặc nghị định của tòa án có thẩm quyền, thì sự vô hiệu sẽ không ảnh hưởng đến bất kỳ cụm từ nào còn lại, các khoản, câu, đoạn hoặc phần của Pháp lệnh này vì Hội đồng thành phố sẽ ban hành chúng mà không có phần không hợp lệ.

Mục 5. Rằng Pháp lệnh này sẽ có hiệu lực khi được thông qua cuối cùng, và nó được quy định như vậy.

ĐƯỢC THÔNG QUA, PHÊ DUYỆT VÀ THÔNG QUA bởi Hội đồng Thành phố Roanoke, Texas, vào ngày 26 tháng 3 năm 2024 này.

CHẤP THUẬN:

Carl E. Gierisch, Jr., Thị trưởng

CHỨNG THỰC:

April S. Hill, Bí thư TP.

ĐƯỢC CHẤP THUẬN THEO HÌNH THỨC:

Jeff Moore, Luật sư thành phố

CHỨNG NHẬN ỨNG VIÊN KHÔNG PHẢN ĐỐI
Bởi Bí thư Thành phố

Tôi, April S. Hill, bằng văn bản này xác nhận rằng tôi là Thư Ký Thành Phố của Thành Phố Roanoke, Texas, và là cơ quan chịu trách nhiệm chuẩn bị lá phiếu cho Cuộc Tổng Tuyển Cử ngày 4 tháng Năm, 2024. Tôi xác nhận thêm rằng không có người nào tuyên bố ứng cử và các ứng cử viên sau đây không bị phản đối:

Hogan Page không bị phản đối cho chức vụ Ủy viên Hội đồng ở Phường 1.

Bryan Moyers không bị phản đối cho chức vụ Ủy viên Hội đồng ở Phường 2.

David Thompson không bị phản đối cho chức vụ Ủy viên Hội đồng ở Phường 3.



April S. Hill, Bí thư TP.
Thành phố Roanoke, Texas

Ngày 26/3/2024 này.