

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



Ernie Adams, Commissioner
Victor Molaschi, Vice Chairman
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
DECEMBER 2, 2024
7:00 PM**

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

A. CALL TO ORDER

B. PUBLIC INPUT

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

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on August 5, 2024.

D. NEW BUSINESS

1. Consideration and recommendation on a site plan request (SP 2024-02) from Blazing Hospitality LLC for a new multi-tenant shell building to be located in the Roanoke Summit Addition Block H Lot 1, and having an address of 1355 N US Hwy 377, City of Roanoke, Denton County, Texas. The property is generally located on the west side of N Hwy 377 directly behind the Panera Bread restaurant, approximately 1/8th of a mile north of Marshall Creek Rd.

E. ADJOURNMENT

CERTIFICATION



AGENDA FOR THE PLANNING AND
ZONING COMMISSION

December 2, 2024
Page 2 of 2

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Monday, November 25, 2024, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 08/05/2024 - P&Z Minutes

MEETING DATE: December 2, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on August 5, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 08-05-2024

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



Jason Kasal, Vice Chairman

Ernie Adams, Commissioner
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES
AUGUST 5, 2024**

**7:00 P.M.
ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

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

A. CALL TO ORDER

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

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Mark McCullough second by Victor Molaschi to approve the minutes from the regular Planning and Zoning Commission meeting held on June 3, 2024.
Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Victor Molaschi second by Donald Glacy to elect Jason Kasal as Chairman.
Motion carried unanimously.
2. Motion made by Donald Glacy second by Mark McCullough to elect Victor Molaschi as Vice Chairman.
Motion carried unanimously.
3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 18.504- acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, by changing the zoning from Single



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

**August 5, 2024
Page 2 of 2**

Family-7 District (SF-7) and Retail District (R) to Planned Development District with Senior Housing and Single-Family Uses and prescribing the development standards. The property is generally located near Hwy 114 adjacent to the city's water tower, surrounded by Lois St., N. Oak St., Walnut St. and Dorman Rd. (Ordinance No. 2024-109)

Public hearing started at 7:03 p.m.

Quiva Martin, Roanoke resident stated that the zoning was single-family, when she purchased her property. Ms. Martin further stated she would prefer there be only single-family on the project property, as opposed to a mixture of apartments and single-family homes. Ms. Martin explained it will affect taxes, and will create more traffic and street congestion from parking on the street. Ms. Martin stated, she does not want this project to be approved.

Lindsey Glacy, Roanoke resident stated the four (4) story senior center is too large for the neighborhood and does not fit the density of the neighborhood.

Public hearing ended at 7:10 p.m.

4. Consideration and action to approve Ordinance No. 2024-109, amending the Comprehensive Zoning Ordinance, for approximately 18.504 acres of land located in the M.E. P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, TX, by changing the zoning from Single-Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multifamily and Single Family Detached uses. The property is generally located near Hwy 114 adjacent to the city's water tower, surrounded by Lois St., N. Oak St., Walnut St. and Dorman Rd.

Motion made by Victor Molaschi second by Larry Granados to approve Ordinance No. 2024-109, with the following conditions:

- With the inclusion of the staff recommended 50' right-of-way
- Including a restriction to multi family units remaining as age restricted senior living
- No storage to be utilized in garages

Motion carried 5-2-0. Commissioners; Donald Glacy and Ernie Adams were opposed.

E. ADJOURNMENT

Motion made by Ernie Adams second by Donald Glacy to adjourn the meeting at 7:52 p.m.

Motion carried unanimously.

Jason Kasal, Vice Chairman

Jeannie Homer, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2024-02)

MEETING DATE: December 2, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan request (SP 2024-02) from Blazing Hospitality LLC for a new multi-tenant shell building to be located in the Roanoke Summit Addition Block H Lot 1, and having an address of 1355 N US Hwy 377, City of Roanoke, Denton County, Texas. The property is generally located on the west side of N Hwy 377 directly behind the Panera Bread restaurant, approximately 1/8th of a mile north of Marshall Creek Rd.

INFORMATION:

Planning Analysis

The applicant proposes an 8,600 sf shell building with multiple lease spaces for retail and restaurant uses.

Zoning - PD 2000-124 Slaughter Ranch

Surrounding Land Use:

	<u>Existing Use</u>	<u>Zoning</u>	<u>Future Land Use Plan</u>
<u>North</u>	Light Industrial	LC, Light Commercial District	Light Industrial
<u>East</u>	Restaurant	PD 2000-124 Slaughter Ranch	Retail
<u>South</u>	Restaurant	PD 2000-124 Slaughter Ranch	Retail
<u>West</u>	Residential	PD 2006-108 Briarwyck-Slaughter Ranch	Residential



AGENDA ITEM

- **Landscape**- The landscape plan exceeds the required area and material.
- **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.
- **Parking**- The parking provided exceeds the required amount for the proposed uses.

STAFF RECOMMENDATION:

Approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Blazing Hospitality - Multitenant Building - Site Plan application (1) (1)
2. 2. Site Plan - Blazing Hospitality - Multitenant Bldg - Roanoke (US 377 Hwy), TX
3. 3. Landscape Plan - Blazing Hospitality - Multitenant Bldg - Roanoke (US 377 Hwy), TX
4. 4. Elevation Plan - Blazing Hospitality - Multitenant Bldg - Roanoke (US 377 Hwy), TX



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 Blazing Hospitality LLC - Smit Shah	Address of Applicant 4940 N Tarrant Parkway Fort Worth, TX 76244	Phone Number and Email 281-221-6025, smit@blazi
Legal Interest Developer - Future landowner		
Owner Roanoke Summit, LTD	Address 13155 Noel Road, Suite 900, Dallas TX 75240	Phone Number & Email 817-657-1180 darrell.lake
Firm preparing Site Plan Package Bowman Consulting Group LTD.	Address 2805 Dallas Parkway, Suite 310, Dallas TX 75093	Phone Number 972-497-2994
		Email bboro@bowman.com
Location of Property 1355 US-377, Roanoke, TX 76262	Name of Addition/Subdivision ROANOKE SUMMIT ADDITI	Lot / Block BLK H LOT 1
		Present Zoning PD - 2000-124 - Commer

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial	1	1.272
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.

Smit Shah

Applicants Signature

10/14/24

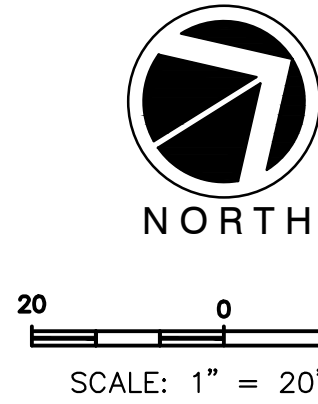
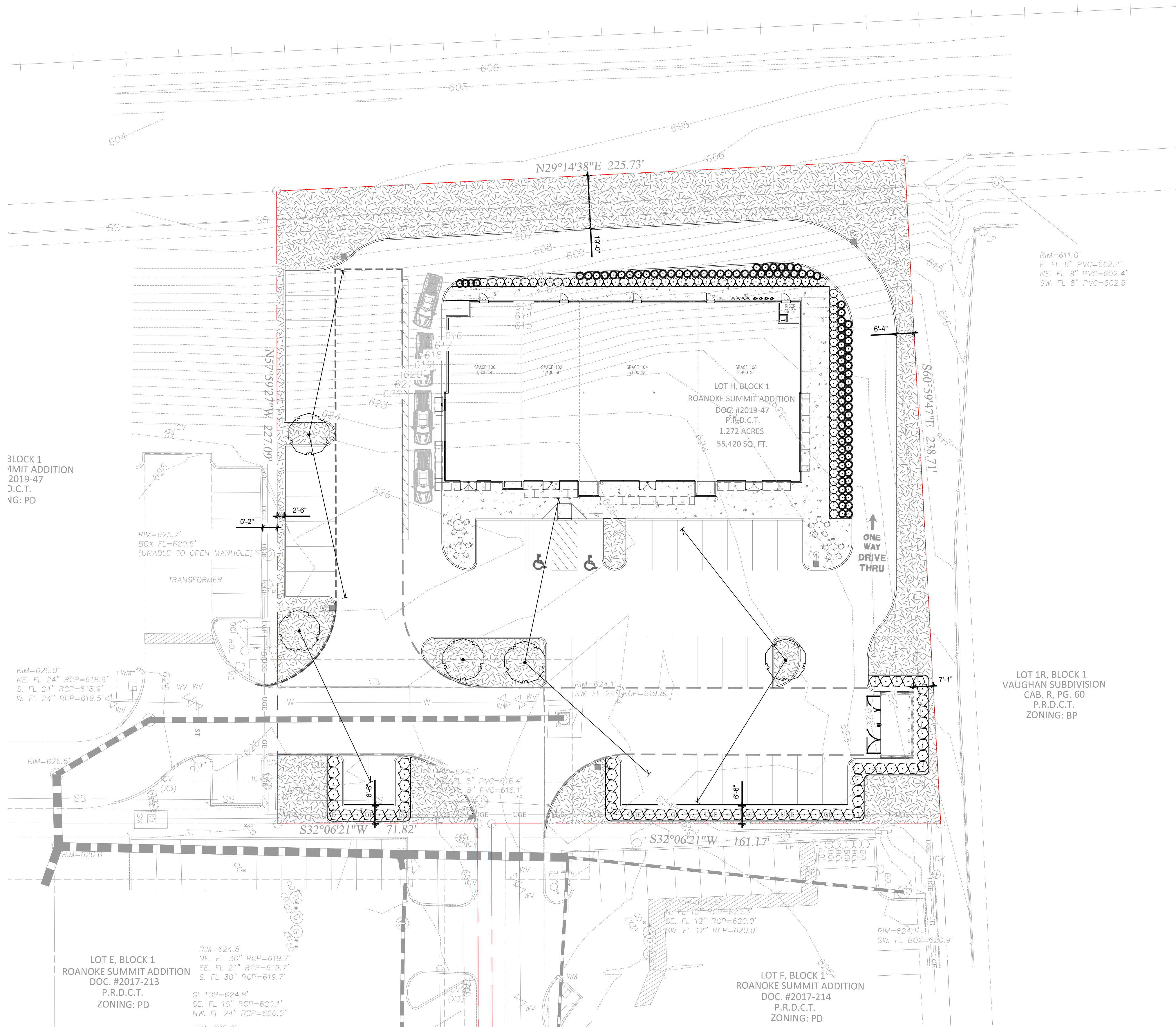
Date

FOR OFFICE USE ONLY

Site Plan Fee PD VS \$400.00 Rec #747747 10/28/2024 JM	P&Z Meeting 12/02/2024	CC Meeting 12/10/2024	File for Record SP- 2024 - 02
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07/20/2023

V:\070833 - Multi-tenant Retail And Restaurant Bldg\070833-01-001 (ENG)\Engineering\Landscape Design\02 Drawings\Sheet\1.01 PLANTING PLAN.dwg, L1.01 PLANTING PLAN, October 18, 2024, 1:38 AM, emmaur



LANDSCAPE NOTES

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

LANDSCAPE CALCULATIONS for the City of Roanoke		
SITE AREA: 53,963 SF	REQUIRED	PROVIDED
PERVIOUS AREA	20% (10,792 SF)	13,023 SF (24.1%)
PARKING LANDSCAPE AREA	16 SF PER SPACE 16 x 43 = 688 SF	933 SF
PARKING AREA TREES	1 PER 10 SPACES 43 SPACE / 10 = 5 TREES	5 TREES

Bowman

© 2024 Bowman Consulting Group, Ltd. No. 7-14309
T&E Firm Registration No. 7-14309
2805 Dallas Pkwy,
Suite 310
Plano, TX 75093
Phone: (972) 497-2990
www.bowman.com

REVISION	DESCRIPTION	DATE

PLANTING PLAN

BLAZING HOSPITALITY LIQUOR LAND
1355 US-377
ROANOKE, TX 76262



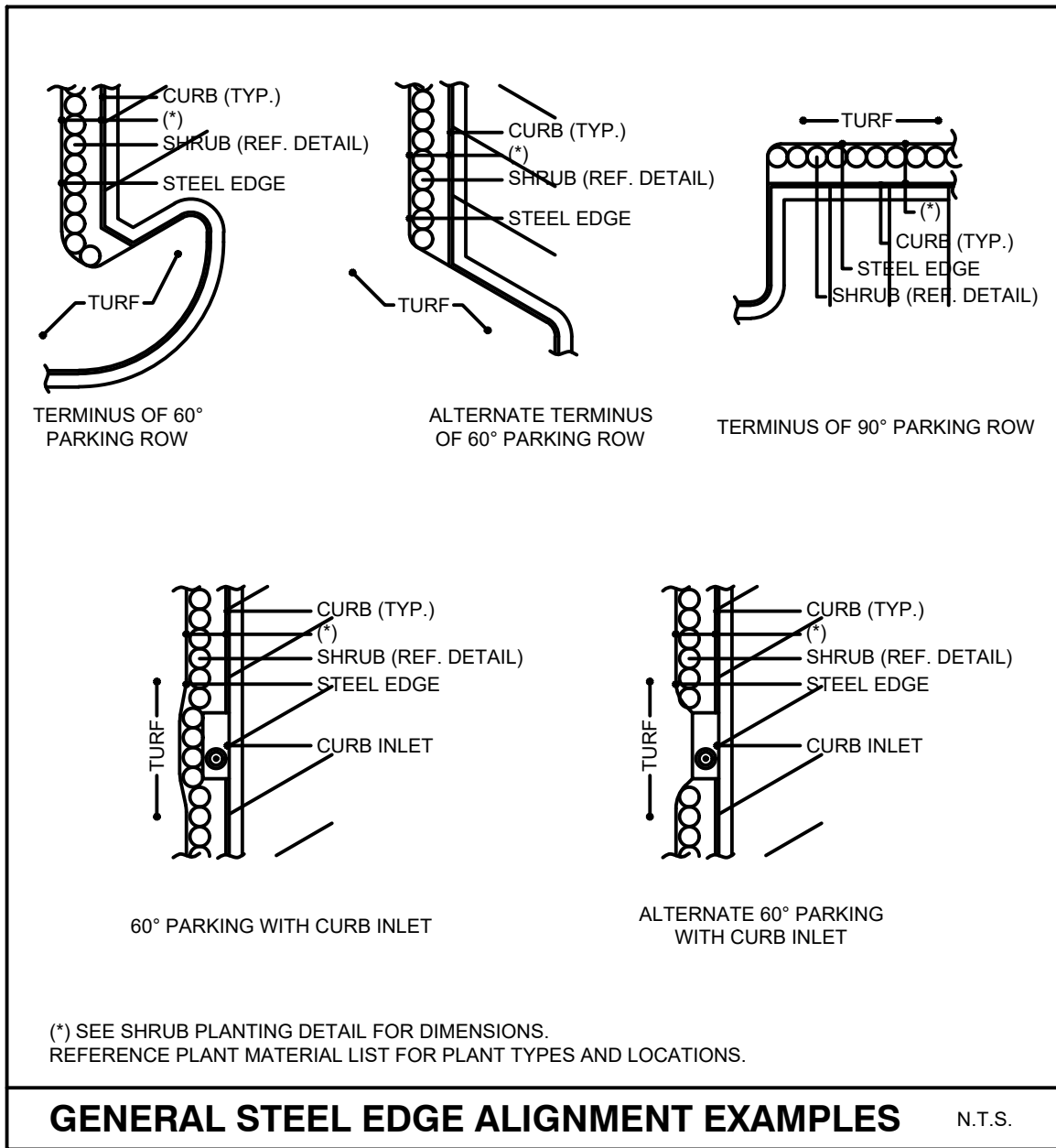
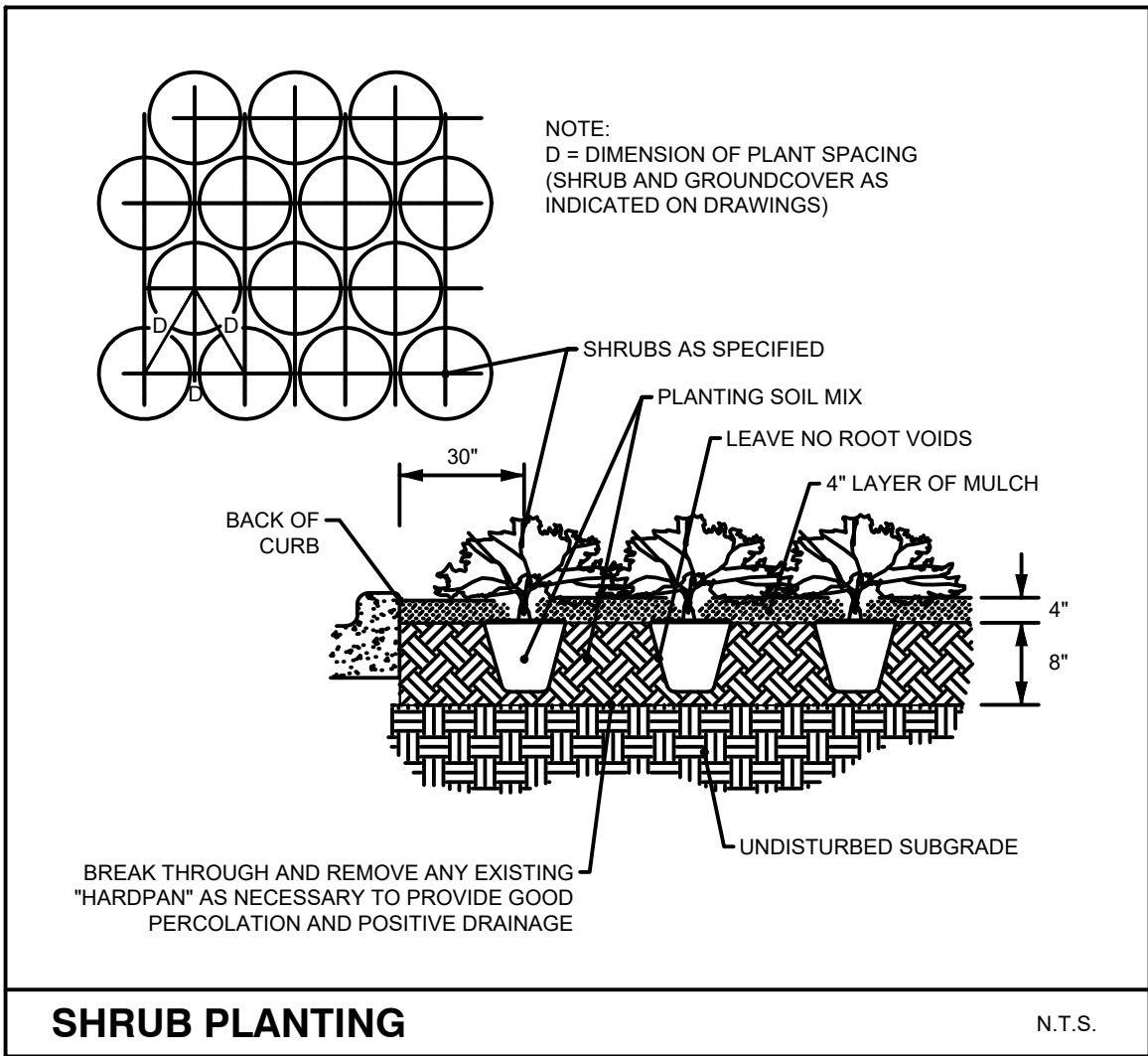
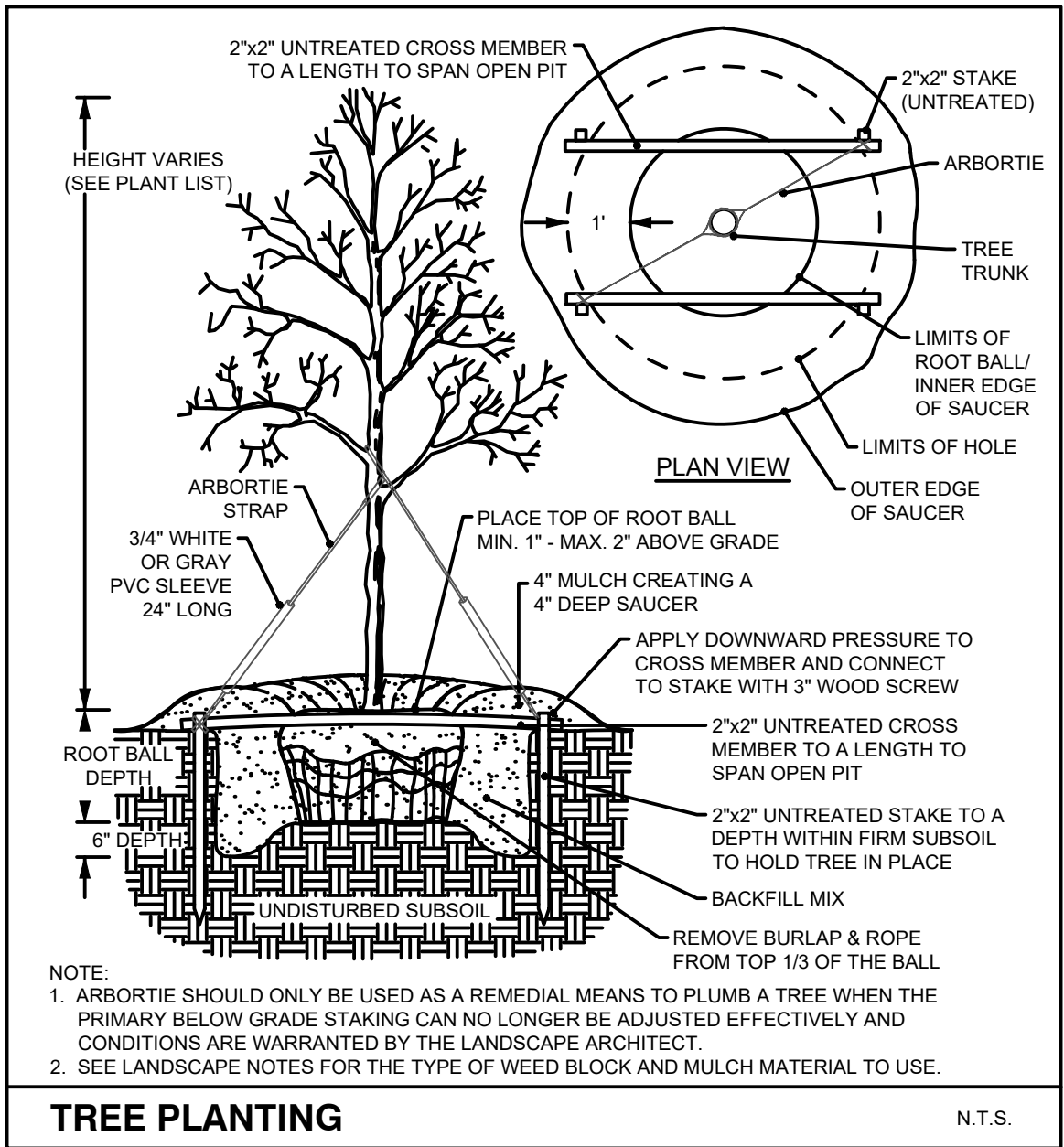
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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\070833 - Multi-tenant Retail And Restaurant Bldg\070833-01-001 (ENG)\Engineering\Landscape Design\02 Drawings\Sheets\L1 01 PLANTING PLAN.dwg, L1 02 PLANTING DETAILS, October 18, 2024, 1:13:41 AM, emmauer



REVISIONS		DATE
REVISION	DESCRIPTION	

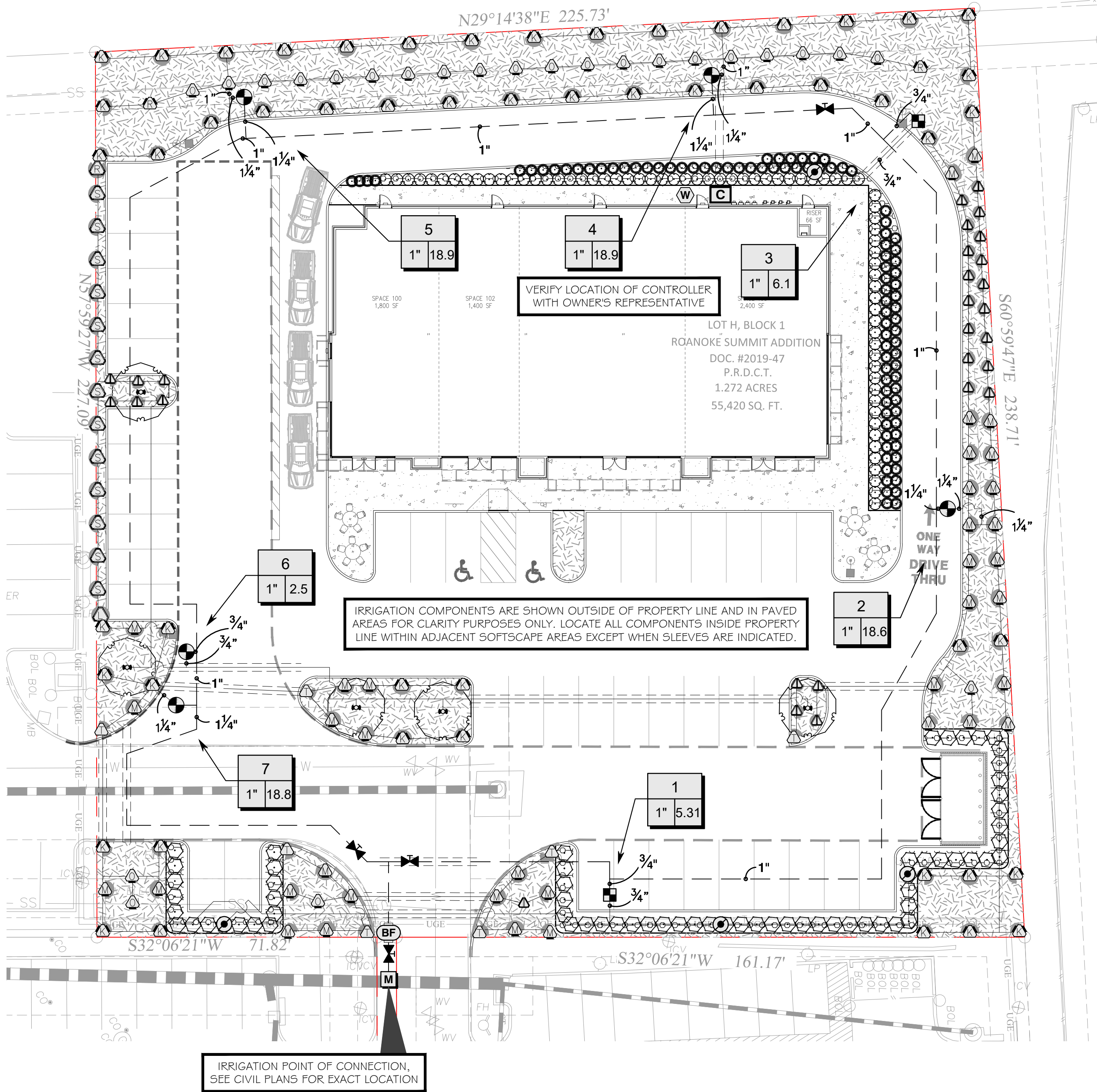
PLANTING DETAILS	
BLAZING HOSPITALITY LIQUOR LAND 1355 US-377 ROANOKE, TX 76262	

DESIGN BB	DRAWN JJ	CHKD BB
JOB No. 070833-01-001		
SHEET L1.02		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\070833 - Multi-tenant Retail And Restaurant Bldg\070833-01-001 (ENG)\Engineering\Landscapes Design\02 Drawings\Sheet\02 IRRIGATION PLAN.dwg, L2.01 IRRIGATION PLAN, October 18, 2024, 11:40 AM, emmaur



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	Hunter ICZ-101-25	1"	Area for Dnpline	5.31	25	30.7	43.4	0.43 in/h
2	Hunter ICV-G	1"	Turf Rotary	16.65	30	34.1	58.6	0.67 in/h
3	Hunter ICZ-101-25	1"	Area for Dnpline	6.1	25	31.3	45.5	0.43 in/h
4	Hunter ICV-G	1"	Turf Rotary	18.89	30	33.5	58.2	0.62 in/h
5	Hunter ICV-G	1"	Turf Rotary	18.92	30	33.5	55.7	0.71 in/h
6	Hunter ICV-G	1"	Bubbler	2.5	20	22.3	34.4	1.7 in/h
7	Hunter ICV-G	1"	Turf Rotary	18.84	30	37.3	53.8	0.68 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Hunter ICZ-101-25	Area for Dnpline	0.43 in/h	0.9	127	674	96.3
2	Hunter ICV-G	Turf Rotary	0.67 in/h	0.9	82	1,529	218
3	Hunter ICZ-101-25	Area for Dnpline	0.43 in/h	0.9	127	775	111
4	Hunter ICV-G	Turf Rotary	0.62 in/h	0.9	87	1,643	235
5	Hunter ICV-G	Turf Rotary	0.71 in/h	0.9	77	1,457	208
6	Hunter ICV-G	Bubbler	1.7 in/h	0.9	32	80	11.4
7	Hunter ICV-G	Turf Rotary	0.68 in/h	0.9	79	1,489	213
TOTALS:					611	7,646	1,092

IRRIGATION NOTES:

- IRRIGATION HAS BEEN DESIGNED WITH AN ASSUMED STATIC PRESSURE OF 62 PSI AT THE IRRIGATION METER. IF AVAILABLE PRESSURE IS LESS THAN ASSUMED NOTIFY LICENSED IRRIGATOR OF RECORD PRIOR TO SYSTEM INSTALLATION FOR DESIGN MODIFICATION INSTRUCTIONS.
- INSTALL WEATHER SENSING DEVICE AS SPECIFIED. AFFIX TO INSIDE OF PARAPET WALL ABOVE CONTROLLER WHERE OPEN TO THE SKY FROM ABOVE. COORDINATE EXACT LOCATION WITH OWNER AND ARCHITECT AND CONDUIT FOR WIRING WITH ELECTRICAL CONSULTANT.
- A LICENSED IRRIGATOR MUST BE ON-SITE AND PROVIDE SUPERVISION FOR THE ENTIRE DURATION OF THE IRRIGATION SYSTEM INSTALLATION, PER TAC RULE 344.36. ON-SITE SUPERVISING LICENSED IRRIGATOR ASSUMES ALL RESPONSIBILITY FOR THE IRRIGATION SERVICES PERFORMED IN ACCORDANCE WITH THESE DOCUMENTS.
- BACKFLOW PREVENTER MUST BE WINTERIZED UPON INSTALLATION.
- EACH IRRIGATION CONTROL VALVE SHALL BE ADJUSTED TO PROVIDE THE MINIMUM AMOUNT OF PRESSURE REQUIRED (PER MANUFACTURER'S RECOMMENDATIONS) TO OPERATE THE IRRIGATION ZONE IT IS SERVING.
- ALL IRRIGATION PIPING AND VALVES MUST MEET THE SEPARATION DISTANCES FROM THE ON-SITE SEWAGE FACILITIES SYSTEM AS REQUIRED FROM A PRIVATE WATER LINE IN 289.91 (10) OF TAC TITLE 30 RELATING TO MINIMUM REQUIRED SEPARATION DISTANCES FOR ON-SITE SEWAGE FACILITIES.
- ALL IRRIGATION EMISSION DEVICES MUST DIRECT FLOW AWAY FROM ANY ADJACENT IMPERVIOUS SURFACE AND SHALL NOT BE INSTALLED CLOSER THAN FOUR INCHES FROM A HARDSCAPE AREA, SUCH AS, BUT NOT LIMITED TO, A BUILDING, FENCE, CONCRETE, OR ANY OTHER IMPERVIOUS MATERIAL.
- IRRIGATION EMISSION DEVICES MUST BE INSTALLED TO OPERATE AT THE MINIMUM AND NOT ABOVE THE MAXIMUM SPRINKLER HEAD PRESSURE AS PUBLISHED BY THE MANUFACTURER FOR THE NOZZLE AND HEAD SPACING THAT IS USED.
- ALL PVC IRRIGATION PIPING MUST NOT EXCEED THE MAXIMUM WATER VELOCITY OF FIVE FEET PER SECOND.
- ALL UNLABELED PVC IRRIGATION PIPING THAT IS DOWN STREAM OF PIPE SIZES LABELED 3/4" SHALL BE 1/2" CLASS 315 PVC.
- ALL PVC FITTINGS MUST BE PRIMED WITH A COLORED PRIMER PRIOR TO APPLYING THE PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (SECTION 316) OF THE INTERNATIONAL PLUMBING CODE (SECTION 605)
- RAIN/MOISTURE SHUT-OFF TECHNOLOGY MUST BE INSTALLED AND DONE SO IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
- AN ISOLATION VALVE MUST BE INCLUDED ON ALL IRRIGATION INSTALLATIONS AND SHALL BE PLACED BETWEEN THE WATER METER AND THE BACKFLOW PREVENTION DEVICE.
- ALL IRRIGATION PIPING MUST HAVE A MINIMUM DEPTH COVERAGE OF SIX (6) INCHES OF SELECT BACKFILL BETWEEN THE TOP OF THE PIPE AND THE FINISHED GRADE OF THE TOPSOIL. MOUNDING SOIL TO MEET THIS REQUIREMENT MUST BE NOTED ON THE IRRIGATION PLAN AND DISCUSSED WITH THE IRRIGATION SYSTEM OWNER OR OWNER'S REPRESENTATIVE AND LICENSED IRRIGATOR OF RECORD TO ADDRESS ANY SAFETY ISSUES.
- ALL TRENCHES AND HOLES CREATED DURING INSTALLATION OF AN IRRIGATION SYSTEM MUST BE BACKFILLED AND COMPACTED TO FINISHED GRADE.
- ALL UNDERGROUND WIRING MUST BE LISTED BY UNDERWRITERS LABORATORIES AS ACCEPTABLE FOR BURIAL AND MUST BE BURIED WITH A MINIMUM OF SIX (6) INCHES OF BACKFILL.
- ALL ELECTRICAL WIRE SPLICES EXPOSED TO MOISTURE MUST BE WATERPROOFED WITH 3M DBO/B-GKIT WATERPROOF WIRE CONNECTORS OR APPROVED EQUAL.
- ALL QUICK COUPLERS MUST BE INSTALLED USING A QUICK COUPLER KEY AND PLACED IN A VALVE BOX. AN ISOLATION VALVE MUST BE INSTALLED UPSTREAM OF EACH QUICK COUPLER.
- A FINAL WALK THROUGH WITH OWNER'S REPRESENTATIVE MUST BE SCHEDULED PRIOR TO FINAL COMPLETION, TO EXPLAIN OPERATION OF THE SYSTEM.
- UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE WITH A DOCUMENT CONTAINING, BUT NOT LIMITED TO THE FOLLOWING INFORMATION:

- DRAWING SHOWING ACTUAL INSTALLATION (ALL VARIANCES FROM ORIGINAL PLAN MUST BE AUTHORIZED BY LICENSED IRRIGATOR OF RECORD). DRAWING MUST INCLUDE THE STATEMENT "THIS IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS, ORDINANCES, RULES, REGULATIONS OR ORDERS. I HAVE TESTED THE SYSTEM AND DETERMINED THAT IT HAS BEEN INSTALLED ACCORDING TO THE IRRIGATION PLAN AND IS PROPERLY ADJUSTED FOR THE MOST EFFICIENT APPLICATION OF WATER AT THIS TIME."
- HOW TO OPERATE AND REPAIR THE IRRIGATION SYSTEM
- MANUFACTURER'S MANUAL FOR THE AUTOMATIC CONTROLLER
- HOW TO CHECK THE RAIN/MOISTURE SENSOR
- A LIST OF COMPONENTS THAT REQUIRE MAINTENANCE, SUCH AS FILTERS, AND THE RECOMMENDED FREQUENCY FOR THE SERVICE.
- HOW TO PRUNE GRASS AND PLANTS AWAY FROM IRRIGATION EMITTERS
- LIST OF PRECIPITATION RATES OF EACH IRRIGATION ZONE WITHIN THE SYSTEM
- DOCUMENTATION OUTLINING ANY WATER CONSERVATION MEASURES CURRENTLY IN EFFECT FROM THE WATER PURVEYOR
- THE NAME OF THE WATER PURVEYOR
- A SUGGESTED SEASONAL OR MONTHLY WATERING SCHEDULE BASED ON CURRENT EVAPOTRANSPIRATION DATA FOR THE GEOGRAPHIC REGION AND MINIMUM WATER REQUIREMENTS FOR THE PLANT MATERIAL IN EACH ZONE BASED ON THE SOIL TYPE AND PLANT MATERIAL WHERE THE SYSTEM IS INSTALLED.
- A WRITTEN WARRANTY COVERING MATERIALS AND LABOR FURNISHED IN THE NEW INSTALLATION OF THE IRRIGATION SYSTEM FOR A MINIMUM PERIOD OF ONE YEAR. WARRANTY MUST INCLUDE THE ON-SITE LICENSED IRRIGATION CONTRACTOR'S SEAL, NAME, SIGNATURE, DATE, BUSINESS ADDRESS AND BUSINESS TELEPHONE NUMBER(S). WARRANTY MUST INCLUDE THE STATEMENT, "IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), MC-178, P.O. BOX 130897, AUSTIN, TEXAS 78711-3087. TCEQ'S WEBSITE IS: WWW.TCEQ.STATE.TX.US." IRRIGATION CONTRACTOR SHALL ALSO SUPPLY INFORMATION REGARDING APPLICABLE MANUFACTURER'S WARRANTIES.

- AFFIX A PERMANENT STICKER TO THE IRRIGATION CONTROLLER THAT LISTS THE ON-SITE LICENSED IRRIGATOR'S NAME, LICENSE NUMBER, COMPANY NAME, TELEPHONE NUMBER(S) AND THE DATES OF THE WARRANTY PERIOD.
- AFFIX A LAMINATED AS-BUILT IRRIGATION ZONE MAP TO THE INSIDE COVER OF THE CONTROLLER. NUMBER ALL ZONES ON THE MAP. PROVIDE A CHART SHOWING THE PROGRAM, WATERING DAYS, START TIMES, AND RUN TIMES FOR EACH ZONE.
- REFER TO IRRIGATION SPECIFICATIONS FOR MORE INFORMATION.
- WHEN INSTALLING IRRIGATION UNDER OR NEAR EXISTING TREES, ALL TRENCHES MUST BE HAND DUG. ROOTS LARGER THAN TWO (2) INCHES IN DIAMETER MAY NOT BE CUT.

DRIP IRRIGATION NOTES:

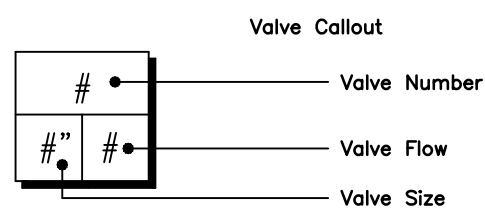
- INSTALL MANUAL FLUSH VALVE(S) IN EACH ZONE AT LOW POINT(S), PER MANUFACTURER SPECIFICATIONS.
- INSTALL ONE AIR/VACUUM RELIEF VALVE IN EACH SUB-SURFACE ZONE AT HIGHEST POINT PER MANUFACTURER SPECIFICATIONS.
- INSTALL DRIP OPERATION INDICATOR(S) IN EACH ZONE. FOR END-FED ZONES PLACE INDICATOR AT OPPOSITE END FROM VALVE. FOR CENTER-FED ZONES AN INDICATOR SHALL BE PLACED AT EACH END OF ZONE. WHEN ZONE HAS MULTIPLE END AREAS, I.E. PARKING LOTS, PLACE ONE INDICATOR PER END AREA. PLACEMENT SHOULD BE ACCESSIBLE BUT SCREENED FROM PUBLIC VIEW.
- ALL ON-SURFACE DRIPLINE SHALL BE BURIED TO MAXIMUM DEPTH RECOMMENDED BY MANUFACTURER AND COVERED BY A MULCH LAYER (MIN. 3" DEEP) EXCEPT IN AREAS OF SEASONAL COLOR AND SURFACE SPREADING GROUNDCOVERS.
- ALL DRIPLINE, BOTH ON-SURFACE INSTALLATIONS AND BELOW GRADE, MUST BE SECURED EVERY THREE (3) LINEAR FEET WITH GALVANIZED TIE-DOWN STAKES.
- INSTALL CONTROL VALVES WITH MAXIMUM 1/8 GAUGE WIRE.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP Corner PR05-04-PR530-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle.	7	30
	Hunter MP Strip PR05-04-PR530-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PR530 body. LC5=Ivory left snrp, SS=Brown side snrp, RCS=Copper right snrp.	15	30
	Hunter MP1000 PR05-04-PR530-CV Turf Rotator, 4in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PR530 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	61	30
	Hunter MP2000 PR05-04-PR530-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PR530 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	55	30
	Hunter MP800SR PR05-04-PR530-CV Turf Rotator, 4in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PR530 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	28	30
	Hunter PR05-PR530-00-PCN Flood Bubbler, on fixed nser.	5	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Dnp Control Zone Kit. 1 in. ICV Globe Valve with 1 in. HY100 2 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	2
	Pipe Transition Point in Dnp Box Pipe transition point from PVC lateral to dnp tubing with nser in 6in. dnp box.	4
	Area to Receive Dnpline Hunter HDL-06-18-CV HDL-06-18-CV: Hunter Dnpline w/ 0.6 GPH emitters at 18" O.C. Check valve, dark brown tubing with gray striping. Dnpline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter FLD barbed or PLD-LOC fittings.	1,712 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G 1 in., 1-1/2 in., 2 in., and 3 in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	5
	Shut Off Valve	4
	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
	Hunter P2C-400 with (02) PCM-300 Light Commercial & Residential Controller, 10-station expanded module controller, 120 VAC, Outdoor/Indoor model	1
	Hunter WRF-CLKIK Rain/freeze Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted. Includes Gutter Mount.	1
	Water Meter 1" Reference Civil Utility Plan For Point Of Connection Location. This Plan Is For Graphical Representation Only. 62 P.S.I. Assumed Pressure.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	2,377 l.f.
	Irrigation Mainline: PVC Schedule 40	871.0 l.f.
	Pipe Sleeve: PVC Schedule 40	359.0 l.f.



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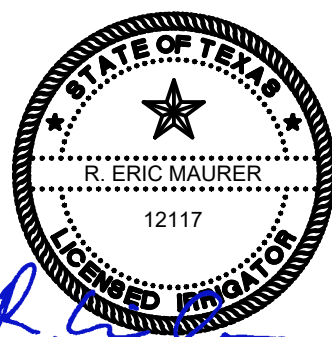
Bowman

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T&E Firm Registration No. 7-14109
2805 Dallas Pkwy,
Suite 310
Plano, TX 75093
Phone: (972) 497-2990
www.bowman.com

REVISIONS	DATE	DESCRIPTION
REVISION		

IRRIGATION PLAN

BLAZING HOSPITALITY LIQUOR LAND
1355 US-377
ROANOKE, TX 76262

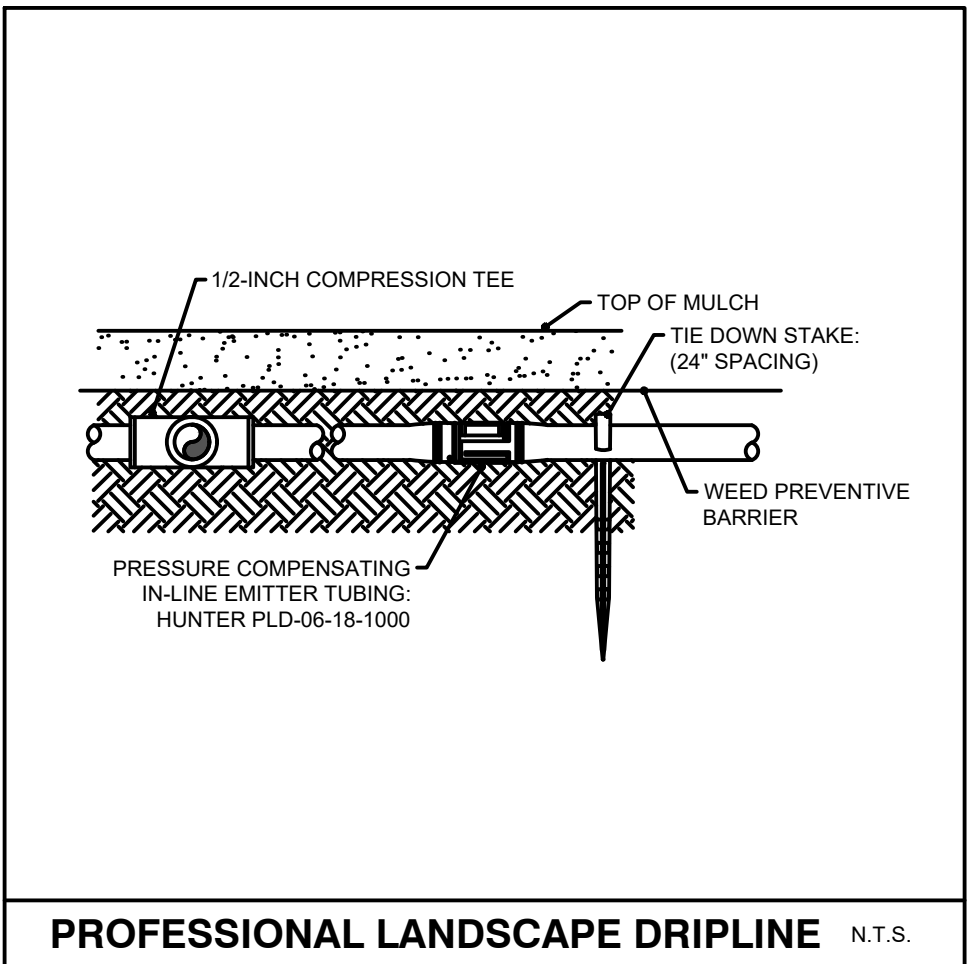
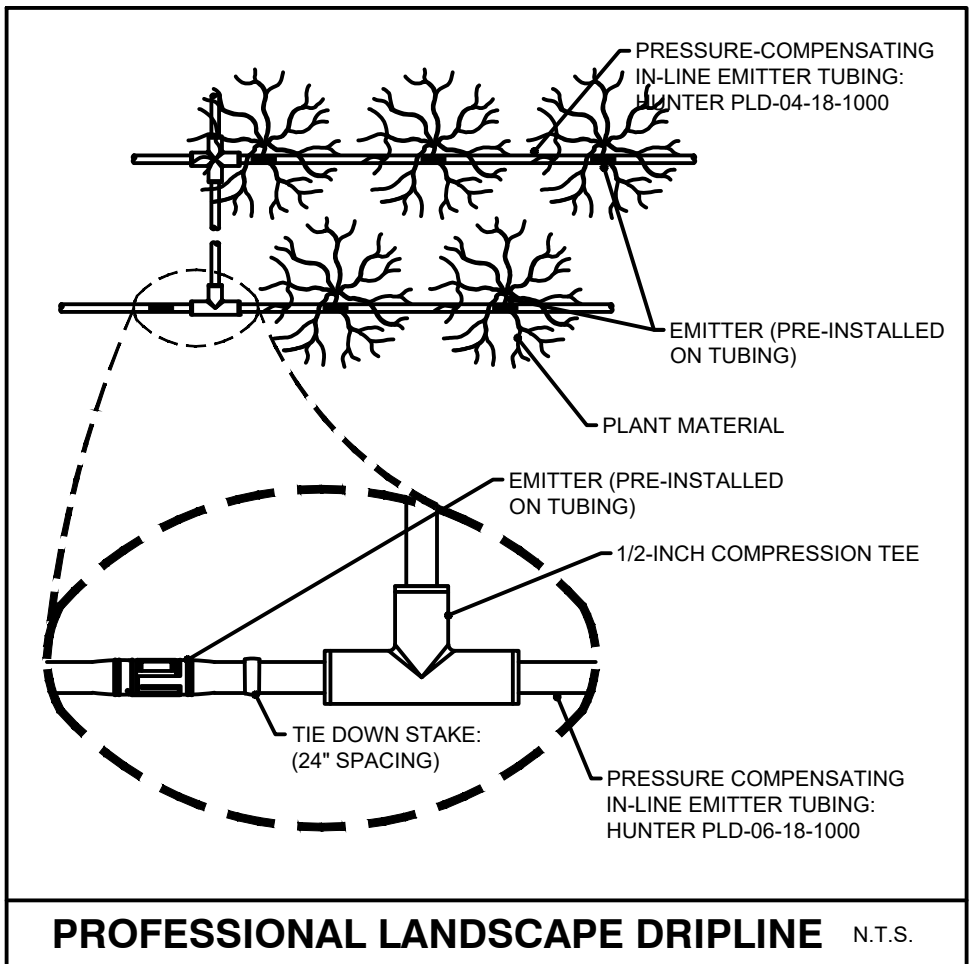
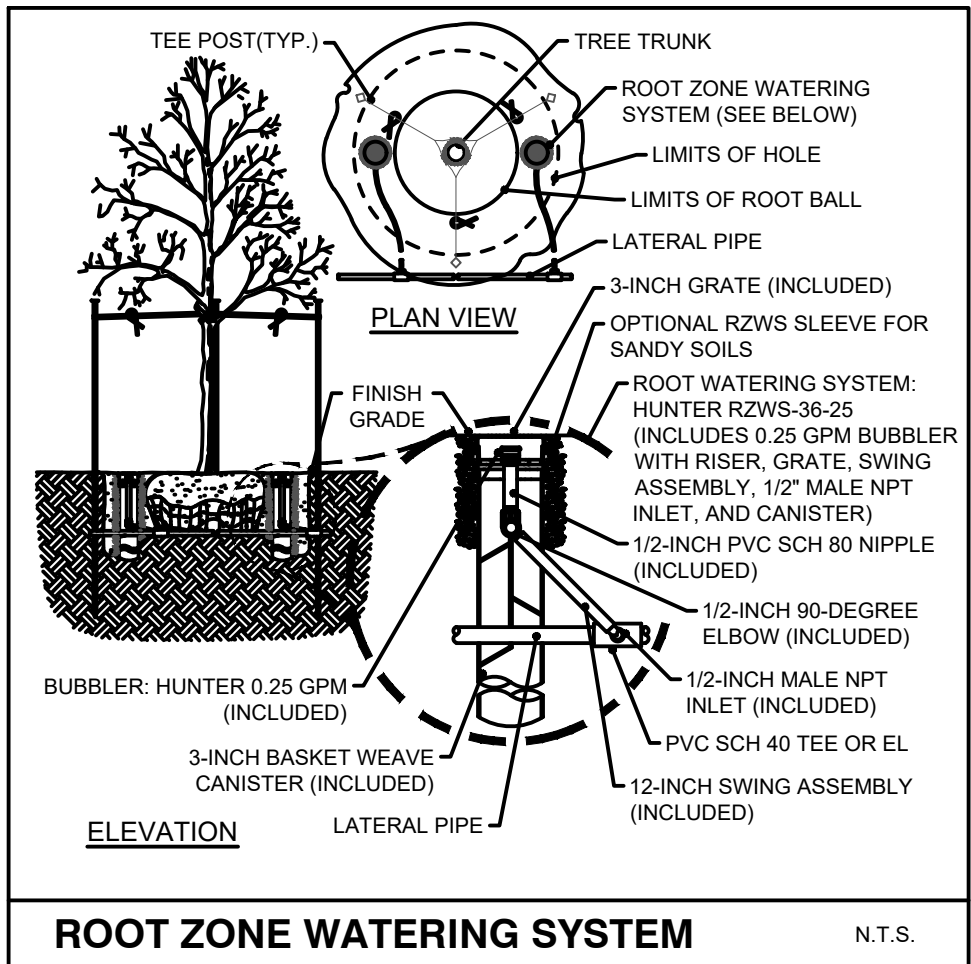
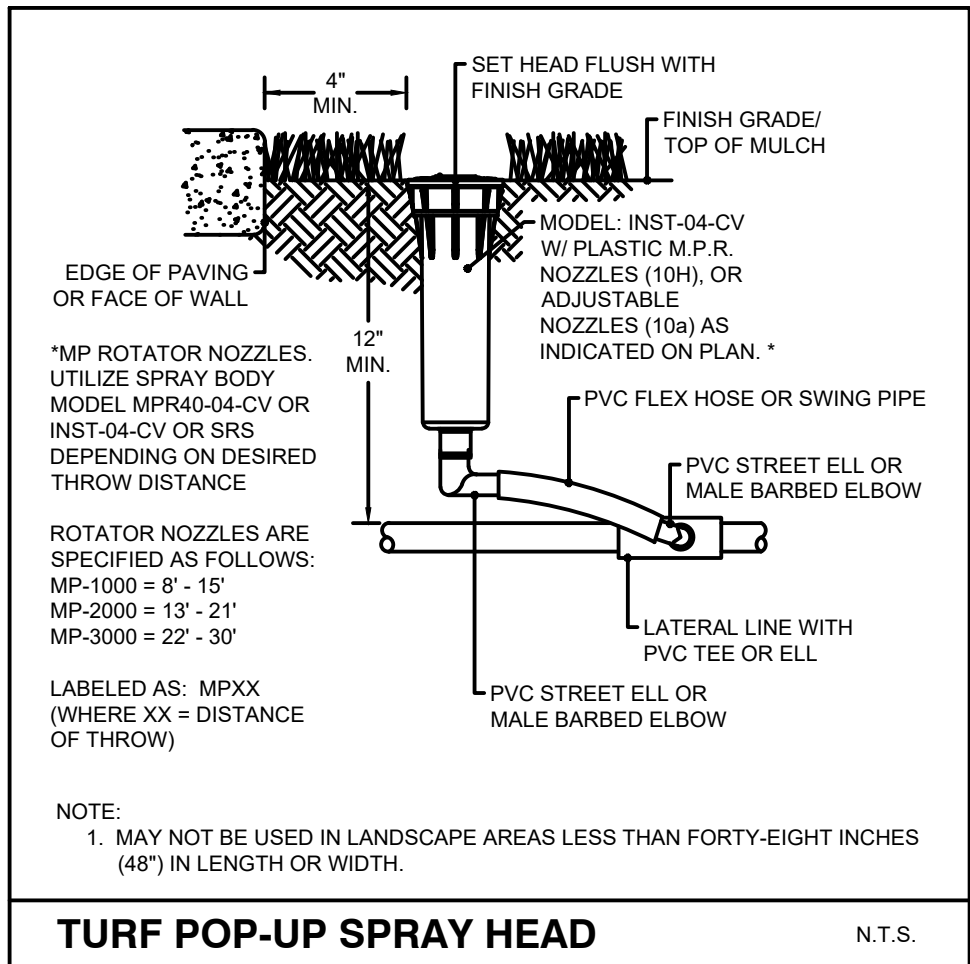
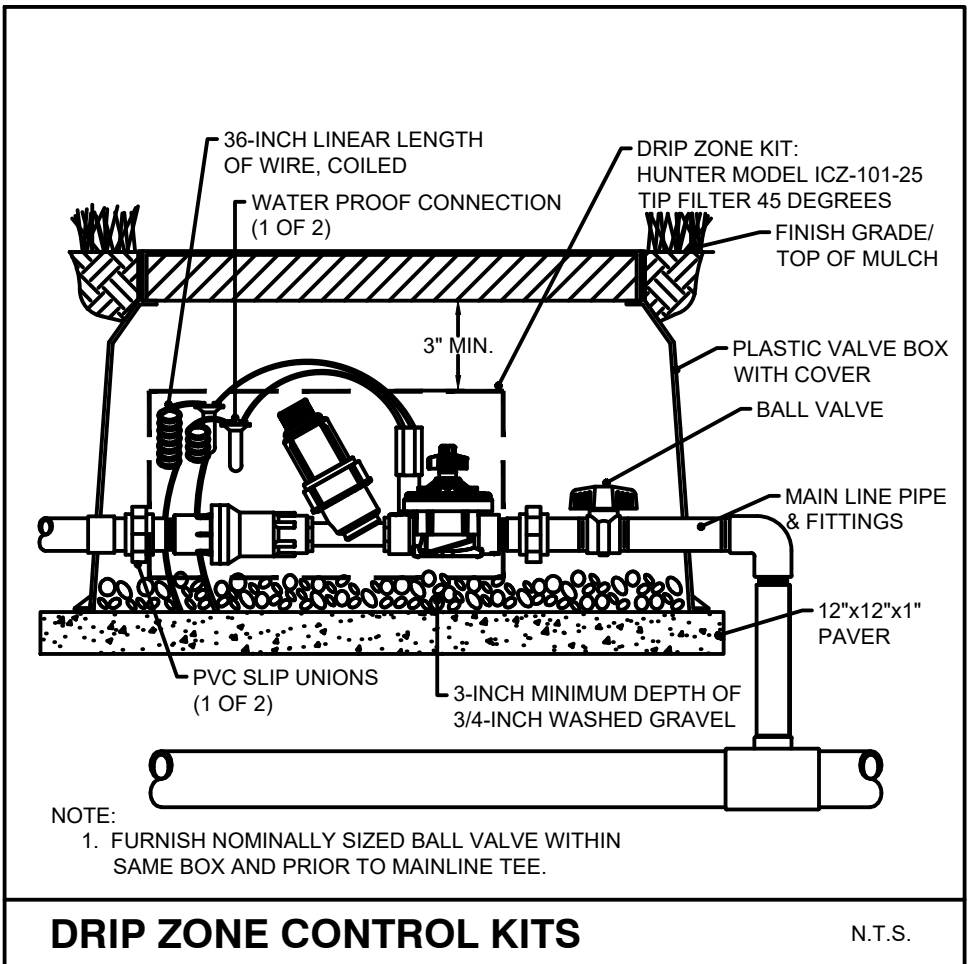
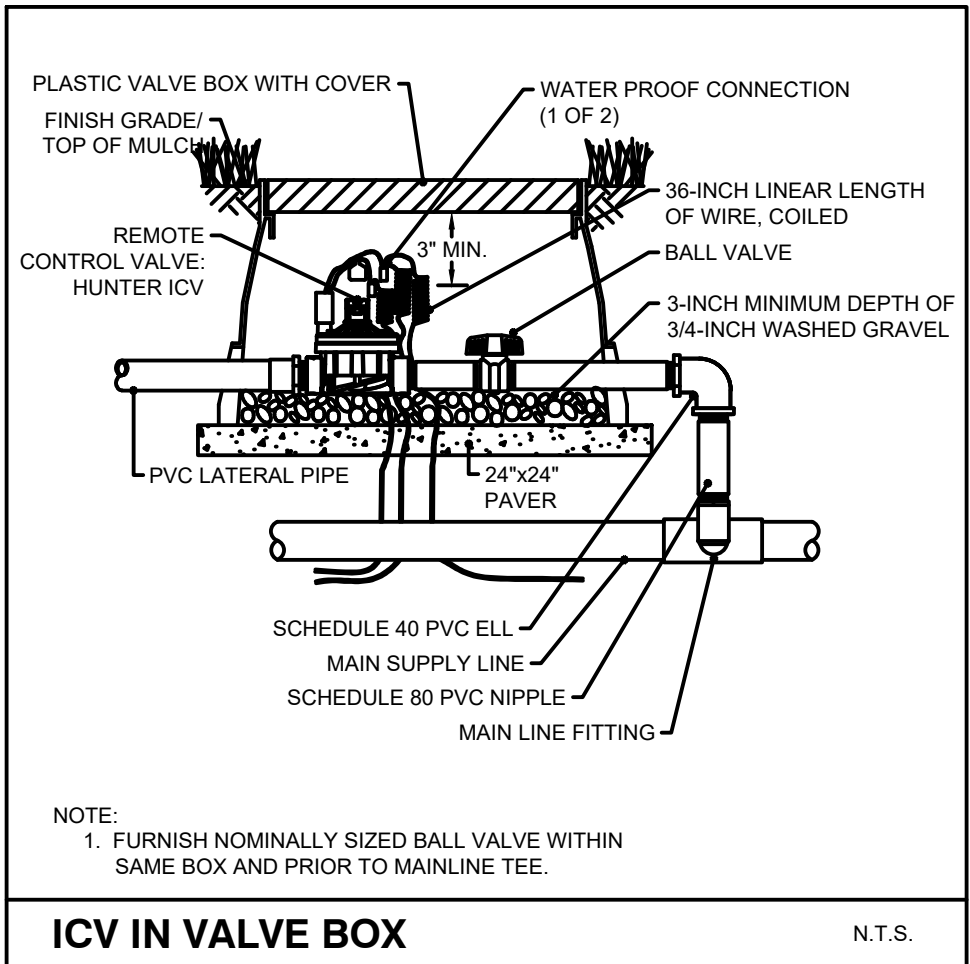
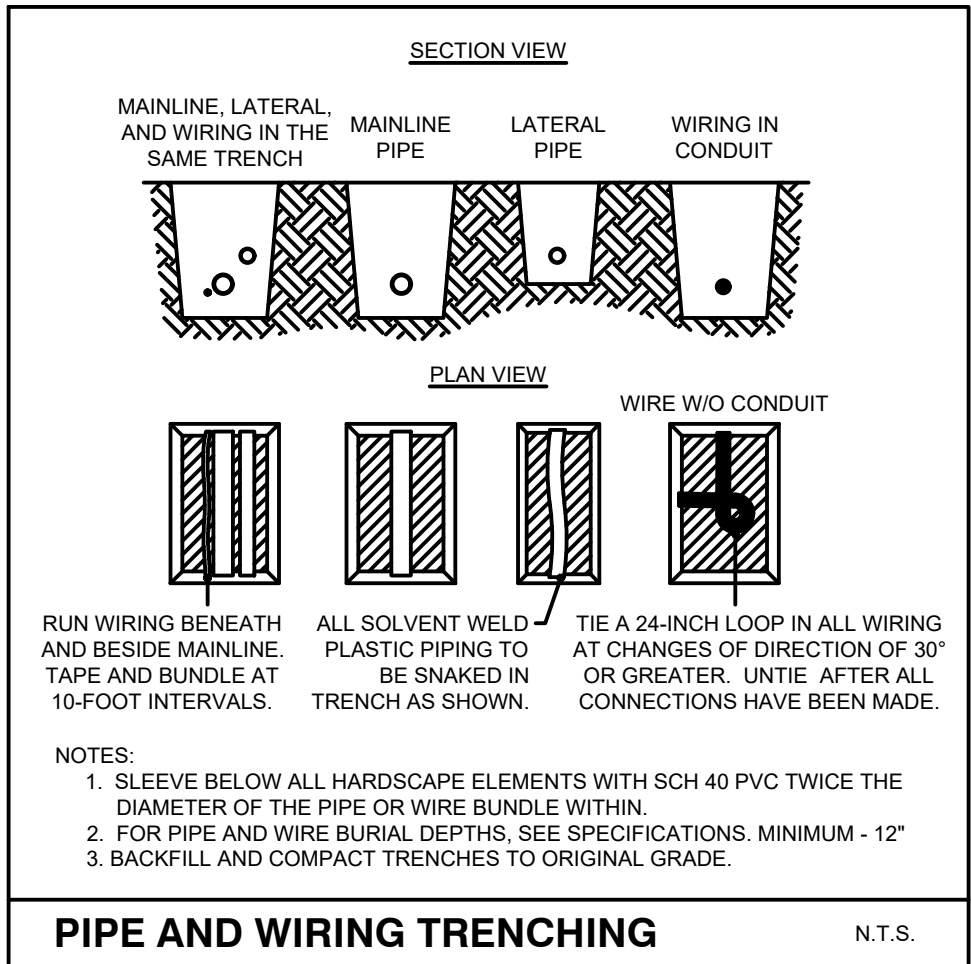
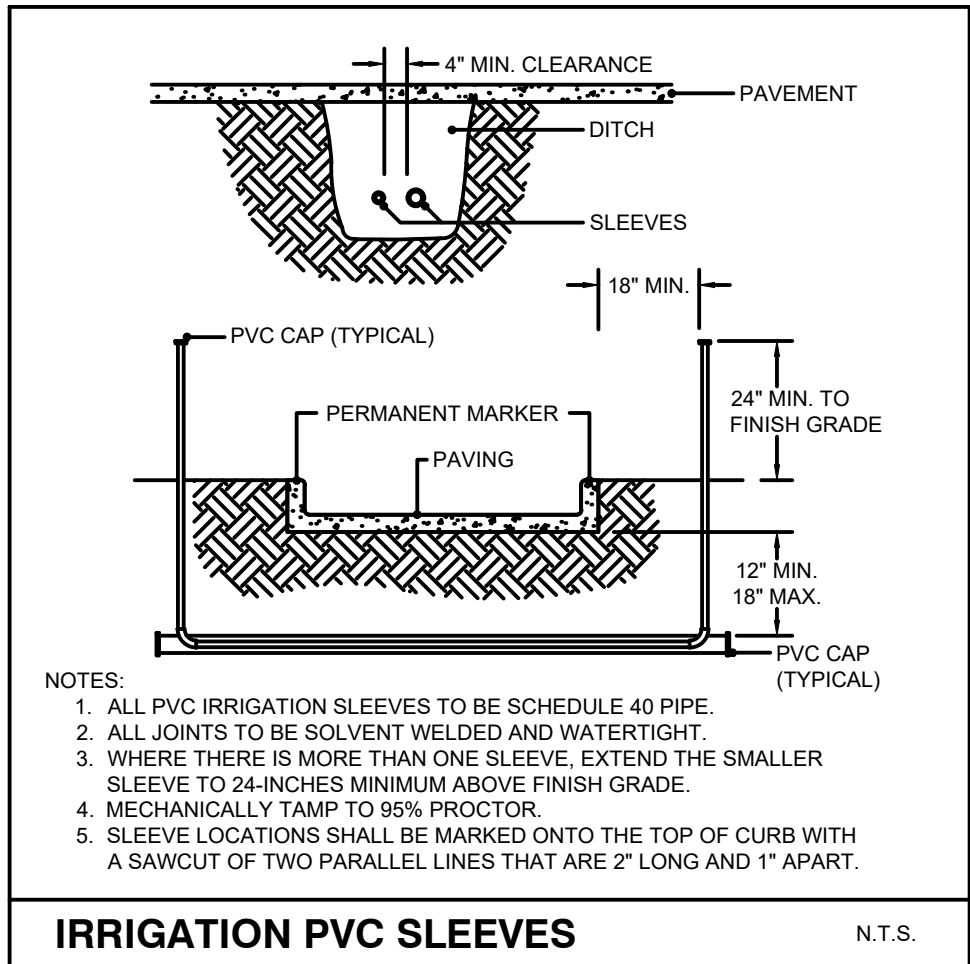
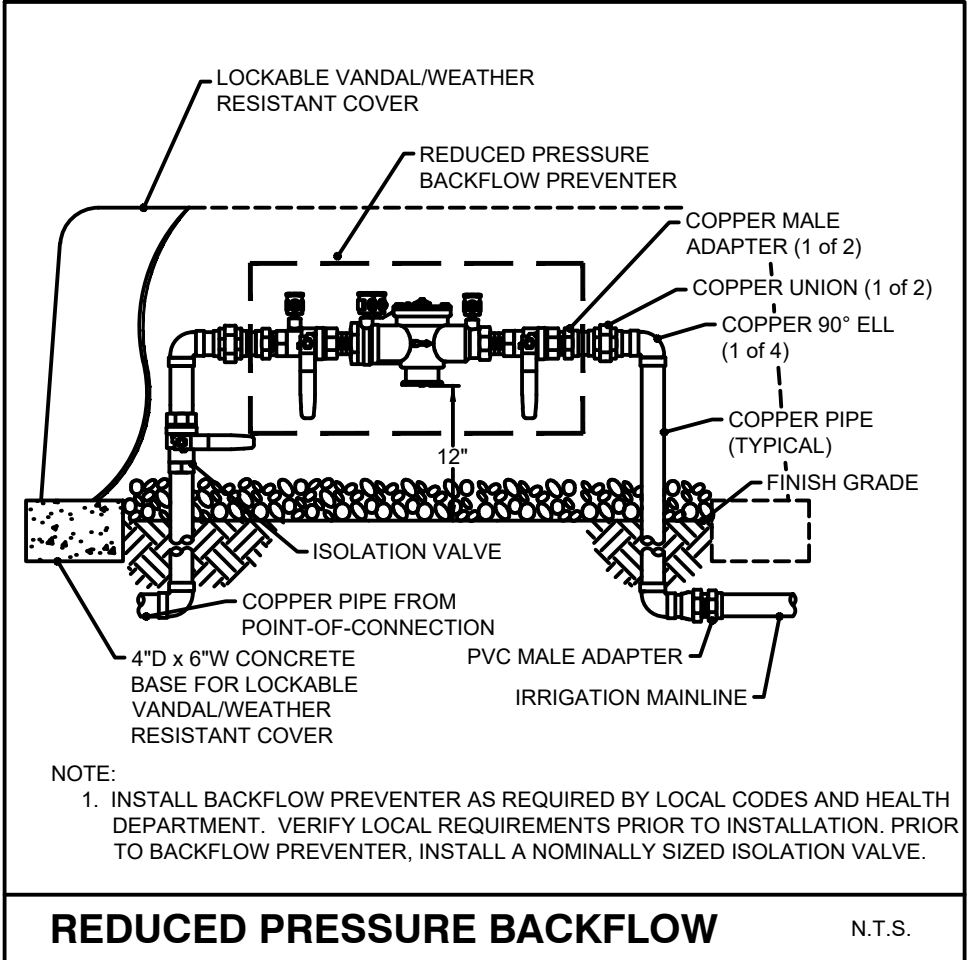
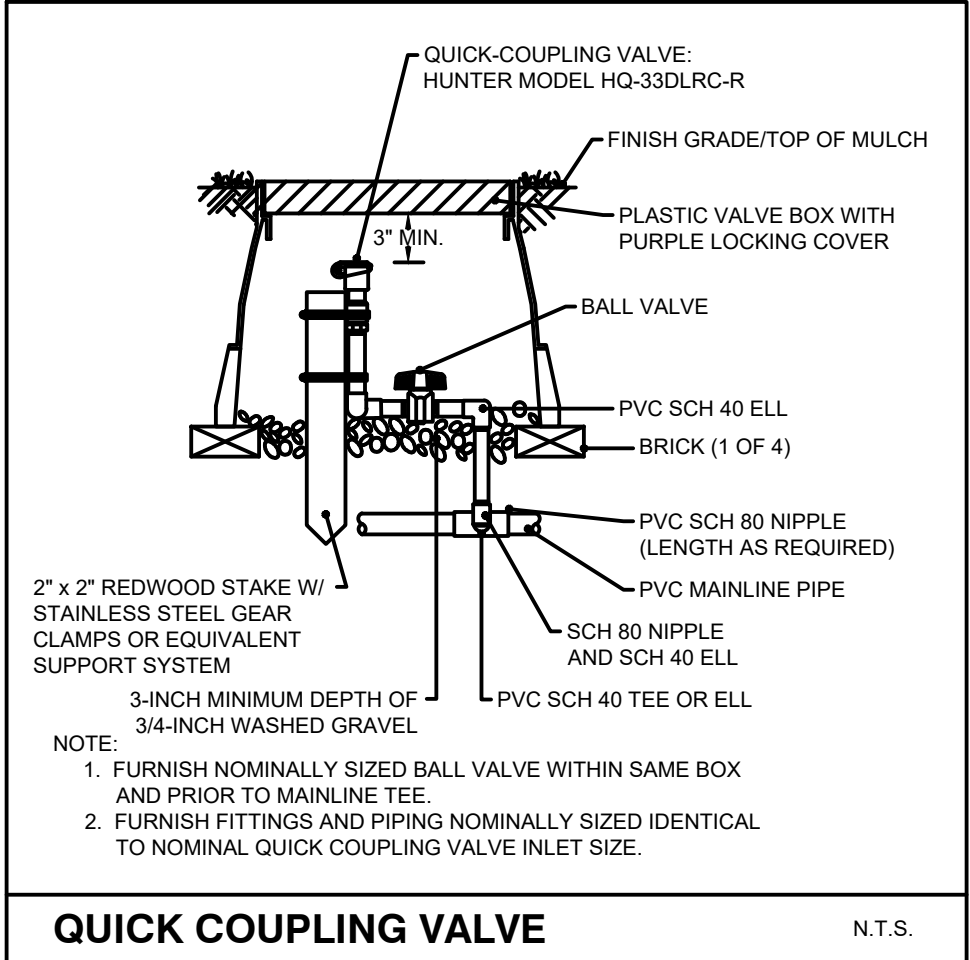
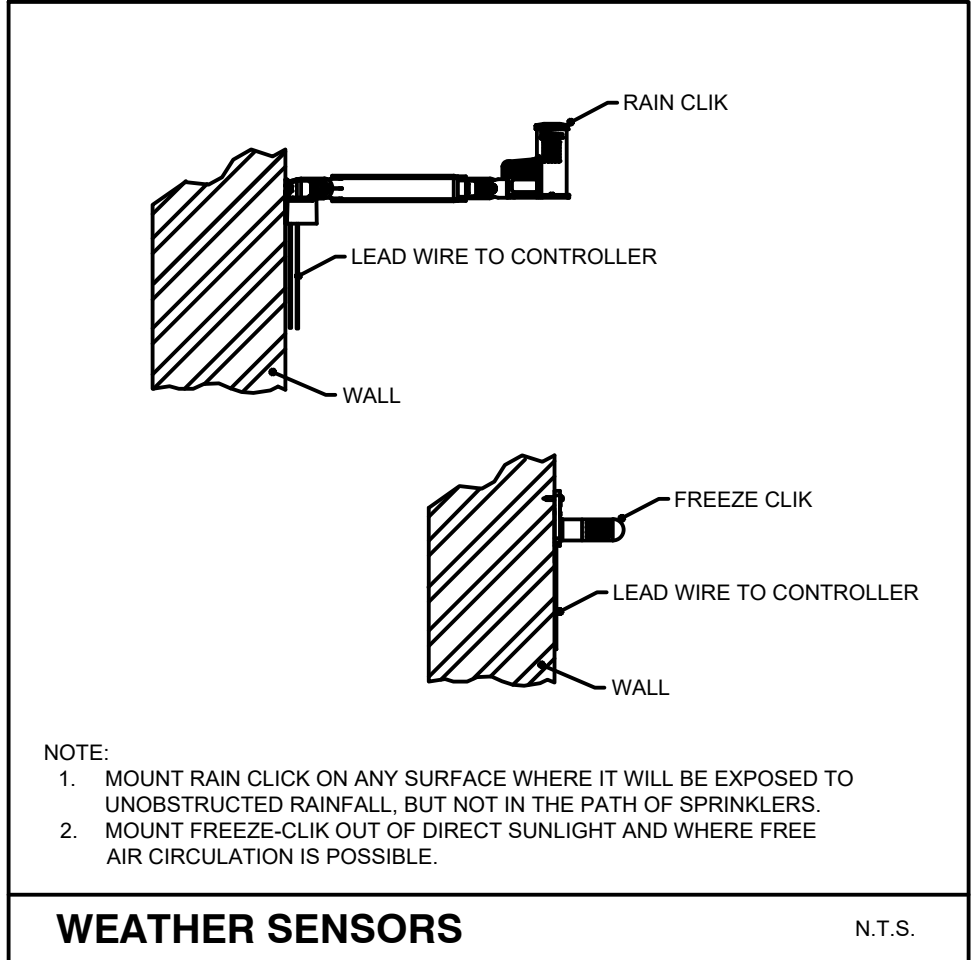
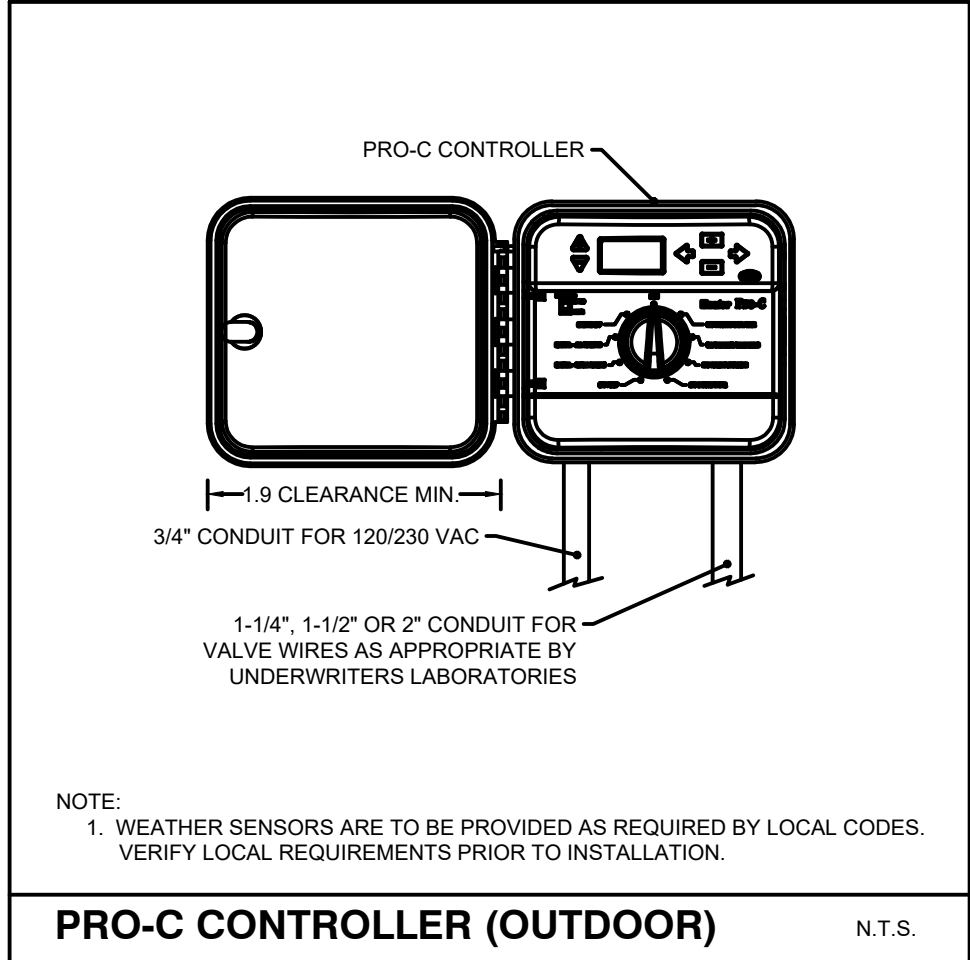


DESIGN	DRAWN	CHKD
BB	JJ	BB

JOB No. 070833-01-001

SHEET
L2.01

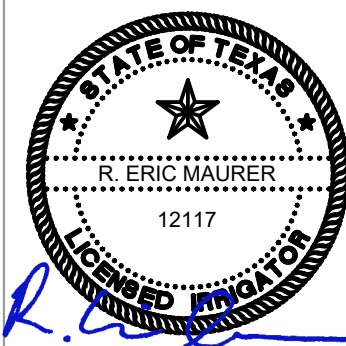
V:\070833 - Multi-tenant Retail And Restaurant Bldg\070833-01-001 (ENG)\Engineering\Landscape Design\02 Drawings\Sheets\L2.01 IRRIGATION PLAN.dwg, L2.02 IRRIGATION DETAILS, October 18, 2024, 1:39 AM, emaurer



REVISIONS	DATE	DESCRIPTION
REVISION		

IRRIGATION DETAILS

BLAZING HOSPITALITY LIQUOR LAND
1355 US-377
ROANOKE, TX 76262



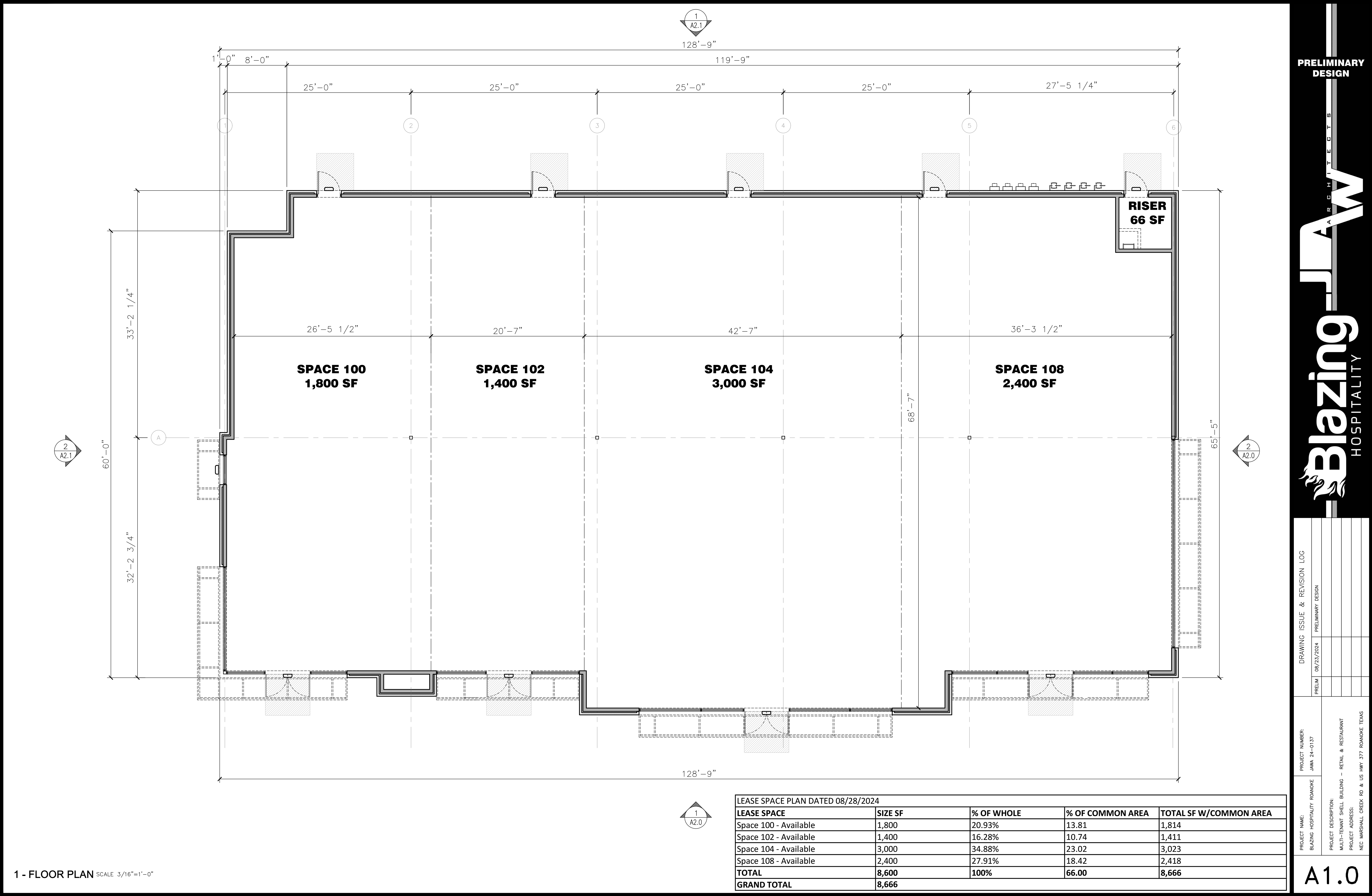
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BB	JJ	BB

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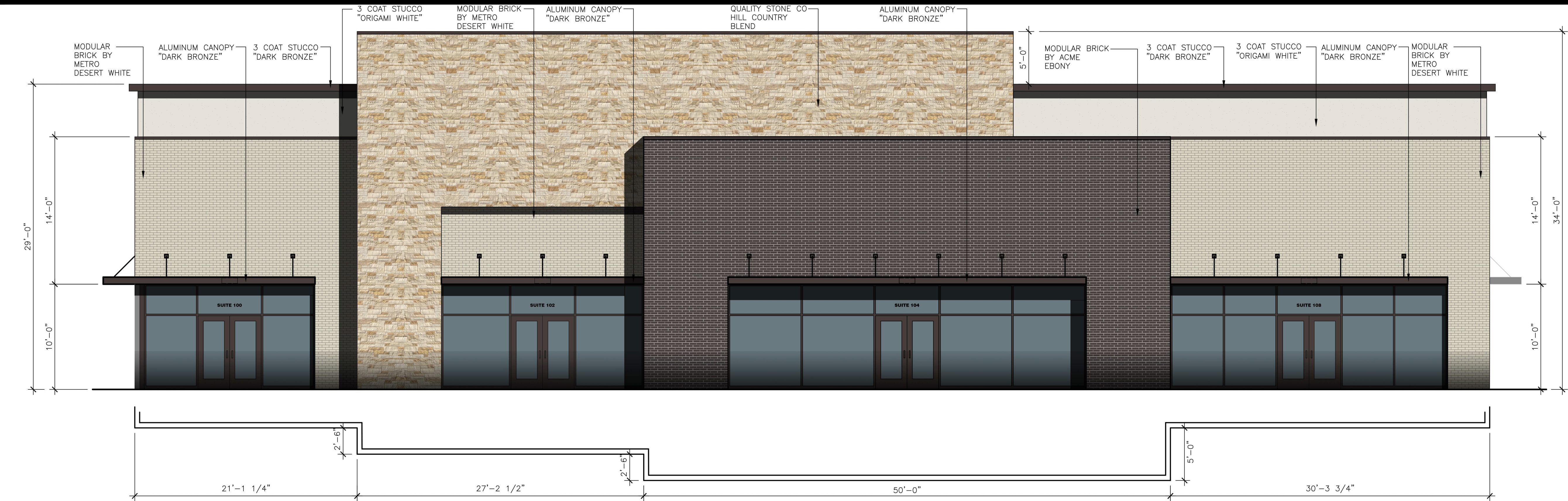


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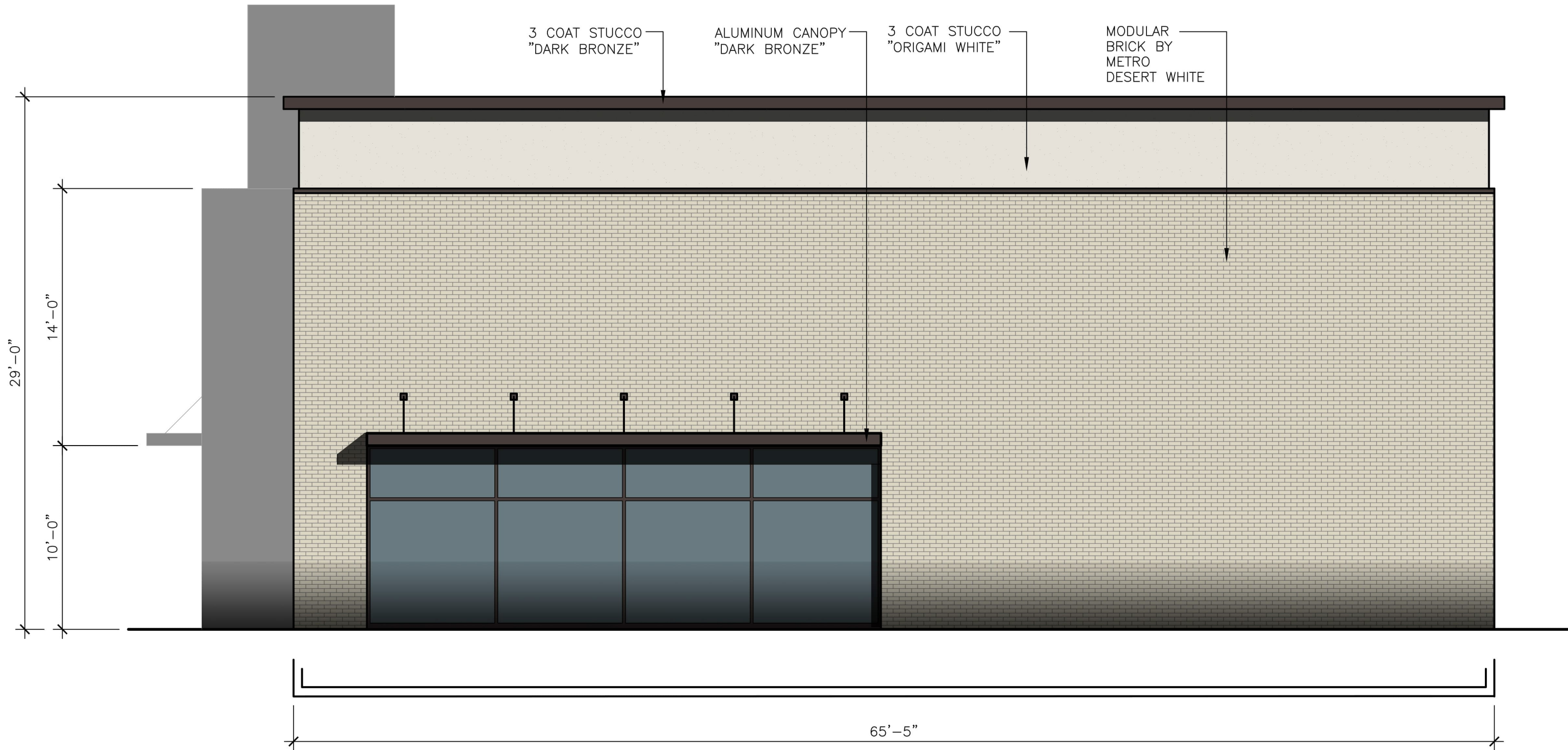


DRAWING ISSUE & REVISION LOG		PROJECT NUMBER:	PROJECT NAME:
PRELIM	08/23/2024	JAWA 24-0137	BLAZING HOSPITALITY ROANOKE
			PROJECT DESCRIPTION:
			MULTI-TENANT SHELL BUILDING - RETAIL & RESTAURANT
			PROJECT ADDRESS:
			NEC MARSHALL CREEK RD & US HWY 377 ROANOKE TEXAS

A1.0



1 - SOUTH FACING ELEVATION SCALE 3/16"=1'-0"



2 - EAST FACING ELEVATION SCALE 3/16"=1'-0"

MATERIAL BOARD



MODULAR BRICK VENEER
BY ACME
EBONY VELLOUR



MODULAR BRICK VENEER
BY METRO
DESERT WHITE



QUALITY STONE CO
HILL COUNTRY
BLEND



3-COAT STUCCO
SMOOTH FINISH
COLOR TO MATCH
DARK BRONZE



METAL FASCIA/
CANOPIES/LIGHTS &
STOREFRONT
COLOR: DARK BRONZE

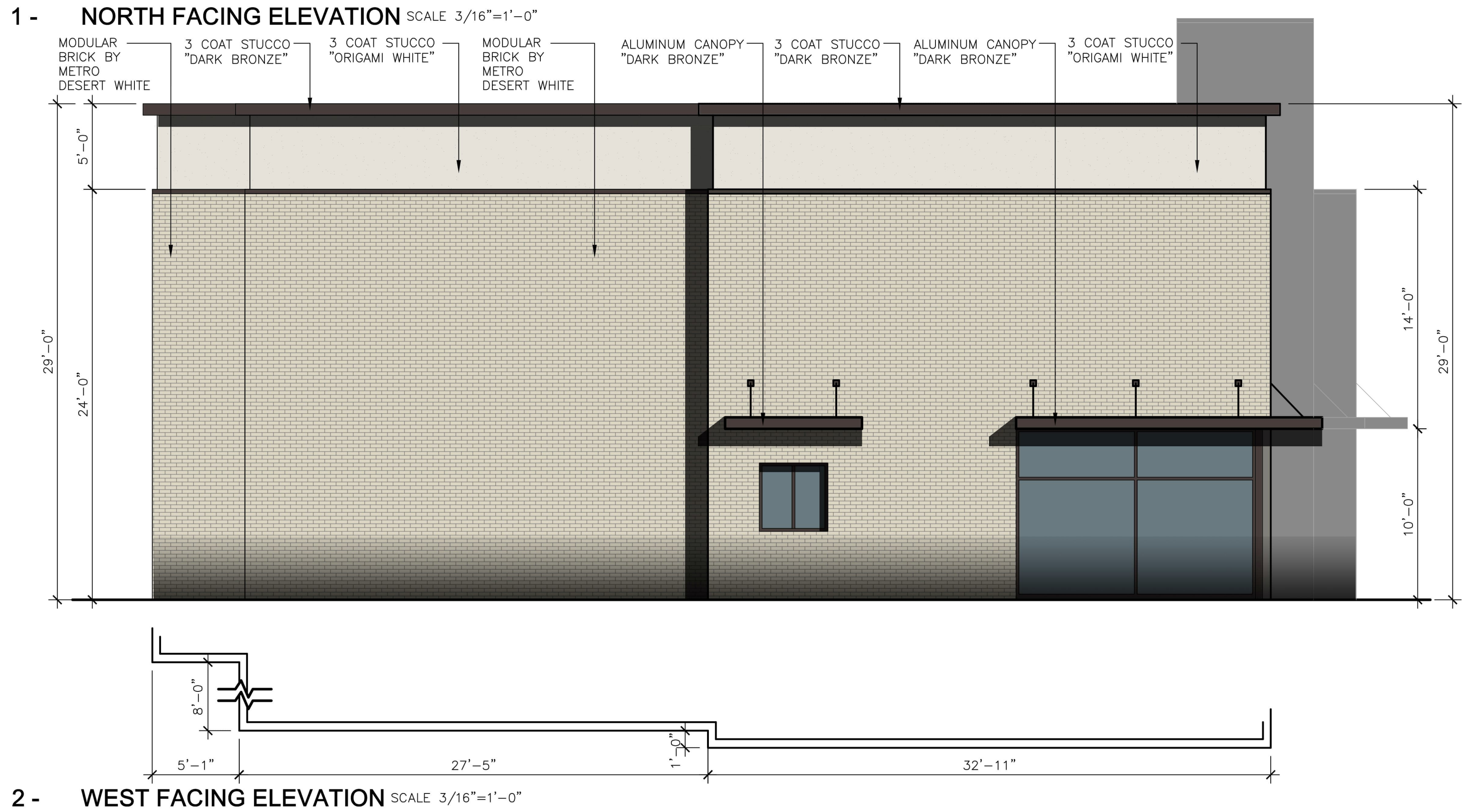
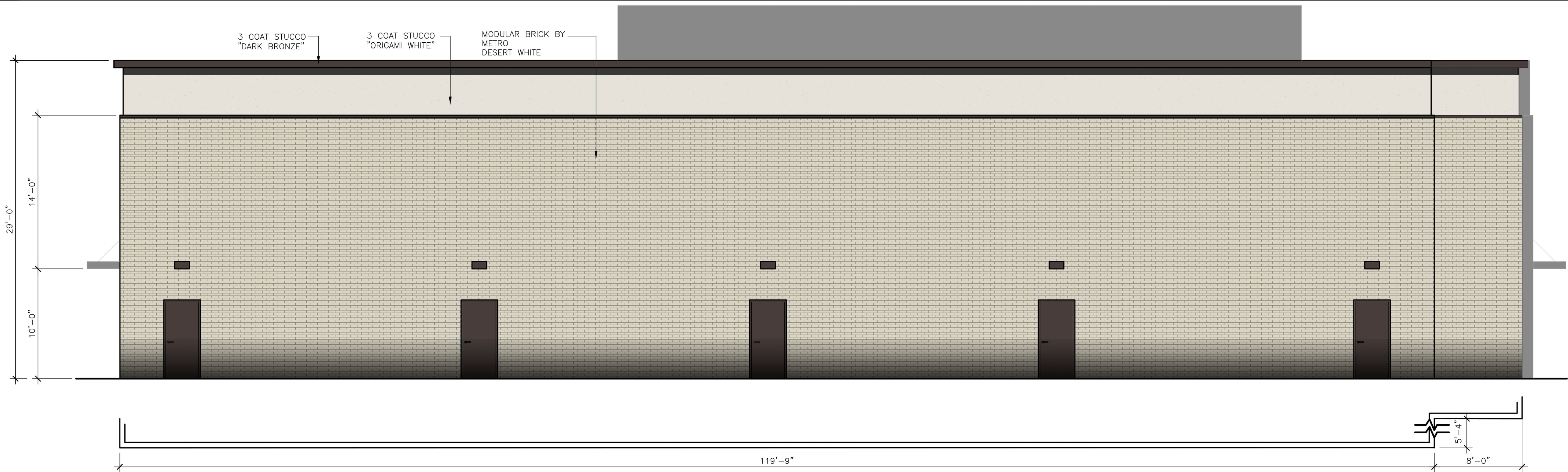


3-COAT STUCCO
SMOOTH FINISH
COLOR: SW 7636
"ORIGAMI WHITE"

MATERIAL CALCULATIONS

BUILDING MATERIAL CALCULATIONS BUILDING									
	South Elevation		North Elevation		West Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Stone	943	30.69%	0	0.00%	0	0.00%	0	0.00%	943 9.43%
Brick	1,800	58.57%	2,947	82.23%	1,405	81.21%	1,290	79.88%	7,442 74.41%
Stucco	330	10.74%	637	17.77%	325	18.79%	325	20.12%	1,617 16.17%
Totals (Excluding Glazing)	3,073	100%	3,584	100%	1,730	100%	1,615	100%	10,002 100%
	South Elevation		North Elevation		West Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Glazing/Openings	961	23.82%	120	3.24%	160	8.47%	280	14.78%	1,521 13.20%
Total Façade	4,034	24%	3,704	3%	1,890	8%	1,895	15%	11,523 13%

DRAWING ISSUE & REVISION LOG		PROJECT NUMBER:	PROJECT DESCRIPTION:
PRELIM	08/23/2024	JWA 24-0137	MULTI-TENANT SHELL BUILDING - RETAIL & RESTAURANT
		PROJECT ADDRESS:	NEC. MARSHALL CREEK RD & US HWY 377 ROANOKE TEXAS



MATERIAL BOARD



MODULAR BRICK VENEER
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EBONY VELOUR



MODULAR BRICK VENEER
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QUALITY STONE CO
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BLEND



3-COAT STUCCO
SMOOTH FINISH
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3-COAT STUCCO
SMOOTH FINISH
COLOR: SW 7636
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