

Pam Fenn, Commissioner
Diana Smith, Commissioner
Donald Glacy, Commissioner



Vacant, Vice Chairman
Ernie Adams, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
OCTOBER 20, 2025
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 October 6, 2025.

D. NEW BUSINESS

1. Consideration and action to nominate and elect a Vice Chairman.
2. Consideration and recommendation on a Site Plan (SP-2025-01) request from Curtis Young with Sage Group, Inc., for 2 buildings, a multi-tenant building and restaurant and bar to be located on an approximate 1.041 acre parcel, being a part of the Reno Red Addition, Block A Lot 1, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.
3. Consideration and recommendation on a Site Plan (SP-2025-08) request from the City of Roanoke for a new parking garage to be located on an approximate 0.902 acre parcel, being a part of OT Roanoke, Block 5 Lot



AGENDA FOR THE PLANNING AND
ZONING COMMISSION

October 20, 2025
Page 2 of 2

15R, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and between Main Street and Bowie Street.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, October 14, 2025, 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. **BRILLE IS NOT AVAILABLE.**

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 10/06/2025 - P&Z Minutes

MEETING DATE: October 20, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on October 6, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 10-06-2025

Pam Fenn, Commissioner
Diana Smith, Commissioner
Donald Glacy, Commissioner



Vacant, Vice Chairman
Ernie Adams, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES
OCTOBER 6, 2025**

**7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Jason Kasal; Commissioners: Pam Fenn, Mark McCullough, Donald Glacy, and Diana Smith. Development Services Manager J.R. Hames, City Planner Matthew Ellis, and Executive Assistant Babette Welch.

Absent: Commissioner Ernie Adams.

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 Donald Glacy to approve the minutes from the regular Planning and Zoning Commission meeting held on August 18, 2025.

Motion carried unanimously.

2. Motion made by Mark McCullough second by Donald Glacy to approve the minutes from the Planning and Zoning Commission and City Council Joint Workshop held on September 9, 2025

Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Donald Glacy second by Pam Fenn to approve a Site Plan (SP-2025-07) request from Misty Holloway for a new parking lot to be located on an approximate 128.3 acres of land, being a part of the Alliance Gateway-Food Lion Addition, City of Roanoke Texas, Denton County Texas. The property is generally located at 743 Henrietta Creek Road.

Motion carried unanimously.

2. Motion made by Donald Glacy second by Mark McCullough to approve a Site Plan (SP-2025-06) request from Hunter Harrison for a retail, restaurant, and medical commercial development to be located on an approximate 1.276 acres of land, being a part of the PPR Roanoke Addition, City of Roanoke Texas, Denton County Texas. The property is generally located along Highway 377 between Bobcat Boulevard and Marshall Creek Road

Motion carried unanimously.

3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending Section 12.492 of the Code of Ordinances entitled "Schedule Of Uses," by amending the "Educational, Public Administration, Health Care and Other Institutional Uses" to provide for a new use entitled "Microschool" as a permitted



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

**October 6, 2025
Page 2 of 2**

use within the Oak Street Zone, Neighborhood Transition Zone, Highway 377 Zone, and Civic/Mixed Use Zone; and amending Section 12.500 entitled “Definitions” by adding a definition for “Microschool.” (Ordinance No. 2025-112)

Public hearing started at 7:06 p.m.

No one wished to speak.

Public hearing ended at 7:07 p.m.

4. Motion made by Donald Glacy second by Pam Fenn to approve a Zoning Ordinance Amendment request from Tammy Dwight-Ministero, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending Chapter 12, Article III, Division 15, of the Code of Ordinances, of the City of Roanoke, Texas, entitled “Oak Street Corridor Zoning District”, by amending Section 12.492 of the Code of Ordinances entitled “Schedule of Uses,” by amending the “Educational, Public Administration, Health Care and Other Institutional Uses” to provide for a new use entitled “Microschools” that is a permitted use within the Oak Street Zone, Neighborhood Transition Zone, Highway 377 Zone, and Civic/Mixed Use Zone; and amending Section 12.500 entitled “Definitions” by adding a definition for “Microschools.” (Ordinance No. 2025-112)
Motion carried 4-1-0. Commissioner Mark McCullough was opposed.

E. ADJOURNMENT

Motion made by Pam Fenn second by Donald Glacy to adjourn the meeting at 7:16 p.m.
Motion carried unanimously.

Jason Kasal, Chairman

Babette Welch, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Nominate and Elect Vice Chairman

MEETING DATE: October 20, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to nominate and elect a Vice Chairman.

INFORMATION:**STAFF RECOMMENDATION:****SPECIAL CONSIDERATION:****FINANCIAL CONSIDERATION:****ATTACHMENTS:**

None



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP-2025-01) Liquor King

MEETING DATE: October 20, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP-2025-01) request from Curtis Young with Sage Group, Inc., for 2 buildings, a multi-tenant building and restaurant and bar to be located on an approximate 1.041 acre parcel, being a part of the Reno Red Addition, Block A Lot 1, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.

INFORMATION:

The applicant is proposing two (2) buildings.

Building A: Fronting N Hwy 377 - The proposed uses are a five-thousand-two-hundred (5,200) square-foot liquor store on the first floor and five-thousand-two-hundred (5,200) square feet of bar lounge on the second floor.

Building B: Fronting Oak Street - The proposed uses are a three-thousand-nine-hundred-fifty (3,950) square-foot restaurant on the first floor and a three-thousand-nine-hundred-fifty (3,950) square-foot bar with patio on the second floor.

Landscape - The plan demonstrates new permanently maintained landscaping.

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. Required: 54 spaces Provided: 58 spaces

STAFF RECOMMENDATION:

It is the staff's recommendation to approve the site plan and design as submitted.

SPECIAL CONSIDERATION:



AGENDA ITEM

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2025-01 - 304 S HWY 377 - Liquor King
2. Site Plan



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 Curtis Young	Address of Applicant 1130 N. Carroll Ave, STE 200, Southlake, TX 76092	Phone Number and Email 817-424-2626
Legal Interest Owner's Representative		
Owner Mihir Varia/ LKING Estates, LLC	Address 2449 Crooked Lane, Southlake, TX 76092	Phone Number& Email 701-770-4071
Firm preparing Site Plan Package Integrated Design BIM Solutions, LLC Attn. Afrim Azizolli	Address 5000 Cedar Elm Dr., McKinney, TX 75070	Phone Number 214-930-1216
		Email afrimazizolli@gmail.com
Location of Property 304 S. Hwy 377, Roanoke, TX 76262	Name of Addition/Subdivision Reno Red Addition	Lot / Block Lot 1, Block A
		Present Zoning Oak Street Corridor Distri

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail	1	1.041
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
FOR OFFICE USE ONLY

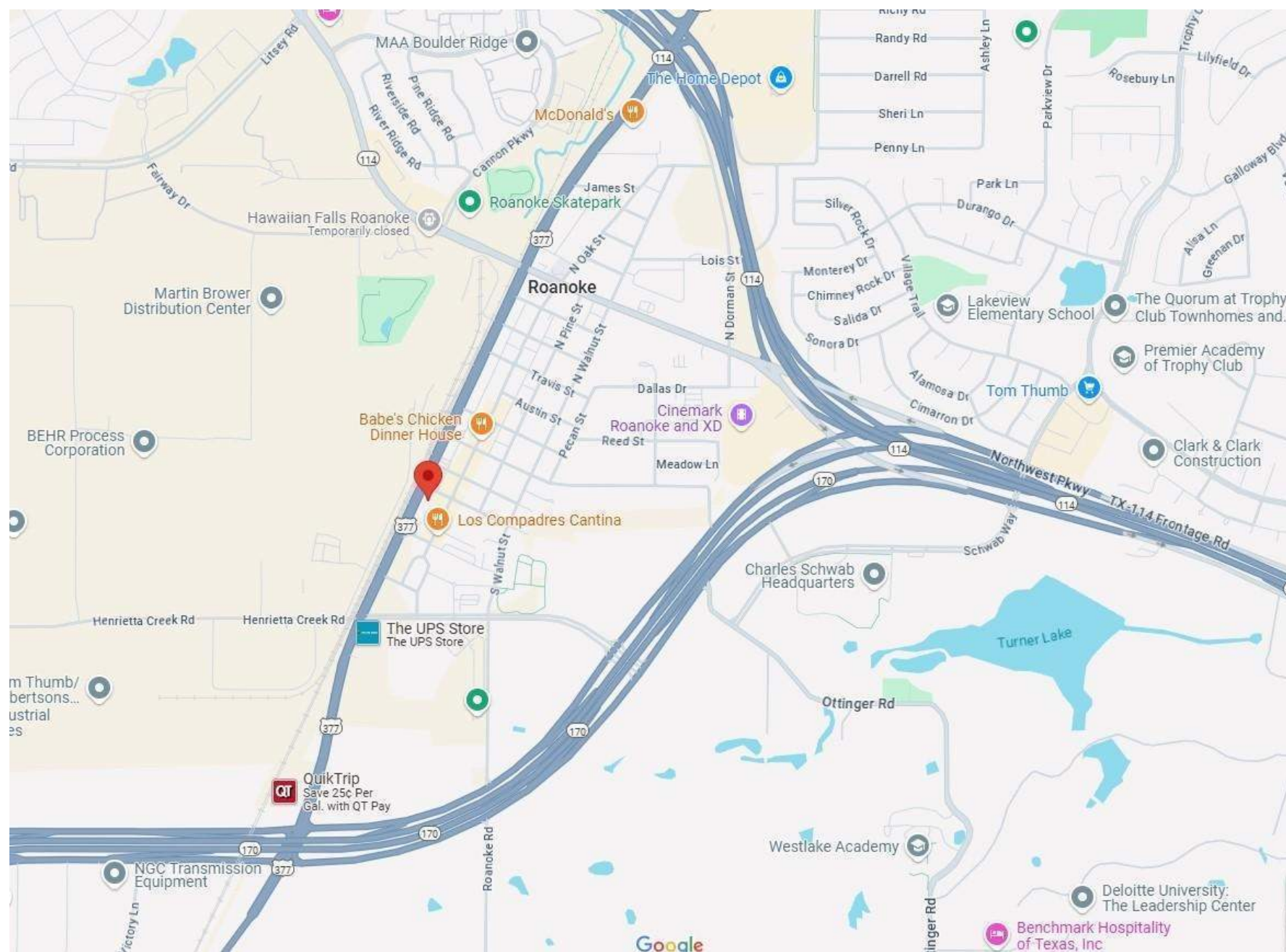
17 FEB 25
Date

Site Plan Fee PD VS \$400.00 02/27/2025 REC #759480 JM	P&Z Meeting <u>03/17/2025</u>	CC Meeting <u>03/25/2025</u>	File for Record SP- <u>2025</u> - <u>01</u>
--	----------------------------------	---------------------------------	--

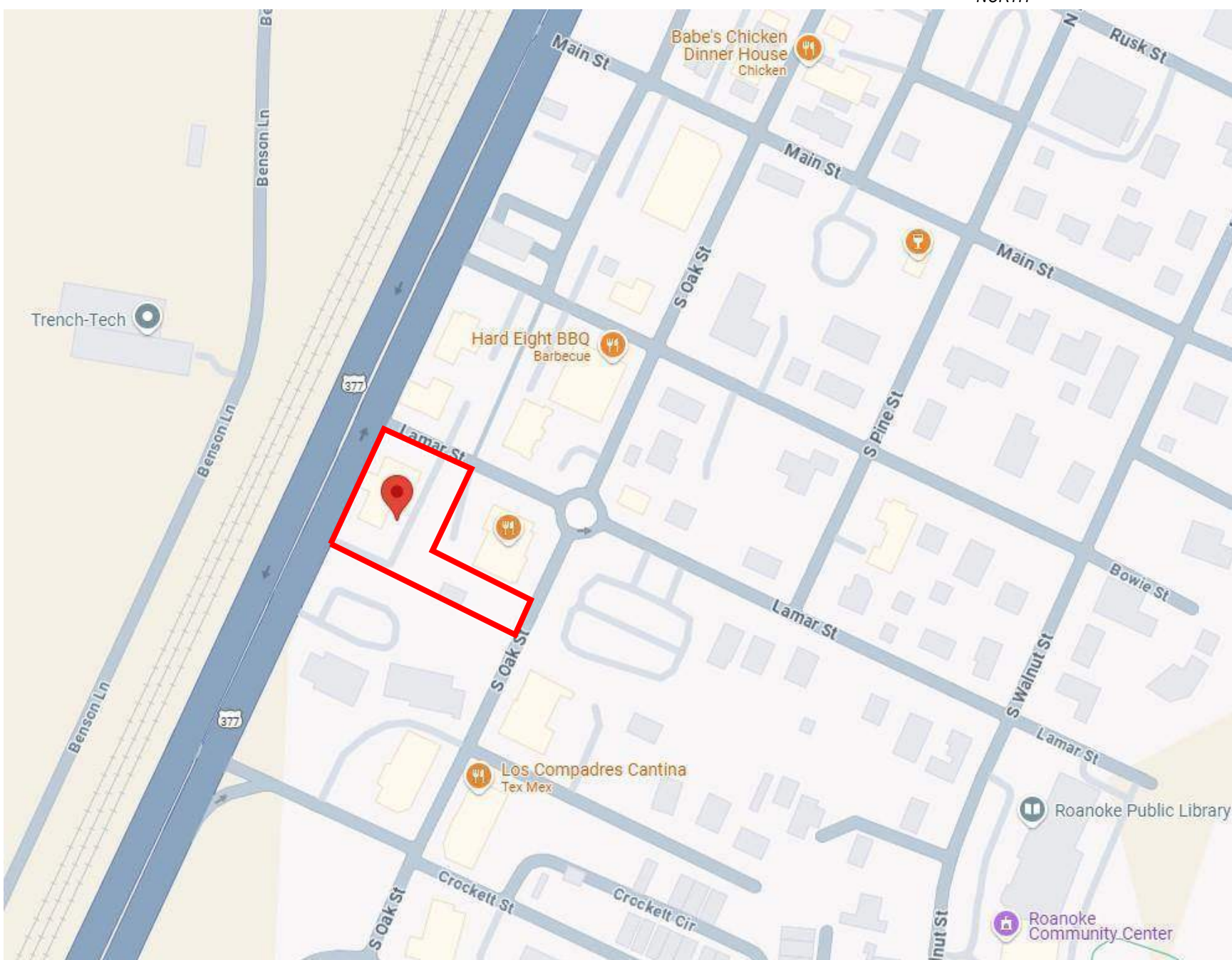
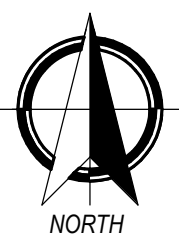
PROPOSED SITE PLAN FOR

NEW LIQUOR KING - ROANOKE

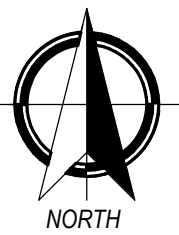
304 S Hwy 377
ROANOKE TX 76262



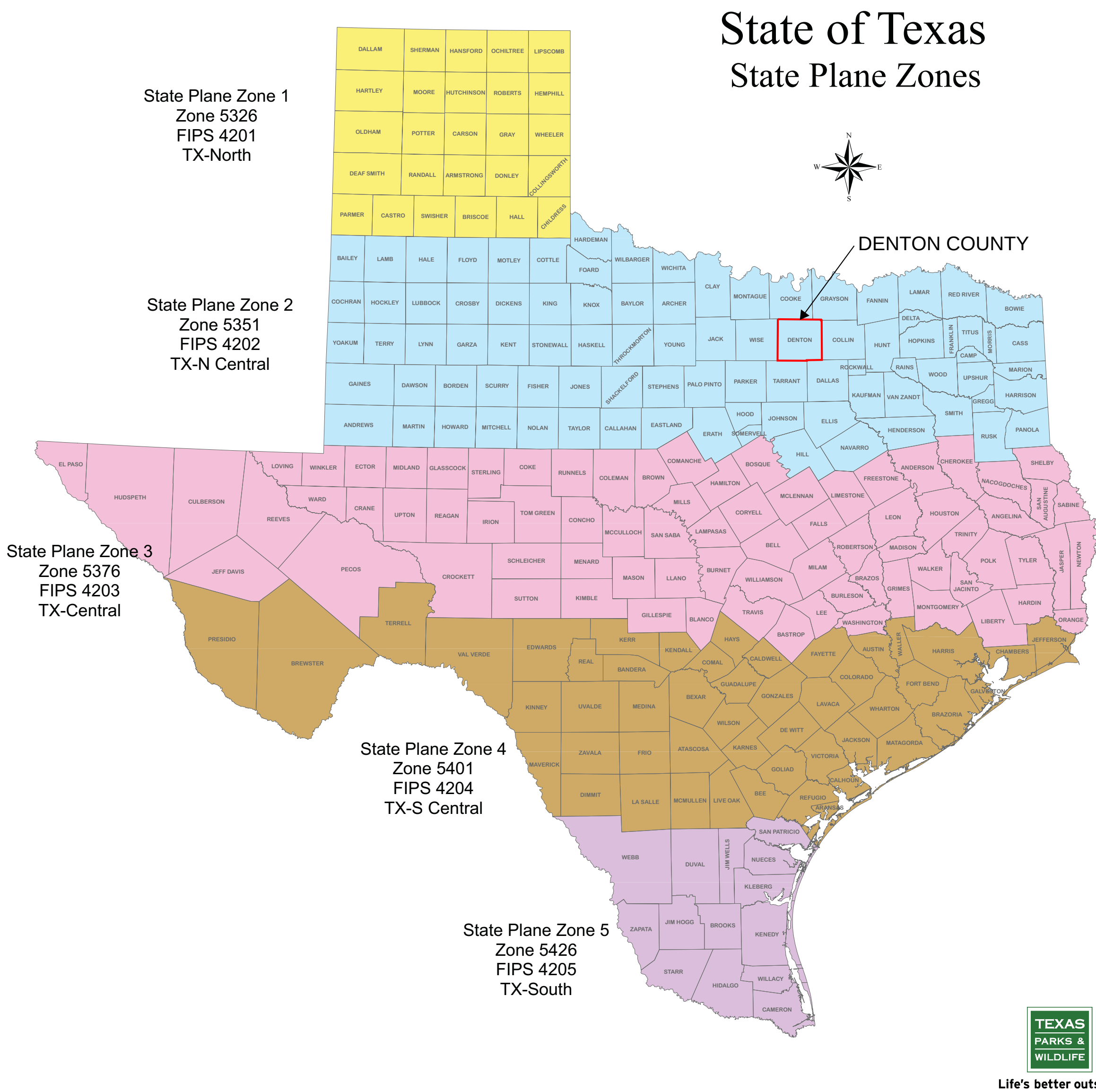
LOCATION MAP



VICINITY MAP



-
-



OWNER

LIQUOR KING

2801 MacArthur Blvd,
Lewisville, TX 75067
(P) 972-459-4222
e-mail - mihir119@gmail.com
Contact: Mihir Varia, Owner

ENGINEER

2CMD Engineering
& Consulting, Inc.

1307 Hillary Lane
Arlington, TX, 76012
(P) 817-459-1420
(F) 877-568-9113
Contact: Azeem Yasin, P.E.

SURVEY

Barron Stark
Engineers

Charles F Stark, RPLS
6221 Southwest Blvd, Suite 100
Fort Worth, TX 76132
(P) 817-231-8100
www.barronstark.com
Contact: Charles F Stark

DEVELOPER

TBD CONSTRUCTION LLC

Address, Suite ###
City, TX ZIP CODE
(P) ###-####
e-mail -
Contact: First Last Name,

G0.0	COVER
G0.01	SITE DATA
G0.02	EXISTING SURVEY
A100	PROPOSED ANNOTATED SITE PLAN
A100.1	PROPOSED DIMENSIONED SITE PLAN
A100.2	OVERALL TRAFFIC SITE PLAN
A103	PROPOSED EXTERIOR ELEVATIONS BUILDING '1'
A104	PROPOSED EXTERIOR ELEVATIONS BUILDING '2'
A105	3D VIEWS BUILDING '1'
A106	3D VIEWS BUILDING '2'
AD100	DEMOLITION ARCHITECTURAL SITE PLAN
AD101	DEMOLITION ARCHITECTURAL SITE PLAN
L101	PROPOSED LANDSCAPE PLAN

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreeage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant

PROPOSED USE	10,400 S.F. New Liquor Store & Lounge 8,700 S.F. New Restaurant Taverna (Including Outdoor Patios)
---------------------	--

Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT'
---------------------	--

Legal Description:	Reno Red's Addition, LOT 1, Block A
---------------------------	--

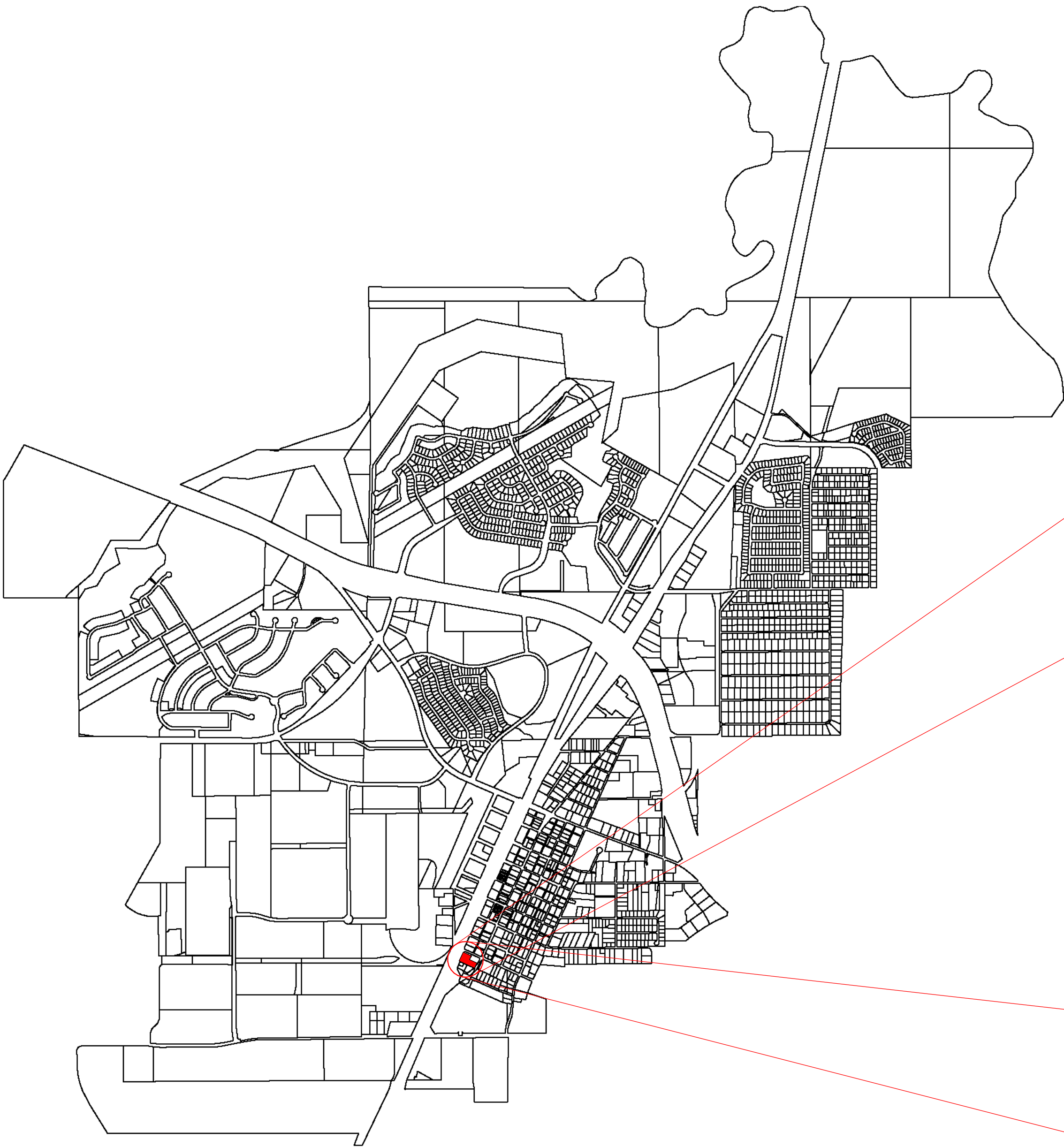
Property ID:	2018-306
---------------------	----------

City of Roanoke:	Denton County
-------------------------	---------------

Submission Date:	September 30, 2025
-------------------------	--------------------

PROPOSED SITE PLAN FOR NEW LIQUOR KING - ROANOKE

SITE DATA



SITE LOCATION



ZONING DATA



ZONING DISTRICTS 300 FEET ADJACENT TO PROPERTY

SITE DATA SUMMARY TABLE

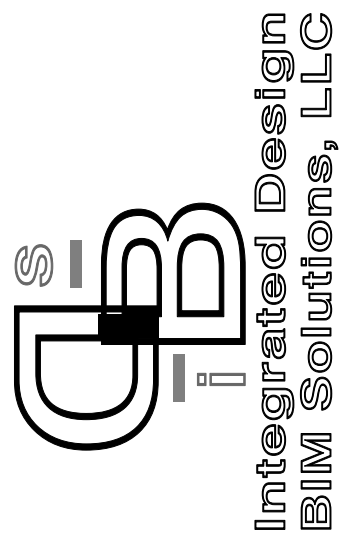
PROPOSED USE:	MIXED USE
SQUARE FEET BUILDING 1:	10,000 S.F. LIQUOR STORE AND BAR LOUNGE
SQUARE FEET BUILDING 2:	8,000 S.F. RESTAURANT AND OPEN LEASE SPACE
NO AREA INCREASE PROPOSED	
EXISTING ZONING DISTRICT:	COMMERCIAL/RETAIL
GROSS SITE AREA:	1.041 ACRES
REQUIRED LANDSCAPE AREA:	(N/A)
PROVIDED LANDSCAPE AREA:	0.167 ACRES (16%)
LOT COVERAGE:	84%
FLOOR AREA RATIO (FAR):	0.41
SETBACKS:	
FRONT	10 FT.
SIDE INTERIOR	15 FT.
SIDE STREET	15 FT.
REAR	25 FT.
(REFER TO SURVEY DRAWING FOR ADDITIONAL INFO)	

BUILDING HEIGHT:	
FIRST FLOOR HEIGHT	MIN. 15' - 0" CLEAR
UPPER FLOOR	MIN. 10' - 0" CLEAR
BUILDING FRONTAGE	
MIN. OF 70% OF THE BUILDING FACADE SHALL BE BUILT ALONG OAK STREET WITHIN THE BUILT-TO-ZONE	
MIN. OF 50% OF THE BUILDING SHALL BE BUILT TO THE BUILT-TO-ZONE ALONG HWY 377	

EXISTING PARKING SPACES:	
STANDARD ACCESSIBLE	58 ON SITE & 7 ON STREET = 65 3 ON SITE
TOTAL PARKING SPACES:	65
PARKING SPACES REQUIRED:	1/350 S.F. 54 SPACES REQUIRED 65 SPACES PROVIDED

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,400 S.F. New Liquor Store & Lounge 8,700 S.F. New Restaurant Taverna (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	September 30, 2025



NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

SITE DATA

Project number	2024-064
Date	07.08.2025
Drawn by	Author
Checked by	Checker

G0.01

Scale	1/8" = 1'-0"
-------	--------------

9/28/2025 8:15:51 PM

Page 11 of 51

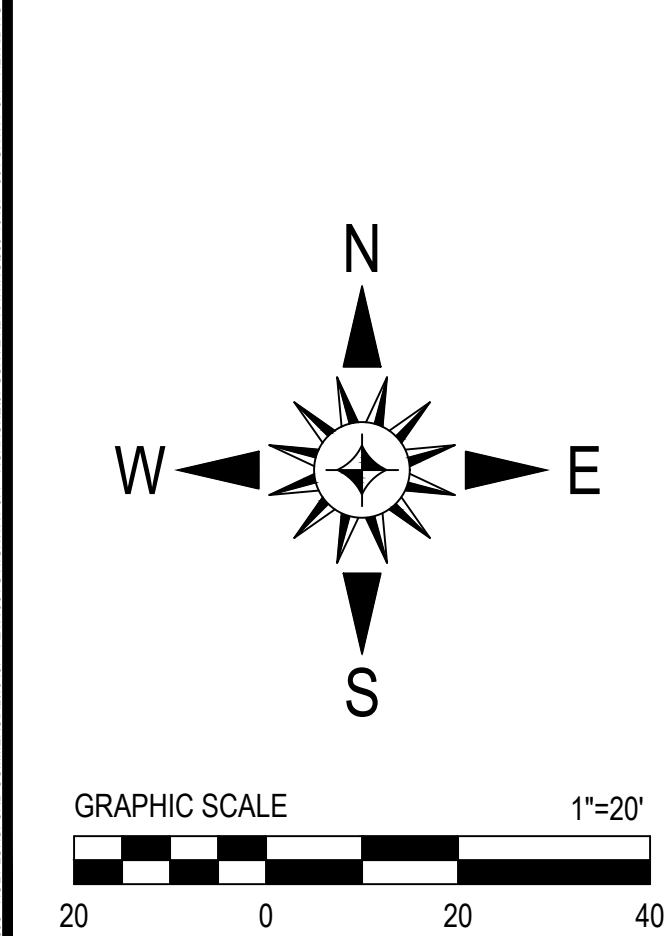
SYMBOLS LEGEND

- ⑤ SANITARY SEWER MANHOLE
- ③ SANITARY CLEAN OUT
- ③L SEPTIC LID
- Ⓜ GAS MANHOLE
- Ⓜ TELEPHONE MANHOLE
- Ⓜ TELEPHONE PEDESTAL
- VAULT COMMUNICATION VAULT
- WM WATER METER
- ① STORM DRAIN MANHOLE
- MB MAIL BOX
- ET ELECTRIC TRANSFORMER SITE
- WV WATER VALVE
- FD FIRE HYDRANT
- PP POWER POLE
- GA GUY ANCHOR
- ▲ SIGN
- AT & T PIN FLAG MARKER
- WM WATER MANHOLE
- LP LIGHT POLE / SIGNAL POLE
- BOLLARD PROTECTION POST
- ⑩ PARKING COUNTER
- INDICATES BUILDING HEIGHT MEASUREMENT POINT

FLOOD NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0655G FOR THE CITY OF ROANOKE WITH AN EFFECTIVE DATE OF 04/18/2011 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA); THIS PROPERTY LIES WITHIN THE NON-SHADED ZONE "X" AREA, DEFINED BY FEMA AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD LEVEL, DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.

- GENERAL NOTES:**
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
 - SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
 - SITE HAS DIRECT PHYSICAL ACCESS TO E. LANCASTER AVE, BOSWELL DRIVE & BUTTERCUP LANE
 - THE RECORD DESCRIPTION OF PROPERTY MATHEMATICALLY CLOSES WITH NO GAPS, GORES OR OVERLAPS.



Barron-Stark Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



Tree Table	
Point #	Description
218	9" Hackberry
219	6" Hackberry
220	10" Pecan
221	9" Hackberry
222	6" win Hackberry
223	Triplate Hackberry (Dead)
224	11" Hackberry
225	8" Hackberry
226	8" Tree
227	9" Elm (Dead)
228	14" Elm
229	5-6" Cluster Of Trees
230	9" Hackberry
231	4" Hackberry
232	6" Hackberry
233	10" Hackberry
234	4" Hackberry
235	24" Oak
236	5" Cedar
238	5" Hackberry

Tree Table	
Point #	Description
239	8" Oak
241	20" Oak
242	11" Oak



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

TABLE A NOTES

- Site address - 304 S Hwy 377, Roanoke, TX 76262.
- See flood note on this sheet.
- Gross land area - subject property contains **45,334 square feet** or **1.041 acres** of land.
- 6(a). No zoning report was furnished to surveyor at the time of the survey.
- 6(b). No zoning report was furnished to surveyor at the time of the survey.
- 7(a). Exterior dimensions and areas of all buildings are shown on face of survey.
- 7(b)(1). See on face of survey.
- 7(c). See on face of survey.
- Substantial features are plotted and shown hereon.
- There are a total of 39 parking spaces of which 2 are handicapped.
- There was no party walls observed on at the time of the survey.
- Names of adjoining property and/or platted lots are shown hereon.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- No proposed changes in street right of way lines was made available to the surveyor by the controlling jurisdiction and no evidence of recent street or sidewalk construction or repairs were observed in the process of conducting the fieldwork.
- Offsite and adjoining easements shown hereon

SCHEDULE B NOTES

This Survey was prepared from a Title Policy Prepared by Fidelity National Title Insurance Company, GF No. FTDAL-34-9000342400361, Effective Date: August 19, at 8:00 a.m.

10h.) Building Lines and Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat recorded under Clerk's File No. 2018-306 Plat Records, Denton County, Texas;

- 10' Building Line
- 15' Building Line
- 10' Build-to-Zone
- 15' Sanitary Sewer Easement
- 12.5' M.A.E.

(AFFECTS, PLOTTED & SHOWN)

10i.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: August 16, 1926
Recording No: Volume 205, Page 560, Real Property Records, Denton County, Texas
(MAY AFFECT, DOCUMENT IS AMBIGUOUS)

10j.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: December 20, 1961
Recording No: Volume 475, Page 641, Real Property Records, Denton County, Texas
(MAY AFFECT, DOCUMENT IS AMBIGUOUS)

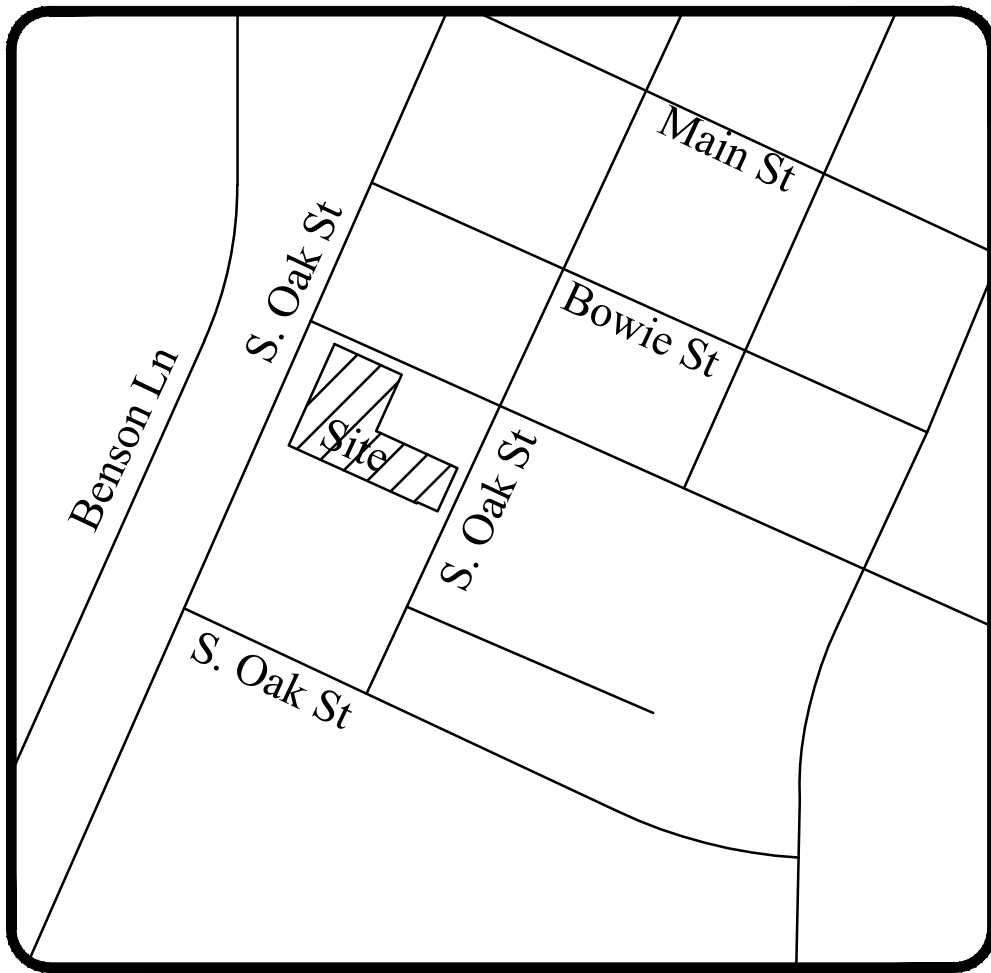
10k.) Easement(s) for the purpose(s) shown below and rights incidental thereto as condemned by an instrument.
Entitled: Agreed Final Judgment
Court: Probate Court
Cause No.: PR-2016-00415
In favor of: the State of Texas
Purpose: temporary easement (Parcel 4TE)
Recording Date: November 13, 2020
Recording No: under Clerk's File No. 2020-184739, Real Property Records, Denton County, Texas, and a certified copy of which is filed January 7, 2022, recorded under Clerk's File No. 2022-4235, Real Property Records, Denton County, Texas.
(AFFECTS, PLOTTED & SHOWN)

Record & Field Notes Description:

BEING Lot 1, Block A, of Reno Red's Addition, an addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Clerk's File No. 2018-306, Plat Records, Denton County, Texas;

Save and Except the tract of 0.044 of an acre tract, in fee simple, awarded to the State of Texas by the Agreed Final Judgment under Cause No. PR-2016-00415, of which, the certified copy is filed on November 13, 2020, under Clerk's File No. 2020-184739, Real Property Records, Denton County, Texas, and a certified copy of which is filed January 7, 2022, recorded under Clerk's File No. 2022-4235, Real Property Records, Denton County, Texas.

Vicinity Map



ALTA/NSPS Land Title Survey

Lot 1, Block A, of Reno Red's Addition,
an addition to the City of Roanoke, Denton County, Texas,
according to the plat thereof
recorded under Clerk's File No. 2018-306,
Plat Records, Denton County, Texas.
Situating In the D. Hoover Survey, Abstract No. 603

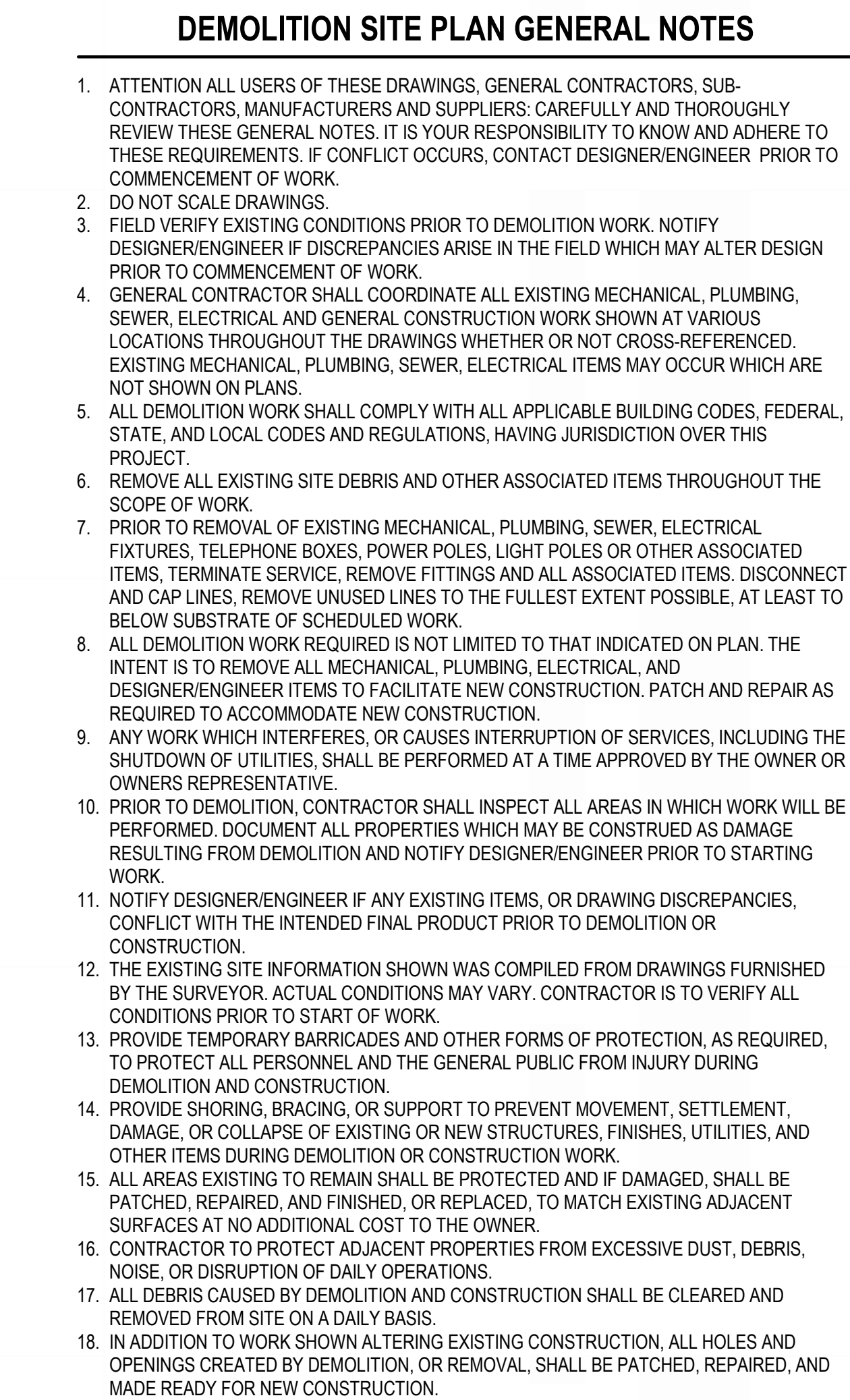
To: Hard Sun II Incorporated; Mission Line Enterprises, LLC as there interests may appear; Maahi LLC and/or assign; and Fidelity National Title Insurance Company.

This is to certify this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on September 17, 2024.

Charles F Stark 09/23/2024
Charles F. Stark, RPLS
Texas Registration No. 5084

LOCATION: 304 US-377 ROANOKE TX 76262

EXISTING BUILDING ONE STORY CINDER BLOCK BUILDING
BUILDING HEIGHT = 11'.6" FFE = 649.354' (6,123 S.F.)



1. EXISTING PROPERTY LINE
2. EXISTING EASEMENT TO REMAIN
3. EXISTING SIDEWALK TO REMAIN
4. EXISTING POWER POLE/O.H. POWER TO REMAIN
5. EXISTING POWER POLE/O.H. POWER TO BE DEMOLISHED
6. EXISTING LANDSCAPE TO REMAIN THIS AREA.
7. REMOVE EXISTING PAVING AND ASSOCIATED ITEMS. PREP AREA TO RECEIVE NEW CONSTRUCTION
8. EXISTING CONCRETE APRON TO REMAIN
9. EXISTING SITE FENCING AND ASSOCIATED ITEMS TO REMAIN
10. EXISTING STORM DRAIN AND ASSOCIATED ITEMS TO REMAIN. PROTECT TO FULLEST EXTENT DURING CONSTRUCTION
11. EXISTING DUMPSTER TO BE REMOVED
12. EXISTING TxDOT ALUMDISC TO REMAIN. PROTECT TO FULLEST EXTENT DURING CONSTRUCTION
13. REMOVE EXISTING BUILDING AND ASSOCIATED ITEMS. PREP EXISTING CONCRETE SITE TO RECEIVE NEW CONCRETE SITE CONSTRUCTION
14. REMOVE EXISTING PARKING STRIPING
15. REMOVE EXISTING ANTIQUE ITEMS. COORDINATE WITH THE OWNER
16. EXISTING GREASE INTERCEPTOR TO REMAIN. PROTECT TO FULLEST EXTENT DURING CONSTRUCTION
17. REMOVE PORTION OF EXISTING PARKING. PREP AREA TO RECEIVE NEW CONSTRUCTION
18. REMOVE/RELOCATE EXISTING SITE ITEMS THIS AREA AS REQUIRED FOR NEW CONSTRUCTION. COORDINATE WITH THE OWNER. PREP AREA TO RECEIVE NEW CONSTRUCTION
19. REMOVE EXISTING CONCRETE APRON AND ASSOCIATED ITEMS. PREP AREA TO RECEIVE NEW CONSTRUCTION
20. REMOVE EXISTING ONE STORY SMOKER. PREP AREA TO RECEIVE NEW CONSTRUCTION
21. REMOVE EXISTING LANDSCAPING THIS AREA. PREP AREA TO RECEIVE NEW CONSTRUCTION
22. REMOVE EXISTING WOOD CURB AND ASSOCIATED ITEMS FULL WIDTH. PREP AREA TO RECEIVE NEW CONSTRUCTION
23. PORTION OF EXISTING LANDSCAPE TO BE REMOVED
24. REMOVE PORTION OF CONCRETE. PREP AREA TO RECEIVE NEW CONSTRUCTION.
25. EXISTING CONCRETE CULVERT AND INLET TO REMAIN.
26. REMOVE EXISTING ACCESSIBLE AISLE STRIPING. PREP AREA TO RECEIVE NEW ACCESSIBLE AISLE STRIPING
27. EXISTING SIGNAGE TO REMAIN
28. LIGHT BE HATCHED AREA INDICATES FUTURE CONCRETE SIDEWALK; PREP AREA TO RECEIVE NEW CONSTRUCTION.
29. BLUE LINE INDICATES EXTENTS OF PROPOSED FUTURE CONSTRUCTION FOOTPRINT
30. REMOVE EXISTING TREES
31. REMOVE CONCRETE AND ALL FLOORING TO ALLOW FOR NEW FOUNDATION.
32. EXISTING EXTERIOR DOOR/WINDOW/STOREFRONT TO BE DEMOLISHED.
33. REMOVE ALL INTERIOR PARTITION WALLS, DOORS, AND ANY ASSOCIATED MEP CONNX..
34. REMOVE ALL MILLWORK AND ANY ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING CONNECTIONS.
35. REMOVE ALL KITCHEN EQUIPMENT. REMOVE COOLER/FREEZER.

--- INDICATES ITEM TO BE DEMOLISHED
— INDICATES ITEM TO REMAIN

EXISTING BUILDING INFO

LOCATION: 304 US-377 ROANOKE TX 76262

EXISTING BUILDING ONE STORY CINDER BLOCK BUILDING
BUILDING HEIGHT = 11'.6" FFE = 649.354' (6.123 S.F.)

NOTE:

SHADED AREA (IN RED) INDICATES EXISTING BUILDING
TO BE DEMOLISHED ENTIRELY



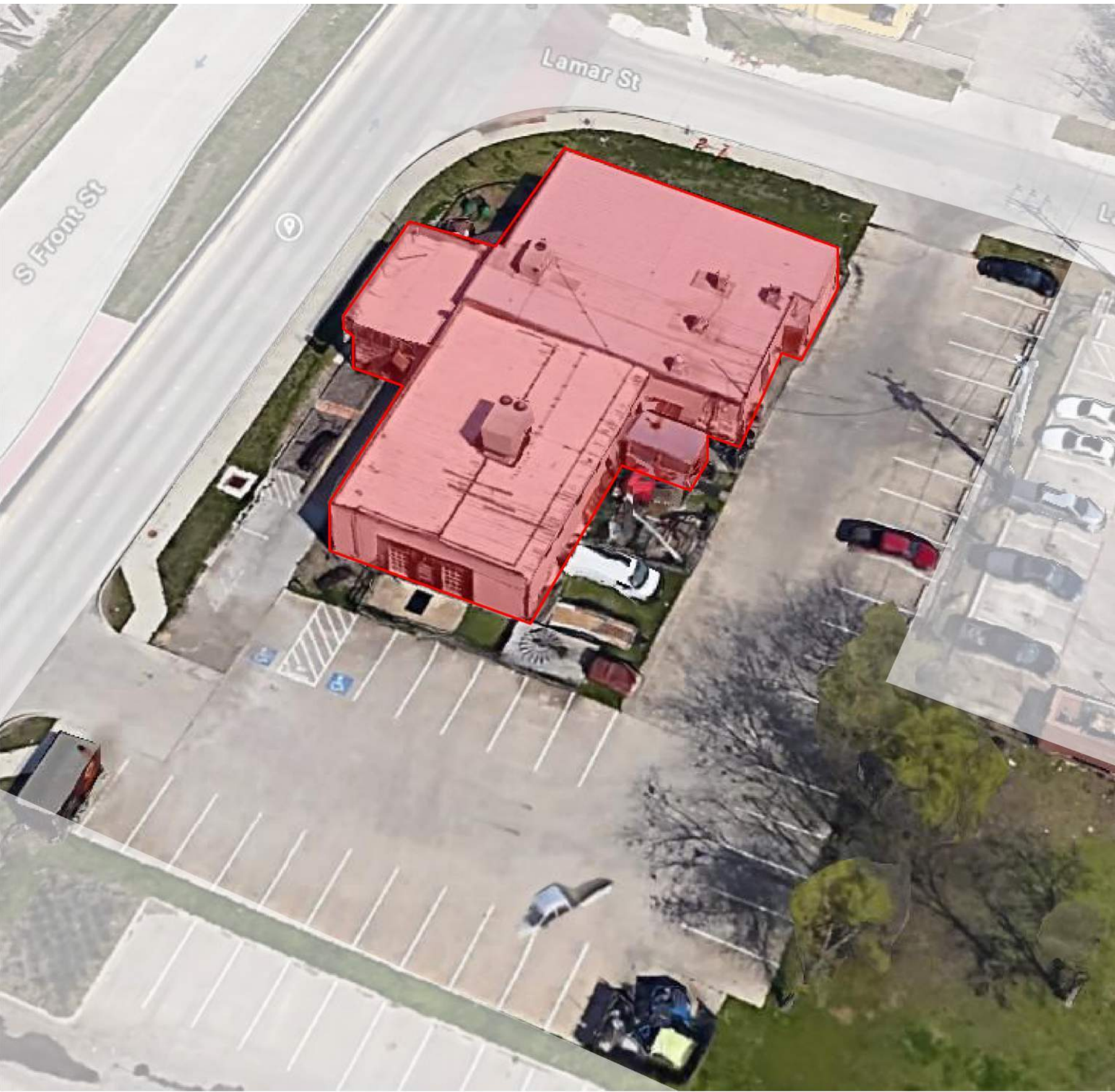
NORTH EAST



SOUTH EAST



NORTH WEST



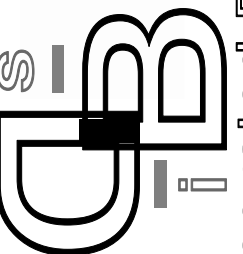
SOUTH WEST

DEMOLITION SITE PLAN GENERAL NOTES

1. ATTENTION ALL USERS OF THESE DRAWINGS, GENERAL CONTRACTORS, SUB-CONTRACTORS, MANUFACTURERS AND SUPPLIERS: CAREFULLY AND THOROUGHLY REVIEW THESE GENERAL NOTES. IT IS YOUR RESPONSIBILITY TO KNOW AND ADHERE TO THESE REQUIREMENTS. IF CONFLICT OCCURS, CONTACT DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF WORK.
2. DO NOT SCALE DRAWINGS.
3. FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK. NOTIFY DESIGNER/ENGINEER IF DISCREPANCIES ARISE IN THE FIELD WHICH MAY ALTER DESIGN PRIOR TO COMMENCEMENT OF WORK.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL EXISTING MECHANICAL, PLUMBING, SEWER, ELECTRICAL AND GENERAL CONSTRUCTION WORK SHOWN AT VARIOUS LOCATIONS THROUGHOUT THE DRAWINGS WHETHER OR NOT CROSS-REFERENCED. EXISTING MECHANICAL, PLUMBING, SEWER, ELECTRICAL ITEMS MAY OCCUR WHICH ARE NOT SHOWN ON PLANS.
5. ALL DEMOLITION WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS, HAVING JURISDICTION OVER THIS PROJECT.
6. REMOVE ALL EXISTING SITE DEBRIS AND OTHER ASSOCIATED ITEMS THROUGHOUT THE SCOPE OF WORK.
7. PRIOR TO REMOVAL OF EXISTING MECHANICAL, PLUMBING, SEWER, ELECTRICAL, FIXTURES, TELEPHONE BOXES, POWER POLES, LIGHT POLES OR OTHER ASSOCIATED ITEMS, TERMINATE SERVICE, REMOVE FITTINGS AND ALL ASSOCIATED ITEMS, DISCONNECT AND CAP LINES, REMOVE UNUSED LINES TO THE FULLEST EXTENT POSSIBLE, AT LEAST TO BELOW SUBSTRATE OF SCHEDULED WORK.
8. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED ON PLAN. THE INTENT IS TO REMOVE ALL MECHANICAL, PLUMBING, ELECTRICAL, AND DESIGNER/ENGINEER ITEMS TO FACILITATE NEW CONSTRUCTION. PATCH AND REPAIR AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
9. ANY WORK WHICH INTERFERES, OR CAUSES INTERRUPTION OF SERVICES, INCLUDING THE SHUTDOWN OF UTILITIES, SHALL BE PERFORMED AT A TIME APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.
10. PRIOR TO DEMOLITION, CONTRACTOR SHALL INSPECT ALL AREAS IN WHICH WORK WILL BE PERFORMED. DOCUMENT ALL PROPERTIES WHICH MAY BE CONSTRUED AS DAMAGE RESULTING FROM DEMOLITION AND NOTIFY DESIGNER/ENGINEER PRIOR TO STARTING WORK.
11. NOTIFY DESIGNER/ENGINEER IF ANY EXISTING ITEMS, OR DRAWING DISCREPANCIES, CONFLICT WITH THE INTENDED FINAL PRODUCT PRIOR TO DEMOLITION OR CONSTRUCTION.
12. THE EXISTING SITE INFORMATION SHOWN WAS COMPILED FROM DRAWINGS FURNISHED BY THE SURVEYOR. ACTUAL CONDITIONS MAY VARY. CONTRACTOR IS TO VERIFY ALL CONDITIONS PRIOR TO START OF WORK.
13. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION, AS REQUIRED, TO PROTECT ALL PERSONNEL AND THE GENERAL PUBLIC FROM INJURY DURING DEMOLITION AND CONSTRUCTION.
14. PROVIDE SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, DAMAGE, OR COLLAPSE OF EXISTING OR NEW STRUCTURES, FINISHES, UTILITIES, AND OTHER ITEMS DURING DEMOLITION OR CONSTRUCTION WORK.
15. ALL AREAS EXISTING TO REMAIN SHALL BE PROTECTED AND IF DAMAGED, SHALL BE PATCHED, REPAIRED, AND FINISHED, OR REPLACED, TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO THE OWNER.
16. CONTRACTOR TO PROTECT ADJACENT PROPERTIES FROM EXCESSIVE DUST, DEBRIS, NOISE, OR DISRUPTION OF DAILY OPERATIONS.
17. ALL DEBRIS CAUSED BY DEMOLITION AND CONSTRUCTION SHALL BE CLEARED AND REMOVED FROM SITE ON A DAILY BASIS.
18. IN ADDITION TO WORK SHOWN ALTERING EXISTING CONSTRUCTION, ALL HOLES AND OPENINGS CREATED BY DEMOLITION, OR REMOVAL, SHALL BE PATCHED, REPAIRED, AND MADE READY FOR NEW CONSTRUCTION.



2CMDC
#F-007510
1307 HILLARY LANE
ARLINGTON, TX 76011
T: 817 459 1420
F: 817 423 6724
AZEEM@2CMDNC.COM


Integrated Design
BIM Solutions, LLC
5000 Cedar Elm Dr., McKinney, TX 75070


STATE OF TEXAS
AZEEM AZAM
Professional Engineer
03/30/2025

DEMOLITION FOR NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

DEMOLITION 3D
VIEWS

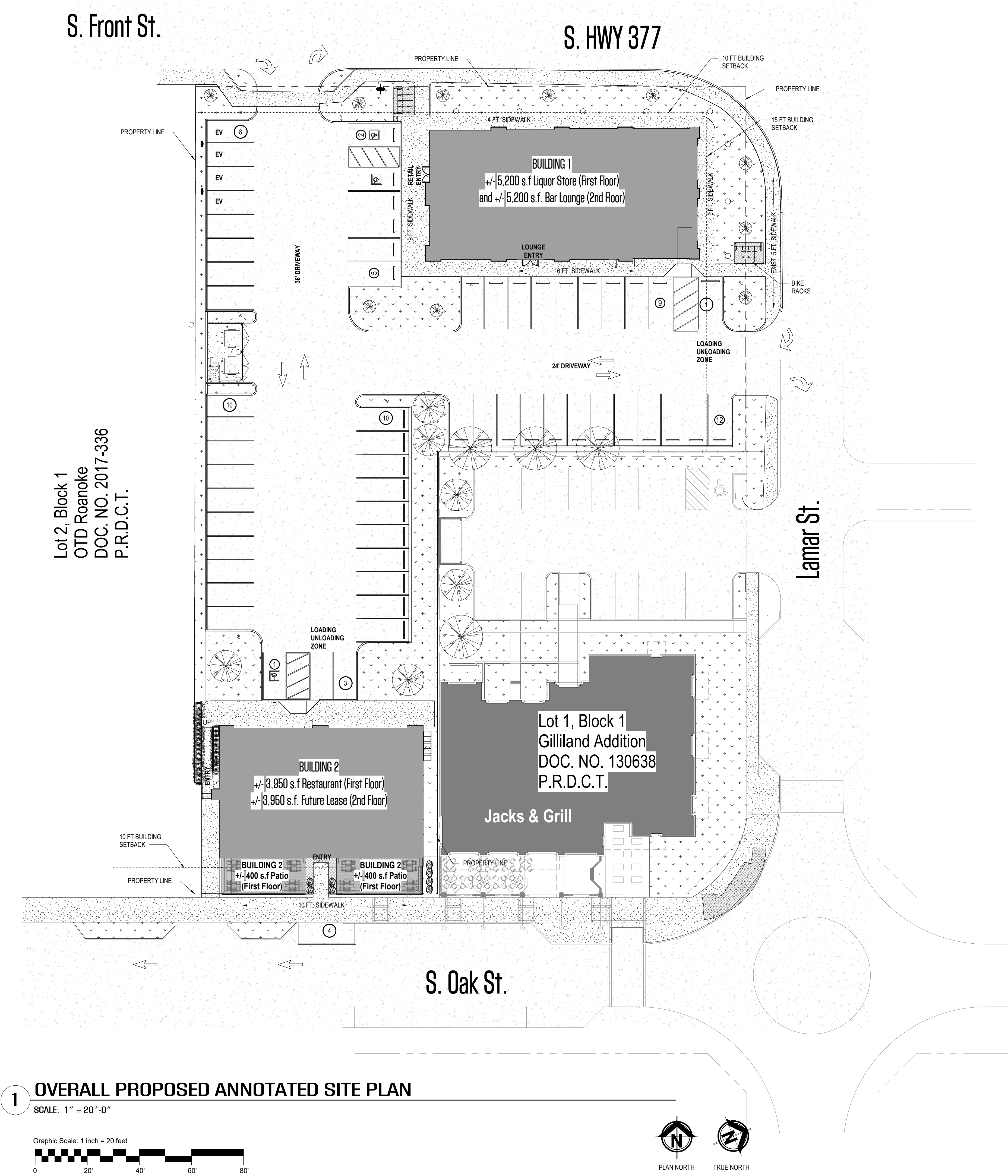
Project number	2024-064
Date	03.30.2025
Drawn by	AA
Checked by	AA

AD-101

Scale As indicated

4/20/2025 1:16:16 PM

Page 14 of 51



BUILDING 1 PROJECT INFO & PLANS AREAS	
LOCATION:	304 US-377 ROANOKE TX 76262
NEW CONSTRUCTION	FIRST FLOOR - LIQUOR STORE SECOND FLOOR - LOUNGE
OVERALL CONDITIONED LIVING AREAS UNDER ROOF	
FIRST FLOOR HVAC GROSS AREA	5,200 S.F.
SECOND FLOOR HVAC GROSS AREA	5,200 S.F.
TOTAL GROSS HVAC AREA	10,400 S.F.

BUILDING 2 PROJECT INFO & PLANS AREAS	
LOCATION:	304 US-377 ROANOKE TX 76262
NEW CONSTRUCTION	FIRST FLOOR - TAVERNA SECOND FLOOR - TAVERNA
OVERALL CONDITIONED LIVING AREAS UNDER ROOF	
FIRST FLOOR HVAC GROSS AREA	3,950 S.F.
SECOND FLOOR HVAC GROSS AREA	3,950 S.F.
TOTAL GROSS HVAC AREA	7,900 S.F.
UNCONDITIONED PATIO AREA	
FIRST FLOOR OUTDOOR PATIO	800 S.F.
TOTAL PROPOSED S.F.	8,700 S.F.

PARKING TABULATIONS:

BUILDING 1 AREA = 10,400 S.F.	
BUILDING 2 AREA = 8,700 S.F. (INCLUDING OUTDOOR PATIOS)	
TOTAL BUILDINGS AREAS = 19,100 S.F.	
TOTAL PARKING SPACES REQUIRED: 19,100 S.F. / 350 S.F. = 55 SPACES	
PARKING SPACES PROVIDED:	58 SPACES ON SITE, 54 REGULAR & 4 E.V. SPACES
PARKING SPACES PROVIDED:	4 SPACES ON STREET
PARKING SPACES PROVIDED:	62 SPACES TOTAL
ACCESSIBLE REQUIRED	1 PER 25 = 3 SPACES
ACCESSIBLE PROVIDED	3 SPACES ON SITE

"Site Plan Zoning Exhibit"

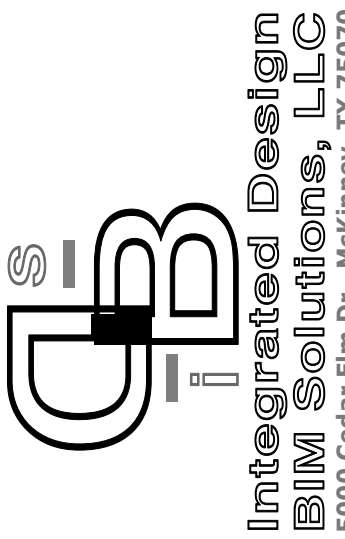
Project Name:	Liquor King
Acreage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,400 S.F. New Liquor Store & Lounge 8,700 S.F. New Restaurant Taverna (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	September 30, 2025



NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262



1307 HILLARY LANE
ARLINGTON, TX 76011
T: 817 459 1420
F: 817 423 6724
AAZEEH@2CMDINC.COM



5000 Cedar Elm Dr., McKinney, TX 75070



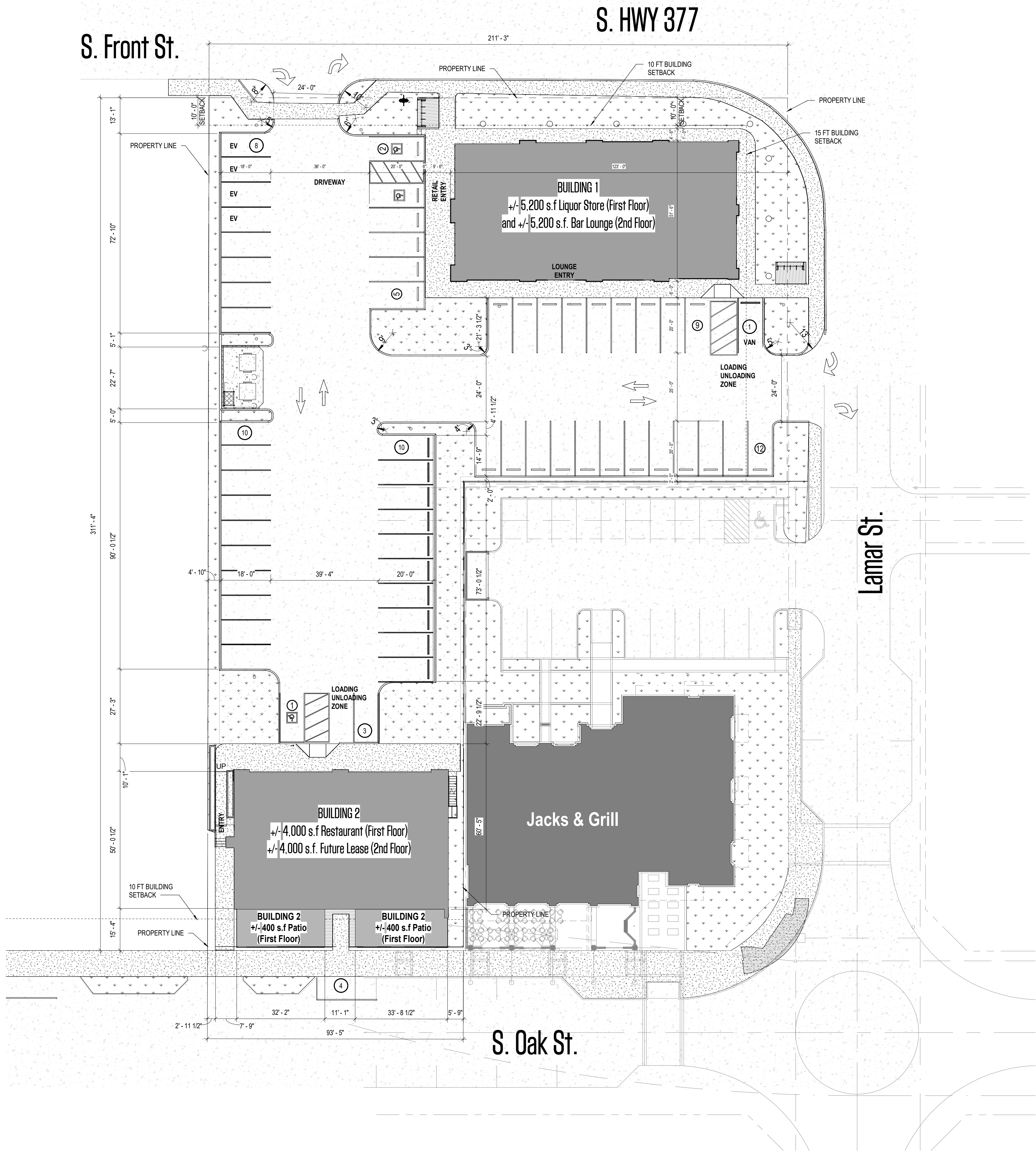
STATE OF TEXAS
AZEEM AZEEM
Professional Engineer
09/28/2025

RELEASE:
No. Description Date

PROPOSED ANNOTATED SITE PLAN

Project number	2024-064
Date	07.08.2025
Drawn by	AA
Checked by	AA

A100
Scale 1" = 20'-0"



1 OVERALL PROPOSED DIMENSIONED SITE PLAN
SCALE: 1" = 20'-0"
Graphic Scale: 1 inch = 20 feet

**BUILDING 1
PROJECT INFO & PLANS AREAS**

LOCATION:	304 US-377 ROANOKE TX 76262
NEW CONSTRUCTION	FIRST FLOOR - LIQUOR STORE SECOND FLOOR - B&BINGENGE
<u>OVERALL CONDITIONED LIVING AREAS UNDER ROOF</u>	
FIRST FLOOR HVAC GROSS AREA	5,290 S.F.
SECOND FLOOR HVAC GROSS AREA	8,290 S.F.
TOTAL GROSS HVAC AREA	9,930 S.F.

**BUILDING 2
PROJECT INFO & PLANS AREAS**

LOCATION:	304 US-377 ROANOKE TX 76262
NEW CONSTRUCTION	FIRST FLOOR - TAVERNA SECOND FLOOR - TAVERNA
<u>OVERALL CONDITIONED LIVING AREAS UNDER ROOF</u>	
FIRST FLOOR HVAC GROSS AREA	3,950 S.F.
SECOND FLOOR HVAC GROSS AREA	3,950 S.F.
TOTAL GROSS HVAC AREA	7,900 S.F.
<u>UNCONDITIONED PATIO AREA</u>	
FIRST FLOOR OUTDOOR PATIO	800 S.F.
TOTAL PROPOSED S.F.	8,700 S.F.

PARKING TABULATIONS:

BUILDING 1 AREA	= 9,930 S.F.
BUILDING 2 AREA	= 8,800 S.F. (INCLUDING OUTDOOR PATIOS)
TOTAL BUILDINGS AREAS	= 18,730 S.F.
TOTAL PARKING SPACES REQUIRED:	18,730 S.F. / 350 S.F. = 54 SPACES
PARKING SPACES PROVIDED:	58 SPACES ON SITE, 54 REGULAR & 4 E.V. SPACES
PARKING SPACES PROVIDED:	4 SPACES ON STREET
PARKING SPACES PROVIDED:	62 SPACES TOTAL
ACCESSIBLE REQUIRED	1 PER 25 = 3 SPACES
ACCESSIBLE PROVIDED	3 SPACES ON SITE

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,400 S.F. New Liquor Store & Lounge 8,700 S.F. New Restaurant Taverna (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	September 30, 2025

NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262

RELEASE:

No.	Description	Date
-----	-------------	------

PROPOSED DIMENSIONED SITE PLAN

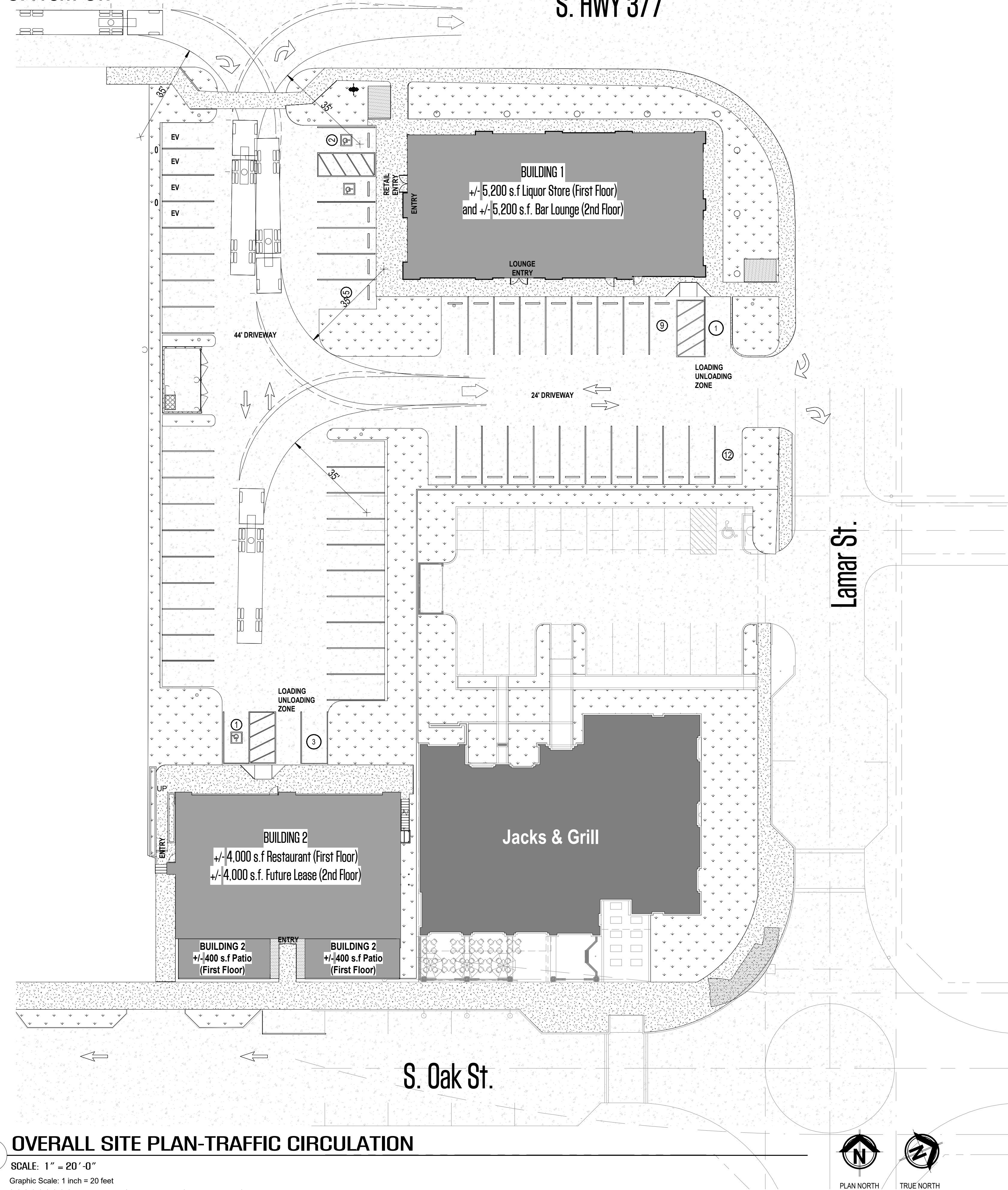
Project number	2024-064
Date	07.08.2025
Drawn by	AA
Checked by	AA

A100.1

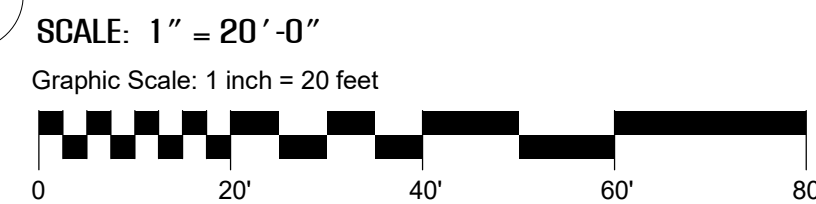
Scale 1" = 20'-0"

S. Front St.

S. HWY 377



1 OVERALL SITE PLAN-TRAFFIC CIRCULATION



- A. ACCESSIBLE PARKING SPACES AND UNLOADING ZONES SHALL NOT SLOPE MORE THAN 1:48 (2.08%) IN ANY DIRECTION.
- B. ACCESSIBLE ROUTES SHALL NOT SLOPE MORE THAN 1:20 (5%) IN THE DIRECTION OF TRAVEL OR 1:48 (2.08%) PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- C. WHERE ACCESSIBLE ROUTES CHANGE DIRECTION, THE LANDING AREA SHALL NOT SLOPE MORE THAN 1:48 (2.08%) IN ANY DIRECTION.
- D. ACCESSIBLE ROUTES SHALL NOT BE LESS THAN 3'-0" WIDE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- E. SURFACES ALONG THE ACCESSIBLE ROUTE SHALL BE SMOOTH WITH NO CHANGES IN LEVEL EXCEEDING 1/4". TRANSITIONS BETWEEN MATERIALS ALONG AN ACCESSIBLE ROUTE SHALL BE FLUSH.
- F. REFER TO SECTION 4 IN THE LATEST EDITION OF THE TEXAS ACCESSIBILITY STANDARDS FOR FURTHER REQUIREMENTS FOR ACCESSIBLE ROUTES.

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,400 S.F. New Liquor Store & Lounge 8,700 S.F. New Restaurant Taverna (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	September 30, 2025

2CMDC
#F-007510
1307 HILLARY LANE
ARLINGTON, TX 76011
T: 817 459 1420
F: 817 423 6724
AZEEM@2CMDINC.COM

Integrated Design
BIM Solutions, LLC
5000 Cedar Elm Dr., McKinney, TX 75070

NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

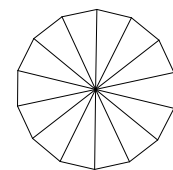
OVERALL TRAFFIC
SITE PLAN

Project number	2024-064
Date	07.08.2025
Drawn by	AA
Checked by	AA

A100.2
Scale 1" = 20'-0"

9/28/2025 8:15:56 PM

Page 17 of 51



PC	14	CHINESE PISTACHE	PISTACIA CHINENSIS	B & B	4" CAL	12'-0" TO 14'-0" HT	
DAM	?	DAMIANITA	CHRYSACTINIA MEXICANA	3 GAL		12"-24"	2' OC.
GCM	?	GULF COAST MUHLY	MUHLENBERGIA CAPILLARS	3 GAL	18"-20"	15"-18"	3' OC.
IH	?	INDIAN HAWTHORNE	MUHLENBERGIA LINDHEIMERI 'AUTUMN GLOW' TM	5 GAL			2' OC.
LAN	?	TEXAS LANTANA	LANTANA URTICOIDES	3 GAL	20"-24"	FULL	3' OC.
YS	?	YAUPON SHRUB	SALVIA GREGGII 'RED'	3 GAL	24"-48"	3 GAL	5' OC.

*Tree images by Robert O'Brien, texasreplanting.tamu.edu



CHINESE PISTACHE
DAMIANITA
GULF COAST MUHLY

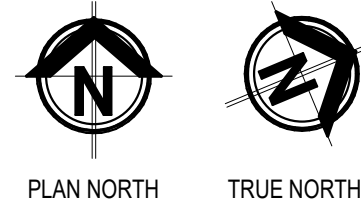
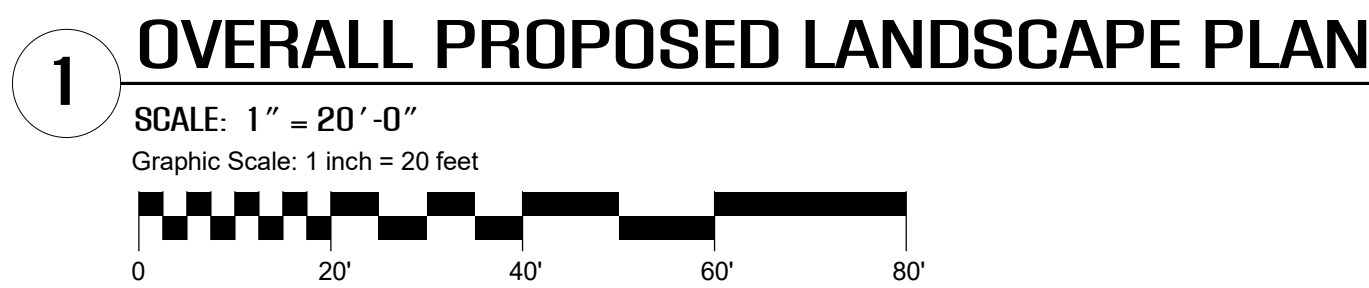
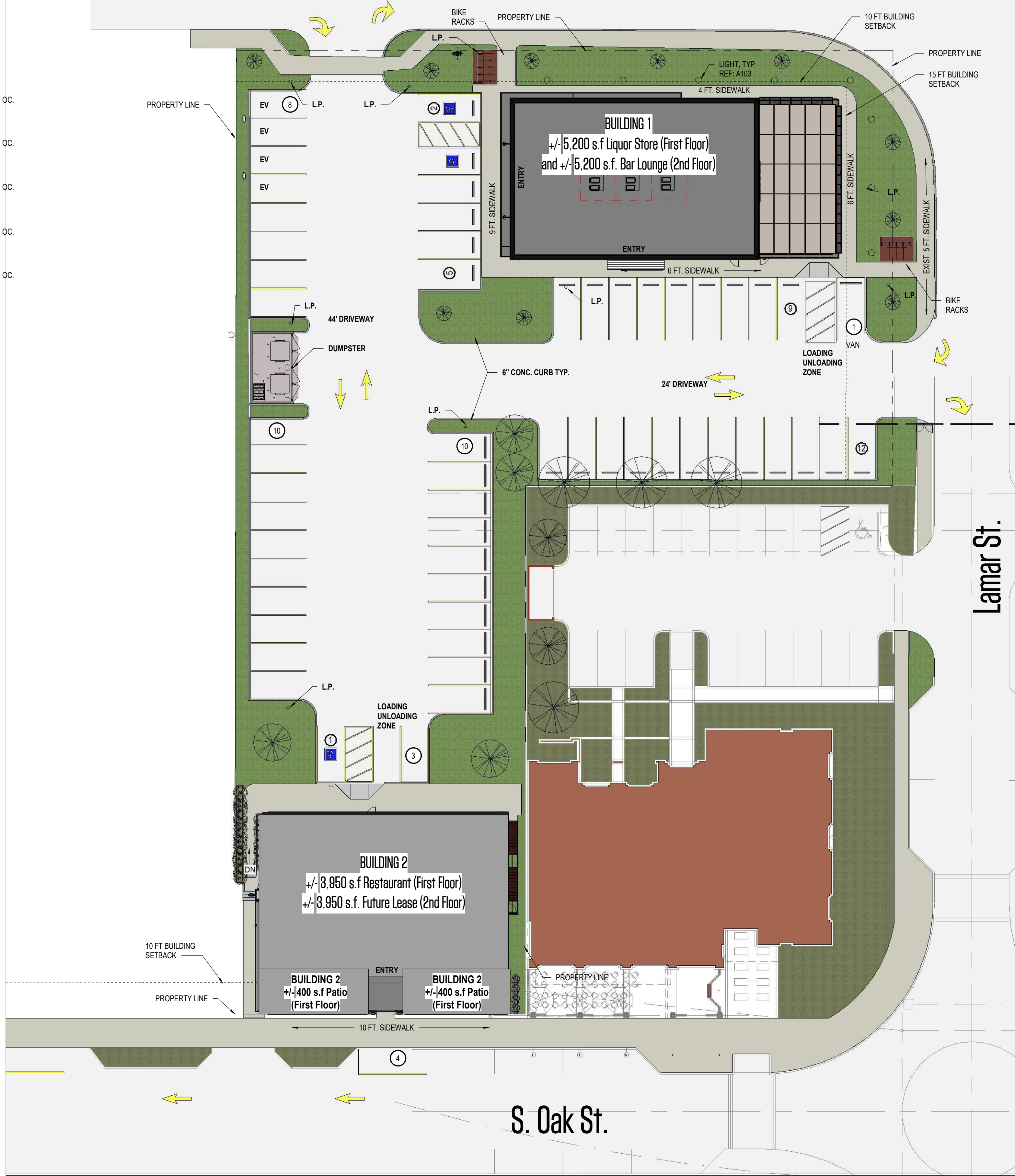


TEXAS LANTANA
YAUPON SHRUB

- NEW BUILDING
- NEW CONCRETE SIDEWALK
- NEW PERMEABLE PAVING
- NEW CONCRETE FLAT WORK
- PROPERTY LINE
- ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING SYMBOL

S. Front St.

S. HWY 377



PLAN NORTH
TRUE NORTH

REQUIRED LANDSCAPING

10% OF THE TOTAL DEVELOPMENT LOT AREA SHALL BE LANDSCAPED & PERMANENTLY MAINTAINED.

LANDSCAPE REQUIRED: 45,334 SF SITE - 19,100 BLDG SF x 10% = 2,624 SF

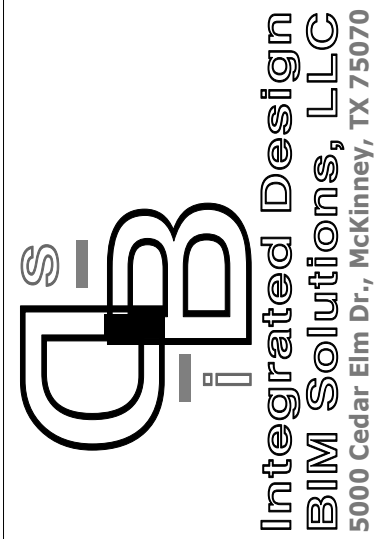
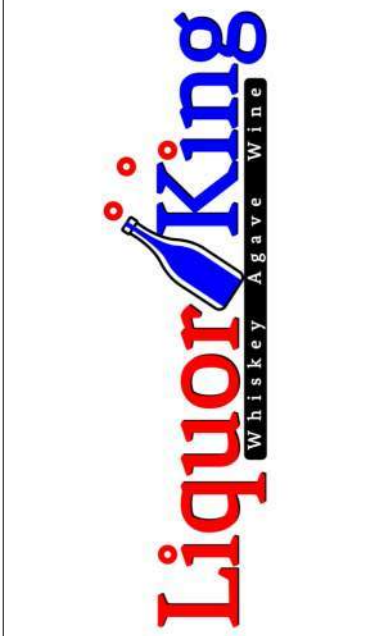
LANDSCAPE PROVIDED: = 7,911 SF

PARKING TABULATIONS:

BUILDING 1 AREA = 10,400 S.F.	
BUILDING 2 AREA = 8,700 S.F. (INCLUDING OUTDOOR PATIOS)	
TOTAL BUILDINGS AREAS = 19,100 S.F.	
TOTAL PARKING SPACES REQUIRED: 19,100 S.F. / 350 S.F. = 55 SPACES	
PARKING SPACES PROVIDED:	58 SPACES ON SITE, 54 REGULAR & 4 E.V. SPACES
PARKING SPACES PROVIDED:	4 SPACES ON STREET
PARKING SPACES PROVIDED:	62 SPACES TOTAL
ACCESSIBLE REQUIRED	1 PER 25 = 3 SPACES
ACCESSIBLE PROVIDED	3 SPACES ON SITE

"Site Plan Zoning Exhibit"

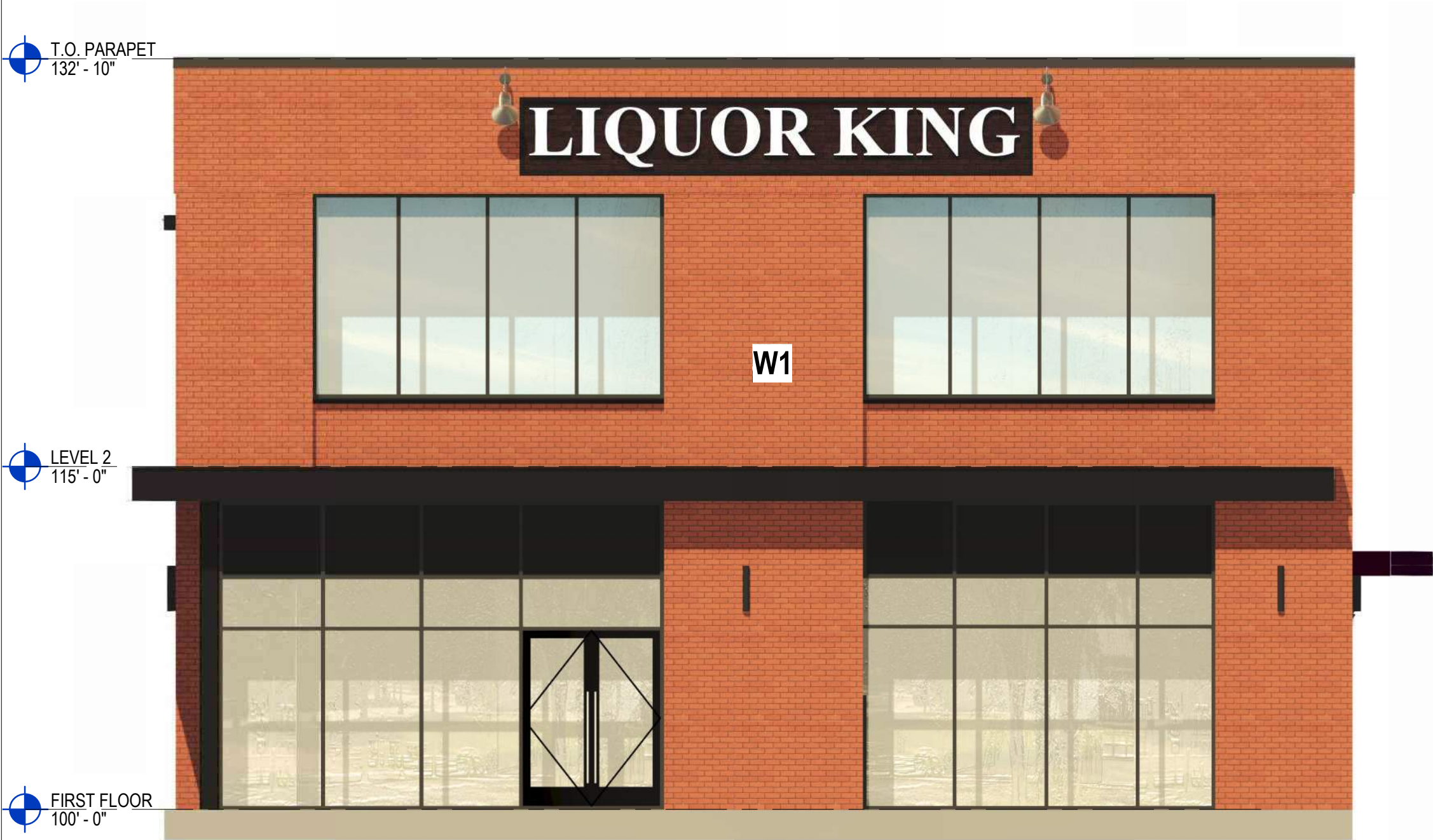
Project Name:	Liquor King
Acreage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,400 S.F. New Liquor Store & Lounge 8,700 S.F. New Restaurant Taverna (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	September 30, 2025



NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

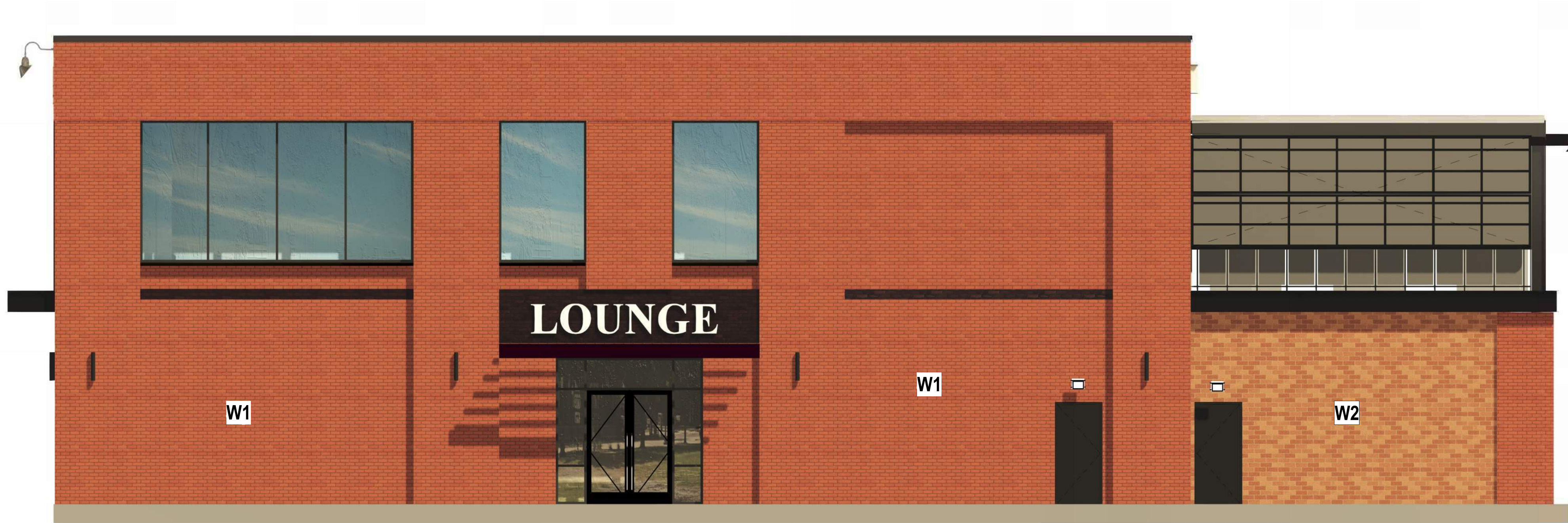
PROPOSED LANDSCAPE PLAN
Project number 2024-064
Date 07.08.2025
Drawn by AA
Checked by AA
L101
Scale As indicated



1 FRONT ELEVATION
A-701 3/16" = 1'-0"



3 LAMAR ST. SIDE ELEVATION
A-701 3/16" = 1'-0"

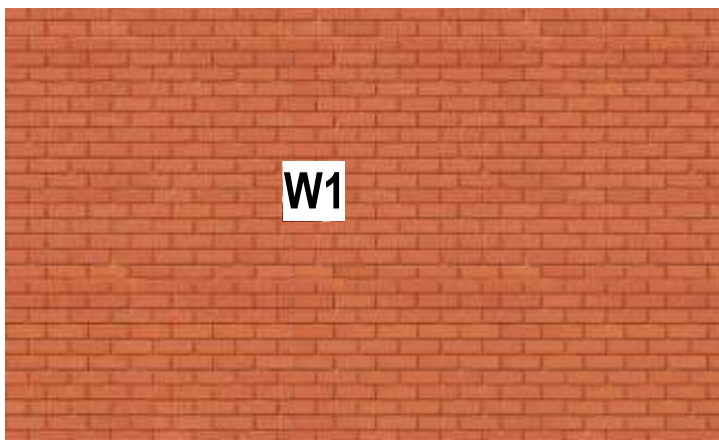


2 S. OAK SIDE ELEVATION
A-701 3/16" = 1'-0"



4 HWY 377 SIDE ELEVATION
A-701 3/16" = 1'-0"

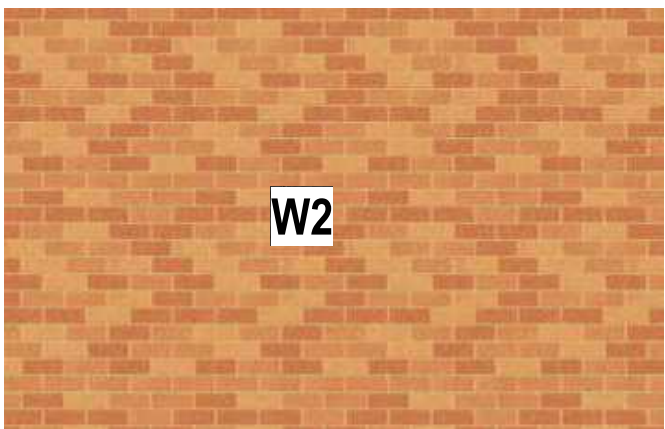
EXTERIOR ELEVATIONS/FACADE MATERIALS



NATURAL RED BRICK VENEER

ANTICO ELEMENTS

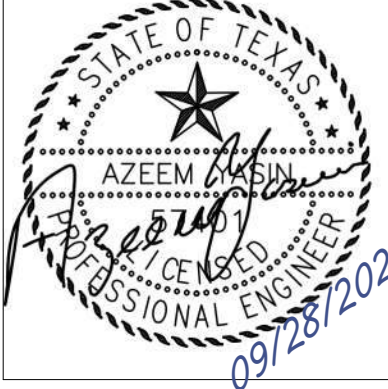
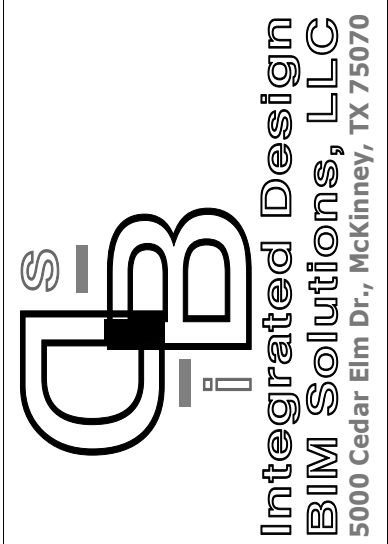
877-326-8426 /
support@anticoelements.com



NATURAL RED BRICK VENEER

ANTICO ELEMENTS

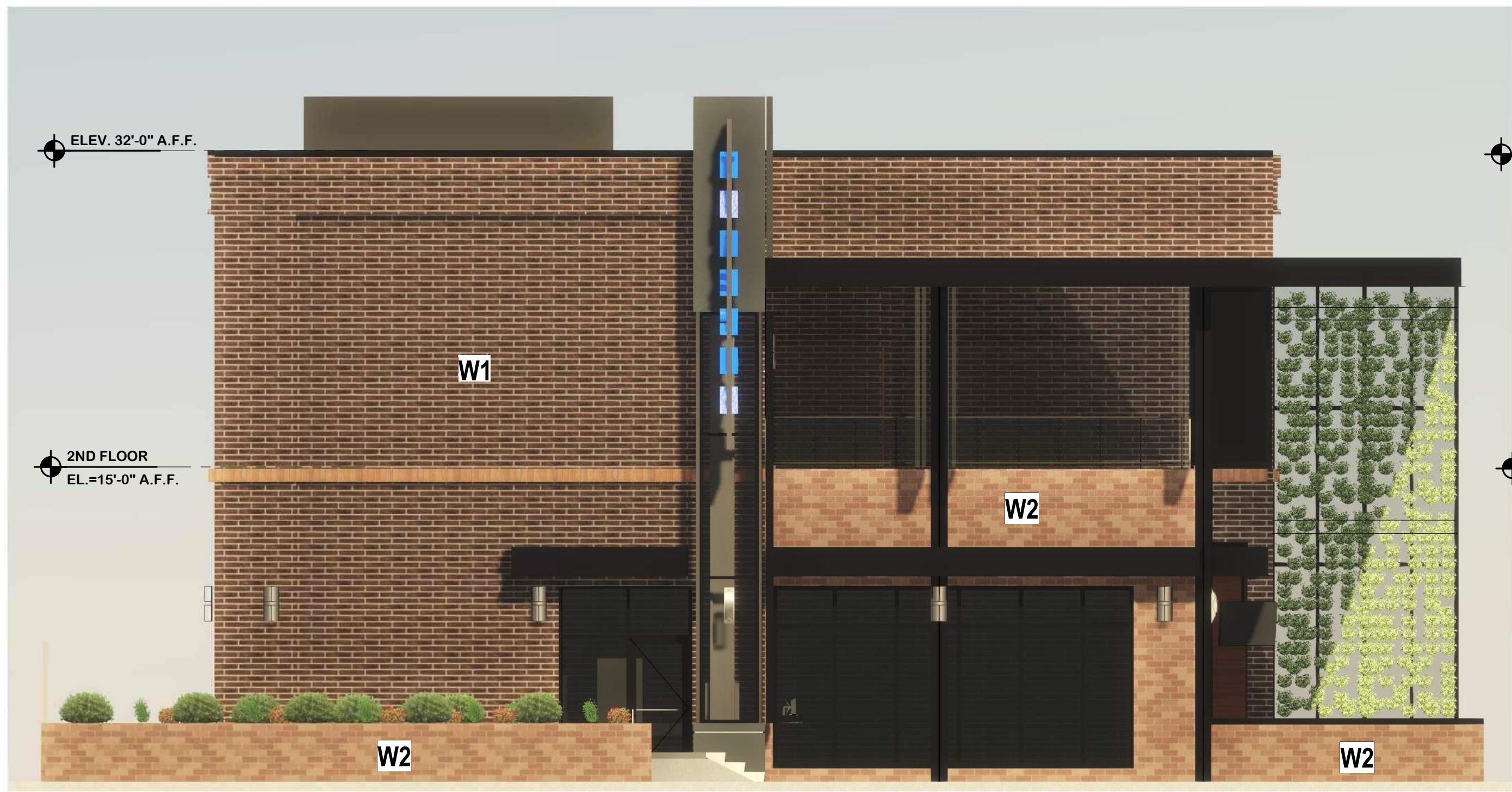
877-326-8426 /
support@anticoelements.com



NEW LIQUOR KING - ROANOKE
304 S HWY 377
ROANOKE TX 76262

RELEASE:
No. Description Date

PROPOSED
EXTERIOR
ELEVATIONS
BUILDING '1'
Project number 2024-064
Date 07.08.2025
Drawn by AA
Checked by AA
A103
Scale 1/8" = 1'-0"



1 EXTERIOR LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 EXTERIOR REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 EXTERIOR RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

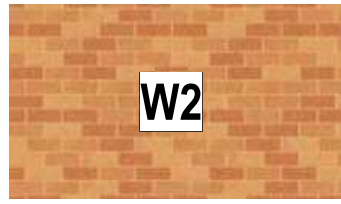


4 EXTERIOR FRONT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS/FACADE MATERIALS



NATURAL RED BRICK VENEER



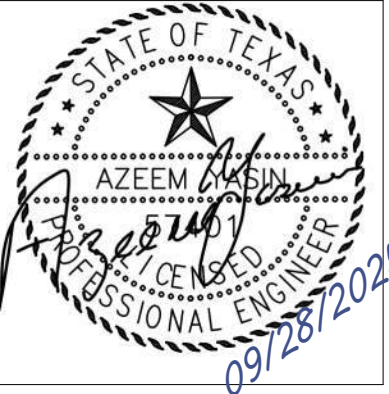
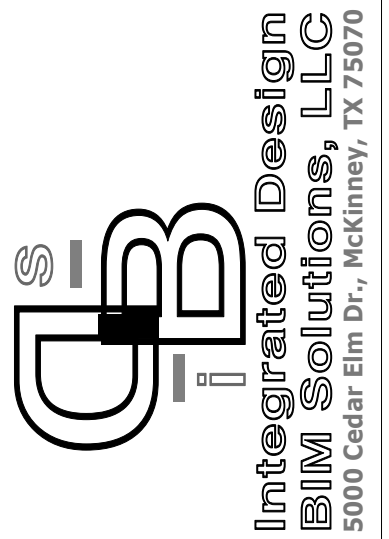
ANTICO ELEMENTS

ANTICO ELEMENTS

877-326-8426 /
support@anticoelements.com

ANTICO ELEMENTS

877-326-8426 /
support@anticoelements.com



NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

PROPOSED
EXTERIOR
ELEVATIONS
BUILDING '2'
Project number 2024-064
Date 07.08.2025
Drawn by AA
Checked by AA
A104
Scale 1/8" = 1'-0"



1 Perspective Entry LK
A-700



2 PERSPECTIVE PARKING
A-700



3 PERSPECTIVE LOUNGE ENTRY
A-700



4 PERSPECTIVE LAMAR ST
A-700



5 3D VIEW
A-700



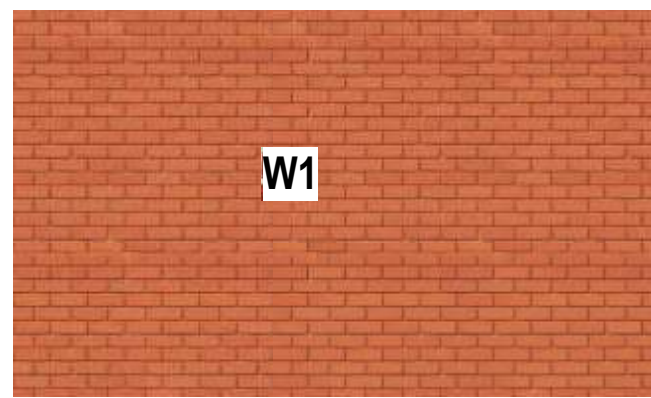
6 3D VIEW
A-700



7 3D VIEW
A-700

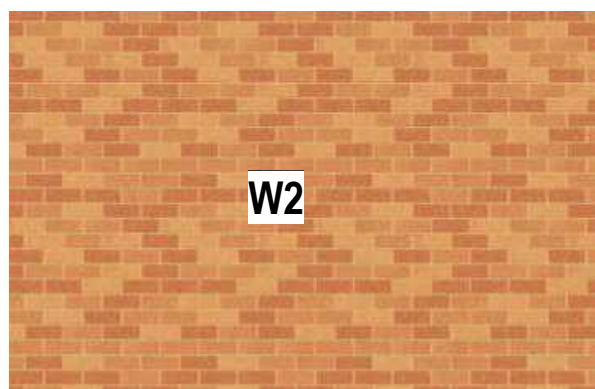


8 3D VIEW
A-700



NATURAL RED BRICK VENEER

ANTICO ELEMENTS
877-326-8426 /
support@anticoelements.com



NATURAL RED BRICK VENEER

ANTICO ELEMENTS
877-326-8426 /
support@anticoelements.com

2CMB
#F-007510
1307 HILLARY LANE
ARLINGTON, TX 76011
T: 817 459 1420
F: 817 423 6724
AZEEM@2CMBD.COM

Integrated Design
BIM Solutions, LLC
5000 Cedar Elm Dr., McKinney, TX 75070

NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:		
No.	Description	Date

3D VIEWS BUILDING
'1'

Project number	2024-064
Date	07.08.2025
Drawn by	AA
Checked by	AA

A105

Scale



1 Oak St Perspective
SCALE:



2 3D VIEW 1
SCALE:

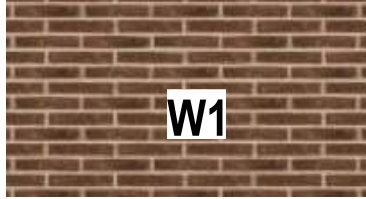


4 3D VIEW 2
SCALE:



3 3D VIEW 4
SCALE:

EXTERIOR ELEVATIONS/FACADE MATERIALS



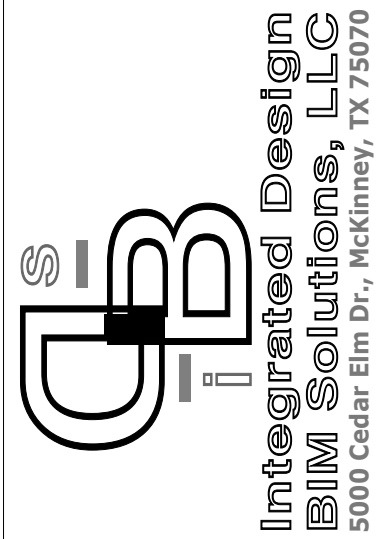
W1
NATURAL RED BRICK VENEER

ANTICO ELEMENTS
877-326-8426 /
support@anticoelements.com



W2
NATURAL RED BRICK VENEER

ANTICO ELEMENTS
877-326-8426 /
support@anticoelements.com



NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

3D VIEWS BUILDING
'2'

Project number 2024-064
Date 07.08.2025
Drawn by AA
Checked by AA

A106

Scale



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP-2025-08) Roanoke Parking Garage

MEETING DATE: October 20, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP-2025-08) request from the City of Roanoke for a new parking garage to be located on an approximate 0.902 acre parcel, being a part of OT Roanoke, Block 5 Lot 15R, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and between Main Street and Bowie Street.

INFORMATION:

The applicant is proposing to construct a new parking garage to serve the Oak Street Corridor.

Landscape - The plan demonstrates new permanently maintained landscaping.

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 and will serve many generations of Roanoke residents.

STAFF RECOMMENDATION:

It is the staff's recommendation to approve the site plan and design as submitted.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application



AGENDA ITEM

2. Site Plan and Elevations
3. Construction and Civil Plans



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 City of Roanoke	Address of Applicant 500 S. Oak Street, Roanoke, Texas	Phone Number and Email 940-205-5537
Legal Interest City of Roanoke		
Owner City of Roanoke	Address 500 S. Oak Street, Roanoke, Texas	Phone Number & Email 940-205-5537
Firm preparing Site Plan Package TNP inc	Address 3200 S. Interstate 35E, Suite 1129 Denton, Texas 76210	Phone Number 940-205-5537
		Email ccabre@tnpinc.com
Location of Property Corner of Hwy 377, Bowie Street, and I	Name of Addition/Subdivision Roanoke Parking Garage	Lot / Block 15R, 5
		Present Zoning HWY 377

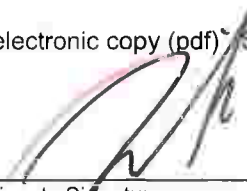
Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial	1	0.902
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

10/7/2025

Date

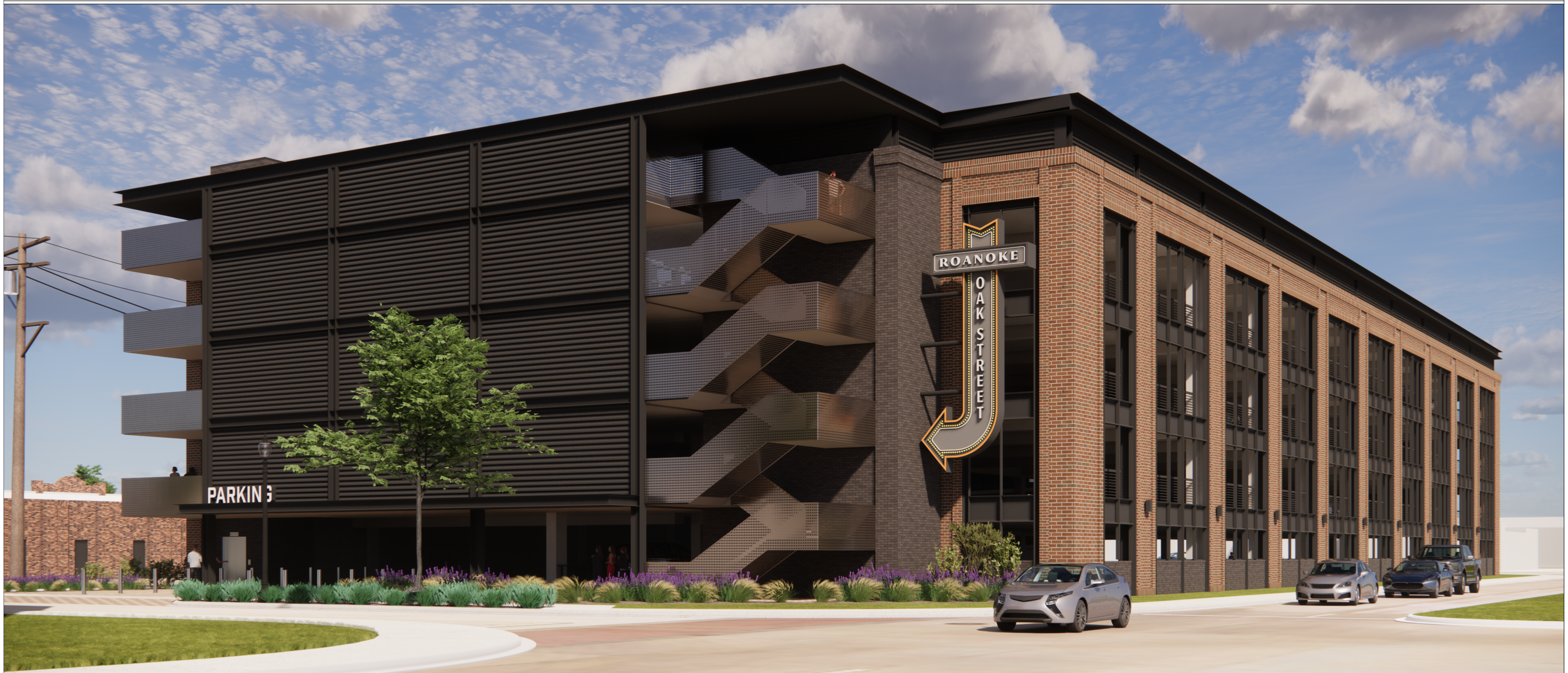
FOR OFFICE USE ONLY

Site Plan Fee	P&Z Meeting 10/20/2025	CC Meeting 10/28/2025	File for Record SP- 2025 - 08
---------------	---------------------------	--------------------------	----------------------------------

07/20/2023



ROANOKE MAIN STREET PARKING GARAGE



ISSUE DATES

09.23.2025 ISSUE FOR BID / PERMIT

PROJECT DIRECTORY

OWNER

CITY OF ROANOKE
500 S OAK STREET
ROANOKE, TX 76262
TEL 817.491.2411

CONTACT: CODY PETREE
EMAIL: CPETREE@ROANOKETEXAS.COM

ARCHITECT

GFF ARCHITECTS
3030 NOWIZKI WAY STE. 400
DALLAS, TX 75201
TEL 214.303.1500

CONTACT: GARRETT BARKE
EMAIL: GARRETT.BARKER@

**CONSTRUCTION MANAGER
(OWNER'S DIRECT CONSULTANT)**

GALLAGHER CONSTRUCTION
3501 TOKEN DR #100
RICHARDSON, TX 75082
TEL 972.633.0564

CONTACT: LANCE AARON
EMAIL: LANCE.AARON@GALLAGHERTX.COM

LANDSCAPE ARCHITECT
LAND DESIGN
5217 ALPHA RD SUITE 140
DALLAS, TX 75240
TEL 580.380.0630

CONTACT: MATT VINTEN
EMAIL: MVINTEN@LANDDESIGN.COM

STRUCTURAL ENGINEER

OLER SENITZ
2175 E STONE RD
WYLIE, TX 75098
TEL 214.498.4161

EMAIL: DAVID@OLERSENITZ.COM

CIVIL ENGINEER
TNP, INC.
5237 N RIVERSIDE DR #100
FORT WORTH, TX 76137
TEL 817.336.5773

CONTACT: CARLOS CABRE
EMAIL: CCABRE@TNPINC.COM

MEP ENGINEER

TELIO CORPORATION
146 PAYNE ST
DALLAS, TX 75207
TEL 214.744.6199

EMAIL: RIRWIN@TELIOSPC.COM

ENVIRONMENTAL GRAPHICS
RSM DESIGN
408 W EIGHTH ST #201
DALLAS, TX 75208
TEL 972.974.3690

CONTACT: PAIGE TERREL
EMAIL: PAIGE.T@RSMDESIGN.COM

BID ALTERNATES

ALTERNATE #1:
PROVIDE VEHICULAR TRAFFIC COATING AT LEVEL 5 AND LEVEL 4 RAMP AREAS AS SHOWN IN DRAWINGS.

ALTERNATE #2:
PROVIDE STANDARD GRAY CMU IN LIEU OF BURNISHED CMU AT LOCATIONS EXPOSED TO VIEW.

ALTERNATE #3:
PROVIDE PARKING CONTROL EQUIPMENT AT PARKING GARAGE ENTRIES AS WELL AS REMOTE PAYMENT KIOSKS ON LEVEL 1 AS SHOWN IN DRAWINGS.



PROXIMITY MAP

ROANOKE MAIN STREET PARKING GARAGE

102 SOUTH US 377
ROANOKE, TX 76262

[illegible]

hor
JC, HA, NM, NH
rover

NM, NH

REGISTERED ARCHITECT
GARRETT N. BARKER
27836
STATE OF TEXAS

09-25-25

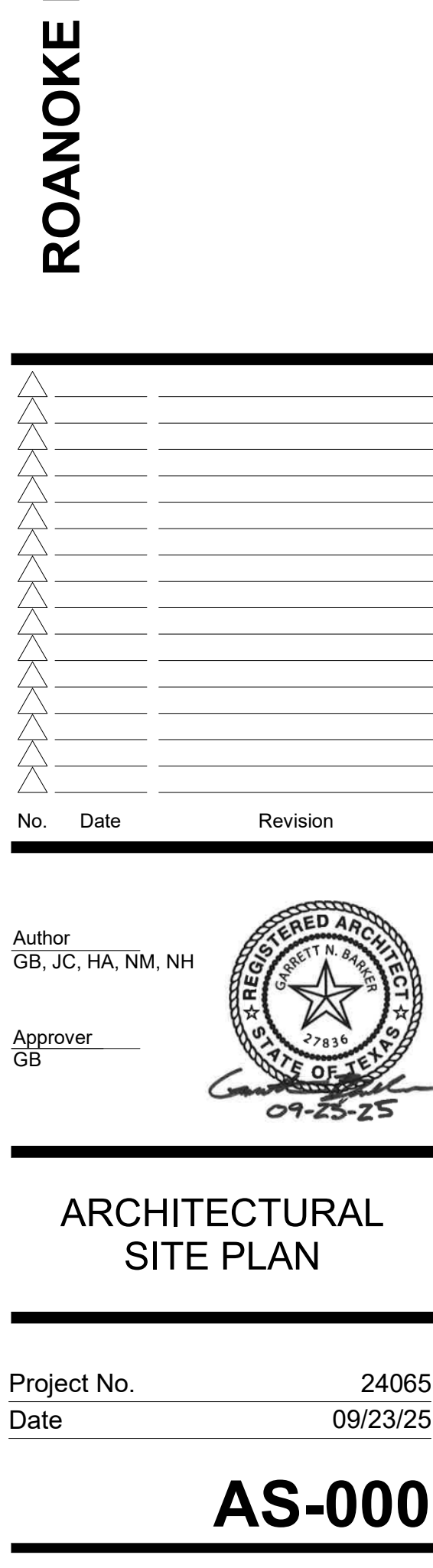
OVER SHEET

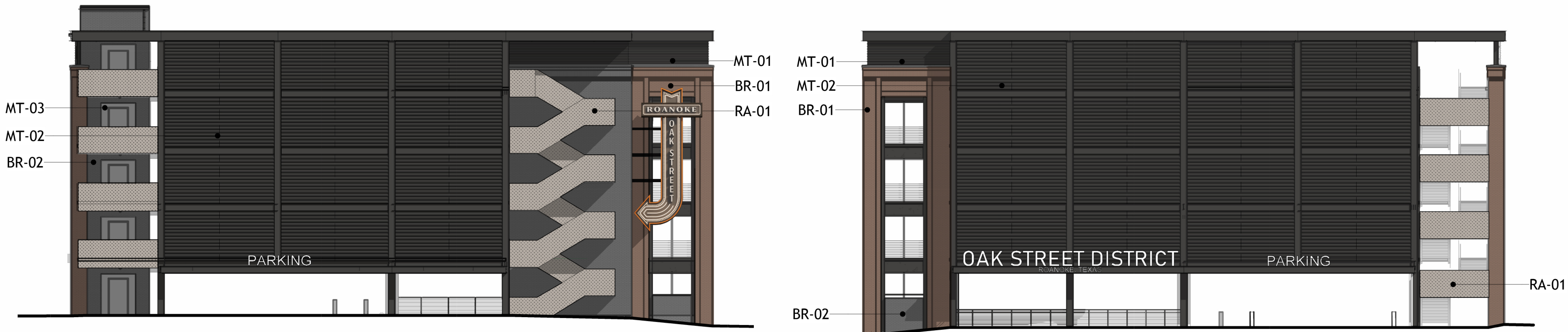
Project No.	24065
Date	09/23/25

G-000

DISCLAIMER: RENDERING ON THIS SHEET MAY NOT REPRESENT THE MOST CURRENT DESIGN

Copyright 2025





4 EXTERIOR ELEVATION - OVERALL (NORTH)

1/16" = 1'-0"

MASONRY

BR-01 FACE BRICK
PERCENTAGE OF TOTAL MATERIAL: 8.2%
BR-02 FACE BRICK
PERCENTAGE OF TOTAL MATERIAL: 14.8%

METAL

MT-01 FORMED METAL WALL PANEL
PERCENTAGE OF TOTAL MATERIAL: 3%
MT-02 FORMED METAL WALL PANEL
PERCENTAGE OF TOTAL MATERIAL: 38.8%
MT-03 FORMED METAL WALL PANEL
PERCENTAGE OF TOTAL MATERIAL: 2.9%
ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
PERCENTAGE OF TOTAL MATERIAL: 17.9%

RAILING

RA-01 PERFORATED METAL RAILING
PERCENTAGE OF TOTAL MATERIAL: 14.5%

3 EXTERIOR ELEVATION - OVERALL (SOUTH)

1/16" = 1'-0"

MASONRY

BR-01 FACE BRICK
PERCENTAGE OF TOTAL MATERIAL: 11.5%
BR-02 FACE BRICK
PERCENTAGE OF TOTAL MATERIAL: <1%

METAL

MT-01 FORMED METAL WALL PANEL
PERCENTAGE OF TOTAL MATERIAL: 1.4%
MT-02 FORMED METAL WALL PANEL
PERCENTAGE OF TOTAL MATERIAL: 57.5%
ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
PERCENTAGE OF TOTAL MATERIAL: 23.9%

RAILING

RA-01 PERFORATED METAL RAILING
PERCENTAGE OF TOTAL MATERIAL: 4.9%



2 EXTERIOR ELEVATION - OVERALL (WEST)

1/16" = 1'-0"

MASONRY

BR-01 FACE BRICK
PERCENTAGE OF TOTAL MATERIAL: 44.8%
BR-02 FACE BRICK
PERCENTAGE OF TOTAL MATERIAL: 16.1%

METAL

MT-01 FORMED METAL WALL PANEL
PERCENTAGE OF TOTAL MATERIAL: 12.4%
ARCHITECTURALLY EXPRESSED STRUCTURAL STEEL
PERCENTAGE OF TOTAL MATERIAL: 23.9%

RAILING

RA-01 PERFORATED METAL RAILING
PERCENTAGE OF TOTAL MATERIAL: 2.5%



1 EXTERIOR ELEVATION - OVERALL (EAST)

1/16" = 1'-0"

MASONRY

BR-01 FACE BRICK
PERCENTAGE OF TOTAL MATERIAL: 30%
BR-02 FACE BRICK
PERCENTAGE OF TOTAL MATERIAL: 55%

METAL

MT-01 FORMED METAL WALL PANEL
PERCENTAGE OF TOTAL MATERIAL: 8.6%
ARCHITECTURALLY EXPRESSED STRUCTURAL STEEL
PERCENTAGE OF TOTAL MATERIAL: 4.4%

RAILING

RA-01 PERFORATED METAL RAILING
PERCENTAGE OF TOTAL MATERIAL: 2%

EXTERIOR MATERIALS LEGEND	
MASONRY	DESCRIPTION
	C-NOMINAL FACE BRICK MARK: BR-01 MFR: INTERSTATE BRICK (REP: BLACKSON BRICK) SIZE: MODULAR COLOR: WALNUT MORTAR: SPECTRUM CEMENTS: EL BRIDGE BUET USE: AS BLDG. BRICK FIELD VENEER AS INDICATED
	C-NOMINAL FACE BRICK MARK: BR-02 MFR: CLOUD CERAMICS (REP: BLACKSON BRICK) SIZE: MODULAR COLOR: MIDNIGHT TEXTURE VELOUR MORTAR: SPECTRUM CEMENTS: LIGHT BLACK USE: AS BLDG. BRICK ACCENT VENEER AS INDICATED
	C-NOMINAL CONCRETE MASONRY UNIT MARK: CMU-01 MFR: AUSTIN BLOCK SIZE: 8" COLOR: ASH
	PRECAST CONCRETE COPING MARK: PC-01 MFR: STEPSTONE, LLC COLOR: FRENCH GRAY #504 FINISH: BROOM
	PRECAST CONCRETE THRESHOLDS MARK: PC-02 MFR: STEPSTONE, LLC COLOR: PORCELAIN #513 FINISH: BROOM DETECTABLE WARNING STRIPE: WHITE
METAL	DESCRIPTION
	FORMED METAL WALL PANEL MARK: MT-01 MFR: CENTRIA STYLE: ECOSCREEN, STYLE-RB 10% PERFORATION COLOR: DARK BRONZE
	FORMED METAL LOUVERS MARK: MT-02 MFR: CENTRIA STYLE: PROFILE SERIES LOUVERS, STYLE-RB COLOR: DARK BRONZE
	STAINLESS STEEL WALL PANEL MARK: MT-03 MFR: AMERGLAD STYLE: AG-0001P COLOR: STAINLESS STEEL
RAILING	DESCRIPTION
	PERFORATED METAL RAILING MARK: RA-01 MFR: VIVA RAILINGS STYLE: STRUC PATTERN: PF-11 HEXAL COLOR: C-105 TITANIUM
PAINT	DESCRIPTION
	EXTERIOR PAINT MARK: T-01 MFR: SHERWIN WILLIAMS SHEEN: SEMI-GLOSS COLOR: SW7099 - IRON ORE COMMENT: APPLIES TO ALL EXPOSED STEEL
NOTES - ELEVATION	
1. DIAGRAMMATIC MATERIAL SYMBOLS ON ELEVATIONS INDICATE THE EXTENT OF MATERIAL ONLY. 2. PROVIDE CONTROL AND/OR EXPANSION JOINTS PER MANUFACTURER'S RECOMMENDATIONS OR AS INDICATED ON THE DRAWINGS. SUBMIT LAYOUT TO THE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. SPECIFIC CRITERIA FOR SPACING OF CONTROL JOINTS IN STUCCO AND MASONRY ARE CONTAINED IN THE SPECIFICATIONS.	

ROANOKE MAIN STREET PARKING GARAGE

102 SOUTH US 377
ROANOKE, TX 76262

Author
GB, JC, HA, NM, NH

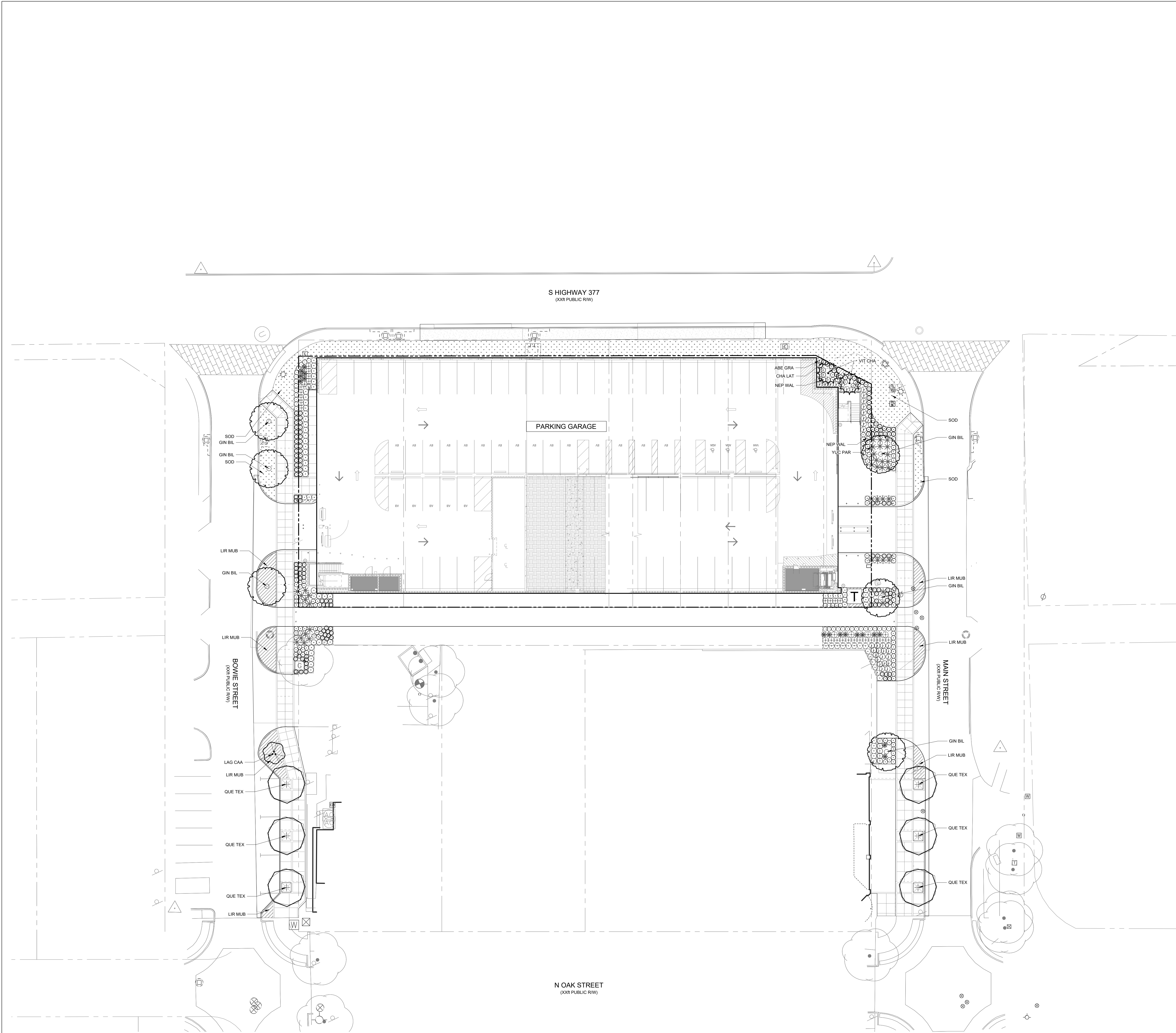
Approver
GB

REGISTERED ARCHITECT
STATE OF TEXAS
09-25-25

OVERALL
EXTERIOR
ELEVATIONS

Project No. 24065
Date 09/23/25

A-204



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	GIN BIL	Ginkgo Biloba 'Princeton Sentry' / Princeton Sentry Columnar Ginkgo
	QUE TEX	Quercus texana / Texas Red Oak
ORNAMENTAL TREES		
	LAG CAA	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle
	VIT CHA	Vitex agnus-castus / Chaste Tree
SHRUBS		
	ABE GRA	Abelia x grandiflora / Glossy Abelia
	HES PAY	Hesperaloe parviflora 'Yellow' / Yellow Yucca
	ILE COB	Ilex cornuta 'Burfordi Nana' / Dwarf Burford Holly
	LIG SIN	Ligustrum sinense 'Sunshine' / Sunshine Chinese Privet
	MAL DRU	Malvaviscus drummondii / Turk's Cap
	MYR CEP	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle
	NEP WAL	Nepeta x 'Walker's Low' / Walker's Low Catmint
	SAL GRE	Salvia greggii / Autumn Sage
	YUC PAR	Yucca parviflora / Red Yucca
GRASSES		
	CHA LAT	Chasmanthium latifolium / Northern Sea Oats
	MUH CAP	Muhlenbergia capillaris / Pink Muhly Grass
	MUH LIL	Muhlenbergia lindheimeri 'Lan' / Autumn Glow™ Lindheimer's Muhly
GROUND COVERS		
	SOD	Cynodon dactylon 'Tif 419' / BERMUDA GRASS
	LIR MUB	Liriope muscaris 'Big Blue' / Big Blue Lilyturf

Roanoke Main Street Parking Garage

102 SOUTH US 377
ROANOKE, TX 76262

No Date Revision

Drawn By

Reviewed By

PLANTING PLAN

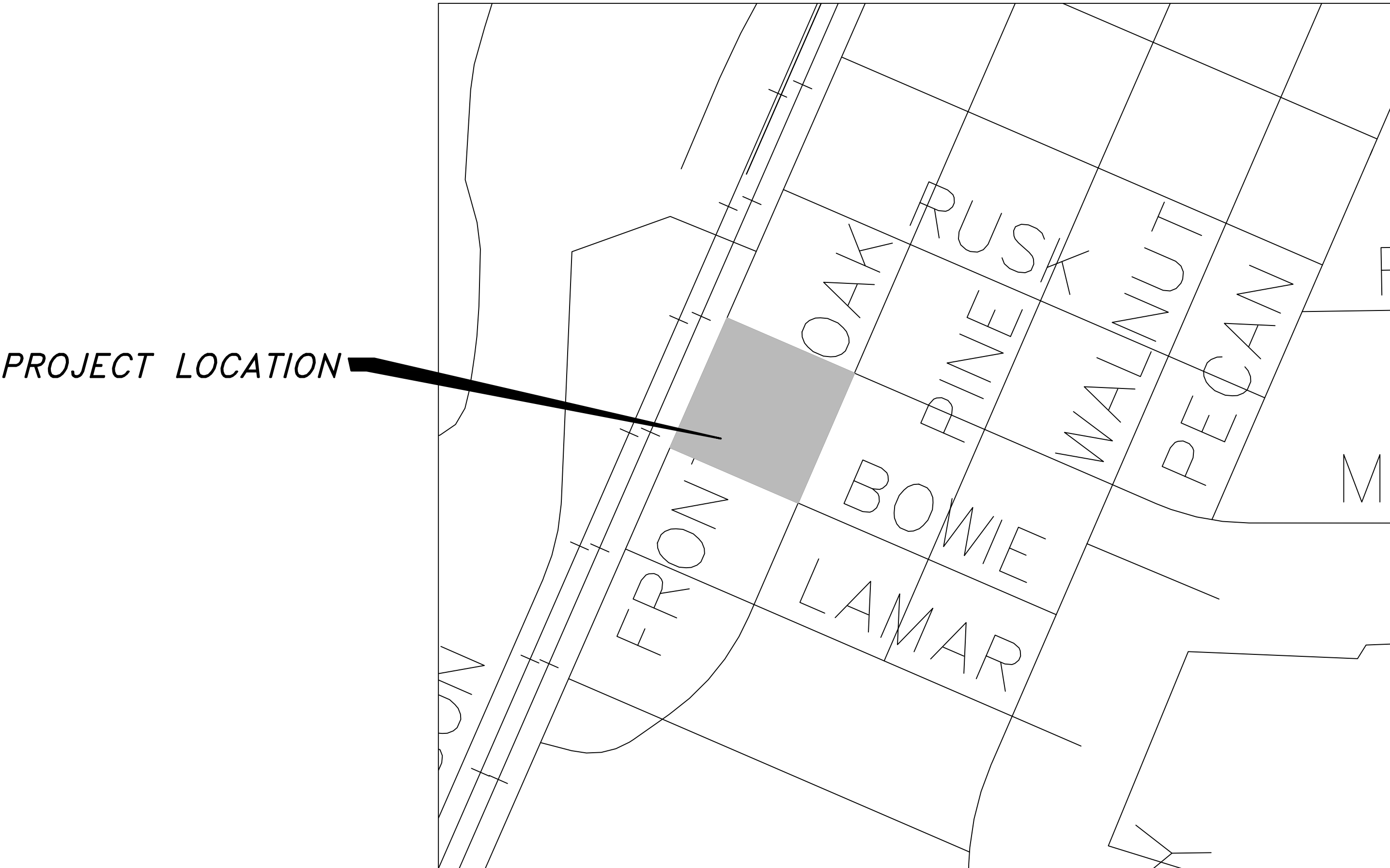
Project No. 8524054 (LD#) 24065
Date 09/23/25

L3.00



The City of Roanoke, Texas

Plans for the Construction of Water, Sanitary Sewer, Site, & Grading Improvements for Roanoke Main Street Parking Garage



PROJECT LOCATION

Location Map

N.T.S.

OWNER:

CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262

PREPARED BY:


teague nall & perkins
3200 S I35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
TBPE Registration No. F-230
www.tnpinc.com

September 23, 2025

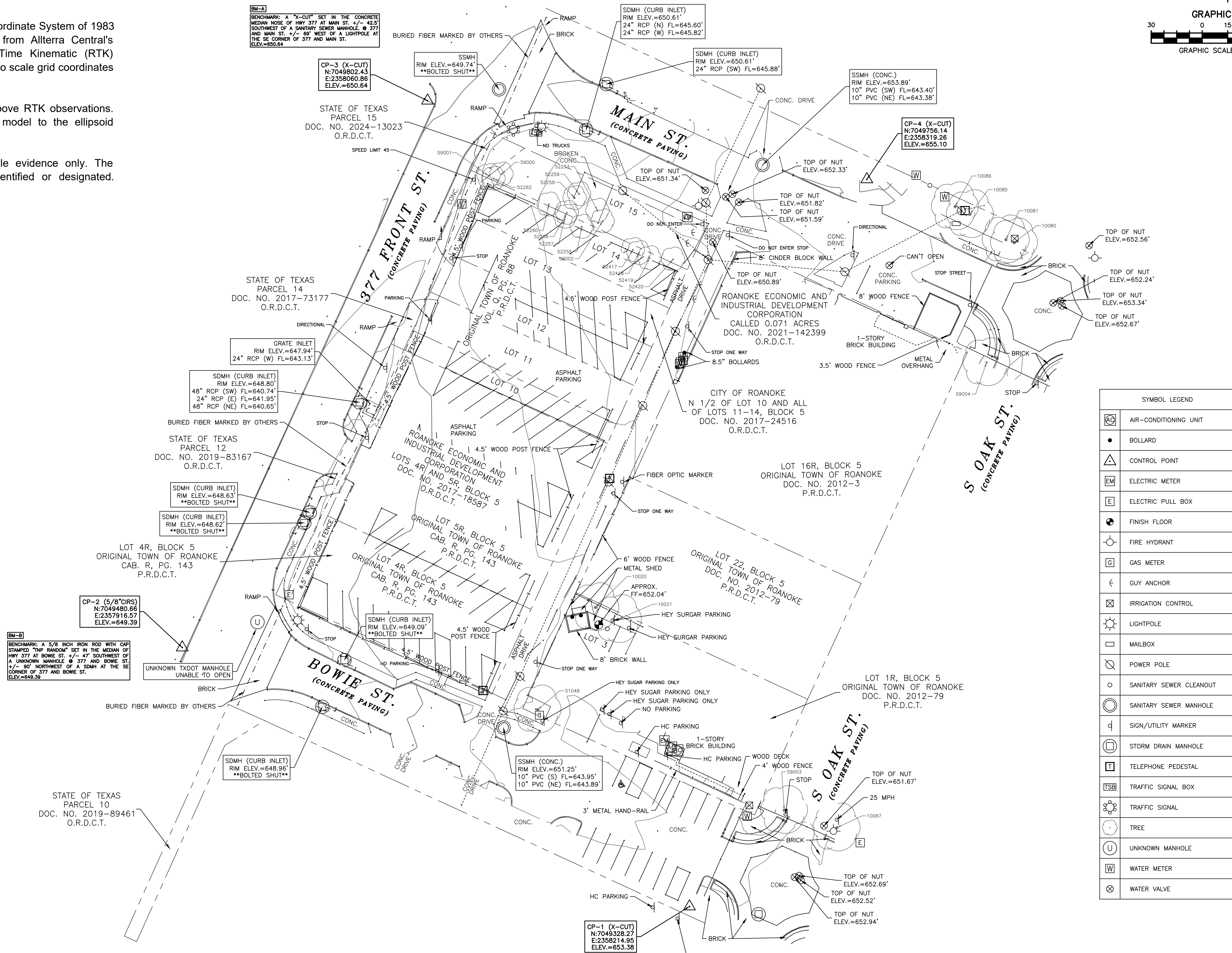
ISSUED NUMBER AND DATE			1	2	3	4	5
			9/23/2025				
NO.	SHEET	DESCRIPTION					
1	CP	COVER PAGE	X				
2	C0.00	SITE SURVEY	X				
3	C0.01	CONSTRUCTION REQUIREMENTS	X				
4	C1.00	DEMOLITION PLAN	X				
5	C2.00	EROSION CONTROL PLAN	X				
6	C3.00	SITE PLAN	X				
7	C4.00	DIMENSIONAL CONTROL PLAN	X				
8	C5.00	GRADING PLAN	X				
9	C6.00	PAVING PLAN	X				
10	C7.00	DRAINAGE AREA MAP - EXISTING	X				
11	C7.01	DRAINAGE AREA MAP - PROPOSED	X				
12	C7.02	STORM DRAIN PLAN	X				
13	C7.03	STORM DRAIN CALCULATIONS	X				
14	C8.00	WATER AND SANITARY SEWER PLAN	X				
15	C9.00	TXDOT STANDARD DETAILS	X				
16	C9.01	SITE DETAILS	X				
17	C9.02	PAVING DETAILS	X				
18	C9.03	SANITARY SEWER DETAILS	X				
19	C9.04	WATER UTILITY DETAILS	X				
20	C9.05	STORM DRAIN DETAILS	X				
21	C9.06	EROSION CONTROL DETAILS	X				

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00015063 was used to scale grid coordinates and distances to surface.

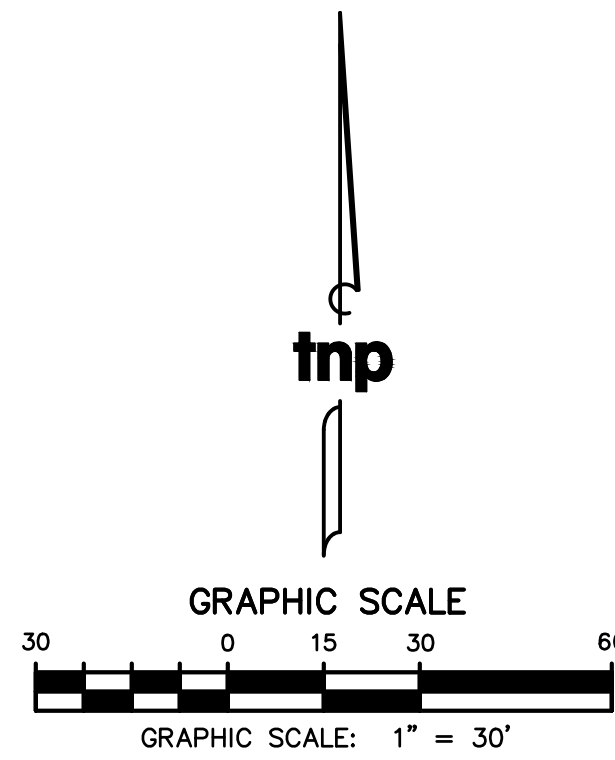
Utility information shown hereon represents above ground visible evidence only. The existence or location of underground utilities has not been identified or designated. Additional utilities may affect this tract that are not shown hereon.

A "X-CUT" SET IN THE CONCRETE MEDIAN NOSE OF HWY 377 AT MAIN ST. +/- 42.5' SOUTHWEST OF A SANITARY SEWER MANHOLE. @ 377 AND MAIN ST. +/- 69' WEST OF A LIGHTPOLE AT THE SE CORNER OF 377 AND MAIN ST.
ELEV.=650.64

A $\frac{5}{8}$ INCH IRON ROD WITH CAP STAMPED "TNP RANDOM"
SET IN THE MEDIAN OF HWY 377 AT BOWIE ST. +/- 47'
SOUTHWEST OF A UNKNOWN MANHOLE @ 377 AND BOWIE
ST. +/- 90' NORTHWEST OF A SDMH AT THE SE
CORNER OF 377 AND BOWIE ST.
ELEV.=649.39



SYMBOL LEGEND	
	AIR-CONDITIONING UNIT
	BOLLARD
	CONTROL POINT
	ELECTRIC METER
	ELECTRIC PULL BOX
	FINISH FLOOR
	FIRE HYDRANT
	GAS METER
	GUY ANCHOR
	IRRIGATION CONTROL
	LIGHTPOLE
	MAILBOX
	POWER POLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SIGN/UTILITY MARKER
	STORM DRAIN MANHOLE
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL
	TREE
	UNKNOWN MANHOLE
	WATER METER
	WATER VALVE





A. Requirements and Conditions prior to commencing Construction:

1. Approval of all permits.
 2. Completion of pre-construction conference conducted by the Director of Public Works or a designated representative.
- NOTE: A written request to schedule a pre-construction conference must be made to the Public Works Department a minimum of five (5) working days in advance of the requested meeting date.
3. Submittal of two (2) copies of concrete mix design (as determined by an approved independent laboratory or certified testing company) to the Director of Public Works.
 4. Notification to the assigned Construction Inspector two (2) working days prior to beginning any construction.
 5. Submittal to the Public Works Department of any additional Right-of-Way or Easements documents dedicated to the City by separate instrument (including legal description and an exhibit showing the metes and bounds on a plan view detail) on a form acceptable to the City, along with a check made payable to the City of Roanoke for applicable recording fees.
 6. File Notice of Intent as required by the U.S. Environmental Protection Agency for Storm Water Pollution Control and provide a copy to the Director of Public Works.
 7. Provide the City with video of adjacent streets and any other infrastructure.
 8. Submittal of insurance and bonds to the Public Works Director.

B. Requirements during Construction:

1. Working Hours:
- a. Standard daylight hours shall be defined as the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction equipment or machinery shall be operated before or after standard daylight hours and within one thousand (1000) feet of any residence. Work on Sundays or legal holidays as shown in section B.ii.2; shall not be done without the written consent of the Director of Public Works except for work done in connection with the care, maintenance or protection of equipment or already completed work or to correct conditions that are unsafe to the public.

II. Construction Requirements

Page 1



- Exceptions:
- i. Concrete placement work shall be scheduled so that all pouring and finishing shall be completed during standard daylight hours, except as approved by the Public Works Department. When working under emergency conditions, or when work must be concluded under artificial lighting, lighting shall be erected and directed so that it shall not shine upon any residence or create a visual traffic hazard.
 - ii. Standard traffic congestion areas will require modified standard work hours to be enforced where street blockages, traffic flow, channeling of traffic and/or flagmen are required. The contractor will be notified of these areas during the pre-construction conference. The City has the right to stop any work that requires lane closures.
- 1) Saturday work and prior approved Sunday and holiday work, shall be considered as overtime with inspection fees charged accordingly.
 - 2) The following holidays are to be observed and construction is not to be undertaken unless prior approval is received from the Director of Public Works:
 - New Year's Day
 - Good Friday
 - Memorial Day
 - Independence Day
 - Thanks Giving Day and the following Friday
 - Christmas Eve Day and Christmas Day
 - Martin Luther King Day
 - President's Day
 - Labor Day
 - Veteran's Day
- The contractor shall possess one (1) copy of each approved construction permit pertaining to a project, one (1) set of approved construction drawings, (1) set of the Storm Water Pollution Prevention Plan, and have one set of each document available on the project site.
- Each contractor or subcontractor must possess a stamped approved set of engineering plans pertaining to the contractor's phase of work at the project site.
- One (1) copy of the pre-construction conference form must be in possession on the project site for emergency contacts, and must include at least one (1) 24 hour project representative contact.
- One (1) copy of the City water meter deposit receipt must be on file when construction of the project requires metered water.
- Sanitary facilities shall be provided on project site.

II. Construction Requirements

Page 2



7. The contractor shall comply with all of the City's ordinances and State Laws.
8. No tracked equipment shall be used on the streets of the City of Roanoke. Vehicles with steel lugs and/or plates shall not be operated on the streets of the City of Roanoke. Where such machinery must be used for construction, the contractor shall use timbers, tires, or mounded earth over the paving surface to protect the pavement. Where such machinery must be loaded or unloaded from proper carrier vehicles, timbers, tires, or mounded earth shall be used to protect the paving, and curbs. The general contractor shall be responsible for any damage from operation of a tracked vehicle on the project with the damage being repaired to the satisfaction of the Director of Public Works and/or designated representative, before acceptance of the project.
9. No construction shall continue on property that is or becomes the subject of a City initiated condemnation proceeding unless the construction is continued in conformance with approved engineering plans reflecting the post-condemnation condition of the property as set forth in the condemnation petition.
10. All contractors working within the City right-of-way must comply with the latest edition of the Texas Manual of Uniform Traffic Control Devices (TMUTCD).

C. Requirements and Conditions for Final Acceptance of the Projects:

1. All sidewalks, sodding, seeding, screening walls, fences and all required appearances must be constructed as required by the approved construction plans along with replacement of any traffic (lane divider) buttons and/or paving striping and any pavement damaged during the construction activities before scheduling any final inspections. Final inspection and re-inspection of any corrections of construction shall be requested in writing five (5) days prior to the requested date to the Public Works Department.
2. All fees and assessments due to the City of Roanoke must be paid in full, inclusive but not necessarily conclusive of the following:
 - a. Water bacteriological testing fees
 - b. Construction inspection fees
 - c. Construction inspection overtime fees
 - d. Metered City water fees
3. Original two year maintenance bond(s) shall be furnished by the developer on the insuring company's form. The bond shall be dated to begin from the date of acceptance of the project by the City. The maintenance bond shall come from an approved surety company holding a permit from the State of Texas to act as surety and acceptable according to the latest list of companies holding certificates of approval from the State Board of Insurance under 7.194 of the Texas Insurance Code. Maintenance bonds for projects are to be ten percent (10%) of the total contract amount for the facilities to be

II. Construction Requirements

Page 3



accepted and maintained by the City. These facilities include water, sanitary sewer, paving and drainage improvements within right-of-way and easement dedication to the City.

4. "As-Built" Drawings: The contractor shall be responsible for providing "As-Built" drawings to the City of Roanoke Public Works Department for the project. "As-Built" drawings shall be 22"x 34" in size and shall consist of one (1) Revised Engineering Drawing set, and one (1) compact disc set in AutoCAD and/or PDF format. Included in these drawings should be a copy of the plat, water, sanitary sewer, and storm sewer systems (in plan view only). Raster files and other file formats are not acceptable. The City will not accept marked up field drawings from a contractor, owner or engineer. All revisions must be made in the original CAD drawing and must be legible.
5. Final acceptance of development will be completed within ten (10) business days after receipt of all required submittals.

D. Repairs and Adjustments necessitated during the effective Maintenance Bond Period:

1. The City will notify the owner or developer when a repair is required within the two (2) year period.
2. Repairs or adjustments shall commence within ten (10) calendar days following notification from the Public Works Department. Emergency situations shall be responded to immediately.
 - a. City Forces will make repairs in emergency situations if the contractor cannot respond in an acceptable period of time. The contractor/bonding company will be charged for all costs associated with such repairs made by the City forces.
 - b. If the contractor does not make payment or make arrangement of payment within thirty (30) calendar days, the City will notify the bonding company.
3. If the contractor does not start the repairs within the designated time frame, the City will facilitate the repairs.
4. Repairs or adjustments will be inspected, and inspection overtime provisions will apply, if applicable.
5. Repairs or adjustments will meet the specifications in force during the initial construction period.

II. Construction Requirements

Page 4



Roanoke Main Street Parking Garage

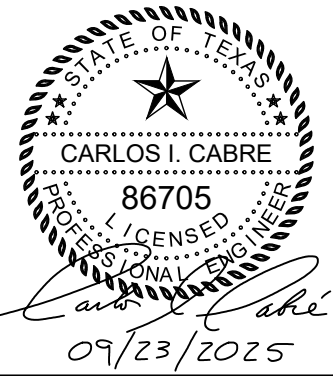
102 SOUTH US 377
ROANOKE, TX 76262

GFF design

No.	Date	Revision
-----	------	----------

Drawn By

Reviewed By



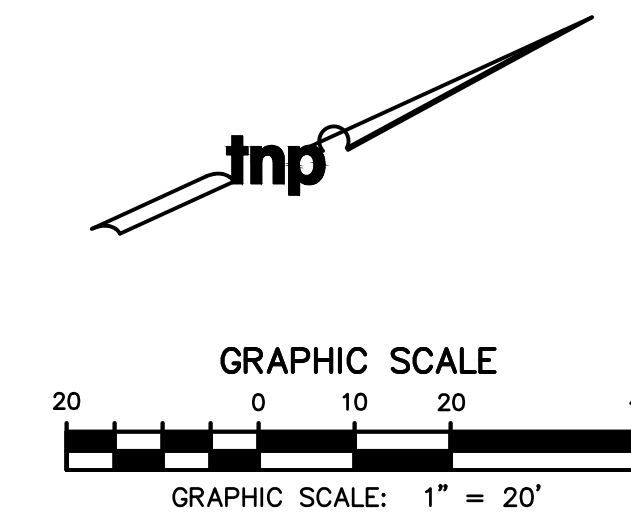
COSTRUCTION REQUIREMENTS

Project No. 24065
Date 09/23/25

Date 09/23/25

CO.01

TNP PROJ. NO. GFN24328
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381
GBPE No. PEF007431; TBAE No. BR 2673



1. CONTRACTOR TO COORDINATE REMOVAL OF MISCELLANEOUS ITEMS WITH OWNER.
2. REFER TO MEP PLANS FOR THE RELOCATION OF LIGHTS AND UTILITY SERVICES.
3. CONTRACTOR SHALL NOTIFY ARCHITECT ABOUT EXISTING ITEMS LOCATED AT SITE AND NOT IDENTIFIED IN PLANS.
4. ALL PHASING AND METHOD OF DEMOLITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. REFERENCE ARCHITECT PLANS FOR ADDITIONAL DEMOLITION SCOPE

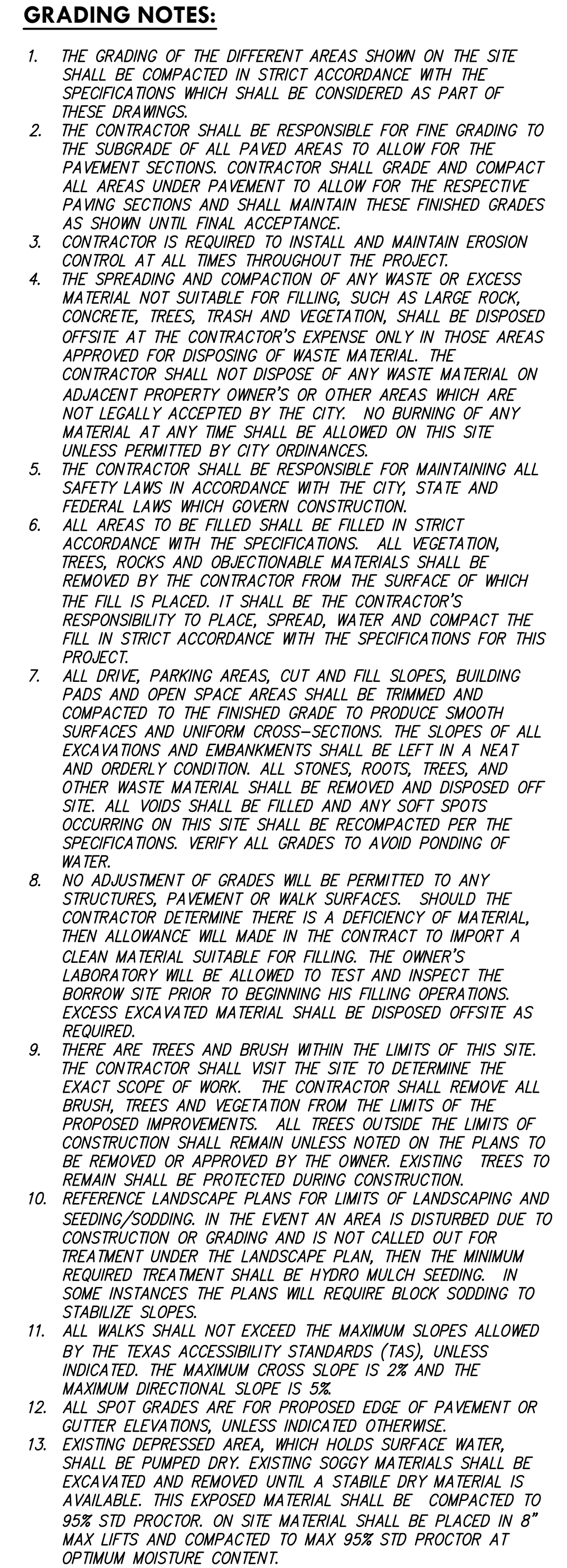
DEMOLITION LEGEND

	CONCRETE PAVEMENT REMOVAL
	ASPHALT PAVEMENT REMOVAL
	REMOVE EXISTING FEATURES AND UTILITIES
	REMOVE EXISTING STRIPING
	TREE AND SHRUB REMOVAL

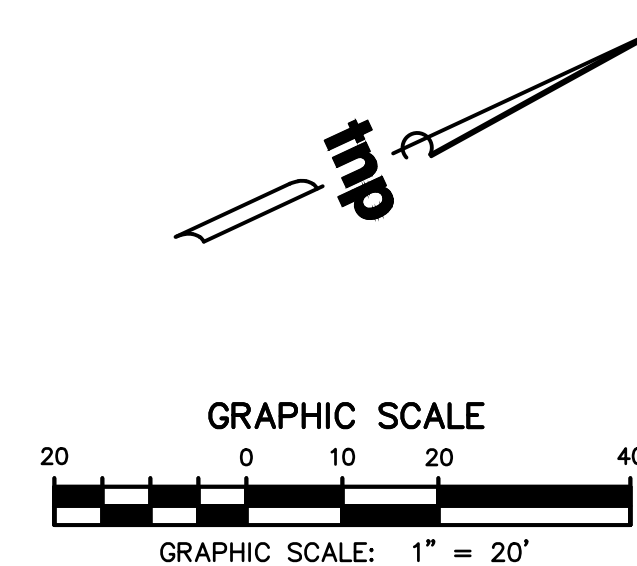
No.	Date	Revision

C1.00



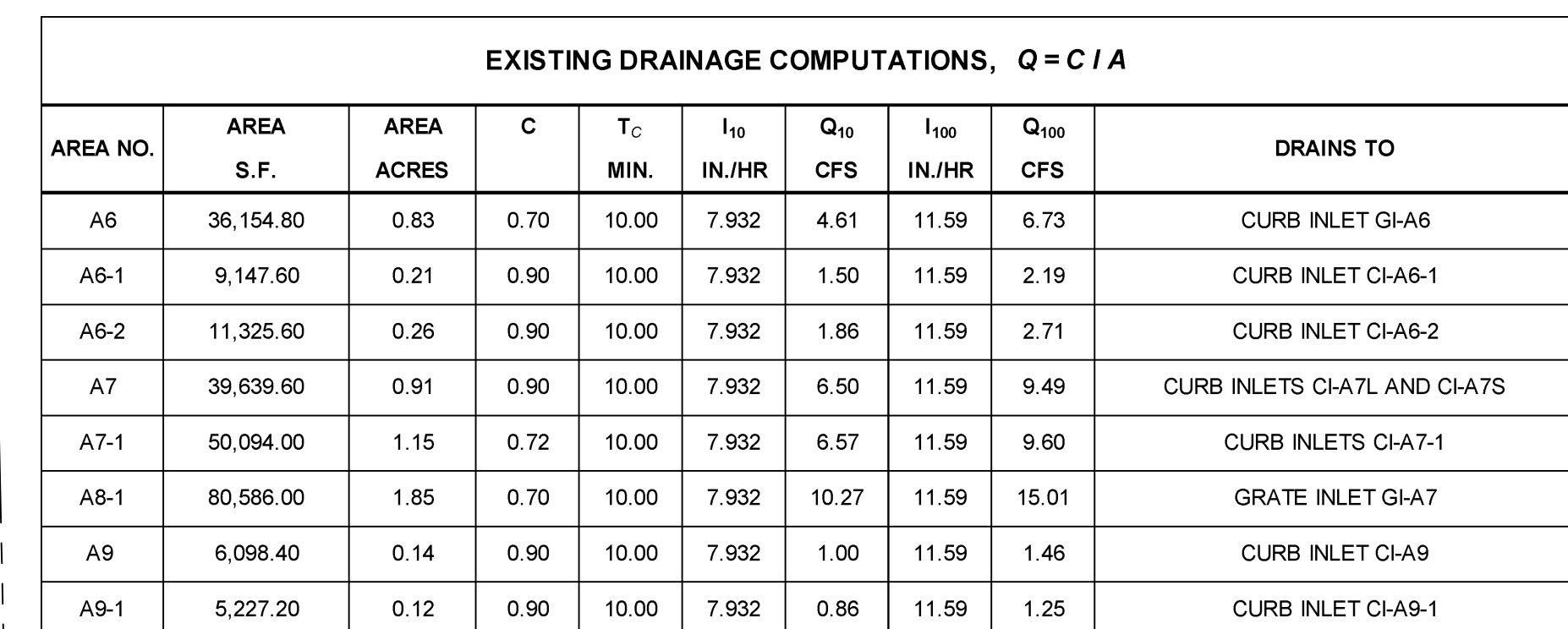


LEGEND	
<u>79.20</u>	EXISTING SPOT ELEVATION
<u>79.20</u>	PROPOSED SPOT ELEVATION
5%	PROPOSED PERCENT OF GRADE
<u>6.55</u>	PROPOSED CONTOUR
6.33	EXISTING CONTOUR
— — — —	GRADE BREAK/RIDGE LINE



GRADING PLAN

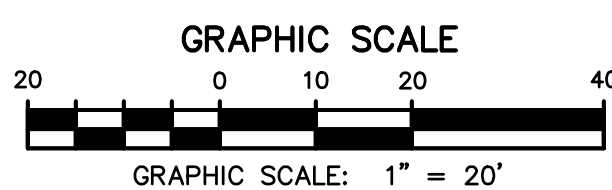
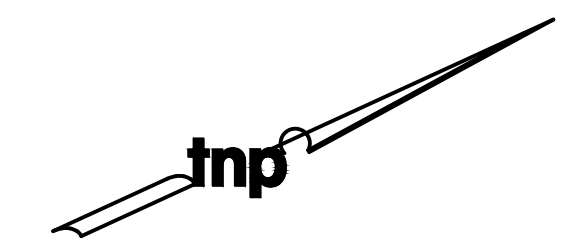
C5.00





1. ALL DIMENSIONS ARE TO FACE OF BUILDING.
2. SANITARY SEWER AND STORM LINE CROSSINGS ARE INDICATED ON THE UTILITY PLAN.
3. REFER TO THE GRADING PLAN FOR THE FINISH FLOOR ELEVATIONS AND THE PERIMETER GRADES.
4. ALL STORM DRAIN LINES ARE TO BE HDPE/RCP UNLESS OTHERWISE NOTED.
5. REFER TO THE ARCHITECT'S PLANS FOR THE EXACT LOCATIONS OF THE DOWN SPOUTS. REFER TO THE MEP PLANS FOR THE EXACT LOCATIONS OF THE ROOF DRAINS.
6. CONTRACTOR SHALL UTILIZE NECESSARY MEASURES, INCLUDING TEMPORARY PUMPING IN THE ORDER TO DRAIN STORM WATER OFFSITE UNTIL THE PUBLIC DRAINAGE IMPROVEMENTS ARE INSTALLED AND OPERATIONAL.

1. HDPE SHALL BE HEAVY WALL MEETING THE REQUIREMENTS OF AASHTO M294 AND ASTM F477. HDPE SHALL BE ADS N-12 OR EQUAL, CORRUGATED EXTERIOR W/SMOOTH LINED INTERIOR.
2. ALL PIPE, COUPLINGS, TEES, & BENDS SHALL BE HDPE WATERTIGHT SEWER GRADE GASKETED FITTINGS.



TNP PROJ. NO. GFN24328
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381
GBPE No. PEF007431; TBAE No. BR 2673

Roanoke Main Street Parking Garage

**102 SOUTH US 377
ROANOKE, TX 76262**



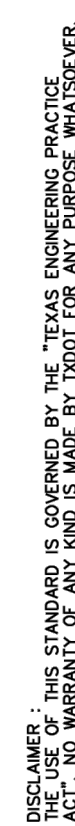
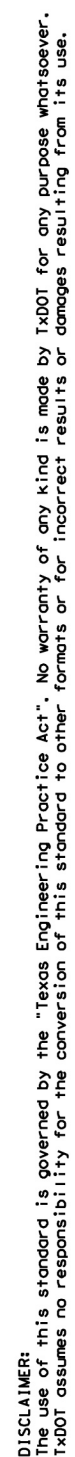
GFF design

STORM DRAIN PLAN



Project No. 2406
Date 09/23/2017

C7.02



GENERAL NOTES:

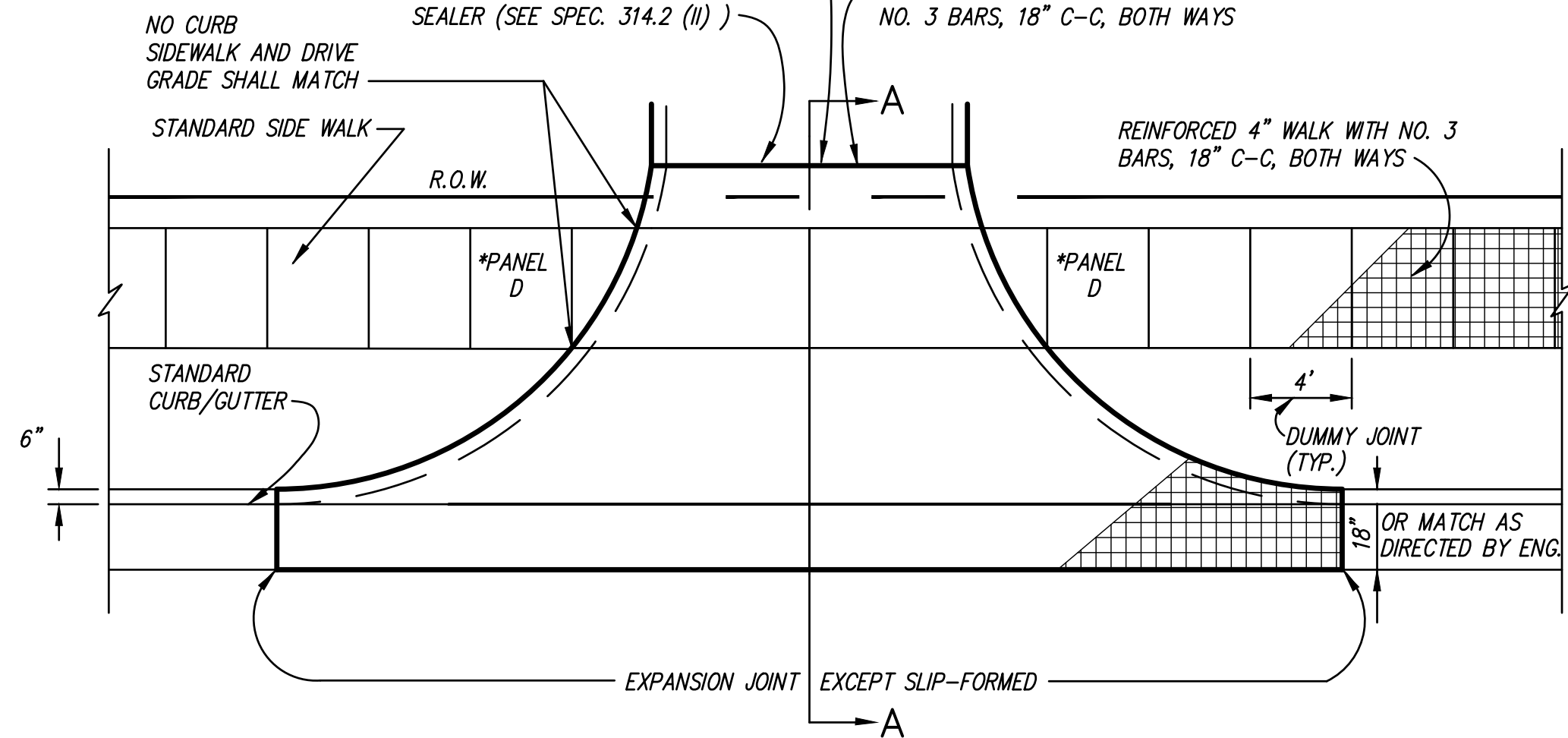
1. FOR DEFORMED BAR SPLICES, LAP BARS 40 DIAMETERS AND TIE.
2. FOR DRIVE APPROACHES, AND WALK USE NO. 3 @ 18" C-C BOTH WAYS.

NOTE:

PROVIDE EXPANSION JOINT ONLY IF CONNECTING TO EXIST. CONC. DRIVE. EXPANSION JOINT SILICONE TYPE JOINT SEALER (SEE SPEC. 314.2 (II)).

* PANEL D ON EACH SIDE OF DRIVEWAY IS RAMPED-UP FROM LOWERED SIDEWALK SECTION THROUGH DRIVEWAY THROAT TO MATCH GRADE OF ADJOINING SIDEWALK.

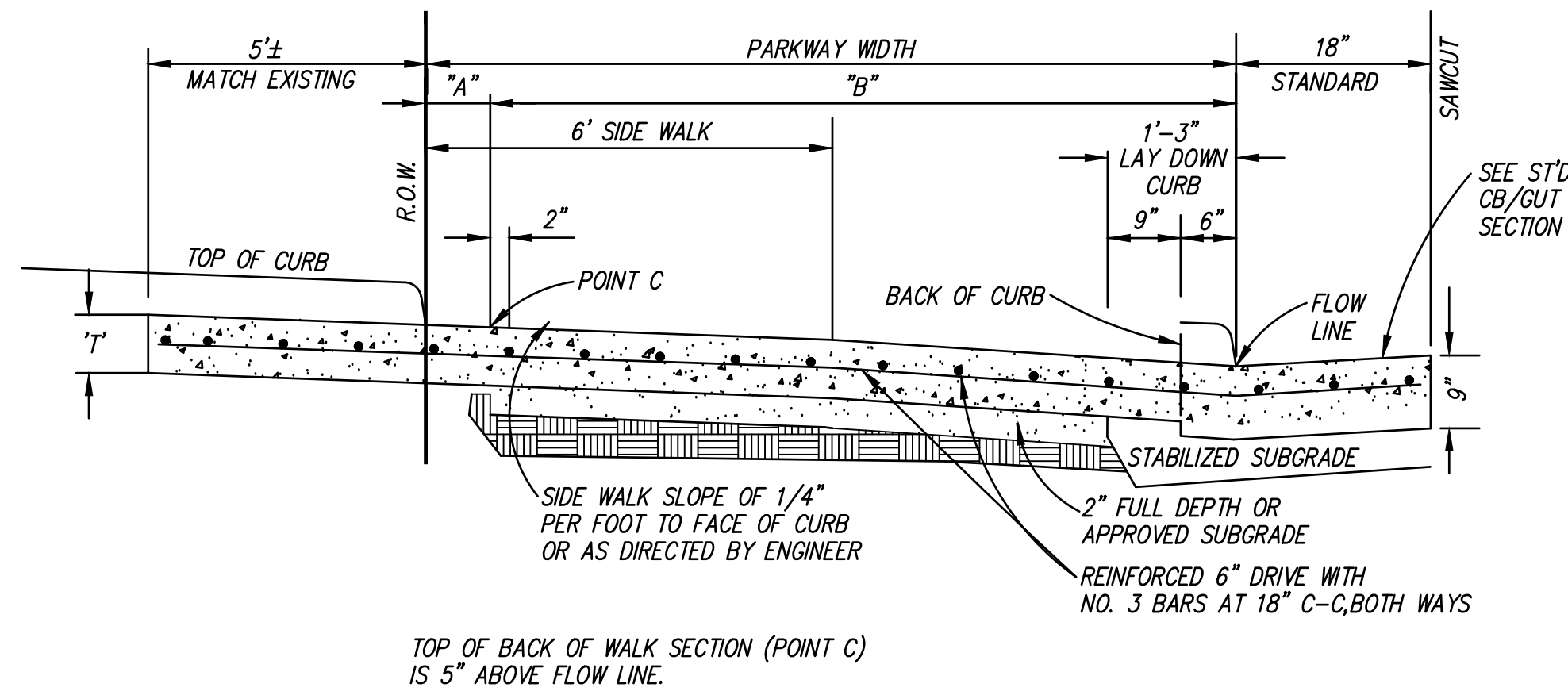
REINFORCED 6" DRIVE WITH NO. 3 BARS, 18" C-C, BOTH WAYS



NOTE:

1. EXIST. CURB AND GUTTER, IF ANY, MUST BE SAWED AS DIRECTED BY THE ENGINEER.
2. NO. 3 BARS 12" C-C TO BE DOWELED INTO EXIST. CONC. MINIMUM 12"
3. DUMMY JOINT IN RAMP OPTIONAL IN 11'-0" DRIVE WAY ONLY
4. 30" RADIUS TANGENT TO CURB @ SCHOOL PROPERTY

PLAN VIEW



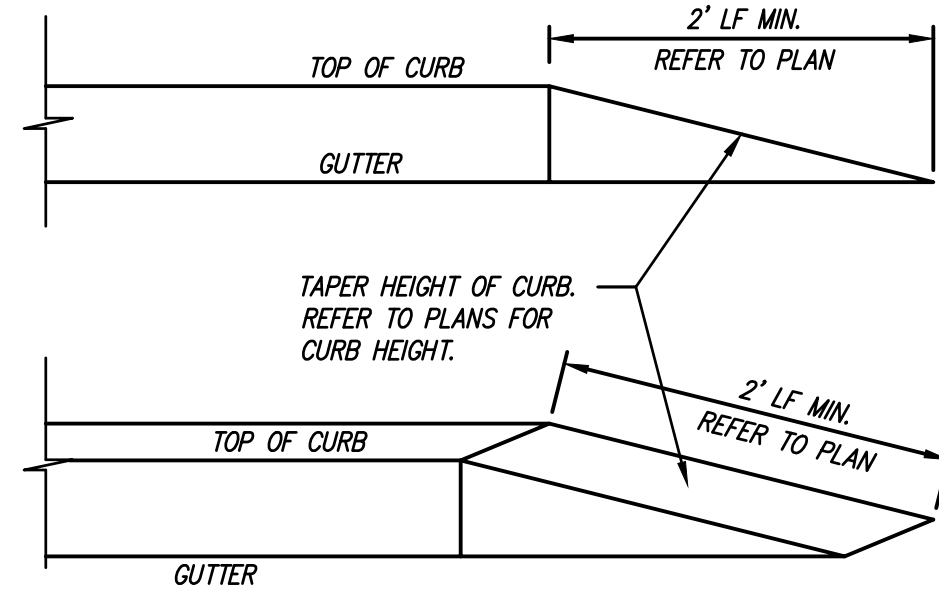
SECTION A-A

	PARKWAY WIDTH	"A"	"B"
USE	10'	1'	9'
	11',12',13',14'	2' TO 5'	9'
	15',16',17',18',19'	3' TO 7'	12'
	20',21',22'	5' TO 7'	15'

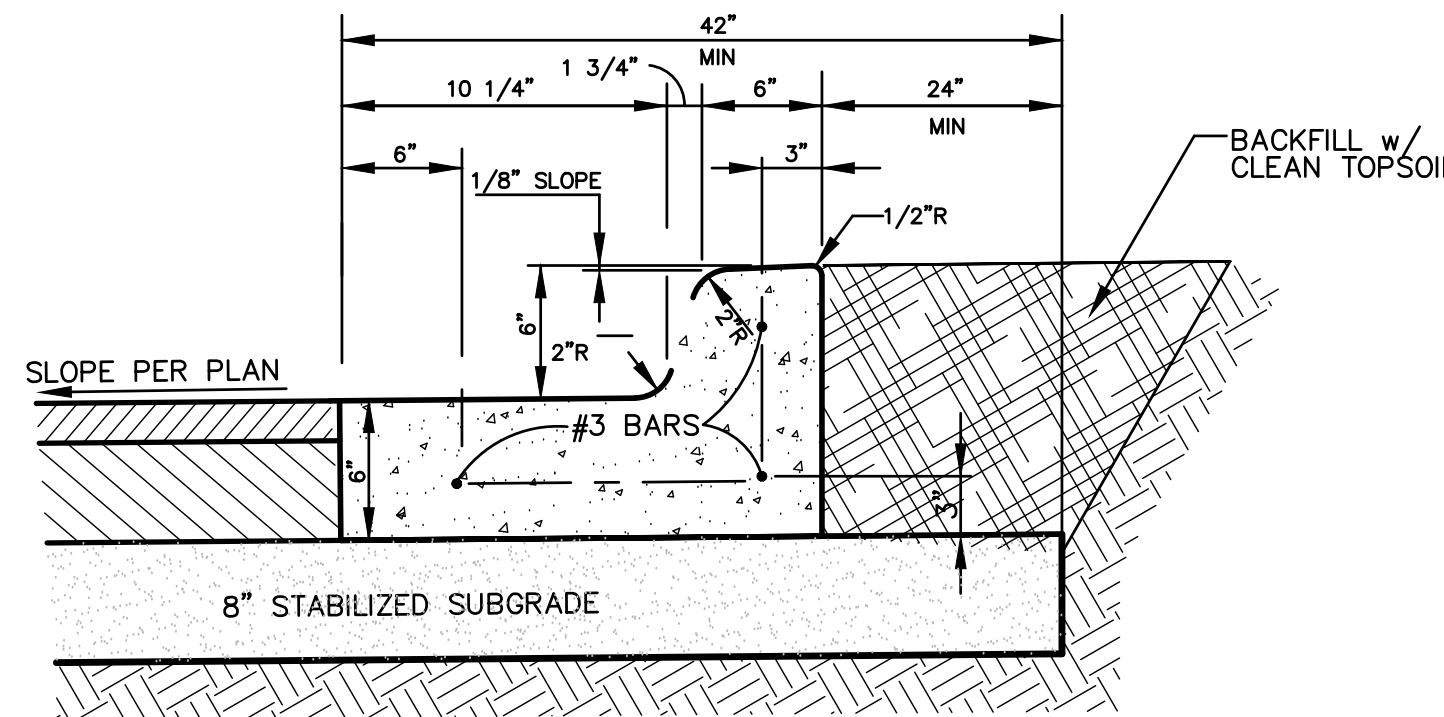
NOTE: SIDEWALK SECTION THRU DRIVEWAY TO BE POURED SAME THICKNESS AS DRIVEWAY APPROACH AND PAID FOR AS DRIVEWAY APPROACH (EXIST. SIDEWALK, IF ANY, TO BE REMOVED & REPLACED)

DETAILS OF HIGH VOLUME TYPE DRIVEWAY APPROACH
N.T.S.

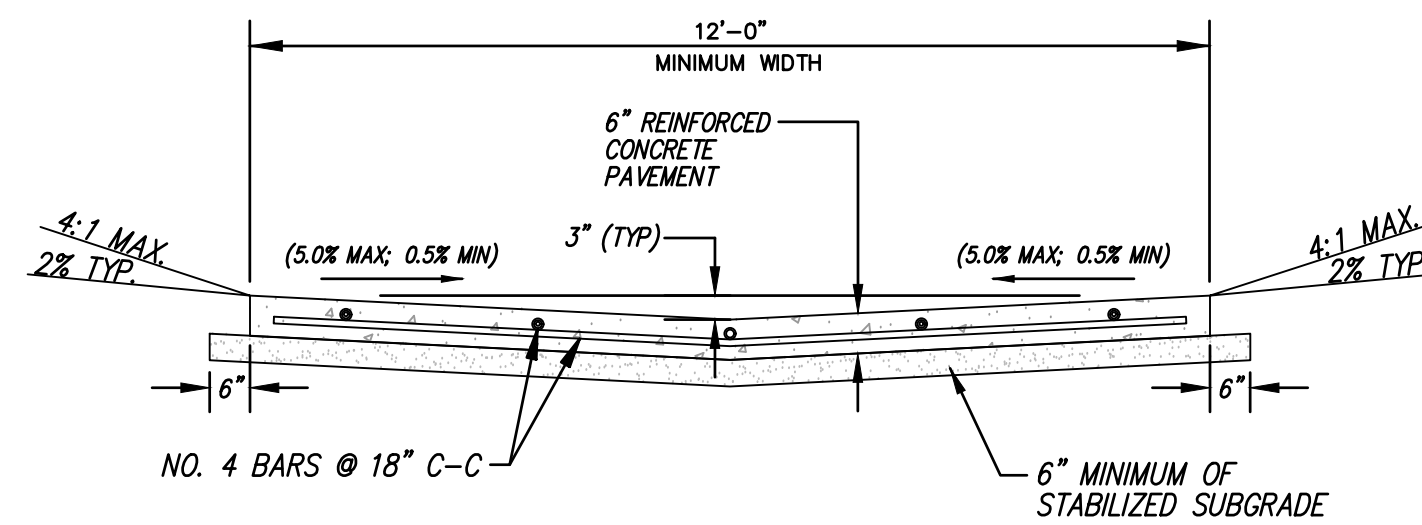
END OF CURB DETAIL 'B'
N.T.S.



END OF CURB DETAIL 'A'
N.T.S.

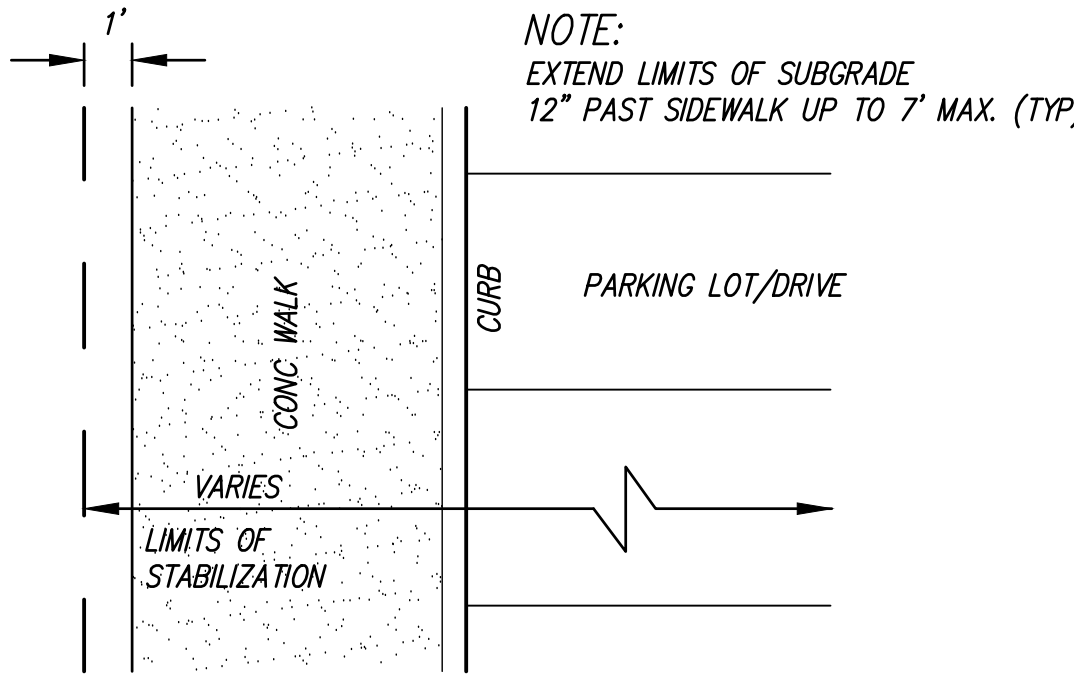


TYPICAL CURB & 12" GUTTER
N.T.S.



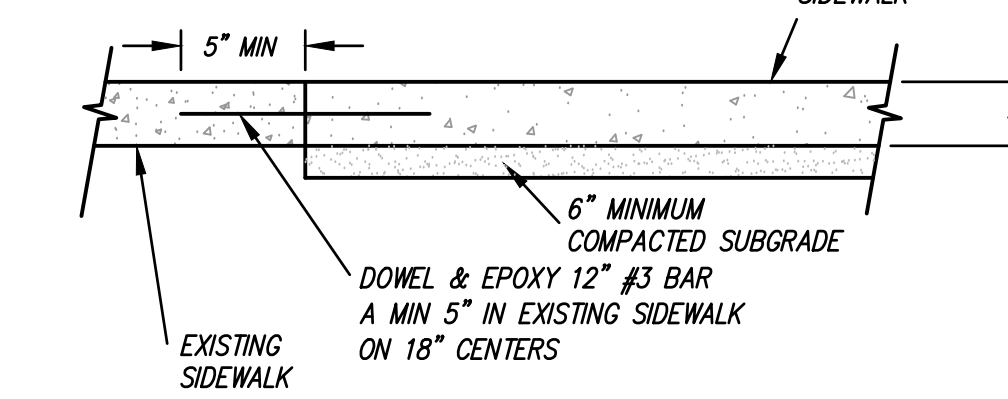
TYPICAL ALLEY PAVING SECTION (CONCRETE)
N.T.S.

TYPICAL SIDEWALK
N.T.S.

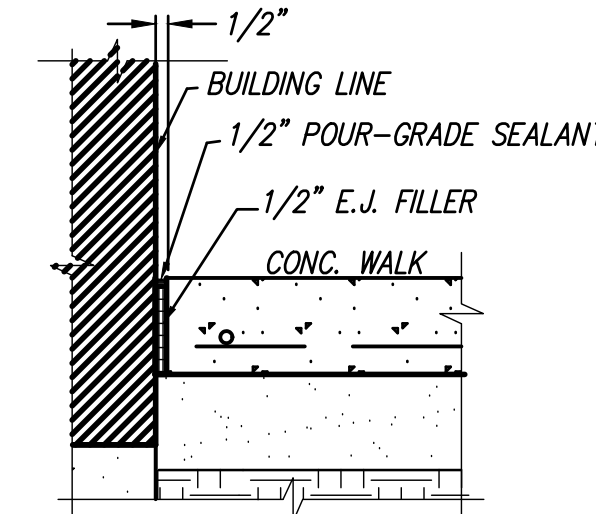


LIMITS OF CEM-LIME ADJACENT TO
SIDEWALK & BACK OF CURB
N.T.S.

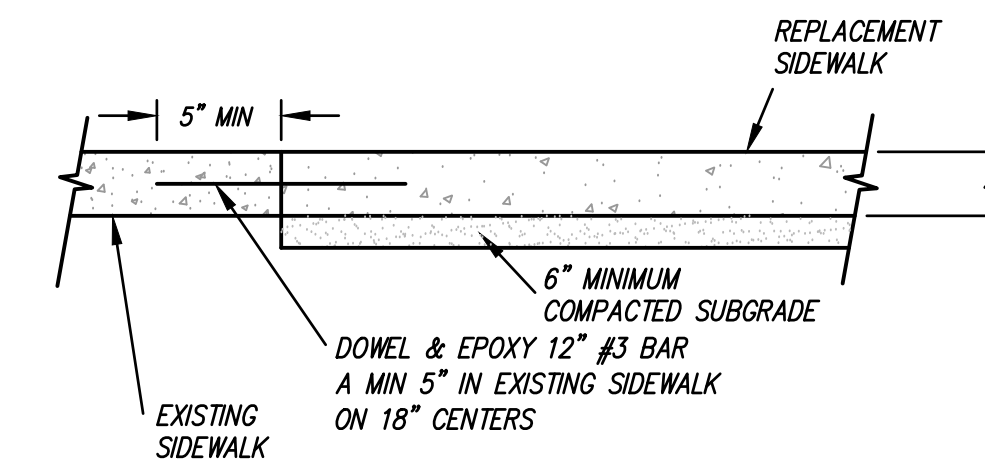
SIDEWALK CONNECTION
TO EXISTING SIDEWALK
N.T.S.



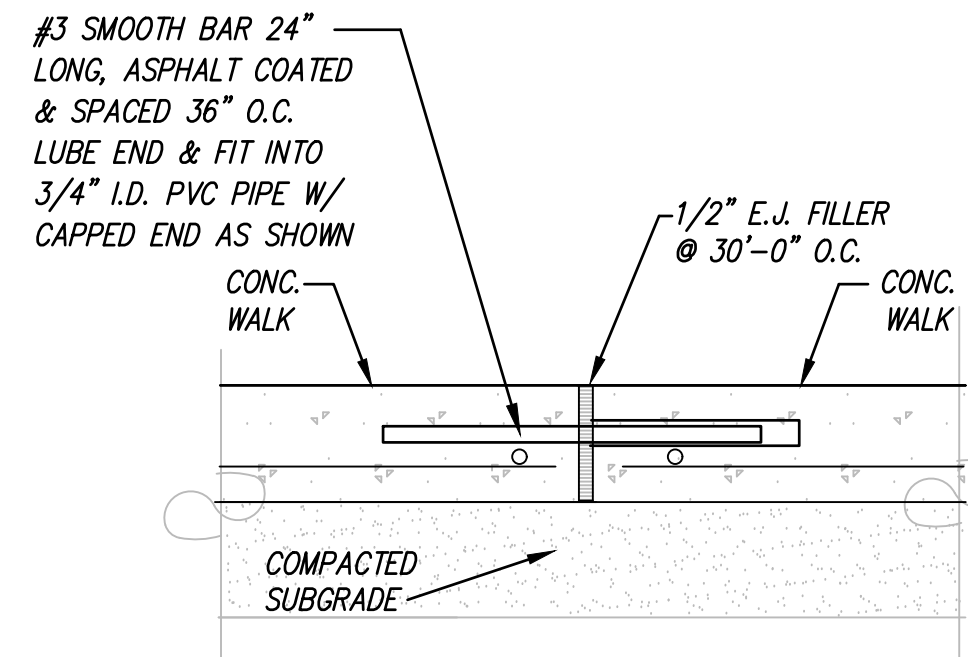
TYPICAL CONCRETE SECTION
N.T.S.



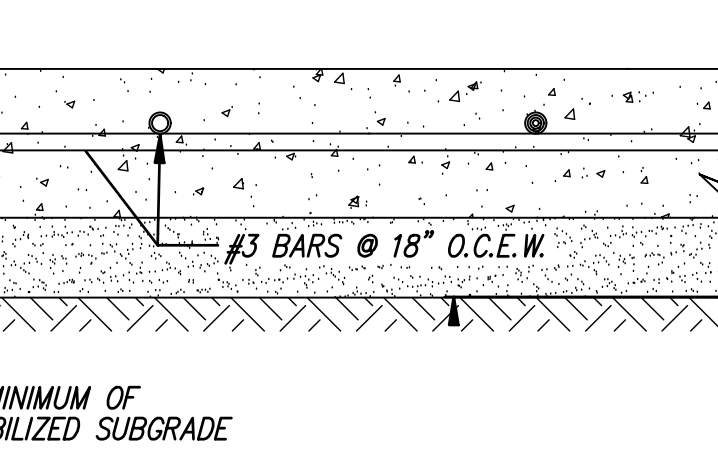
1/2" EXPAN. JOINT
@ BLDG. & WALK
N.T.S.



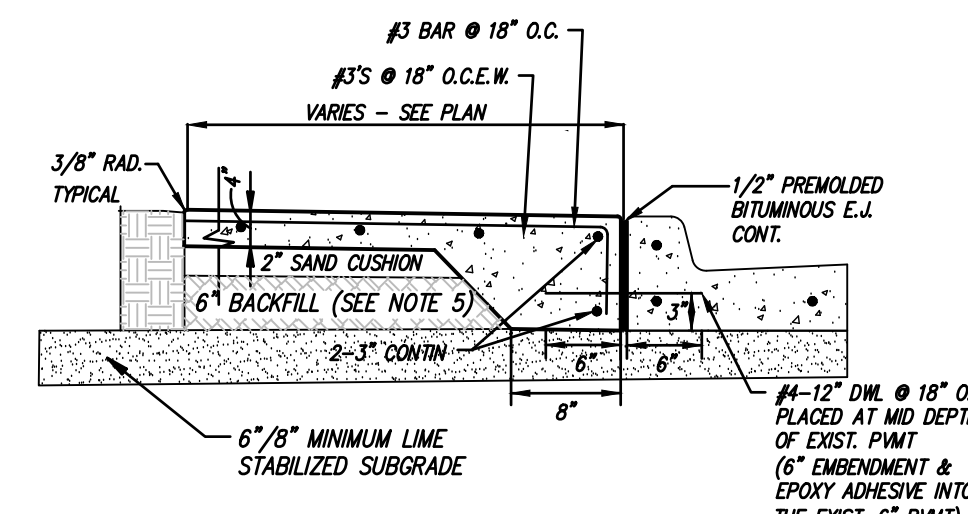
SIDEWALK CONNECTION TO EXISTING SIDEWALK
N.T.S.



TYPICAL CONC. WALK
EXPANSION JOINT
N.T.S.



SIDEWALK W/ THICKENED EDGE
(ADJACENT TO BACK OF CURB)
N.T.S.



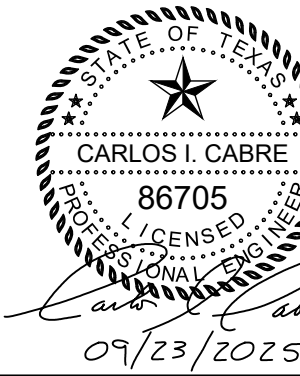
Roanoke Main Street Parking Garage

102 SOUTH US 377
ROANOKE, TX 76262

No Date Revision

Drawn By

Reviewed By



SITE DETAILS

Project No. 24065
Date 09/23/25

TNP PROJ. NO. GFN24328
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381
GBPE No. PEF007431; TBAE No. BR 2673

C9.01



1. PAVEMENT DESIGNS ARE BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT DE22-230 (SP'S PARKING GARAGE STRUCTURE FOR TEXAS PARKWAY) DATED APRIL 24, 1973 BY THE GEOTECHNICAL GROUP AND DATED APRIL 24, 2023.

2. ALL CONCRETE PAVING (5" TO 7") SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. MISC. 4" CONCRETE FLATWORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

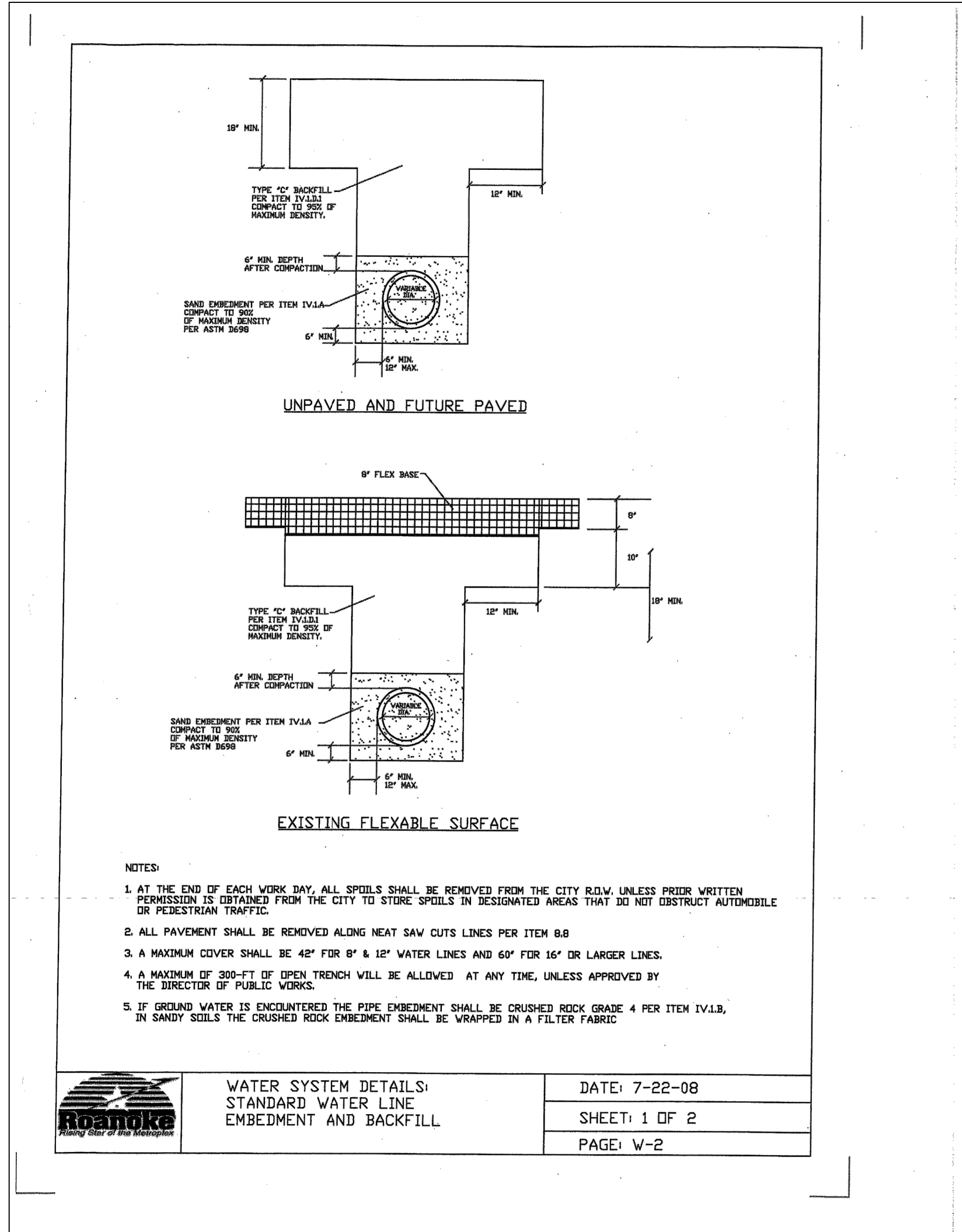
3. 5" CONCRETE PAVING SHALL BE PLACED ON 8" COMPACTED SUBGRADE. 6" CONCRETE PAVING SHALL BE PLACED ON 8 INCHES OF LIME MODIFIED SUBGRADE PER TxDOT ITEM 264, AT AN APPLICATION RATE OF 8% BY DRY WEIGHT OF SOILS. THE MINIMUM THICKNESS OF 8 INCHES, COMPACTION TO BE TO 95% AT A MOISTURE CONTENT RANGING FROM 0 TO +2 PERCENT OF OPTIMUM.

4. FOR BUDGETING PURPOSES PAVING SHALL BE PLACED ON A 8" LIME STABILIZED SUBGRADE USING 8% HYDRATED LIME (36-48 lbs./CY), BY DRY WEIGHT. LIME APPLICATION RATE SHALL BE 8% BY DRY WEIGHT. LABORATORY TESTING ONCE THE PAVEMENT SUBGRADE IS ROUGH GRADED, LIME STABILIZATION CAN BE REPLACED BY TYPE A OF FLEXIBLE BASE MATERIAL (TxDOT 47, TYPE A, GRADE 1)

No.	Date	Revision
-----	------	----------

09/23/2025

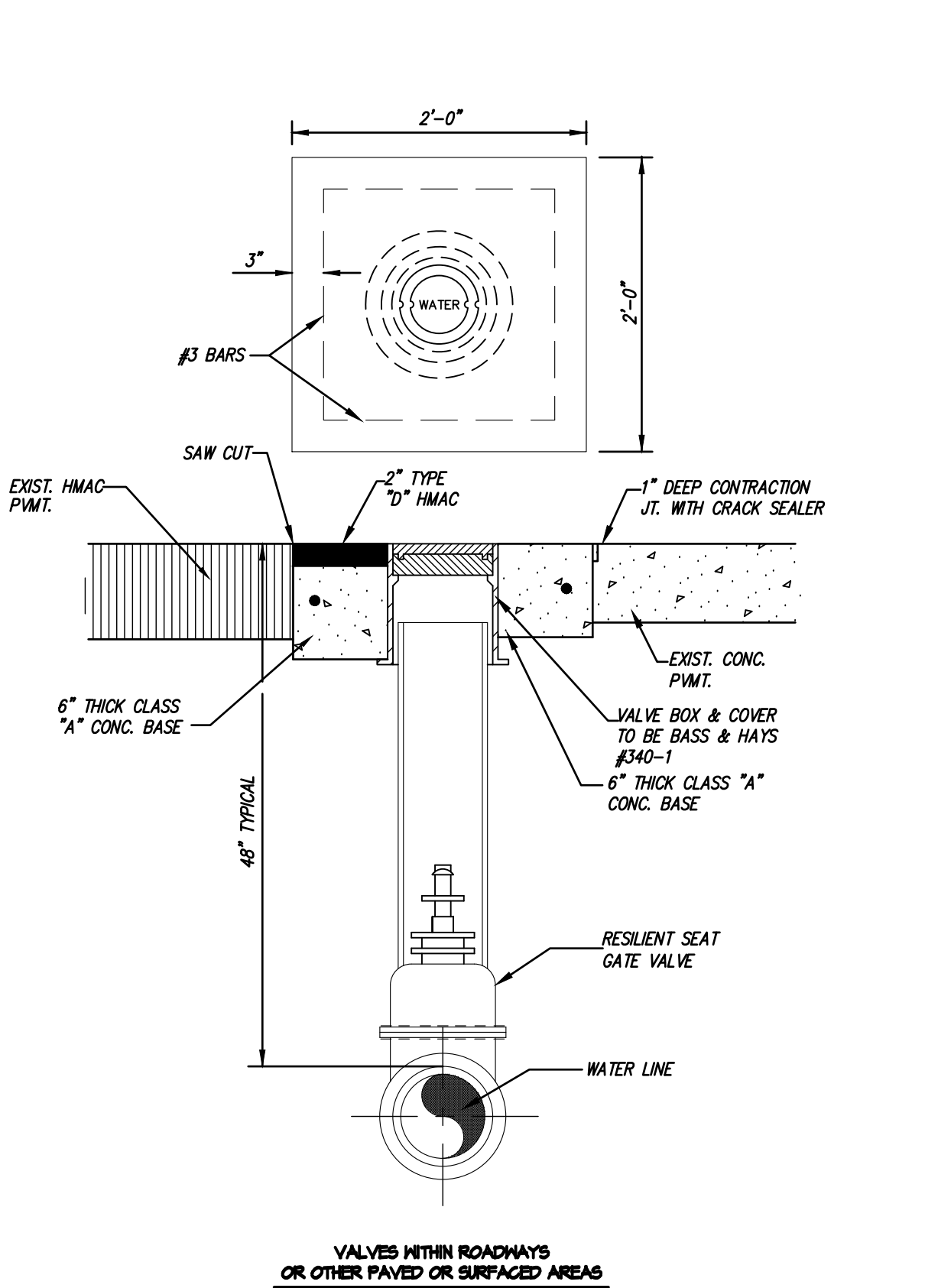
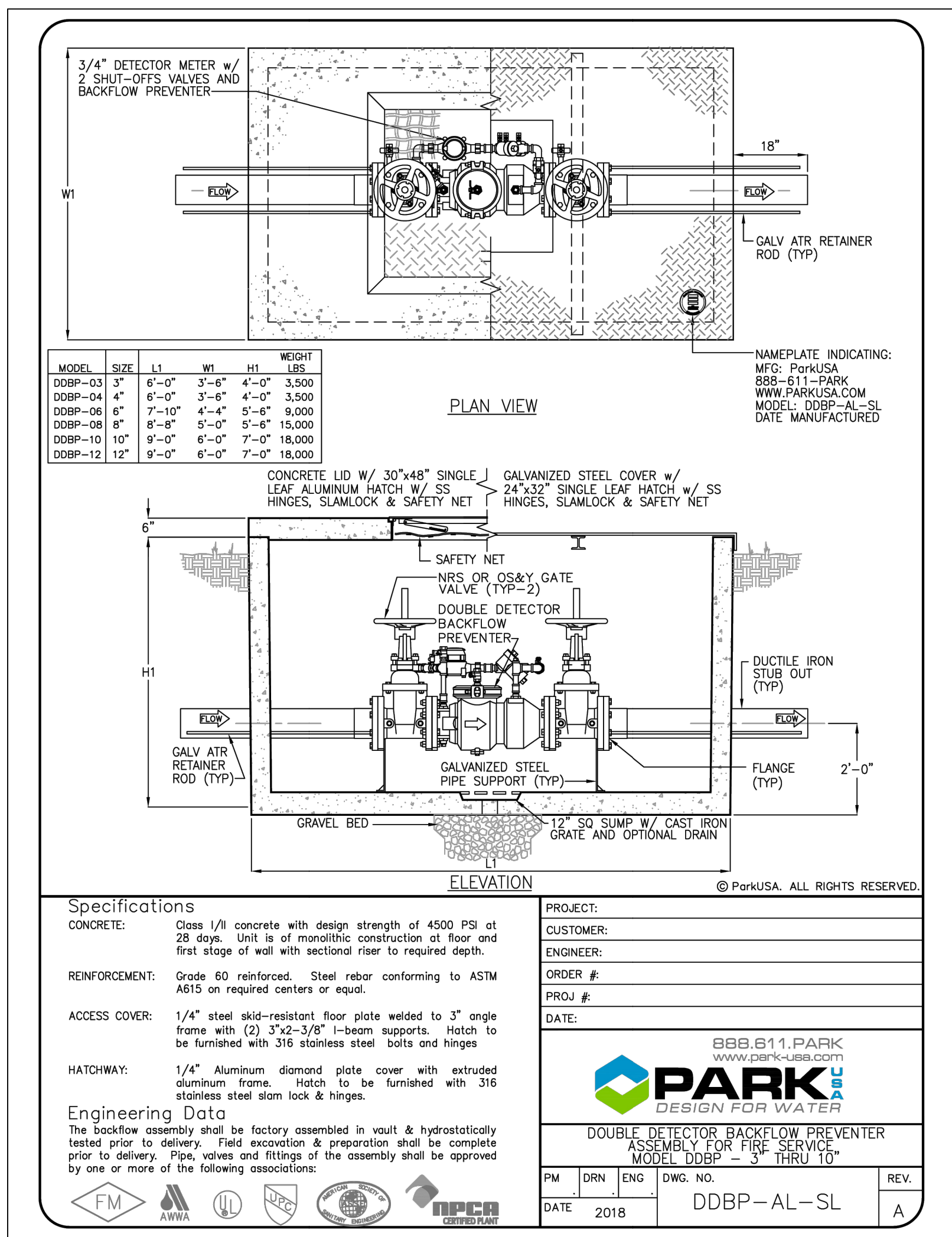
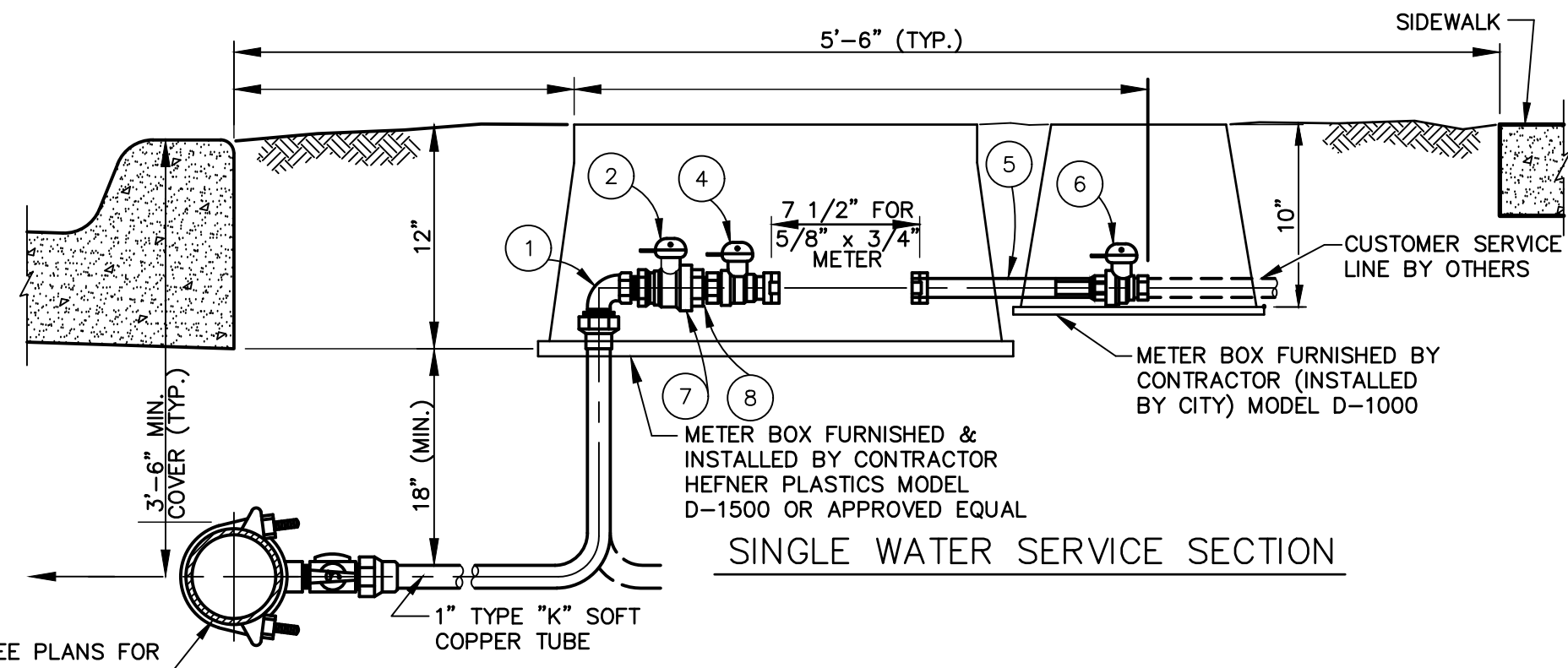
C9.02



ITEM NO.	QUANTITY	SIZE	DESCRIPTION	PART NUMBER
1.	1	1"	90° BRASS ELBOW, FLARE COPPER X M.I.P., (QTR. BEND)	L-28-44 330 H 15530
2.	1	1"	BALLVALVE CB. STOP, F.I.P. X F.I.P.	B11- 444WR 330 B 20200
3.	1	1"	U-BRANCH	U88-43 H 15362
4.	1	2	BALLVALVE CB. STOP, F.I.P. X METER YOLK	B13-322W 250 B 24351-3
5.	1	2	METER COUPLING BALLVALVE CB. STOP, F.I.P. X F.I.P.	C38-23- 8.5 215 H 10890- 99029
6.	1	2	BALLVALVE CB. STOP, F.I.P. X F.I.P.	B11- 333WR 250 B 20200-3
7.	1	1"x3/4"	BRASS REDUCER BUSHING (REDUCING SPUD MIP X MIP)	- 502464
8.	1	3/4"	ALL THREAD BRASS NIPPLE	- -

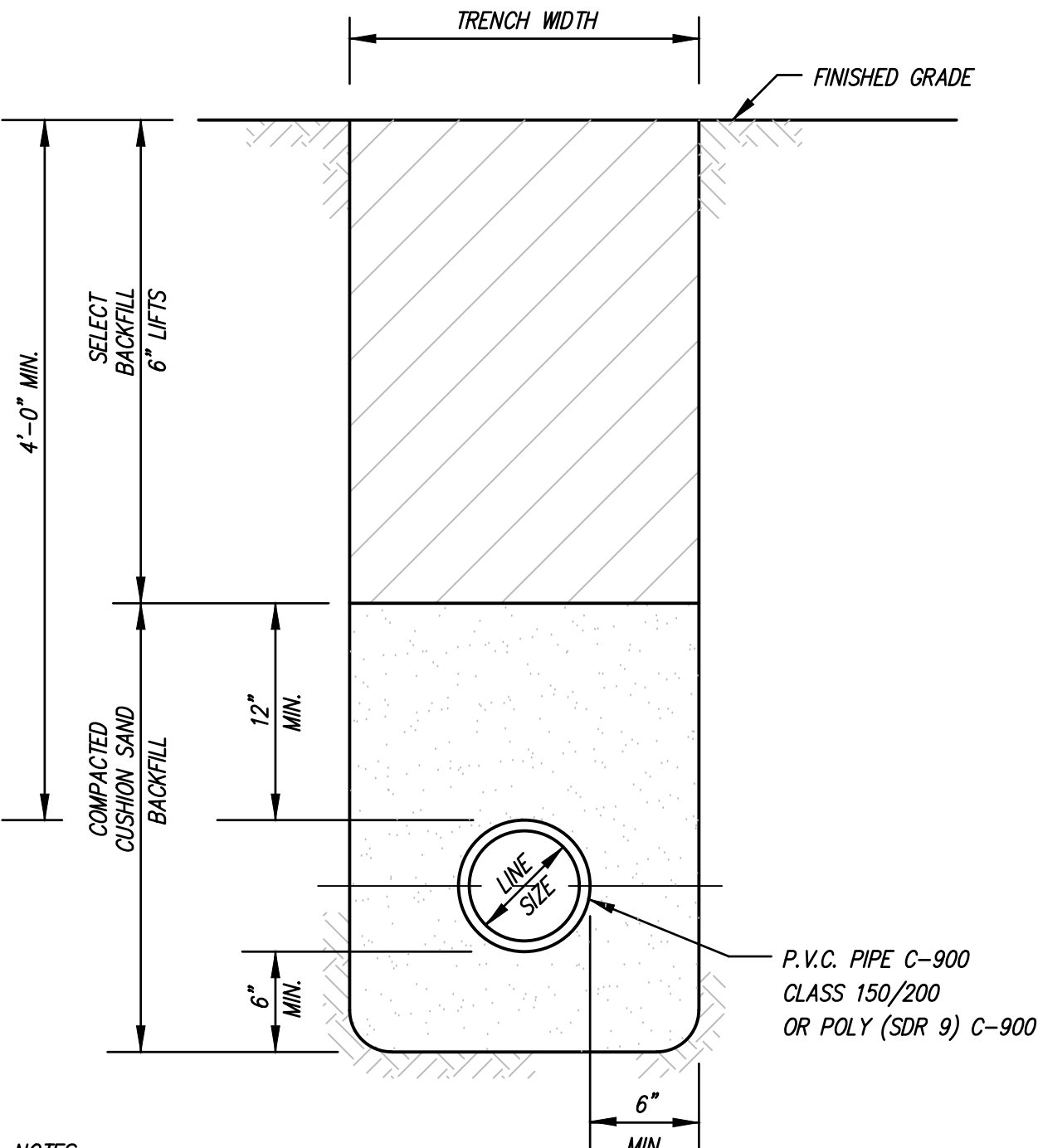
NOTES:

1. IF SERVICE IS INSTALLED AHEAD OF CURB AND GUTTER, CUT AND SHAPE PIPE TO FIT POSITION SHOWN BUT BEND DOWN ABOUT 5 INCHES TO MINIMIZE CHANCES OF DAMAGE DURING CONSTRUCTION OF CURB AND GUTTER. SERVICE LINE COVER MINIMUM 24 INCHES, UNDER STREET SUBGRADE AND MINIMUM 12 INCHES UNDER BOTTOM OF CURB AND GUTTER.
2. CONTRACTOR FURNISHES ALL PARTS LISTED AT HIS EXPENSE. ALL ITEMS SHALL BE INSTALLED BY CONTRACTOR EXCEPT ITEMS 5 AND 6 WHICH WILL BE INSTALLED BY CITY FORCES.

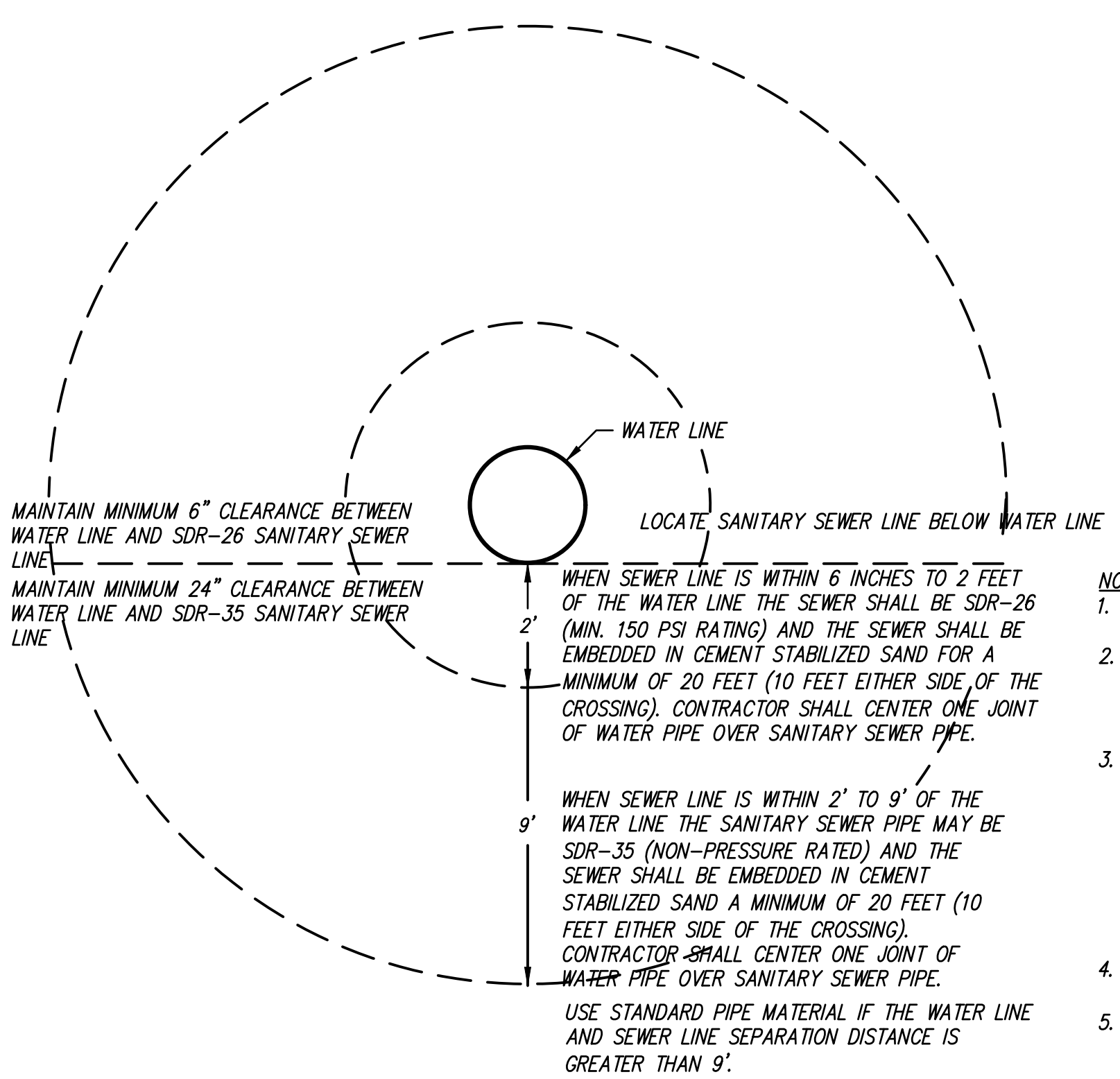
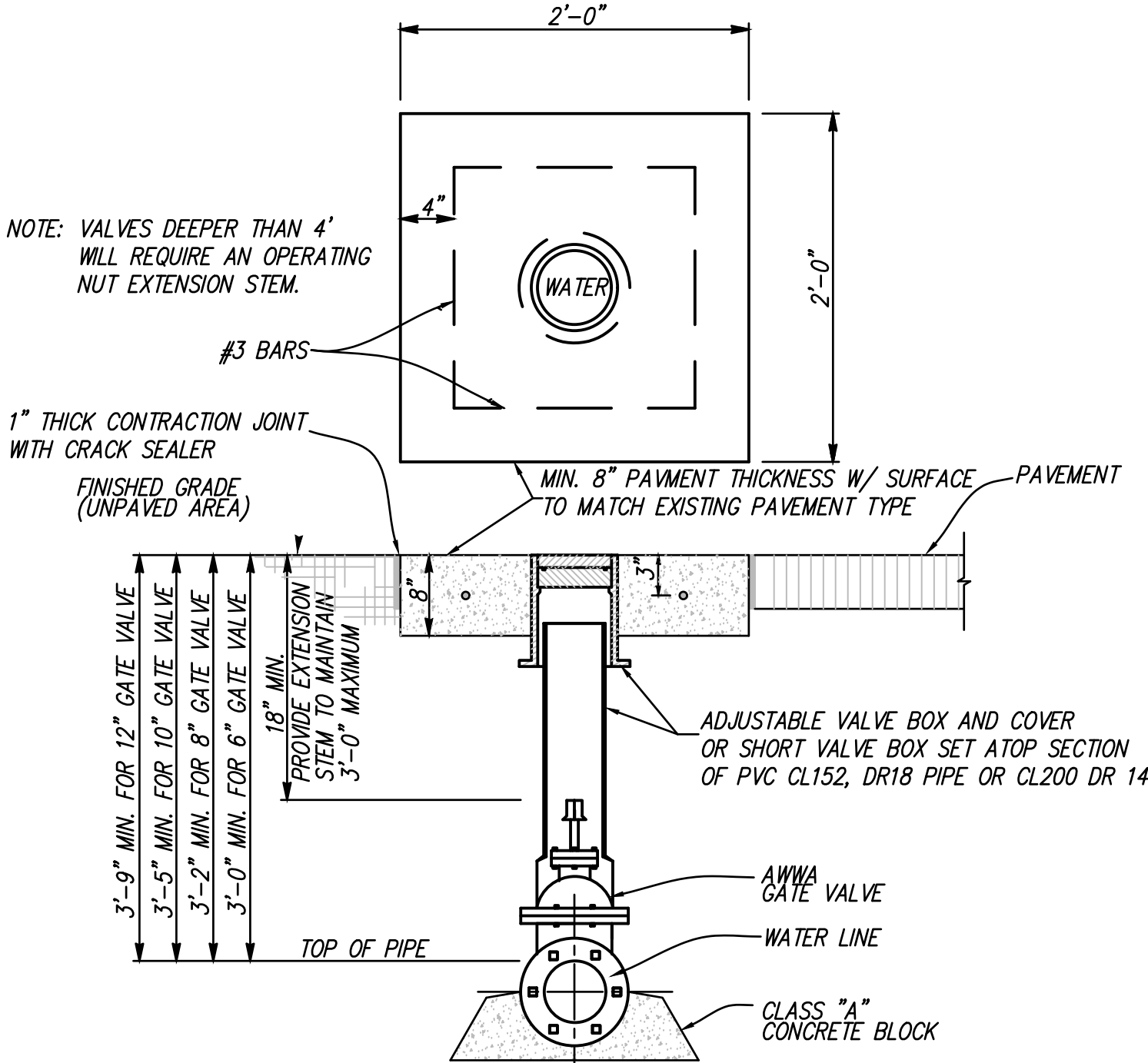


GENERAL WATER NOTES

1. CONTRACTOR'S PERSONNEL SHALL WEAR IDENTIFYING CLOTHING OR HATS AT ALL TIMES.
2. THE PROPOSED WATER MAINS AT TIMES WILL BE LAID CLOSE TO OTHER EXISTING UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, TO ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY OWNERS PRIOR TO ANY CONSTRUCTION IN THE AREA AND VERIFY THE ACTUAL LOCATION OF ALL BURIED UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND AND OVERHEAD FACILITIES AND BE RESPONSIBLE FOR ANY DAMAGE HE MAY CAUSE TO THEM.
- THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING AT EACH LOCATION:
- FORT WORTH WATER DEPARTMENT (817) 392-4477
- FORT WORTH TRANSPORTATION & PUBLIC WORKS (817) 392-7913
- LIGHTS & SIGNAL DIVISION (817) 392-8100
- CHARTER CABLE 509-6282
- * TXU GAS 336-2328
- * TXU ELECTRIC (817) 336-2328
- * SOUTHWESTERN BELL TELEPHONE COMPANY ENTERPRISE 9800
- * WESTERN UNION CABLE DIVISION (214) 939-1930
- * AT&T FIBER OPTIC 878-8711
- * MCI FIBER OPTIC 1-800-624-9675
- * THESE UTILITIES SHALL BE NOTIFIED BY CALLING 1-800-DIG-TESS (1-800-344-8377)
- AND GIVING MAPSCO LOCATIONS INVOLVED. CONTRACTOR SHALL MAINTAIN CONFIRMATION NUMBERS AND PROVIDE TO THE CITY ON DEMAND.
3. CONTRACTOR SHALL VERIFY THE ELEVATION, CONFIGURATION, AND ANGLULATION OF EXISTING LINES PRIOR TO CONSTRUCTION OF TIE-IN MATERIALS. SUCH VERIFICATION SHALL BE CONSIDERED AS SUBSIDIARY TO COST OF PROJECT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
4. NO EXCAVATED MATERIALS, BACKFILL MATERIALS, EQUIPMENT, OR SUPPLIES SHALL BE STORED WITHIN FLOODWAYS OR DRAINAGE EASEMENTS. (REFERENCE C6-6.6 GCD)
5. TRENCHES WHICH LAY OUTSIDE EXISTING OR FUTURE PAVEMENTS SHALL BE BACKFILLED ABOVE THE TOP OF THE EMBEDMENT WITH TYPE "C" BACKFILL MATERIAL. WHEN TYPE "C" BACKFILL MATERIAL IS NOT AVAILABLE, AT THE DISCRETION OF THE ENGINEER, TYPE "B" MATERIAL SHALL BE USED. ALL BACKFILL MATERIAL FOR TRENCHES LOCATED OUTSIDE EXISTING OR FUTURE PAVEMENTS SHALL BE COMPACTED TO A MINIMUM OF 90% PROCTOR DENSITY BY MEANS OF TAMPING ONLY. TRENCHES WHICH CROSS UNDER EXISTING OR FUTURE PAVEMENT SHALL BE BACKFILLED PER FIG. "A" WITH 95% PROCTOR DENSITY BY TAMPING.
6. ALL EXISTING IMPROVEMENTS NOT SCHEDULED FOR REPLACEMENT DURING CONSTRUCTION WHICH ARE DAMAGED OR DESTROYED BY THE CONTRACTOR SHALL BE RESTORED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY OR THE AFFECTED OWNER.
7. THE TOP OF THE WATER LINES SHALL BE A MINIMUM OF 3'-6" BELOW THE TOP OF THE CURB OR FINISHED GRADE FOR 10" AND SMALLER MAINS EXCEPT WHERE OTHERWISE SHOWN ON THESE PLANS.
8. CONCRETE BLOCKING SHALL BE INSTALLED ON ALL WATER LINE BENDS, FIRE HYDRANTS, FITTINGS AND VALVES. ALL HORIZONTAL BLOCKING, CRADLE BLOCKING, AND VERTICAL TIE-DOWN BLOCKING TO BE IN ACCORDANCE WITH FIG.(S) 9, 10, AND 11 OF THE GCD. BLOCKING TO BE SUBSIDIARY TO WATER LINE CONSTRUCTION AND NO EXTRA PAY WILL BE ALLOWED.
9. FIRE HYDRANTS SHALL BE LOCATED AS SHOWN ON PLAN.
10. ALL GATE VALVE INSTALLATIONS FOR SIZES UP TO 12" ARE TO BE PER CITY OF FORT WORTH.
11. ELEVATION ADJUSTMENTS OF WATER LINE AT CONNECTIONS MAY BE MADE WITH BENDS, OFFSETS, OR JOINT DEFLECTIONS. ALL NONSTANDARD BENDS SHALL BE MADE USING THE CLOSEST STANDARD M.J. FITTINGS WITH THE REQUIRED JOINT DEFLECTIONS. (DEFLECTIONS NOT TO EXCEED MANUFACTURER'S RECOMMENDED DEFLECTION PER JOINT.)
12. PROPOSED WATER EXCAVATION AND BACKFILL REPAIR SHALL BE IN ACCORDANCE WITH CITY OF FORT WORTH STANDARDS.
13. THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



- NOTES**
1. NO A.C. PIPE ALLOWED.
 2. DOM. WATER LINE SIZES 3" AND LESS SHALL BE POLY (SDR 9) C-901.
 3. DOMESTIC WATER LINE SIZES 4" TO 6" (INCHES) SHALL BE C-900 CLASS 200.
 4. DOMESTIC WATER LINE SIZES GREATER THAN 6" SHALL BE C-900 CLASS 150 (DR-18) PVC.
 5. ALL FLUSHING VALVES AND GATE VALVES TO BE A.W.W.A. STANDARD COUNTERCLOCKWISE OPENING.
 6. COMPACT BACKFILL IN 6" LIFTS TO 95% PROCTOR DENSITY WITHIN RIGHT-OF-WAY AND BOX IN OTHER AREAS.
 7. CUSHION SAND MUST PASS NO. 8 SIEVE.
 8. SELECT BACKFILL IS NATIVE TRENCH MATERIAL WITH NO ROCKS OVER 3" IN DIAMETER, OR CEMENT STABILIZED SAND W/ A 1' CAP OF NATIVE MATERIAL.



- NOTES**
1. THE SANITARY SEWER LINE SHALL BE LOCATED BELOW THE WATER LINE AND NO CLOSER THAN 6 INCHES.
 2. ONE WATER PIPE SEGMENT SHALL BE CENTERED OVER THE SANITARY SEWER PIPE SUCH THAT THE JOINTS OF THE WATER PIPE ARE EQUIDISTANT AND AT LEAST 9' HORIZONTALLY FROM THE CENTERLINE OF THE SANITARY SEWER PIPE.
 3. WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE SANITARY SEWER PIPE.
 4. MAINTAIN 9' SEPARATION BETWEEN FIRE HYDRANTS AND SANITARY SEWER LINES.
 5. MAINTAIN 9' SEPARATION BETWEEN SANITARY SEWER MANHOLES AND WATER LINES.

Roanoke Main Street Parking Garage

102 SOUTH US 377
ROANOKE, TX 76262

No. _____ Date _____ Revision _____

Drawn By _____

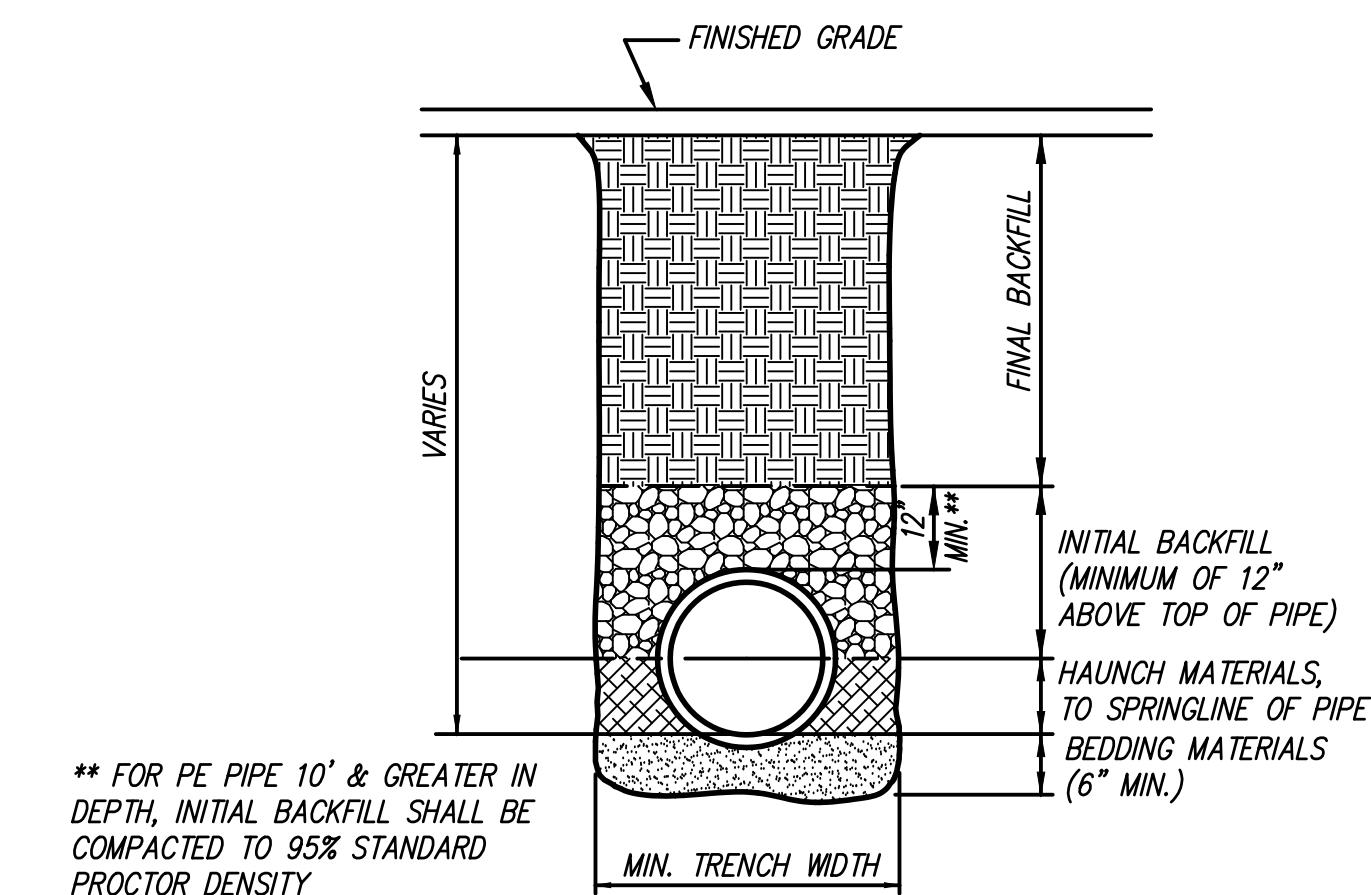
Reviewed By _____

09/23/2025

WATER UTILITY DETAILS

Project No. 24065
Date 09/23/25

TNP PROJ. NO. GFN24328
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381
GBPE No. PEF007431; TBAE No. BR 2673



** FOR PE PIPE 10" & GREATER IN DEPTH, INITIAL BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY

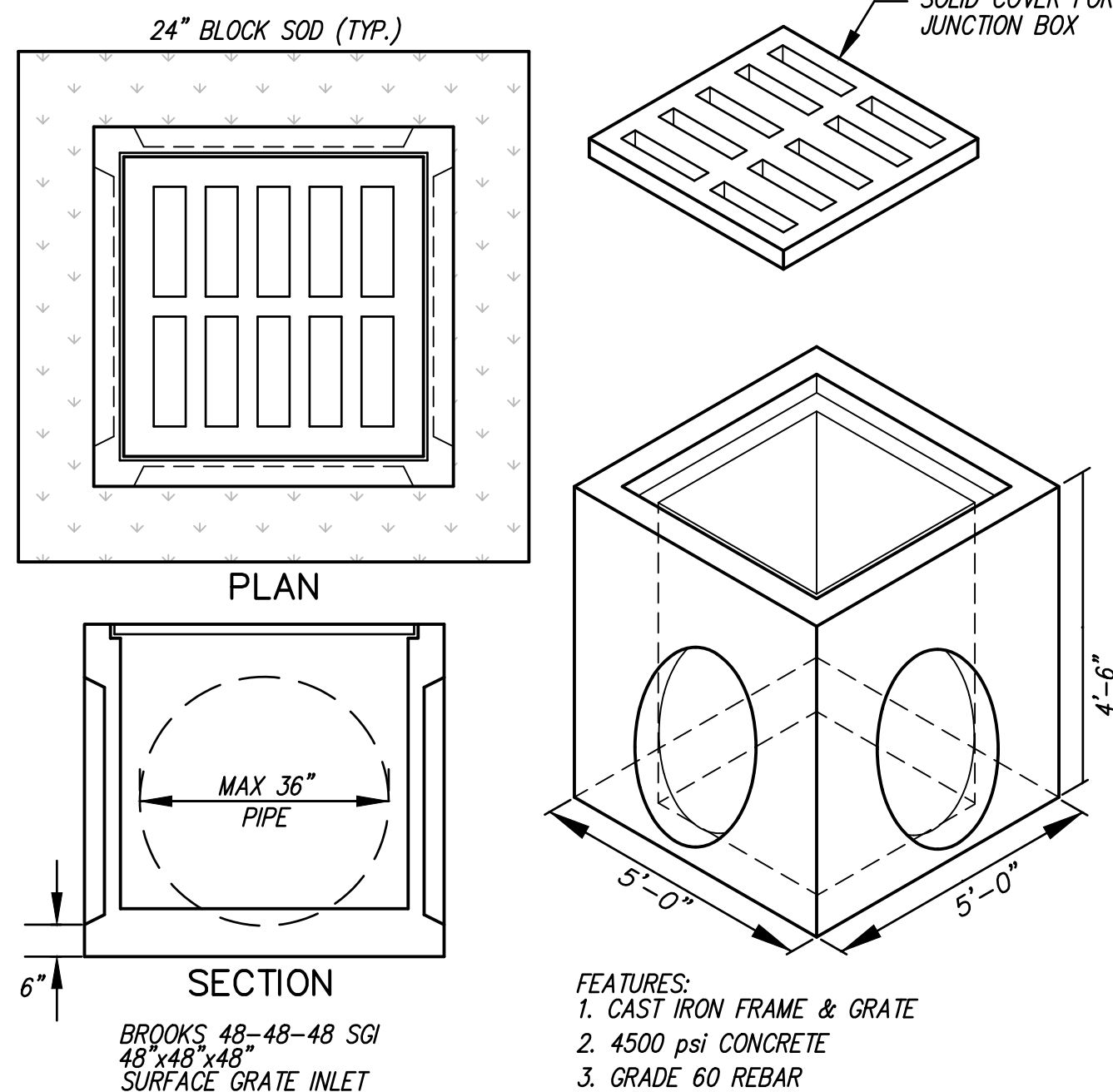
STORM DRAIN PIPE (HDPE OR PVC) EMBEDMENT & STORM DRAIN TRENCH BACKFILL DETAILS N.T.S.

NOTES:

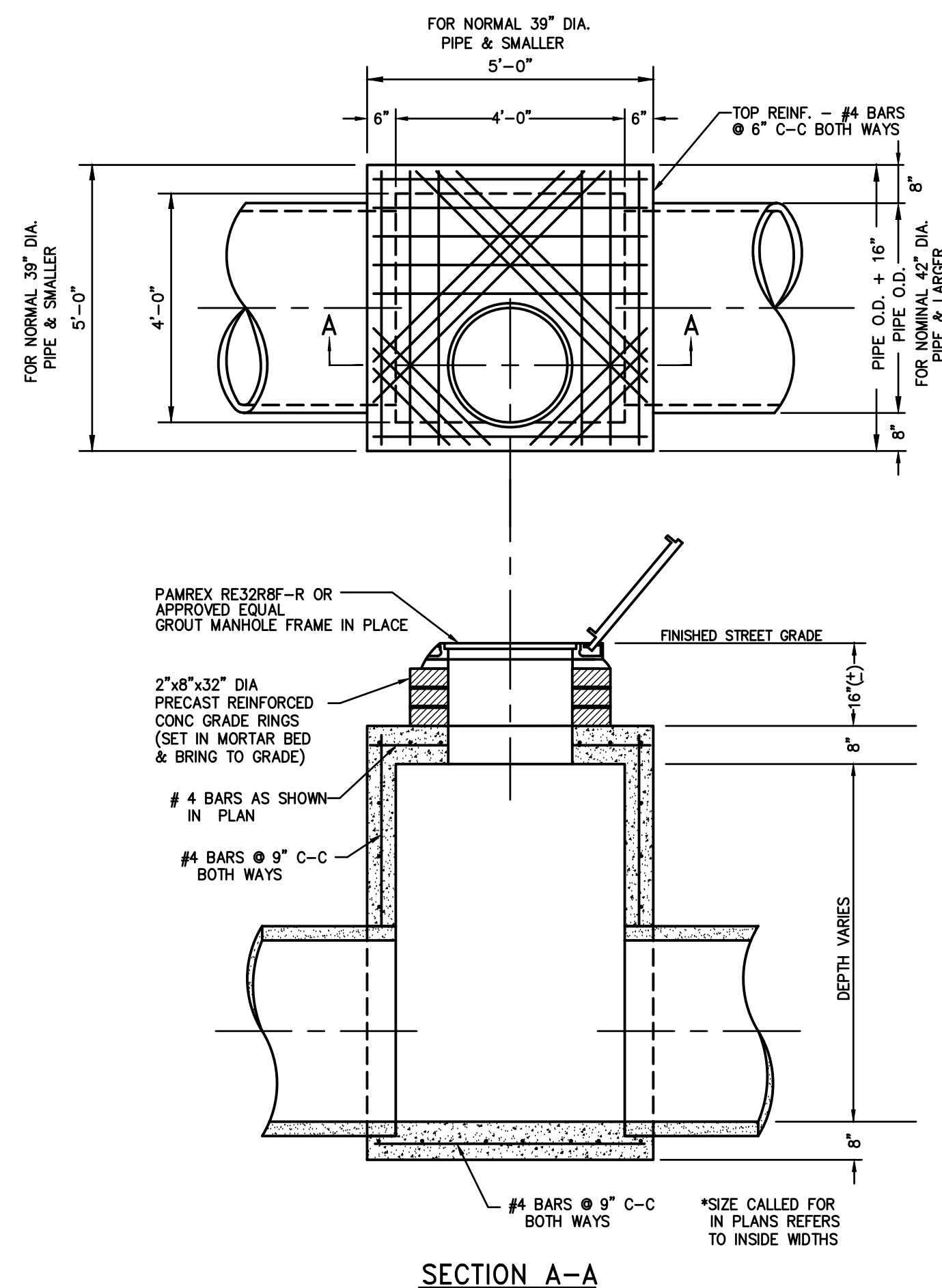
- BEDDING MATERIALS SHALL BE CLASS IB (1/2" - 3/4" CRUSHED STONE) MATERIALS AS DEFINED IN TABLE 1, ASTM D-2321.
- INSTALLATION OF THESE MATERIALS SHALL BE AS PER TABLE 2.
- HAUNCH MATERIALS SHALL BE CLASS IB (1/2" - 3/4" CRUSHED STONE) MATERIALS AS REQUIRED ABOVE, RESTRICTED AS PER D-2321, TABLE 2.
- INITIAL BACKFILL MATERIALS SHALL BE CLASS IB (1/2" - 3/4" CRUSHED STONE) MATERIALS AS REQUIRED ABOVE, RESTRICTED AS PER D-2321, TABLE 2.
- MINIMUM TRENCH WIDTHS (AS REQUIRED BY ASTM D-2321) ARE AS FOLLOWS

PIPE DIAMETER	MIN. TRENCH WIDTH
8"	25"
10"	27"
12"	30"
15"	34"
18"	38"
24"	48"
30"	52"
36"	65"

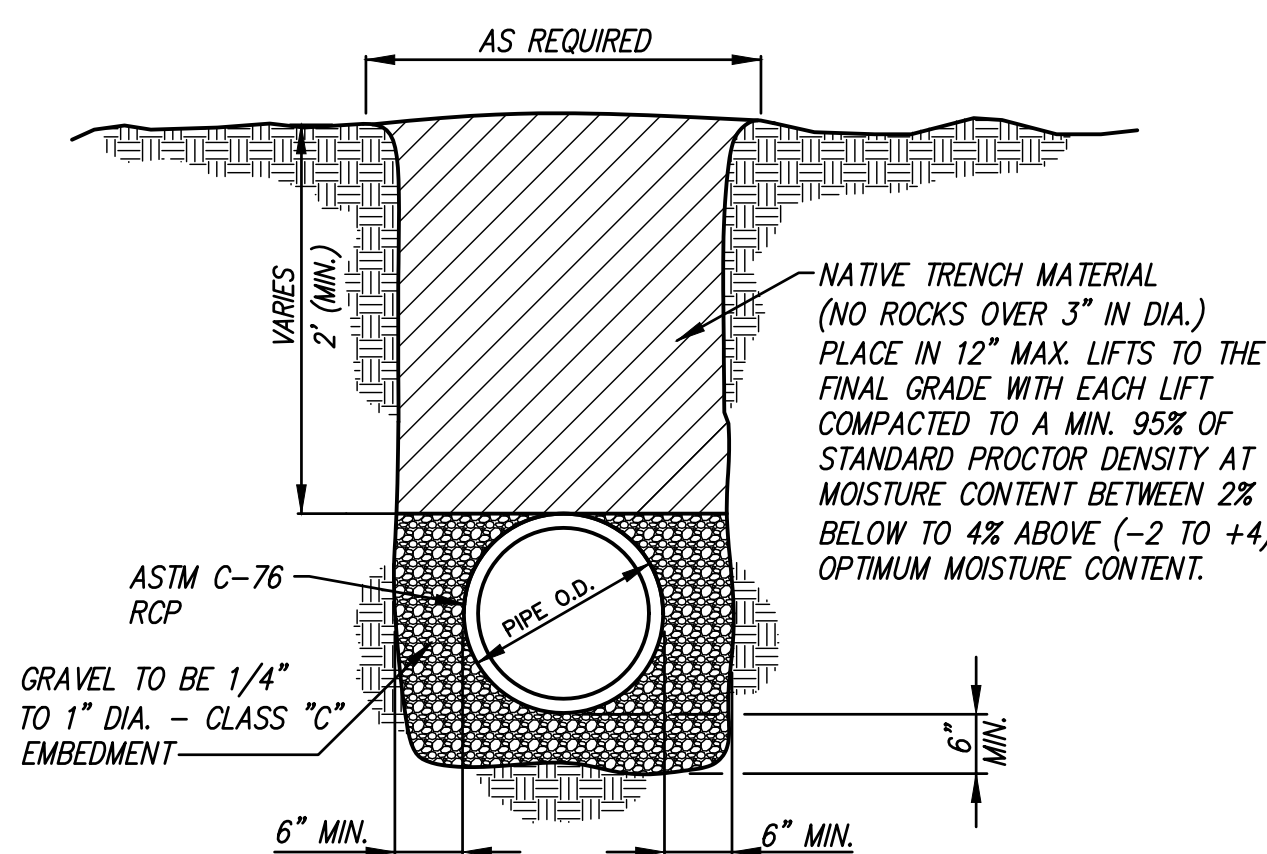
- * A LESSER TRENCH WIDTH WILL BE PERMITTED ONLY WHERE IT IS DETERMINED THE CONTRACTOR CAN UTILIZE EQUIPMENT CAPABLE OF MEETING THE REQUIRED INSTALLED DENSITIES.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL EXCAVATE TO A DEPTH AS REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIALS; AS AN ALTERNATIVE, TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE.
6. FINAL BACKFILL UNDER PAVED AREAS SHALL BE CLASS II OR III MATERIALS AS DEFINED IN TABLE 1, ASTM D-2321 TO WITHIN 18" OF FINISHED GRADE.
7. FINAL BACKFILL OUTSIDE PAVED AREAS SHALL BE SELECT MATERIALS TO FINISHED GRADE.



48"x48" CATCH BASIN N.T.S.



STORM DRAIN MANHOLE N.T.S.



RCP TRENCH EMBEDMENT & BACKFILL DETAIL N.T.S.

NOTE:

THE USE OF 1" CRUSHED STONE (RECYCLED CONCRETE) IS ACCEPTABLE TO USE FOR EMBEDMENT AND BACKFILL OF THE STORM DRAIN PIPE.

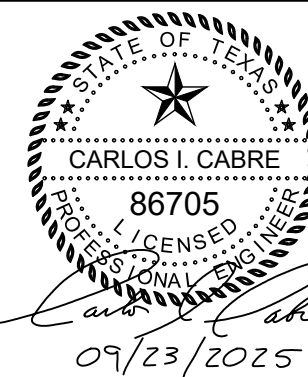
Roanoke Main Street Parking Garage

102 SOUTH US 377
ROANOKE, TX 76262

No Date Revision

Drawn By

Reviewed By



STORM DRAIN DETAILS

Project No. 24065
Date 09/23/25

TNP PROJ. NO. GFN24328
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381
GBPE No. PEF007431; TBAE No. BR 2673

C9.05

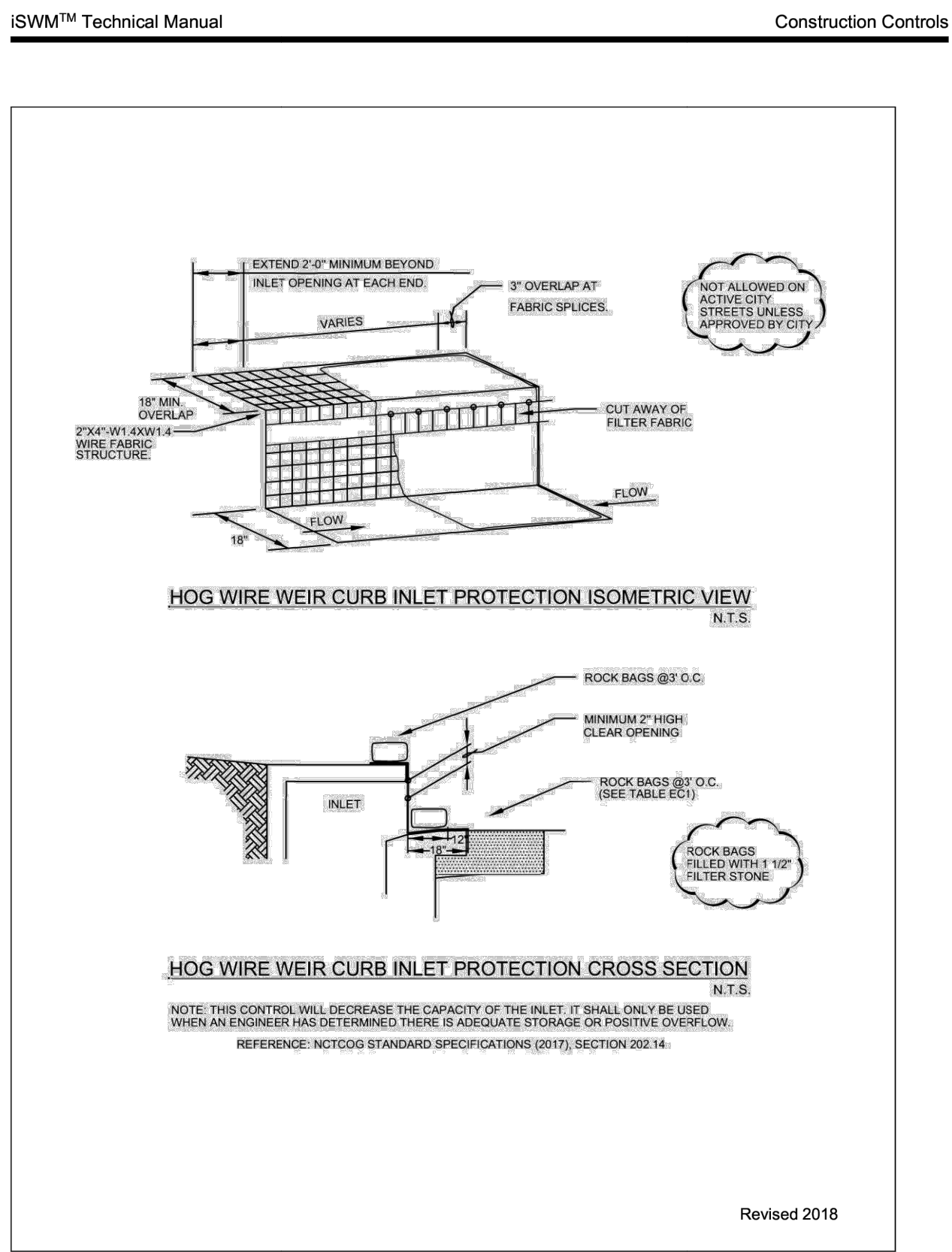


Figure 3.7 Schematics of Hog Wire Weir Curb Inlet Protection
(Source: Modified from City of Round Rock Detail E-03)

Inlet Protection
April 2010, Revised 9/2014

CC-94

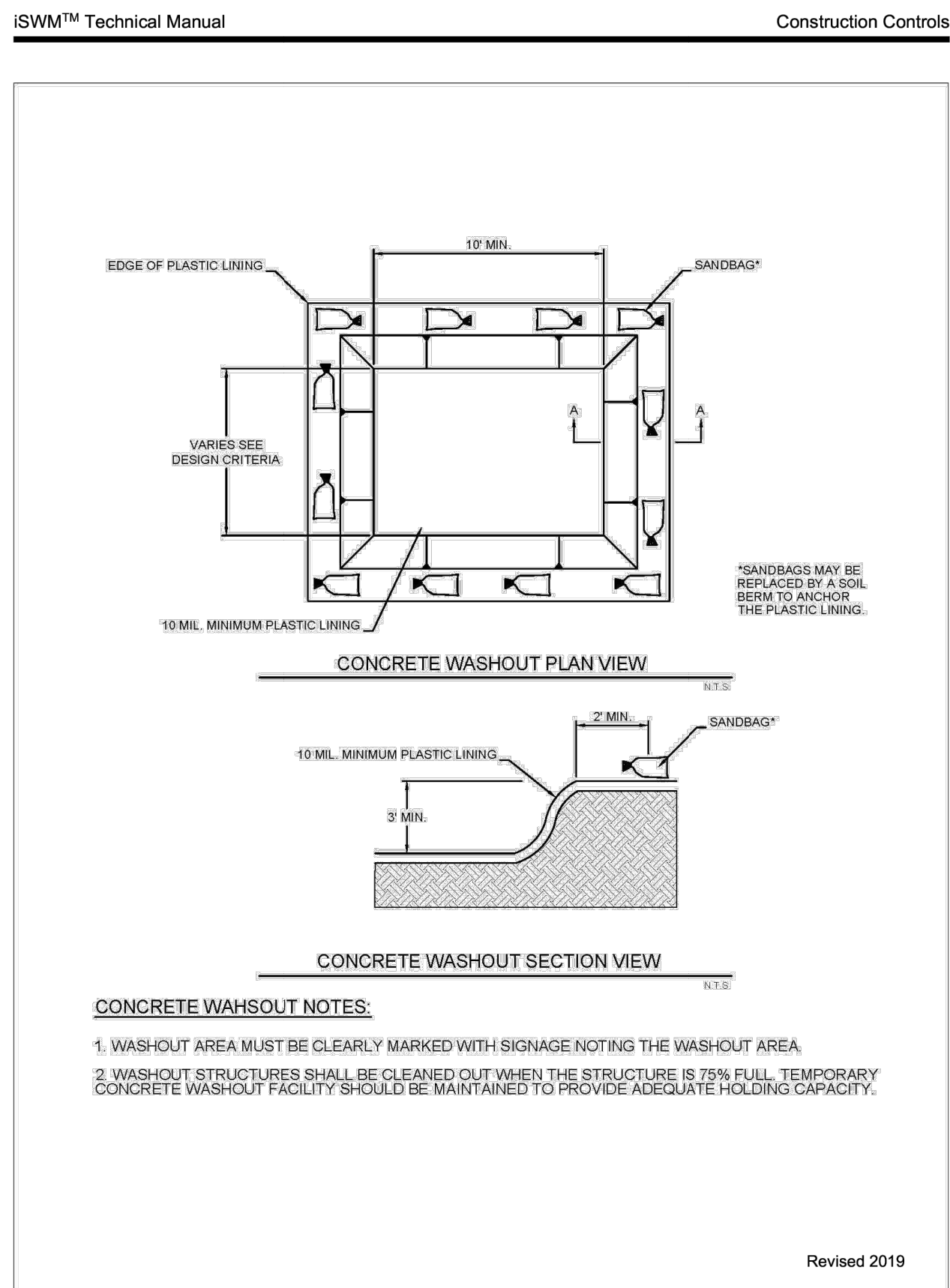


Figure 4.1 Schematics of Concrete Washout Containment

Concrete Waste Management
April 2010, Revised 9/2014

CC-200

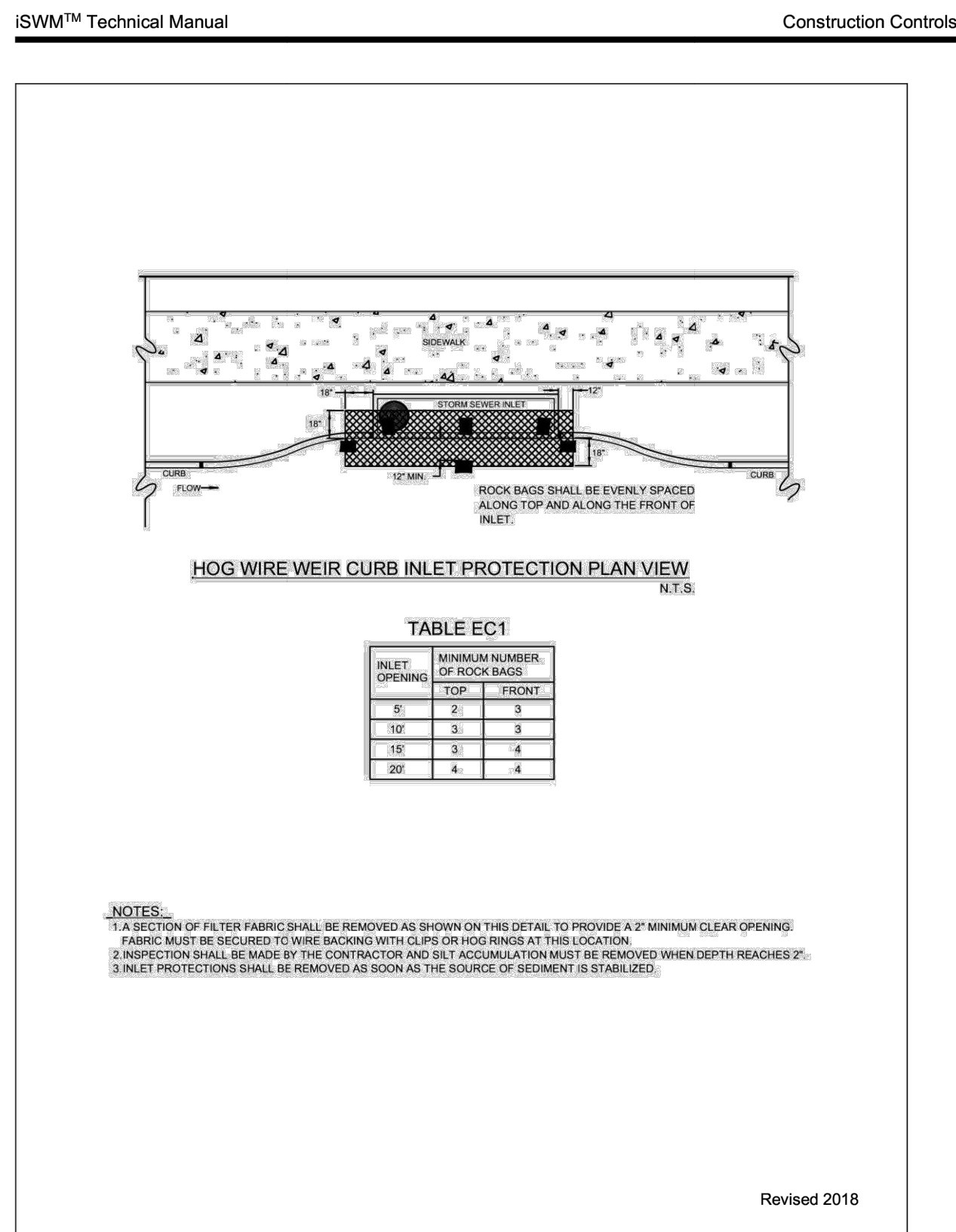
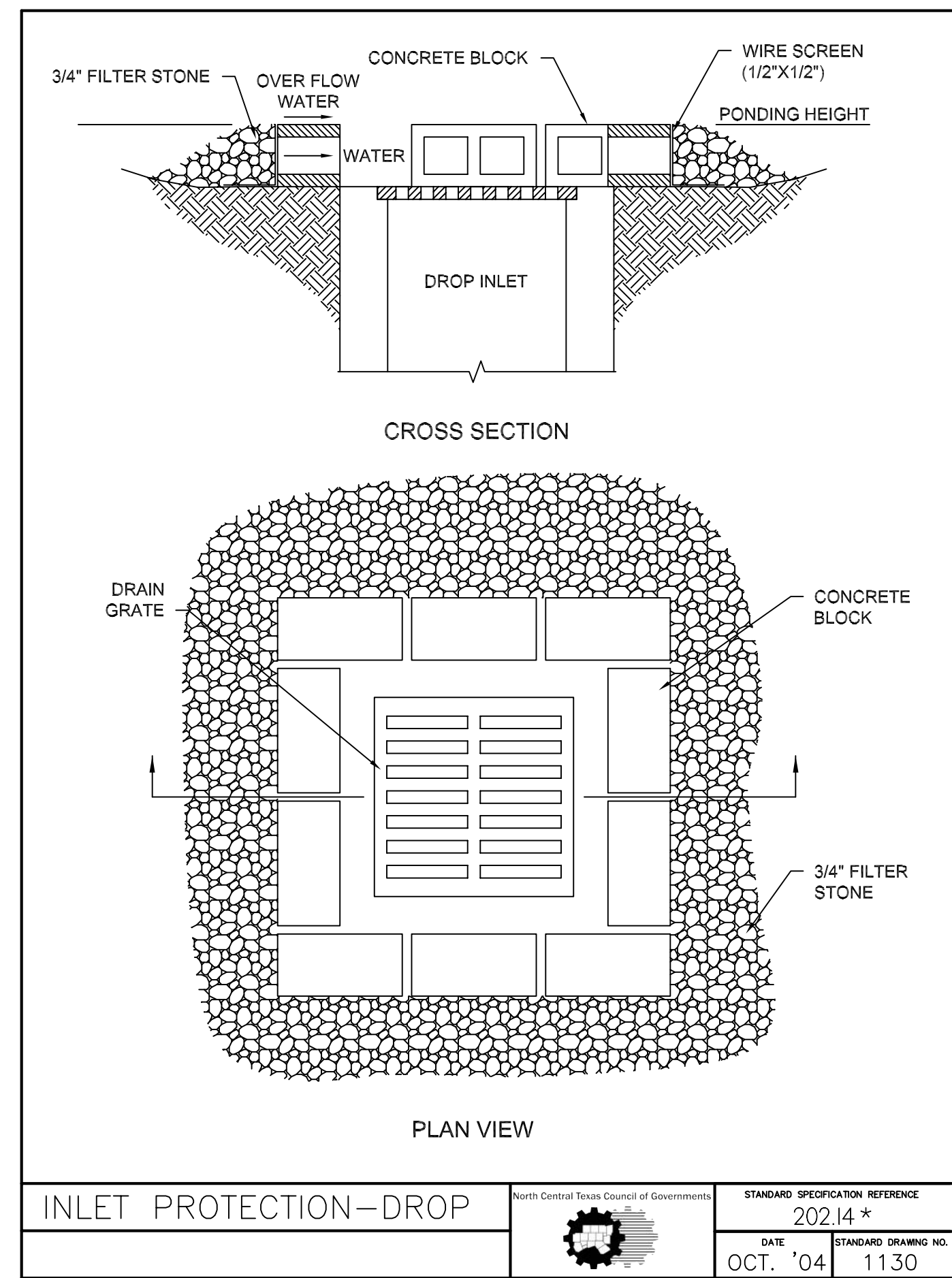


Figure 3.8 Hog Wire Weir Curb Inlet Protection

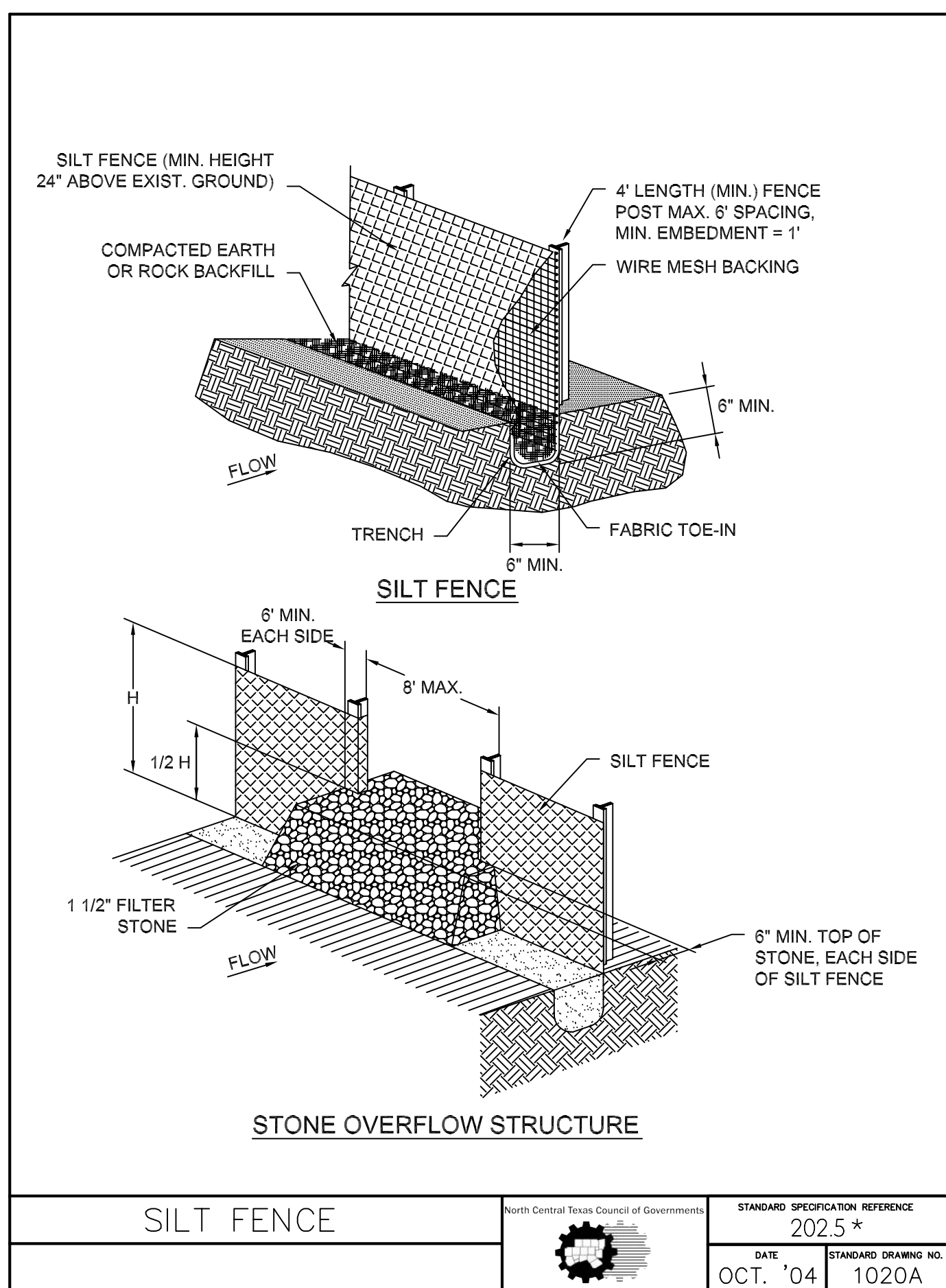
Inlet Protection
April 2010, Revised 9/2014

CC-95



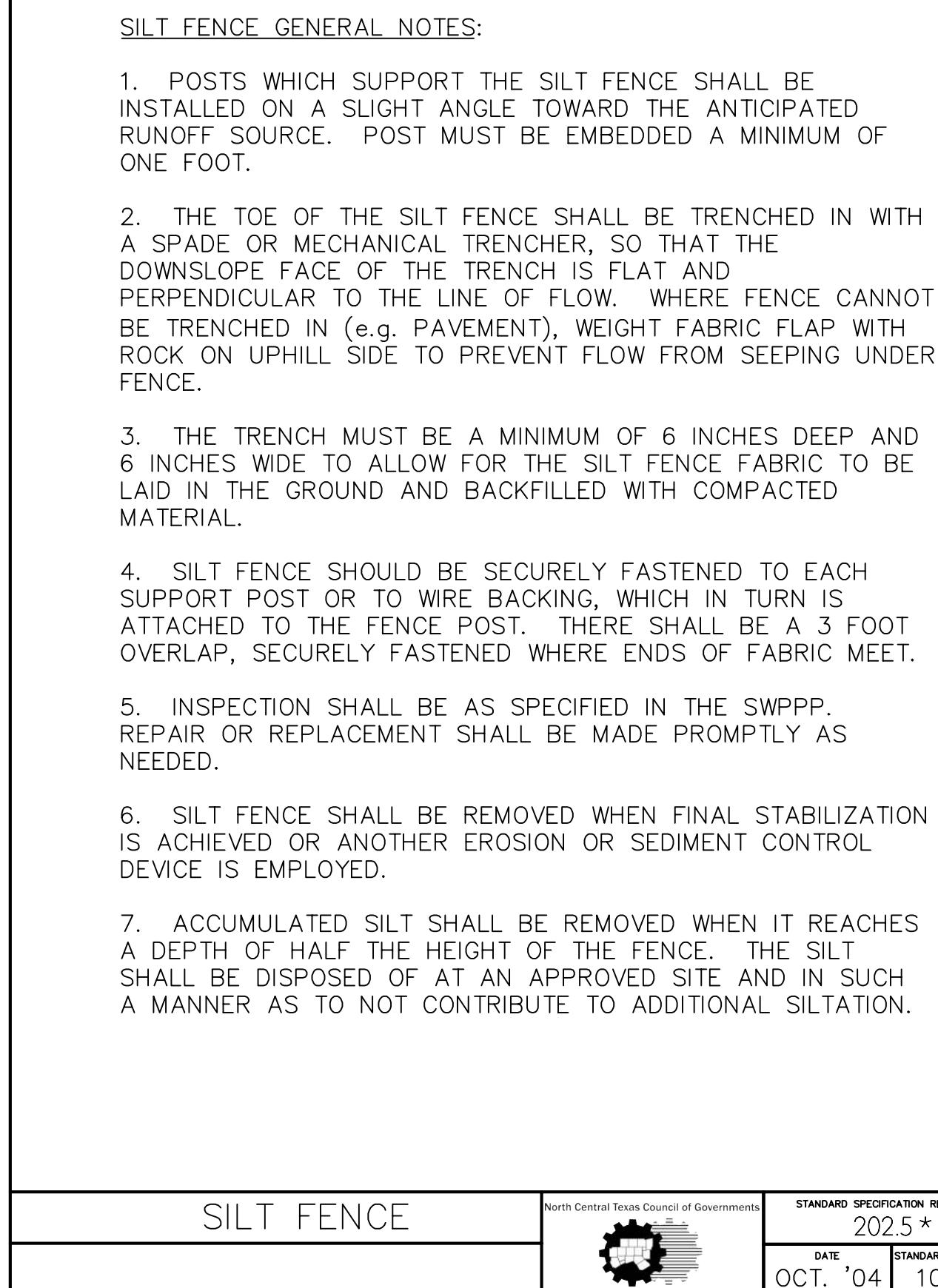
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



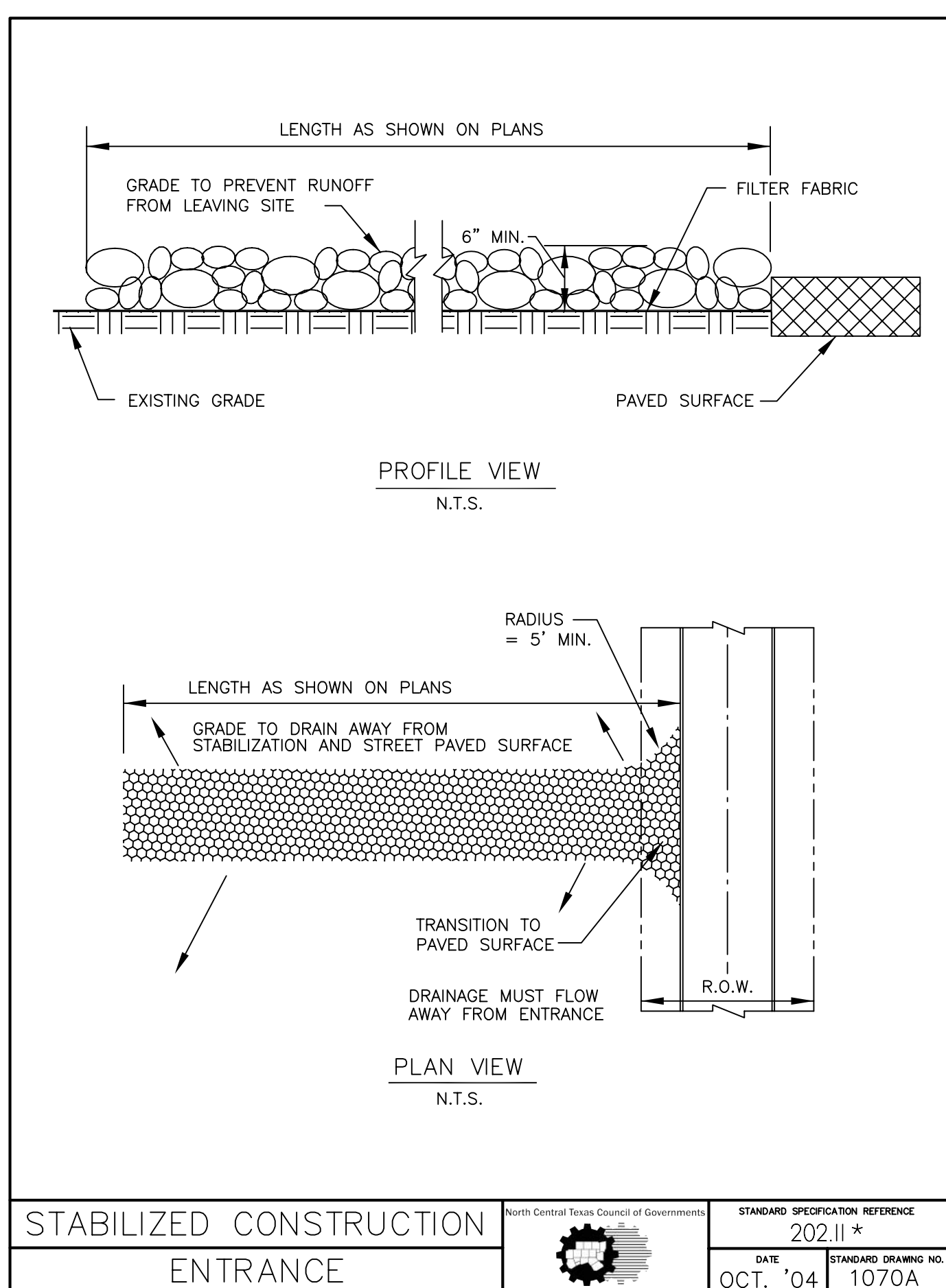
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



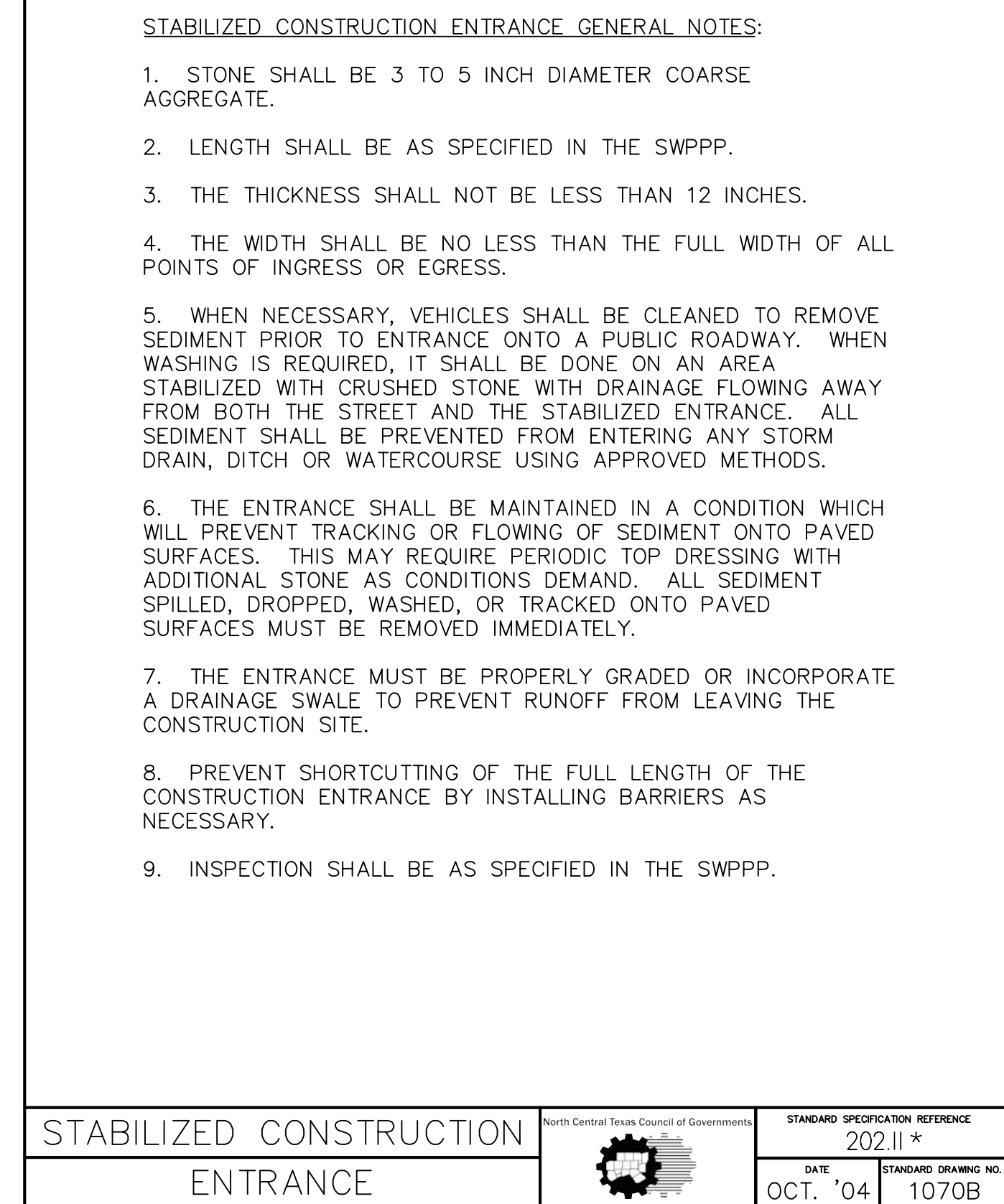
SILT FENCE

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



STABILIZED CONSTRUCTION
ENTRANCE

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



STABILIZED CONSTRUCTION
ENTRANCE

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*