

Jesse Terrell, Commissioner
Larry Granados, Commissioner
Victor Molaschi, Commissioner



Randy Corn, Chairman

Jason Kasal, Commissioner
Kristie Womack, Vice Chairman
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
MARCH 7, 2022
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 cable broadcast, 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 February 7, 2022.

D. NEW BUSINESS

1. Consideration and recommendation on a site plan request (SP 2022-02) from Gerri A. Kielhofner, AIA for a hotel to be situated on 3.269 acres, Block B Lot 1 in the Roanoke City Center Addition, M.E.P. & P.R.R. CO. Survey, Abstract No. 603, City of Roanoke Denton County, Texas.
2. Consideration and recommendation on a Site Plan (SP 2022-03) request from Intergrity Commercial Group LLC for a building to be located on an approximate 0.846 acre parcel being a part of the Homestead Addition, Block A, Lot 1-R-2, located on Cannon Parkway, north of the intersection of Cannon and W. Byron Nelson.



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**March 7, 2022
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3. Consideration and recommendation on a site plan request (SP 2022-04) from DHR Engineering, Inc. on an approximate 1.04 acre tract, being a part of the PPR Roanoke Retail Addition, Lot 1R5 Block A, Walter D Beal Survey Abstract No. 82 City of Roanoke, Denton County Texas.

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

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, March 4, 2022, 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: City Hall Guests



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 02/07/2022 - P&Z Minutes

MEETING DATE: March 7, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on February 7, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 02-07-2022

Jesse Terrell, Commissioner
Victor Molaschi, Commissioner
Larry Granados, Commissioner



Jason Kasal, Commissioner
Kristie Womack, Vice Chairman
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES
FEBRUARY 7, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Randy Corn; Commissioners: Jason Kasal, Mark McCullough, Victor Molaschi, Jesse Terrell, and Larry Granados. Development Services Administrator J.R. Hames, City Planner Kelly Carlson, and P&Z Secretary Sherry Gragg.

Absent: Vice Chairman Kristie Womack.

A. CALL TO ORDER

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

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Victor Molaschi second by Mark McCullough to approve the minutes from the regular Planning and Zoning Commission meeting held on January 3, 2022.

Motion carried 5-0-1. Jesse Terrell abstained as he was not present at this meeting.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article VI, Section 12.661, Appendix 3, entitled "Use Charts," by amending the uses within Business Park (BP) Districts to allow School, K through 12 (Private) Use with a Specific Use Permit within the Business Park (BP) Districts. (Ordinance No. 2022-102)

Public hearing started at 7:02 p.m.



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

**February 7, 2022
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Kathy Lyda, Service Head of School for Young Academy, stated they are respectfully asking for the zoning change and can answer any questions the Planning and Zoning Commission may have.

Public hearing ended at 7:03 p.m.

2. Motion made by Jesse Terrell second by Larry Granados to approve Ordinance 2022-102, amending The Comprehensive Zoning Ordinance, Chapter 12, Article VI, Section 12.661, Appendix 3, Entitled "Use Charts," by amending The Uses Within Business Park (BP) Districts to allow "School, K Through 12 (Private)" use with A Specific Use Permit (SUP) within The Business Park (BP) Districts.

Motion carried unanimously.

3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 2.3410-acre tract of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, an addition within the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow School, K through 12 (Private) Use. (Ordinance No. 2022-103)

Public hearing started at 7:05 p.m.

Kathy Lyda, Service Head of School for Young Academy, stated they are respectfully asking for the Special Use Permit and can answer any questions the Planning and Zoning Commission may have.

Public hearing ended at 7:05 p.m.

4. Motion made by Victor Molaschi second by Mark McCullough to approve Ordinance 2022-103, amending The Comprehensive Zoning Ordinance of The City of Roanoke, Texas, for an approximately 2.3410-acre tract of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, by changing the zoning from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow School, K Through 12 (Private) Use.

Motion carried unanimously.

5. Public hearing to consider amending the Comprehensive Zoning Ordinance, 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 Exhibit C, entitled "Oak Street Regulating Plan"; by changing the maximum height of buildings from five (5) stories to nine (9) stories for an approximately 3.269 acre tract of land consisting of Block B, Lot 1 of the Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas. (Ordinance No. 2022-104)

Public hearing started at 7:06 p.m.



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

**February 7, 2022
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City Planner Kelly Carlson explained this is for the Peabody Hotel, which will have 8 stories, and the zoning only allows for 5 stories at this time. The request for 9 stories is to accommodate an additional story, in the event it is needed.

Commissioner Victor Molaschi asked if this request was specific to this site only.

Ms. Carlson stated that it is.

Public hearing ended at 7:07 p.m.

6. Motion made by Mark McCullough second by Victor Molaschi to approve Ordinance 2022-104 amending Chapter 12, Article III, Division 15, Exhibit C, entitled "Oak Street Regulating Plan" of the Code of Ordinances of the City of Roanoke, Texas, for an approximately 3.269 acre tracts of land consisting of Block B, Lot 1 of the Roanoke City Center Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the maximum number of floors for said tract of land from five (5) stories to nine (9) stories.

Motion carried unanimously.

7. Motion made by Jesse Terrell second by Larry Granados to approve a Site Plan (SP 2022-01) request from Bowman Consulting Group, LTD, for a multi-tenant shell building to be located on an approximate 1.116 acre parcel, being a part of the W.D. Bell Survey Abstract No. 82, Block 1 Lot 7, City of Roanoke Denton County, Texas; generally located just north of Bobcat Blvd. (.04 of a mile) on the west side of Hwy 377, and having an address of 1735 N Hwy 377.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Jason Kasal second by Mark McCullough to adjourn the meeting at 7:10 p.m.

Motion carried unanimously.

Randy Corn, Chairman

Sherry Gragg, P&Z Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2022-02) Peabody Hotel

MEETING DATE: March 7, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan request (SP 2022-02) from Gerri A. Kielhofner, AIA for a hotel to be situated on 3.269 acres, Block B Lot 1 in the Roanoke City Center Addition, M.E.P. & P.R.R. CO. Survey, Abstract No. 603, City of Roanoke Denton County, Texas.

INFORMATION:

Planning Analysis

The Peabody Hotel is proposing an eight (8) story hotel. The full-service hotel will provide meeting rooms, ball rooms, a restaurant, a 14,324 sf pool deck, a convention center and parking garage.

- 223,265 SF OF HOTEL SPACE, 261 GUEST ROOMS
- 25,546 SF OF EXTERIOR DECK SPACE ON THE SECOND, FIFTH AND EIGHTH FLOORS
- 40,761 SF CONVENTION CENTER LOCATED ON THE FIRST FLOOR
- 81,104 SF FIVE-STORY PARKING GARAGE

Zoning - Oak Street-Civic Mixed Use

Location - The property is located on S. Oak Street and Peabody Way east of City Hall.



AGENDA ITEM

- **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**- Parking exceeds the required number of spaces. 260 spaces in the parking garage and 39 surface parking spaces (299 parking spaces)
- **Landscape** - A landscape plan is included in the submittal.
- **Height** - This parcel in the Civic Zone was amended by City Council to 9 floors at the previous City Council meeting on February 22nd to allow 9 floors. The applicant has proposed 8 floors on the site plan.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2022-02 - Peabody Hotel Site Plan Application
2. Color Building Elevations
3. Site Plan
4. Roanoke City Center Final Plat
5. Landscape Plan
6. Civil Drawings
7. Parking Garage Facility with parking count - including surface parking



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 Eliot Adams	Address of Applicant 2875 Exchange Blvd. Southlake, TX 76092	Phone Number 817-329-5019
Legal Interest		
Owner CFC-RH, LLC	Address 333 N. Wilmot Road, #227 Tucson, AZ 85711	Phone Number 520-623-3377
Firm preparing Site Plan Package Gerri A. Kielhofner, AIA	Address 319 N. Main, Suite 200 Springfield, MO 65806	Phone Number 417-521-6107
		Email Gerri@brparc.com
Location of Property	Name of Addition/Subdivision Roanoke City Center	Lot / Block Lot 1/Block B
		Present Zoning Oak Street Zone

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development	1	3.269
Office		
Retail		
Commercial		
Industrial		
Flood Plain		

A copy of the final plat or re-plat of the approved subdivision by the City Council showing property boundary lines and dimensions and easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property should be included.

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

(P&Z two (2) folded copies (24"X36") & an electronic copy (pdf) City Council) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

[Signature] ELIOT ADAMS, PM
CLARK CONTRACTORS

Applicants Signature

February 2, 2022

Date

FOR OFFICE USE ONLY

Site Plan Fee	P&Z Meeting 03/07/2022	CC Meeting 03/22/2022	File for Record SP- 2022 - 02
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City of Roanoke Site Plan Checklist



Submission Requirements

- ☒ Completed Application Form/Filing Fee
- ☐ Transmittal Letter
- ☐ Electronic Copy (PDF)

Print Requirements

- ☐ Staff Review
Two (2) sets of prints (**folded copies**) for staff discussion. (Plans shall be received thirty (30) days prior to P&Z meeting.)
- ☐ Planning & Zoning Commission
Two (2) 24x36 (**folded into sets**) Black line prints of the complete site package. (Plans shall be received thirty (30) days prior to P&Z meeting.)

Meetings are held on the 1st and 3rd Monday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date.

- ☐ City Council
One (1) electronic copy (PDF) of the complete site package with and revisions made by the Planning & Zoning Commission.

Meetings are held on the 2nd and 4th Tuesday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date. These prints should contain any revisions made by staff or Planning & Zoning Commission.

Site Plan

- ☐ Title block, titled Site Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☐ Name, address, phone and email of the owner, applicant and engineer or architect.
- ☐ North arrow and scale.
- ☐ Site Data Table / Scale 1" = 50'
 - Existing Zoning
 - Proposed Use
 - Square footage of each proposed use
 - Building area (gross sq. ft.)
 - Building height
 - Required & Provided parking per each use
 - Proposed lot coverage

Site Plan Continued

- ☒ Property boundaries with dimensions.
- ☒ Zoning districts adjacent to the property.
- ☒ Adjoining streets including existing and proposed median openings, curbs, sidewalks, street intersections, driveways, and alleys within 300 hundred feet of the property.
- ☒ Indicate spacing between driveways within the subject property and adjacent properties.
- ☒ Parking layout and driveways, including loading areas, dedicated fire lanes if required, access easements, and parking space dimensions.
- ☒ All existing and proposed drainage and utility easements.
- ☒ Topography with contour intervals of two (2) feet in 100 feet and minimum finished floor elevations, both referenced to mean sea level datum.
- ☒ Show location of the FEMA 100 year flood plain.
- ☐ Refuse facilities and mechanical equipment, including height, materials, and elevations or proposed screening.
- ☐ Lighting facilities, security lighting, screening, and glare shields.
- ☐ Proposed attached and monuments signs, showing elevations, dimensions, total square footage, materials, colors, font and lighting source. (sign information may be include on separate sheet)
- ☒ Preliminary Engineering. (conceptual utility plan) REF. ARCH AND LA
- ☒ Show all existing and proposed sidewalks.
- ☒ Show Fire hydrant layout.
- ☒ Show existing and proposed Water & Waste Water.
- ☒ Any additional information as needed.

Building Elevations-Color Facade with any attached (wall-mounted) signage

- ☒ North, South, East and West building elevations.
- ☒ Proposed building materials that include manufacturer's specifications.
- ☒ Proposed building height.
- ☐ Percentage of proposed materials.

Landscape Plan

- ☐ Title block, titled Landscaping Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☐ Name, address, phone and fax numbers of the owner, applicant and Landscaping Architect.
- ☐ North arrow and scale. (same scale as site plan)
- ☐ Property boundaries with dimensions.

Landscape Plan Cont.

- ☐ Landscape Data Table showing required and provided square footage for each category as follows:

	Required	Provided
Perimeter Landscape	_____	_____
Number of Trees	_____	_____
Interior Landscape	_____	_____
Number of Trees	_____	_____
Non-vehicular Landscape	_____	_____
Number of Trees	_____	_____

Total Site Area devoted to landscape: _____ %

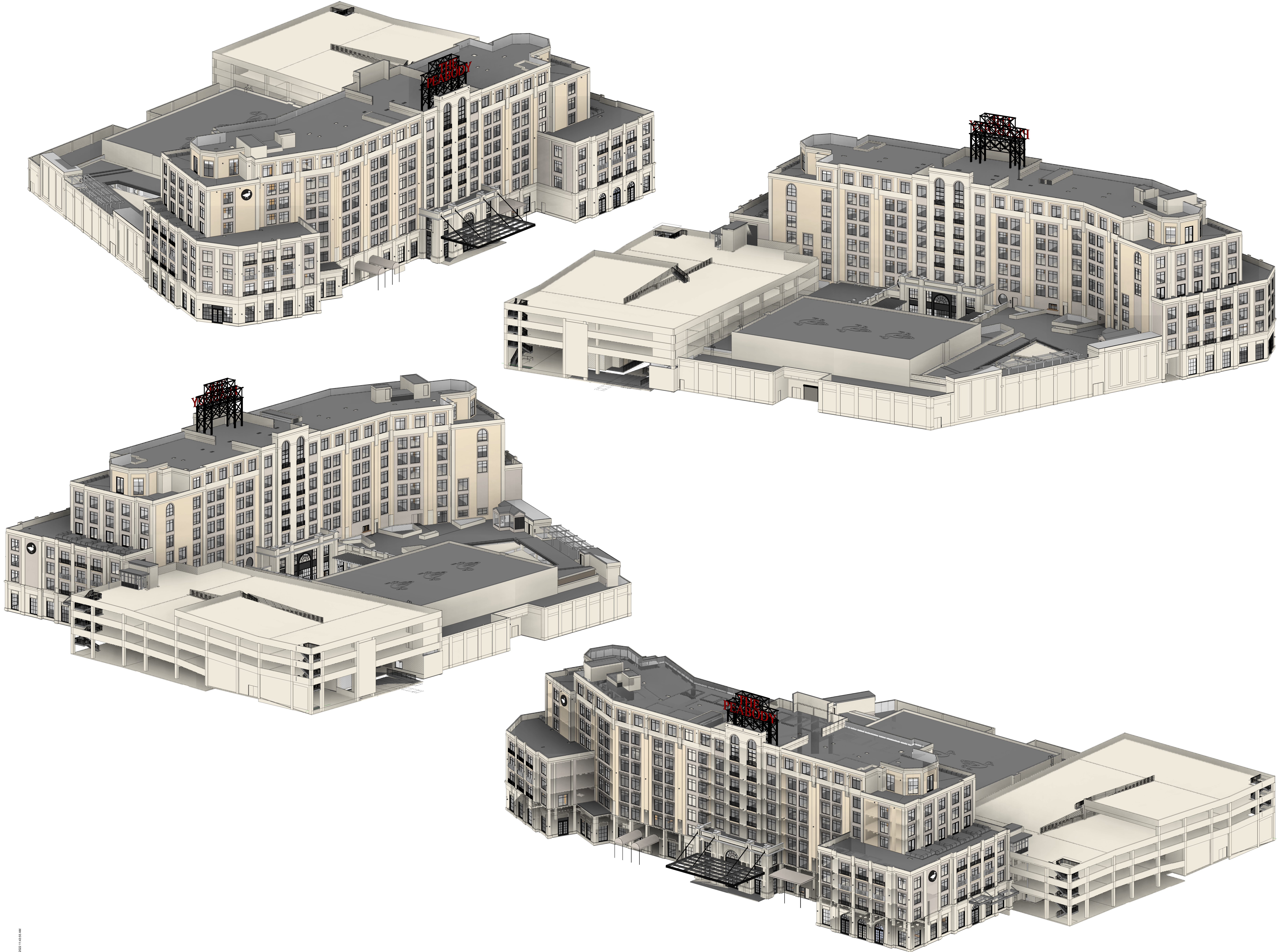
- ☐ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- ☐ A Plant Legend, if symbols or abbreviations are used.
- ☐ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, and non-vehicular landscape requirements.
- ☐ Show location of trees to be preserved.
- ☐ Show spacing of plant material to be used.
- ☐ Show description of maintenance provisions for the Landscape Plan.
- ☐ Show proposed and existing sidewalks and utility easements.
- ☐ Show irrigation system if applicable.
- ☐ Show rain and freeze protection.

SITE PLAN APPROVAL CONDITIONS FOR RETAIL & OFFICE PROJECTS OUTSIDE INDUSTRIAL AREAS

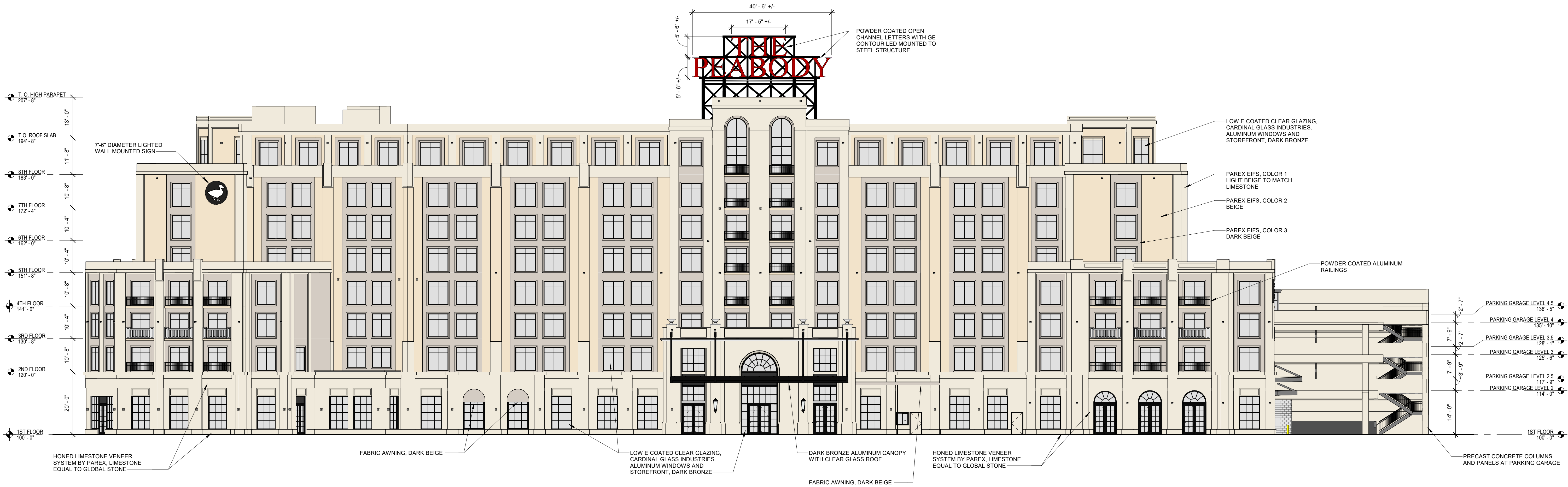
These conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan.

- ☐ Utility meters will not be visible except in areas clearly intended as service areas where the public is generally excluded.
- ☐ Mechanical equipment located on rooftops will be screened.

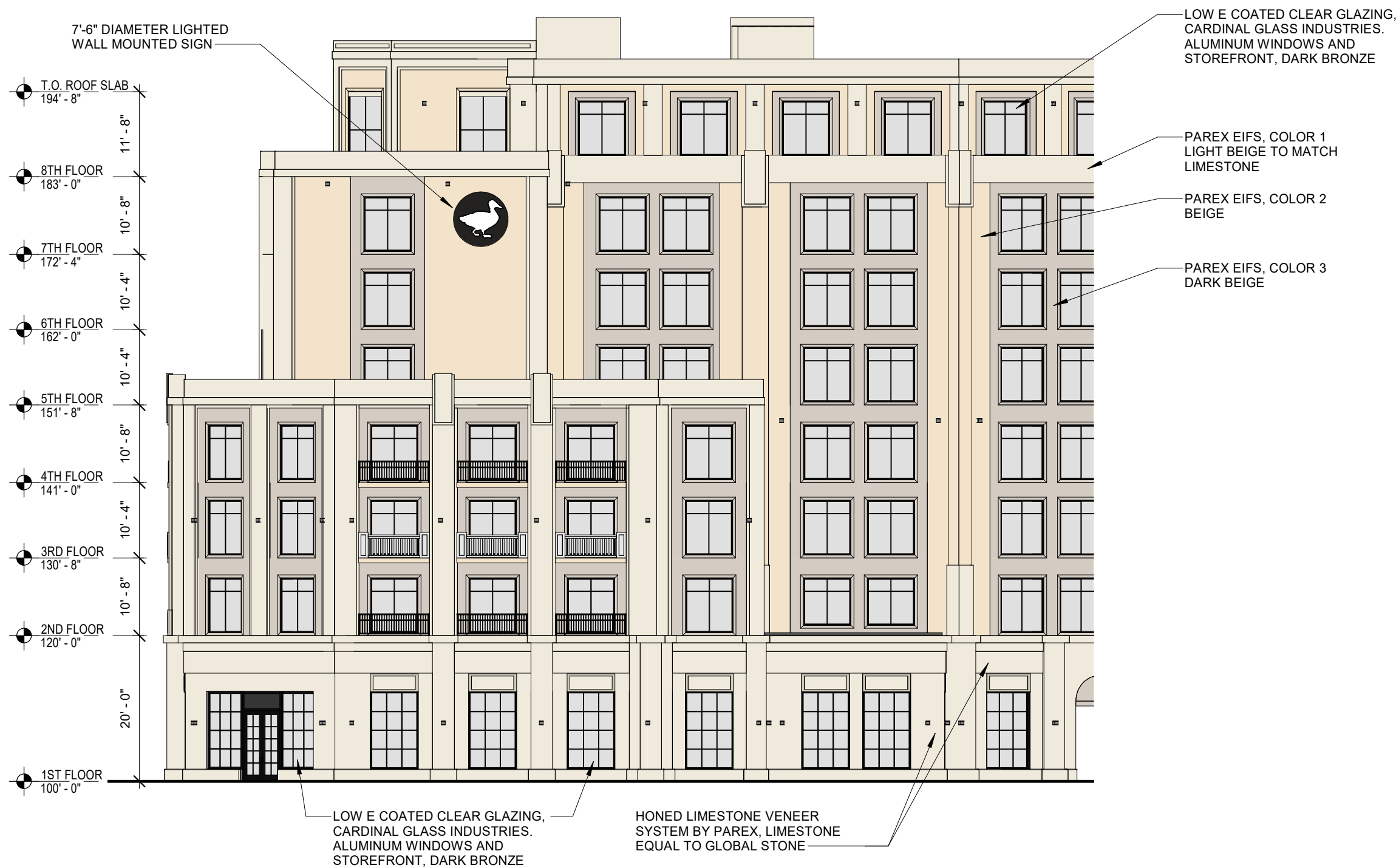
This checklist is provided as a supplement only. It is the applicant's responsibility to review and comply with the requirements of the Zoning Ordinance, Subdivision regulations and Construction specifications. Concept plans for Zoning Changes or Specific Use Permits require all items on the checklist (only civils may be excluded).



2/8/2022 1:43:25 AM



1 WEST ELEVATION
1/16" = 1'-0"



2 NORTHWEST ELEVATION
1/16" = 1'-0"

SITE
APPLICATION



THE PEABODY
ROANOKE TEXAS

REVISIONS:	

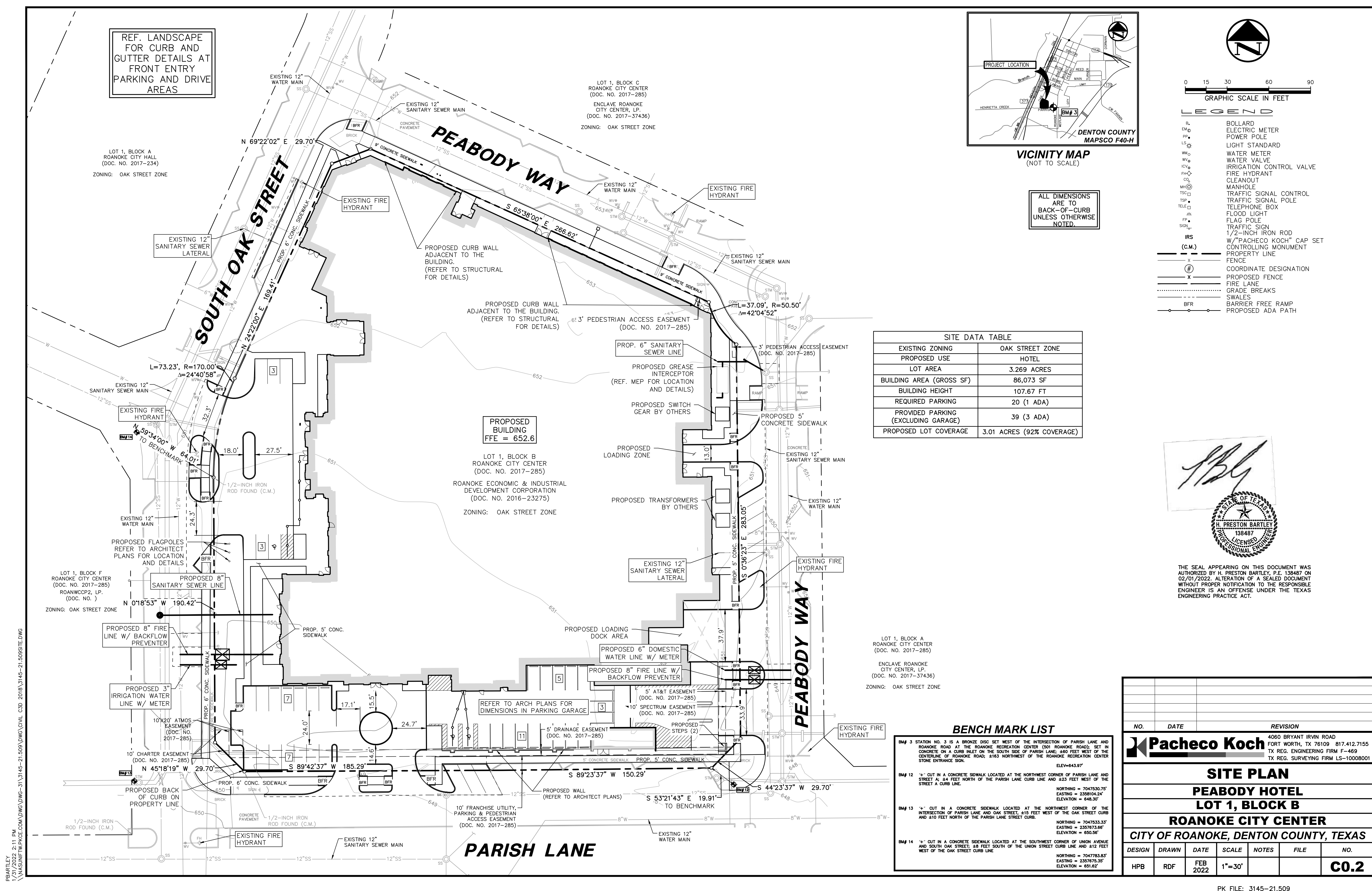
PERCENTAGES OF MATERIALS						
	WEST	EAST	NORTH	SOUTH	TOTAL	PERCENTAGE
GLASS/WINDOWS	5,491	5,929	2,109	2,247	15,776	16%
EIFS	24,653	23,099	10,725	5,247	63,724	64%
LIMESTONE VENEER	5,531	975	1,216	1,587	9,309	9%
CMU AT GARAGE	60	679	0	969	1,708	2%
PRECAST CONCRETE	1,087	2,861	1,045	3,116	7,909	8%
METAL DOORS	55	313	161	212	761	1%
TOTAL SF	36,877	33,656	15,276	13,428	99,237	100%

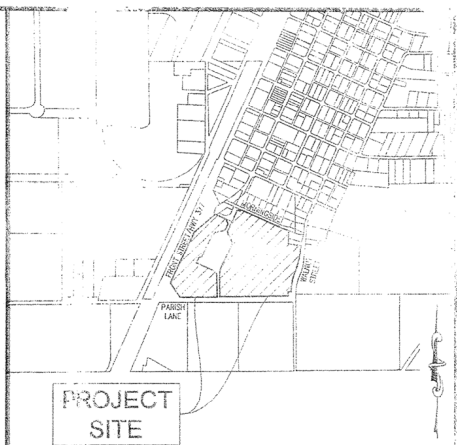
PROJECT NUMBER:
21.033.PEA8
ISSUE DATE:
FEBRUARY 8, 2022
SHEET NAME:
OVERALL BUILDING
ELEVATIONS
SHEET NUMBER:

A2.2









Vicinity Map 1" = 1000'

CURVE TABLE				
CL. #	SIDEWALK	DELTA ANGLE	ARC LENGTH	LONG CHORD
CL1	174.00'	244°02.3'	73.23'	N 12°06'16" E, 72.67'
CL2	136.50'	66°50'0"	159.23'	N 08°58'22" W, 150.35'
CL3	580.00'	18°04'59"	183.04'	S 14°33'31" W, 182.28'
CL4	630.00'	22°45'57"	250.32'	S 12°12'43" W, 248.68'
CL5	136.50'	66°45'16"	158.03'	S 57°49'21" W, 150.19'
CL6	14.00'	90°00'00"	21.99'	N 44°28'20" E, 19.40'
CL7	9.00'	106°17'00"	16.69'	S 37°23'10" E, 14.81'
CL8	50.50'	42°04'54"	37.09'	S 33°02'28" E, 36
CL9	9.00'	83°03'40"	13.05'	S 47°56'31" E, 12.55'
CL10	50.50'	49°34'13"	43.69'	N 65°44'3"
CL11	50.50'	67°50'19"	59.79'	N 7-
CL12	25.00'	43°14'28"	18.87'	N 87°10'31" E, 18.55'
CL13	12.00'	89°40'00"	18.78'	N 69°22'10" E, 16.92'
CL14	168.00'	137°44'20"	38.82'	S 72°25'00" E, 38.73'
CL15	20.00'	71°48'00"	25.06'	S 30°17'43" E, 23.46'
CL16	132.00'	63°32'23"	15.07'	N 69°03'52" W, 15.06'
CL17	12.00'	90°20'00"	18.92'	N 20°37'50" W, 17.62'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 11°33'25" W	40.43'	L16	N 69°26'45" E	29.70'
L2	N 69°29'40" E	11.32'	L17	S 44°28'20" W	29.70'
L3	S 65°30'20" E	21.75'	L18	N 45°13'25" W	29.70'
L4	N 24°29'40" E	17.04'	L19	N 83°35'20" W	8.93'
L5	S 46°29'15" W	3.66'	L20	S 06°24'40" W	1.83'
L6	S 89°38'50" W	29.64'	L21	N 22°45'40" W	30.82'
L7	S 00°24'55" E	45.00'	L22	S 84°21'25" E	1.24'
L8	S 20°35'20" E	56.35'	L23	S 05°30'00" W	6.61'
L9	S 60°29'33" W	40.45'	L24	N 44°46'35" E	29.69'
L10	S 69°26'43" W	35.36'	L25	N 24°72'10" E	55.94'
L11	S 24°26'43" W	60.00'	L26	N 24°72'10" E	53.75'
L12	S 31°27'42" E	41.41'			
L13	N 45°31'40" W	29.70'			
L14	S 15°45'20" W	10.00'			
L15	S 74°14'40" E	3.58'			

1.58

FINAL PLAT
Roanoke City Center
21.883 Acres
in the
& P. R. R. CO. SURVEY, ABSTRACT NO. 923
COVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

GA SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hills Dr • Davis • Lewistown, TN 37567 • P: 972-436-9712 • F: 972-436-9715
144 Old Town, N. • North Side • Austin, TX 78706 • P: 945-246-1012 • F: 945-246-1025
TBE# : 50m No. 1768 TBPLS Firm No. 1004770

OWN BY: CC DATE: 3/10/2017 SCALE: 1"=60' JOB NO. 15086

OWNER/DEVELOPER:
INTEGRITY GROUP, LLC
2555 STRADER ROAD
JUSTIN, TEXAS 76247
Ph. (817) 430-3380
Contact: JOHN DELAN

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :

COUNTY OF DENTON: WHEREAS We, RoanTH1, LLC, Roanoke Economic & Industrial Development Corporation, Integrity Retirement Group, LLC, ROANWCCP2, LP, Enclave Roanoke City Centre, LP and the City of Roanoke are the owners of the following tracts of land:

LEGAL DESCRIPTION
Tract 1
15.375 ACRES

Being all that certain lot, tract or parcel of land situated in the D. O. Hoover Survey, Abstract Number 603 and the M.E.P. & P. R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being part of that certain called 36-1/5 acre tract of land described in deed to Viola Coleman recorded in Volume 268, Page 73 of the Deed Records of Denton County, Texas, and being part of that certain called 23.049 acre tract of land described in deed to Peterson/Coleman Family Partnership recorded in Instrument Number 2007-19269 of the Real Property Records of Denton County, Texas, and being part of that certain called 2.958 acre tract of land described in deed to Roy Dale Coleman and John A. Coleman, Jr. recorded in Volume 927, Page 661 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" capped rebar found (Peloton) at the most southerly southeast corner of said 23.049 acre tract, being on the south line of said 36-1/5 acre tract and being on the north line of a right-of-way dedication shown on the plat of Roanoke Community Facilities Addition recorded in Cabinet W, Page 53 of the Plat Records of Denton County, Texas, and being the southwest corner of that certain called 0.421 acre tract of land described in deed to the City of Roanoke recorded in Instrument Number 2005-29551 of the Real Property Records of Denton County, Texas, and being in Parish Lane, a public roadway (no record found);

THENCE S 89°28'20" W, 550.11 feet with the south line of said 36-1/5 acre tract, the south line of said 23.049 acre tract and the north line of said Roanoke Community Facilities Addition, in Parish Lane, to a 5/8" capped rebar found (G&A) at the northwest corner of said addition, being the northeast corner of that certain called 0.363 acre tract of land described in deed to the City of Roanoke recorded in Volume 4564, Page 1208 of the Real Property Records of Denton County, Texas;

THENCE S 89°47'20" W, 206.39 feet continuing with the south line of said 36-1/5 acre tract and the south line of said 23.049 acre tract, and with the north line of said 0.363 acre tract, in Parish Lane to a 1/2" capped rebar set (G&A) at the southeast corner of that certain called 1.2592 acre tract of land described in deed to the City of Roanoke recorded in Instrument Number 2013-131394 of the Real Property Records of Denton County, Texas, being on the easterly line of Oak Street (called 60' right-of-way);

THENCE with the east line of said 1.2592 acre tract and the east line of said Oak Street the following:

N 00°41'0" W, 256.41 feet to a 1/2" rebar set (G&A);

With the arc of a curve to the right having a central angle of 24°40'53", a radius of 170.00 feet and an arc length of 73.23 feet, whose chord bears N 12°06'16" E, 72.67 feet to a 1/2" rebar set (G&A);

N 24°26'43" E, 250.40 feet to a 1/2" rebar set (G&A);

With the arc of a curve to the left having a central angle of 66°50'10", a radius of 136.50 feet and an arc length of 159.23 feet, whose chord bears N 08°58'22" W, 150.35 feet to a 1/2" rebar set (G&A);

N 11°33'25" W, 40.43 feet to a 1/2" rebar set (G&A);

N 24°32'10" E, passing at 38.40 feet the most northerly northeast corner of said 1.2592 acre tract, and being the most southerly corner of that certain called 0.2688 acre tract of land described in an agreement in favor of the City of Roanoke described in Instrument Number 2010-54292 of the Real Property Records of Denton County, Texas, continuing with the easterly line thereof, passing at 136.55 feet a "+" found in concrete at the most easterly corner thereof, and being the most southerly corner of that certain called 0.3400 acre tract of land described in deed to the City of Roanoke recorded in Instrument Number 2010-54294 of the Real Property Records of Denton County, Texas, and being on the northerly line of said 23.049 acre tract and the southerly line of said 2.958 acre tract, continuing with the easterly line of said 0.3400 acre tract a total distance of 269.42 feet to a PK nail with shiner (SPRY 5647) found at the south end of a corner clip;

THENCE N 69°29'40" E, 11.32 feet continuing with the easterly line of said 0.3400 acre tract and the easterly line of said Oak Street to a 1/2" capped rebar found (SPRY 5647) at the west corner of that certain called 0.0052 acre tract of land described in deed in favor of the City of Roanoke, recorded in Document Number 2010-54296 of the Real Property Records of Denton County, Texas;

THENCE S 65°30'20" E, 21.75 feet with the southwesterly line of said 0.0052 acre tract and the easterly line of said Oak Street to a 1/2" capped rebar found (SPRY 5647) at the most southerly corner of said 0.0052 acre tract;

THENCE N 24°29'40" E, 17.04 feet with the easterly line of said 0.0052 acre tract and the easterly line of said Oak Street to a 1/2" capped rebar found (SPRY 5647) at the most easterly corner of said 0.0052 acre tract being on the southerly line of Morningside Drive (called 40' right-of-way) and being on the northerly line of said 2.958 acre tract;

THENCE S 66°20'00" E, 453.20 feet with the southerly line of said Morningside Drive and the northerly line of said 2.958 acre tract to a chain link fence corner found at an angle point in said northerly line, and being the most westerly corner of that certain called 1/5 acre tract of land described in deed to Gordon Smith and wife, Joy Smith, recorded in Volume 1347, Page 359 of the Real Property Records of Denton County, Texas;

THENCE S 69°43'50" E, 129.24 feet with the northerly line of said 2.958 acre tract and the southerly line of said 1/5 acre tract, passing the most southerly corner thereof, being the most westerly corner of that certain called 0.30 acre tract of land described in deed to Florene Thomas, recorded in Document Number 2004-155738 of the Real Property Records of Denton County, Texas, continuing with the southerly line thereof to a 1/2" rebar found at the northeast corner of said 2.958 acre tract and the northwest corner of Lot 1, Block 1 of Chandler-Chase Estates, recorded in Cabinet X, Page 900 of the Plat Records of Denton County, Texas, from which a chain link fence corner found bears S 21°35' W, 0.6 feet;

THENCE S 05°30'00" W, 170.77 feet with the east line of said 2.958 acre tract and the west line of said Lot 1, passing the southwest corner thereof, being the northwest corner of Lot 2, Block 1 of said Chandler-Chase Estates, continuing with the west line thereof to a chain fence corner found at the southwest corner of said Lot 2, being on the northerly line of the aforementioned 23.049 acre tract, from which a 5/8" rebar found at the southeast corner of said 2.958 acre tract bears S 05°30' W, 7.5 feet;

THENCE S 79°02'10" E, 144.00 feet with the northerly line of said 23.049 acre tract and the south line of said Lot 2 to a 5/8" capped rebar found (G&B) on the west line of Walnut Street (called 40' right-of-way), at the southeast corner of said Lot 2 and the northeast corner of said 23.049 acre tract, from said point a 5/8" rebar found bears N 82°05' W, 7.85 feet;

THENCE S 05°38'35" W, 102.51 feet with the east line of said 23.049 acre tract and the west line of Walnut Street to a "+" found in concrete at the most northerly corner of the aforementioned 0.421 acre tract;

THENCE continuing with the east line of said 23.049 acre tract, the west line of said 0.421 acre tract and the west line of Walnut Street with the arc of curve to the right having a central angle of 18°04'55", a radius of 580.00 feet and an arc length of 183.04 feet, whose chord bears S 14°33'13" W, 182.28 feet to a 1/2" capped rebar found (Peloton) at a point of reverse curvature;

THENCE continuing with the east line of said 23.049 acre tract, the west line of said 0.421 acre tract and the west line of Walnut Street with the arc of curve to the left having a central angle of 22°45'57", a radius of 630.00 feet and an arc length of 250.32 feet, whose chord bears S 12°12'43" W, 248.68 feet to a 5/8" capped rebar found (Peloton) at north end of a corner clip;

THENCE S 46°29'15" W, 3.66 feet continuing with the east line of said 23.049 acre tract, the west line of said 0.421 acre tract and the west line of Walnut Street to a 5/8" capped rebar found (Peloton) at south end of said corner clip, being on the north line of said Parish Lane;

THENCE S 89°38'50" W, 29.64 feet continuing with the east line of said 24 acre tract, the west line of said 0.421 acre tract and the north line of Parish Lane to a 5/8" capped rebar found (Peloton) at westerly northwest corner of said 0.421 acre tract;

THENCE S 00°24'55" E, 45.00 feet continuing with the east line of said 24 acre tract and the west line of said 0.421 acre tract, in Parish Lane to the POINT OF BEGINNING and containing approximately 15.375 acres of land.

Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

Field observations performed during the month of February 2016.

LEGAL DESCRIPTION
Tract 2
6.508 ACRES

Being all that certain lot, tract or parcel of land situated in the D. O. Hoover Survey, Abstract Number 603, City of Roanoke, Denton County, Texas, and being part of that certain called 36-1/5 acre tract of land described in deed to Viola Coleman recorded in Volume 268, Page 73 of the Deed Records of Denton County, Texas, and being part of that certain called 23.049 acre tract of land described in deed to Peterson/Coleman Family Partnership recorded in Instrument Number 2007-19269 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" capped rebar found (Peloton) at the most southerly southeast corner of said 23.049 acre tract, being on the south line of said 36-1/5 acre tract and being on the north line of a right-of-way dedication shown on the plat of Roanoke

Community Facilities Addition recorded in Cabinet W, Page 53 of the Plat Records of Denton County, Texas, and being the southwest corner of that certain called 0.421 acre tract of land described in deed to the City of Roanoke recorded in Instrument Number 2005-29551 of the Real Property Records of Denton County, Texas, and being in Parish Lane, a public roadway (no record found);

THENCE S 89°28'20" W, 550.11 feet with the south line of said 36-1/5 acre tract, the south line of said 23.049 acre tract and the north line of said Roanoke Community Facilities Addition, in Parish Lane, to a 5/8" capped rebar found (G&B) at the northwest corner of said addition, being the northeast corner of that certain called 0.363 acre tract of land described in deed to the City of Roanoke recorded in Volume 4564, Page 1208 of the Real Property Records of Denton County, Texas;

THENCE S 89°47'20" W, 206.39 feet continuing with the south line of said 36-1/5 acre tract and the south line of said 23.049 acre tract, and with the north line of said 0.363 acre tract in Parish Lane to a 1/2" capped rebar set (G&A) at the POINT OF BEGINNING; being the southwest corner of that certain called 1.2592 acre tract of land described in deed to the City of Roanoke recorded in Instrument Number 2013-131394 of the Real Property Records of Denton County, Texas;

THENCE S 89°47'20" W, 408.92 feet continuing with the south line of said 36-1/5 acre tract and the south line of said 23.049 acre tract, and with the north line of said 0.363 acre tract in Parish Lane to a 5/8" rebar found at the southerly southwest corner of said 23.049 acre tract and being the northwest corner of said 0.363 acre tract, being on the east line of State Highway 377 as evidenced by that certain called 0.34 acre tract of land described as Parcel (c) in deed to the State of Texas recorded in Volume 279, Page 223 of the Deed Records of Denton County, Texas, from said point a 5/8" capped rebar found (Peloton) bears S 02°07' W, 0.3 feet and a Texas Department of Transportation aluminum disc bears S 02°41' W, 3.4 feet;

THENCE N 33°48'30" W, 192.45 feet with the west line of said 23.049 acre tract and the east line of said State Highway 377 to the remnants of a broken concrete right-of-way monument found at the north corner of said 0.34 acre tract, being on the east line of that certain called 3.79 acre tract of land described as Parcel (a) in said State of Texas deed;

THENCE N 24°33'00" E, 631.43 feet with the west line of said 23.049 acre tract and the east line of said State Highway 377 to a 5/8" capped rebar found (illegible) at the southerly corner of that certain called 1.01 acre tract of land described as Parcel (b) in said State of Texas deed, from said point a 5/8" capped rebar found (Peloton) bears S 45°40' W, 1.2 feet;

THENCE N 48°45'00" E, 311.37 feet with the west line of said 23.049 acre tract and the east line of said State Highway 377 to a 5/8" capped rebar found (Peloton) at the most westerly corner of that certain called 0.2688 acre tract of land described in an agreement in favor of the City of Roanoke described in Instrument Number 2010-54292 of the Real Property Records of Denton County, Texas;

THENCE with the southwesterly line of said 0.2688 acre tract the following:

S 65°35'20" E, 131.57 feet to a 5/8" capped rebar found (Peloton);

S 20°35'20" E, 56.35 feet to a 5/8" capped rebar found (Peloton);

S 24°32'10" W, passing at 30.00 feet the most southerly southwest corner of said 0.2688 acre tract, and being the most northerly corner of the aforementioned 1.2592 acre City of Roanoke tract, continuing with the west line of said 1.2592 acre tract a total distance of 68.59 feet to a 1/2" capped rebar set (G&A);

THENCE S 60°29'33" W, 40.45 feet with the west line of said 1.2592 acre tract to a 1/2" capped rebar set (G&A) at the most northerly corner of that certain called 0.8425 acre tract of land described in said City of Roanoke deed recorded in Instrument Number 2013-131394 of the Real Property Records of Denton County, Texas;

THENCE with the west line of said 0.8425 acre tract the following:

with the arc of a non-tangent curve having a central angle of 66°45'16", a radius of 136.50 feet and an arc length of 159.03 feet, whose chord bears S 57°49'21" W, 150.19 feet to a "+" set in concrete;

S 24°26'43" W, 239.16 feet to a "+" set in concrete;

S 69°26'43" W, 35.36 feet to a 1/2" capped rebar set (G&A);

S 24°26'43" W, 60.00 feet to a "+" set in concrete;

S 65°33'17" E, passing at 213.00 feet the most southerly corner of said 0.8425 acre tract, continuing with the west line of said 1.2592 acre tract a total distance of 225.15 feet to a 1/2" capped rebar set (G&A);

THENCE S 31°27'42" E, 41.41 feet with the west line of said 1.2592 acre tract to a "+" set in concrete;

THENCE S 00°14'10" E, 255.37 feet with the west line of said 1.2592 acre tract to the POINT OF BEGINNING and containing approximately 6.508 acres or 283,470 square feet of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That We, RoanTH1, LLC, Roanoke Economic & Industrial Development Corporation, Integrity Retirement Group, LLC, ROANWCCP2, LP and the City of Roanoke, do hereby adopt this plat designating the herein above described property as Roanoke City Center, an addition to the City of Roanoke and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Roanoke, Texas.

WITNESS MY HAND this 20th day of April, 2017.

RoanTH1, LLC
Authorized Representative

STATE OF TEXAS:
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared

John DeLeon known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20th day of April, 2017.

Notary Public in and for the State of Texas

My commission expires the 29 day of July, 2018



STATE OF TEXAS:
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared

John DeLeon Kirby Smith known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22nd day of June, 2017.

Notary Public in and for the State of Texas

My commission expires the 15th day of June, 2018



Integrity Retirement Group, LLC
Authorized Representative

STATE OF TEXAS:
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared John DeLeon known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20th day of April, 2017.

Notary Public in and for the State of Texas

My commission expires the 29 day of July, 2018



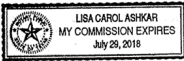
STATE OF TEXAS:
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared John DeLeon known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20th day of April, 2017.

Notary Public in and for the State of Texas

My commission expires the 29 day of July, 2018



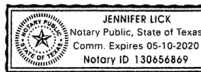
STATE OF TEXAS:
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jennifer Lick known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20th day of June, 2017.

Notary Public in and for the State of Texas

My commission expires the 10 day of May, 2020



City of Roanoke
Authorized Representative

STATE OF TEXAS:
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared April Sonya Hill known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22nd day of June, 2017.

Notary Public in and for the State of Texas

My commission expires the 15th day of June, 2018



APPROVAL OF THE PLANNING AND ZONING COMMISSION OF THE CITY

This plot has been submitted to and considered by the Planning and Zoning Commission of the City of Roanoke, Texas, and is hereby recommended by such Commission to the City Council for its consideration for approval.

Dated this 5th day of December, 2016

By: Randy Corn, Chairman

ATTEST: April S. Hill, Secretary



APPROVAL OF THE CITY COUNCIL OF THE CITY

This plot has been submitted to and considered by the City Council of the City of Roanoke, Texas, and is hereby approved by such City Council.

Dated this 13th day of December, 2016

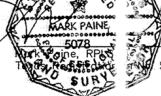
By: Carl E. Gierick, Mayor

ATTEST: April S. Hill, City Secretary



SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat from an actual survey on the ground, and the same is hereby approved by me or under my supervision.



04/04/2017

FINAL PLAT

Roanoke City Center
21.883 Acres

in the

M. E. P. & P. R. CO. SURVEY, ABSTRACT NO. 923
D. H. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS



111 N. Glendale Rd., Suite 200, Argyle, TX 75501 • P: 972.436.9712 • F: 972.436.9715
144 Old Main Building, Suite 2, Argyle, TX 75501 • P: 940.240.1012 • F: 940.240.1028
TBEPLS No. 1788 TBEPLS Firm No. 10947700

DRAWN BY: CC DATE: 3/10/2017 SCALE: N/A JOB. No. 15086

OWNER/DEV: RLOPEZ
INTEGRITY GROUP, LLC
2565 STRADE ROAD
JUSTIN, TEXA 75661
Ph: (817) 438-3338
Contact: JOHN DELUXE

Filed for Record
in the Official Records Of:
Denton County
On: 6/27/2017 11:21:32 AM
in the PLAT Records
ROANOKE CITY CENTER
Doc Number: 2017-285
Number of Pages: 2
Amount: 100.00
Order#: 20170627000363
By: CR



**THE PEABODY
ROANOKE TEXAS**

REVISIONS:

PROJECT NUMBER:
21.033.PEAB

ISSUE DATE:
JANUARY 20, 2022

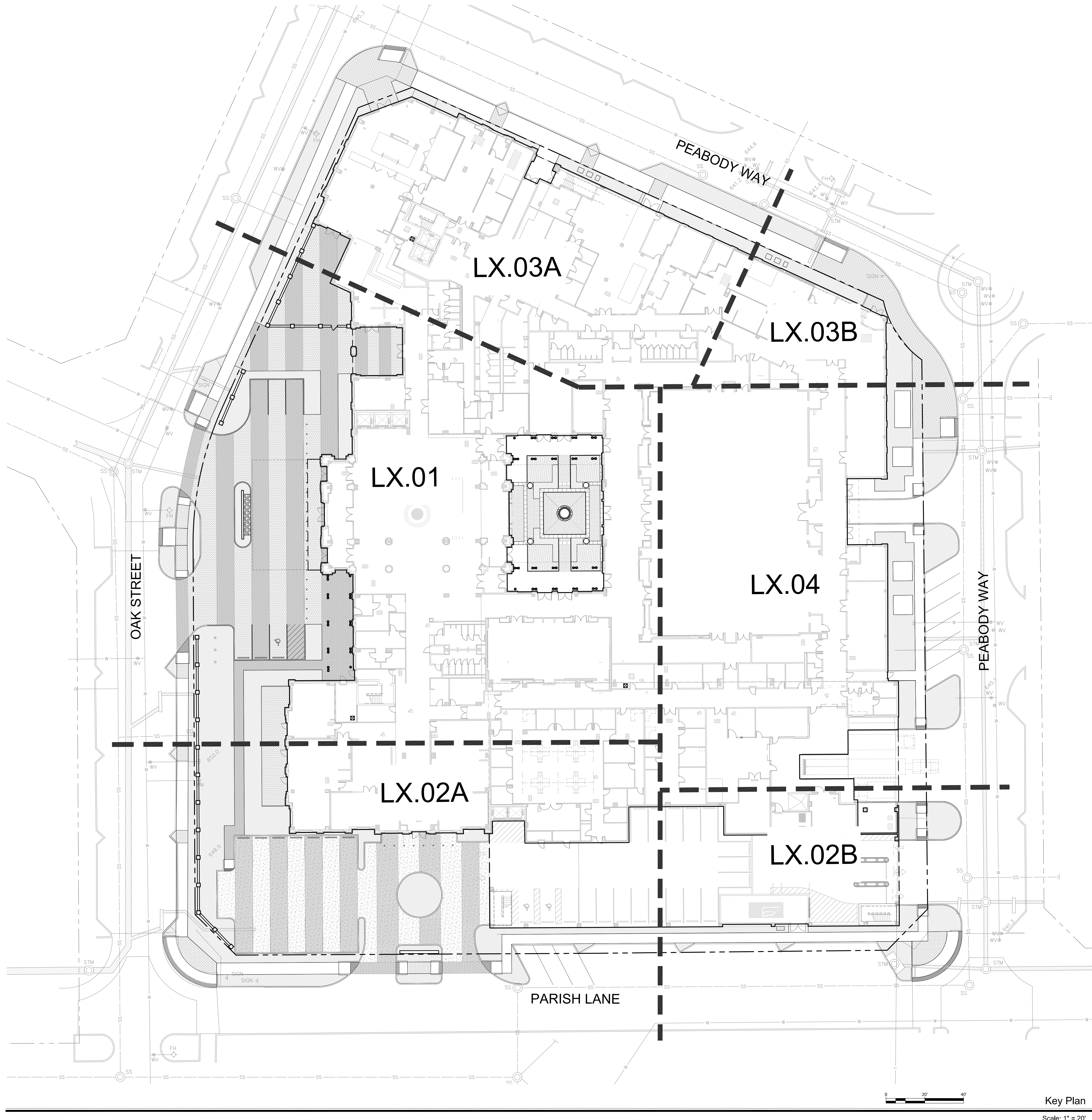
SHEET NAME:
SHEET INDEX

SHEET NUMBER:

LO.00

ROANOKE, TX

SHEET INDEX	Drawings Issued									
	PROGRESS DD - 10/14/2021	100% DD - 11/18/2021	PROGRESS CD - 01/20/2022							
L0.00 - SHEET INDEX	●	●	●							
L0.01 - MATERIALS & NOTES	●	●	●							
L0.02 - KEY PLAN	●	●	●							
L2.01 - HARDSCAPE PLAN	●	●	●							
L2.02 - HARDSCAPE PLAN	●	●	●							
L2.03 - HARDSCAPE PLAN	●	●	●							
L2.04 - HARDSCAPE PLAN	●	●	●							
L2.05 - HARDSCAPE PLAN - AMENITY DECK	●	●	●							
L2.06 - HARDSCAPE PLAN - 5TH FLOOR TERRACE			●							
L2.07 - HARDSCAPE PLAN - 8TH FLOOR TERRACE			●							
L4.01 - HARDSCAPE DETAILS	●	●	●							
L4.02 - HARDSCAPE DETAILS	●	●	●							
L4.03 - AMENITY DECK DETAILS	●	●	●							
L4.04 - AMENITY DECK DETAILS	●	●	●							
L4.05 - AMENITY DECK DETAILS		●	●							
L4.06 - FOUNTAIN DETAILS	●	●	●							
L4.07 - HARDSCAPE DETAILS			●							
L5.00 - PLANTING DETAILS & LEGEND	●	●	●							
L5.01 - PLANTING PLAN	●	●	●							
L5.02 - PLANTING PLAN	●	●	●							
L5.03 - PLANTING PLAN	●	●	●							
L5.04 - PLANTING PLAN	●	●	●							
L5.05 - PLANTING PLAN - AMENITY DECK	●	●	●							
L5.06 - PLANTING PLAN - 5TH FLOOR TERRACE			●							
L5.07 - PLANTING PLAN - 8TH FLOOR TERRACE			●							
L6.00 - IRRIGATION NOTES & LEGEND		●	●							
L6.01 - IRRIGATION PLAN		●	●							
L6.02 - IRRIGATION DETAILS		●	●							

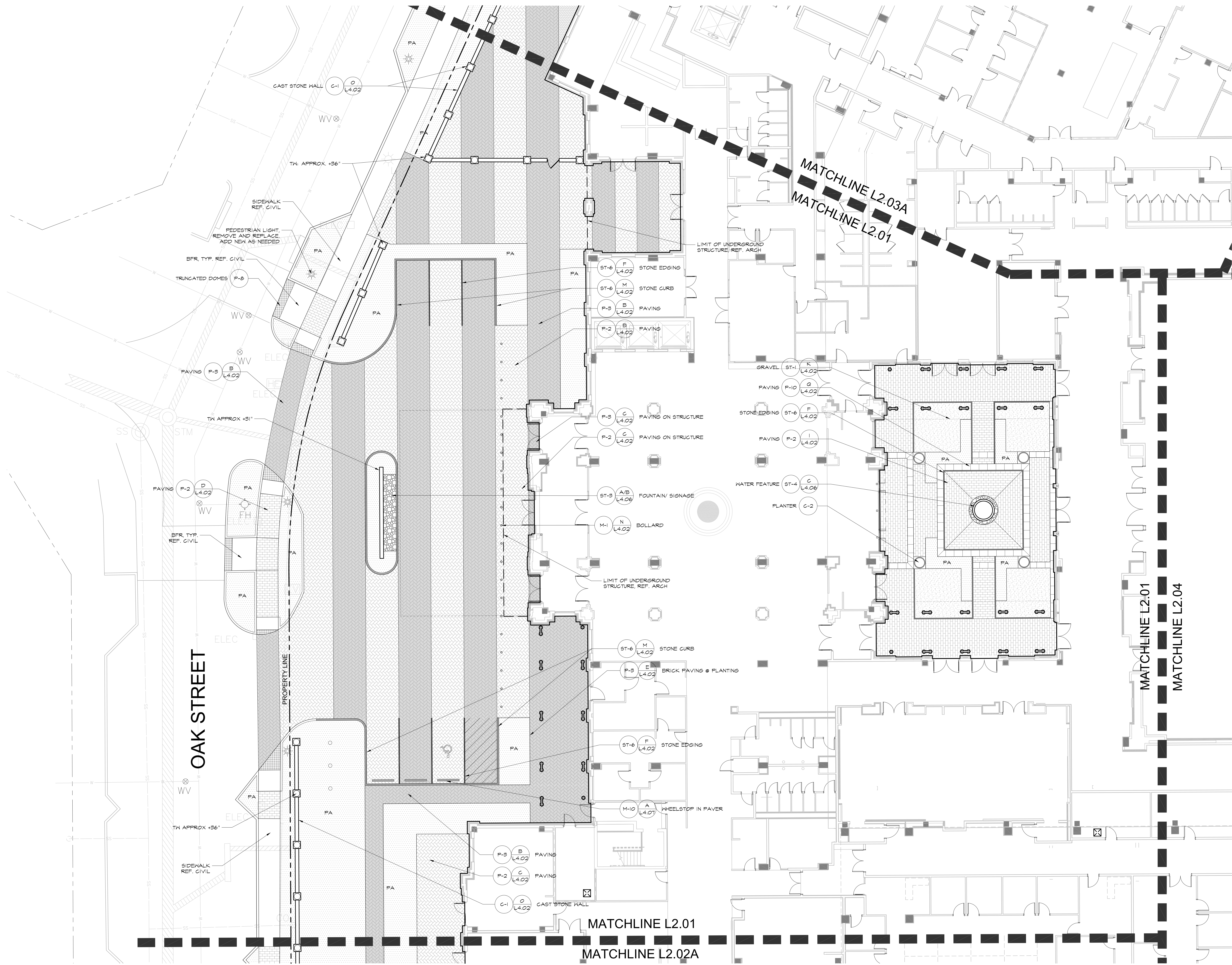


Key Plan

Scale: 1" = 20'

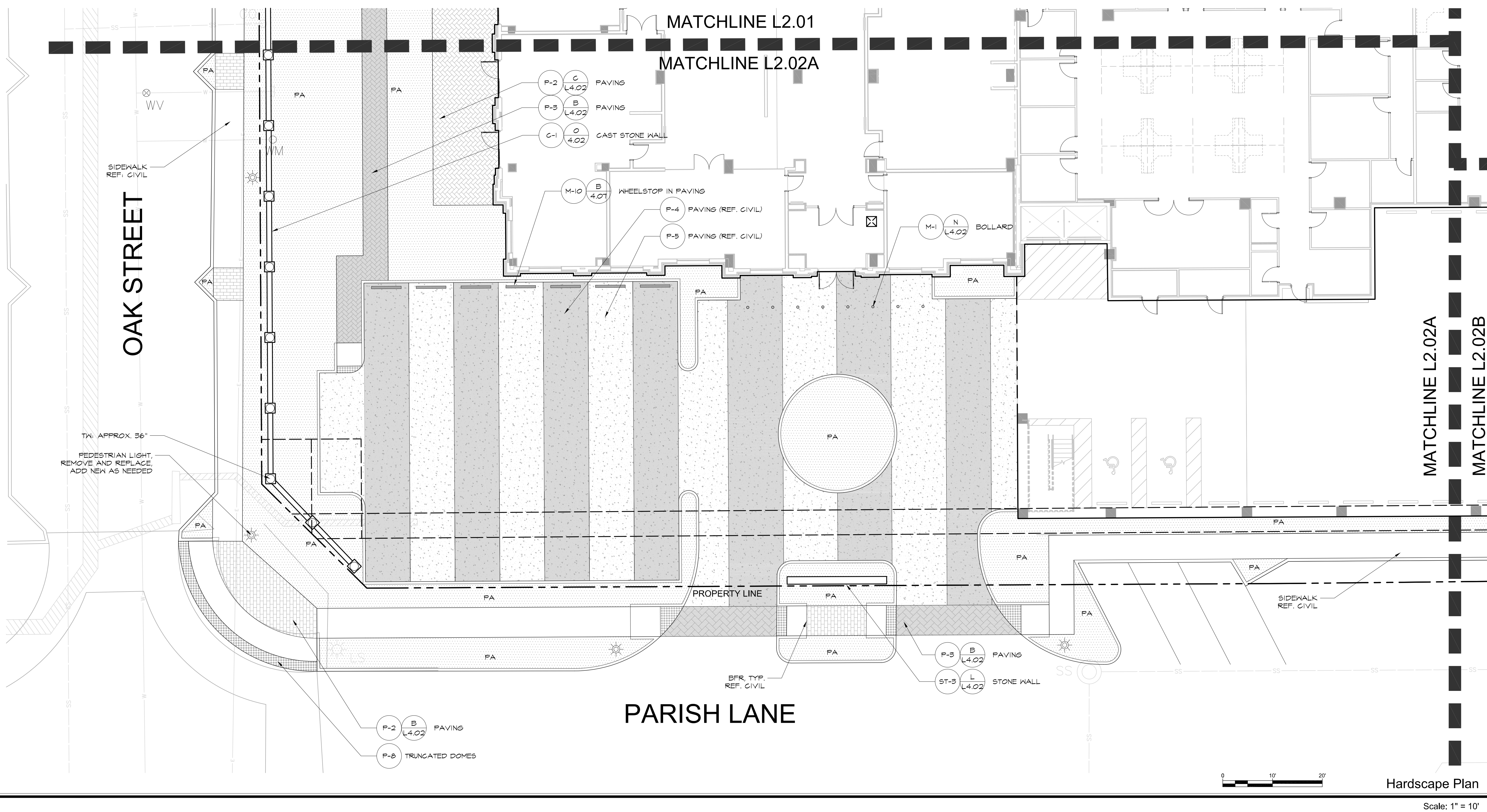
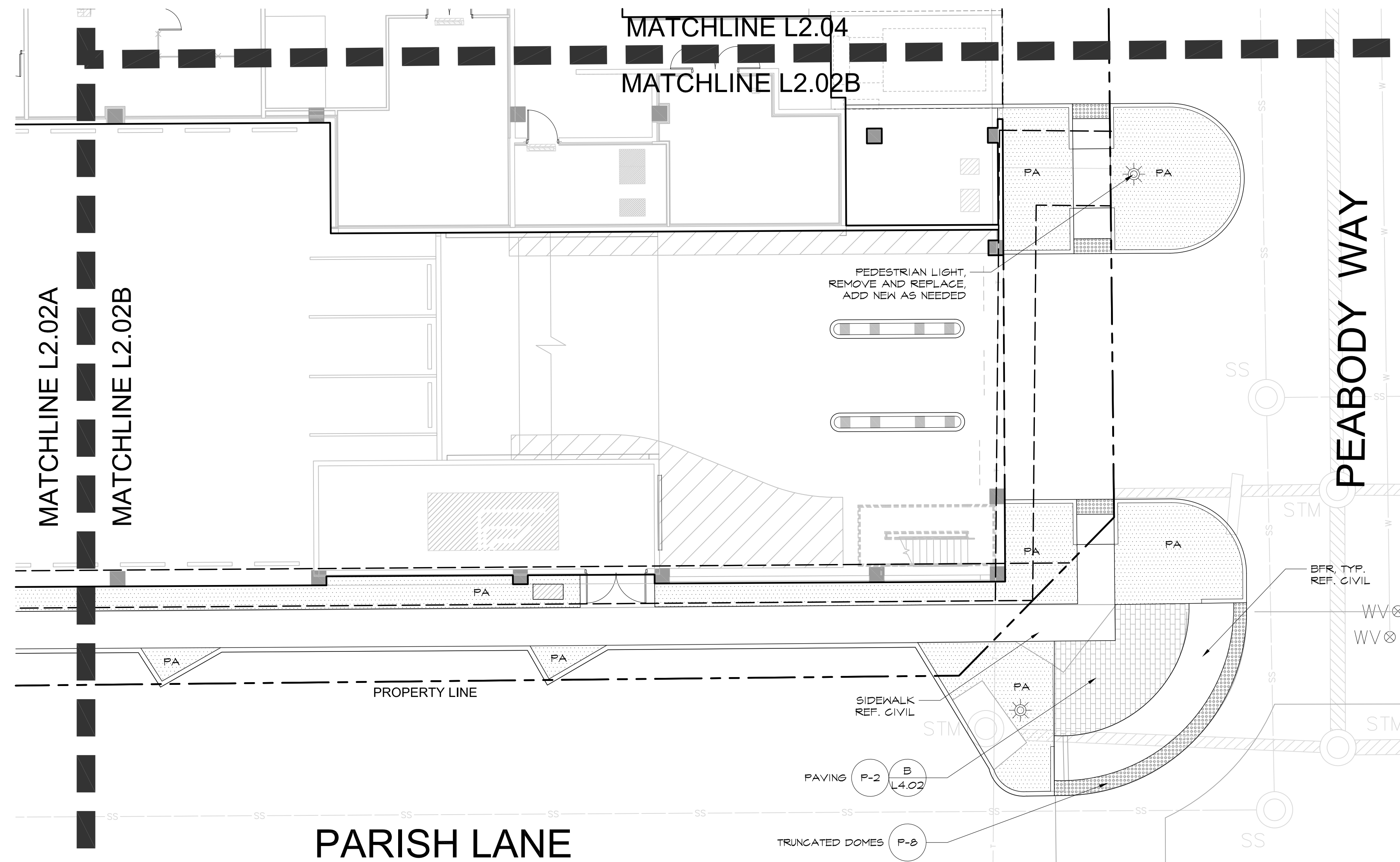


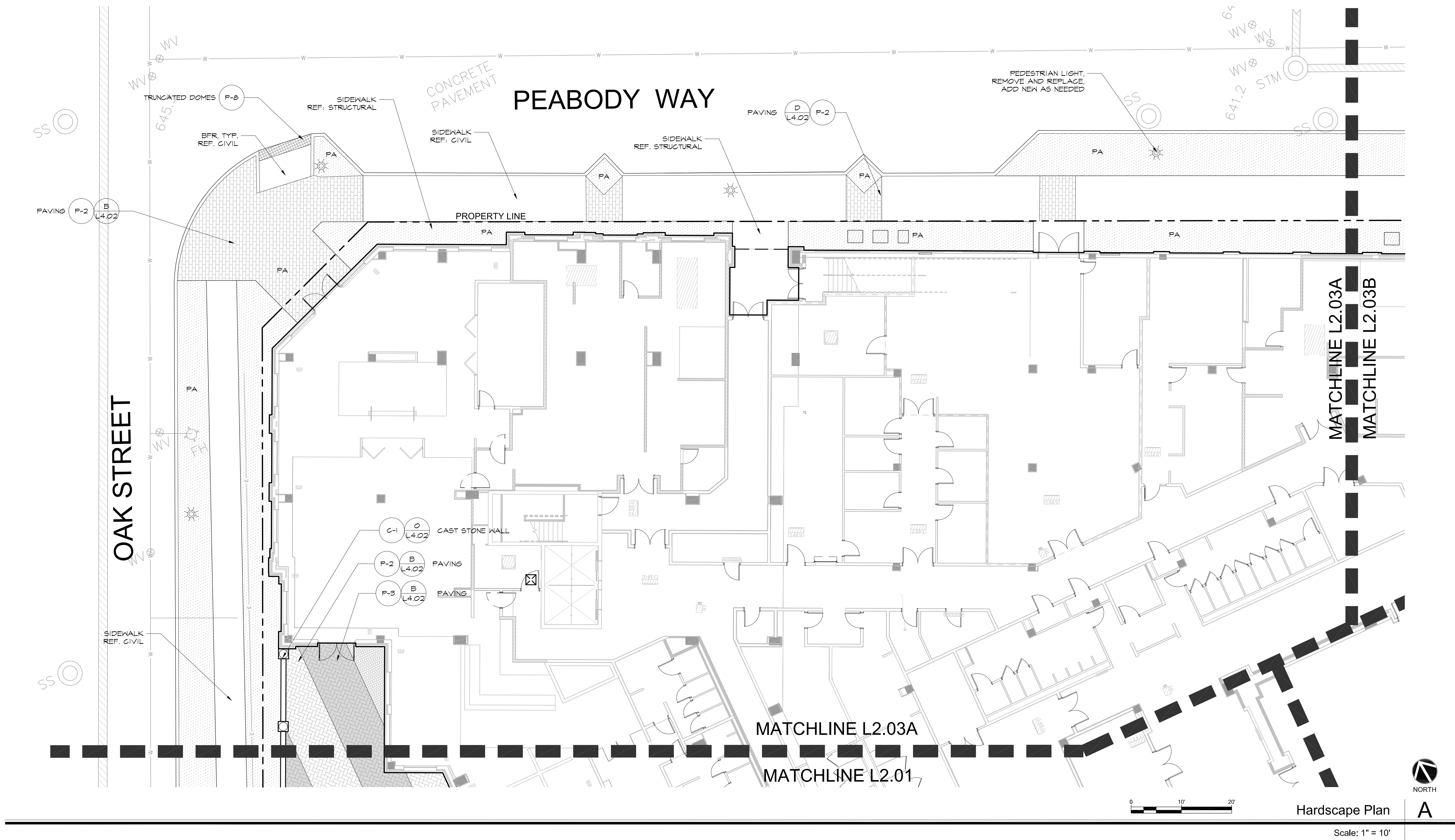
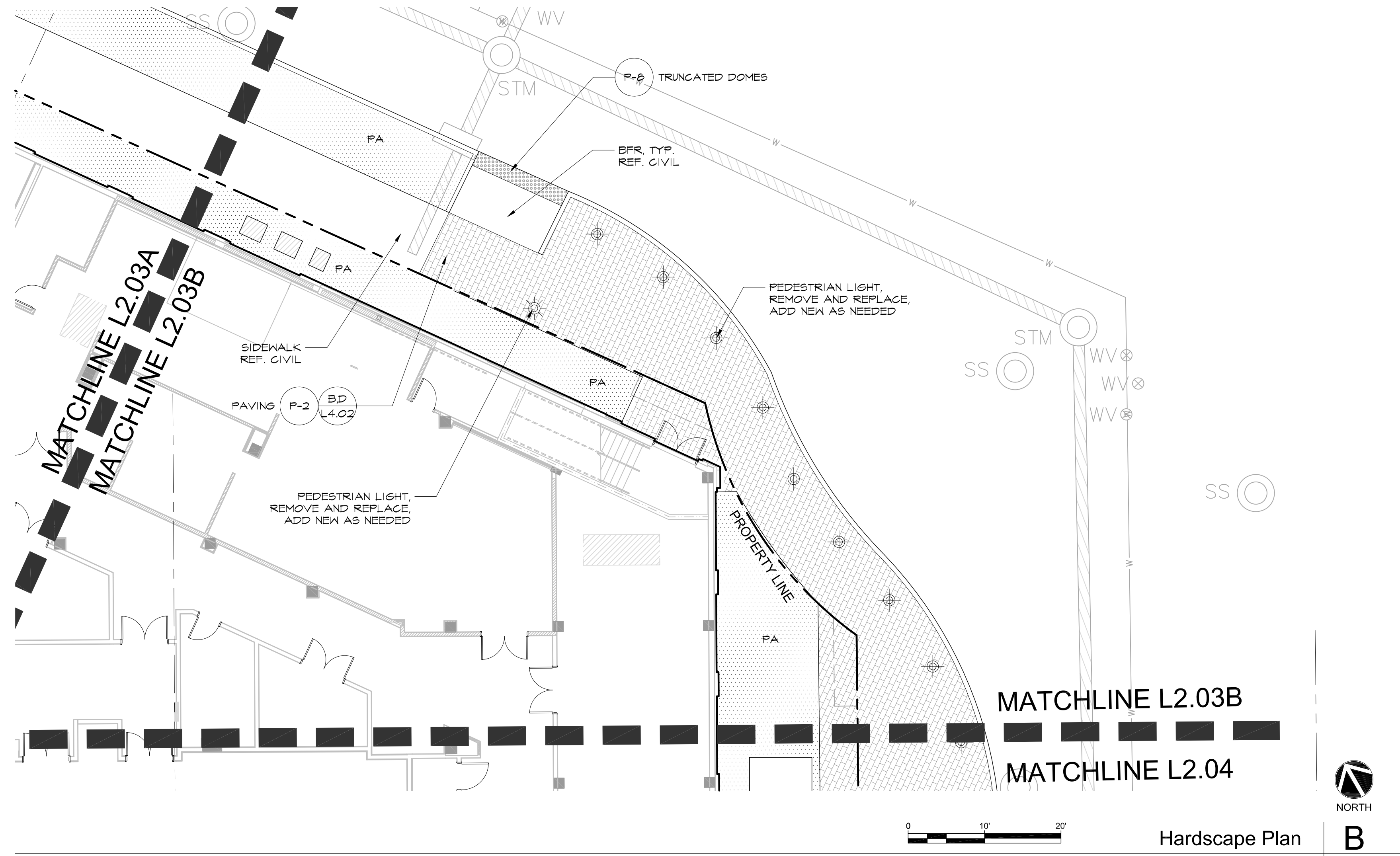
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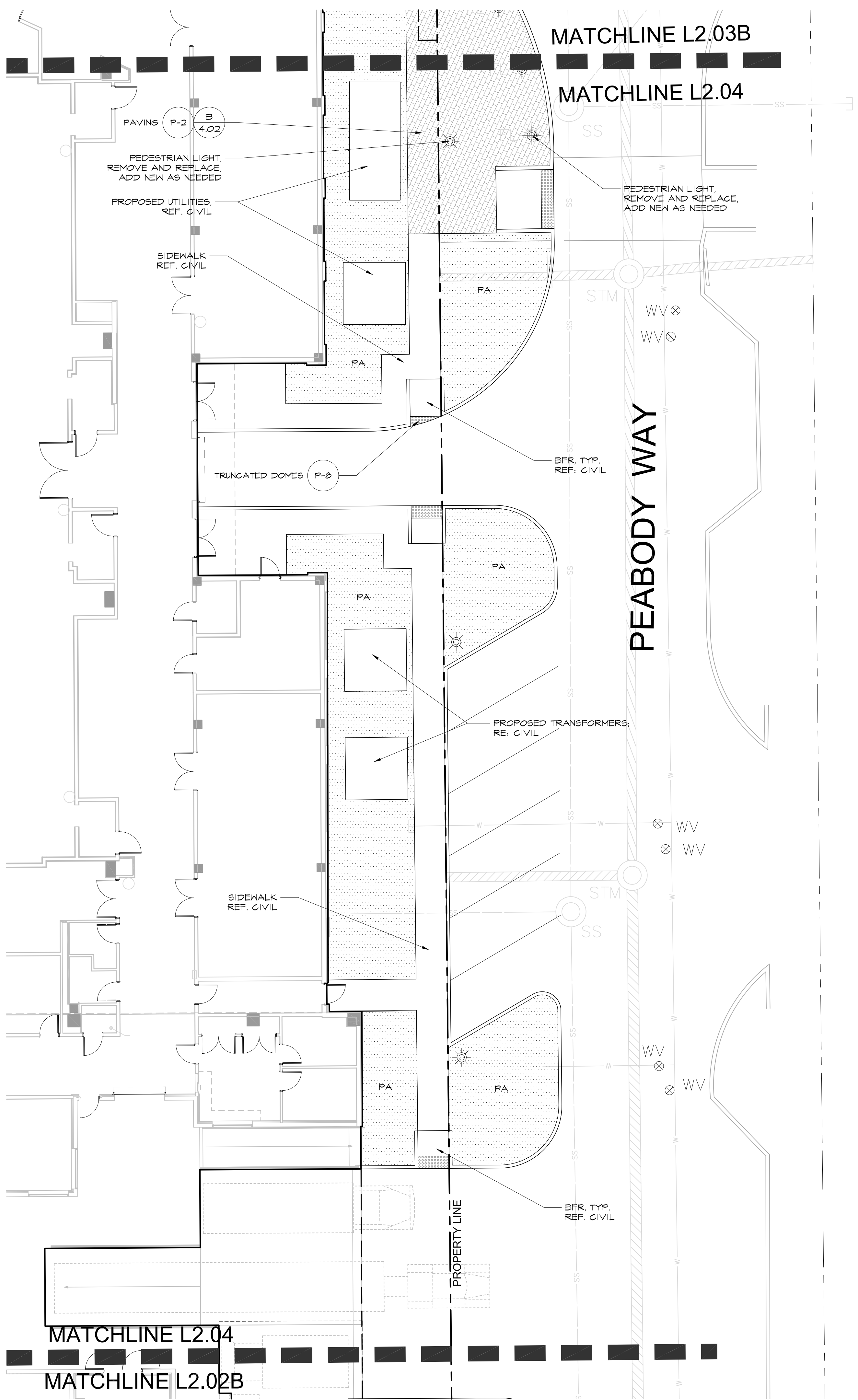


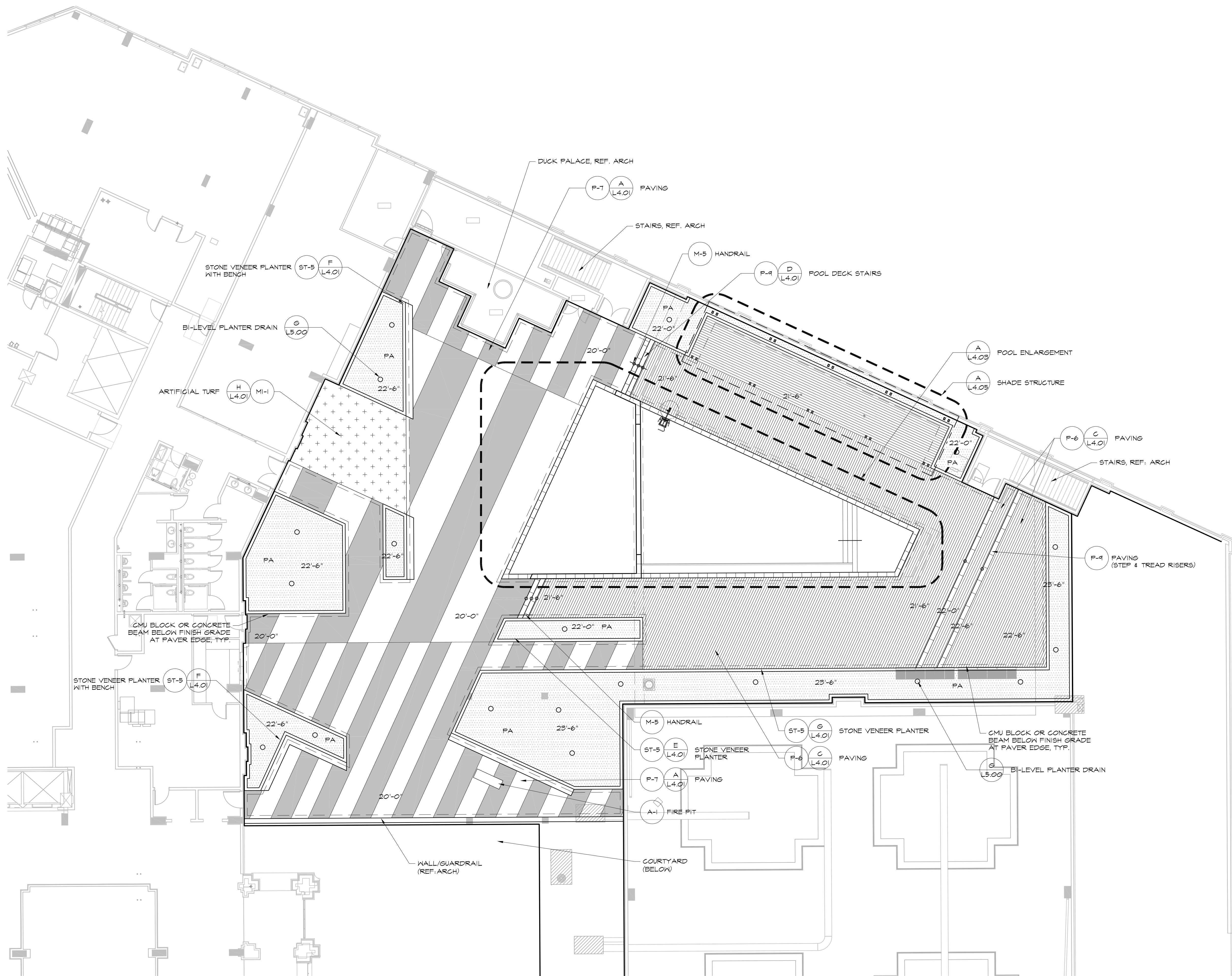
Hardscape Plan

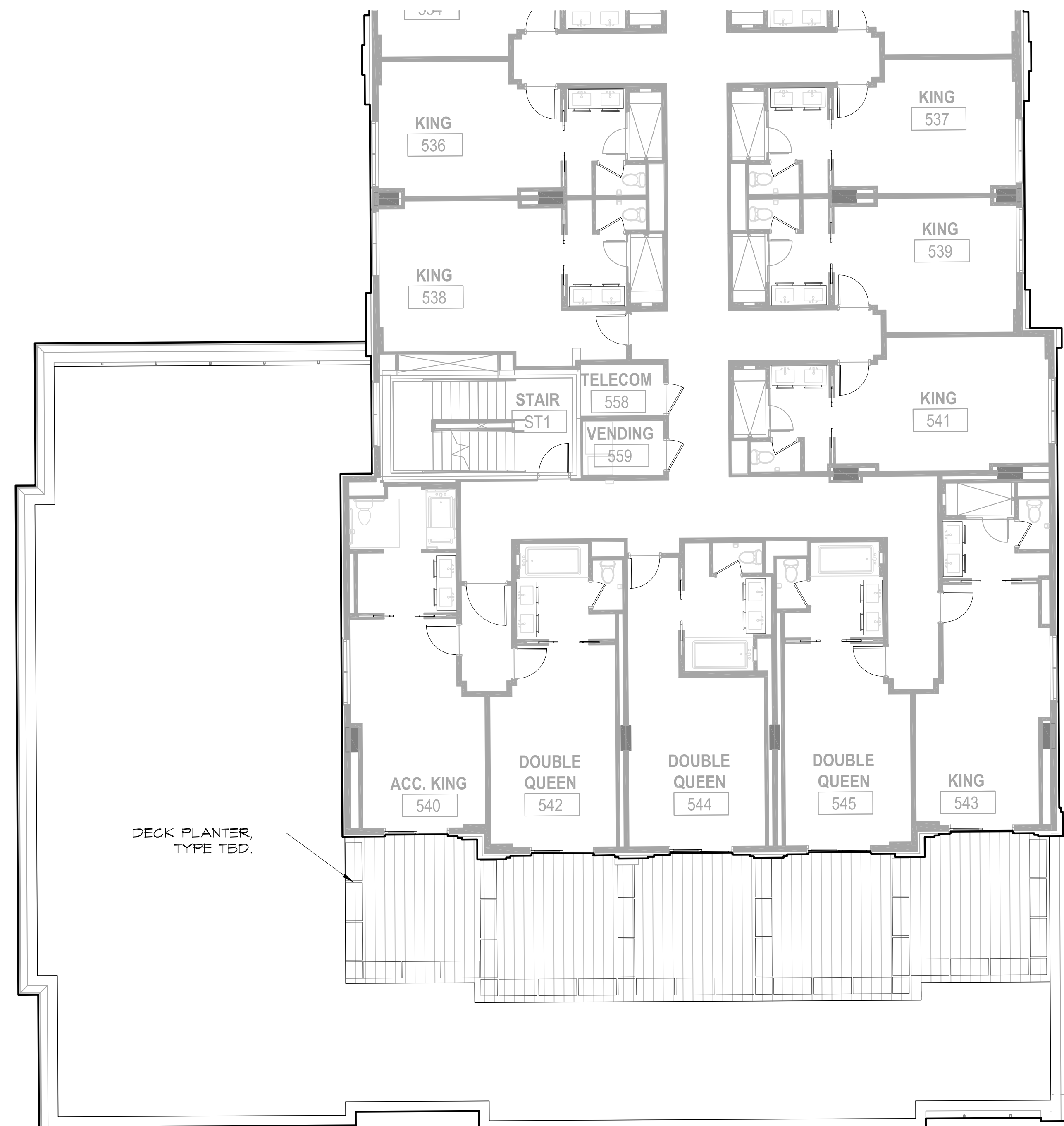
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5th Floor Terrace Hardscape Plan - South

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



B

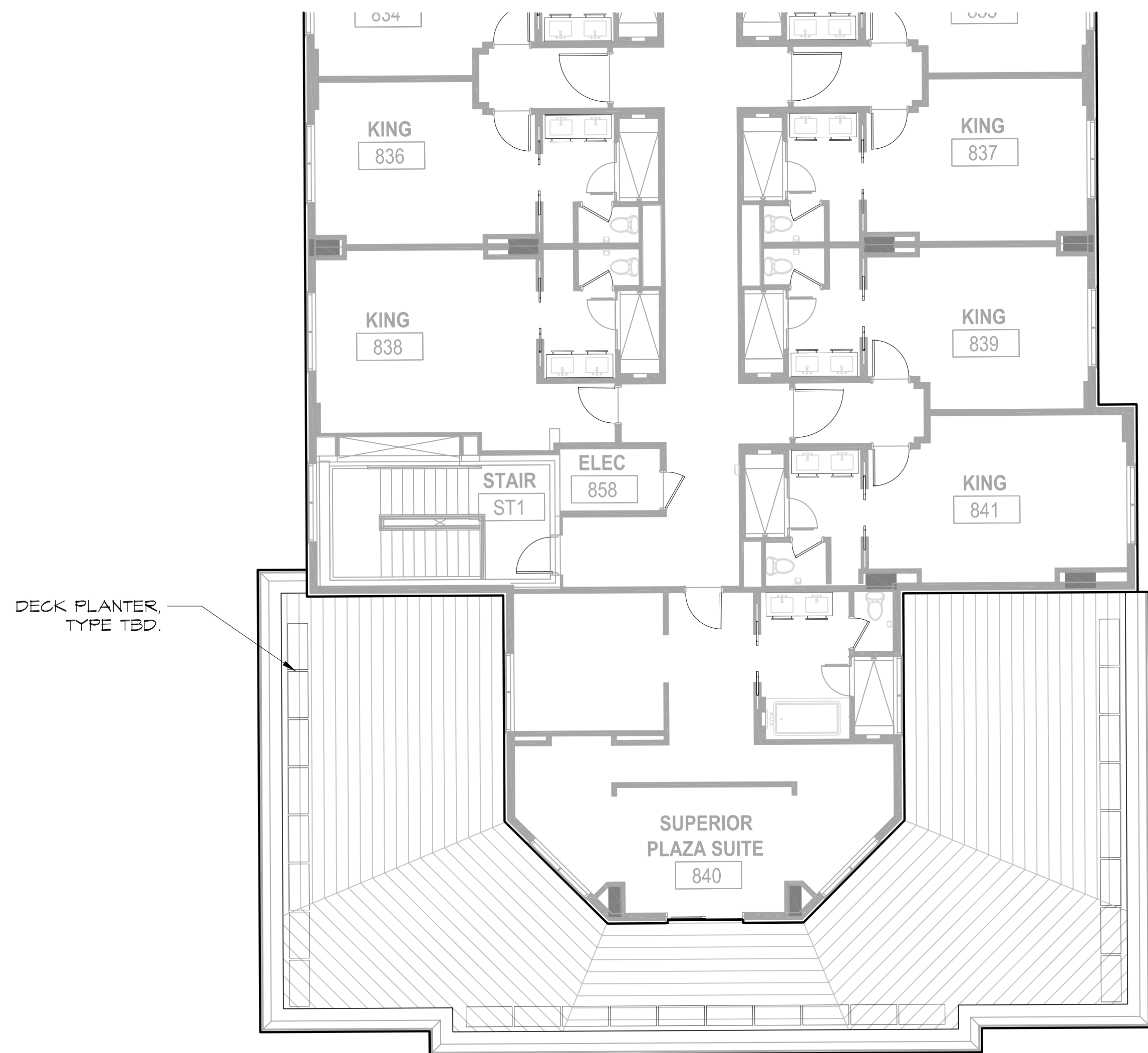


5th Floor Terrace Hardscape Plan - North

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

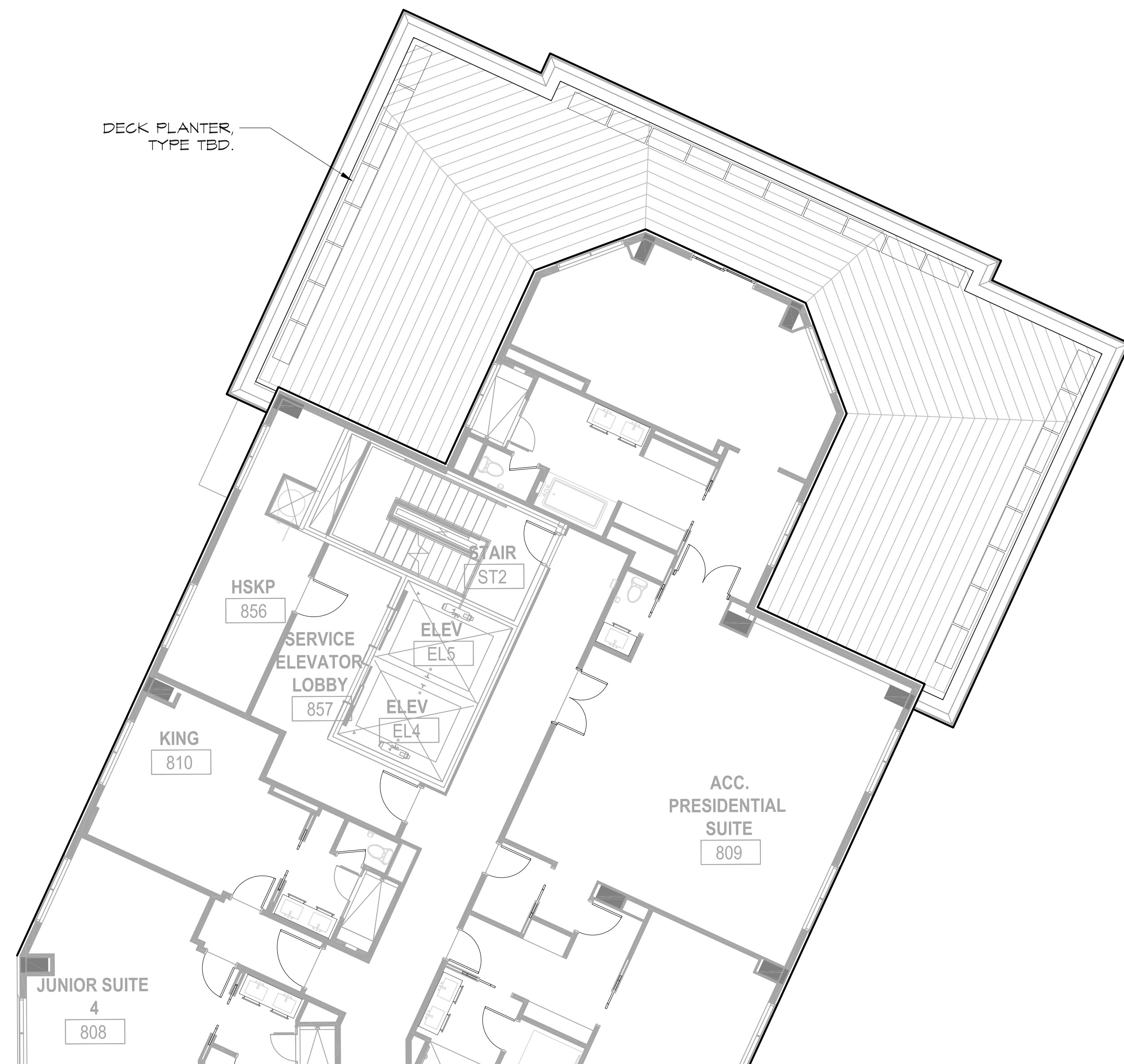


A



8th Floor Terrace Hardscape Plan - South

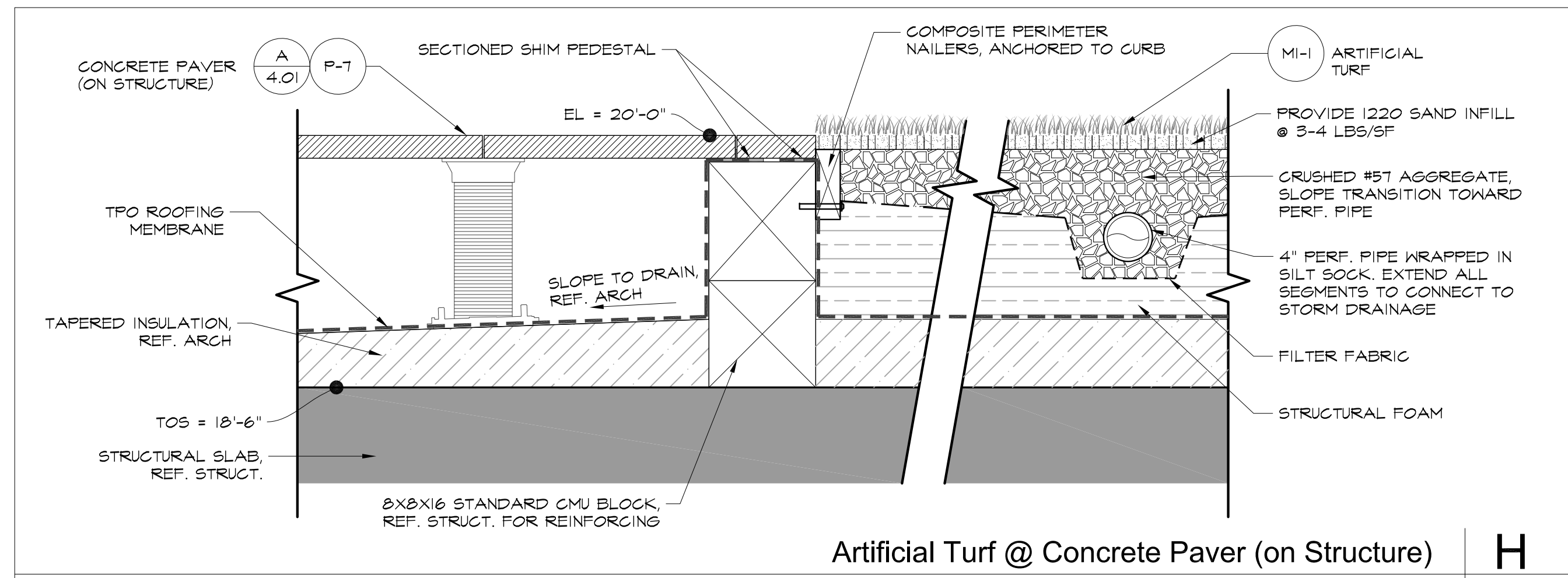
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8th Floor Terrace Hardscape Plan - North

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

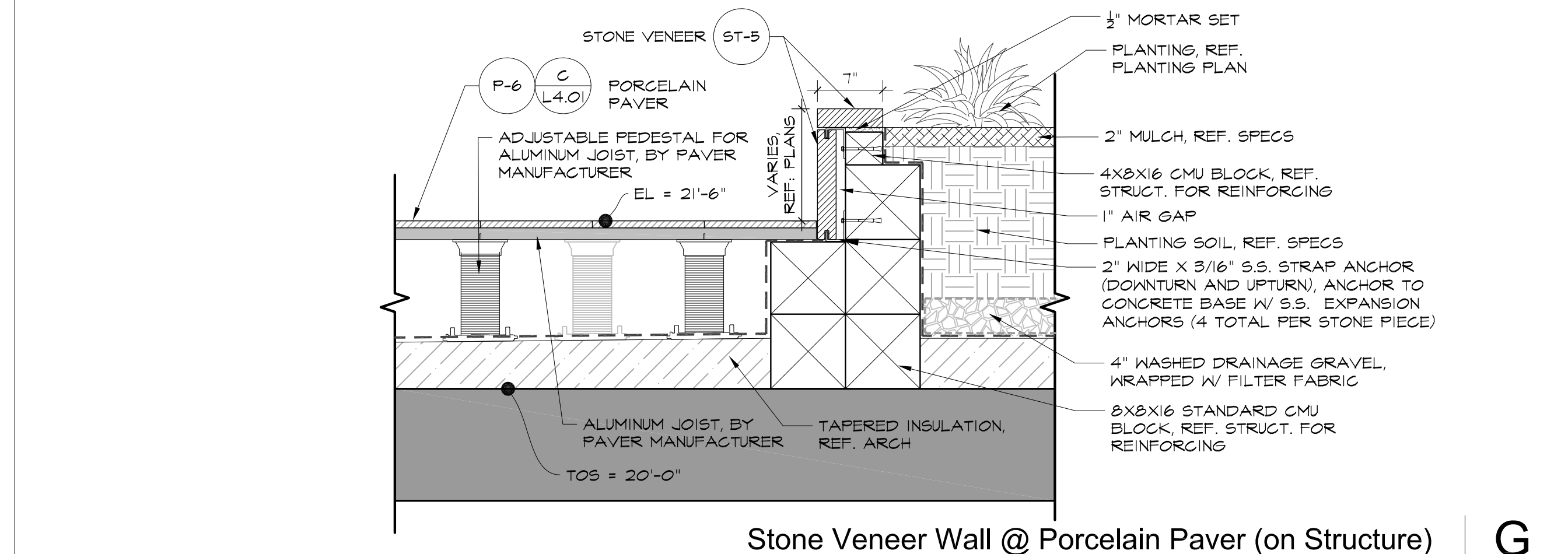




Artificial Turf @ Concrete Paver (on Structure)

H

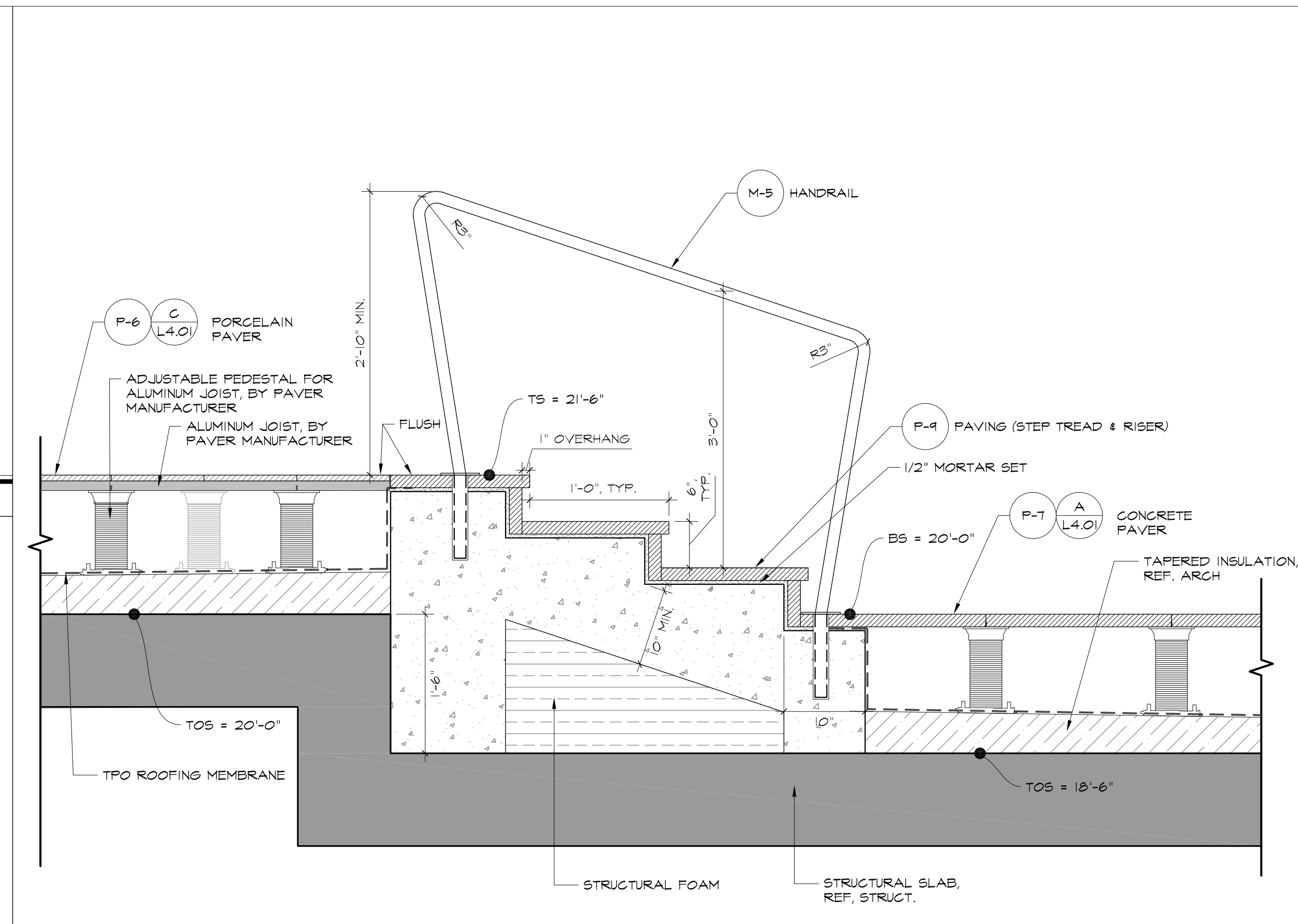
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Stone Veneer Wall @ Porcelain Paver (on Structure)

G

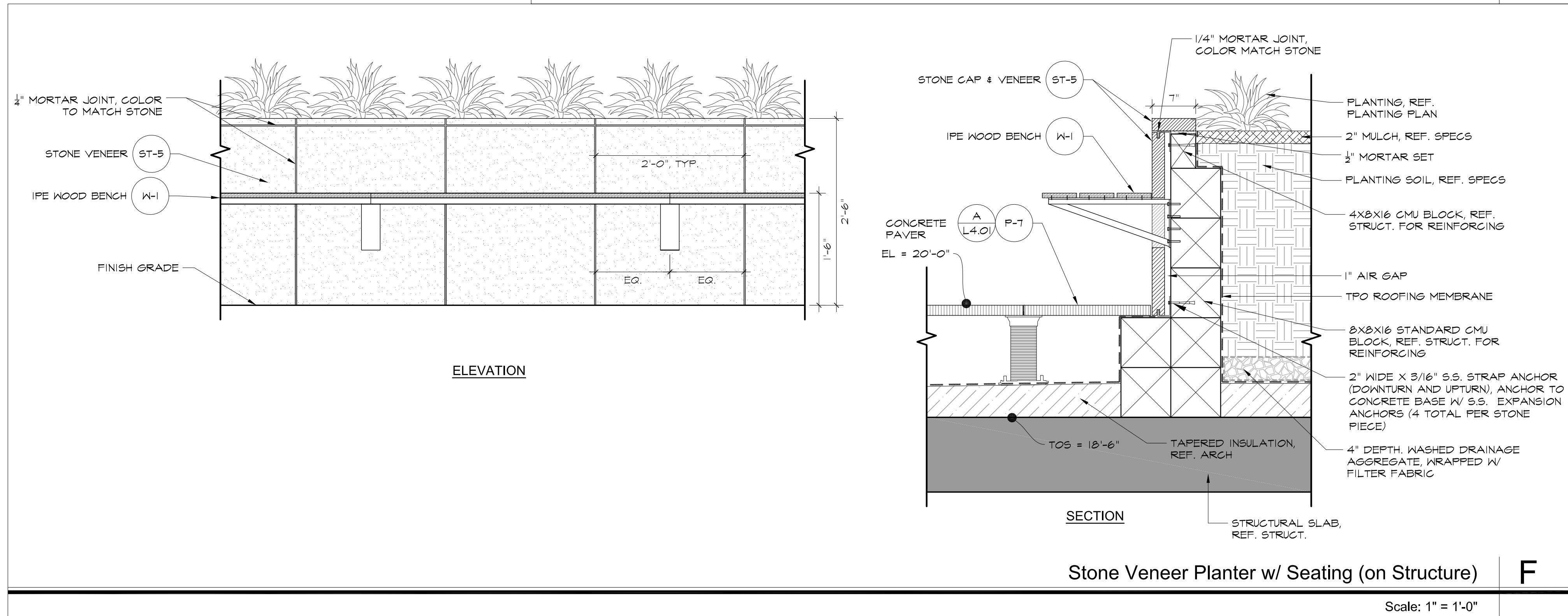
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Typ. Pool Deck Stair Section

D

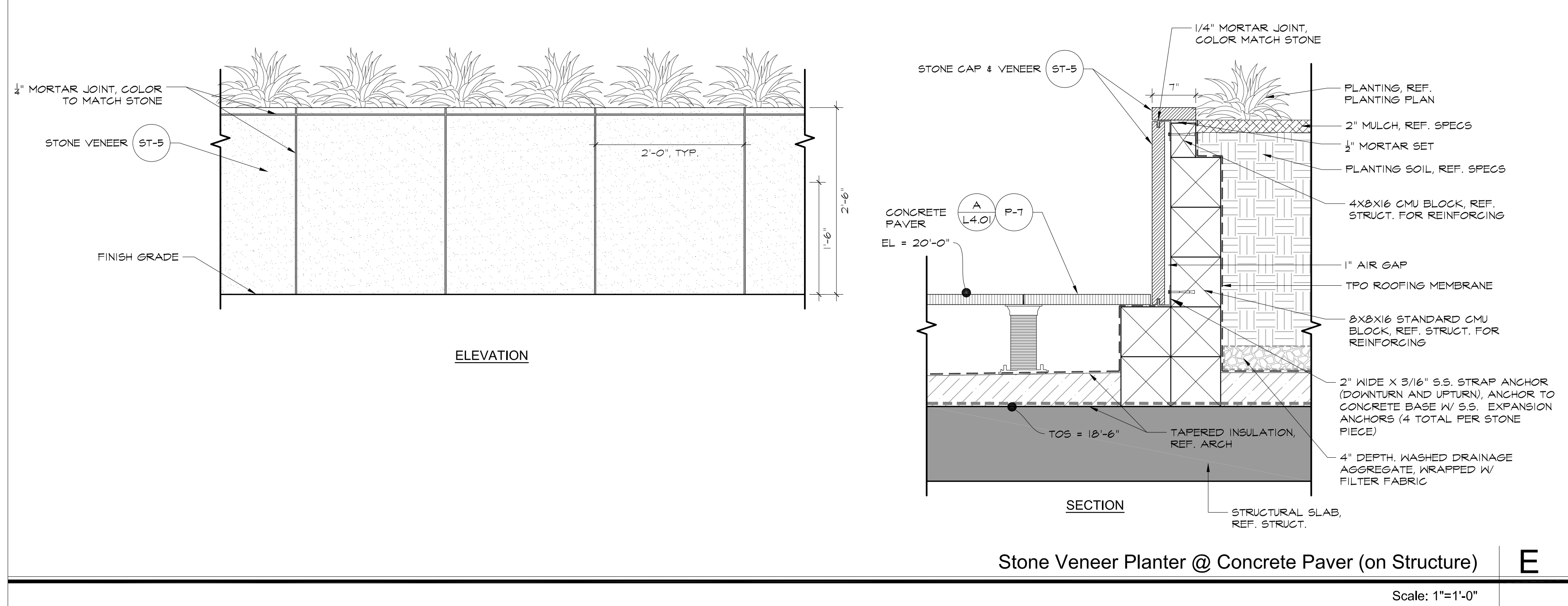
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Stone Veneer Planter w/ Seating (on Structure)

F

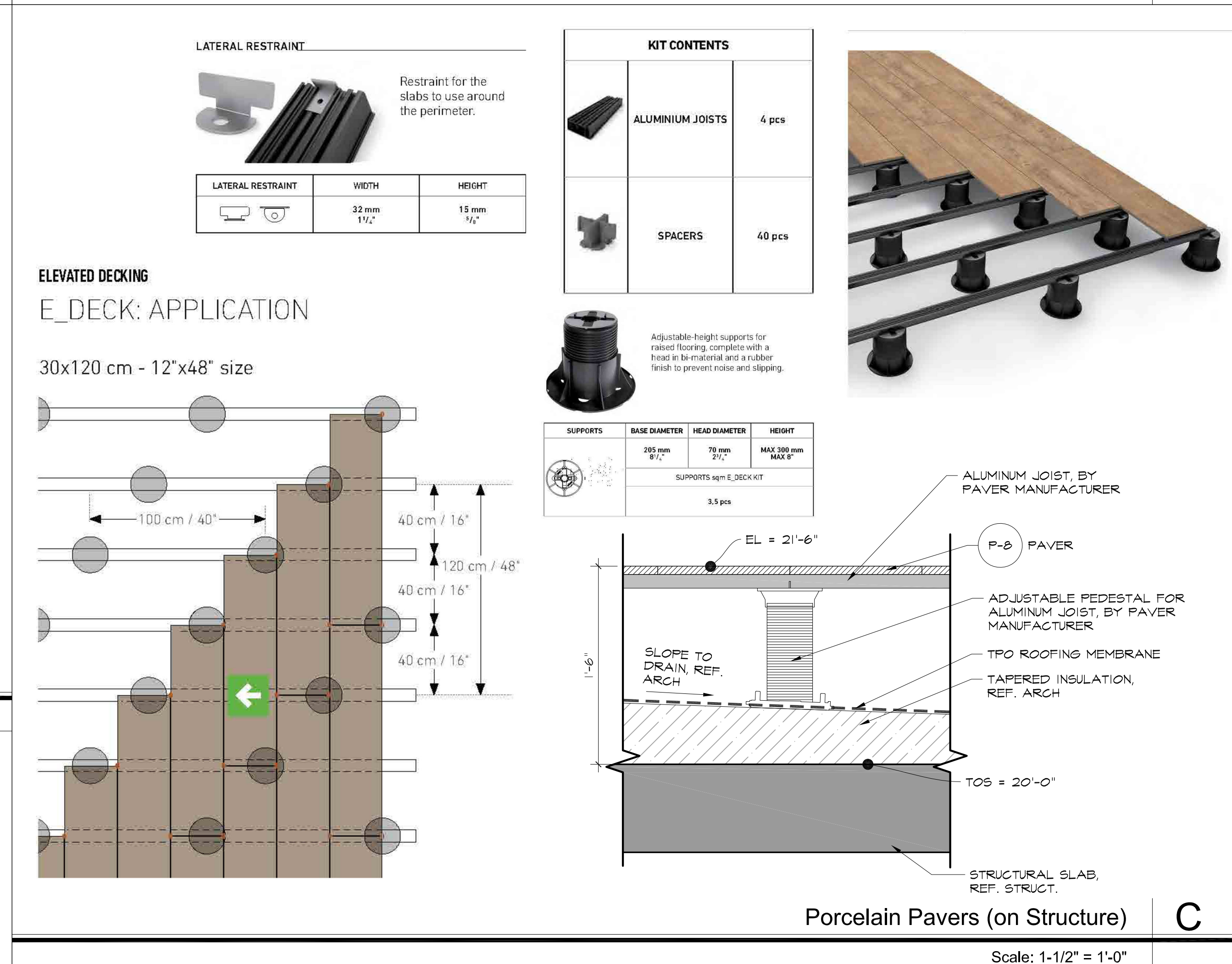
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Stone Veneer Planter @ Concrete Paver (on Structure)

E

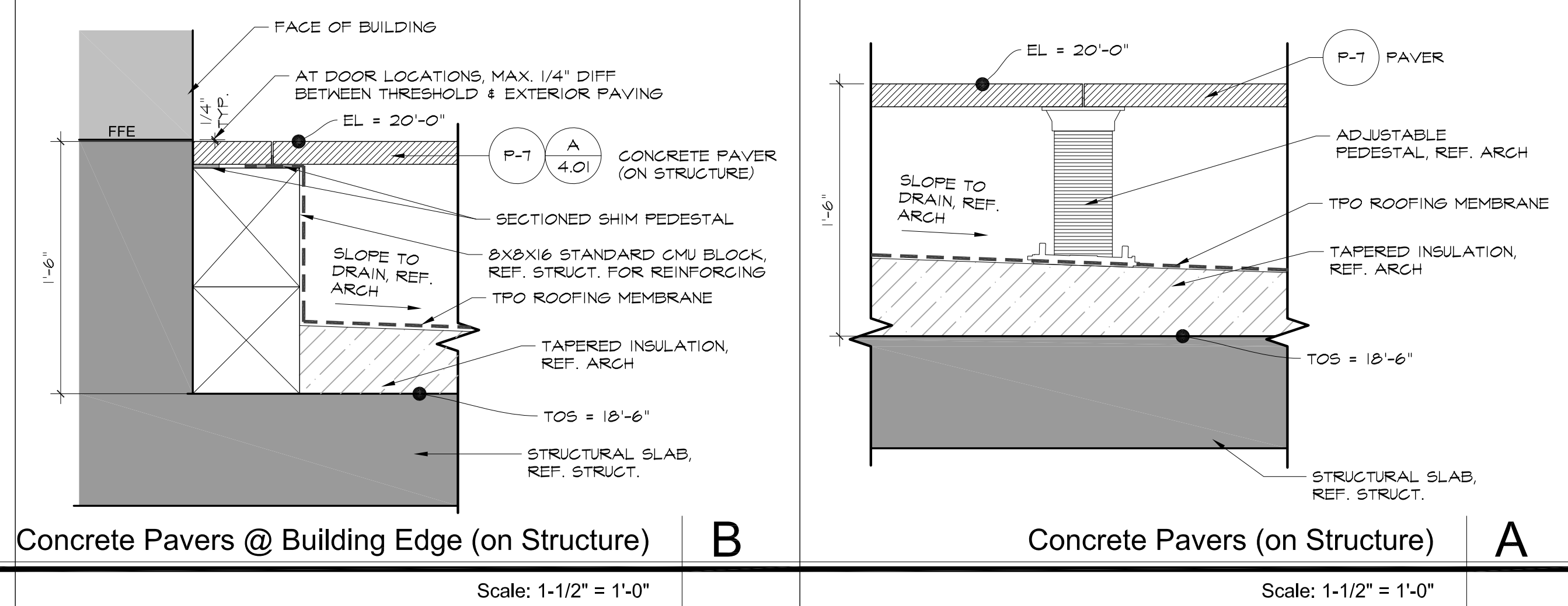
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Porcelain Pavers (on Structure)

C

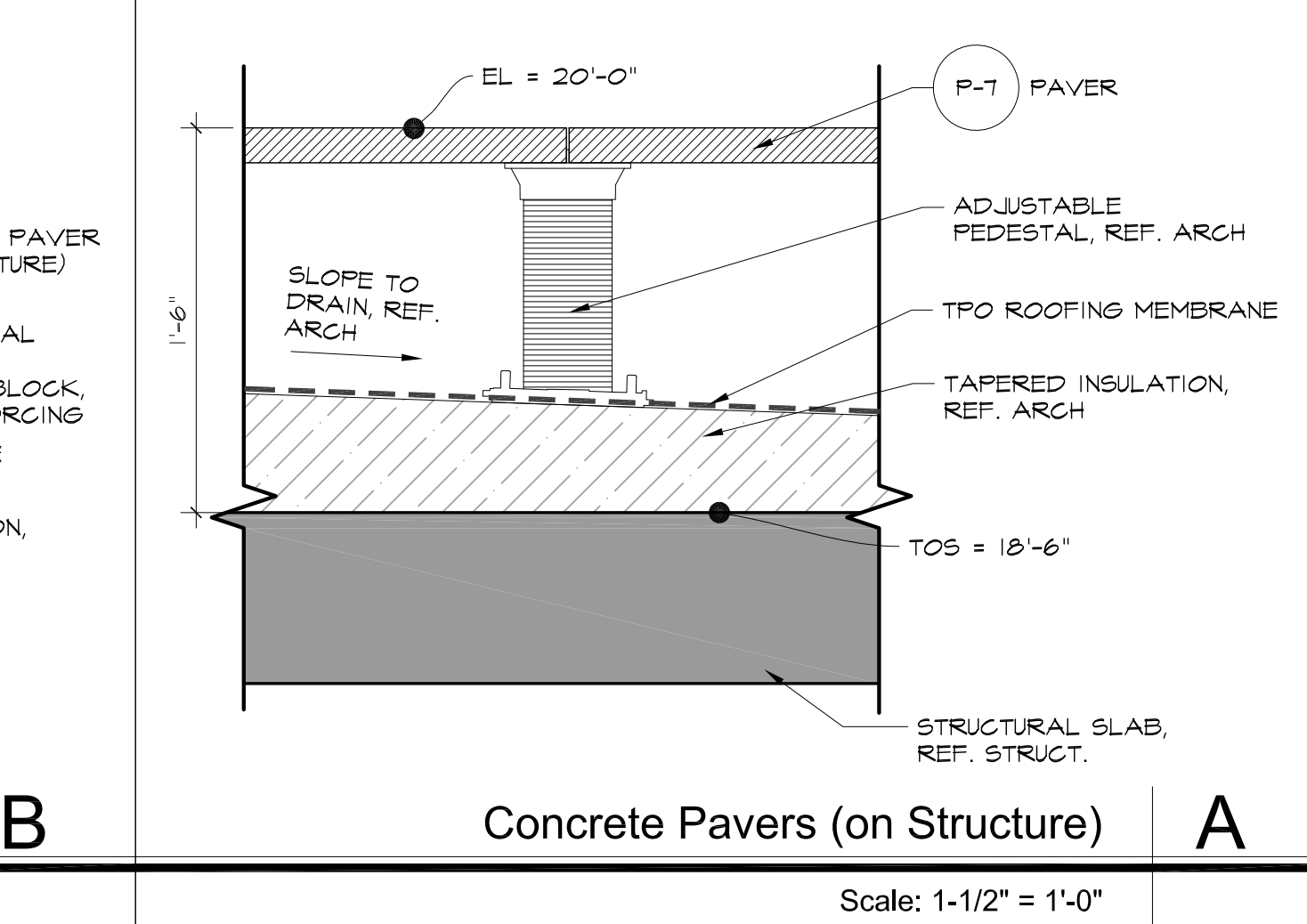
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Concrete Pavers @ Building Edge (on Structure)

B

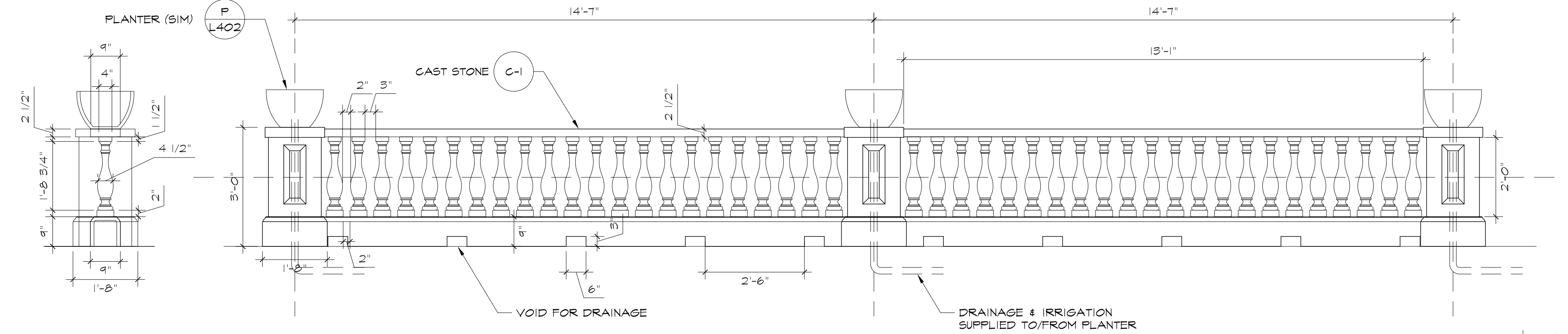
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Concrete Pavers (on Structure)

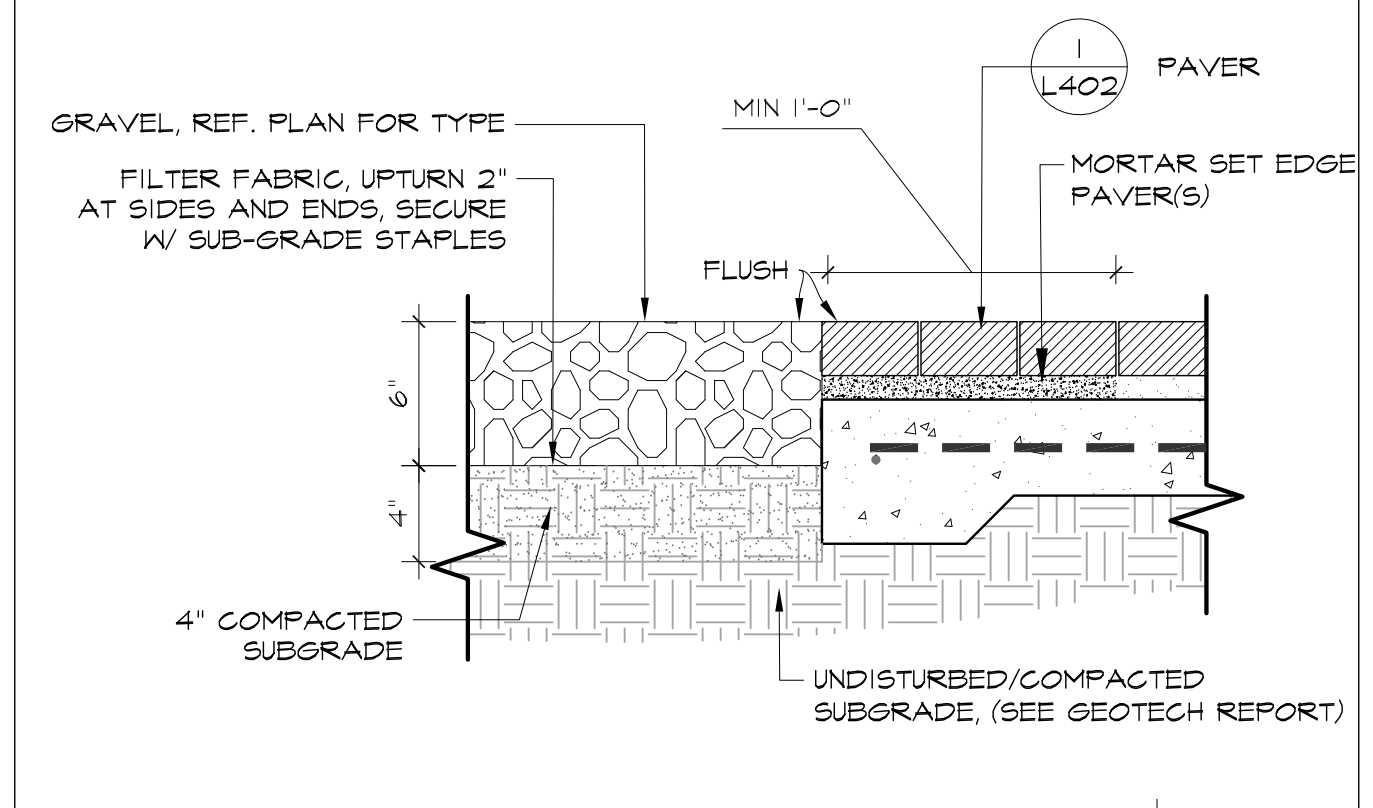
A

Scale: 1-1/2" = 1'-0"



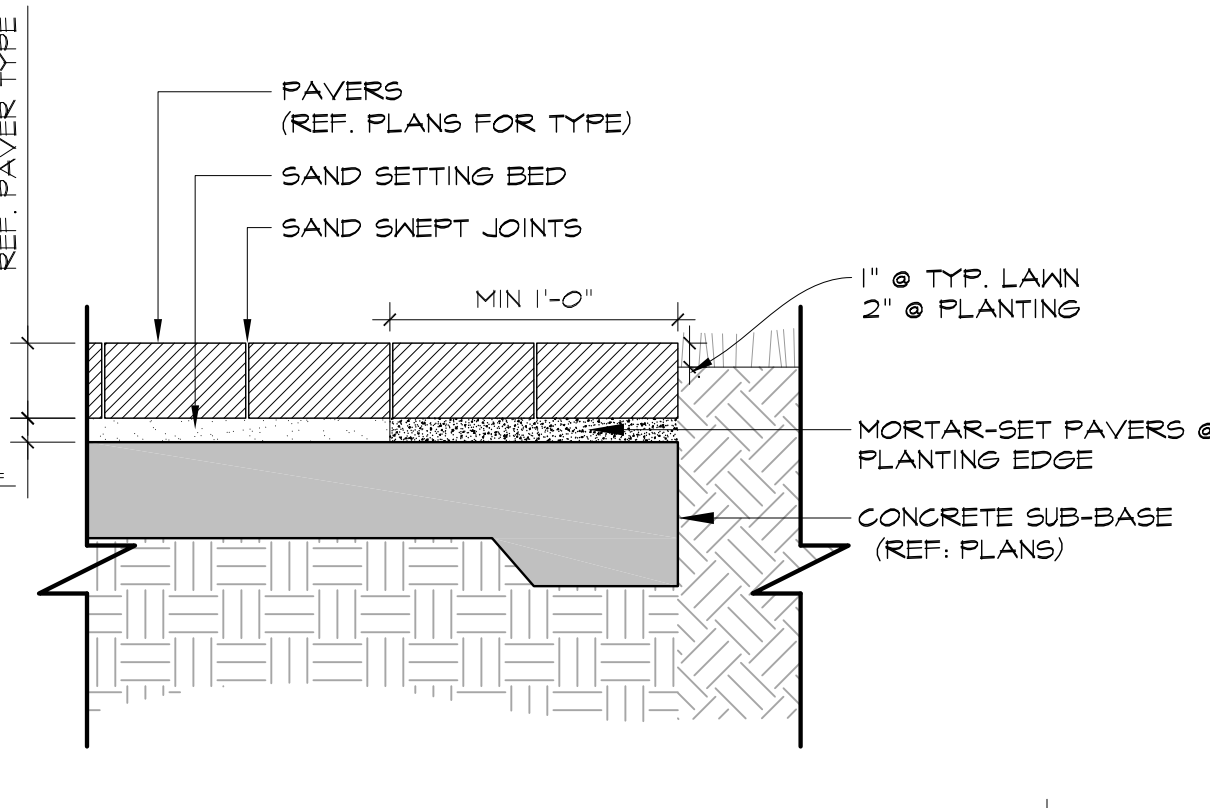
Balustrade Wall O

Scale: 1/2" = 1'-0"



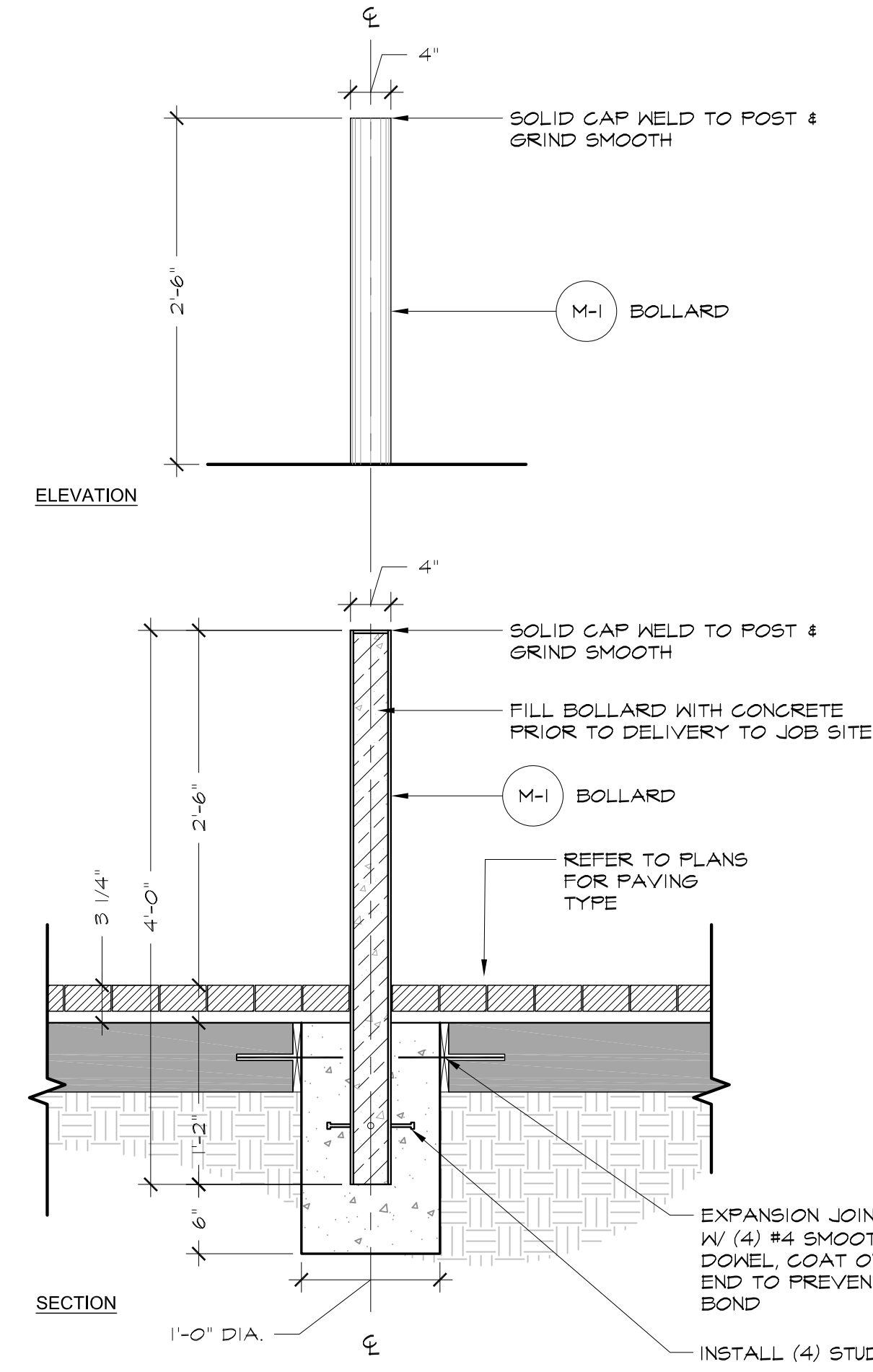
Gravel Paving @ Pavers J

Scale: 1 1/2" = 1'-0"



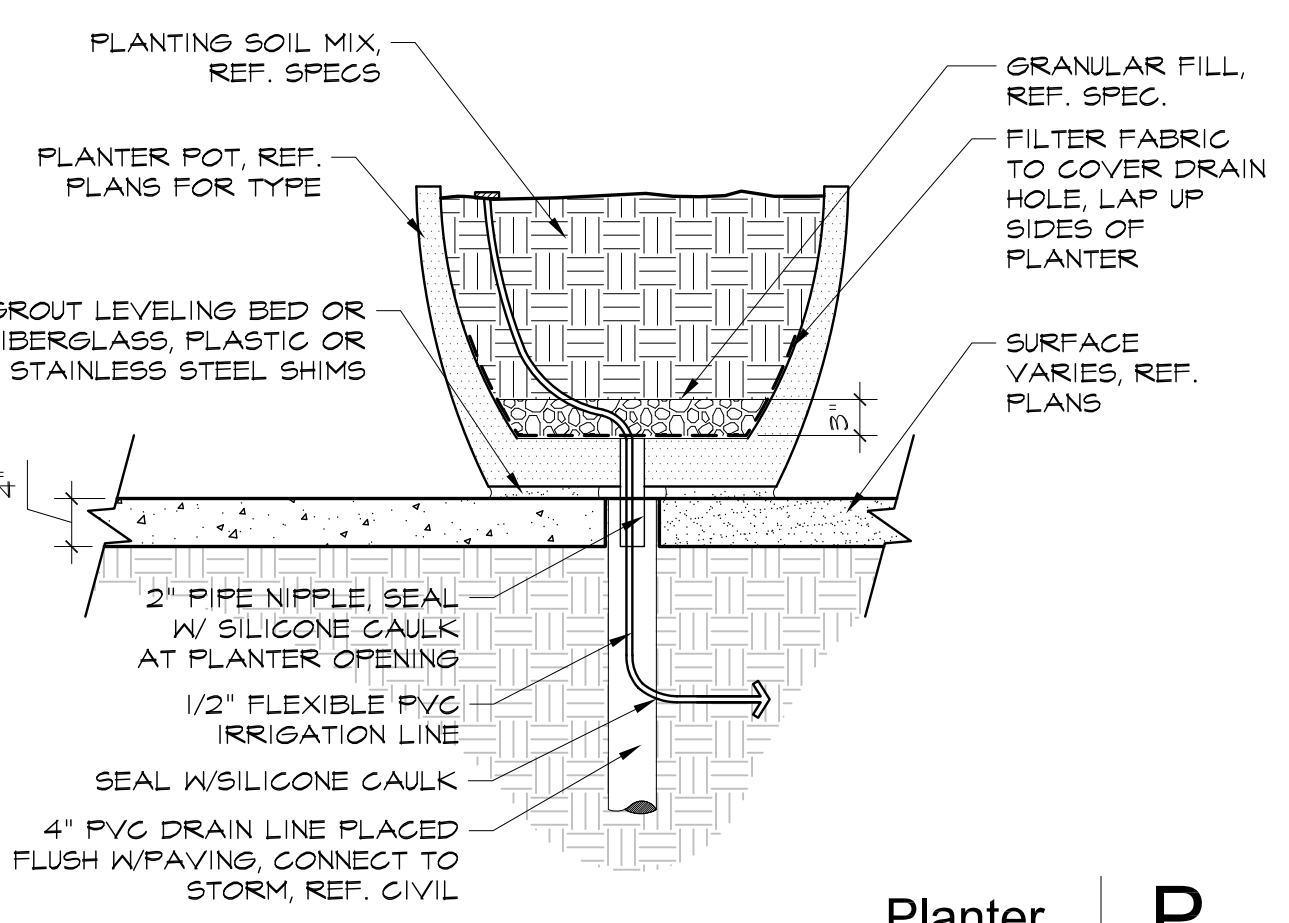
Paver @ Planting E

Scale: 1-1/2" = 1'-0"



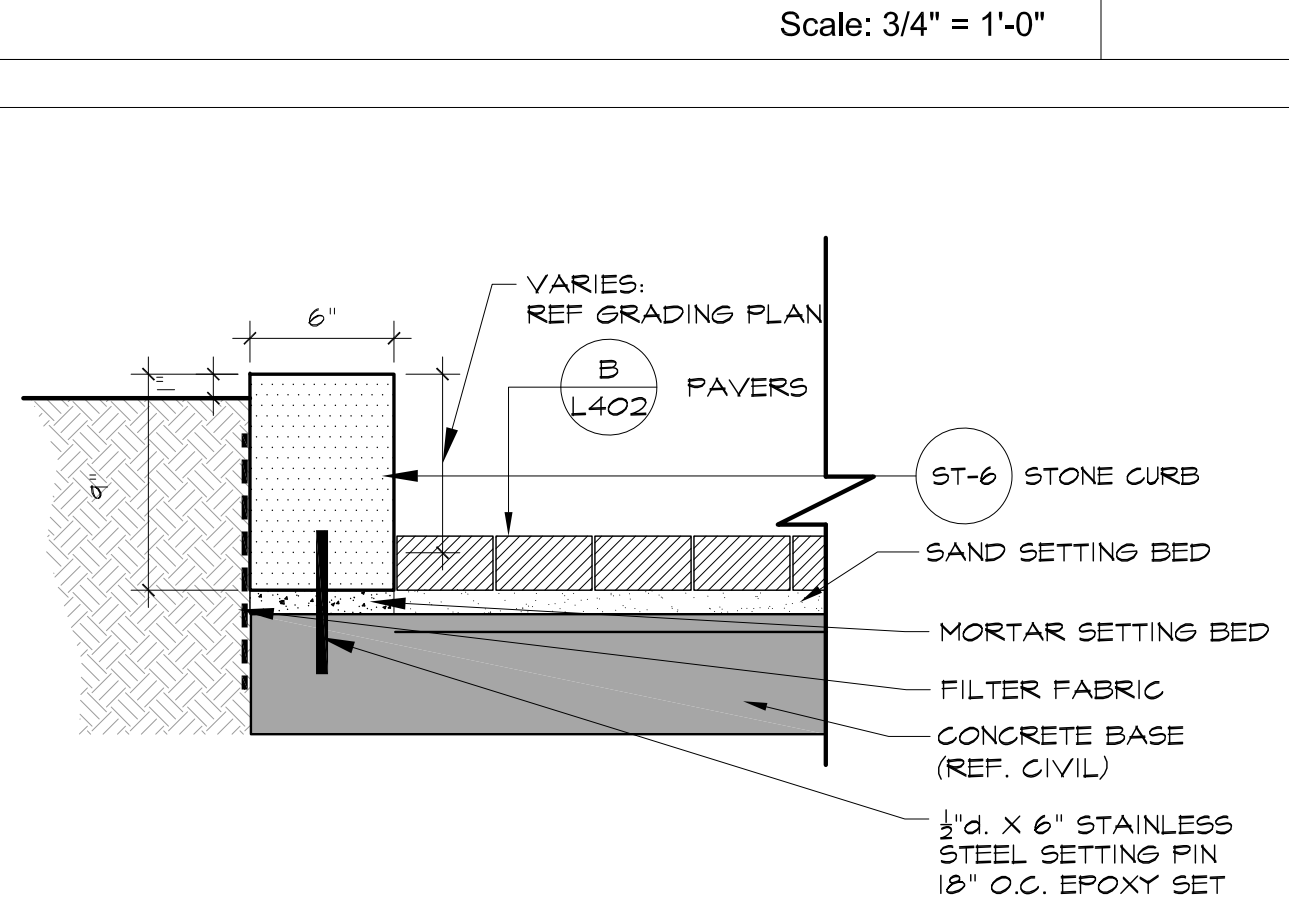
Stainless Steel Bollard N

Scale: 1" = 1'-0"



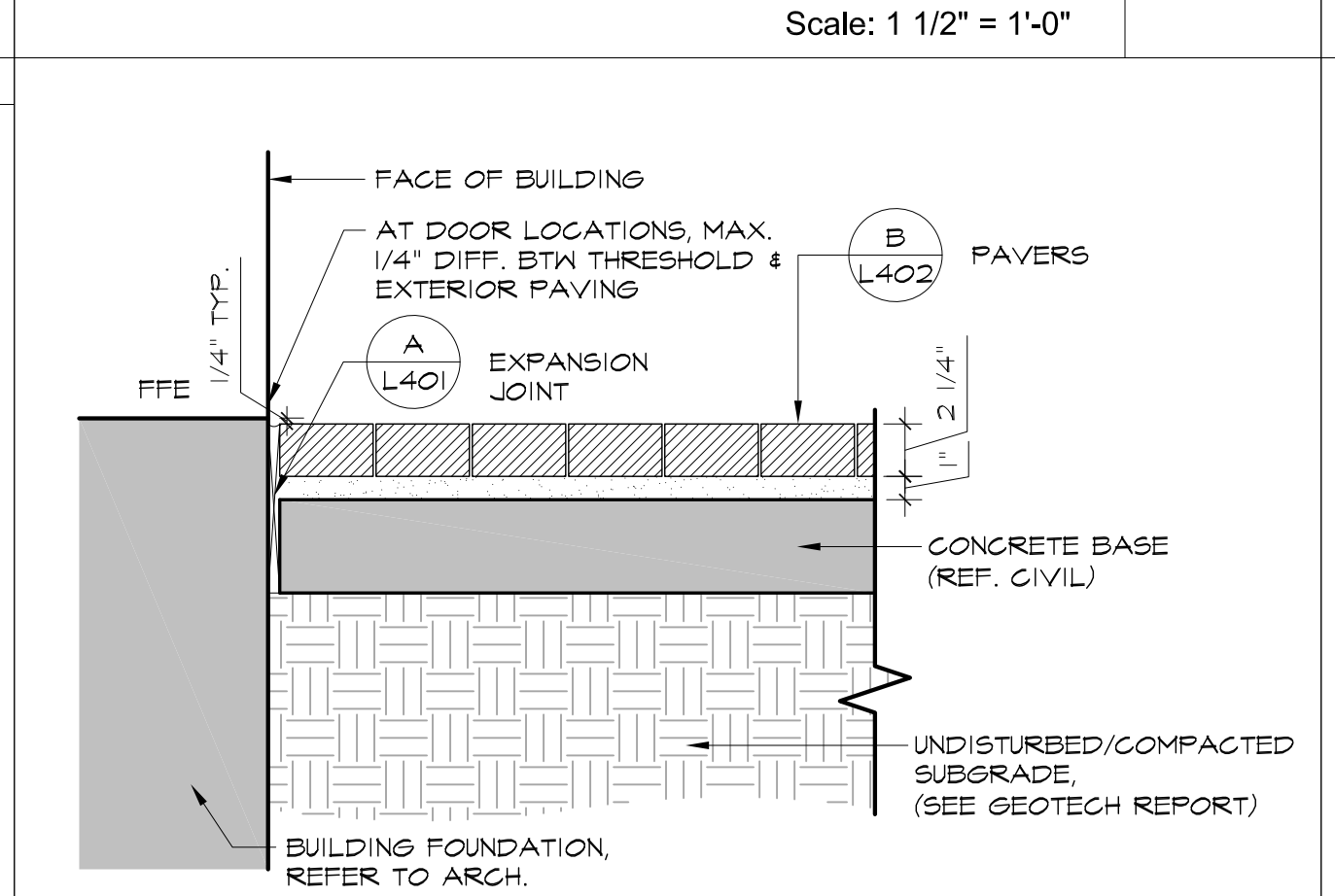
Planter P

Scale: 3/4" = 1'-0"



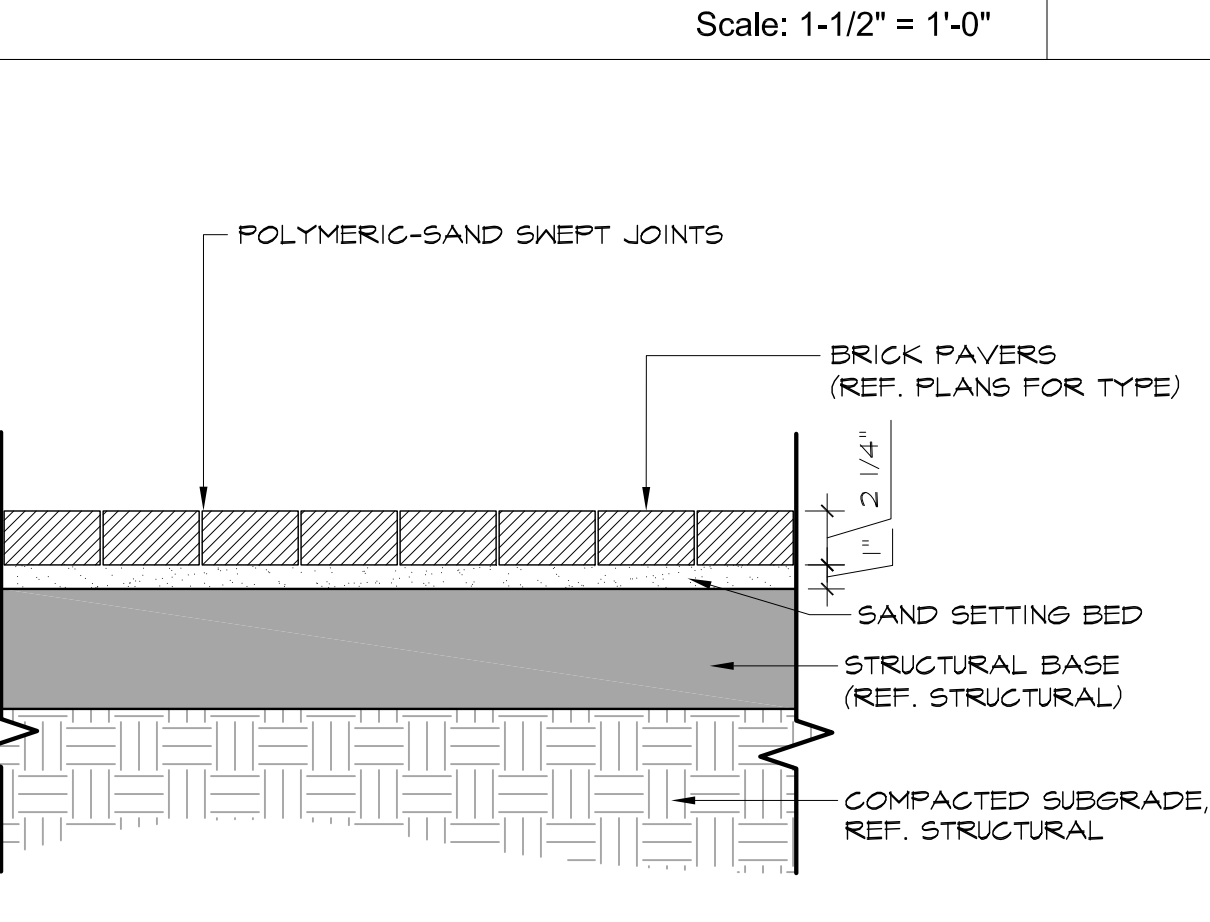
9" Stone Curb w/ Paver on Concrete Typ. M

Scale: 1-1/2" = 1'-0"



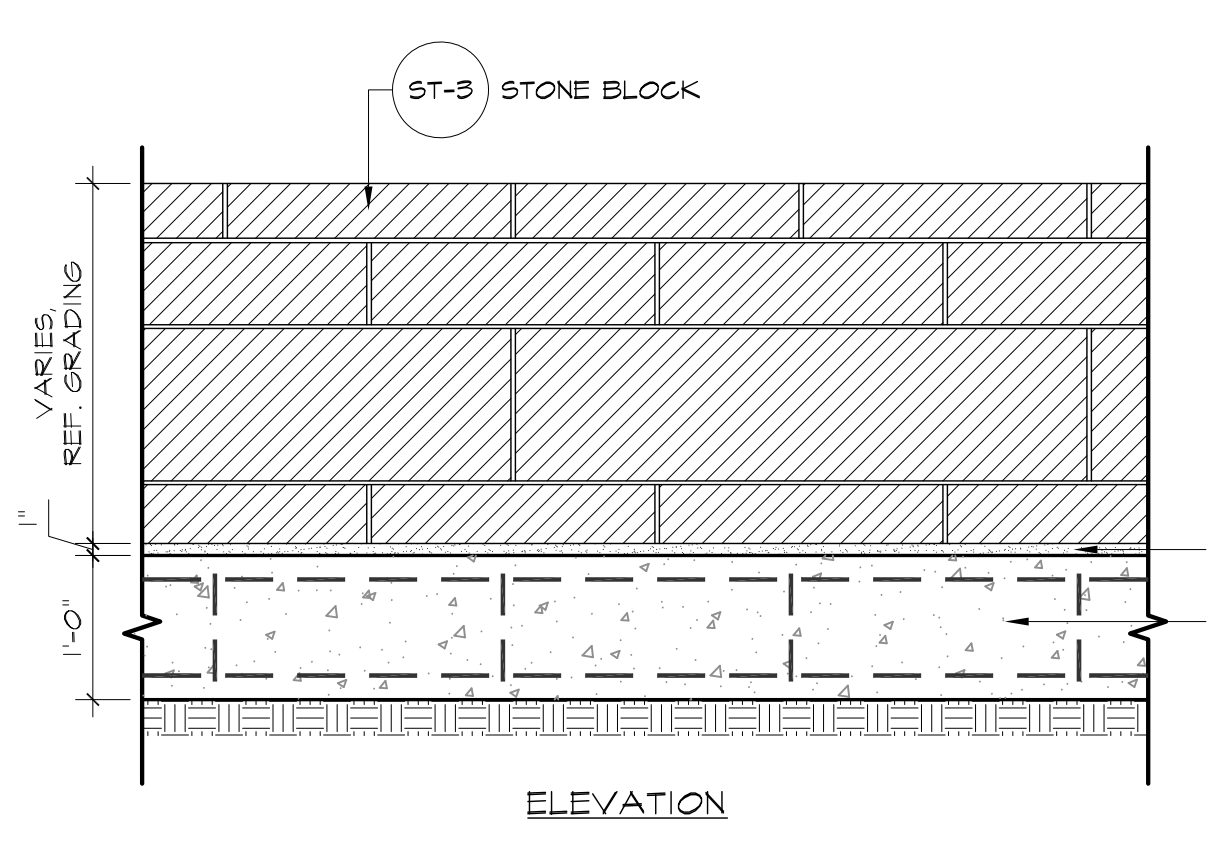
Paver @ Building Edge H

Scale: 1-1/2" = 1'-0"



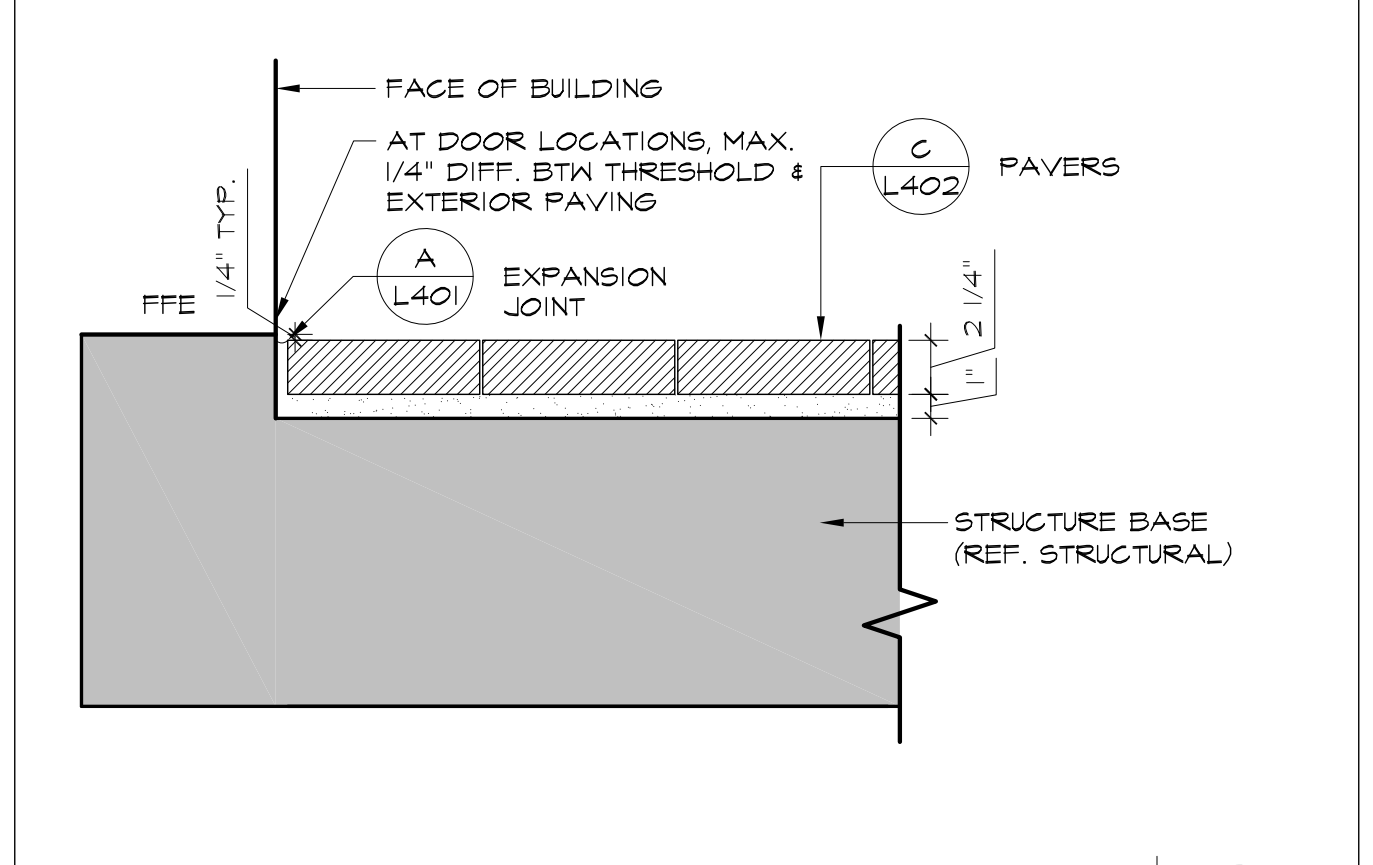
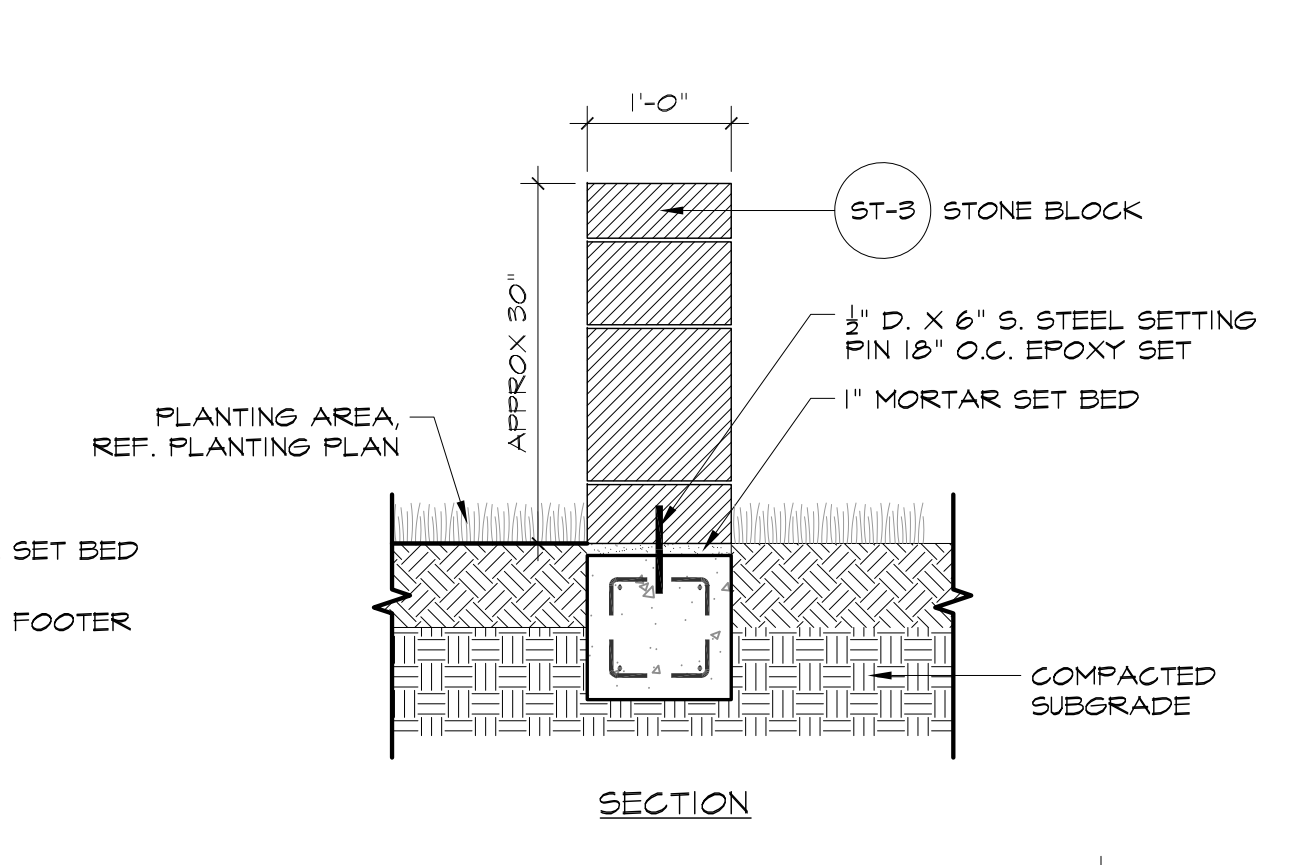
Paver @ Concrete Paving D

Scale: 1-1/2" = 1'-0"



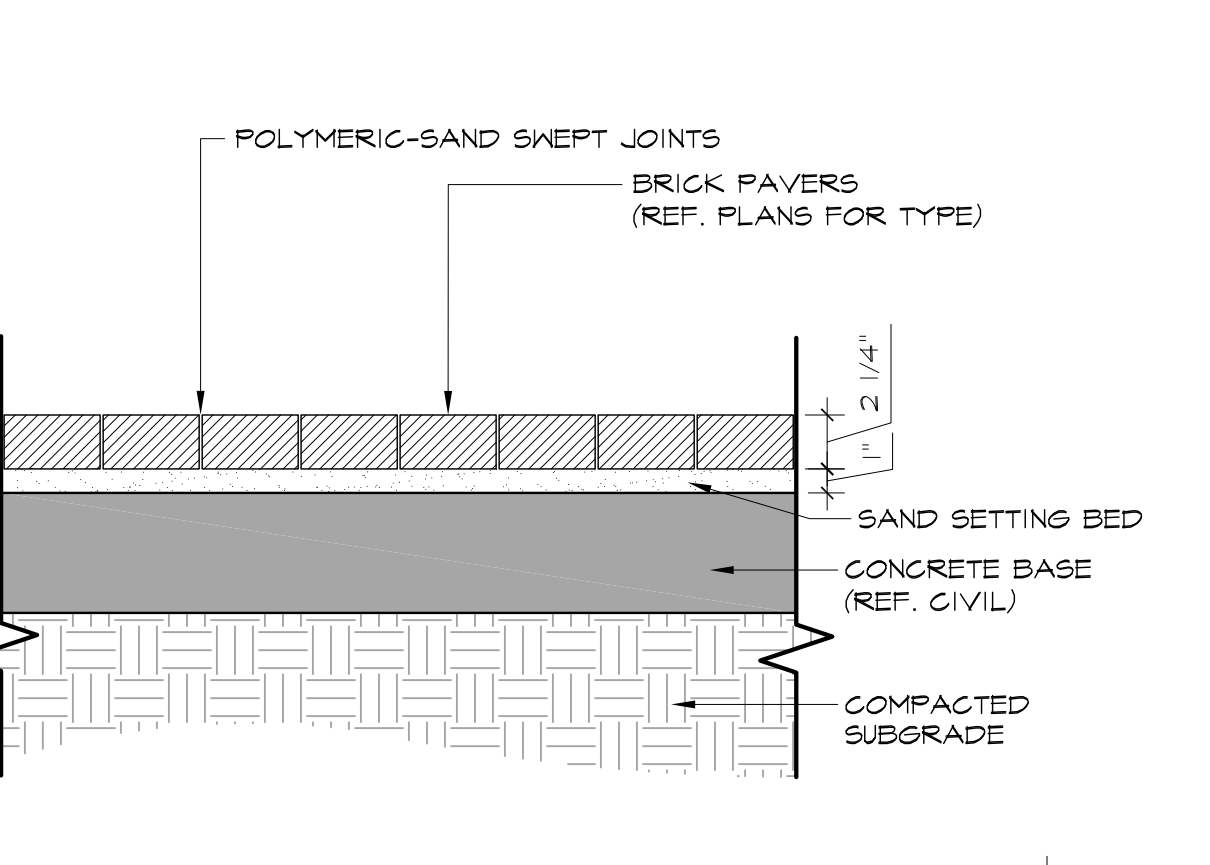
Stacked Stone Wall L

Scale: 3/4" = 1'-0"



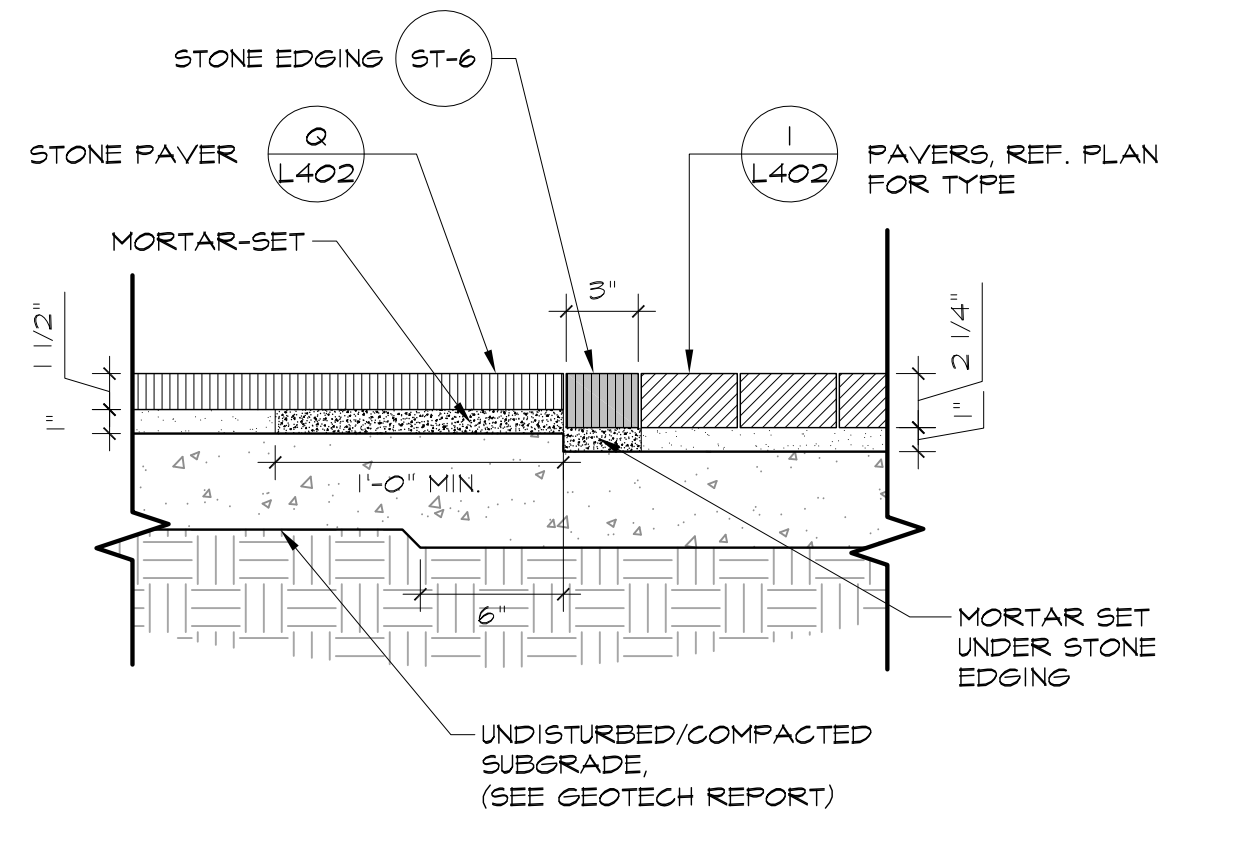
Paver @ Building Edge on Structure G

Scale: 1-1/2" = 1'-0"



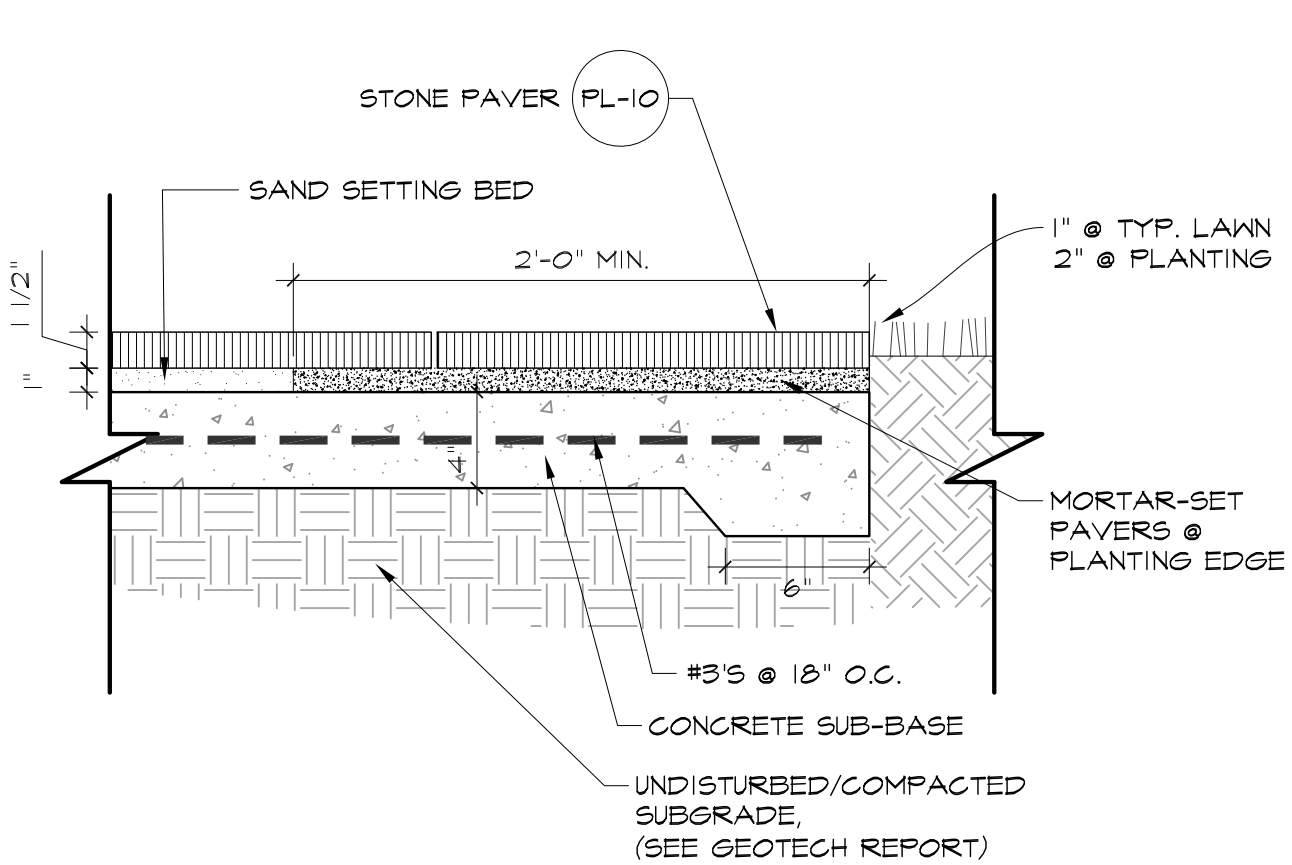
Paver @ Mortor Court B

Scale: 1-1/2" = 1'-0"



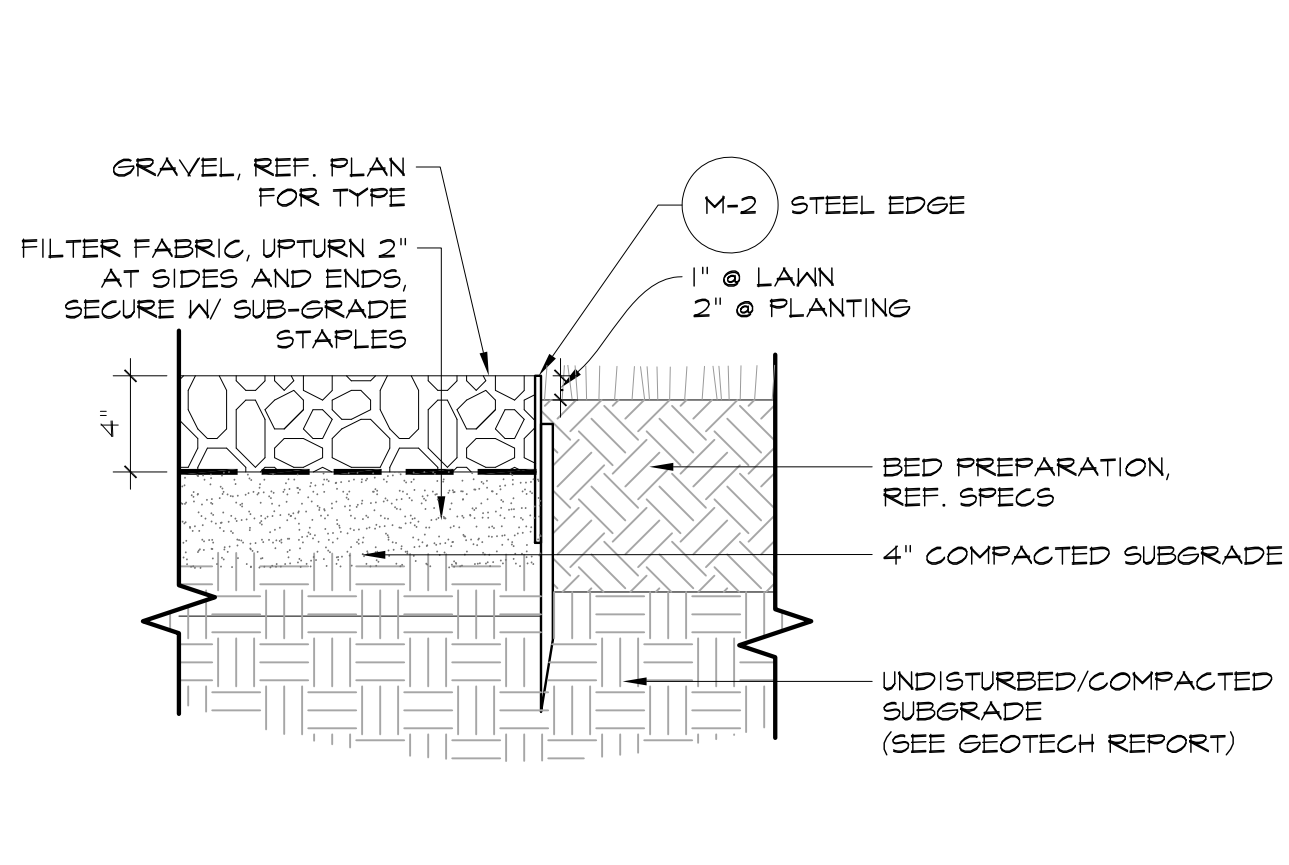
Stone Paver Transition R

Scale: 1-1/2" = 1'-0"



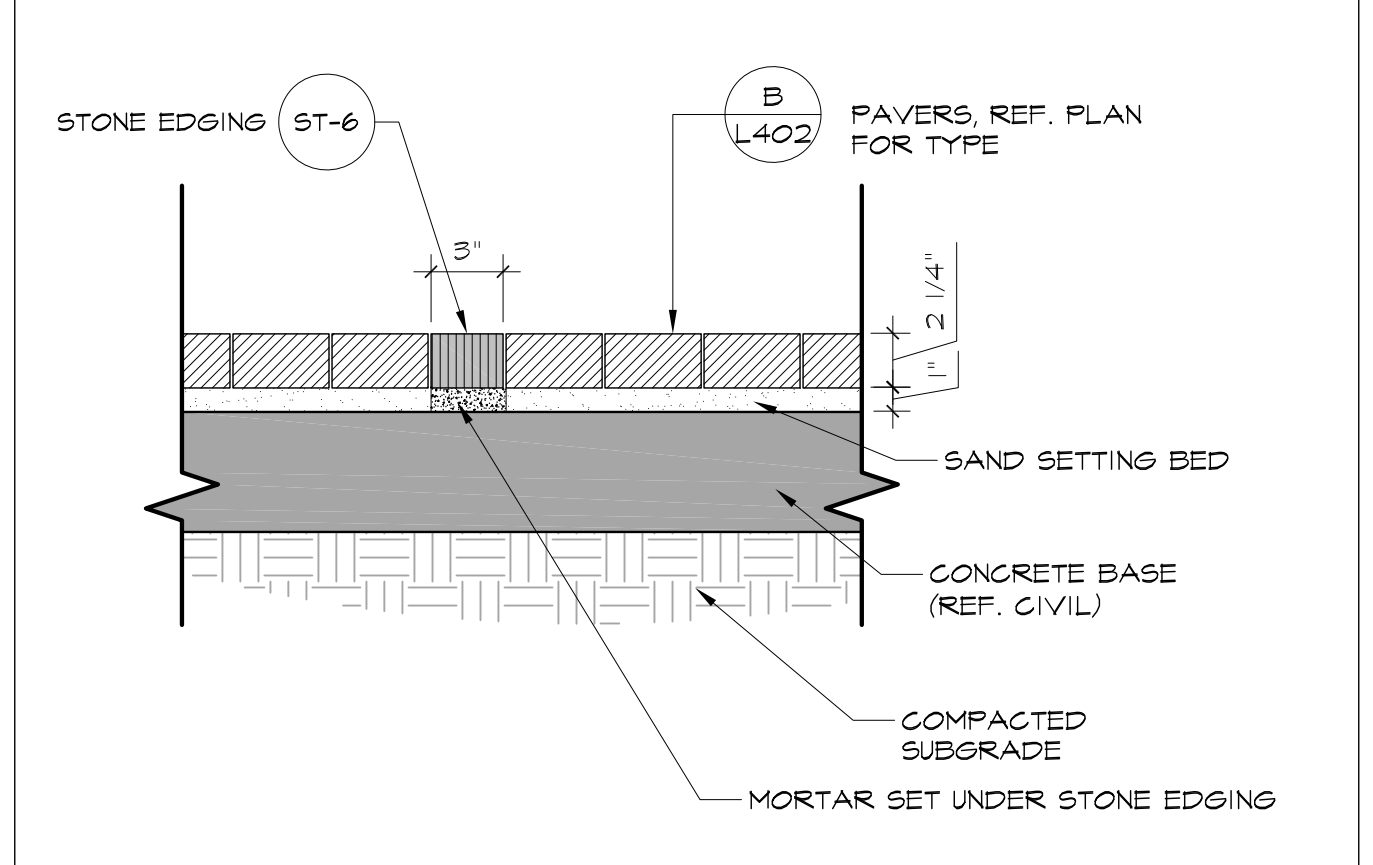
Stone Paver Q

Scale: 1-1/2" = 1'-0"



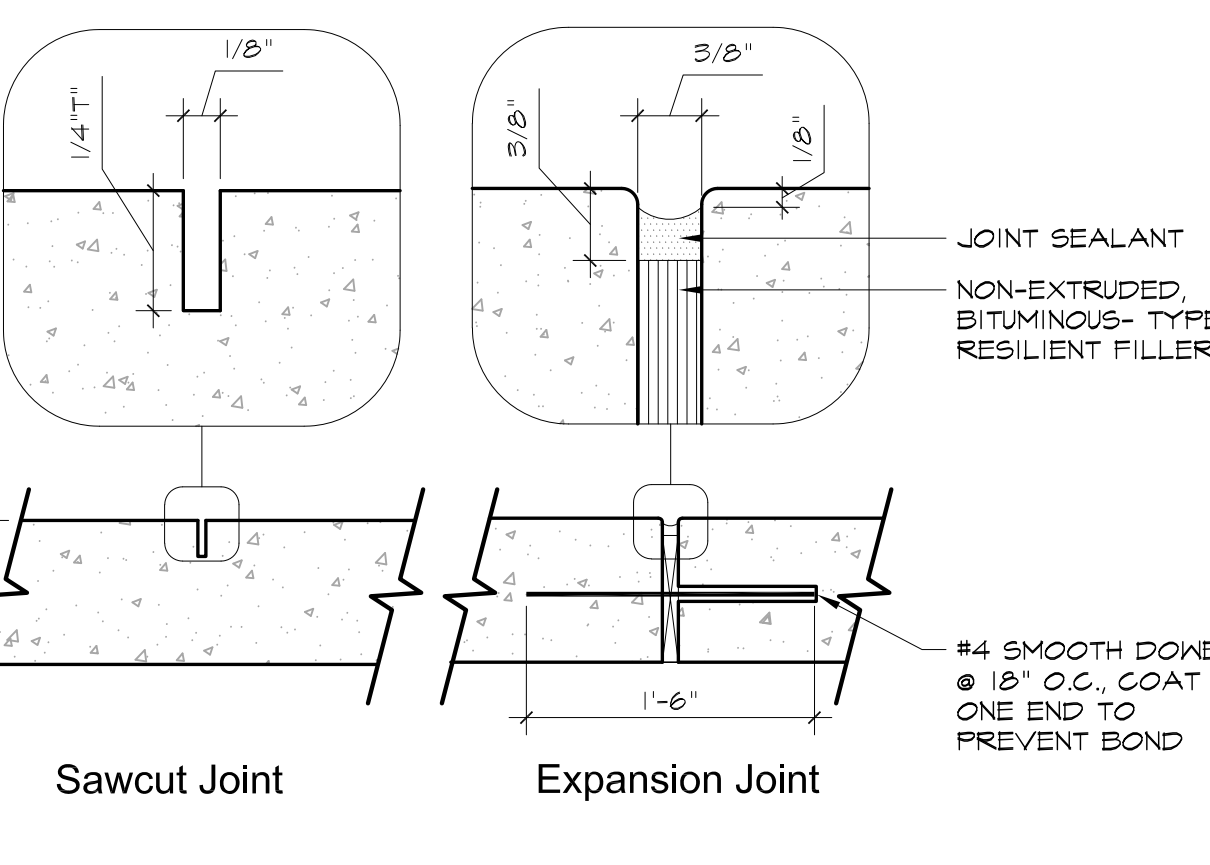
Gravel Paving @ Planting K

Scale: 1-1/2" = 1'-0"



Stone Edging @ Motor Court F

Scale: 1-1/2" = 1'-0"



Concrete Paving Joints A

N.T.S.



PROGRESS CD ONLY - NO
FOR CONSTRUCTION

SITE/
STRUCTURAL/
MEP
UNDERGROUND
PACKAGE



**THE PEABODY
ROANOKE TEXAS**

REVISIONS:

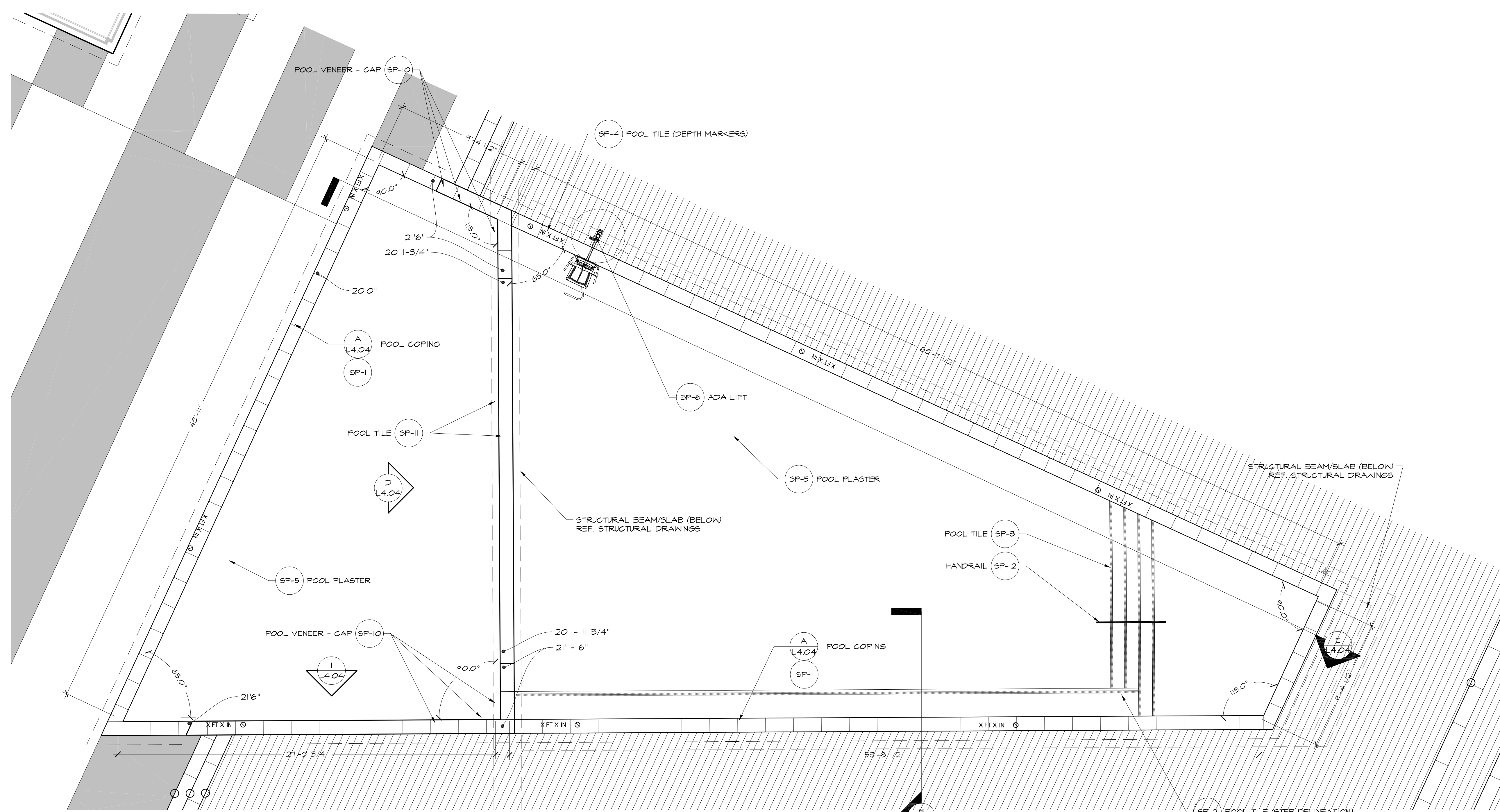
PROJECT NUMBER:
21 033 PF48

ISSUE DATE:
JANUARY 20, 2022

SHEET NAME:
AMENITY DECK
REF: 110

SHEET NUMBER:

L4.03

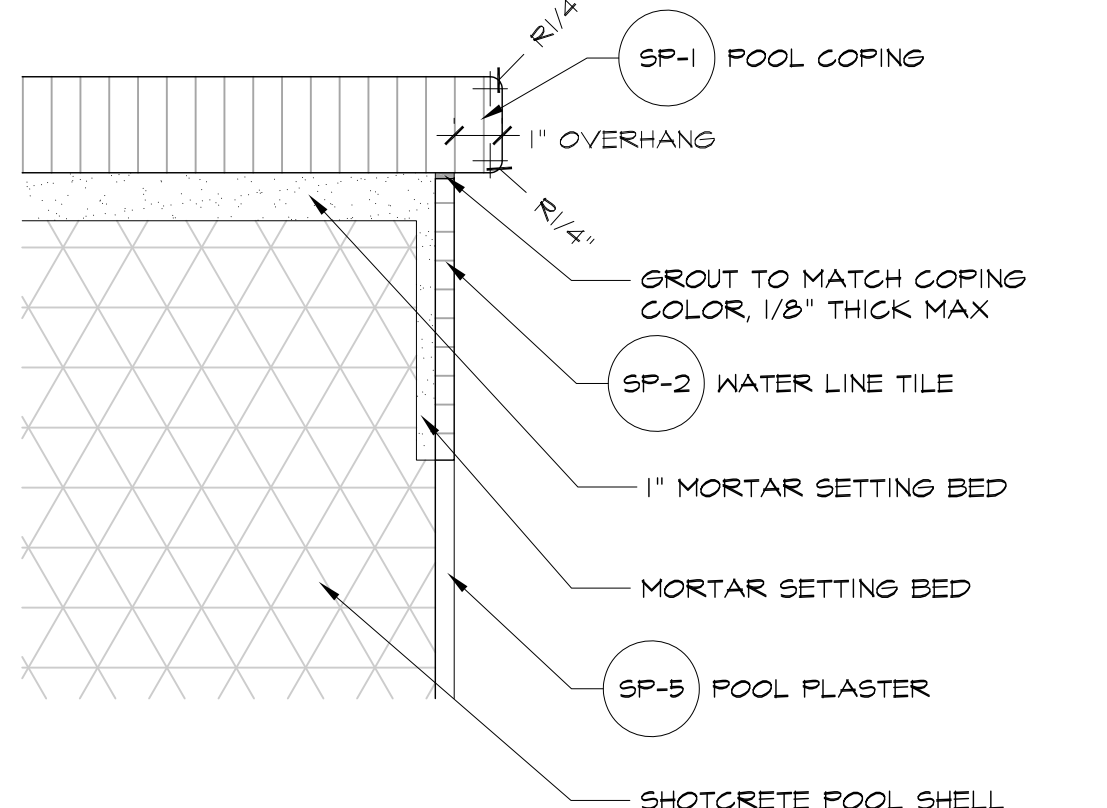
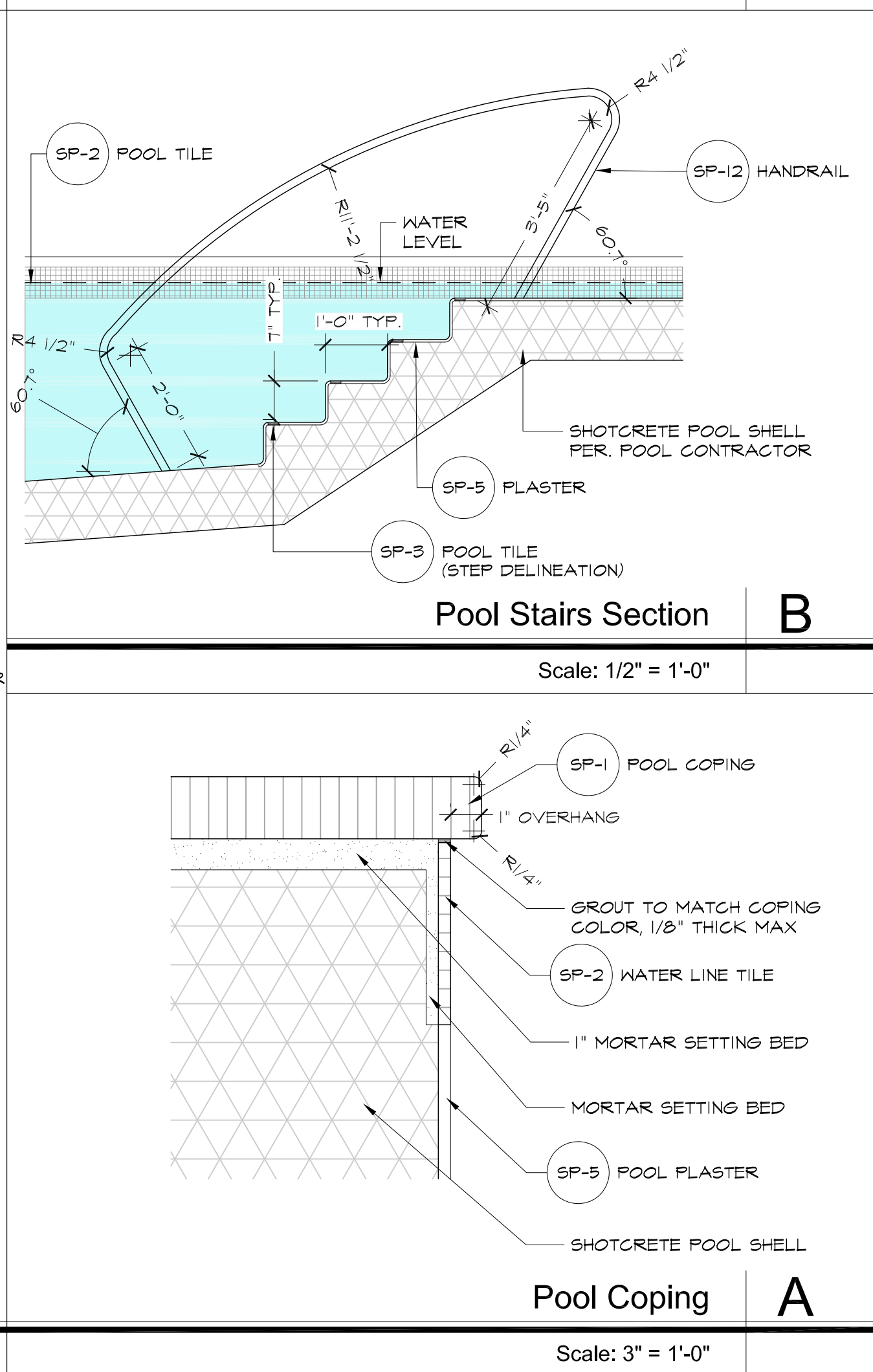
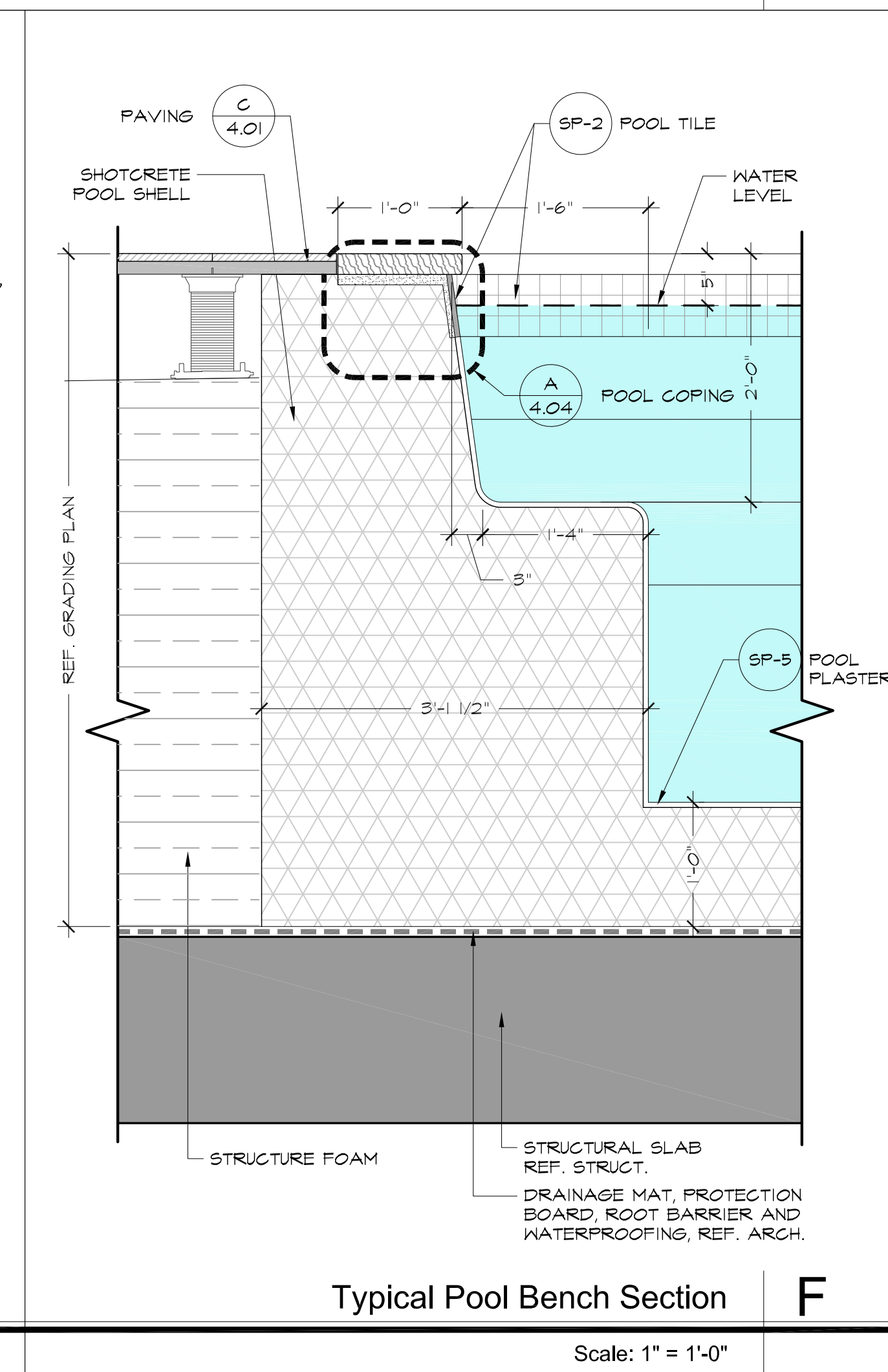
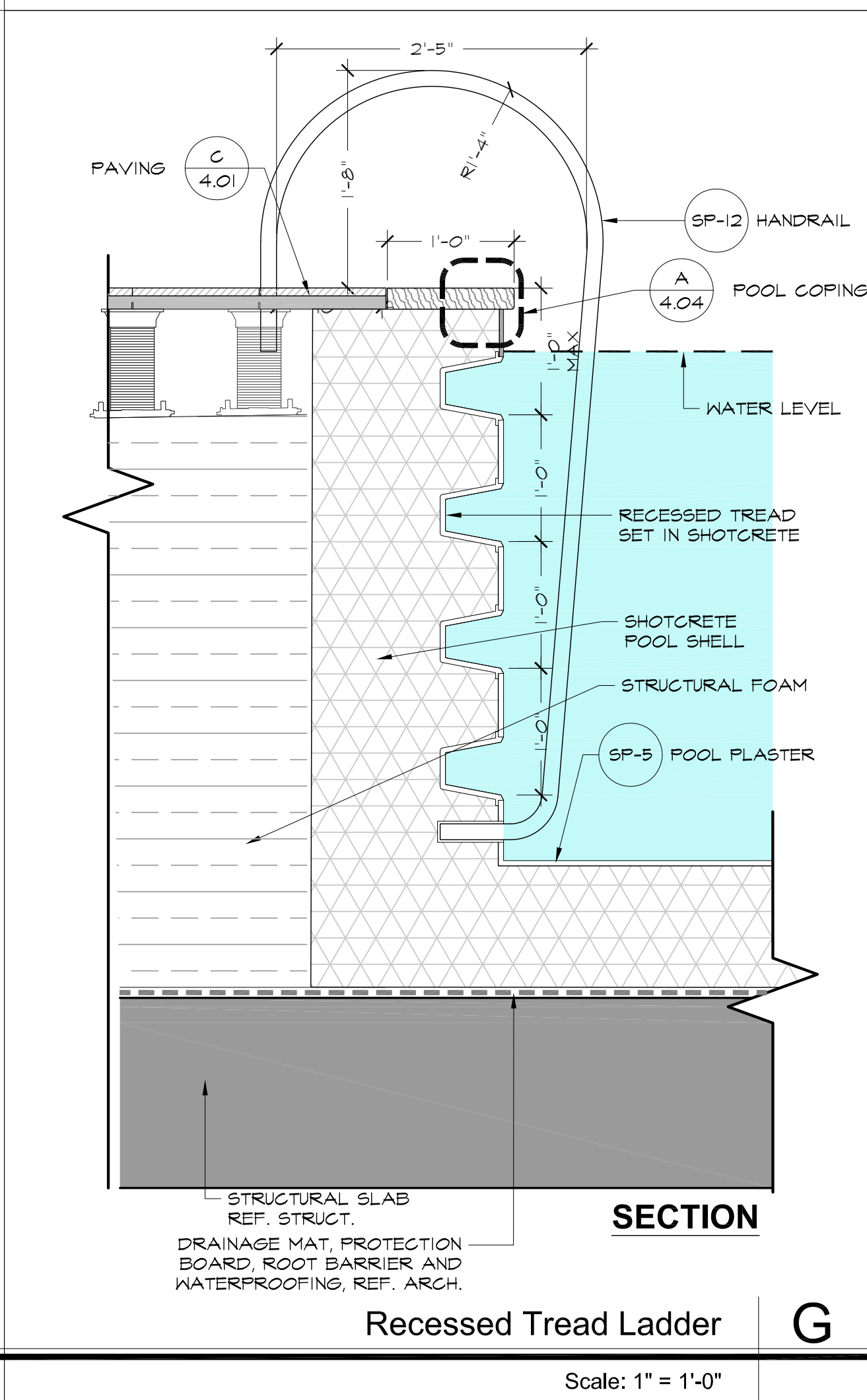
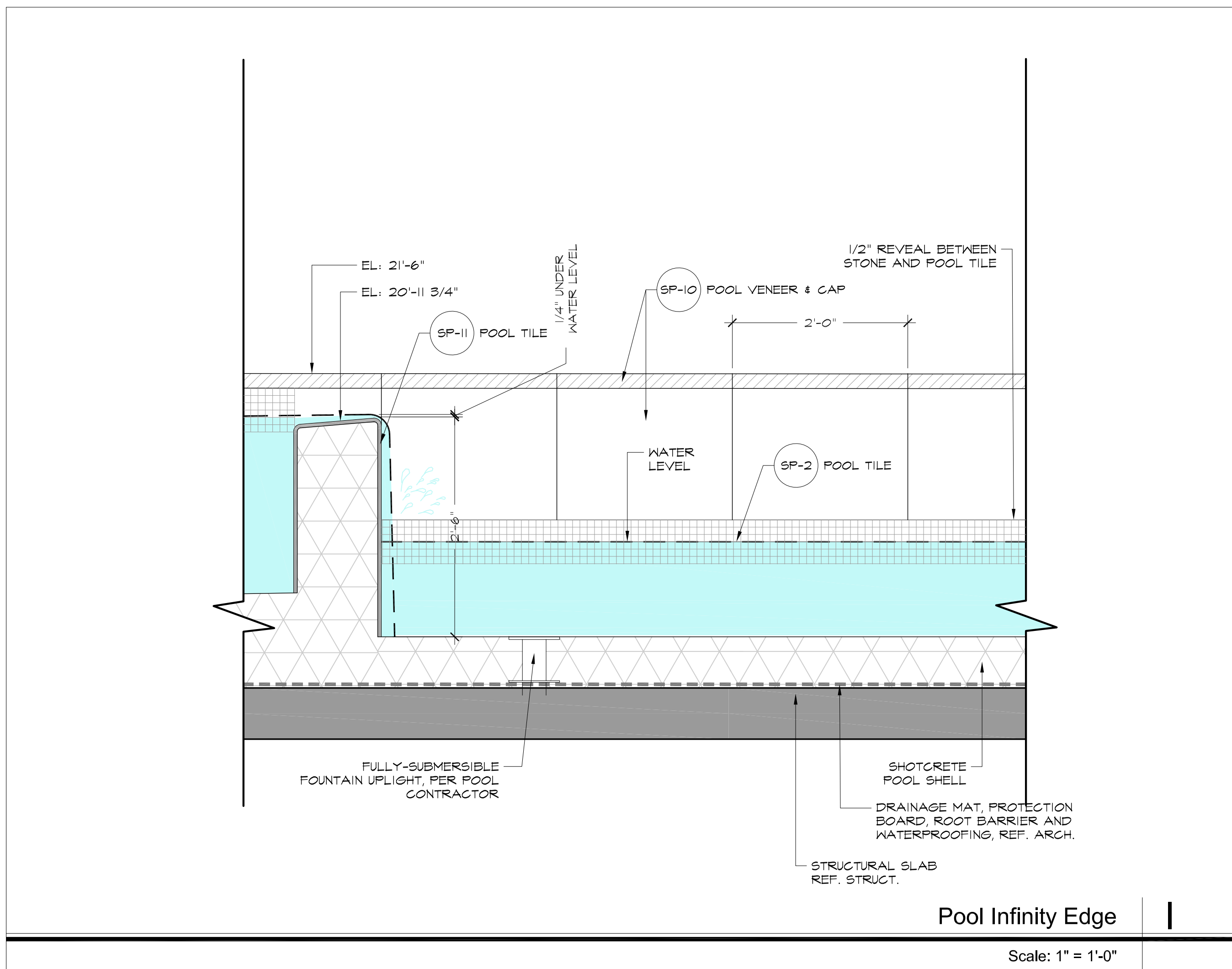
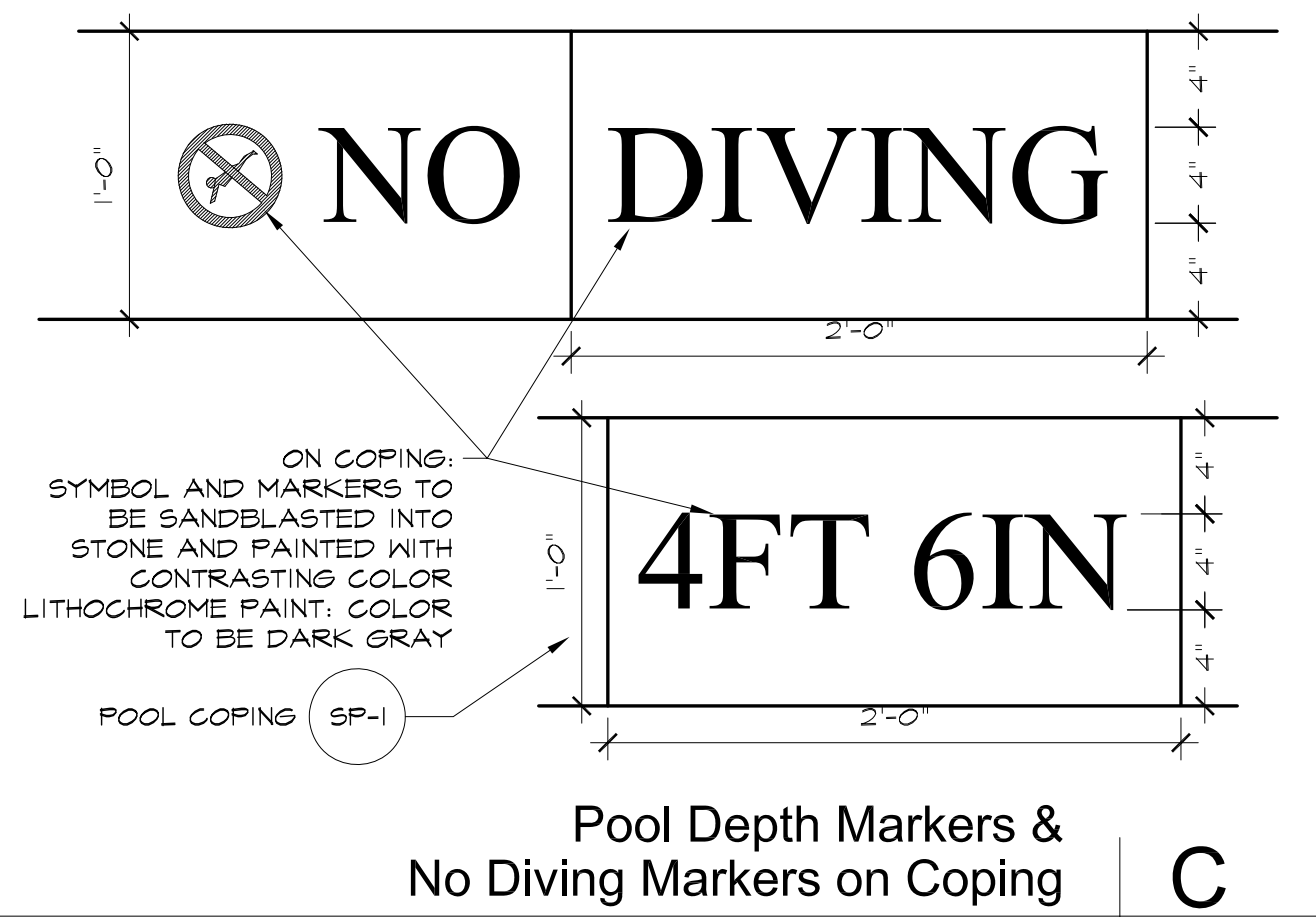
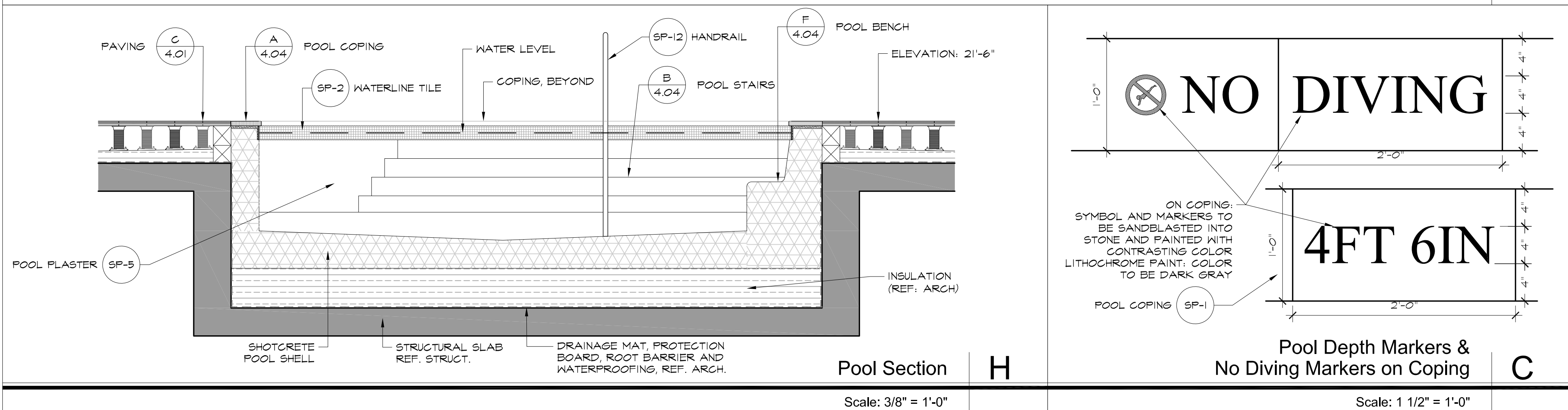
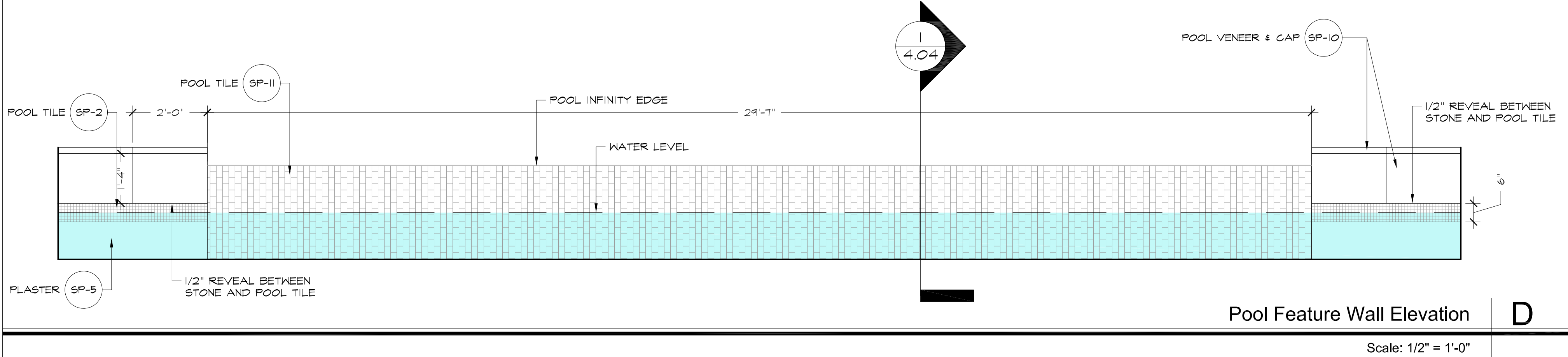
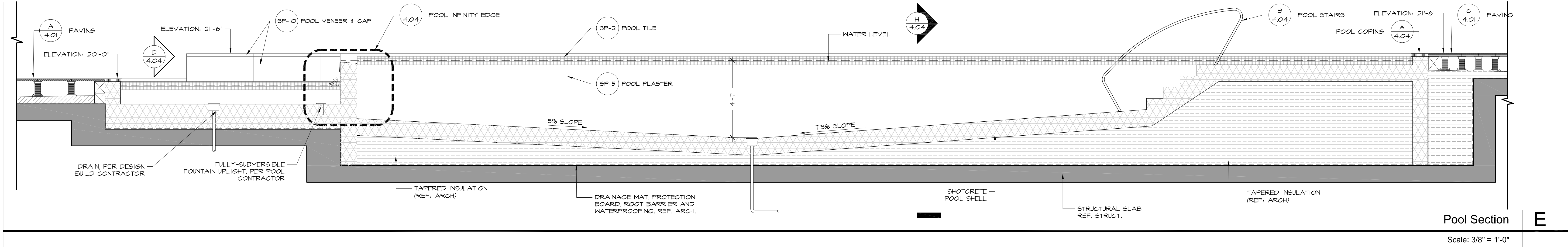


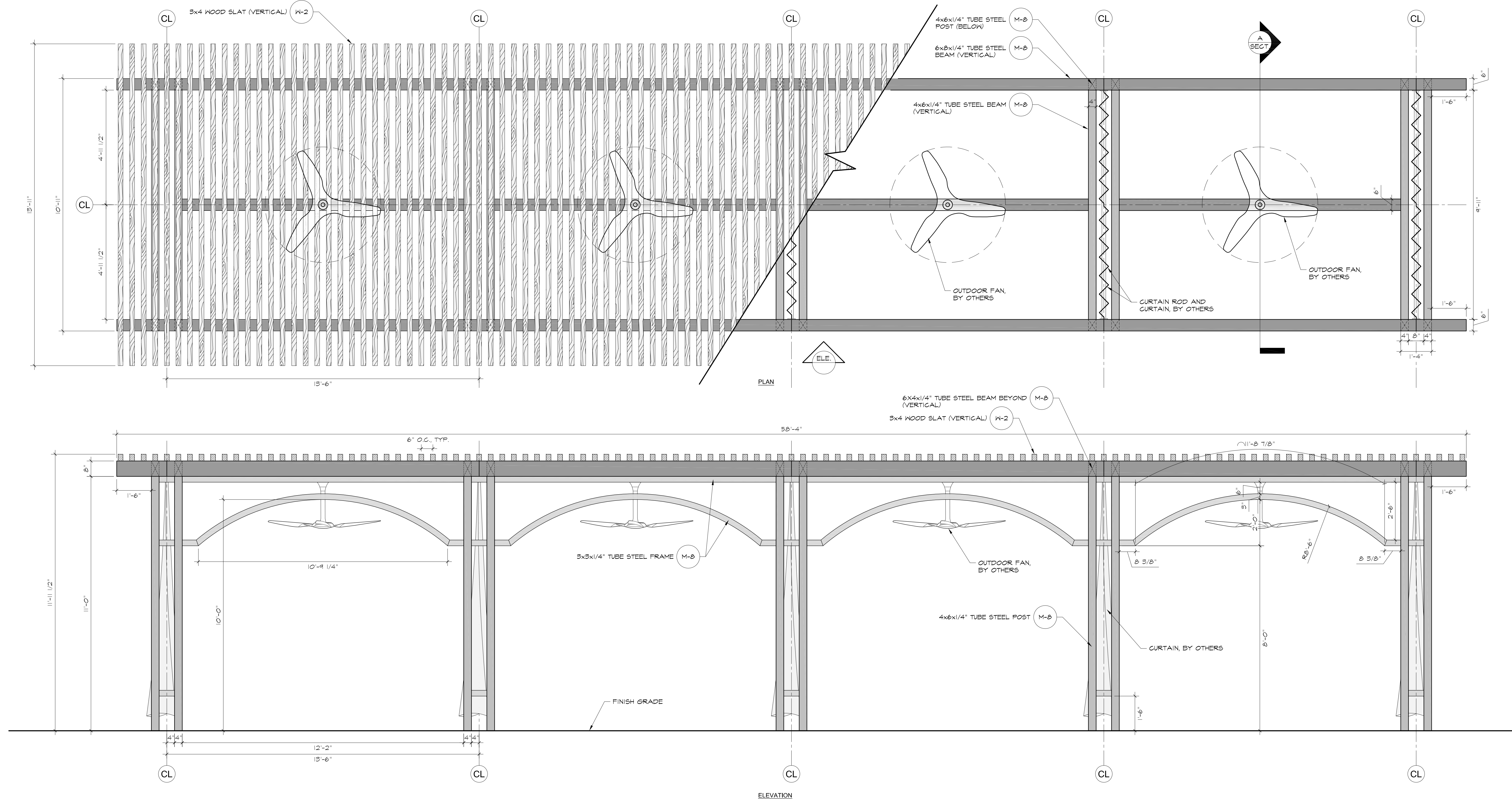
Pool Plan Enlargement | A

Scale: 1/4" = 1'-0"

A

ALL POOL PLANS AND DETAILS PROVIDED ARE FOR DESIGN INTENT ONLY. POOL CONTRACTOR TO ENSURE ALL ELEMENTS OF THE POOL MEET LOCAL AND STATE CODES. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT REVIEW.





Pool Cabana - Section/Elevation

Scale: 1/2"=1'-0"

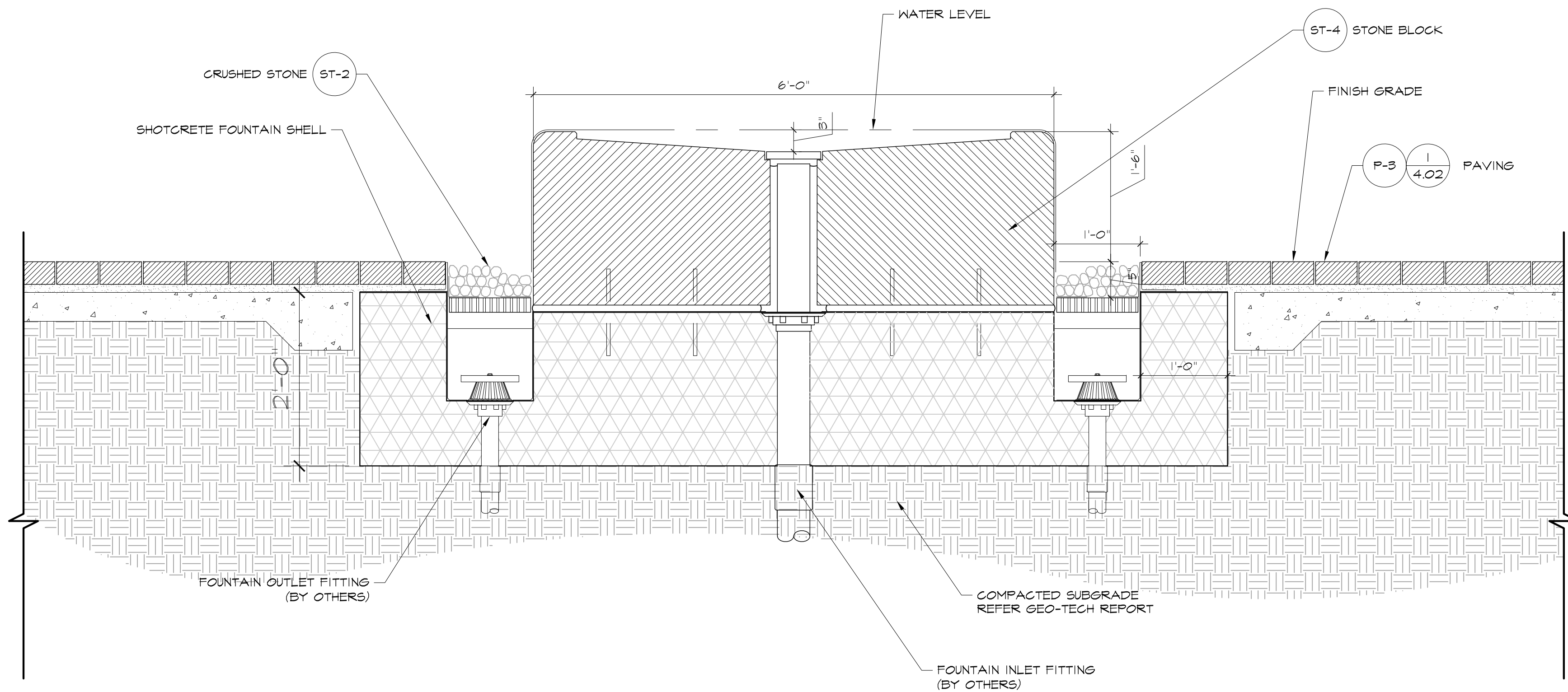
A



Button Fountain - Design Intent Image

D

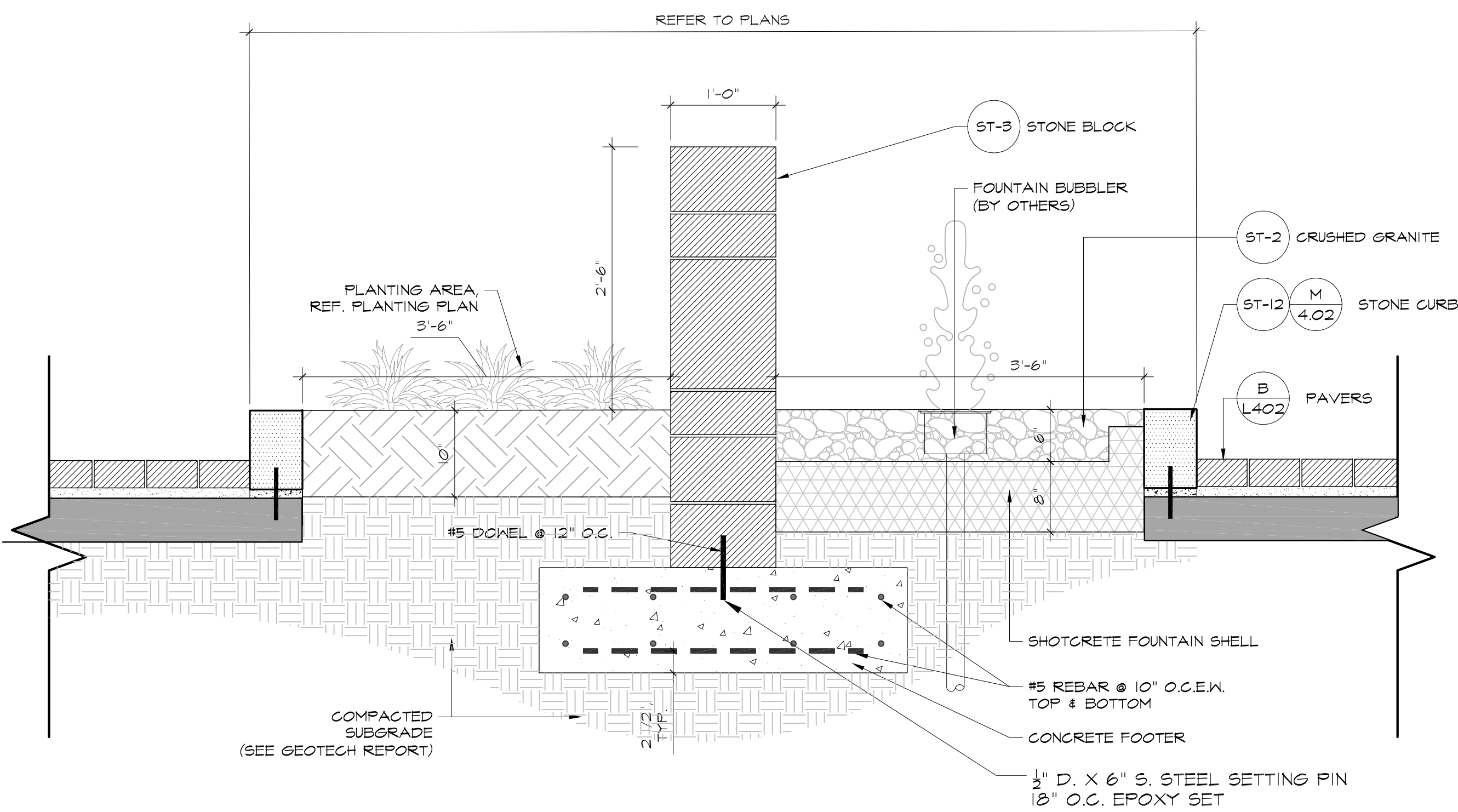
Scale: 1"=1'-0"



Button Fountain - Section

C

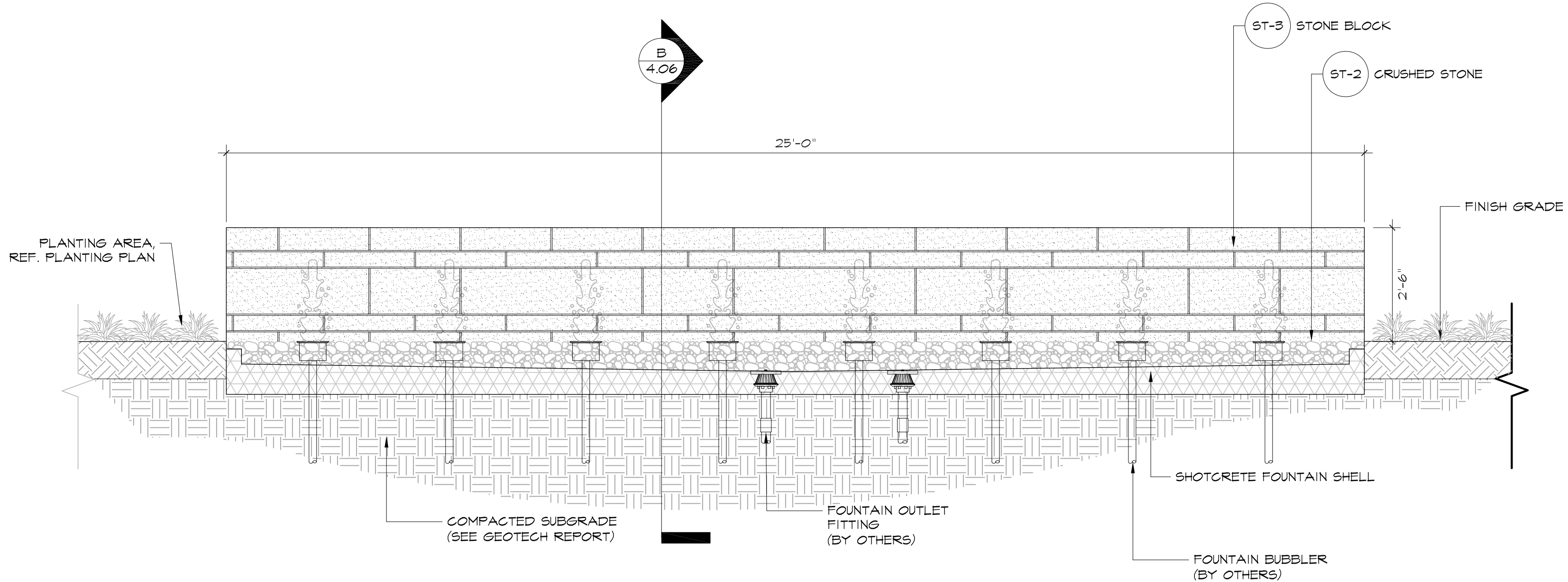
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Motor Court Feature Wall - Short Section

B

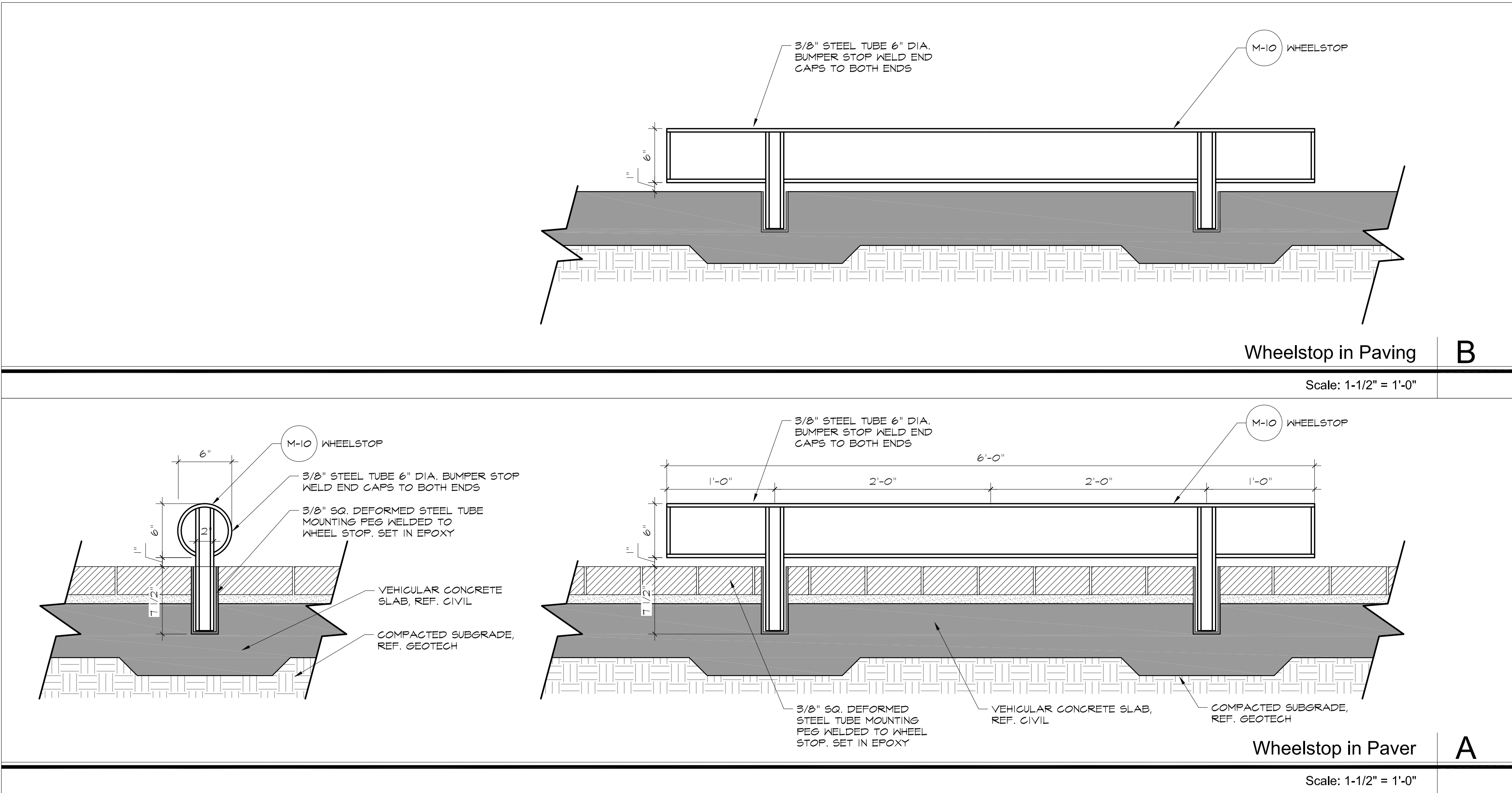
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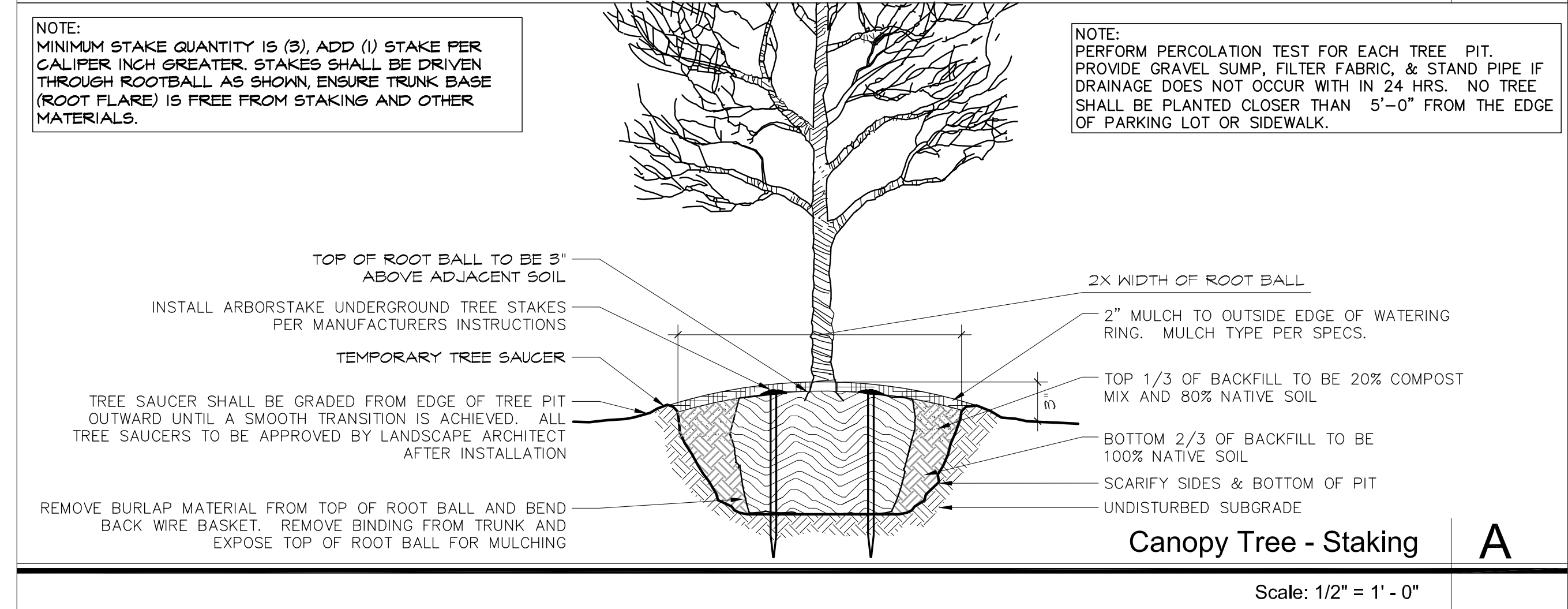
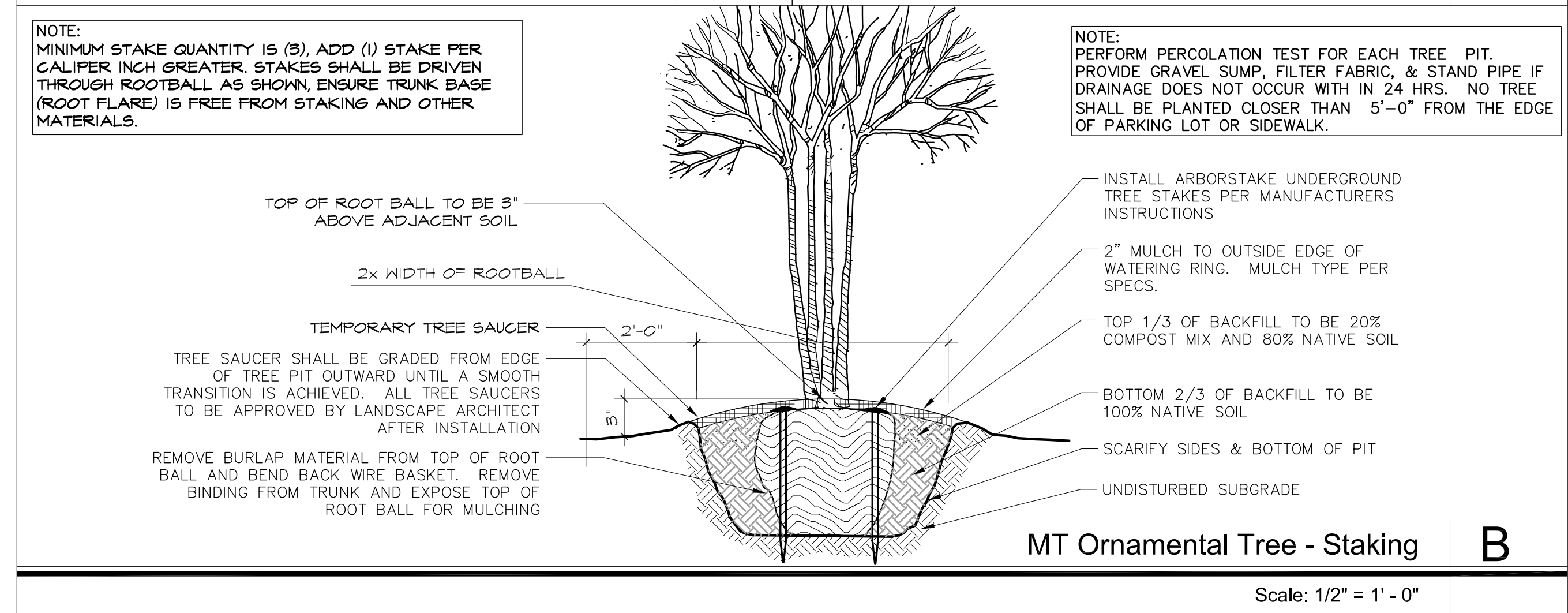
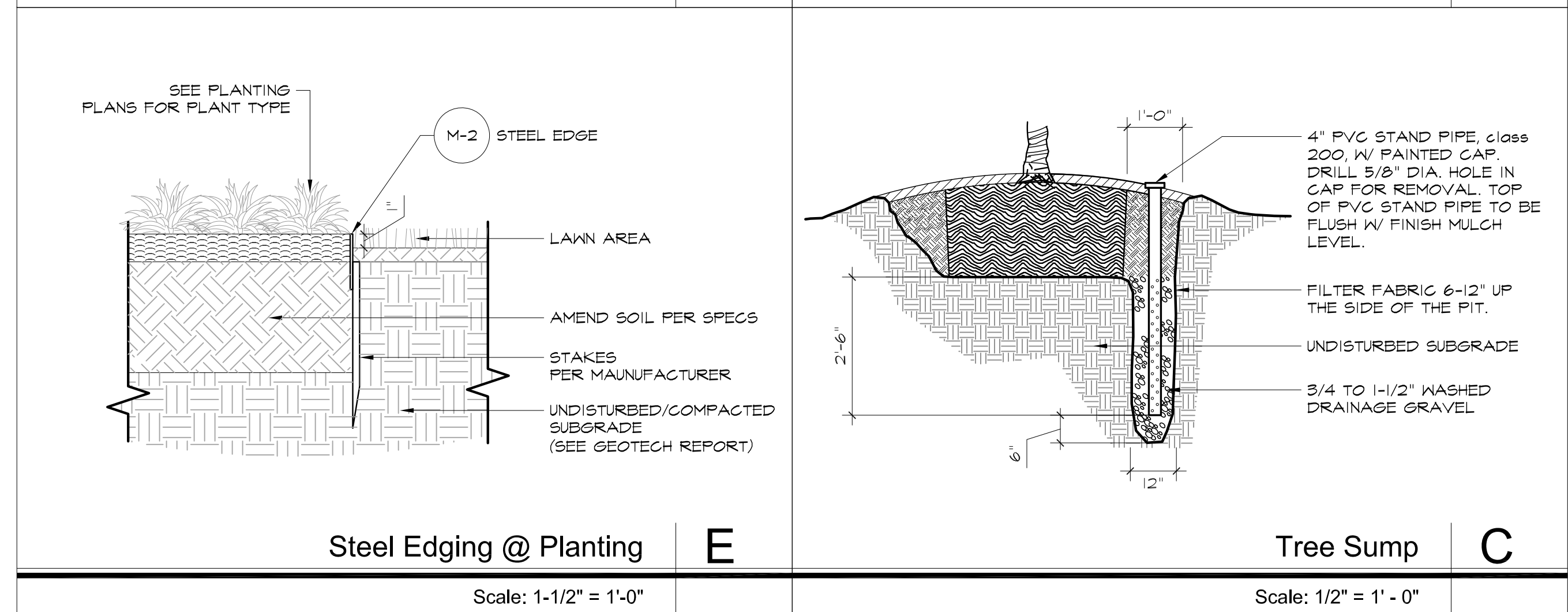
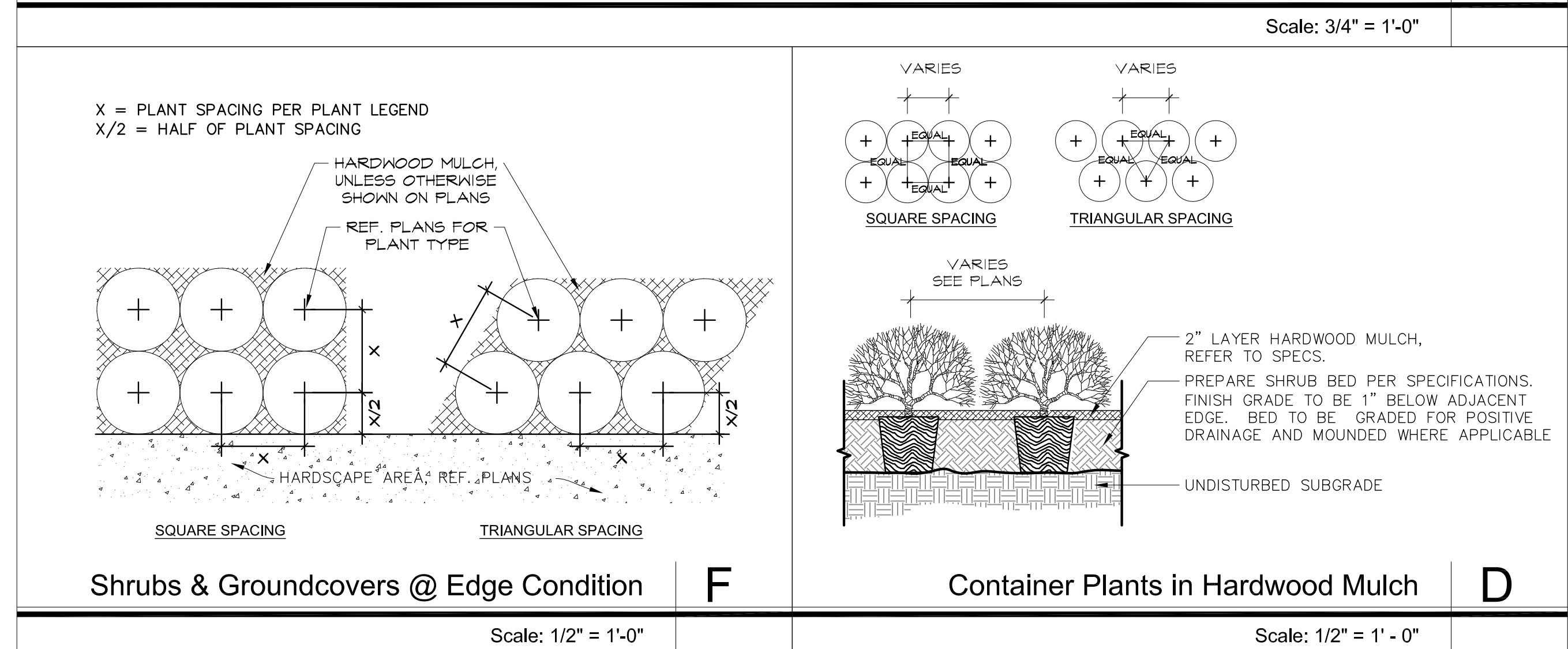
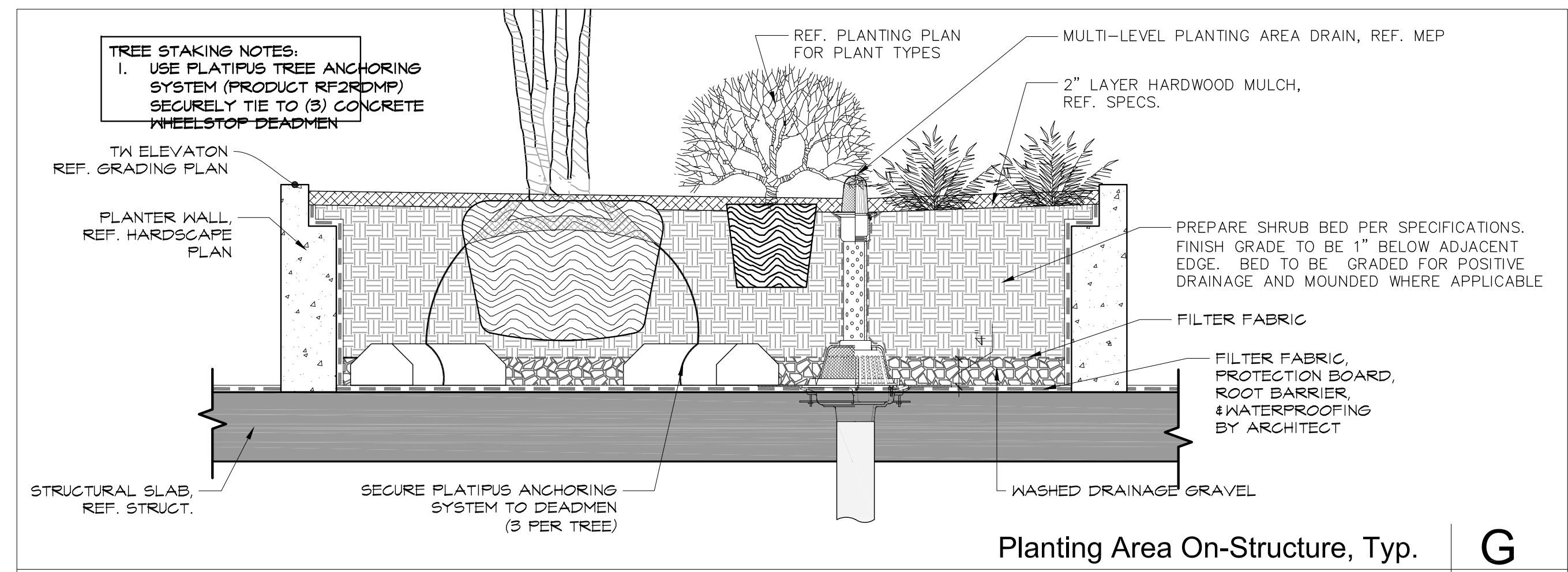
Motor Court Feature Wall - Section Elevation

A

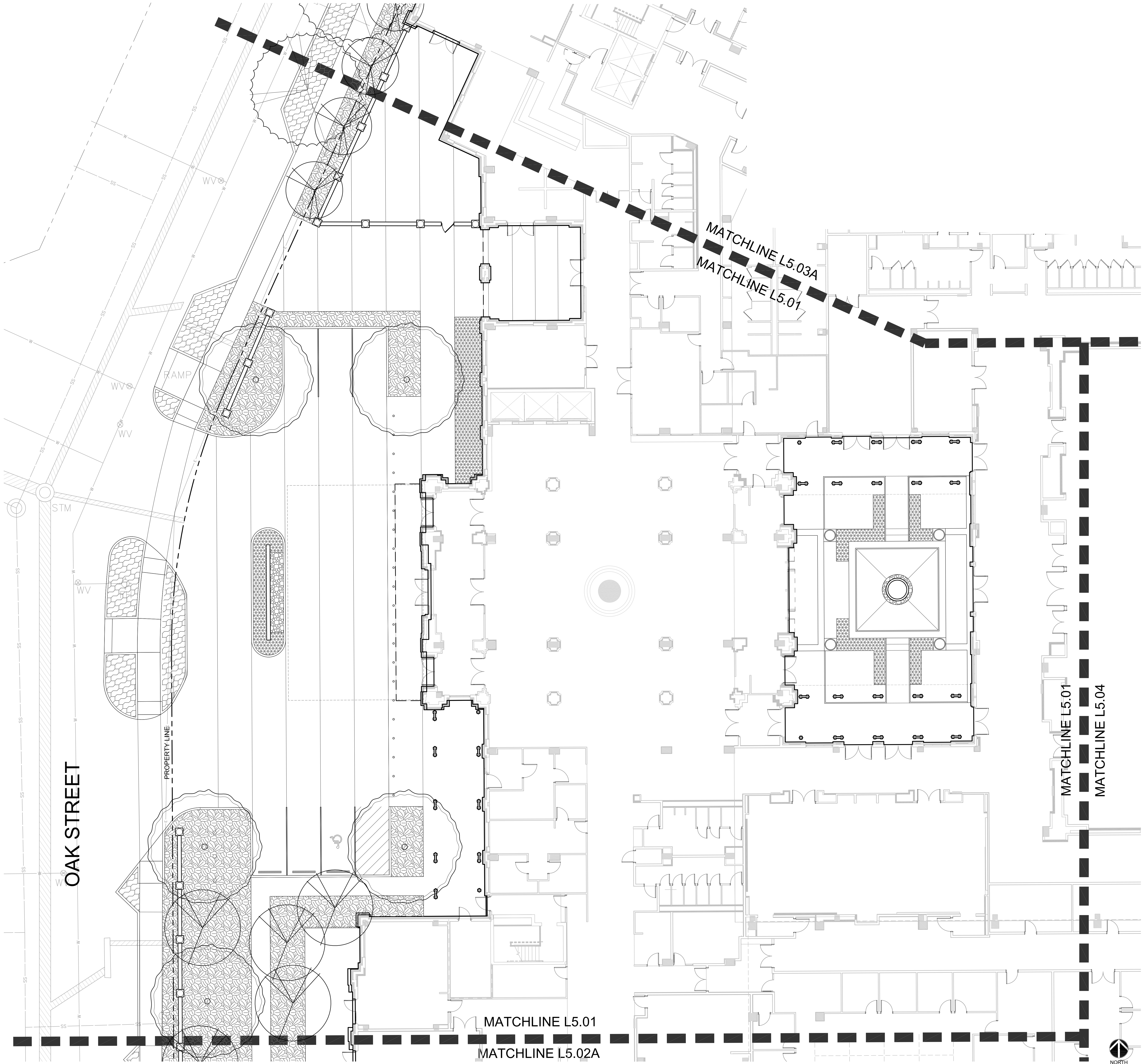
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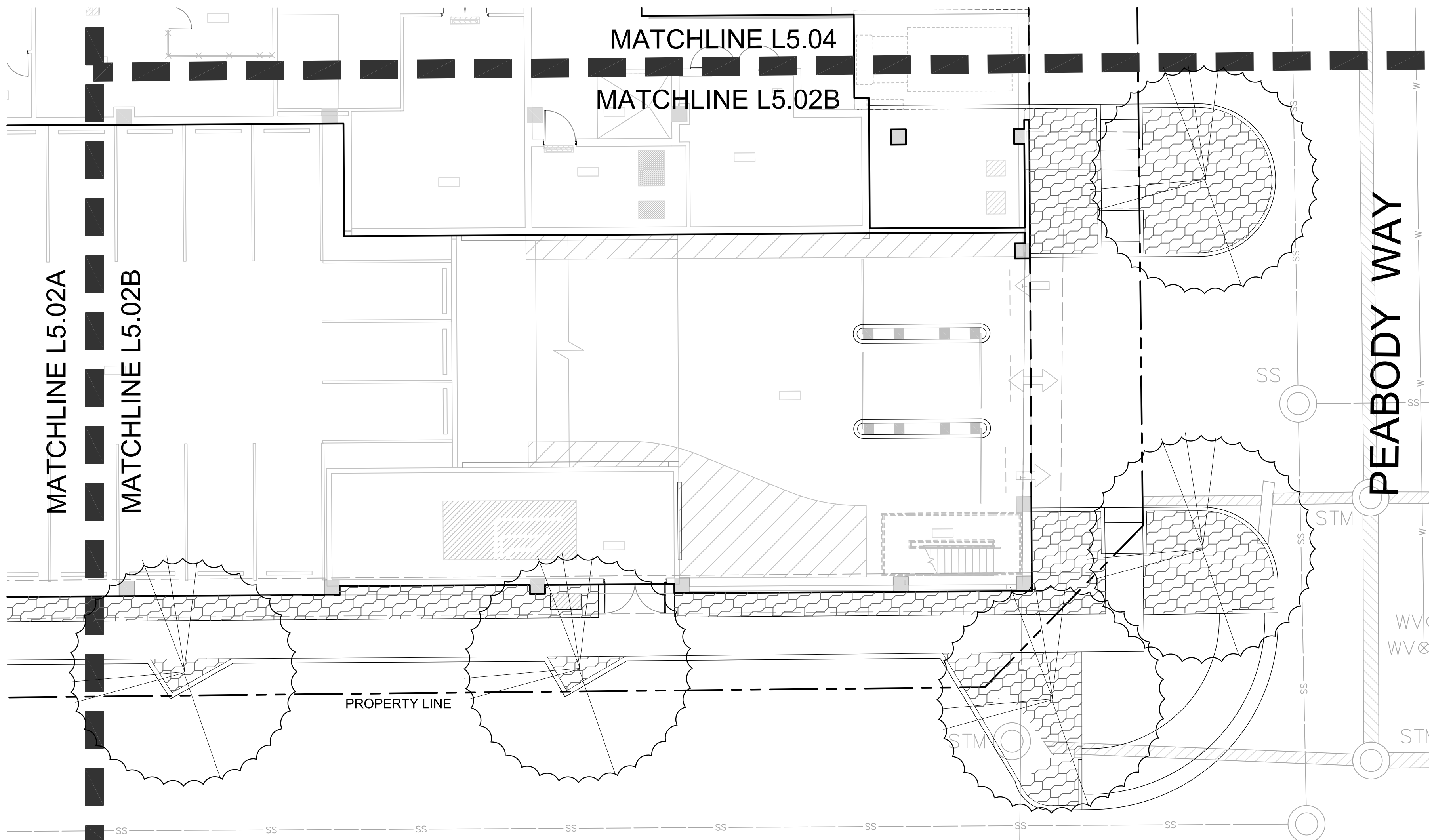
SYMBOL	PLANT ABBR.	POTENTIAL PLANT COMMON NAME	MINIMUM SIZE	MINIMUM HEIGHT	MINIMUM SPREAD	MAXIMUM SPACING	COMMENTS
TREES							
	GB	Royal Star Magnolia MAGNOLIA STELLATA 'ROYAL STAR'	6' CAL. B&B	18'	8'		STRONG CENTRAL LEADER, MATCHED, FULL, WELL BRANCHED, BALLED AND BURLAP
	FT	Pinus taeda LOBLOLLY PINE	8' CAL. B&B	18'	8'		GRADE A, STRONG CENTRAL LEADER, NURSERY GROWN, FULL, WELL BRANCHED BALLED AND BURLAP
	QV	Quercus virginiana LIVE OAK	8' CAL.	18'	10'		MULTI-TRUNK, MATCHED, FULL, WELL BRANCHED
	UP	Vitex parvifolia 'Emer II' ALLEE ELM	6' CAL.	18'	7'		STRONG CENTRAL LEADER, MATCHED, FULL, WELL BRANCHED
GROUND LEVEL SHRUBS AND GROUNDCOVER							
	S61	SHRUBS AND GROUNDCOVER TBD	-	-	-		NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
	S62	SHRUBS AND GROUNDCOVER TBD	-	-	-		NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
	S63	SHRUBS AND GROUNDCOVER TBD	-	-	-		NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
	S64	SHRUBS AND GROUNDCOVER TBD	-	-	-		NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
AMENITY DECK SHRUBS AND GROUNDCOVER							
		ASIAN JASMINE TBD	-	-	-		NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
		ALISA CHOCOLATE CHIP TBD	-	-	-		NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
		GIANT LIRIOPE TBD	-	-	-		NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
		SEDGE TBD	-	-	-		NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
		DWARF PALMETTO TBD	10' GAL	-	-	36" OC	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
		PODOCARPUS TBD	65' GAL	-	-	36" OC	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
		SOFT CARESS MAHONIA TBD	5' GAL	-	-	18" OC	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED



SYMBOL	PLANT ABBR.	BOTANICAL NAME COMMON NAME
TREES		
	GB	Royal Star Magnolia MAGNOLIA STELLATA 'ROYAL STAR'
	PT	Pinus taeda LOBLOLLY PINE
	QV	Quercus virginiana LIVE OAK
	UP	Ulmus parvifolia 'Emer II' ALLEE ELM
GROUND LEVEL SHRUBS AND GROUNDCOVER		
	SG1	SHRUBS AND GROUNDCOVER TBD
	SG2	SHRUBS AND GROUNDCOVER TBD
	SG3	SHRUBS AND GROUNDCOVER TBD
	SG4	SHRUBS AND GROUNDCOVER TBD

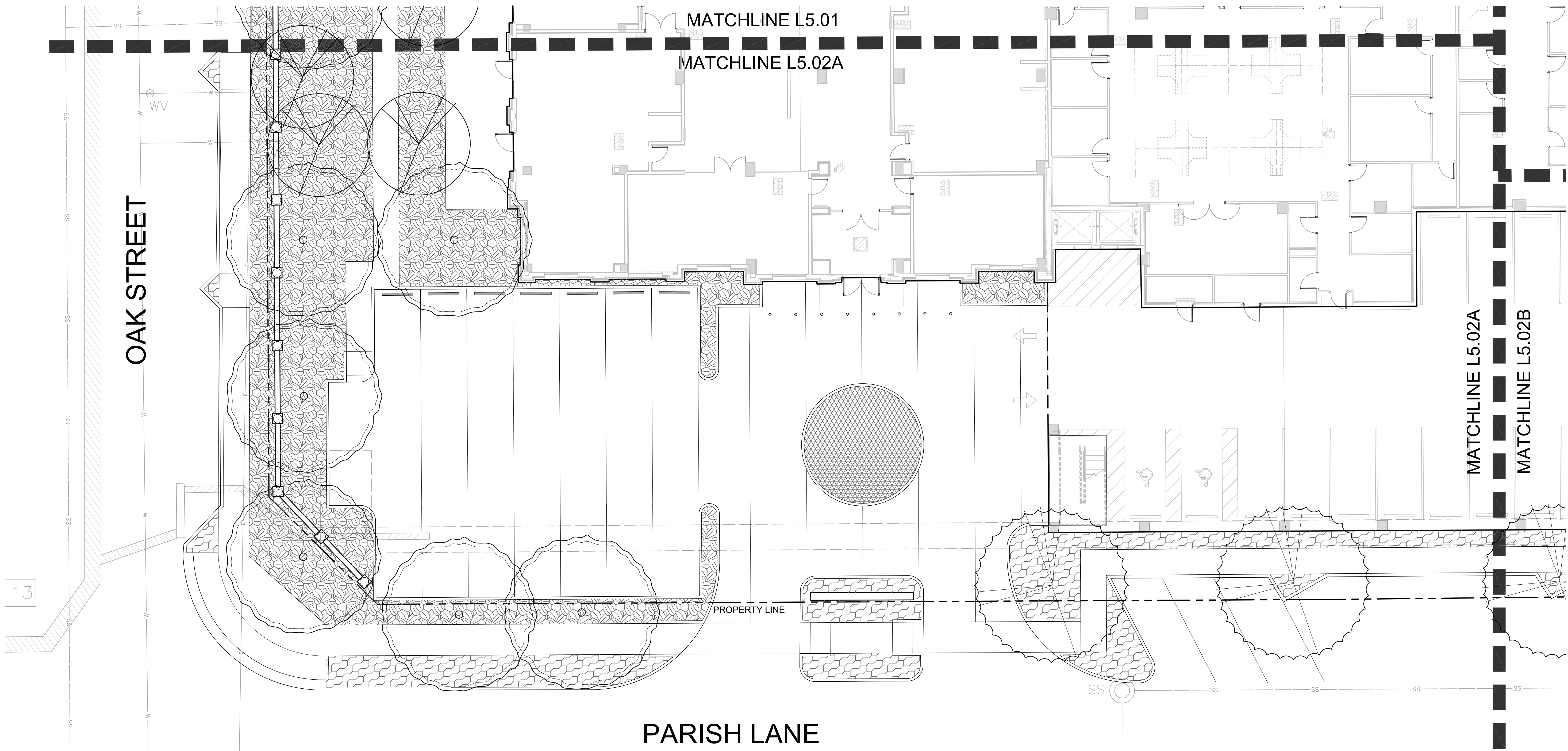


SYMBOL	PLANT	BOTANICAL NAME
ABBR.		COMMON NAME
TREES		
GB	Royal Star Magnolia	MAGNOLIA STELLATA 'ROYAL STAR'
PT	Pinus taeda	LOBLOLLY PINE
QV	Quercus virginiana	LIVE OAK
UP	Ulmus parvifolia 'Emer II'	ALLEE ELM
GROUND LEVEL SHRUBS AND GROUNDCOVER		
SS1	SHRUBS AND GROUNDCOVER	TBD
SS2	SHRUBS AND GROUNDCOVER	TBD
SS3	SHRUBS AND GROUNDCOVER	TBD
SS4	SHRUBS AND GROUNDCOVER	TBD



Planting Plan B

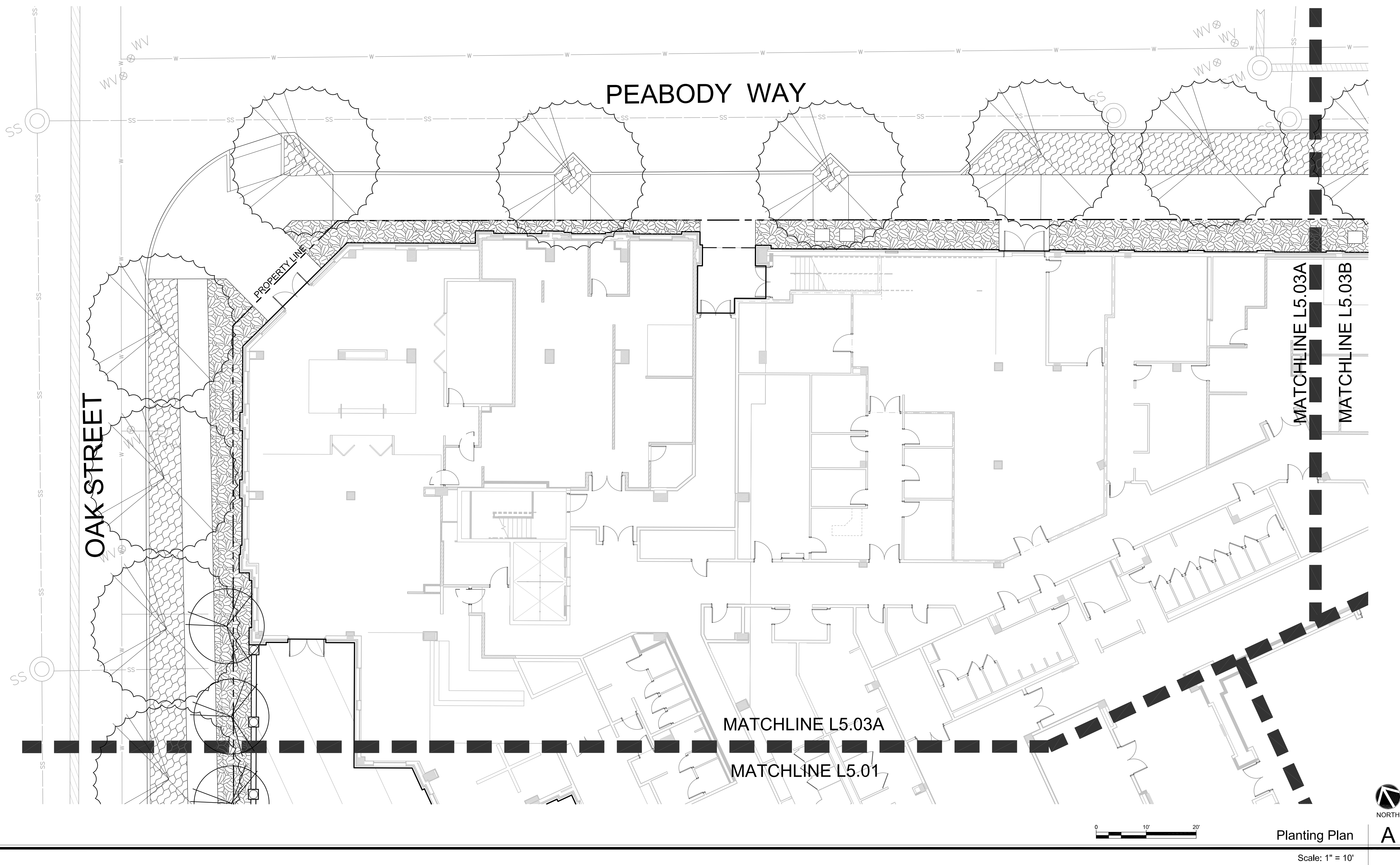
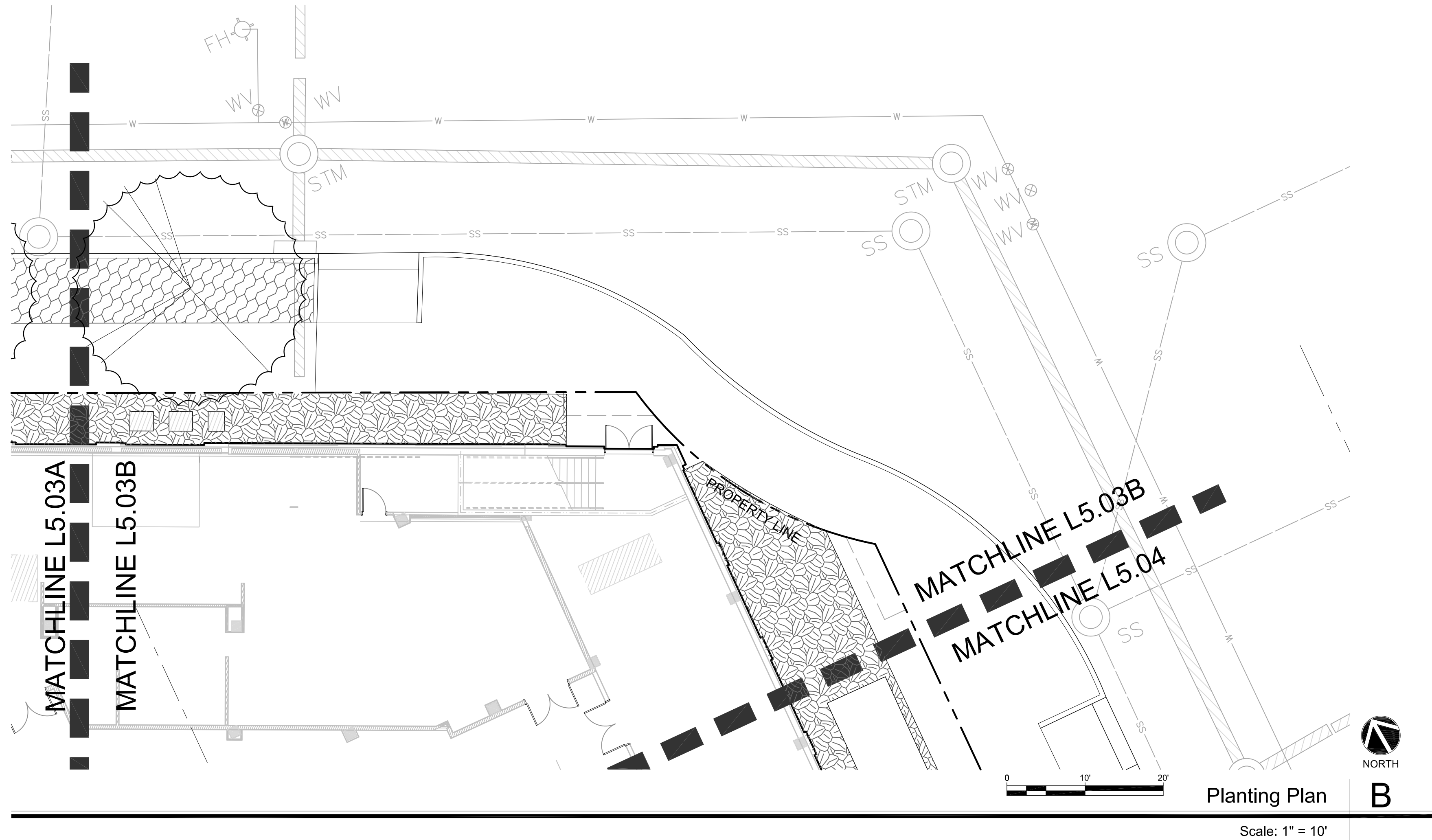
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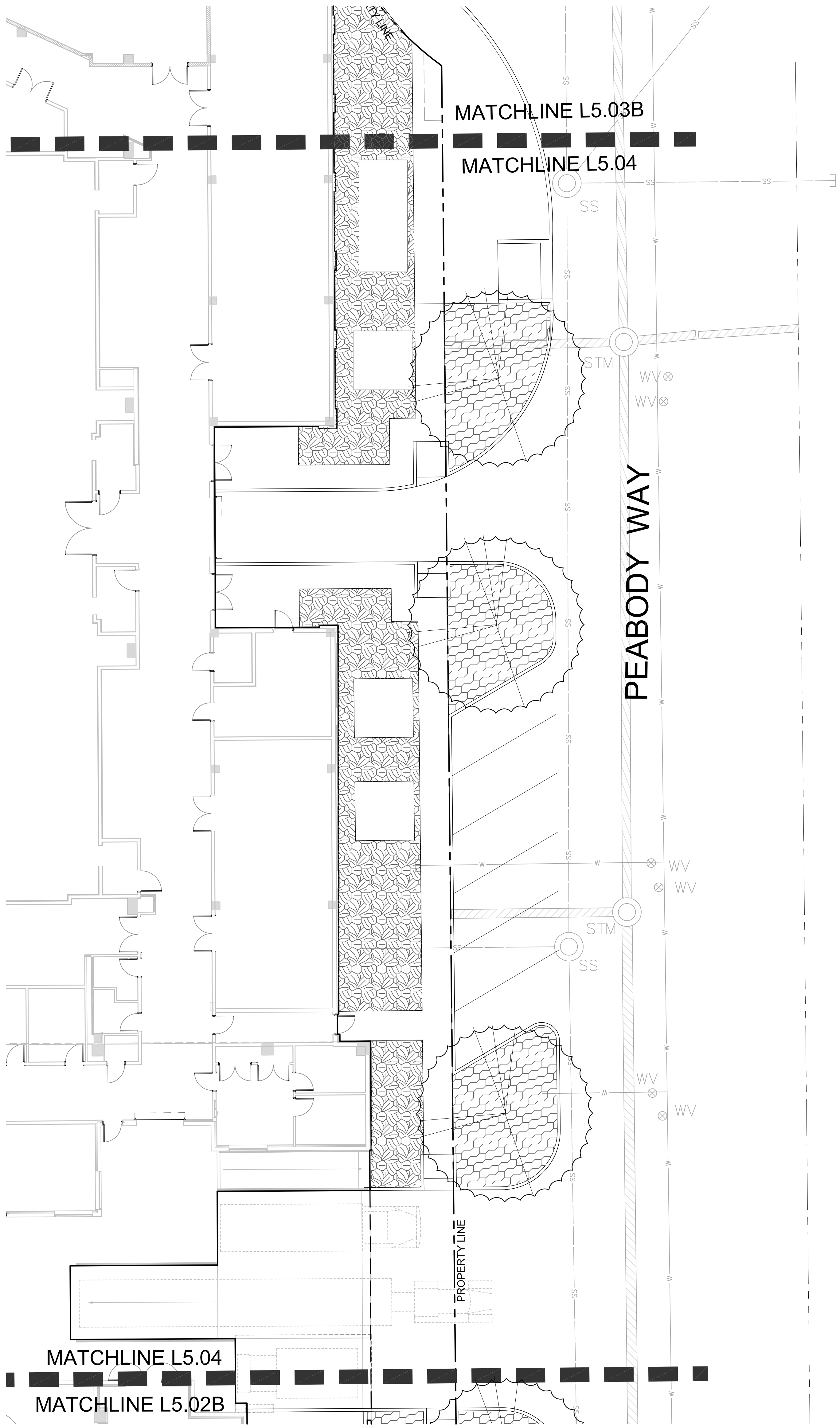
Planting Plan A

Scale: 1" = 10'

SYMBOL	PLANT	BOTANICAL NAME
ABBR.		COMMON NAME
TREES		
GB	Royal Star Magnolia	MAGNOLIA STELLATA 'ROYAL STAR'
PT	Pinus taeda	LOBLOLLY PINE
QV	Quercus virginiana	LIVE OAK
UP	Ulmus parvifolia 'Emer II'	ALLEE ELM
GROUND LEVEL SHRUBS AND GROUNDCOVER		
SG1	SHRUBS AND GROUNDCOVER	TBD
SG2	SHRUBS AND GROUNDCOVER	TBD
SG3	SHRUBS AND GROUNDCOVER	TBD
SG4	SHRUBS AND GROUNDCOVER	TBD

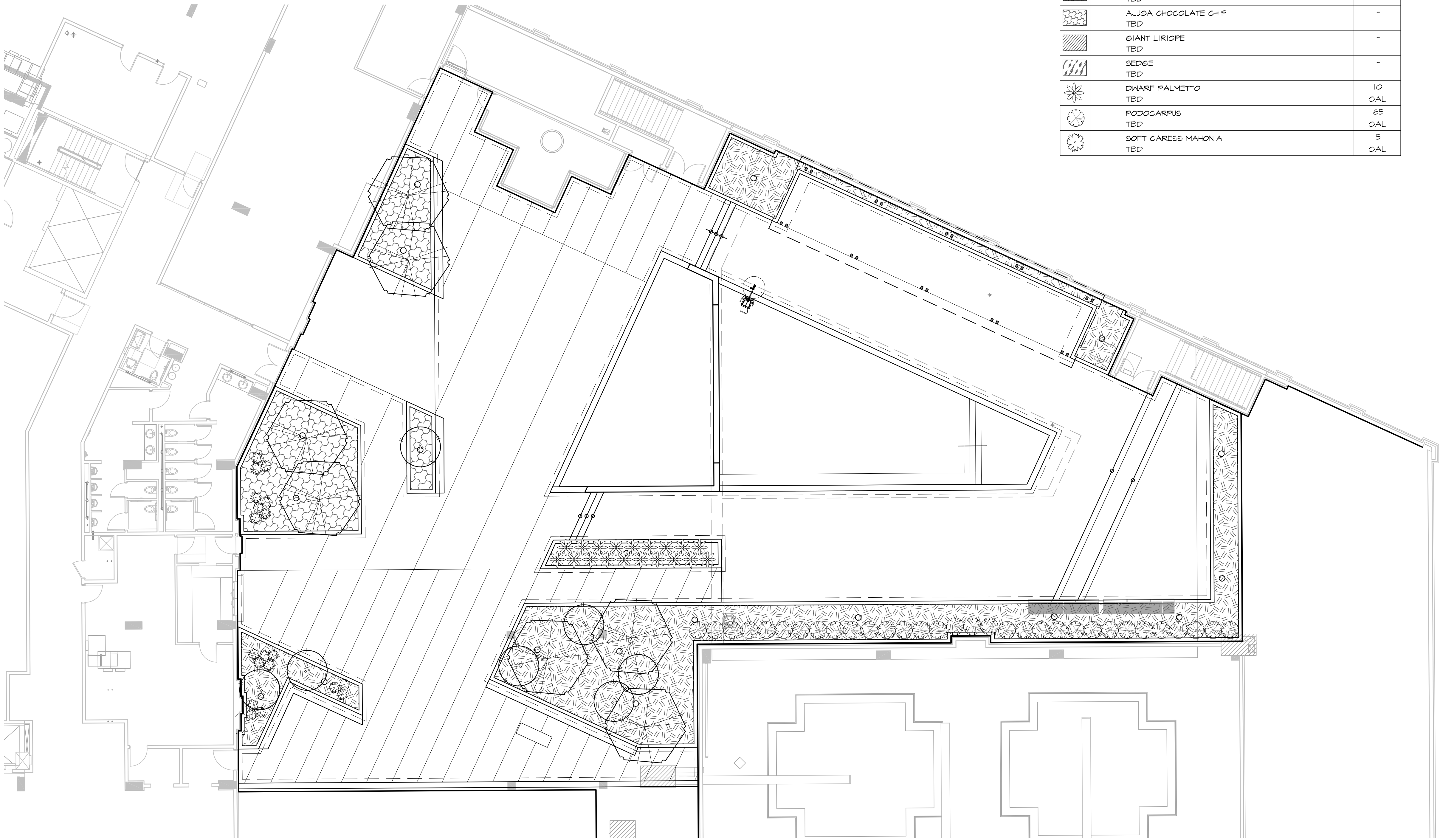


SYMBOL	PLANT ABBR.	BOTANICAL NAME COMMON NAME
TREES		
	SB	Royal Star Magnolia MAGNOLIA STELLATA 'ROYAL STAR'
	PT	Pinus taeda LOBLOLLY PINE
	QV	Quercus virginiana LIVE OAK
	UP	Vitis parvifolia 'Emer III' ALLEE ELY
GROUND LEVEL SHRUBS AND GROUNDCOVER		
	S61	SHRUBS AND GROUNDCOVER TBD
	S62	SHRUBS AND GROUNDCOVER TBD
	S63	SHRUBS AND GROUNDCOVER TBD
	S64	SHRUBS AND GROUNDCOVER TBD



Planting Plan
Scale: 1" = 10'

SYMBOL PLANT ABBR.	BOTANICAL NAME COMMON NAME	MINIMUM SIZE
AMENITY DECK SHRUBS AND GROUNDCOVER		
	ASIAN JASMINE TBD	-
	ALUJA CHOCOLATE CHIP TBD	-
	GIANT LIRIOPE TBD	-
	SEDGE TBD	-
	DWARF PALMETTO TBD	10 GAL
	PODOCARPUS TBD	65 GAL
	SOFT CARESS MAHONIA TBD	5 GAL

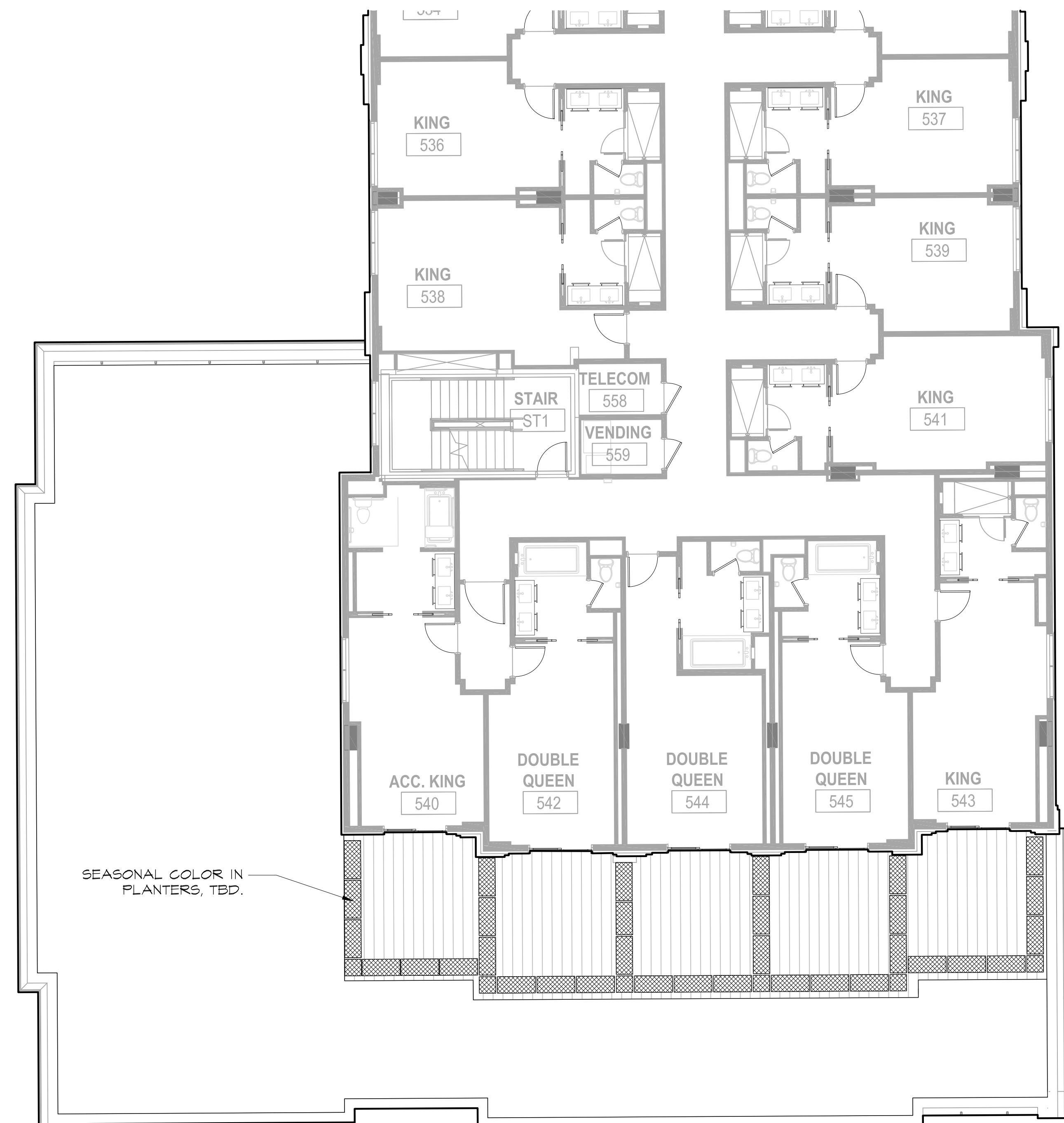


Amenity Deck Planting Plan

Scale: 1" = 10'



A



5th Floor Terrace Planting Plan - South

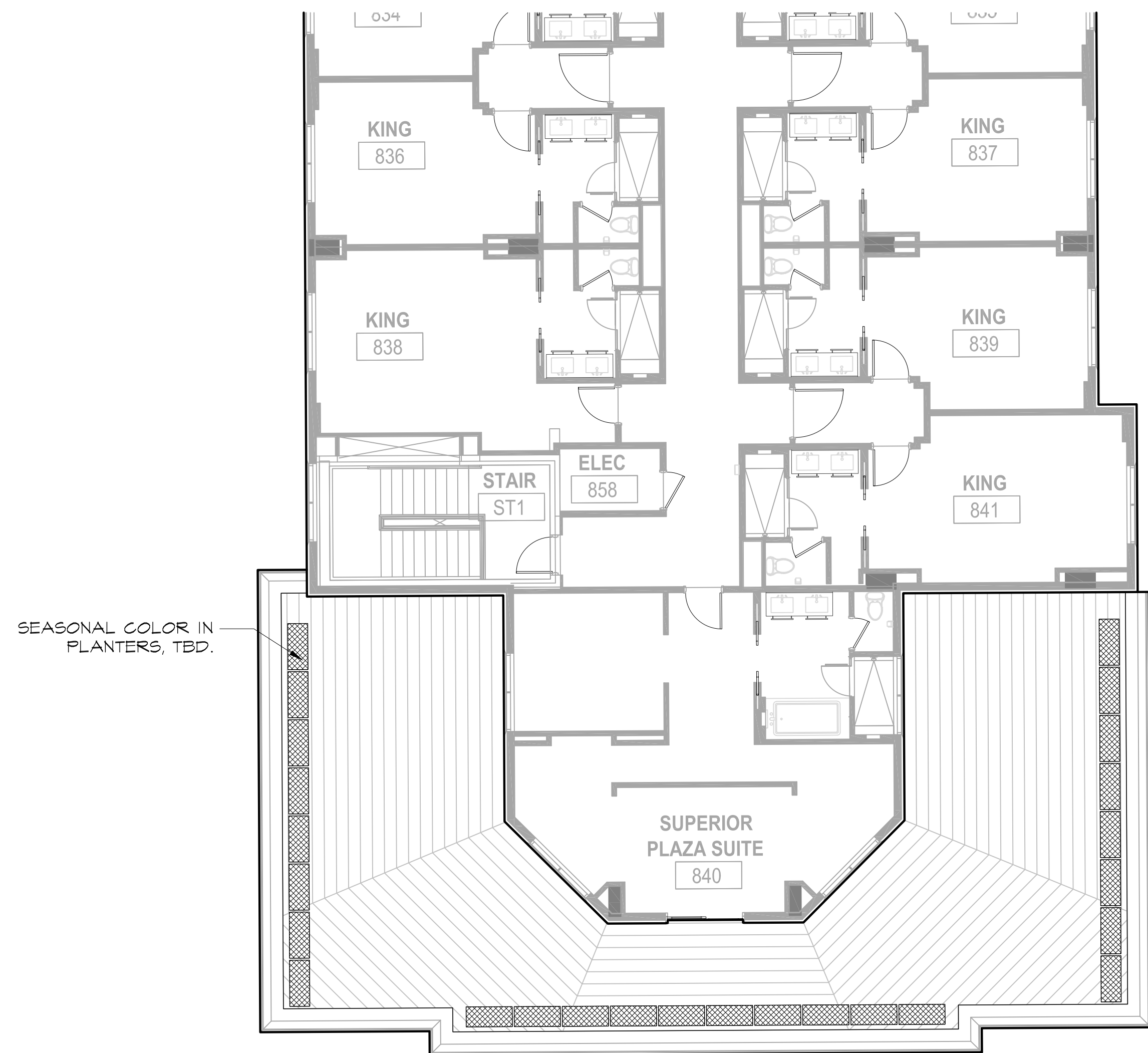
Scale: 1/8" = 1'-0"



5th Floor Terrace Planting Plan - North

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



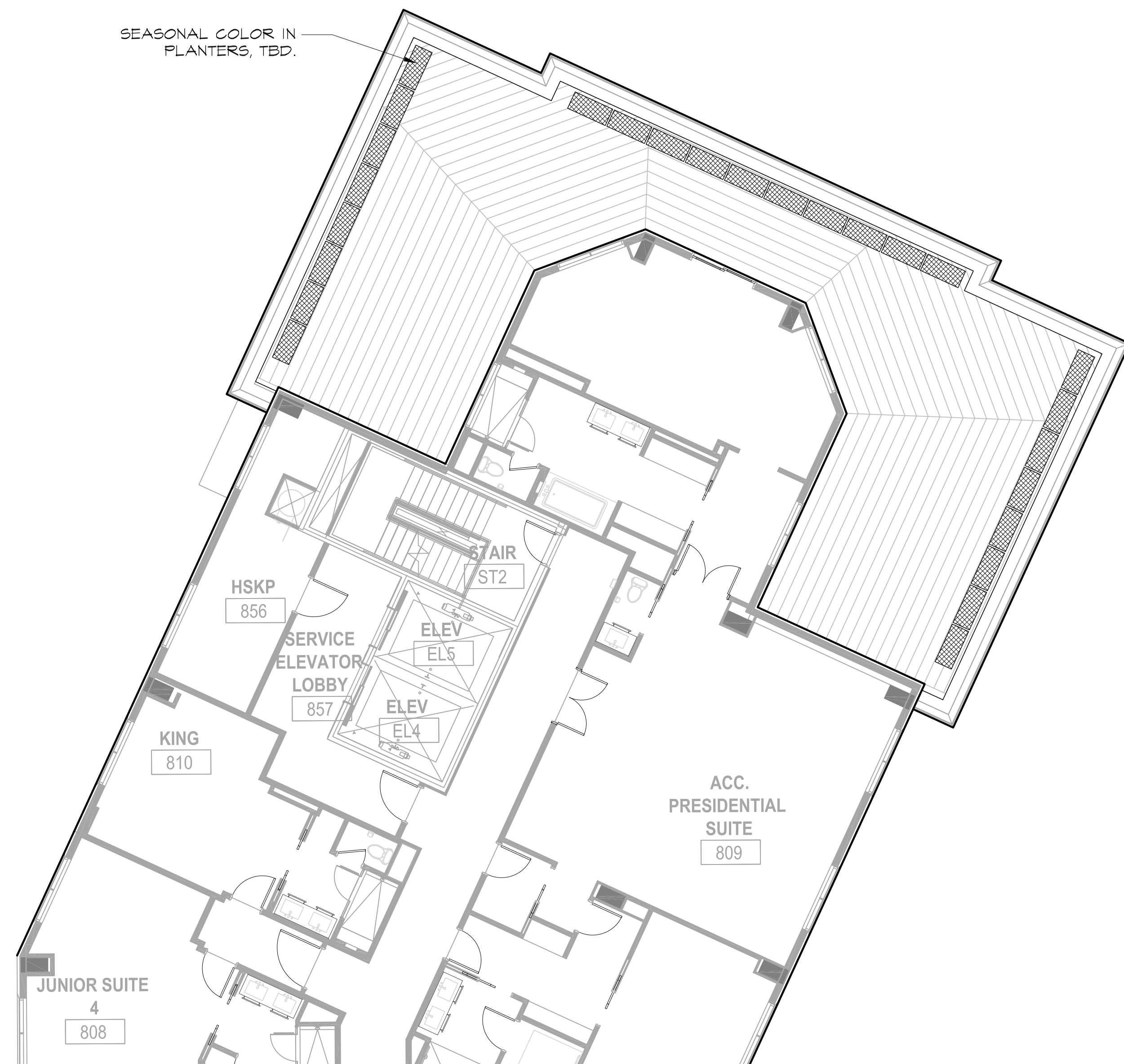


8th Floor Terrace Planting Plan - South

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



B



8th Floor Terrace Planting Plan - North

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



A

NOTES:

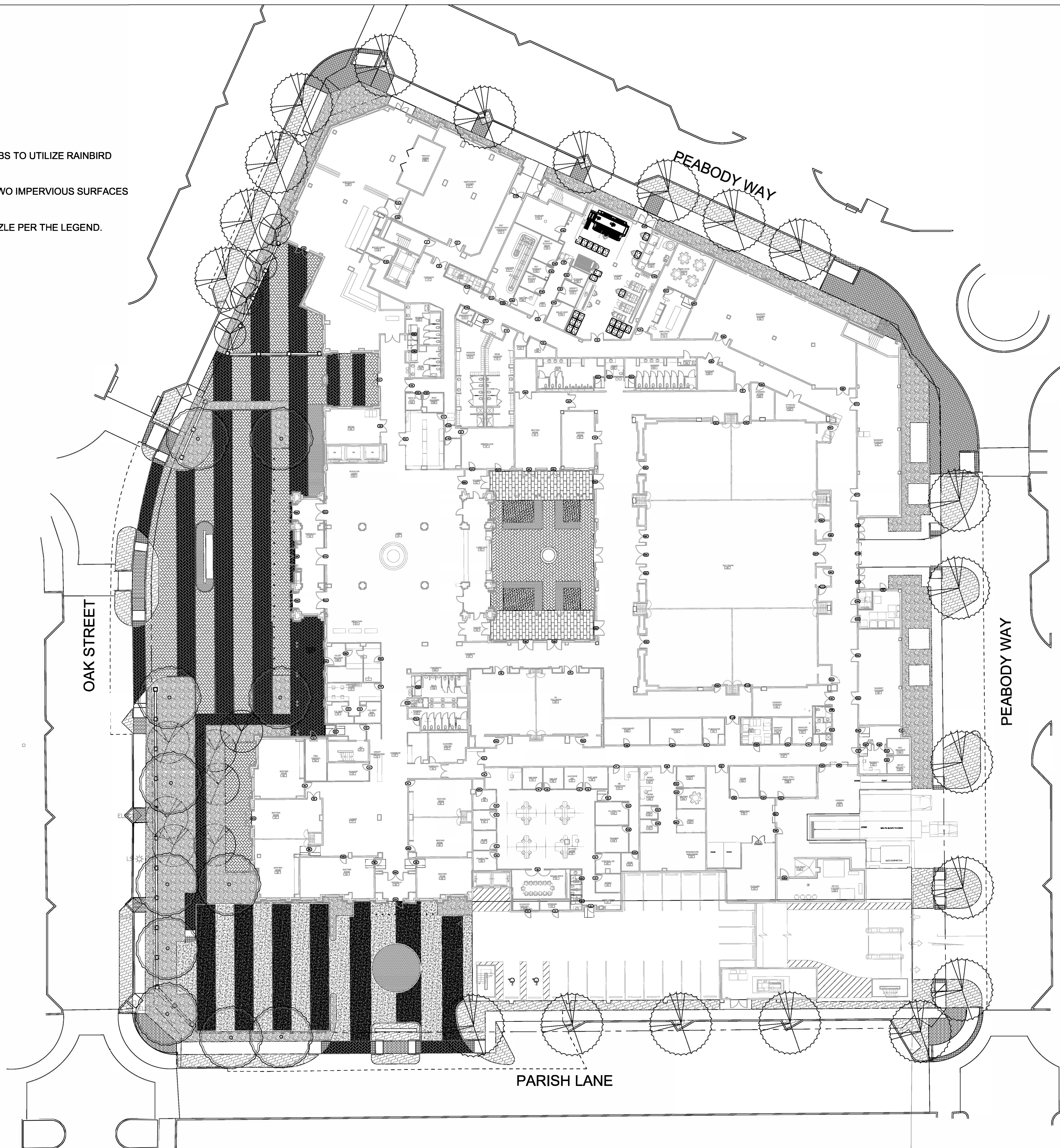
- ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M-DBY PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- PIPING AND VALVES IN PAVING SHOWN FOR CLARITY, INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
- LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELD-ON #705 SOLVENT AND #P-68 PRIMER FOR PVC CONNECTIONS PER THE SPECIFICATIONS.
- SIZE PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE CHART.
- CONNECT DRIP INDICATOR HEADS TO LATERAL PIPING WITH RAINBIRD 1/2" SPX SWING PIPE.
- INSTALL QUICK COUPLING VALVES IN TWELVE BY SEVENTEEN (12"x17") INCH RAINBIRD VB VALVE BOX. CONNECT QUICK COUPLERS TO MAINLINE PIPE WITH LASCO #T722-212 "UNITIZED", O-RING SWING JOINT. SUPPLY OWNER WITH ONE (1) COUPLER KEY WITH SWIVEL HOSE BIBB EACH. VALVES TO BE INSTALLED SO THAT TOP OF QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX TOP. PURPLE LID READS "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH. INSTALL EVERY 200'-0" ON CENTER ALONG ENTIRE LENGTH OF MAINLINE.
- PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX AND HARDWIRED WITHIN FIVE (5) FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR.
- INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN TEN (10") INCH RAINBIRD VB VALVE BOXES.
- INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC. WHETHER SHOWN OR NOT. SLEEVES SHALL BE CLASS 200 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY IRRIGATION CONTRACTOR.
- DESIGN PRESSURE IS 00.0 PSI. STATIC PRESSURE IS 70 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED.
- MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- INSTALL REMOTE CONTROL DRIP ZONE KITS IN TWELVE BY SEVENTEEN (12"x17") INCH RAINBIRD VB VALVE BOX.
- INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 5'-0" PER SECOND IN DRIPLINE.
- PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, QF DRIPLINE HEADERS, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE DRIP SYSTEM. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT XF BARBED INSERT FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL RAINBIRD OPERATION INDICATOR FOR EACH DRIP ZONE.
- AIR RELIEF VALVE TO BE RAINBIRD AR VALVE KIT INSTALLED IN A SIX-INCH (6") RAINBIRD VB VALVE BOX WITH 6" OF GRAVEL SUMP. FLUSH VALVES TO BE AUTOMATIC FLUSH VALVE INSTALLED IN A SIX-INCH (6") RAINBIRD VB VALVE BOX WITH 6" OF GRAVEL SUMP.
- ALL XFS CV DRIPLINE AND DISTRIBUTION TUBING TO BE INSTALLED BELOW FINISH GRADE APPROXIMATELY 4" TO 6" PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MIN. OF 14" AND MAX. OF 20" ROW SPACING UNLESS INSTRUCTED OTHERWISE. VERIFY THE EXACT EMITTER FLOW, EMITTER SPACING, AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH RAINBIRD 12 GA. GALVANIZED TIE DOWNS. INSTALL STAKES EVERY 3'-0" ALONG ENTIRE LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE (1) AIR RELIEF VALVE AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- DO NOT INSTALL ANY MAINLINES, VALVES, OR CONTROL WIRES WITHIN THE R.O.W. UNLESS CITY APPROVED.
- PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE ROOT ZONES. CONTRACTOR MUST STAKE DITCHES AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING OR DIGGING.
- PROVIDE ALL LABOR AND MATERIALS NECESSARY TO INSTALL THE IRRIGATION SYSTEM ON THE UPPER DECKS PER THE MANUFACTURER'S RECOMMENDATIONS. THIS WORK TO INCLUDE BUT NOT LIMITED TO WEATHERPROOFING, INSULATING, CORING, WATERPROOFING, SLEEVEING, ETC. FOR A COMPLETE AND FREEZE PROOF SYSTEM. CONTRACTOR MUST COORDINATE THIS WORK WITH ALL DISCIPLINES PRIOR TO BIDDING AND INSTALLATION.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT HE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION. A LICENSED IRRIGATOR OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEM IS BEING INSTALLED PER CITY OF DALLAS REQUIREMENTS.

IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
⊕	TREE BUBBLER HEAD ORNAMENTAL	RAINBIRD (30 PSI)	#1402 PLASTIC BUBBLER NOZZLE ON ON RAINBIRD 1/2" SPX SWING PIPE
⊙	TREE BUBBLER HEAD SHADE	RAINBIRD (30 PSI)	#1404 PLASTIC BUBBLER NOZZLE ON ON RAINBIRD 1/2" SPX SWING PIPE
▲	QUICK COUPLING VALVE	RAINBIRD	#33-DNP WITH LASCO BALL VALVE, PURPLE LID READS "RECLAIMED WATER, DO NOT DRINK" IN ENGLISH AND "NO TOME" IN SPANISH.
⊖	REMOTE CONTROL VALVE	RAINBIRD	PEB WITH PRS-D PRESSURE REGULATOR, REFER TO PLANS FOR SIZE
■	CONTROLLER	RAINBIRD	ESP-LXME WALLMOUNT SERIES WITH WR2-RFC RAIN/FREEZE SENSOR
— —	MAINLINE PIPING (AT GRADE)	REFER TO SPEC.	2" CLASS 200 PVC
— —	MAINLINE PIPING (ON DECK)	REFER TO SPEC.	1.5" CLASS 200 PVC
— — — —	LATERAL PIPING	REFER TO SPEC.	3/4" & LARGER - CLASS 200 PVC 1/2" - CLASS 315 PVC
⊕	REMOTE CONTROL DRIP VALVE	RAINBIRD	XCZ-100-PRB-COM CONTROL ZONE KIT, REFER TO PLAN FOR SIZE
— — — —	DRIP HEADER PIPING	REFER TO SPEC.	3/4" CLASS 200 PVC UNLESS NOTED OTHERWISE
⌈ ⌋ ⌈ ⌋ ⌈ ⌋ ⌈ ⌋	PLANTING BED DRIPLINE TUBING	RAINBIRD	XFSCV-06-18 AT 18" O.C. WITH XF INSERT FITTINGS, TDS-050 GALVANIZED STAKES, QF HEADERS AND OPERATION INDICATOR
⌈ ⌋ ⌈ ⌋ ⌈ ⌋ ⌈ ⌋	TURF SOD DRIPLINE TUBING	RAINBIRD	XFSCV-06-18 AT 18" O.C. WITH XF INSERT FITTINGS, TDS-050 GALVANIZED STAKES, QF HEADERS AND OPERATION INDICATOR
Ⓜ	WATER METER	REFER TO SPEC.	PER LOCAL BUILDING CODE
Ⓢ	ISOLATION VALVE	NIBCO	#T-29, REFER TO PLAN FOR SIZE
Ⓨ	WYE STRAINER	FEBCO	#650, REFER TO PLAN FOR SIZE
Ⓝ	DCBA BACKFLOW PREVENTER	FEBCO	#850, REFER TO PLAN FOR SIZE
Ⓜ	MASTER VALVE	RAINBIRD	PEB, REFER TO PLAN FOR SIZE
⌈ ⌋ ⌈ ⌋	STATION NUMBER VALVE SIZE GPM (APPROX.)		

SHEET NOTES:

1. ALL PLANTING BEDS WITH GROUNDCOVERS AND SHRUBS TO UTILIZE RAINBIRD XFCV DRIPLINE PER THE LEGEND.
2. ALL TURF GRASSES 48" OR LESS IN WIDTH BETWEEN TWO IMPERVIOUS SURFACES TO UTILIZE RAINBIRD XFCV DRIPLINE PER THE LEGEND.
3. ALL TREES TO UTILIZE ONE 1400 SERIES BUBBLER NOZZLE PER THE LEGEND.



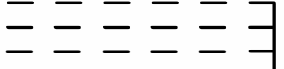
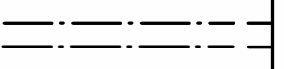
NORTH

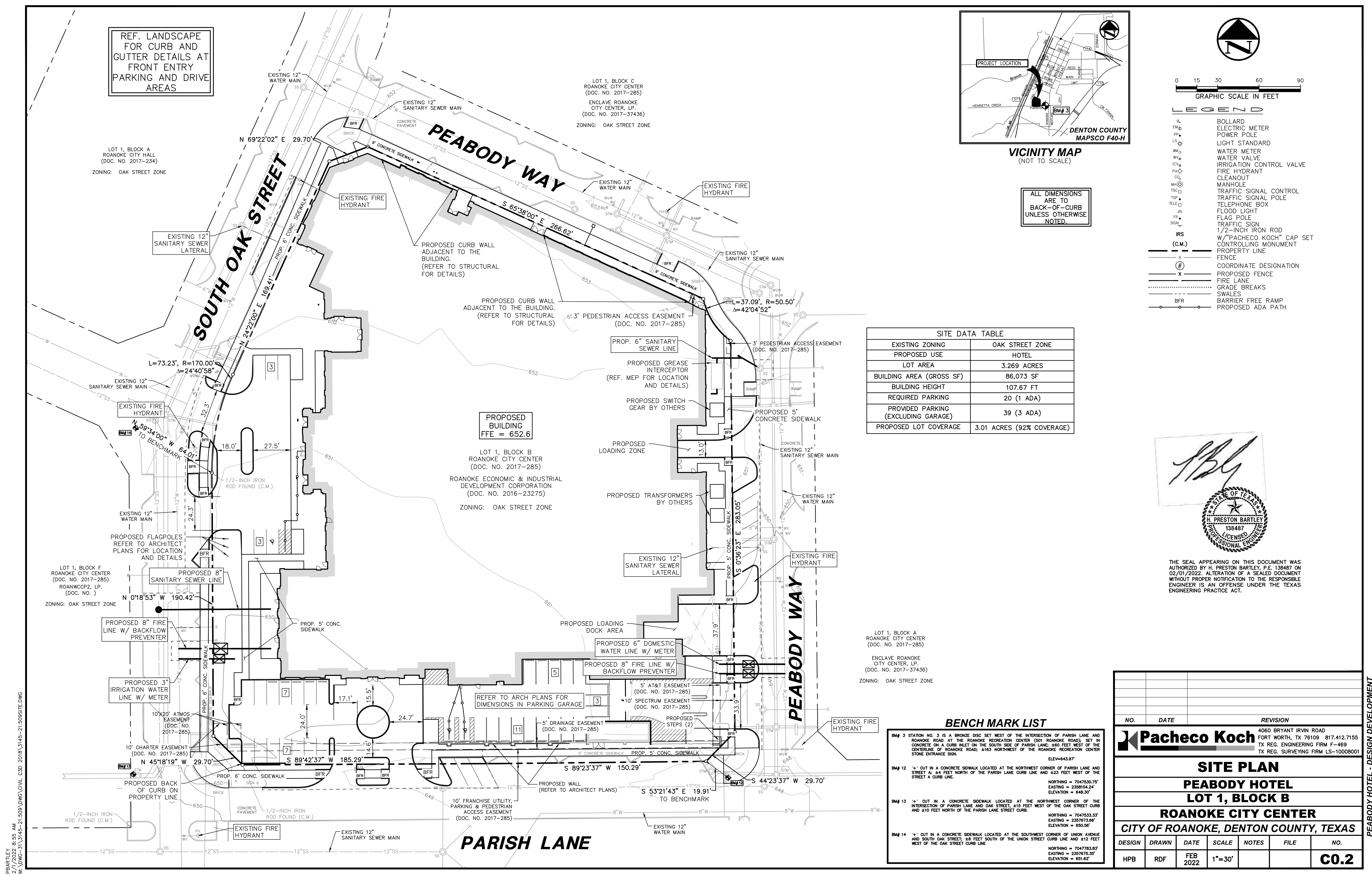
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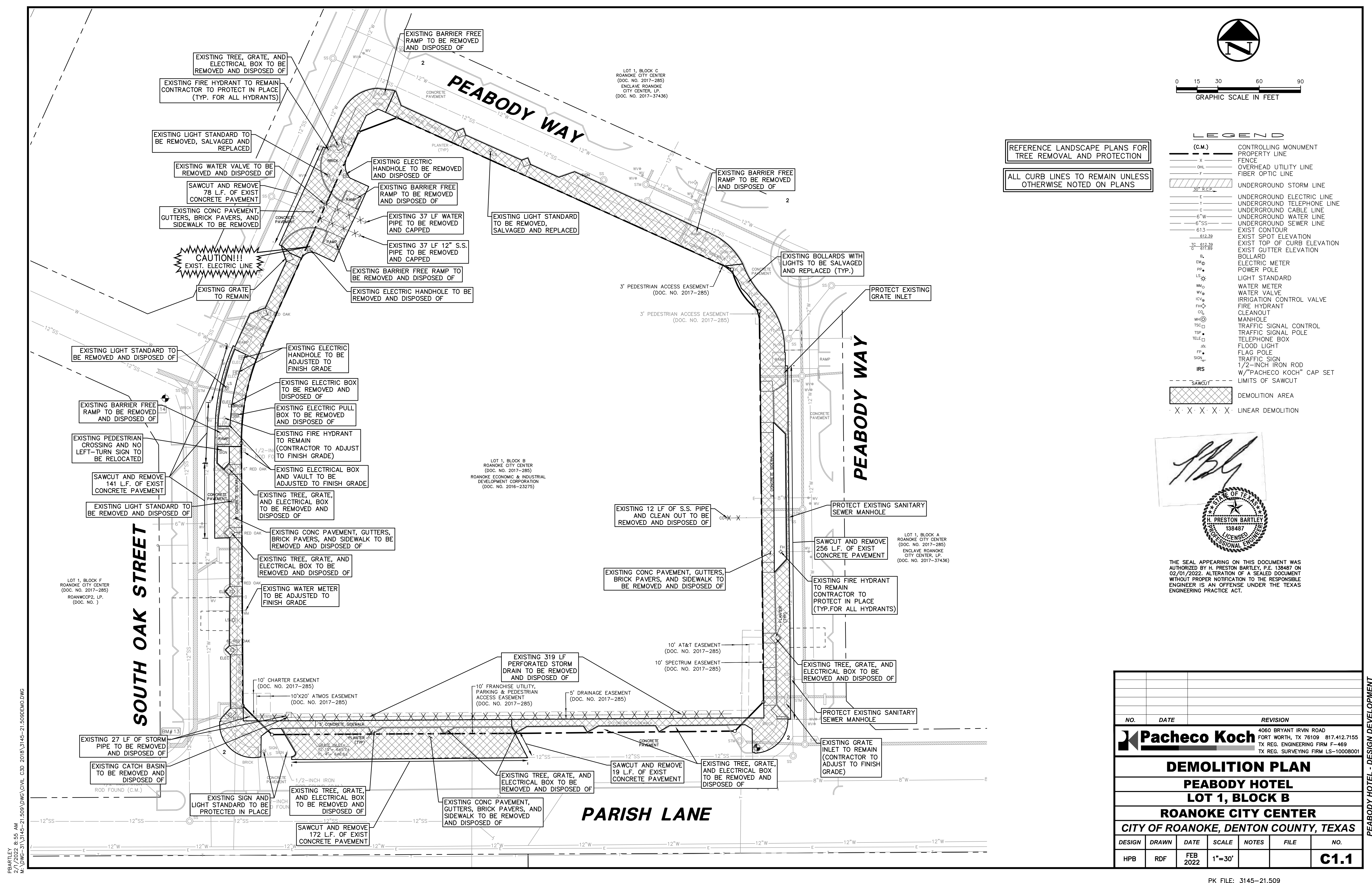
Irrigation Plan

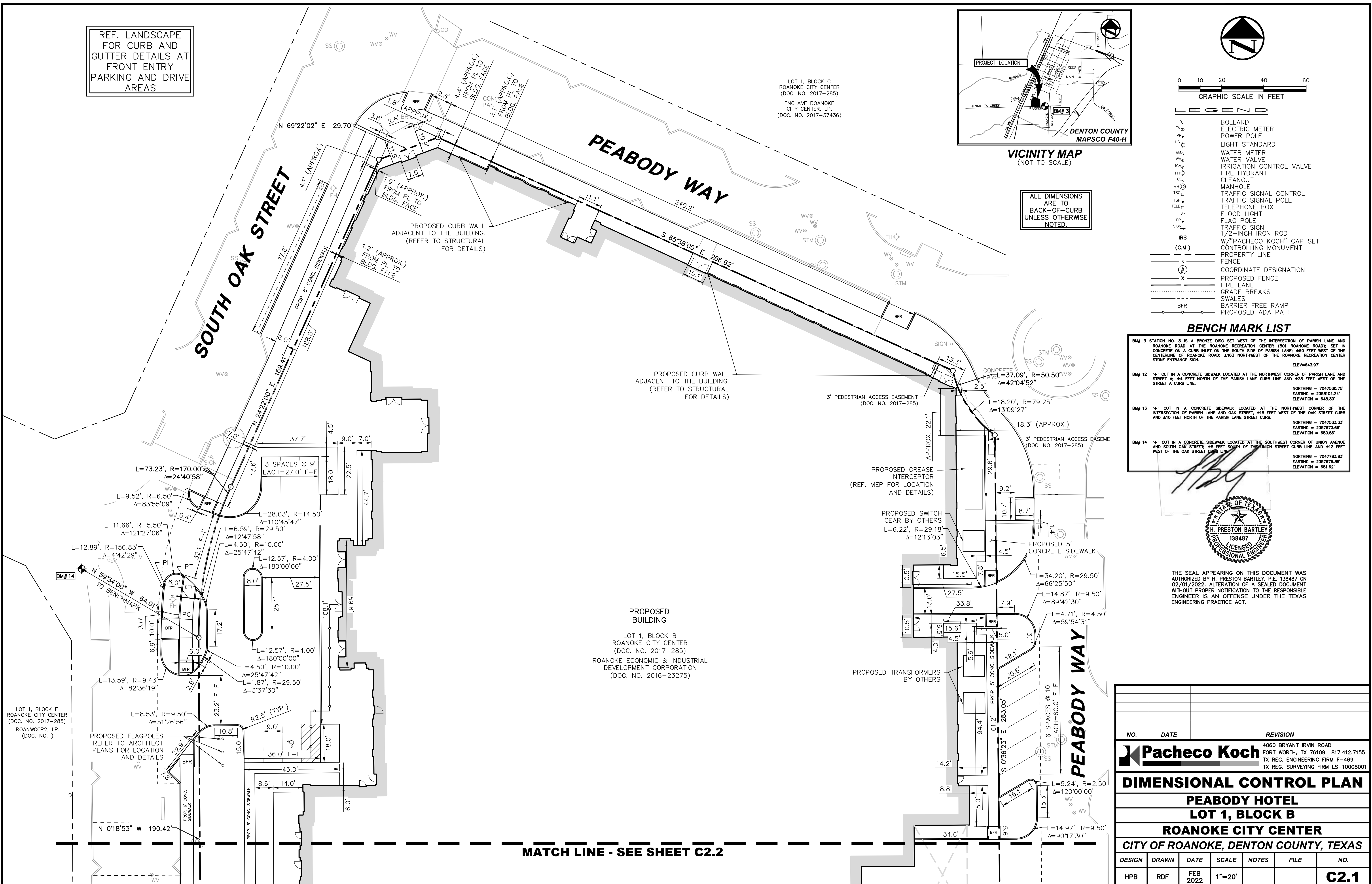
Scale: 1" = 20'

IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
	TREE BUBBLER HEAD ORNAMENTAL	RAINBIRD (30 PSI)	#1402 PLASTIC BUBBLER NOZZLE ON ON RAINBIRD 1/2" SPX SWING PIPE
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	QUICK COUPLING VALVE	RAINBIRD	#33-DNP WITH LASCO BALL VALVE, PURPLE LID READS "RECLAIMED WATER, DO NOT DRINK" IN ENGLISH AND "NO TOME" IN SPANISH.
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	CONTROLLER	RAINBIRD	ESP-LXME WALLMOUNT SERIES WITH WR2-RFC RAIN/FREEZE SENSOR
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	TURF SOD DRIPLINE TUBING	RAINBIRD	XFSCV-06-18 AT 18" O.C. WITH XF INSERT FITTINGS, TDS-050 GALVANIZED STAKES, QF HEADERS AND OPERATION INDICATOR
	WATER METER	REFER TO SPEC.	PER LOCAL BUILDING CODE
	ISOLATION VALVE	NIBCO	#T-29, REFER TO PLAN FOR SIZE
	WYE STRAINER	FEBCO	#650, REFER TO PLAN FOR SIZE
	DCBA BACKFLOW PREVENTER	FEBCO	#850, REFER TO PLAN FOR SIZE
	MASTER VALVE	RAINBIRD	PEB, REFER TO PLAN FOR SIZE
	STATION NUMBER VALVE SIZE GPM (APPROX.)		



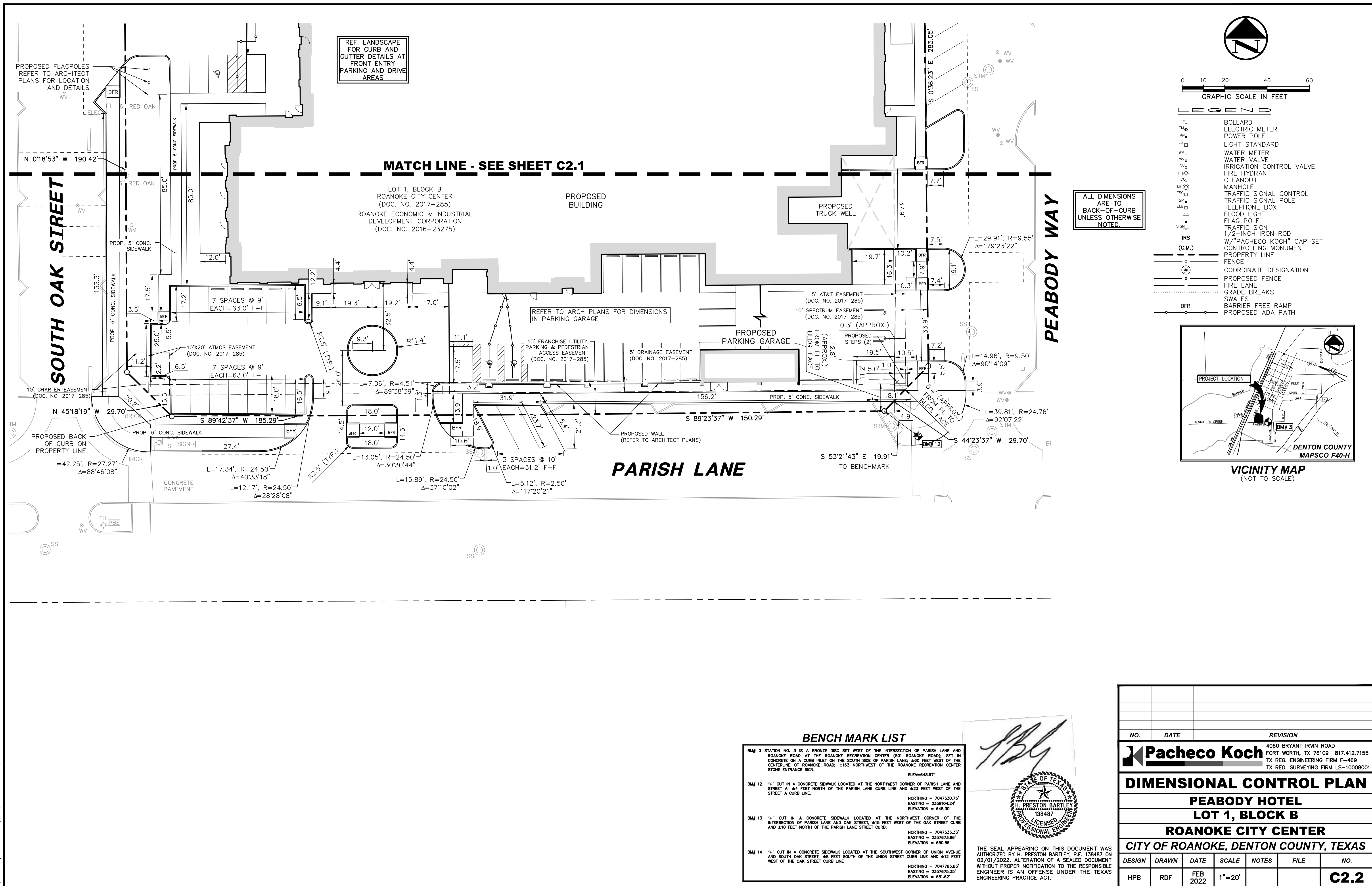




PREPARED BY: H. PRESTON BARTLEY, P.E. 138487
DATE: 02/01/2022
PROJECT: 3145-21.509
SHEET: C2.1

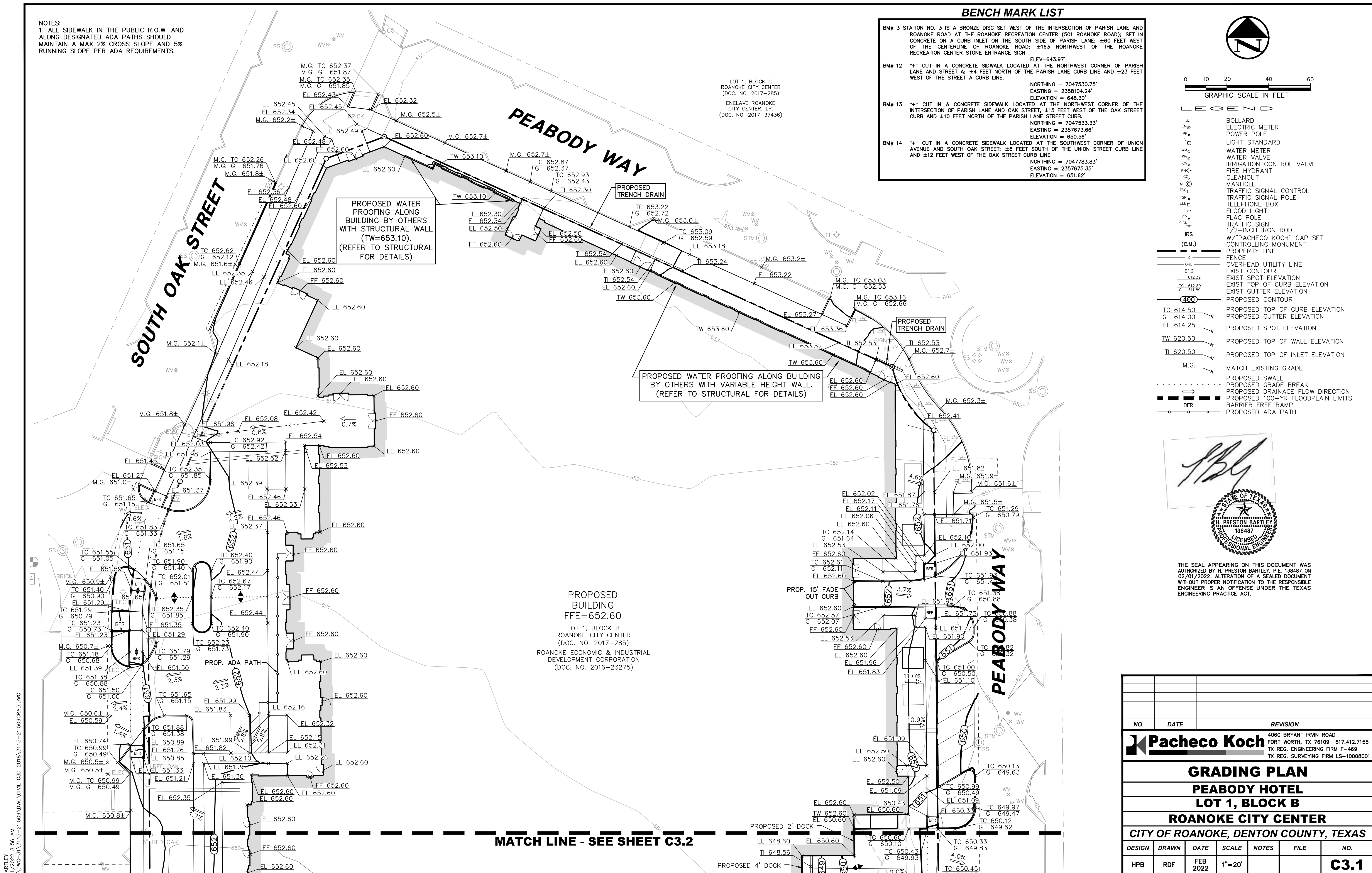
PEABODY HOTEL - DESIGN DEVELOPMENT

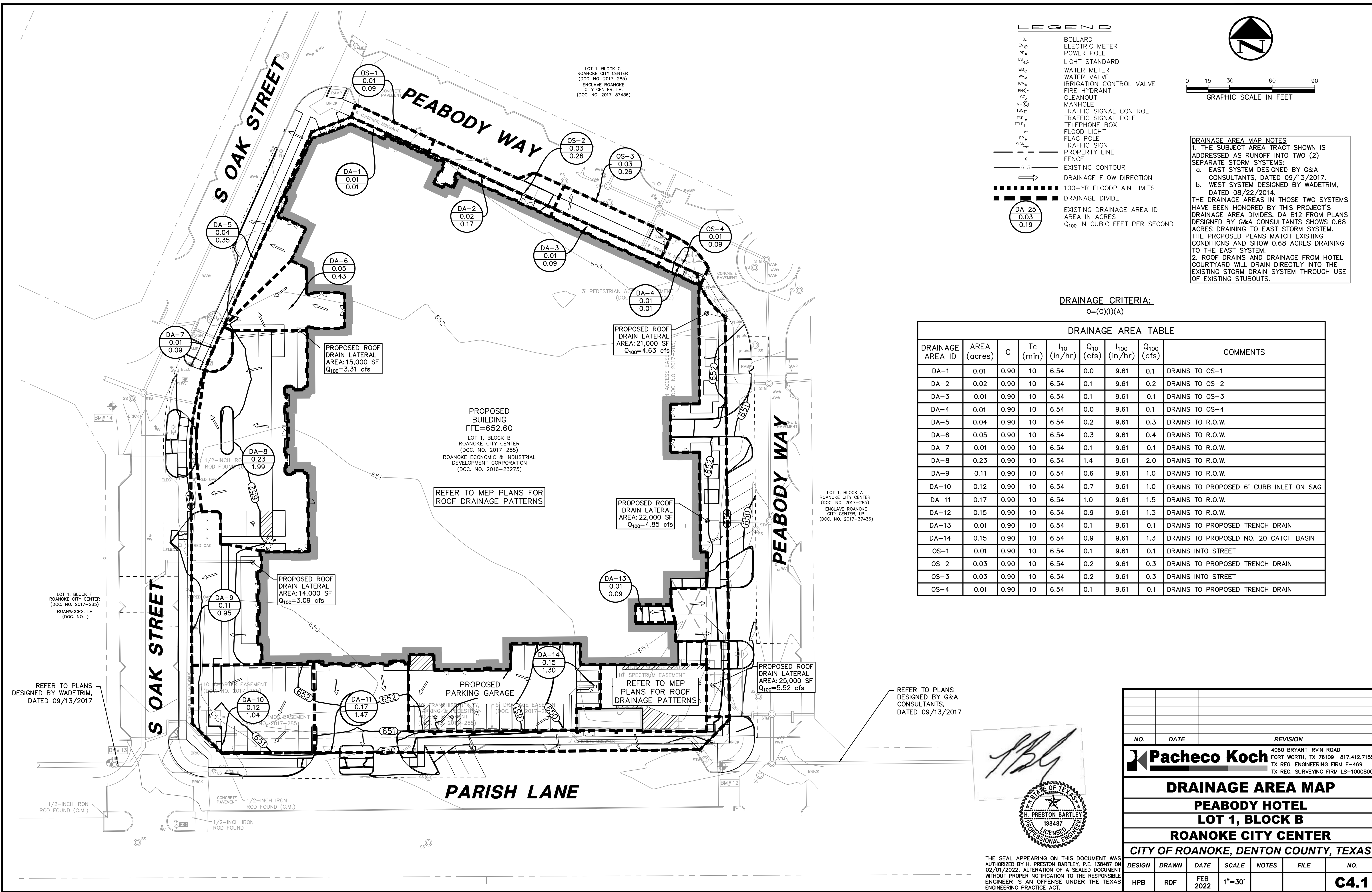
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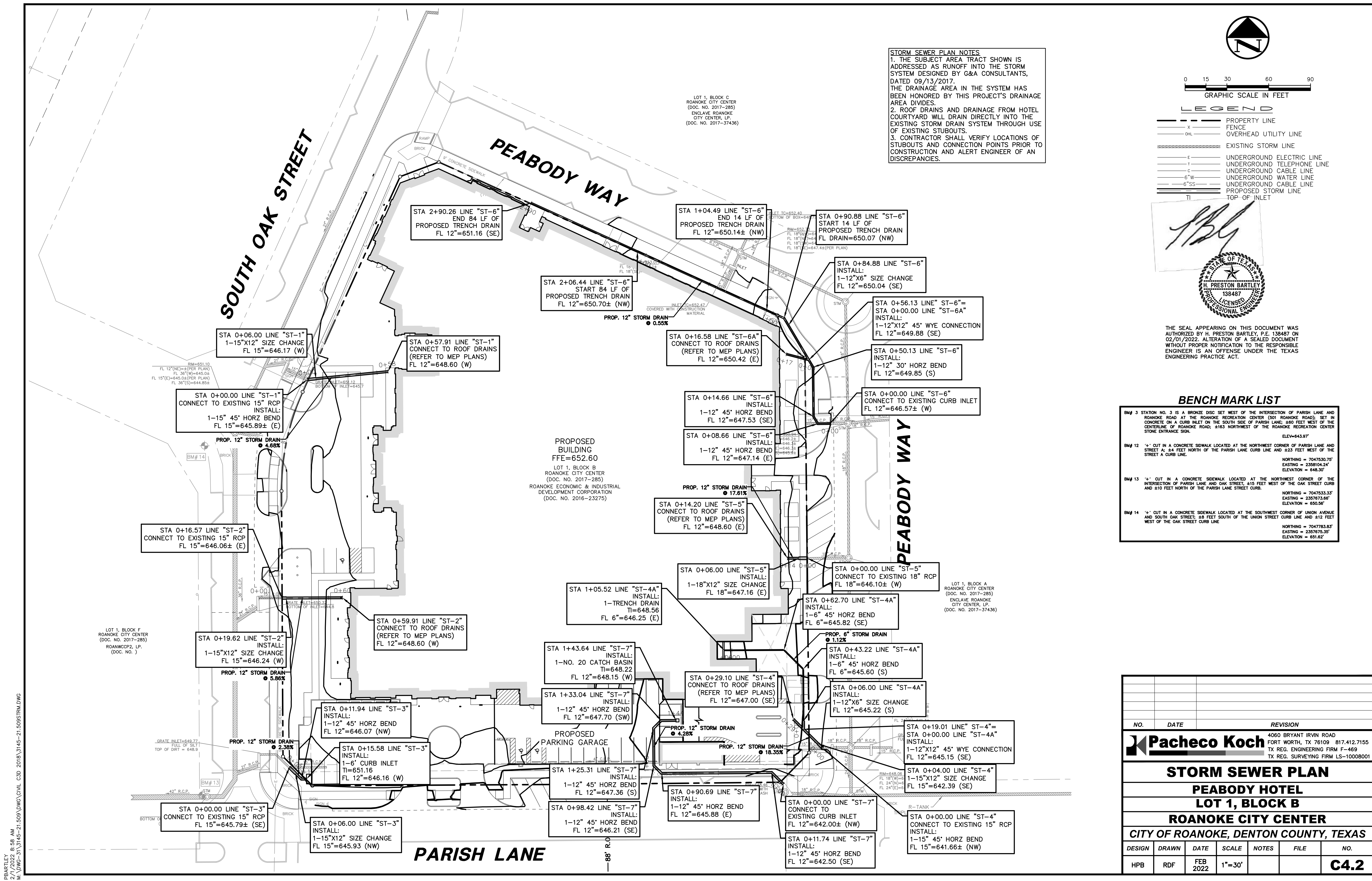
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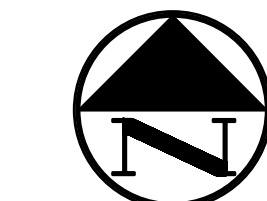
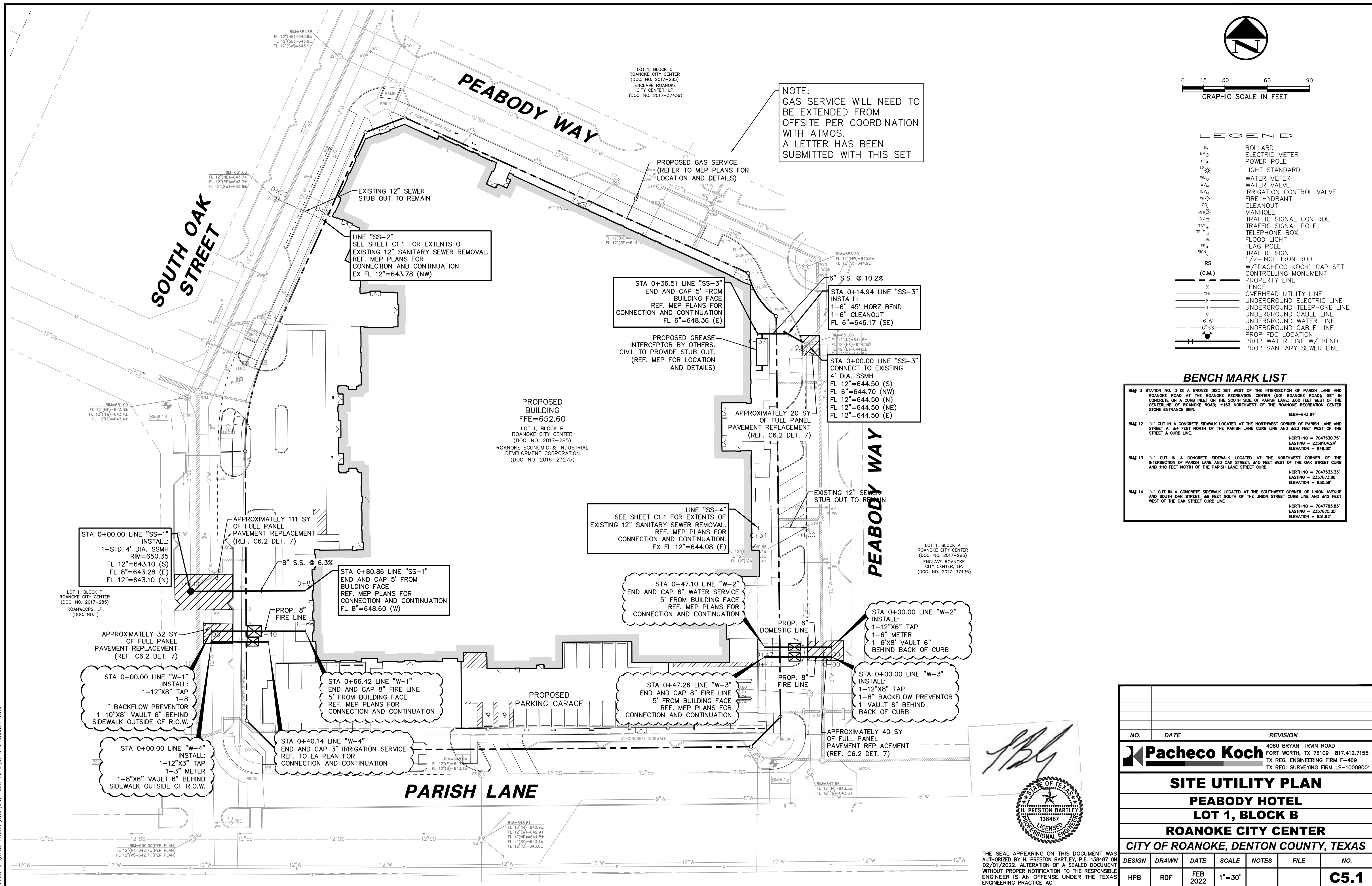
PK FILE: 3145-21.509





PEABODY HOTEL - DESIGN DEVELOPMENT





0 15 30 60 90
GRAPHIC SCALE IN FEET

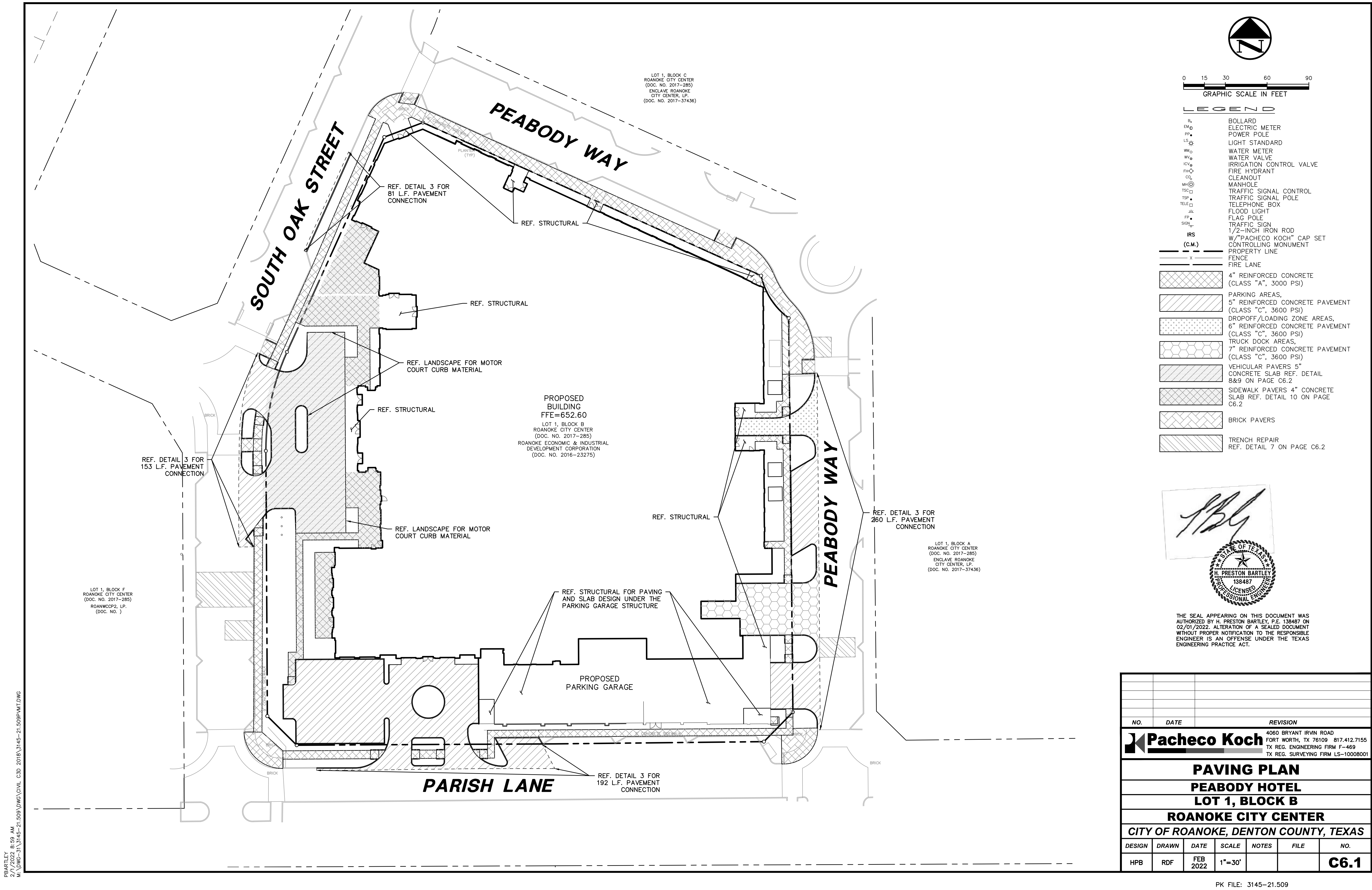
LEGEND

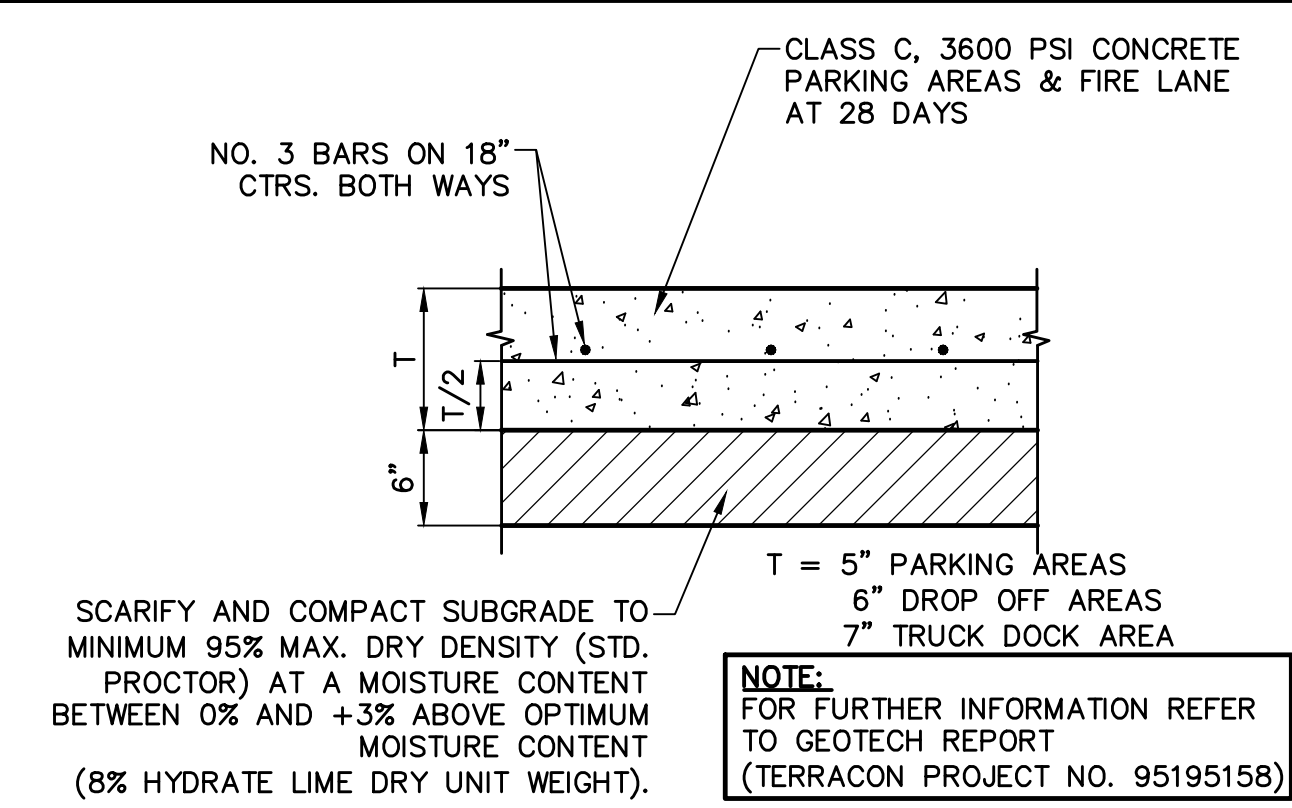
BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FDH	FIRE HYDRANT
CS	CLEANOUT
MANH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TEL	TELEPHONE BOX
FL	FLOOD LIGHT
PP	PROP. FDC LOCATION
W/B	PROP. WATER LINE W/ BEND
SS	PROP. SANITARY SEWER LINE

BENCH MARK LIST

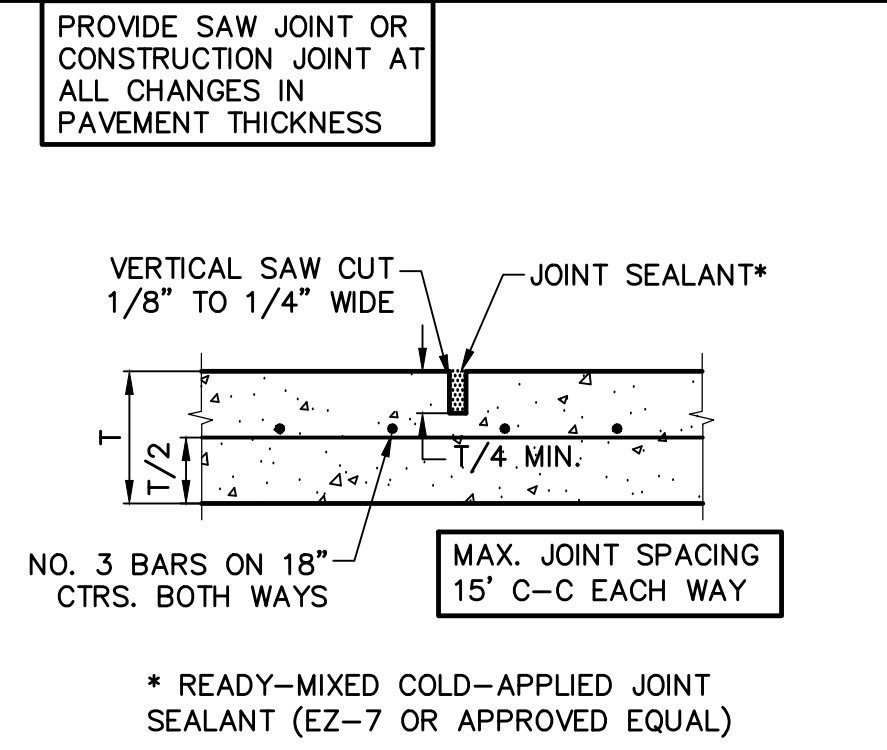
BM 3	STATION NO. 3 IS A BRONZE DISC SET WEST OF THE INTERSECTION OF PARISH LANE AND ROANOKE ROAD AT THE ROANOKE RECREATION CENTER (SOUTHWEST CORNER OF PARISH LANE AND ROANOKE ROAD). SET IN CONCRETE ON A CURB INLET ON THE SOUTH SIDE OF PARISH LANE, 480 FEET WEST OF THE CENTERLINE OF ROANOKE ROAD, 3143 NORTHWEST OF THE ROANOKE RECREATION CENTER STONE ENTRANCE SIGN.	ELEV=643.87
BM 12	4\"/>	NORTHING = 704750.75 EASTING = 238004.54 ELEVATION = 648.30
BM 13	4\"/>	NORTHING = 704753.33 EASTING = 238073.66 ELEVATION = 650.30
BM 14	4\"/>	NORTHING = 704753.87 EASTING = 238075.30 ELEVATION = 651.62

PK FILE: 3145-21.509

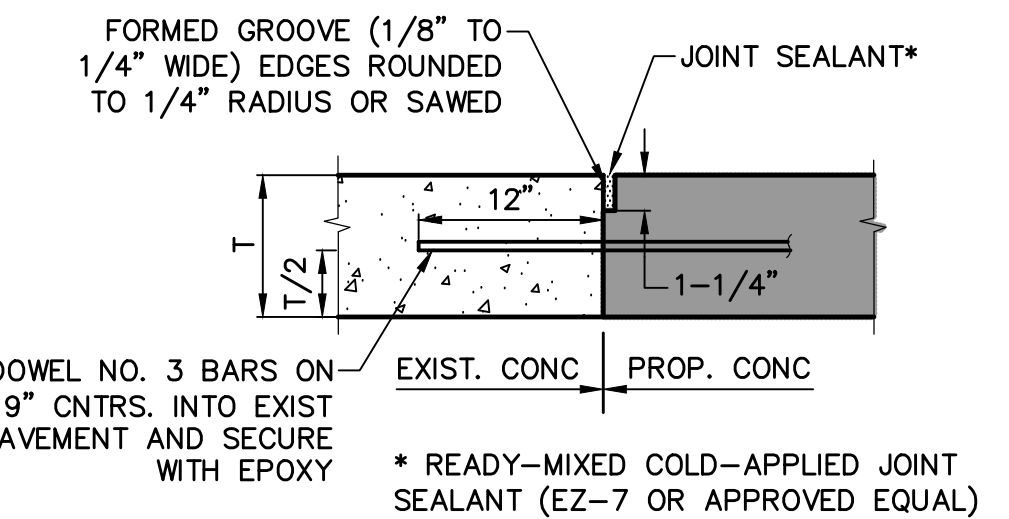




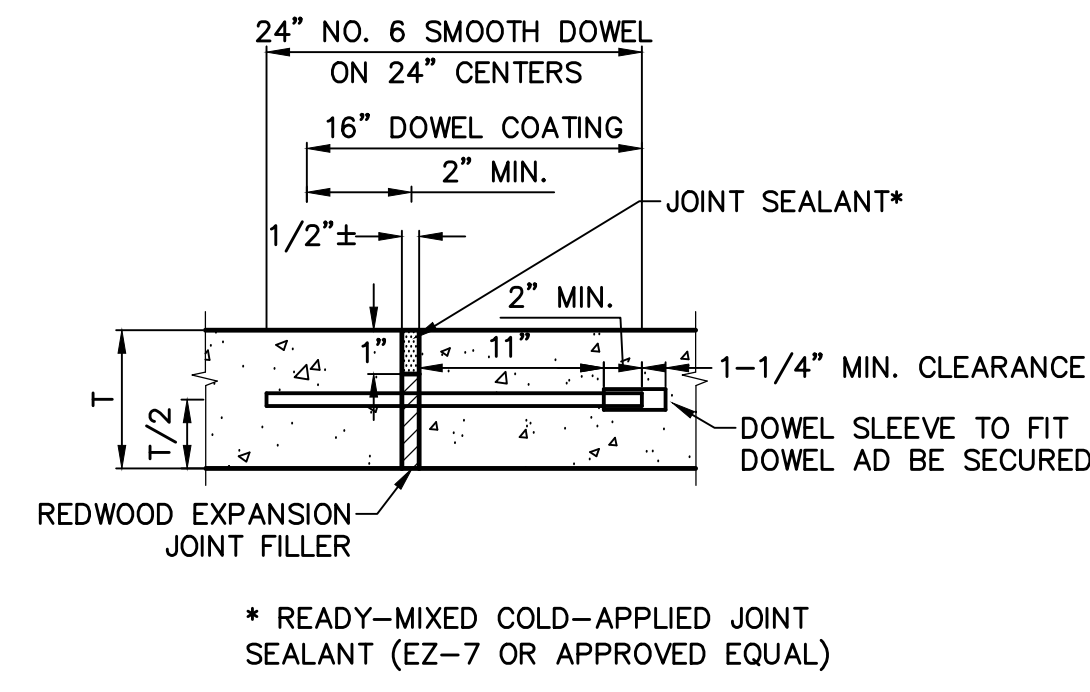
1 CONCRETE PAVEMENT SECTION
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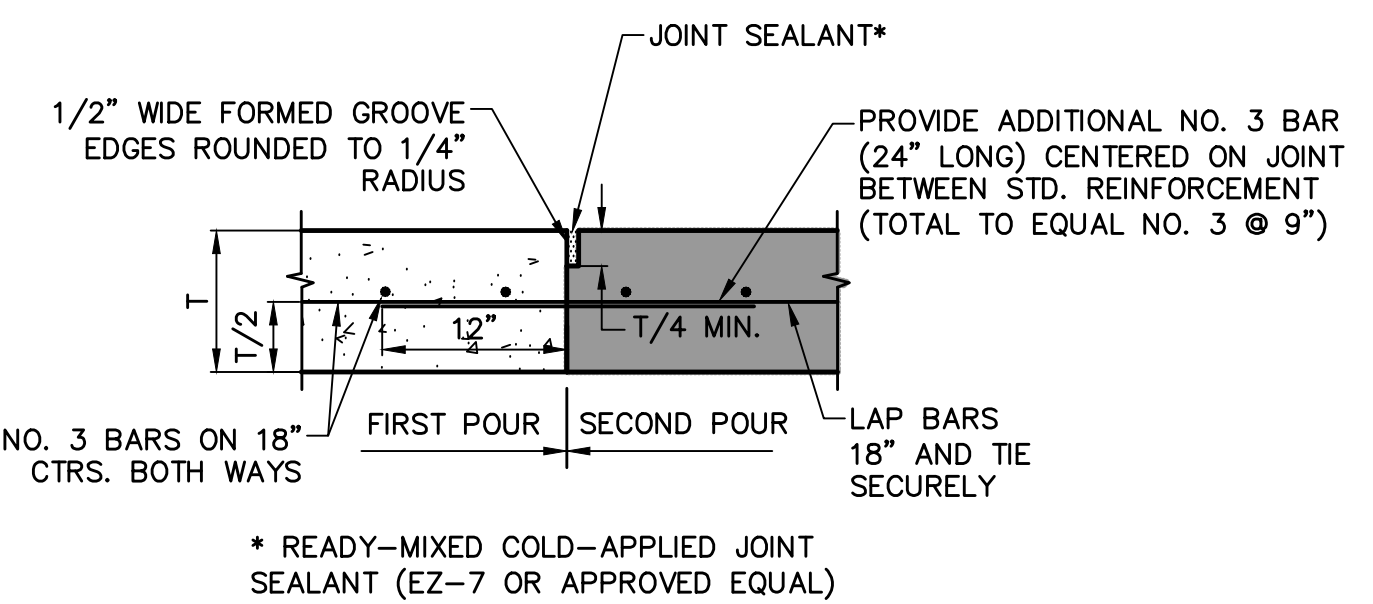
2 SAWED DUMMY JOINT
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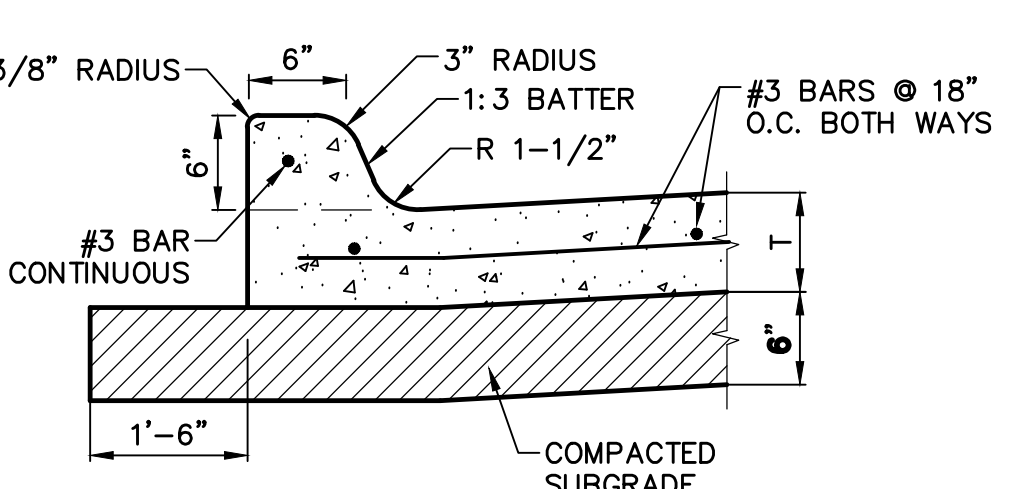
3 PAVEMENT CONNECTION
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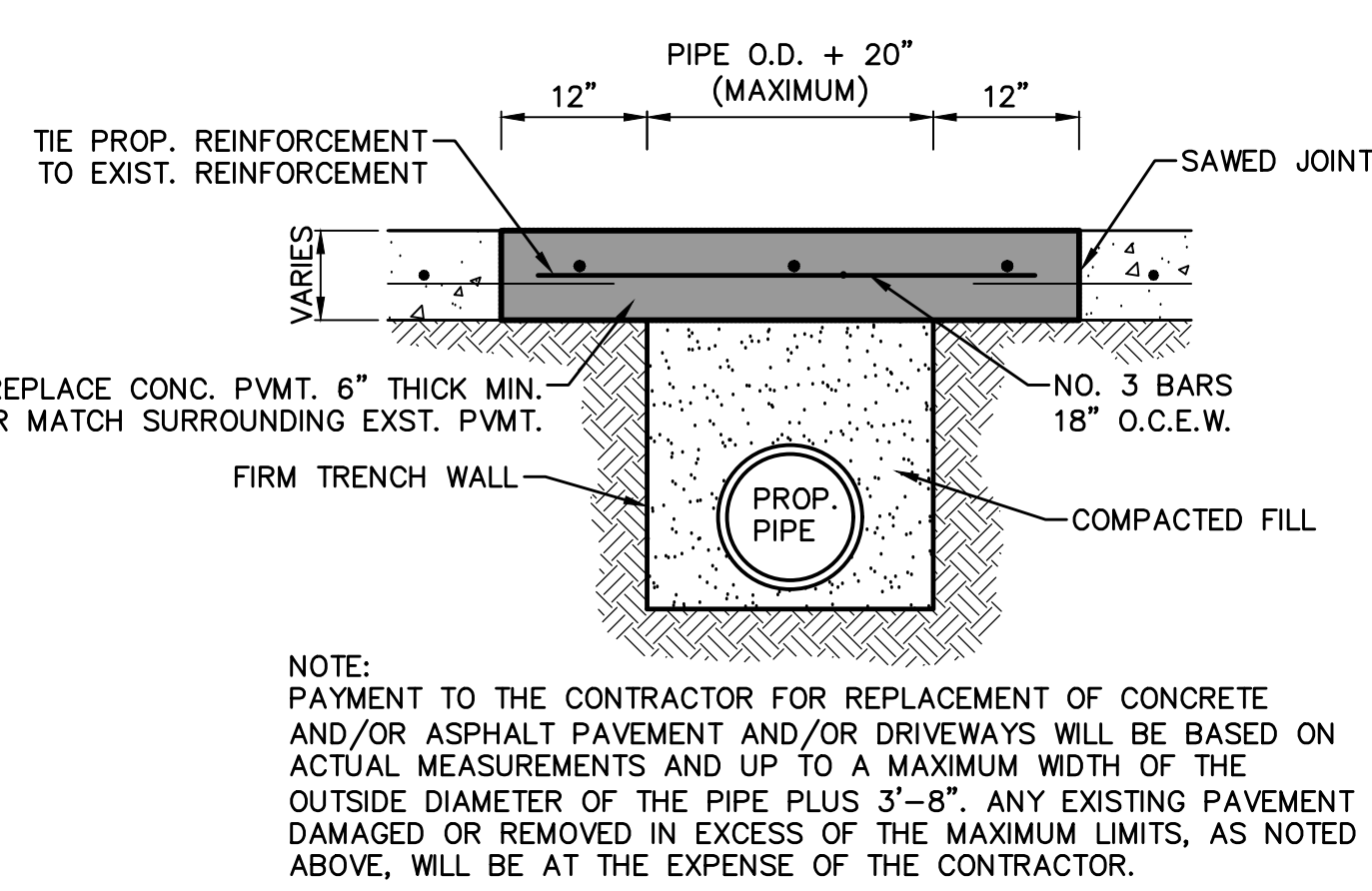
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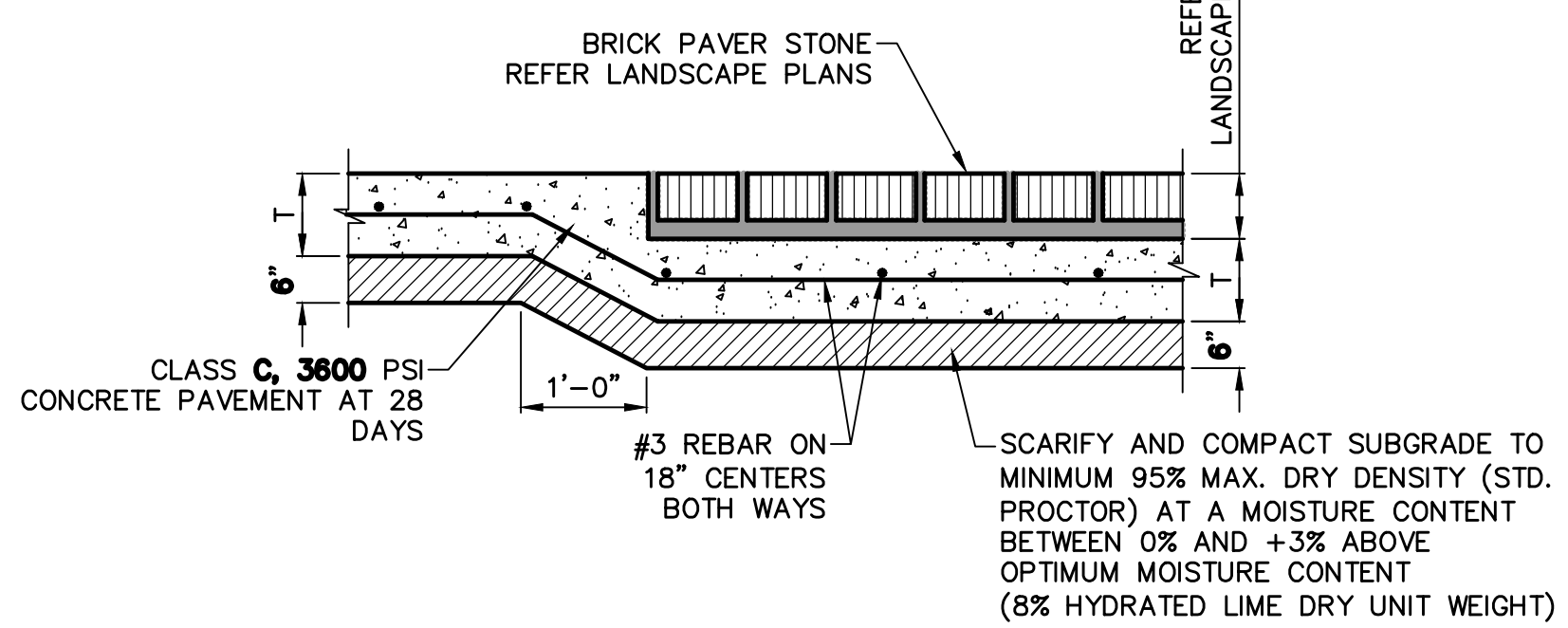
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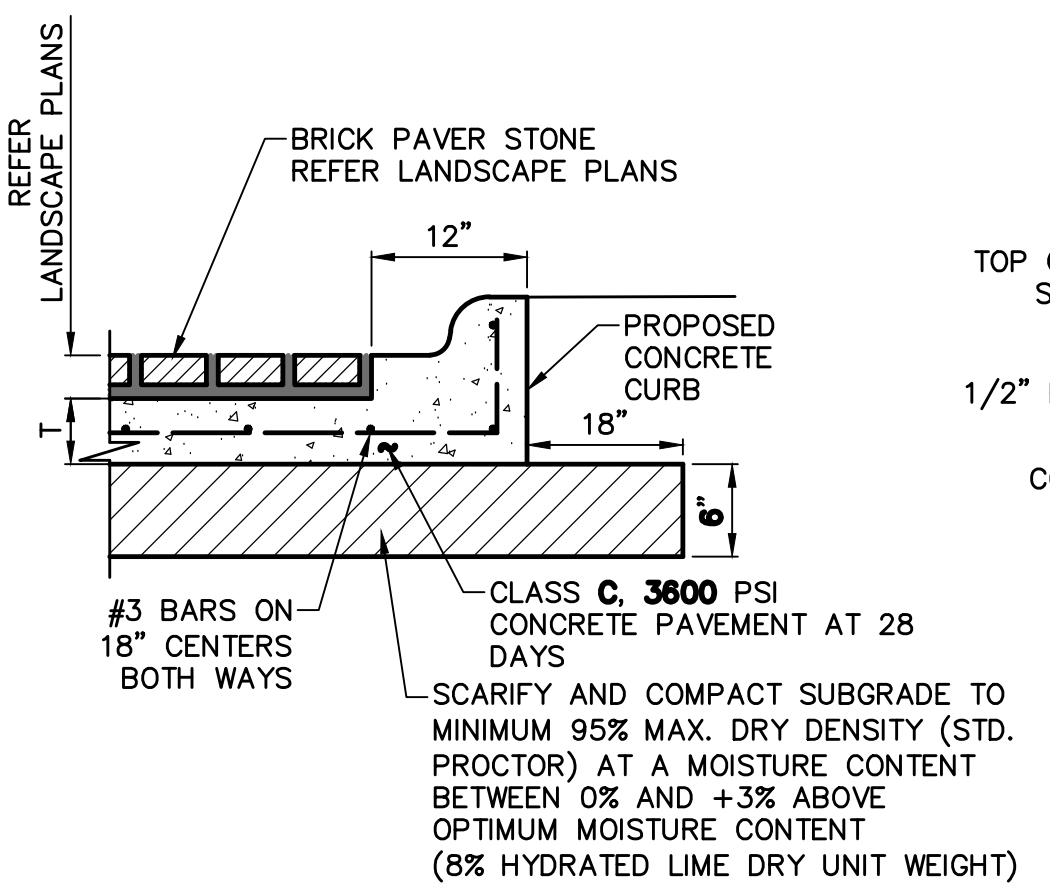
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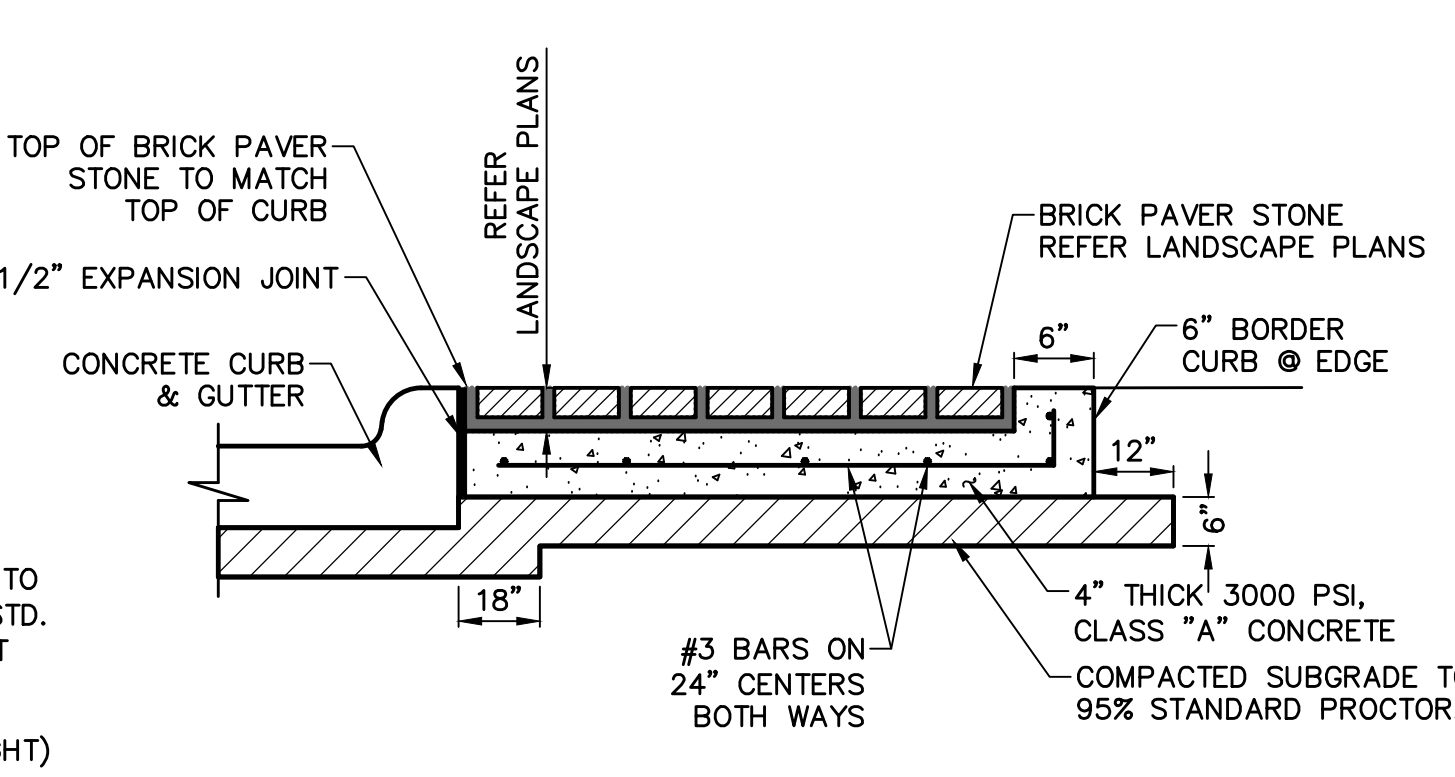
7 CONCRETE PAVEMENT REMOVAL & REPLACEMENT
NOT TO SCALE



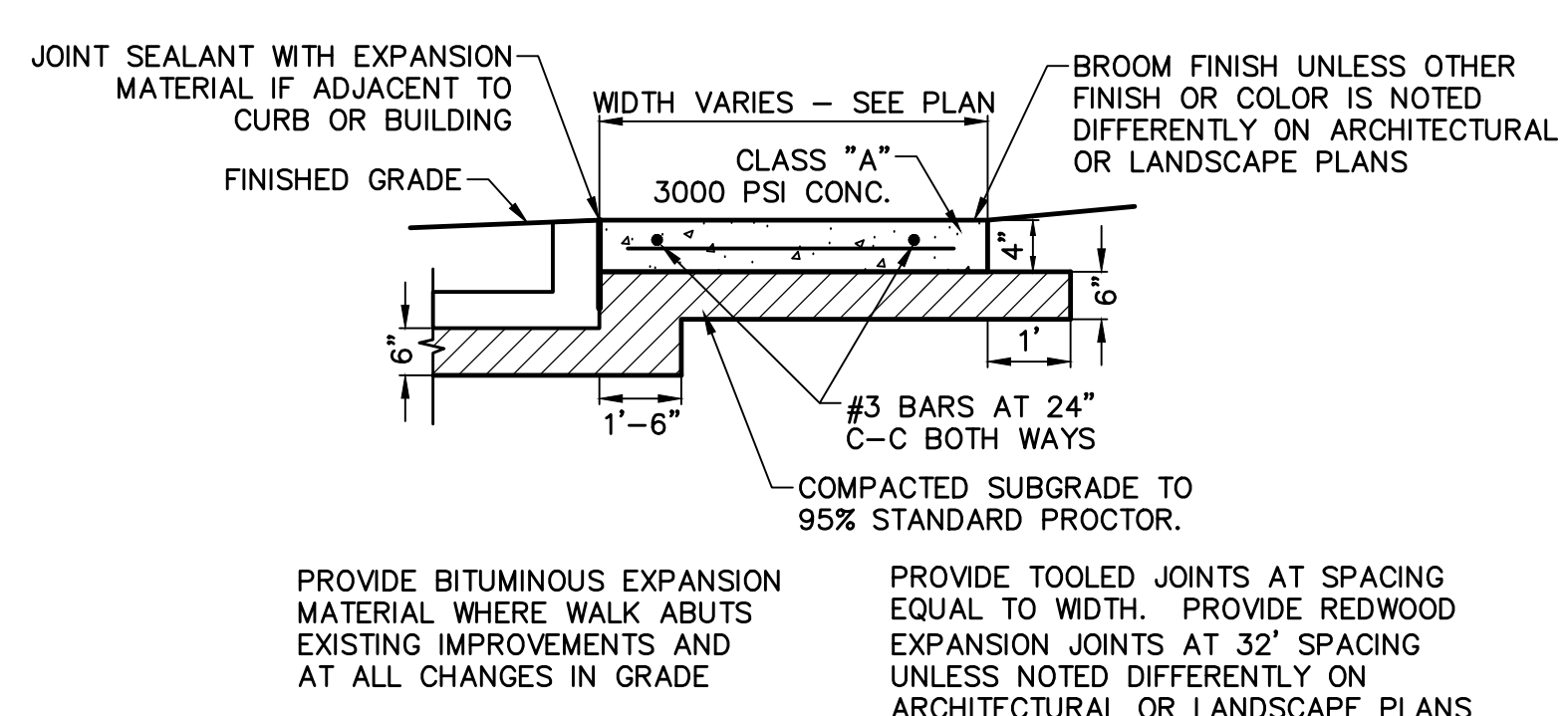
8 BRICK PAVERS ON CONCRETE PAVEMENT
NOT TO SCALE



9 CURB & GUTTER FOR BRICK PAVER
NOT TO SCALE



10 SIDEWALK BRICK PAVERS AT CURB
NOT TO SCALE



11 CONCRETE WALK PRIVATE
NOT TO SCALE



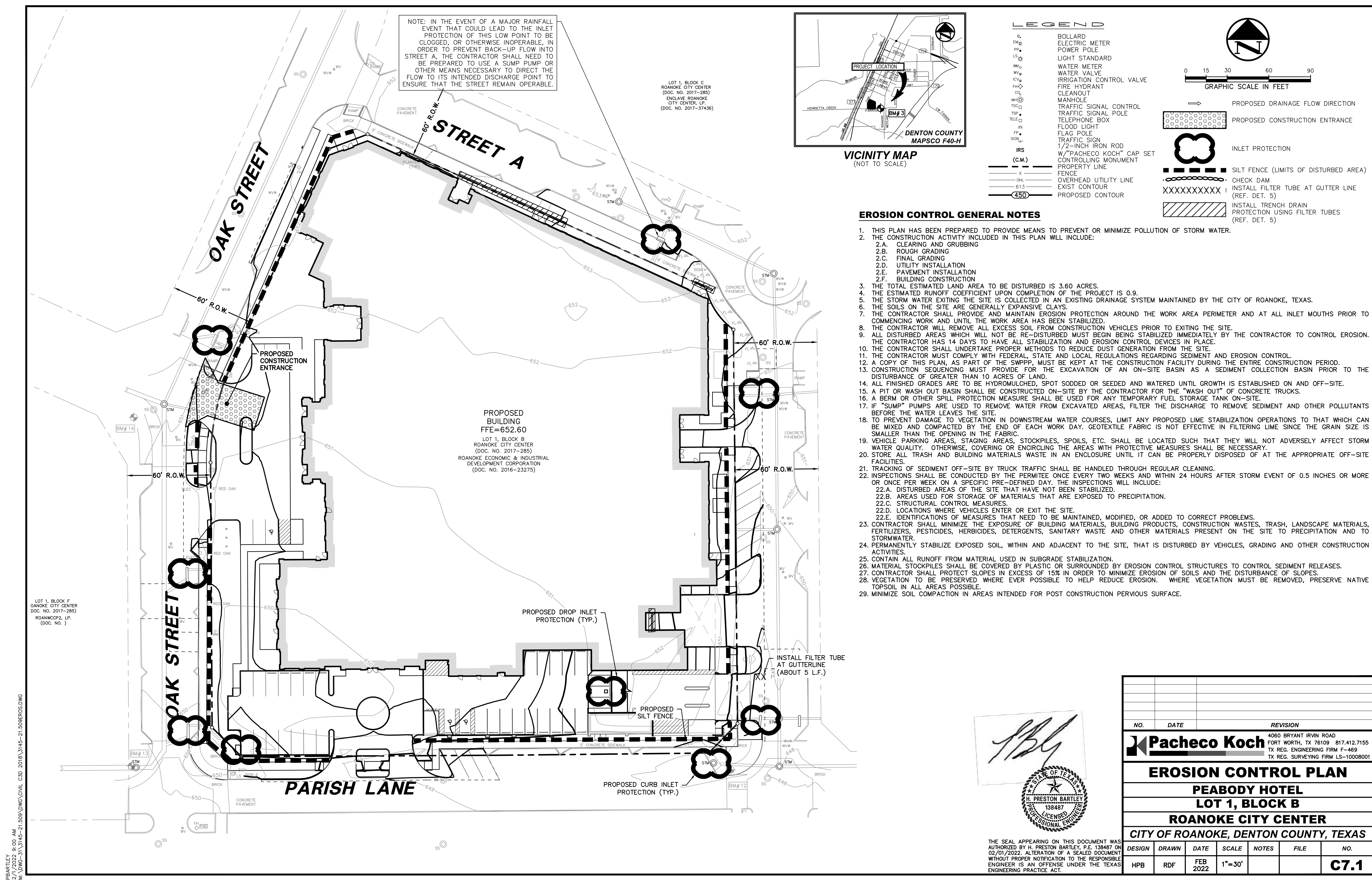
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY H. PRESTON BARTLEY, P.E. 138487 ON 02/01/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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PK FILE: 3145-21.509

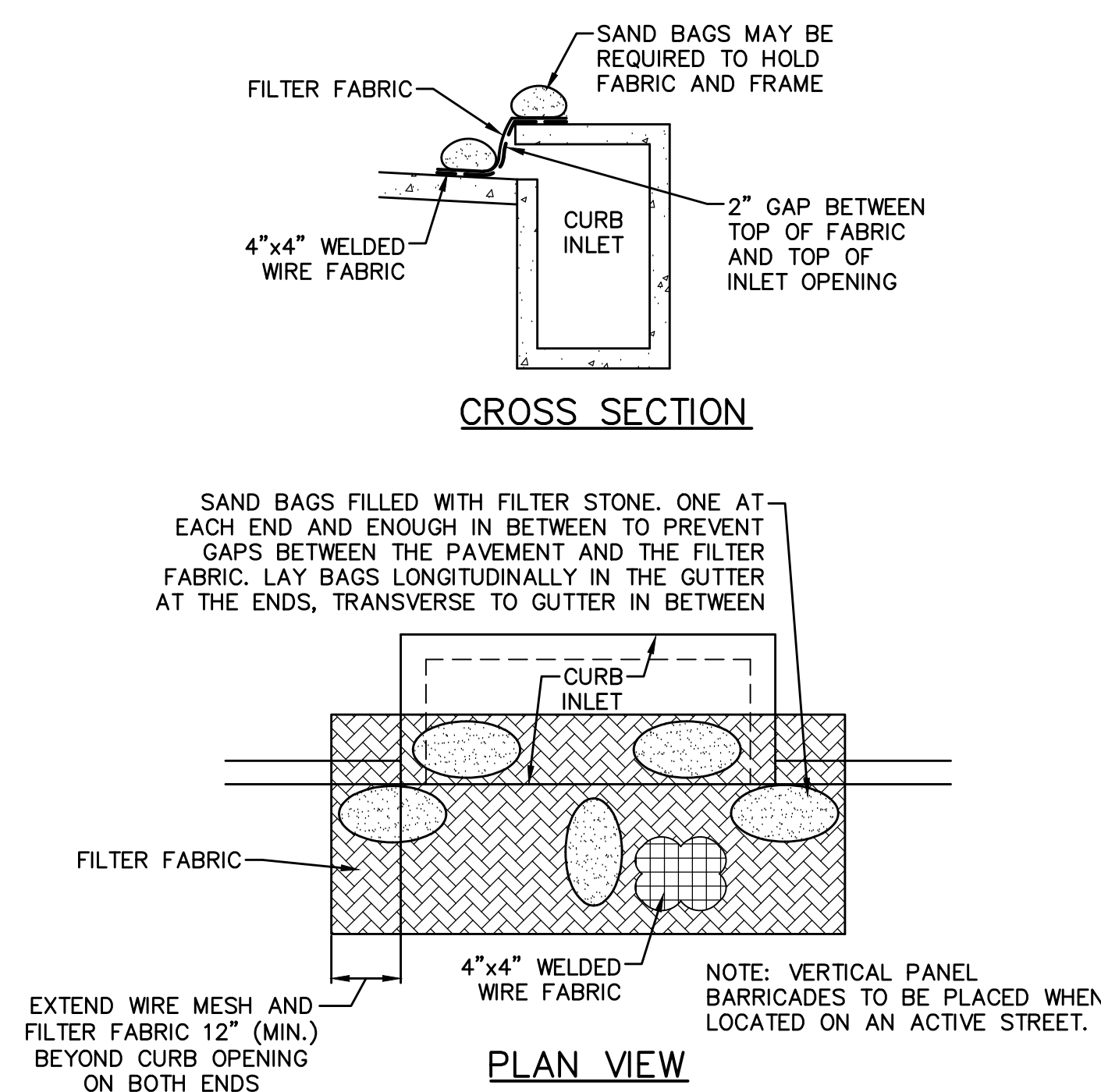
PEABODY HOTEL - DESIGN DEVELOPMENT

PREPARED BY: PRESTON BARTLEY, P.E.
DATE: 02/01/2022
PROJECT: 3145-21.509
SHEET: C6.2



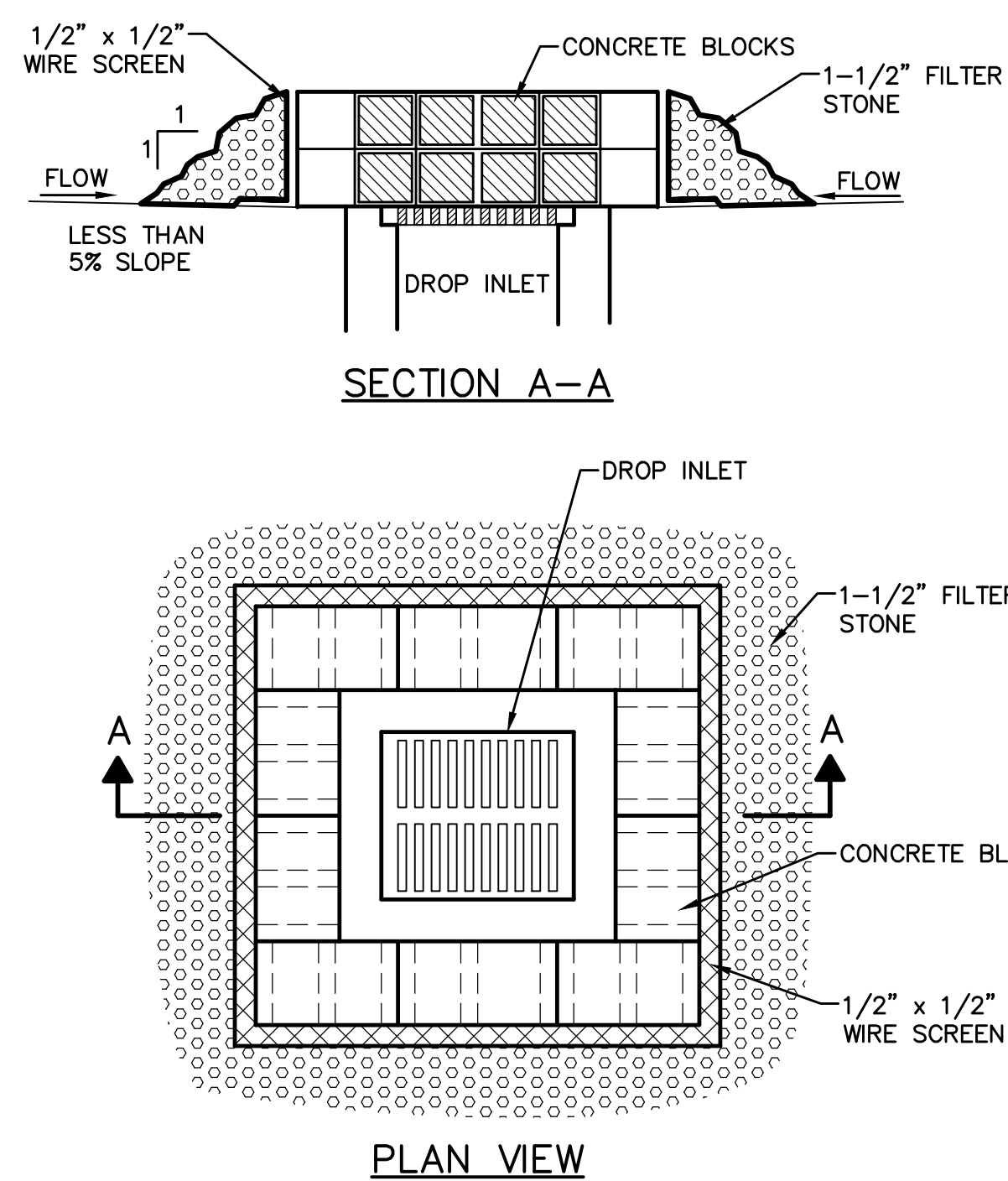
PK FILE: 3145-21.509

PEABODY HOTEL - DESIGN DEVELOPMENT



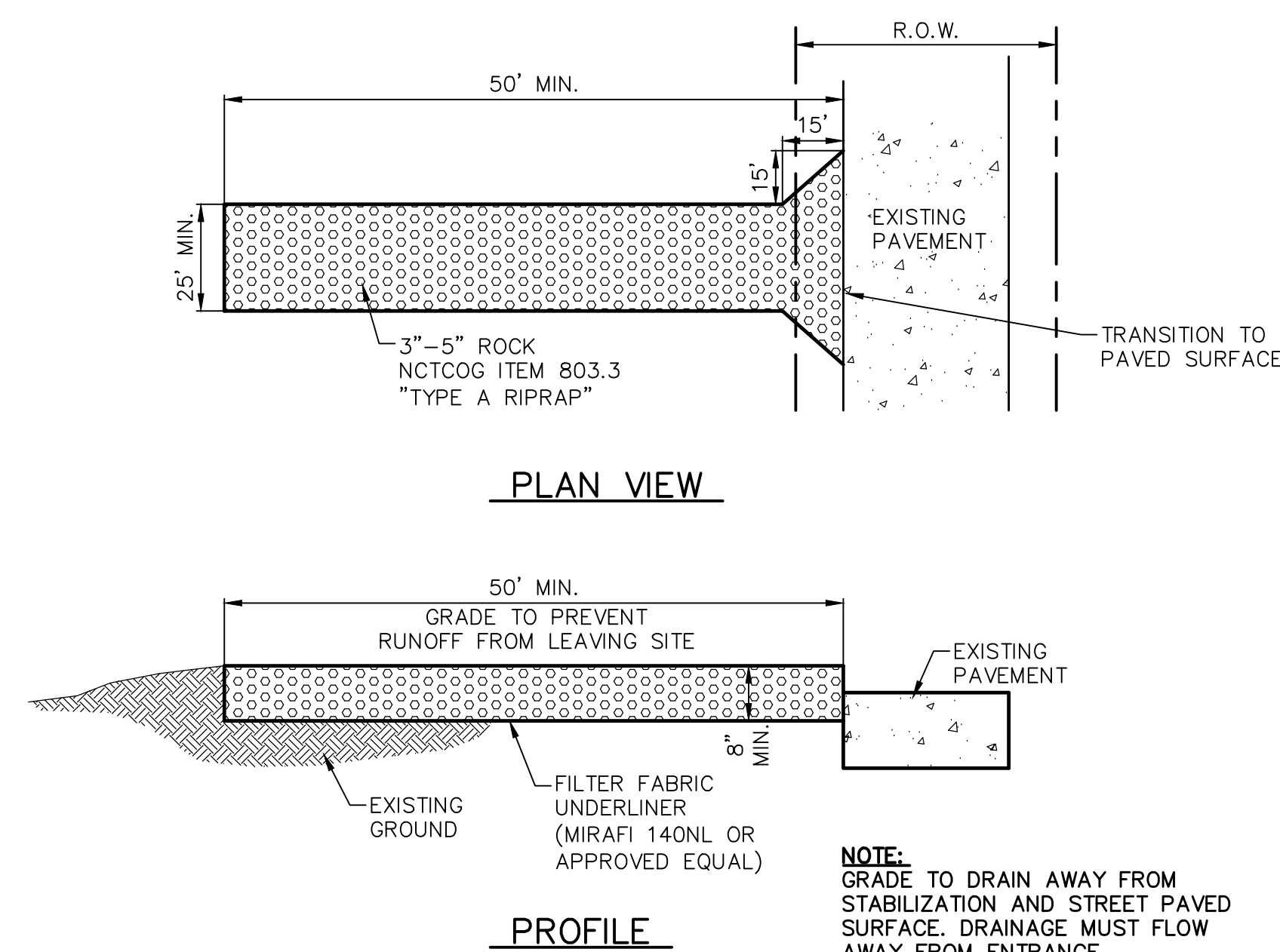
CURB INLET PROTECTION

1 **PROTEIN**
NOT TO SCALE



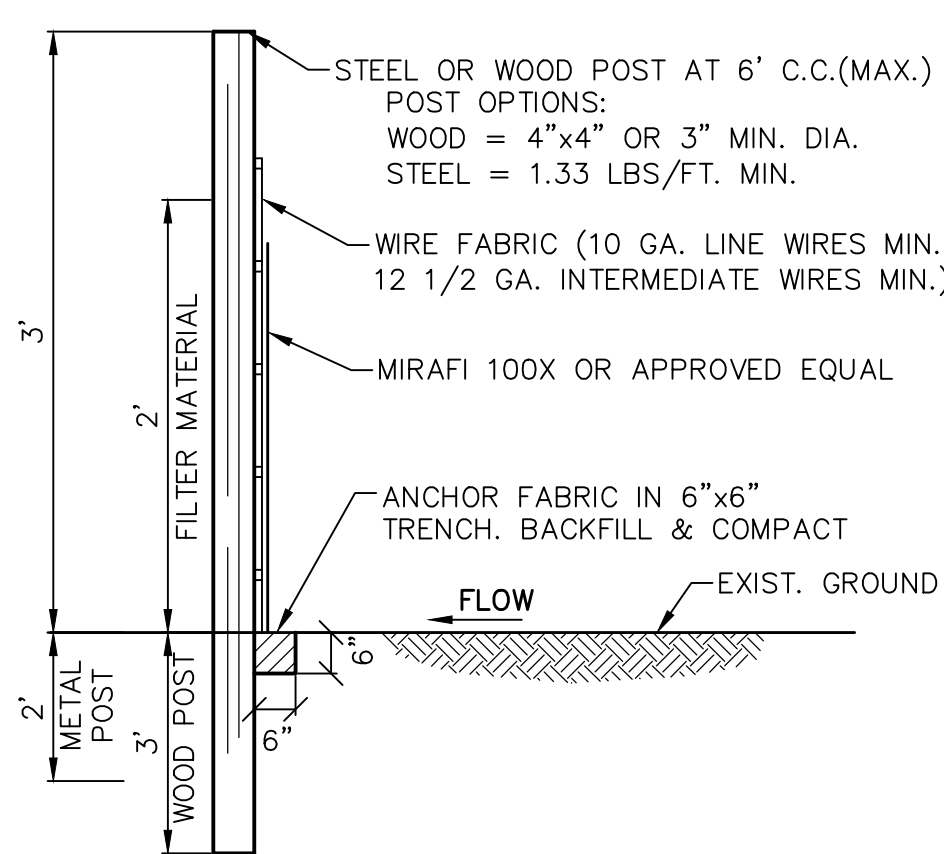
DROP INLET PROTECTION

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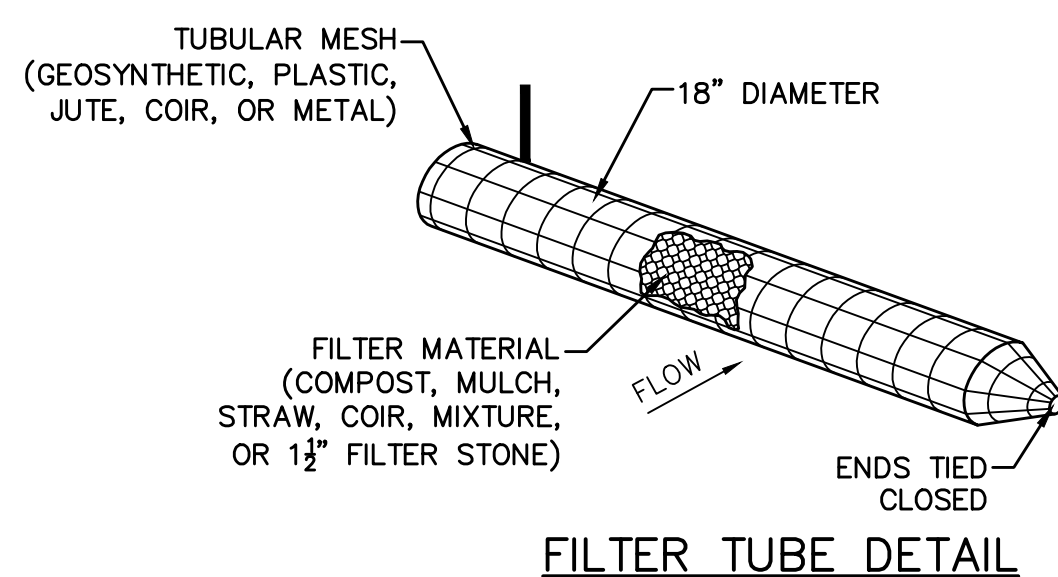
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NOT TO SCALE

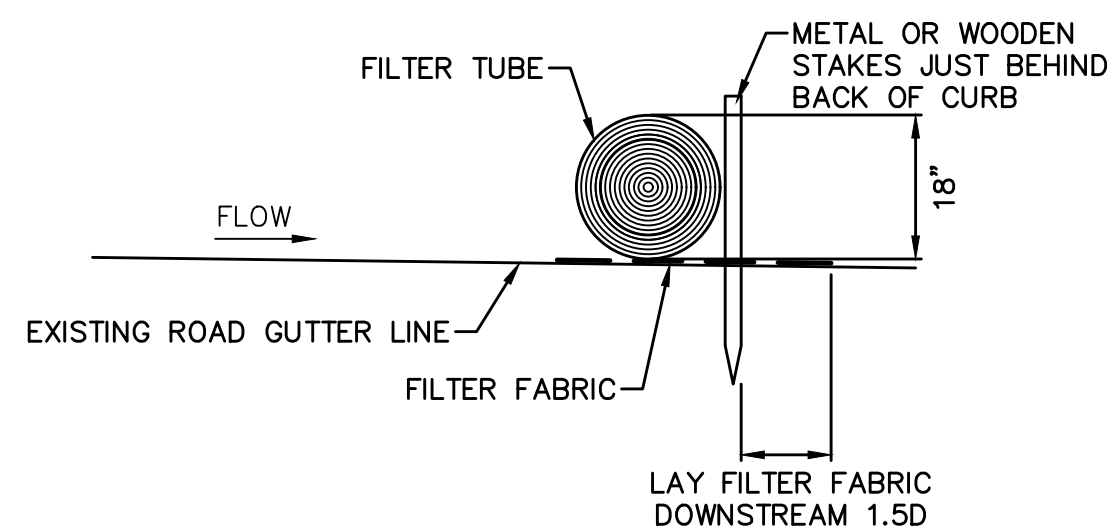


SILT FENCE

NOT TO SCALE



FILTER TUBE DETAIL



SECTION A-A

5 FILTER TUBE

NOT TO SCALE

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY H. PRESTON BARTLEY, P.E. 138487 ON
02/01/2022. ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

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Pacheco Koch

4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109 817-412-7155
 TX REG. ENGINEERING FIRM LS-176199
 TX REG. SURVEYING FIRM LS=1000B001

EROSION CONTROL DETAILS

PEABODY HOTEL

LOT 1, BLOCK B

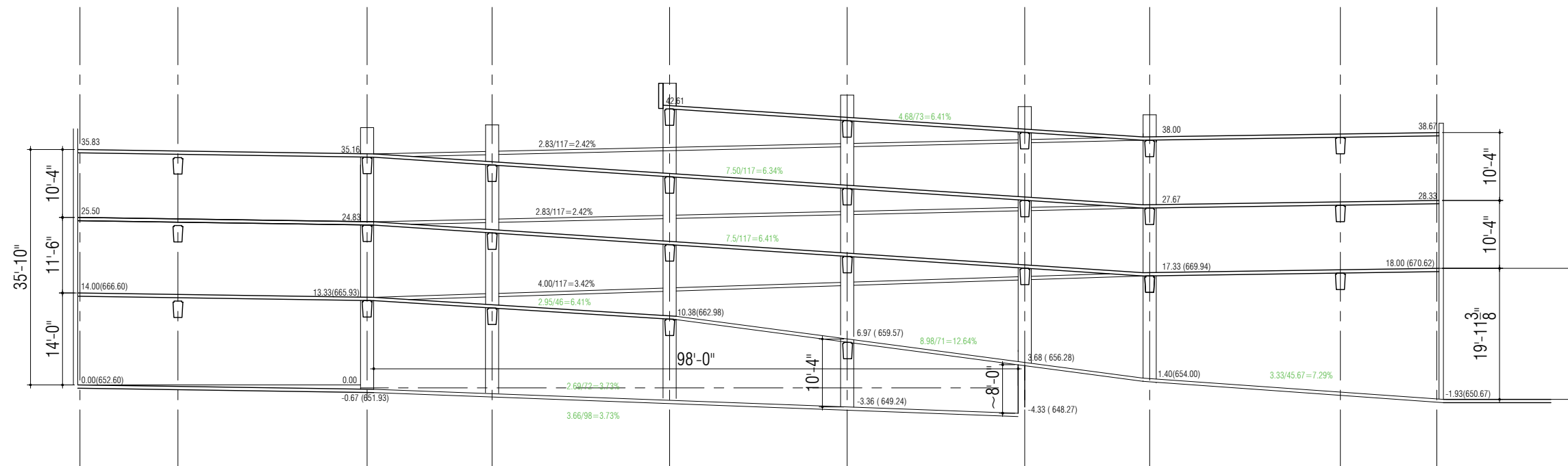
ROANOKE CITY CENTER

CITY OF ROANOKE, DENTON COUNTY, TEXAS

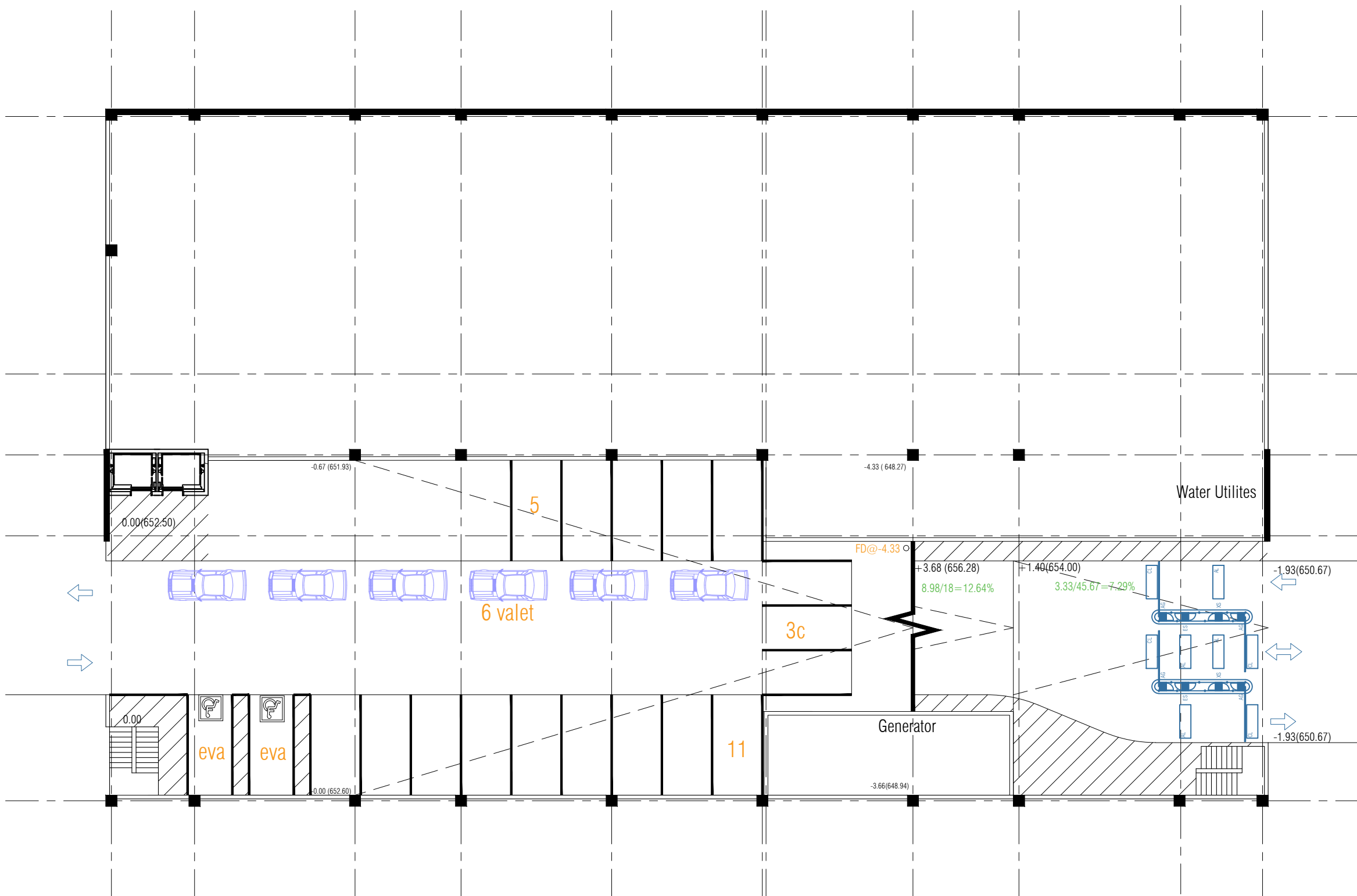
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HPB	RDF	FEB 2022				C7.2

PK FILE: 3145-21.509

PEABODY HOTEL - DESIGN DEVELOPMENT



LVL	FF	9'0	ADA	VAN	EV	EVA	SP	SF	SF/SP
P4.5		11	0		0		11	3,373	306.6
P4	35.83	74	2		2		78	25,322	324.6
P3	25.50	75	2		2		79	25,322	320.5
P2	14.00	62	1	2	2		67	24,104	359.8
P1	0.00	23	0	0		2	25	10,302	412.1
TTL		245	5	2	6	2	260	88,423	340.1
ADA GOAL			5	2			7		



LEVEL P1: Grade Floor Plan

10,302 sf
25 sp
412.1 sf/sp

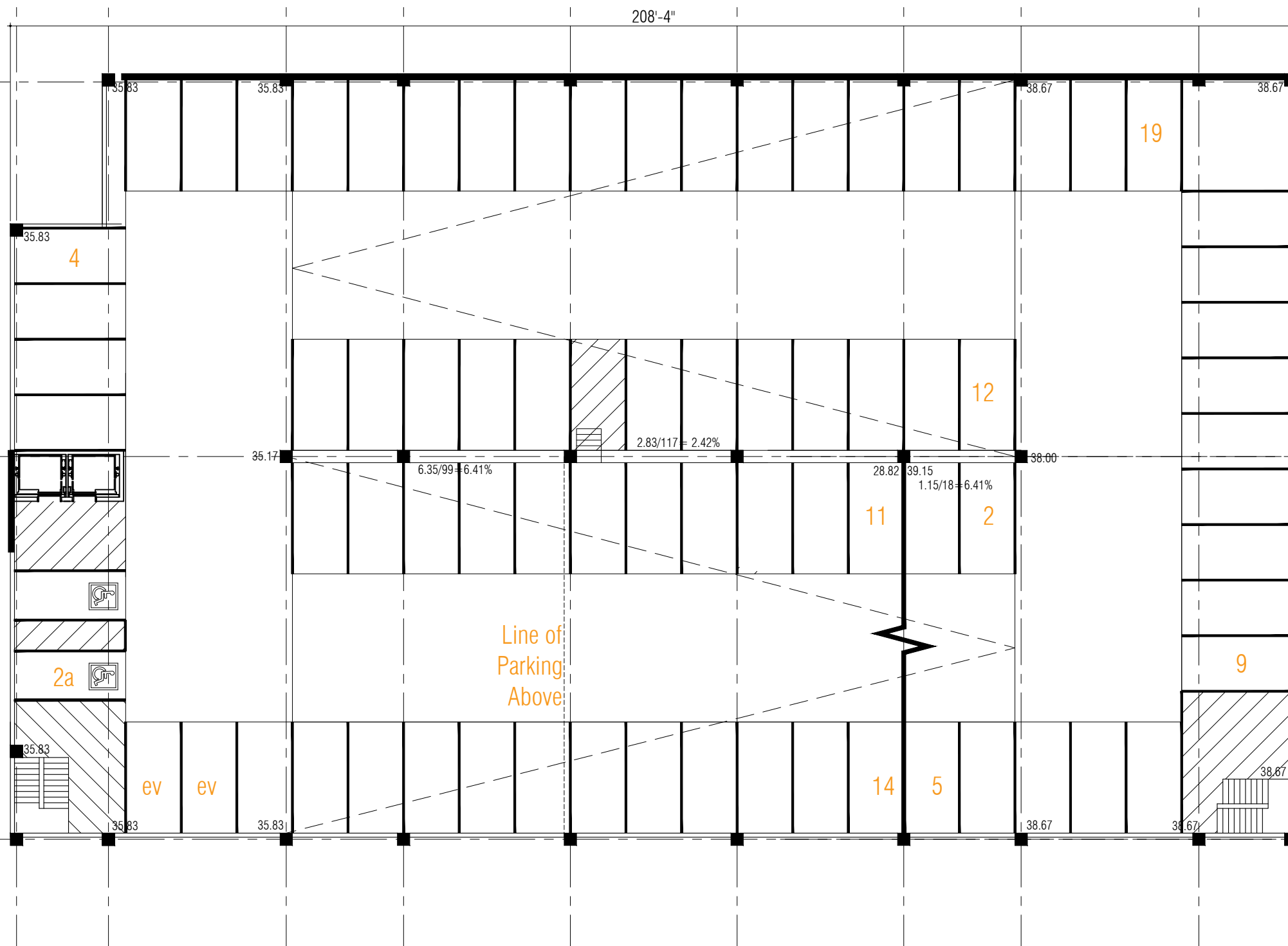
ROANOKE Peabody Hotel Parking Facility

PARC. LLC
12.02.21 V15.0

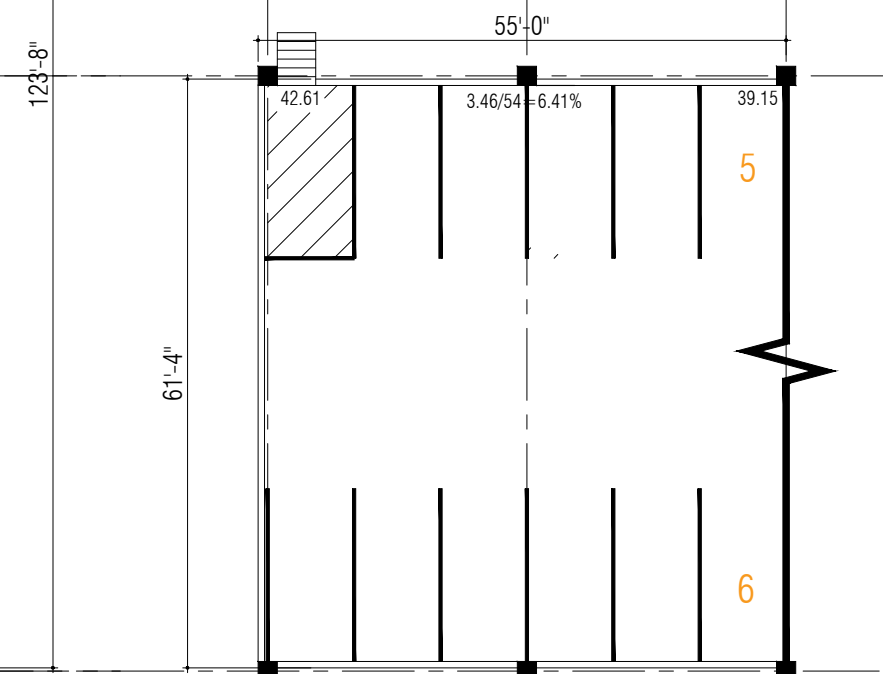


ROANOKE Peabody Hotel Parking Facility

Page 65 of 101



25,322 sf
78 sp
324.6 sf/sp



3,373 sf
11 sp
306.6 sf/sp

ROANOKE Peabody Hotel Parking Facility

PARC. LLC
12.02.21 V15.0



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2022-03) Office Building Cannon Parkway

MEETING DATE: March 7, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP 2022-03) request from Intergrity Commercial Group LLC for a building to be located on an approximate 0.846 acre parcel being a part of the Homestead Addition; Block A, Lot 1R2, located on Cannon Parkway, near the intersection of Cannon and W. Byron Nelson.

INFORMATION:

Planning Analysis

The plan proposes a shell building totalling 4,987 square feet with three (3) lease spaces for office use.

Zoning - PD96-117 Homestead

- **Landscape**- The landscape plan exceeds the required area and material.
- **Tree Survey** - A tree survey along with a preservation plan is included with the landscape plan for existing trees.
- **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 use.



AGENDA ITEM

- **Screening Wall**- A masonry screening wall is required to buffer the adjacent residential development.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Site Plan Application
2. Site Plan
3. Elevations
4. Civils
5. Plat
6. Landscape Plan (3)



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 Integrity Commercial Group LLC	Address of Applicant 361 W. Byron Nelson Blvd STE. 104 Roanoke, TX 76		Phone Number 469-451-7245
Legal Interest On Site Property Holdings LLC			
Owner Rob Deam / Brian Davis	Address 1205 S. White Chapel Blvd, STE 110 Southlake, TX 7		Phone Number 817-680-9449
Firm preparing Site Plan Package Integrity Commercial Group LLC	Address 361 W. Byron Nelson Blvs Ste. 104 Roanoke, TX 76262		Phone Number 469-451-7245
			Email timc@integritygroups.com
Location of Property Cannon Parkway / Byron Nelson	Name of Addition/Subdivision Heritage Addition	Lot / Block 1-R-2	Present Zoning PD Commercial

Proposed Site Plan Contains:

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

A copy of the final plat or re-plat of the approved subdivision by the City Council showing property boundary lines and dimensions and easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property should be included.

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

(P&Z two (2) folded copies (24"X36") & an electronic copy (pdf) City Council) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

Applicants Signature

2.17.2022
Date

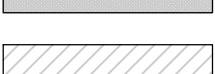
FOR OFFICE USE ONLY

Site Plan Fee <i>paid 2/17/2022</i> <i>CC - Jessica Wheeler.</i>	P&Z Meeting MAR 07 2022	CC Meeting MAR 22 2022	File for Record SP- <u>2022</u> - <u>03</u>
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08/23/2019

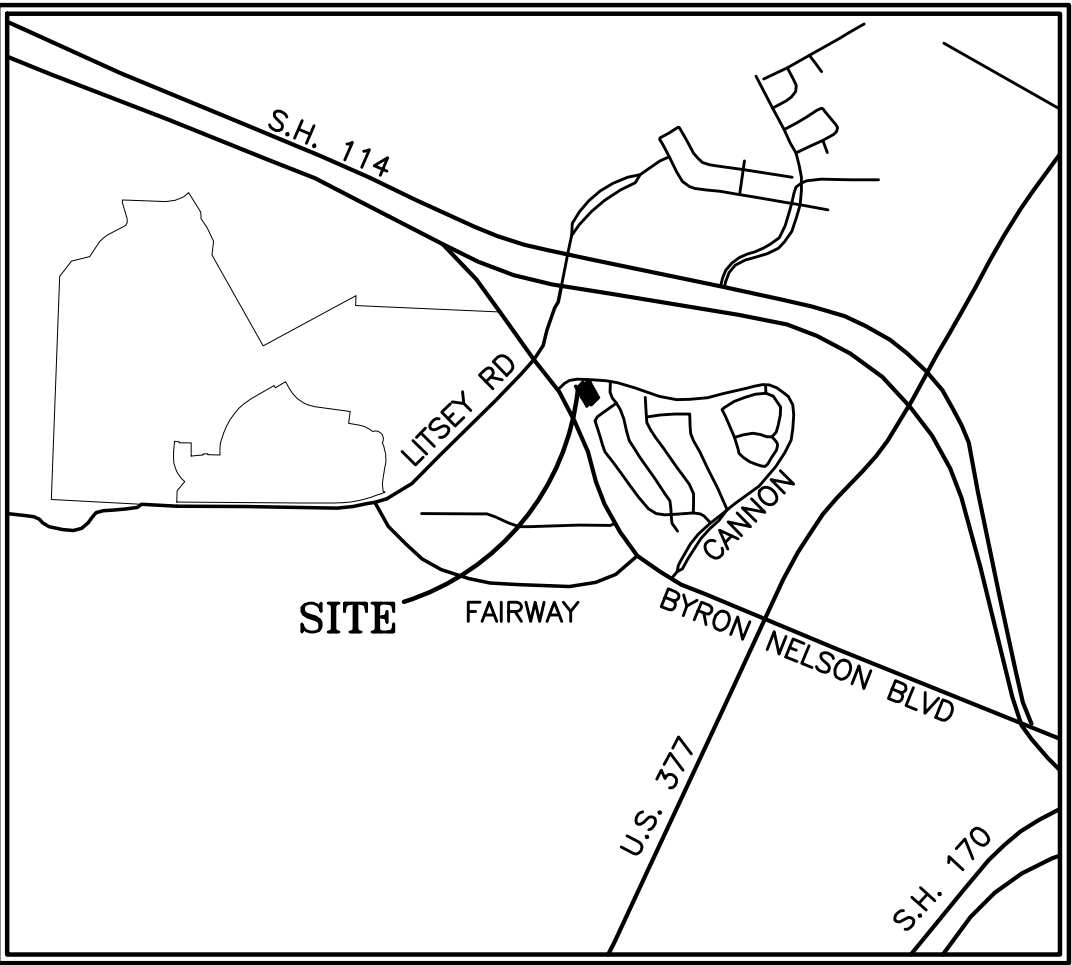
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	14°48'23"	600.00	155.05	77.96	154.62	N 65°18'10"E

LEGEND

-  EXISTING CONC. PAVING
-  EXISTING FIRE LANE
-  EXISTING FIRE LANE STRIPE
-  PROPOSED FIRE LANE STRIPE
-  PROPOSED FIRE LANE & HEAVY DUTY 7" REINF. CONCRETE PVMT
-  PROPOSED PARKING LOT STALL 5" REINF. CONCRETE PVMT

NOTE:
FIRE LANE AND DRIVEWAY
APPROACHES SHALL BE IN
ACCORDANCE WITH CITY OF
ROANOKE STANDARD DETAILS.

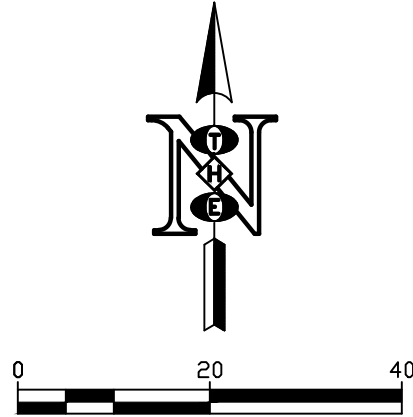
No.	REVISIONS/ SUBMISSIONS	Date



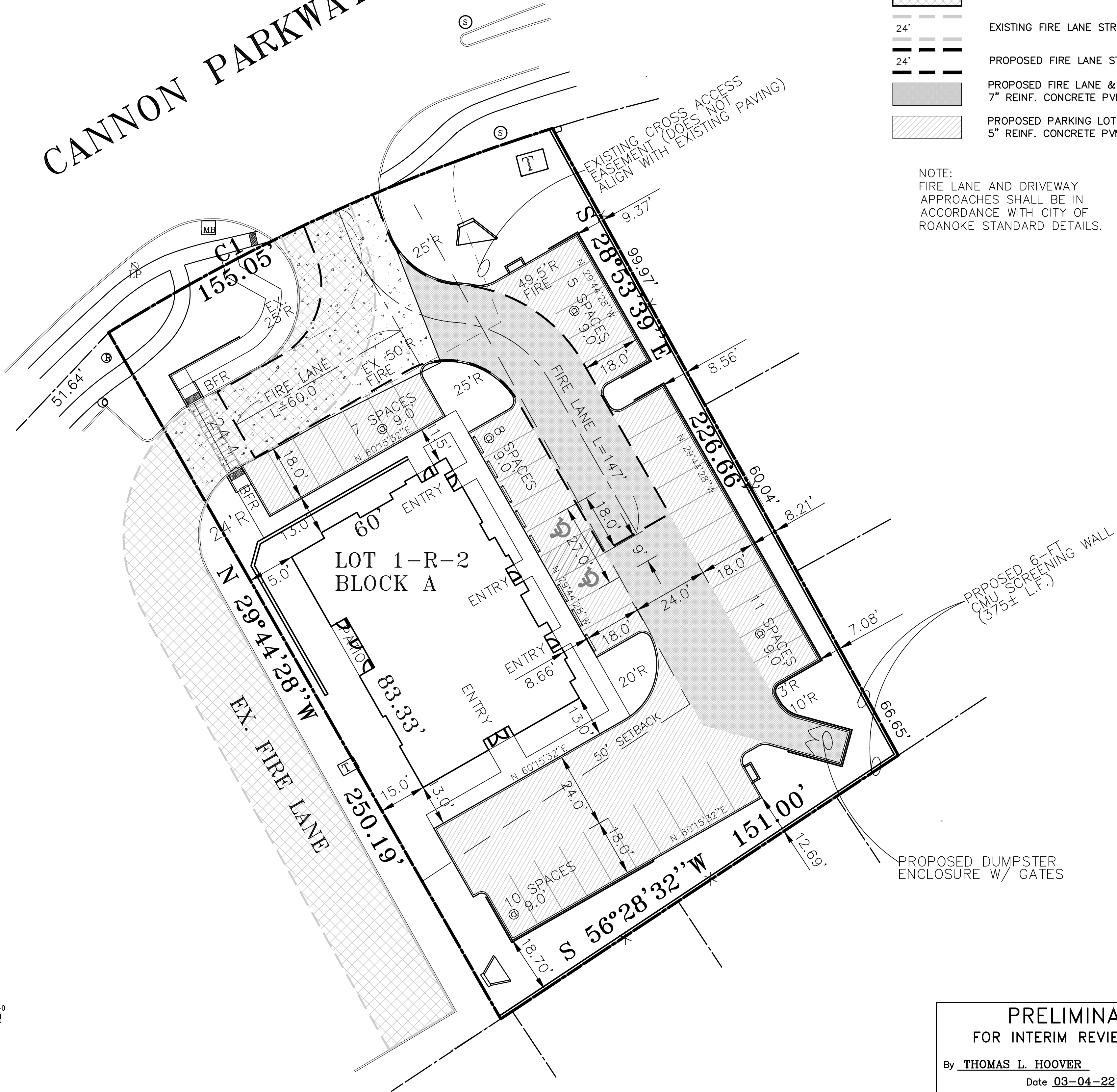
VICINITY MAP
SCALE: 1"=2000'

SITE DATA SUMMARY TABLE

	SITE PLAN FOR OSPC DEVELOPMENT
ZONING	PD — 1996–117 PLANNED DEV
PROPOSED USE	OFFICE
TRACT AREA	36,840 SF/ 0.846 ACRES
BUILDING SQUARE FOOTAGE	4,784
BUILDING HEIGHT	45' MAX
PARKING REQUIRED	19
PARKING PROVIDED	41
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
PROPOSED LOT COVERAGE	13.6%



CANNON PARKWAY



PROPOSED DUMPSTER
ENCLOSURE W/ GATES

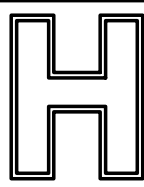
PROPOSED 6-FT
CMU SCREENING WALL
(375± L.F.)

PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 03-04-22

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT
PURPOSES

APPLICANT/OWNER	PREPARER/ENGINEER
ROANCO1, LLC 2565 STRADER ROAD JUSTIN, TEXAS 76247 TEL(817)430-3318 FAX(817)491-2661 CONTACT: JOHN DELIN	THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TX 76244 817/913-1350 CONTACT: THOMAS HOOVER



THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

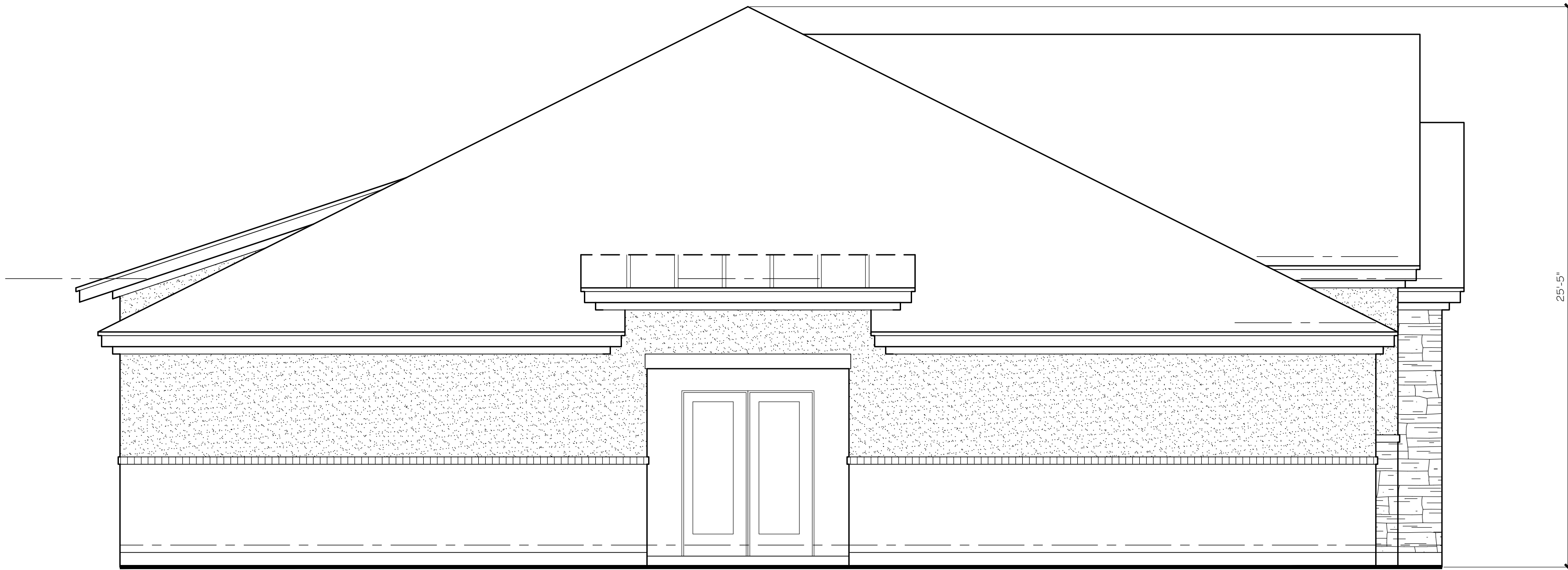
0.84 ACRES OF LAND

LOTS 1-R-2, BLOCK A
HOMESTEAD ADDITION
IN THE CITY OF ROANOKE,
DENTON COUNTY, TEXAS.

OSPC PROJECT

SITE PLAN

DESIGNED	TLH	SCALE	1"= 20'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	03-04-22		C-1
CHECKED	TLH				of



SOUTH ELEVATION
1/4" = 1' -0" scale



NORTH ELEVATION
1/4" = 1' -0" scale

EXTERIOR MATERIALS LEGEND	
	BRICK AS SELECTED
	STONE AS SELECTED
	STUCCO
	CEDAR SIDING
	COMPOSITE SHINGLE ROOF
	METAL ROOF AS SELECTED

NOTES:

1. Any discrepancies must be brought to the architects' attention for revision prior to the start of construction.
2. Refer to all local codes for plumbing, mechanical, & electrical requirements.
3. Builder to verify all notes & dimensions prior to construction.

CLAUSE

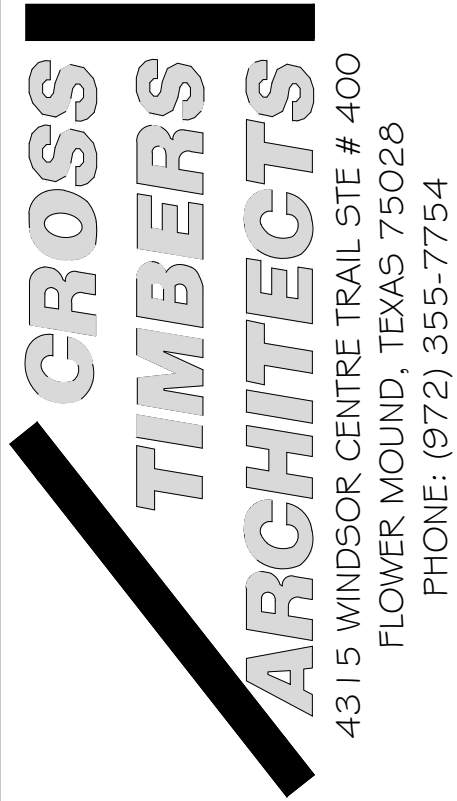
Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with all zoning codes, and local building codes, and all other applicable regulations. Only a qualified designer, architect, or structural engineer is permitted to alter these plans. These plans shall remain the property of Cross Timbers Architects & shall not be reproduced or reproduced without written permission.

DATE: FEBRUARY 15, 2022

DRAWN BY: J. ALFORD, H.Z.

REVISIONS:

Δ Δ Δ



P&Z SUBMITTAL
PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

LOT 1 R-2 BLK A

HERITAGE ADDITION

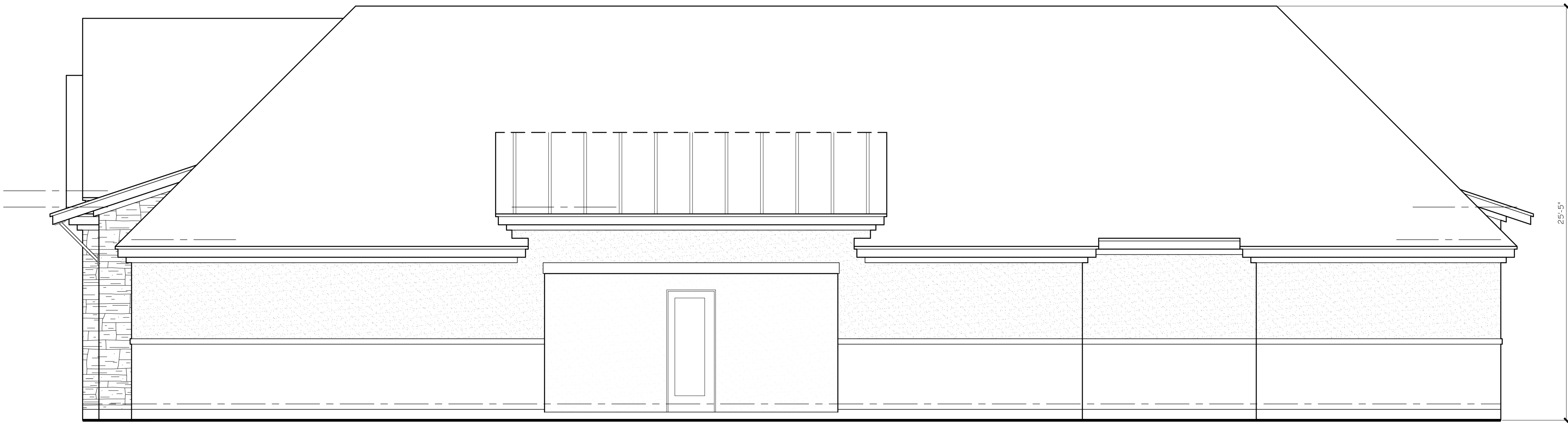
JOB #

22-005

SHEET

2

OF 4



WEST ELEVATION
1/4" = 1' -0" scale

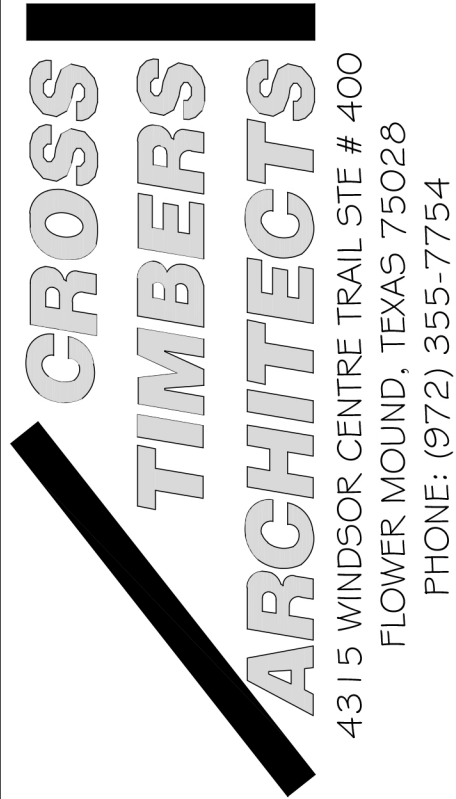


EAST ELEVATION
1/4" = 1' -0" scale

EXTERIOR MATERIALS LEGEND	
	BRICK AS SELECTED
	STONE AS SELECTED
	STUCCO
	CEDAR SIDING
	COMPOSITE SHINGLE ROOF
	METAL ROOF AS SELECTED

NOTES:

- Any discrepancies must be brought to the architects' attention for revision prior to the start of construction.
- Refer to all local codes for plumbing, mechanical, & electrical requirements.
- Builder to verify all notes & dimensions prior to construction.



P&Z SUBMITTAL
PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

LOT 1 R-2 BLK A
HERITAGE ADDITION

JOB #
22-005

SHEET
1 OF 4

CLAUSE

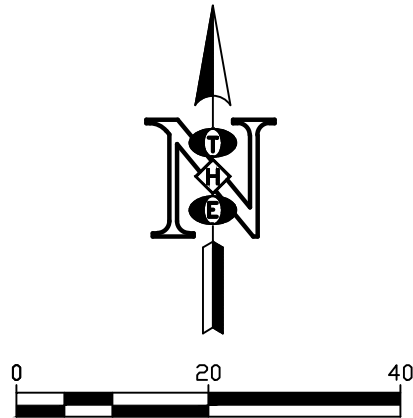
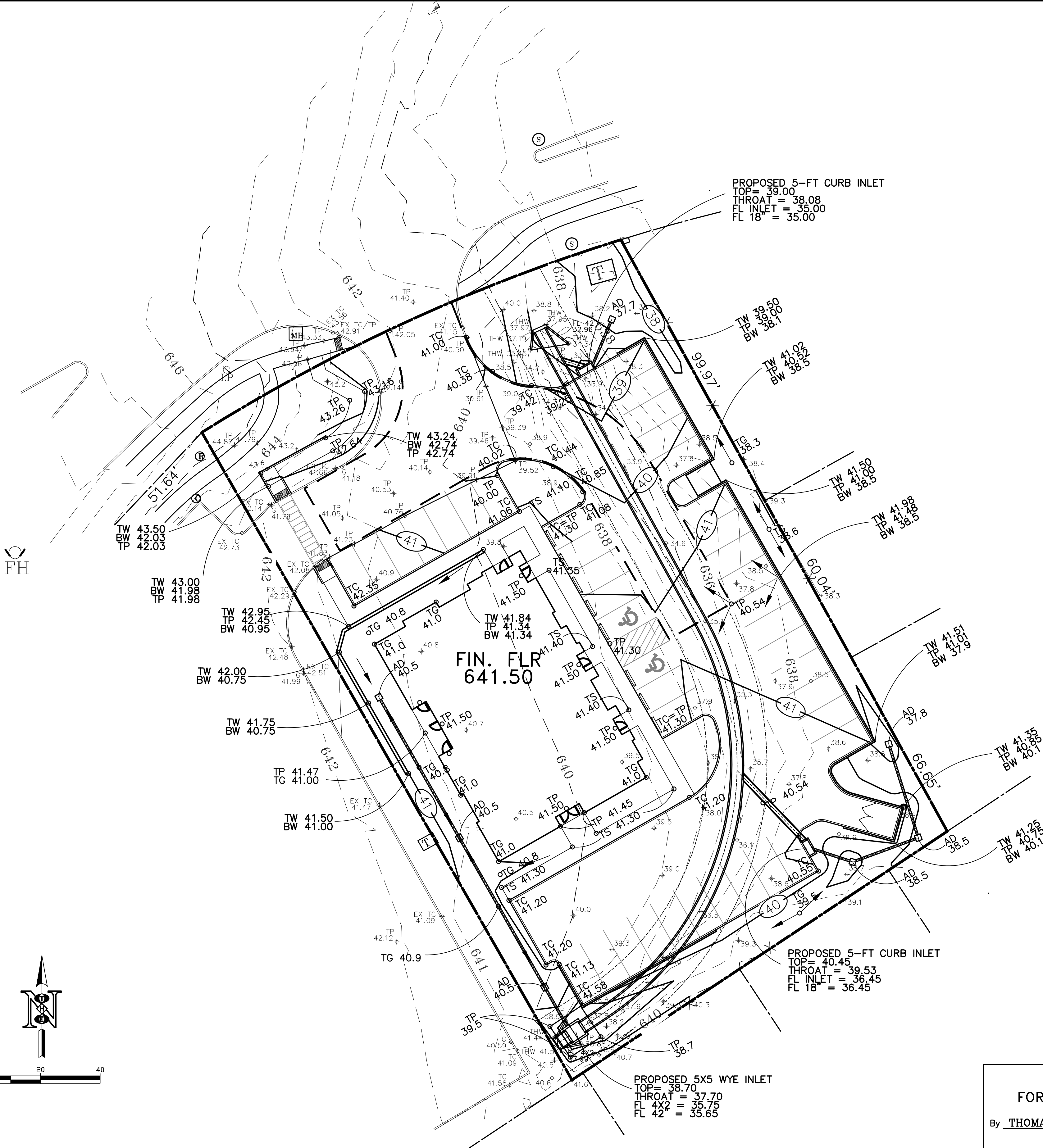
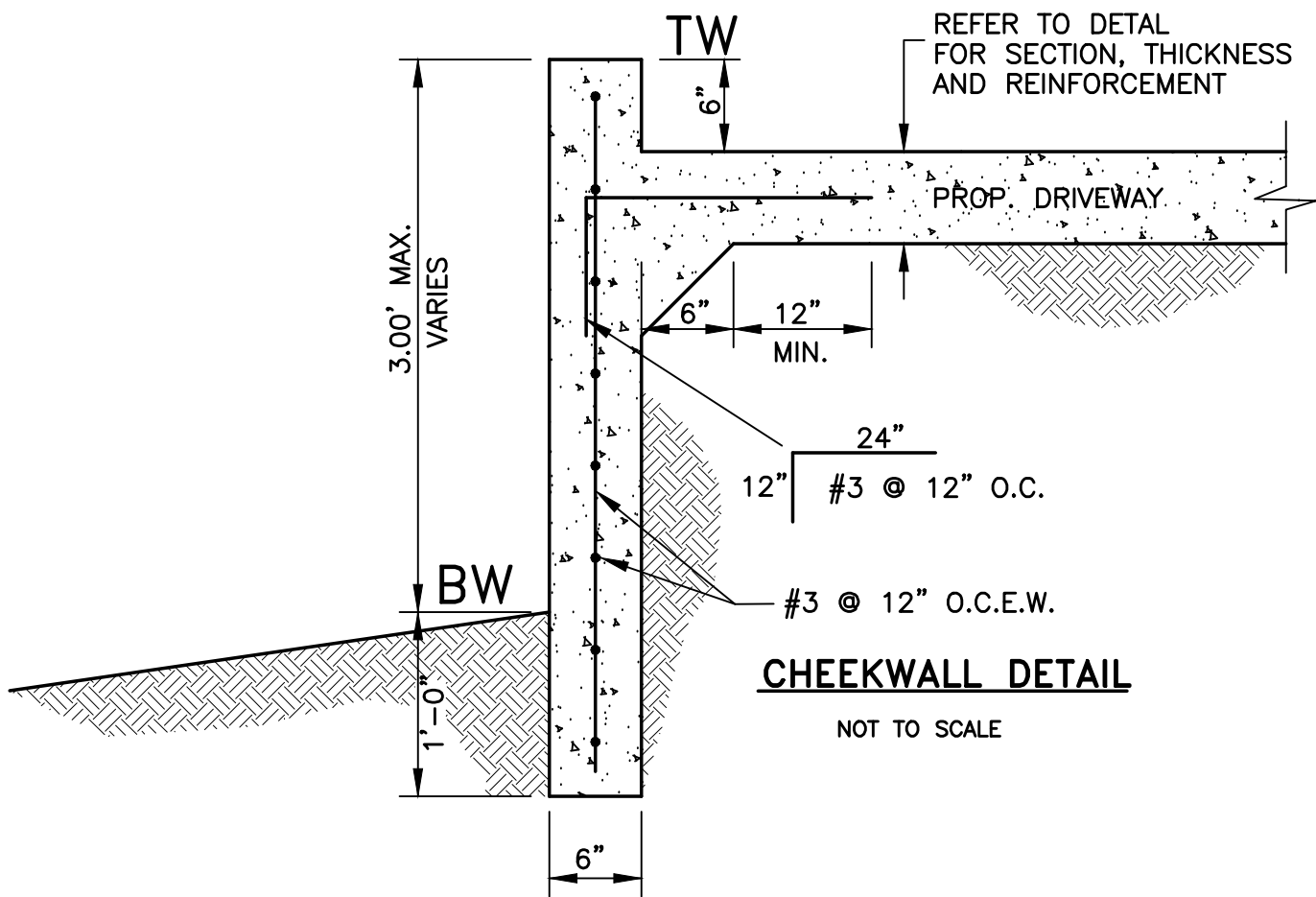
Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with applicable codes, and that the plans incorporate site conditions. Only a qualified designer, architect, or structural engineer is permitted to alter these plans. These plans shall remain the property of Cross Timbers Architects and may not be reproduced without written permission.

DATE: FEBRUARY 15, 2022
DRAWN BY: J. ALFORD, H.Z.
REVISIONS:
Δ
Δ
Δ

No.	REVISIONS/ SUBMISSIONS	Date

LEGEND

	DIRECTION OF RUNOFF FLOW
	EXISTING 1 FOOT CONTOUR
	PROPOSED 1 FOOT CONTOUR
	EXISTING GROUND ELEVATION
TC 664.50	PROPOSED TOP OF CURB ELEVATION
TP 661.50	PROPOSED TOP OF PAVEMENT ELEVATION
TS 661.50	PROPOSED TOP OF SIDEWALK ELEVATION
TG 664.5	PROPOSED TOP OF GROUND ELEVATION
TW 664.5	PROPOSED TOP OF LANDSCAPE WALL
BW 664.5	PROPOSED BOTTOM OF LANDSCAPE WALL



PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 02-10-22

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT
PURPOSES

APPLICANT/OWNER	PREPARER/ENGINEER
ROANCO1, LLC 2565 STRADER ROAD JUSTIN, TEXAS 76247 TEL(817)430-3318 FAX(817)491-2661 CONTACT: JOHN DELIN	THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TX 76244 817/913-1350 CONTACT: THOMAS HOOVER

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

0.84 ACRES OF LAND

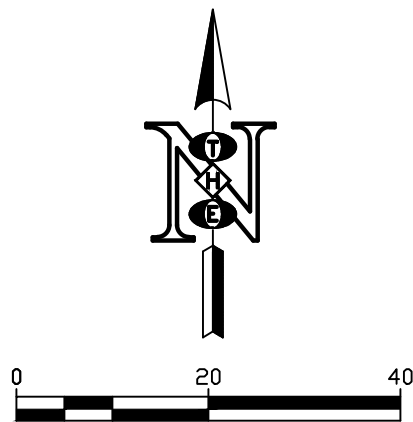
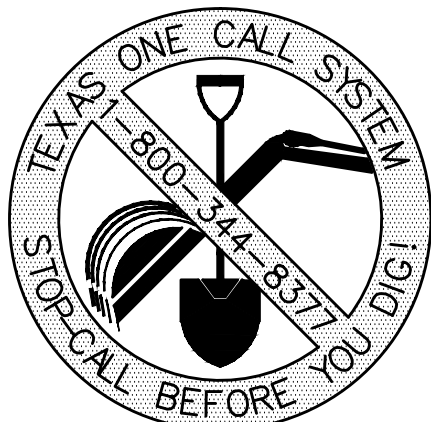
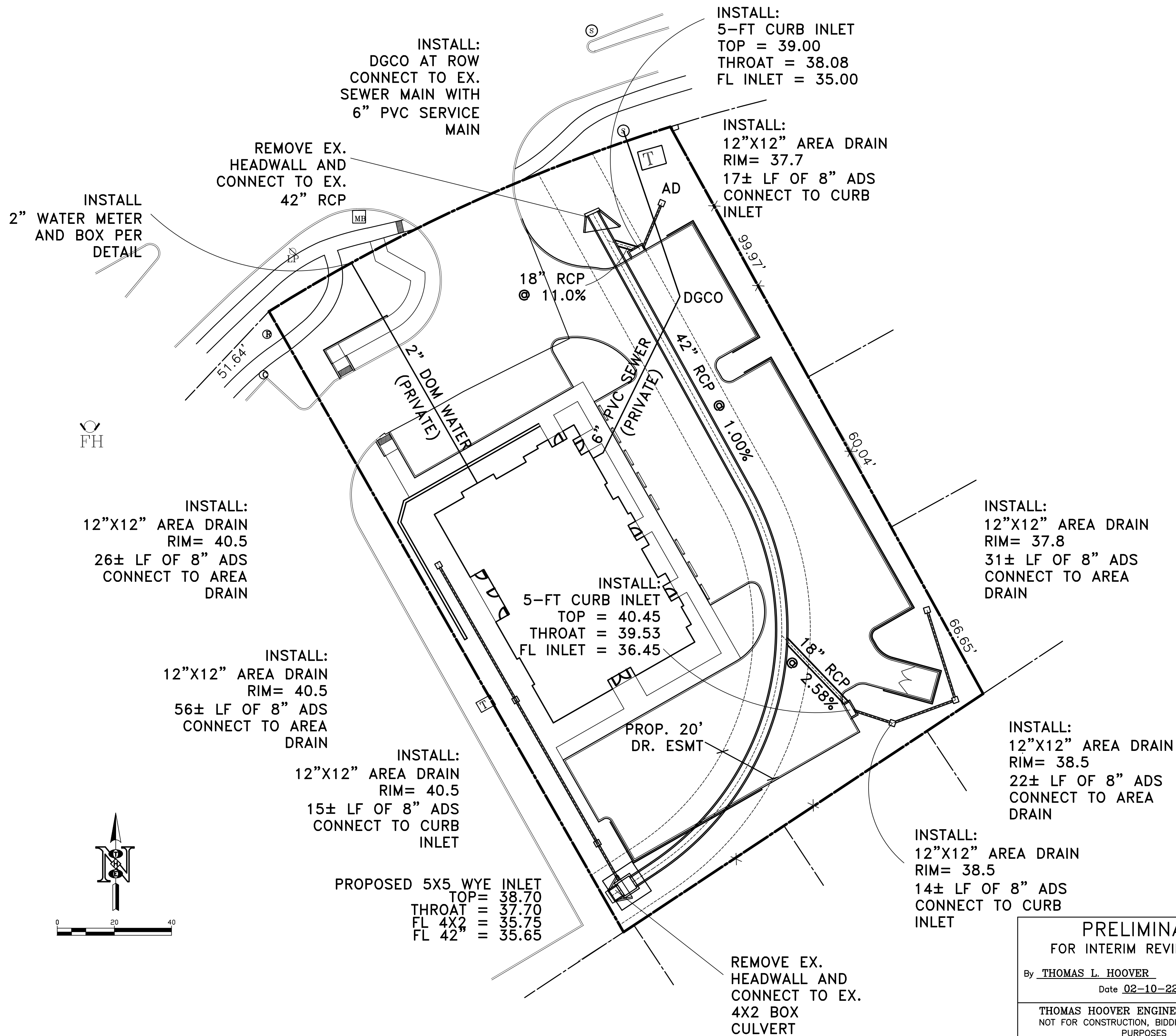
LOTS 1-R-2, BLOCK A
HOMESTEAD ADDITION
IN THE CITY OF ROANOKE,
DENTON COUNTY, TEXAS.

OSPC PROJECT

GRADING PLAN

DESIGNED	TLH	SCALE	1"= 20'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	02-10-22		C-2
CHECKED	TLH				of

No.	REVISIONS/ SUBMISSIONS	Date



PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 02-10-22

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

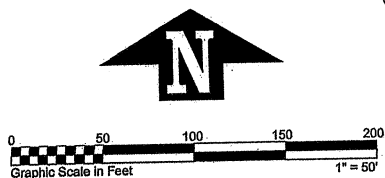
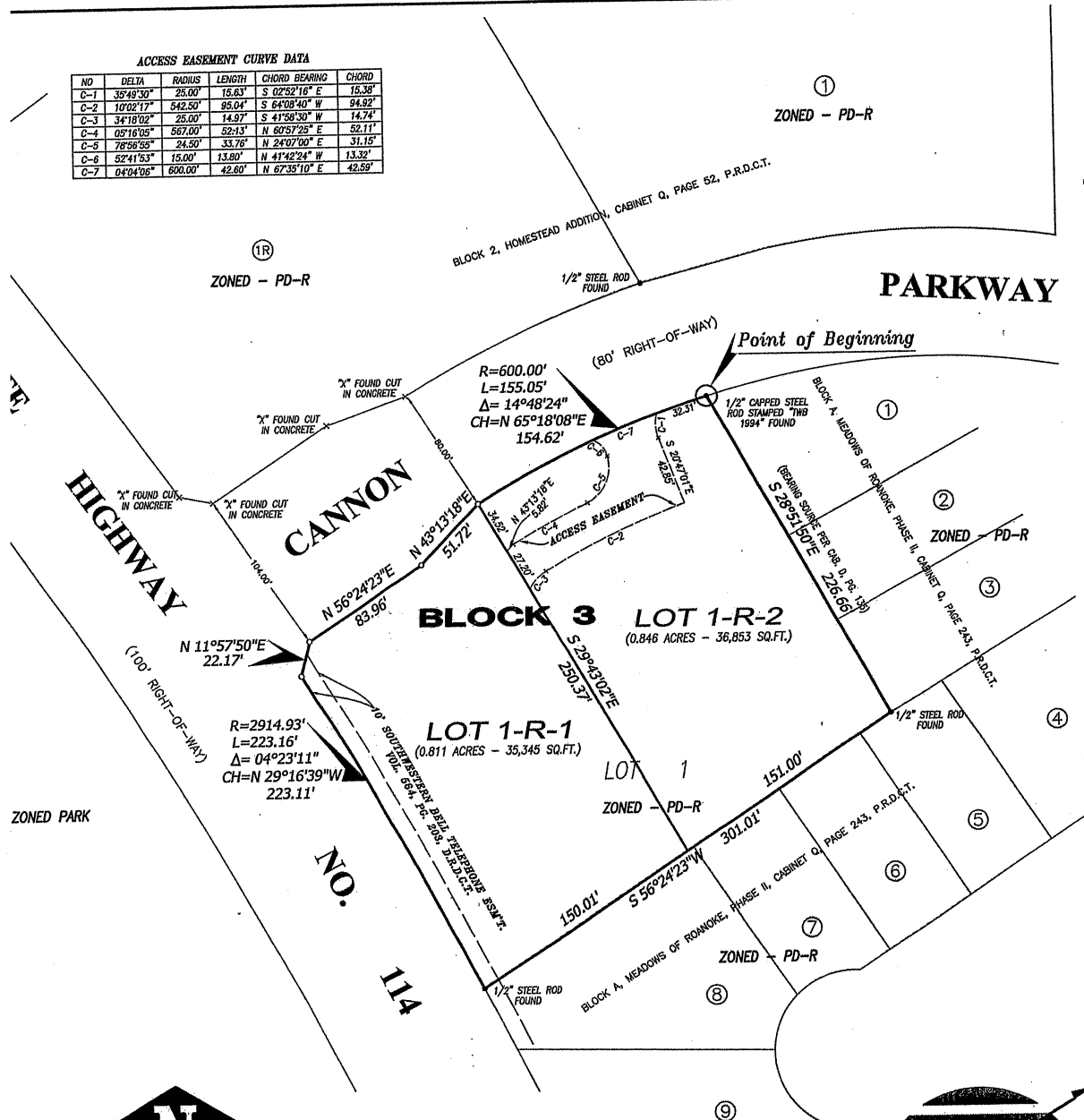
APPLICANT/OWNER ROANCO1, LLC 2565 STRADER ROAD JUSTIN, TEXAS 76247 TEL(817)430-3318 FAX(817)491-2661 CONTACT: JOHN DELIN	PREPARER/ENGINEER THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TX 76244 817/913-1350 CONTACT: THOMAS HOOVER
---	---

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(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

0.84 ACRES OF LAND
LOTS 1-R-2, BLOCK A
HOMESTEAD ADDITION
IN THE CITY OF ROANOKE,
DENTON COUNTY, TEXAS.

OSPC PROJECT				
UTILITY PLAN				
DESIGNED TLH	SCALE 1"= 20'	PROJECT NO.	SHEET C-3	
DRAWN SDS	DATE 02-10-22		of	
CHECKED TLH				

ACCESS EASEMENT CURVE DATA					
NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C-1	39°49'30"	25.00'	15.63'	S 02°52'16"E	15.38'
C-2	10°02'17"	542.50'	95.04'	S 64°08'40" W	94.92'
C-3	34°18'02"	25.00'	14.97'	S 41°58'25" W	14.74'
C-4	05°16'05"	567.00'	52.13'	N 60°57'25" E	52.11'
C-5	78°56'55"	24.50'	33.76'	N 24°07'00" E	31.15'
C-6	52°41'53"	15.00'	13.80'	N 41°42'24" W	13.32'
C-7	04°04'06"	600.00'	42.60'	N 67°35'10" E	42.55'

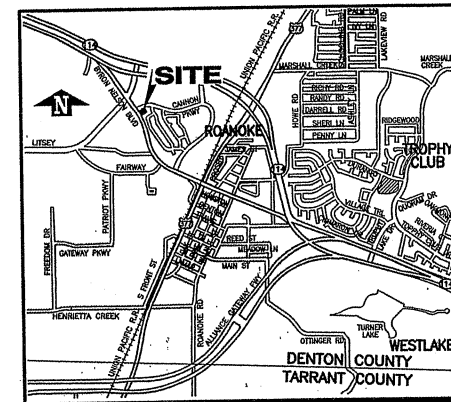


R201696, Homestead Addn, Bk3, Lot 1, all 1.657 AC
G01, S11, C17 S50189A



THIS PLAT IS RECORDED IN CABINET Y, SLIDE 192, PLAT RECORDS, DENTON COUNTY, TEXAS

Filed for Record in:
Denton County
On Feb 14, 2008 at 01:56p
As a
Plat
Document Number: 15720
Amount: \$6.00
Receipt Number - 458746
By:
Amanda McElroy



VICINITY MAP

REPLAT SHOWING
LOT 1-R-1 AND 1-R-2, BLOCK 3,
HOMESTEAD ADDITION,
AN ADDITION TO THE CITY OF ROANOKE,
DENTON COUNTY, TEXAS

BEING A REVISION OF LOT 1, BLOCK 3, HOMESTEAD
ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY,
TEXAS AS RECORDED IN CABINET D, PAGE 135, PLAT
RECORDS, DENTON COUNTY, TEXAS.

SITUATED IN THE
CURTIS W. KELSEY SURVEY, ABSTRACT NO. 716,
DENTON COUNTY, TEXAS

SHEET 1 OF 2

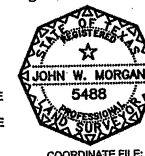
This is to certify that I, John W. Morgan, a Registered Professional Land
Surveyor of the State of Texas have platted the above subdivision from an actual
survey on the ground and that all lot corners, angle points, and points of curve
shall be properly marked on the ground, and that this plat correctly represents
that survey made by me or under my direct supervision.

John W. Morgan
John W. Morgan, R.P.L.S. No. 5488

Scale 1" = 60'

LEGEND

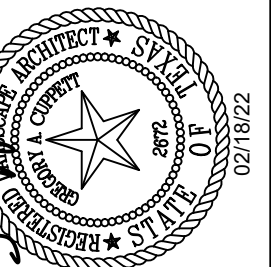
- FOUND STEEL ROD
- SET CAPPED STEEL ROD
- CROSS CUT IN CONCRETE
- FOUND STEEL PIPE
- FOUND BOIS D'ARC STAKE
- OVERHEAD UTILITY LINE
- CENTERLINE FENCE



ADDED ACCESS ESM'T - 02-05-2008
REVISED DEDICATION - 01-28-2008

Moak Surveyors, Inc.

LICENSED STATE AND REGISTERED
PROFESSIONAL LAND SURVEYORS
Texas - New Mexico - Arizona - Nevada
1105 Check Sparger Main Highway, Suite 100, Texas 76034
Metro 817-282-2211 • Fax 817-282-0401
www.moaksurveyors.com
Date 11-06-2007 Job # 07-192

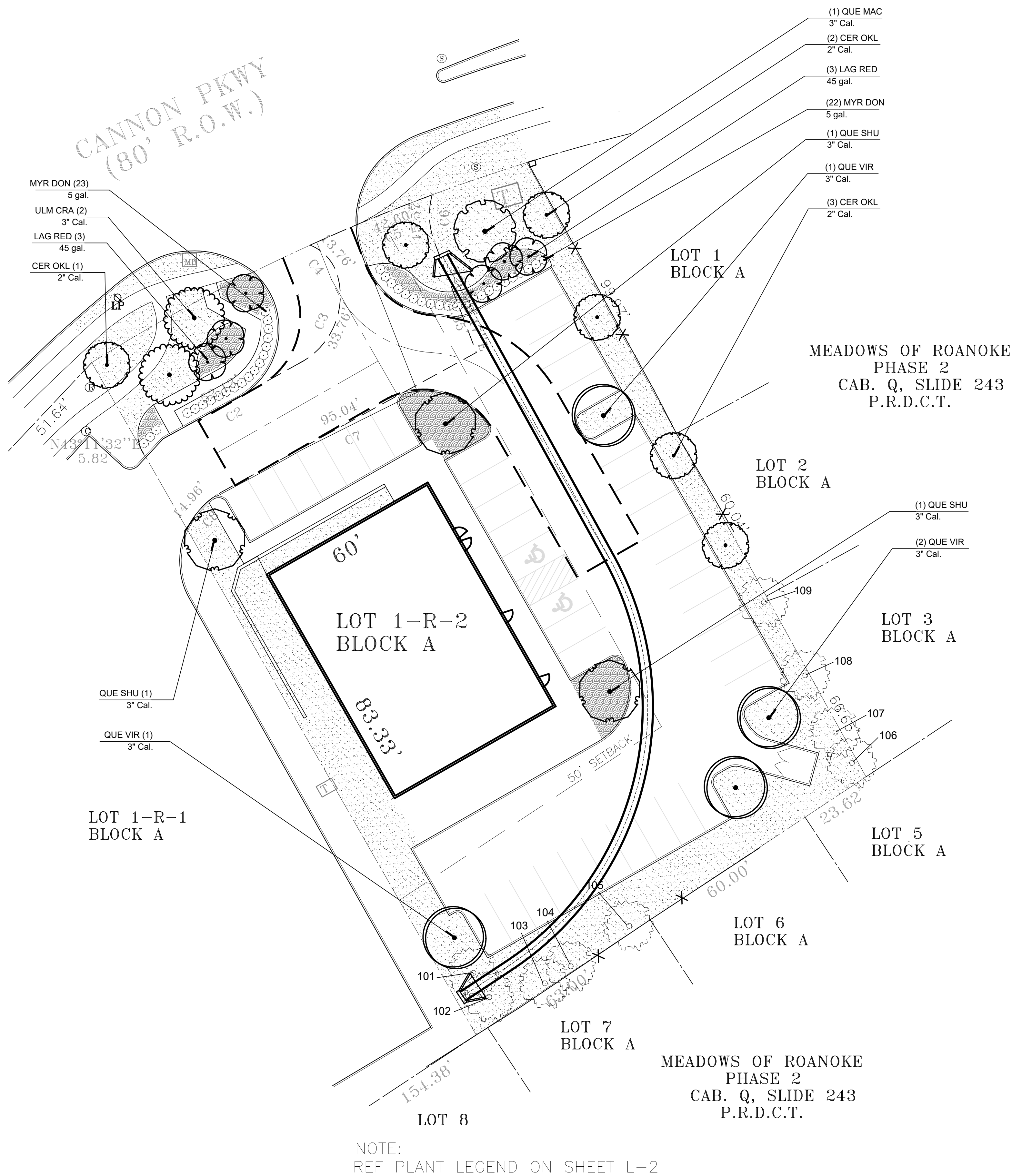


THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF "GREG COPPETT, LANDSCAPE ARCHITECT" REGISTRATION NUMBER 2672 ON 02/18/2021. WHO MAINTAINS THE ORIGINAL FILE. THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

LOT 1-R-2 HERITAGE ADDITION
CANNON PARKWAY
ROANOKE, TEXAS

Sheet No.

-1



1. **PLANTING NOTES:**
2. **PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.**
3. **ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.**
4. **CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.**
5. **ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.**
6. **ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.**
7. **CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.**
8. **MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.**
9. **PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.**
10. **SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.**
11. **CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECAST, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.**
12. **EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.**
13. **QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.**
14. **INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.**
15. **INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURERS INSTRUCTIONS ON ALL OURDROCK CURB BEDS WITH A SLOPE OF 4:1 OR GREATER.**
16. **AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.**
17. **BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)**
18. **PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.**

LEGEND

1656  DENOTES TREE TO BE PRESERVED

1657  DENOTES TREE TO BE REMOVED

 LOCATION OF PROTECTIVE FENCE

NO.	DBH	COMMON NAME	COMMENT
101	10	WILLOW	PRESERVE
102	18	WILLOW	PRESERVE
103	6	HACKBERRY	PRESERVE
104	12	HACKBERRY	PRESERVE
105	14	HACKBERRY	PRESERVE
106	15	HACKBERRY	PRESERVE
107	6	HACKBERRY	PRESERVE
108	12	HACKBERRY	PRESERVE
109	10	HACKBERRY	PRESERVE

TOTAL		
TOTAL CALIPER INCHES	103"	
TOTAL CALIPER INCHES PRESERVED	103"	(100%)
TOTAL CALIPER INCHES REMOVED	0"	(0%)
TOTAL PROTECTED INCHES PRESERVED	0"	(0%)
TOTAL PROTECTED INCHES REMOVED	0"	(0%)
HEALTHY PROTECTED INCHES REMOVED	0"	(0%)

ROANOKE LANDSCAPE ORDINANCE		
LANDSCAPE AREA	20% OF THE LOT SHALL BE LANDSCAPE AREA	
	REQUIRED	PROVIDED
	36,836 SF X 20% = 7,367 SF	11,708 SF
PERIMETER LANDSCAPING	A 25' LANDSCAPE BUFFER AT TYPE 'B' ARTERIAL; 15' ALL OTHERS	
TREE REQUIREMENT FOR BUFFER STRIP	ONE SHADE TREE REQUIRED AT 50' O.C.	
	REQUIRED	PROVIDED
	155 LF/50 = (3) TREES	3 SHADE TREES
	FOUR ORNAMENTALS REQUIRED PER 50'	
	REQUIRED	PROVIDED
	155 LF/50 X 4 = (12) TREES	12 ORNAMENTALS DUE TO SPACE SOME ARE ELSEWHERE ON SITE
PARKING LOT TREES NOTE: 1. ONLY SPACES FOR CURRENT PHASE USED FOR CALCULATION	PARKING LOT SHALL INCLUDE LANDSCAPE AREA WITH (1) SHADE TREE WITHIN 60' OF EVERY PARKING SPACE.	
	(1) SHADE TREE SHALL BE PLANTED FOR EVERY (10) PARKING SPACES.	
	REQUIRED	PROVIDED
	41 SPACES/10 = 5 TREES	5 TREES
PERIMETER BUFFER STRIP	MINIMUM 5' BUFFER STRIP WITH 4' EVERGREEN SHRUBS ALONG SIDES AND REAR OF PROPERTY (EXCLUDING RESIDENTIAL)	
	REQUIRED	PROVIDED
	5' WIDE	MINIMUM 5' WIDE; SHRUBS

NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.

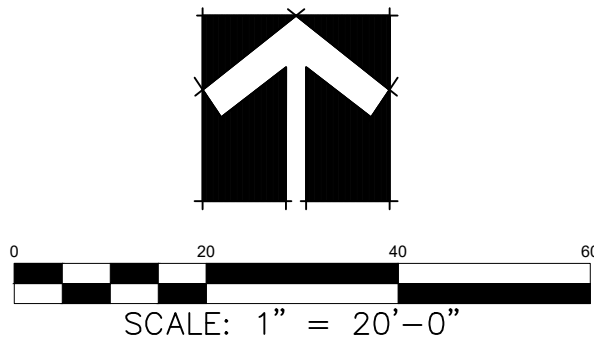
TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.



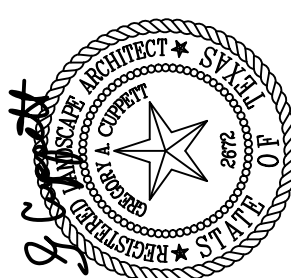
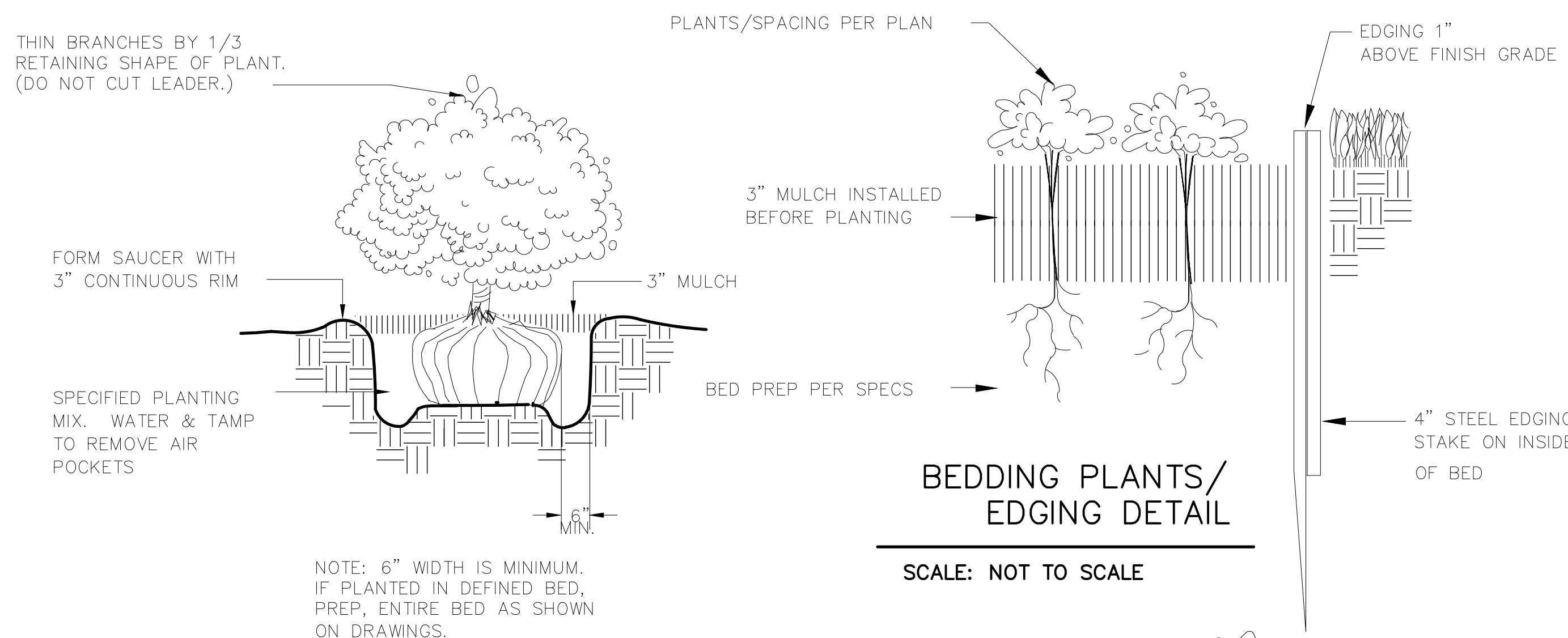
CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



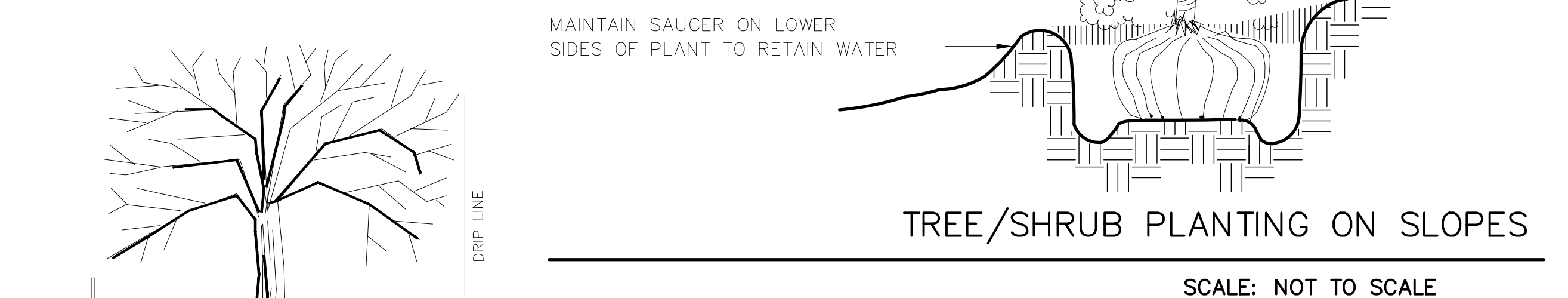
BEFORE
YOU DIG..



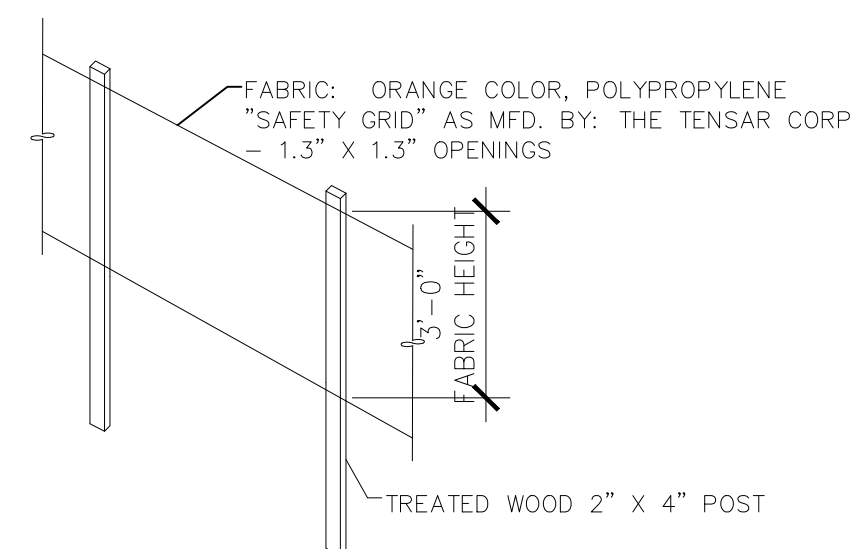
TREE PRESERVATION/ LANDSCAPE PLAN

[illegible]

SCALE: NOT TO SCALE

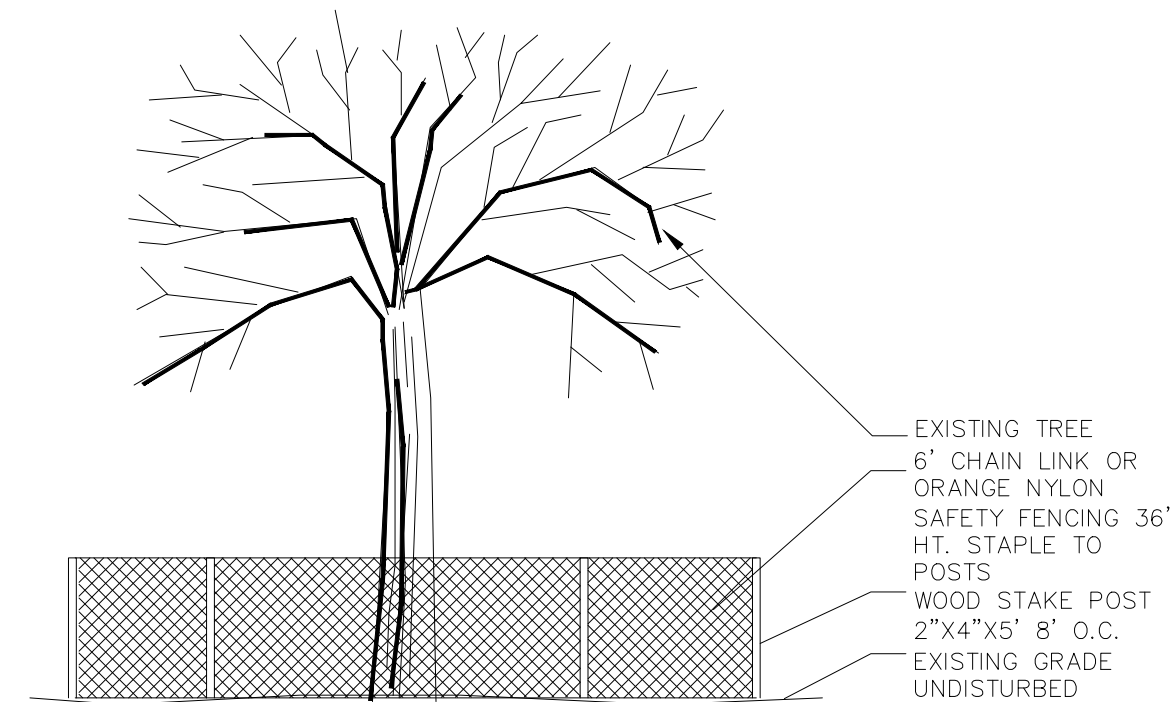


SCALE: NOT TO SCALE



NOTE: PROPOSED EXTENT OF TREE PROTECTION IS INDICATED ON THIS DRAWING. FENCING MAY BE ADJUSTED IF NECESSARY DUE TO WORK REQUIRED WITHIN THE ENCLOSED AREA, OR IN THE EVENT THAT INDICATED FENCING PROHIBITS REQUIRED WORK IN THE ADJACENT AREA. CONSULT LANDSCAPE ARCHITECT PRIOR TO WORKING WITHIN FENCED AREAS OR MAKING ADJUSTMENTS TO EXTENT OF FENCING. INSTALL FENCE BEFORE BEGINNING ANY WORK ON THE PROJECT SITE EXCEPT STAKING.

SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	CER OKL	6	Cercis canadensis texensis 'Oklahoma'	Oklahoma Texas Redbud	2" Cal.	6' Min Ht	As Shown	Single Straight Trunk	
	LAG RED	6	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle Multi-Trunk	45 gal.	6' Min Ht	As Shown	3 to 5 canes, tree form	
	QUE MAC	1	Quercus macrocarpa	Burr Oak	3" Cal.	12' Height Min	As Shown		
	QUE SHU	3	Quercus shumardii	Shumard Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk	
	QUE VIR	4	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk	
	ULM CRA	2	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	Single Straight Trunk	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	MYR DON	42	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.		36" O.C.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
	CYN DAC	10,518 sf	Cynodon dactylon	Bermuda Grass	Solid Sod				
	NAS TEN	307	Nassella tenuissima	Mexican Feather Grass	4" pots		24" O.C.	24" o.c.	

© FAIN GUPPETT LANDSCAPE ARCHITECTS, LLC. 2017. ALL RIGHTS RESERVED. THE LANDSCAPE ARCHITECTURE DESIGN, DETAIL AND IRRIGATION DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF FAIN GUPPETT LANDSCAPE ARCHITECTS, LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY FAIN GUPPETT LANDSCAPE ARCHITECTS, LLC.

SECTION 02830

TREES SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

A. Scope

1. Bed prep
2. Metal edging
3. Topsoil
4. Planting
5. Mulching
6. Guarantee

B. Related Work Specified Elsewhere

1. General Requirements –All locations
2. Section 02740 –Irrigation Trenching
3. Section 02750 –Irrigation
4. Section 02800 – Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

A. Preparation of Delivery

1. Balled & Burlaped (B&B) Plants

- a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
- b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
- c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.

2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desiccation of leaves
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- A. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- F. Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (ie Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.
- E. Ten days before end of guarantee period, notify Owner's representative in writing for year end inspection. Failure to do so, shall automatically extend guarantee until notification is received.

PART II PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system.
4. Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
 - a. Single, straight trunks, unless indicated otherwise
 - b. Trees with weak, thin trunks not capable of support will not be accepted.
 - c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
8. Nursery grown stock only.
9. Subject to approval of Landscape Architect.
10. Seasonal color
 - a. Annuals in 4" pots or as specified
 - b. Perennials in 4" pots, clumps, bulbs as specified

B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ¼" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):
 - a. Available nitrogen
 - b. Available phosphorus
 - c. Available potash
 - d. Iron
 - e. Ph: 5.5 to 7.0
 - f. Decomposed organic matter: 6–10%

C. Mulch

1. Top Dressing Mulch – Shredded cypress or hard wood only
2. Mulch for soil prep –Shredded pine bark
3. In pre-packaged bags only; bulk shredded material is unacceptable.

D. Peat Moss Commercially available baled peat moss or approved equivalent.

E. Staking Material

1. Stakes for tree support

- a. Construction grade yellow pine, stain brown
- b. Size as noted on plans

2. Wires

- a. Padded with rubbed hose to protect tree
- b. Galvanized
- c. With galvanized turnbuckle
- d. Evenly tighten turnbuckles with plant in vertical position.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

G. Sand Washed builders sand

H. Antidesicant – "Wilt-proof" or equal.

I. Edging –3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

A. Planting Mixture

- Existing topsoil –50%
3. Shredded pine bark –50%
4. Fertilizer 10:20:10 at 30 lb./1000 SF

B. Planting Mix for Annuals/Perennials

1. Prepare above mix
2. Add 2" of sand

- C. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
- D. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III – EXECUTION

3.01 UTILITIES – verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

A. Pits

1. Shape – Vertical hand scarified sides and flat bottom.
2. Size for trees – 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs –Size of planting bed as shown on drawings.
4. Rototill soil mix thoroughly, full depth.
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.

B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti-desicant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.

B. Balled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can.

- Do not injure root ball.
3. Carefully remove plants without injury or damage to root balls.
 4. Backfill with planting mixture in 6" lifts.

D. Mulching

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound point.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

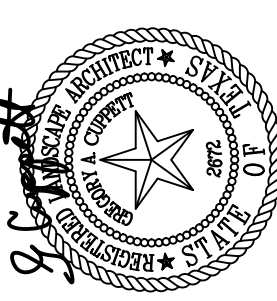
A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

Date FEB 14, 2022
Drawn By GAC
Checked By GAC
Revisions

FAIN • GUPPETT
LANDSCAPE ARCHITECTS, LLC
1121 MARLEWOOD DRIVE
WEATHERFORD, TEXAS 76087
817-215-9151
PWS AND OPTIC BRIDE PLANNING • LANDSCAPE ARCHITECTURE • REGISTRATION DESIGN



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF AREA CUPPETT, LANDSCAPE ARCHITECT, REGISTRATION NUMBER 002222 ON 02/14/2022. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE IS THE PROPERTY OF FAIN GUPPETT LANDSCAPE ARCHITECTS, LLC. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO REVISION MAY BE MADE TO THIS ELECTRONIC DRAWING FILE WITHOUT THE APPROVAL OF FAIN GUPPETT LANDSCAPE ARCHITECTS, LLC. THIS ELECTRONIC DRAWING FILE IS THE PROPERTY OF FAIN GUPPETT LANDSCAPE ARCHITECTS, LLC.

LOT 1-R-2 HERITAGE ADDITION
CANNON PARKWAY
ROANOKE, TEXAS

Sheet No.

L-3

OF 4

PLANTIN SPECIFICATIONS



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (2022-04) Automotive Center

MEETING DATE: March 7, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan request (SP 2022-04) from DHR Engineering, Inc. on an approximate 1.04 acre tract, being a part of the PPR Roanoke Retail Addition, Lot 1R5 Block A, Walter D Beal Survey Abstract No. 82 City of Roanoke, Denton County Texas.

INFORMATION:

Zoning - PD 2000-124 Slaughter Ranch

The plan proposes a 4,500 sf automobile repair shop for minor automotive repair.

Automobile repair, minor, means minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tuneups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile repair, major" or any other similar use. Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.

- **Landscape**- The landscape plan exceeds the required area and material.
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.



AGENDA ITEM

- **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 use.
- **Platting**- An Amended/Minor Plat is under review at this time.

STAFF RECOMMENDATION:

Staff recommends approval, with the condition that the plat is approved for filing prior to the city council meeting on March 22, 2022.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application
2. Site Plan
3. Civil Drawings
4. Landscape Plan
5. colored elevation



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 DAVID H. RECHT	Address of Applicant 320 DECKER DRIVE, IRVING, TX 75062	Phone Number (972) 717-0100
Legal Interest		
Owner EDDIE BROOME	Address Bobcat Blvd, US HWY 377, Roanoke TX 76208	Phone Number 817.874.7441
Firm preparing Site Plan Package DHR ENGINEERING, INC.	Address 320 DECKER DRIVE, IRVING, TX 75062	Phone Number ROANOKE, TX 76208
		Email dhrecht@dhr-eng.com
Location of Property N US. HWY 377, Roanoke TX 76208	Name of Addition/Subdivision	Lot / Block
		1
		Present Zoning Planned Development

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial	1	1.04 Ac.
Industrial		
Flood Plain		

Automotive Ctr.

A copy of the final plat or re-plat of the approved subdivision by the City Council showing property boundary lines and dimensions and easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property should be included.

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

(P&Z two (2) folded copies (24"X36") & an electronic copy (pdf) City Council) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

02/04/2022

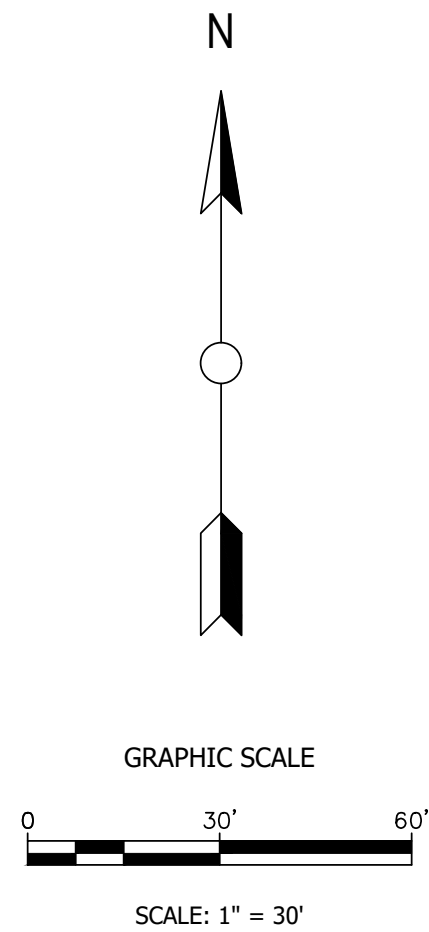
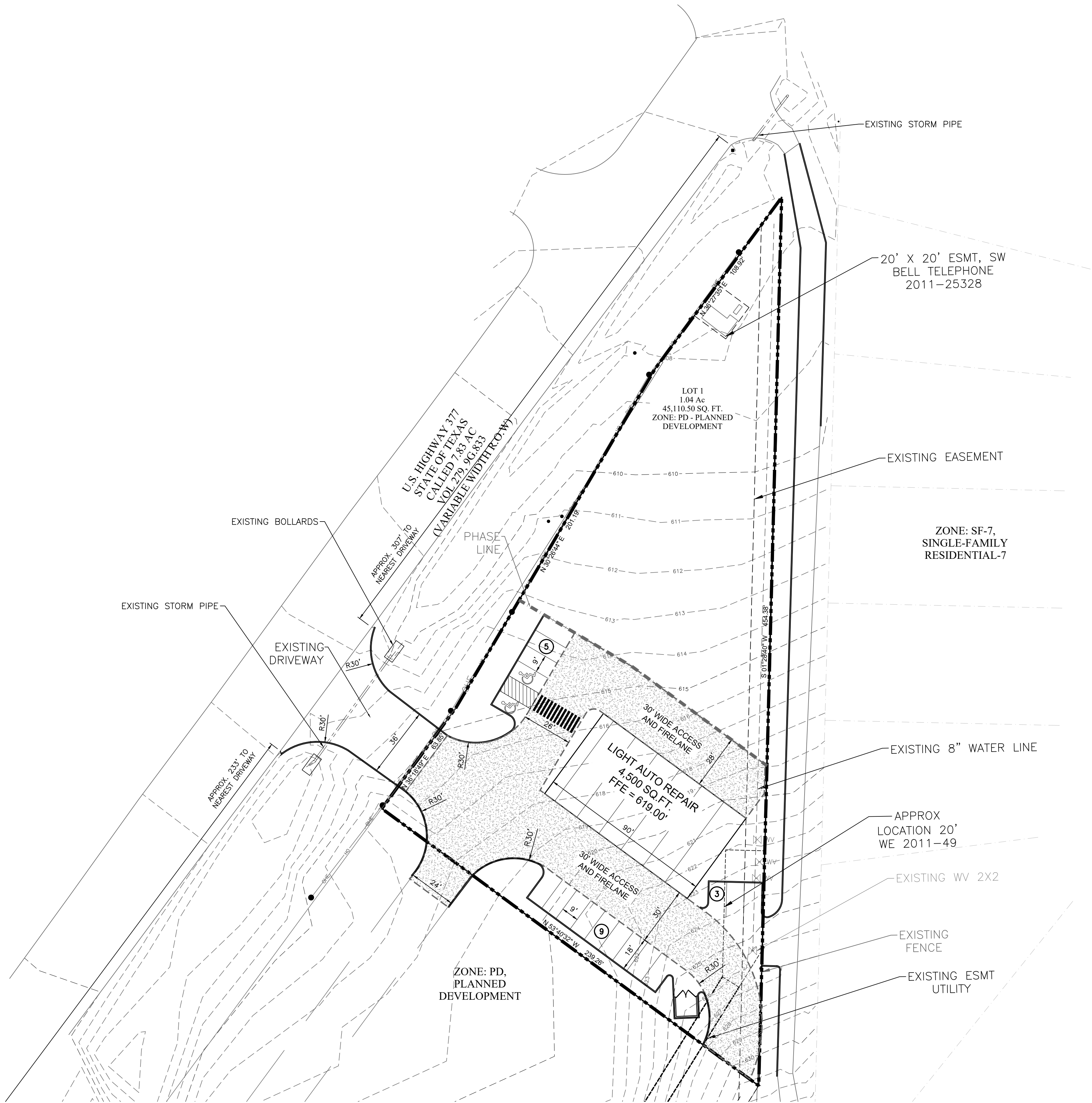
Applicants Signature

Date

FOR OFFICE USE ONLY

Site Plan Fee pd \$400.00 visa #010676 Kwhite 2/10/22	P&Z Meeting MAR 07 2022	CC Meeting MAR 22 2022	File for Record SP- 2022 - 05
--	----------------------------	---------------------------	----------------------------------

08/23/2019



VICINITY MAP NTS

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	PD (PLANNED DEVELOPMENT)
LAND USE	AUTOMOTIVE CENTER
LOT AREA	45,110.5 S.F. (1.04 ACRES)
BUILDING FOOTPRINT AREA	4,500 S.F.
BUILDING HEIGHT (#STORIES)	1 STORY
BUILDING HEIGHT	29'-6" (HIGHEST ELEMENT)
LOT COVERAGE (%)	4,500 S.F. (9.98%)
PARKING	
REQUIRED, PARKING	10 SPACES
PARKING PROVIDED	14 SPACES
ACCESSIBLE PARKING REQ'D.	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES

LEGEND	
	PROPOSED 6" FIRE LANE CONCRETE PAVEMENT (PER CITY DETAIL) REINFORCED WITH #4 BARS ON 24" O.C.E.W. 6" LIME STABILIZED SUBGRADE WILL BE PROVIDED UNDER FIRE LANE PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS.
	4" THICK SIDEWALK REINFORCED WITH #3 BARS ON 18" O.C.E.W. (PER CITY DETAIL)
	PROPOSED LANDSCAPE
	PROPOSED FIRE LANE AND ACCESS ESMT.

No.	Revision/Issue	Date

CLIENT ADDRESS
BOECAT BLVD
US HWY 377
ROANOKE, TX 76208
CONTACT: EDDIE BROOME
PH: 817.874.7441
FAX: (817) 717-0111

D H R
ENGINEERING, INC.
Civil Engineers
330 DECKER DRIVE
IRVING, TEXAS 76062
TEL: (817) 717-0100 FAX: (817) 717-0111
TBPE No.: F-9184

AUTOMOTIVE IMPROVEMENTS
CATHERINE ADDITION
CITY OF ROANOKE, DENTON COUNTY, TX
SITE PLAN

STATE OF TEXAS
DAVID H. RECHT
91962
LICENSED PROFESSIONAL ENGINEER
March 3, 2022
David H. Recht

CHECKED BY NM DHR JOB No. 21480
ISSUE DATE: 03/03/2022
SHEET C-2.0

CONSTRUCTION PLANS
FOR
AUTOMOTIVE IMPROVEMENTS CENTER
U.S.HIGHWAY 377
CITY OF ROANOKE, DENTON COUNTY, TX

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call
before you
Dig.
1-811
TEXAS ONE CALL SYSTEM

NOTICE TO CONTRACTOR: ! ATTENTION !

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF ROANOKE, ENGINEERING DEPT. A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO START OF CONSTRUCTION:
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL CITY, STATE AND FEDERAL PERMITS.
 - PLEASE FOLLOW CITY DESIGN CRITERIA FOR WATER & SEWER REQUIREMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE EXISTING UTILITIES BOTH HORIZONTAL AND VERTICAL PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - ALL EROSION CONTROL SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL UTILIZE THE MOST CURRENT BEST MANAGEMENT PRACTICES (BMP'S) DETAILS FOR PREVENTION AND CONTROL OF EROSION.
 - EROSION CONTROL AND DETAILS PROVIDED HEREIN SHALL BE A MINIMUM.
 - ALL AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED WITH EITHER MULCH OR PERMANENT VEGETATIVE OR PAVEMENT COVER WITHIN 2 DAYS OF BEING BROUGHT TO FINAL GRADE. FINISHED SLOPES ON PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL NOT BE STEEPER THAN 3:1. ALL SLOPES STEEPER THAN 3:1 SHALL BE HYDRO-MULCHED AND MAINTAINED BY THE CONTRACTOR UNTIL GRASS COVERS ALL PARTS OF THE SLOPE.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
 - CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT PAVEMENT.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.



Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-2.0	SITE PLAN
C-3.0	EROSION CONTROL PLAN
C-3.1	EROSION CONTROL NOTES
C-3.2	EROSION CONTROL NOTES-2
C-4.0	EXISTING DRAINAGE PLAN
C-5.0	GRADING PLAN
C-6.0	PROPOSED DRAINAGE PLAN
C-7.0	UTILITY PLAN
C-8.0	TRENCH SAFETY

No.	Revision/Issue	Date

CLIENT ADDRESS

BOECAT BLVD
US HWY 377
ROANOKE, TX 76208
CONTACT: EDDIE BROOME
PH: 817.974.7441
FAX: (972) 717-0111

FIRM NAME AND ADDRESS

D H R
ENGINEERING, INC.
Civil Engineers
320 DECKER DRIVE
IRVING, TEXAS 75062
TEL (972) 717-0100 FAX (972) 717-0111
TBPE No. : F-9184

AUTOMOTIVE IMPROVEMENTS
CENTER ALONG N US. HWY 377
CITY OF ROANOKE, DENTON COUNTY, TX

COVER SHEET

STATE OF TEXAS
DAVID H. RECHT
91962
LICENSED PROFESSIONAL ENGINEER

December 16, 2021

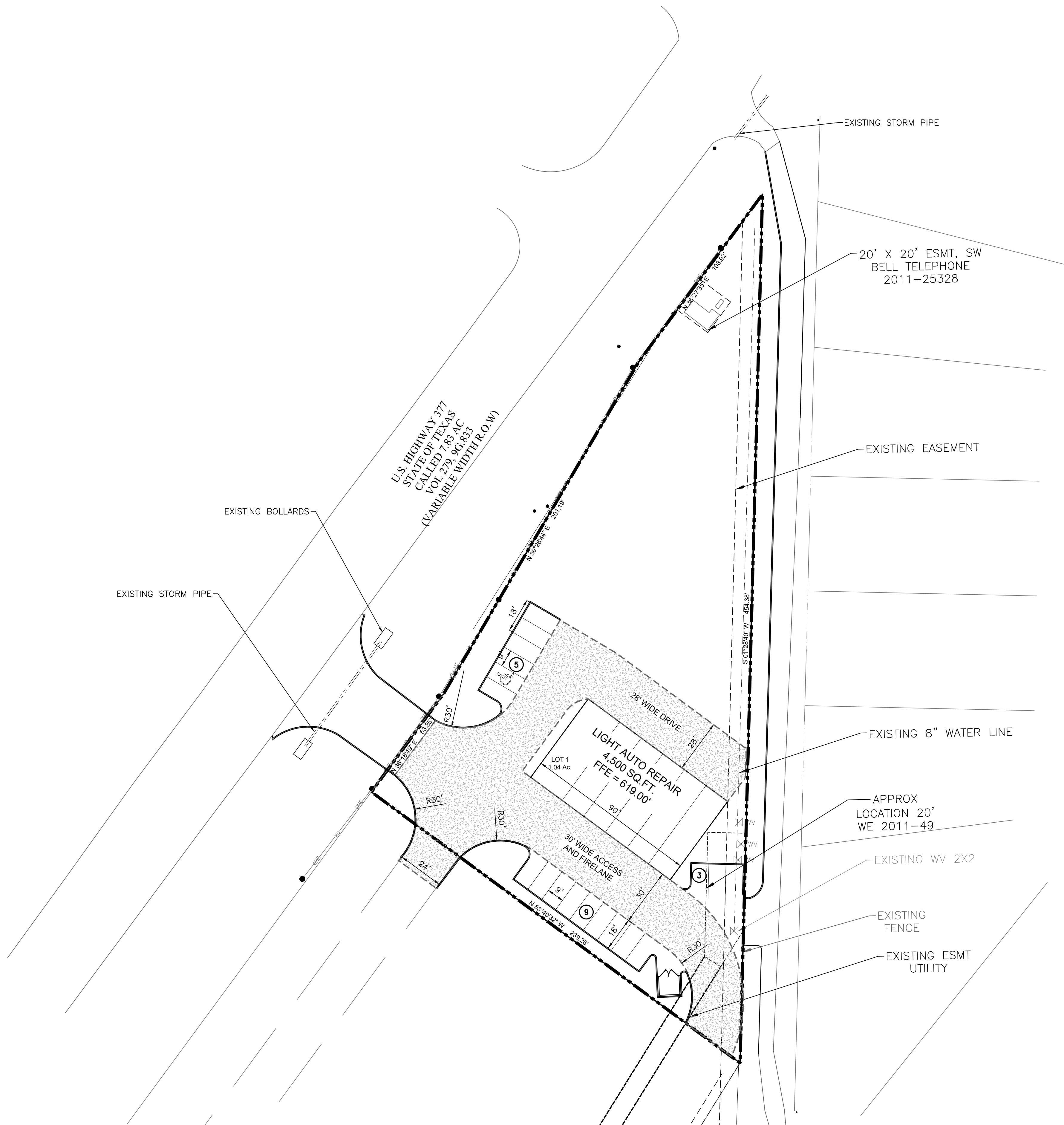
David H. Recht

CHECKED BY
NM
DHR JOB No.

ISSUE DATE: 16/12/2021

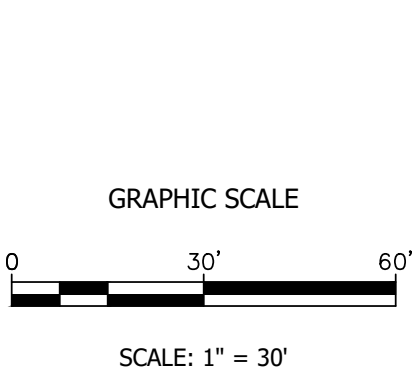
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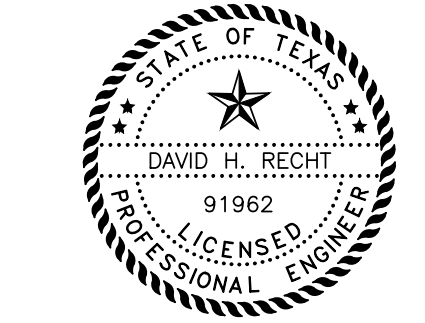
LEGEND

- PROPOSED 6" FIRE LANE, CONCRETE PAVEMENT (PER CITY DETAIL) REINFORCED WITH #4 BARS ON 24" O.C.E.W. 6" LIME STABILIZED SUBGRADE WILL BE PROVIDED UNDER FIRE LANE PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS.
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- PROPOSED FIRE LANE AND ACCESS ESMT.



**AUTOMOTIVE IMPROVEMENTS
CENTER ALONG N US. HWY 377
CITY OF ROANOKE, DENTON COUNTY, TX**

SITE PLAN



December 16, 2021

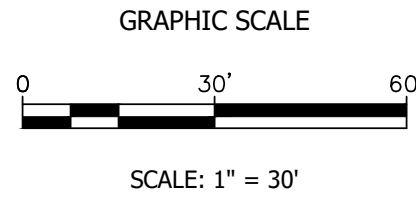
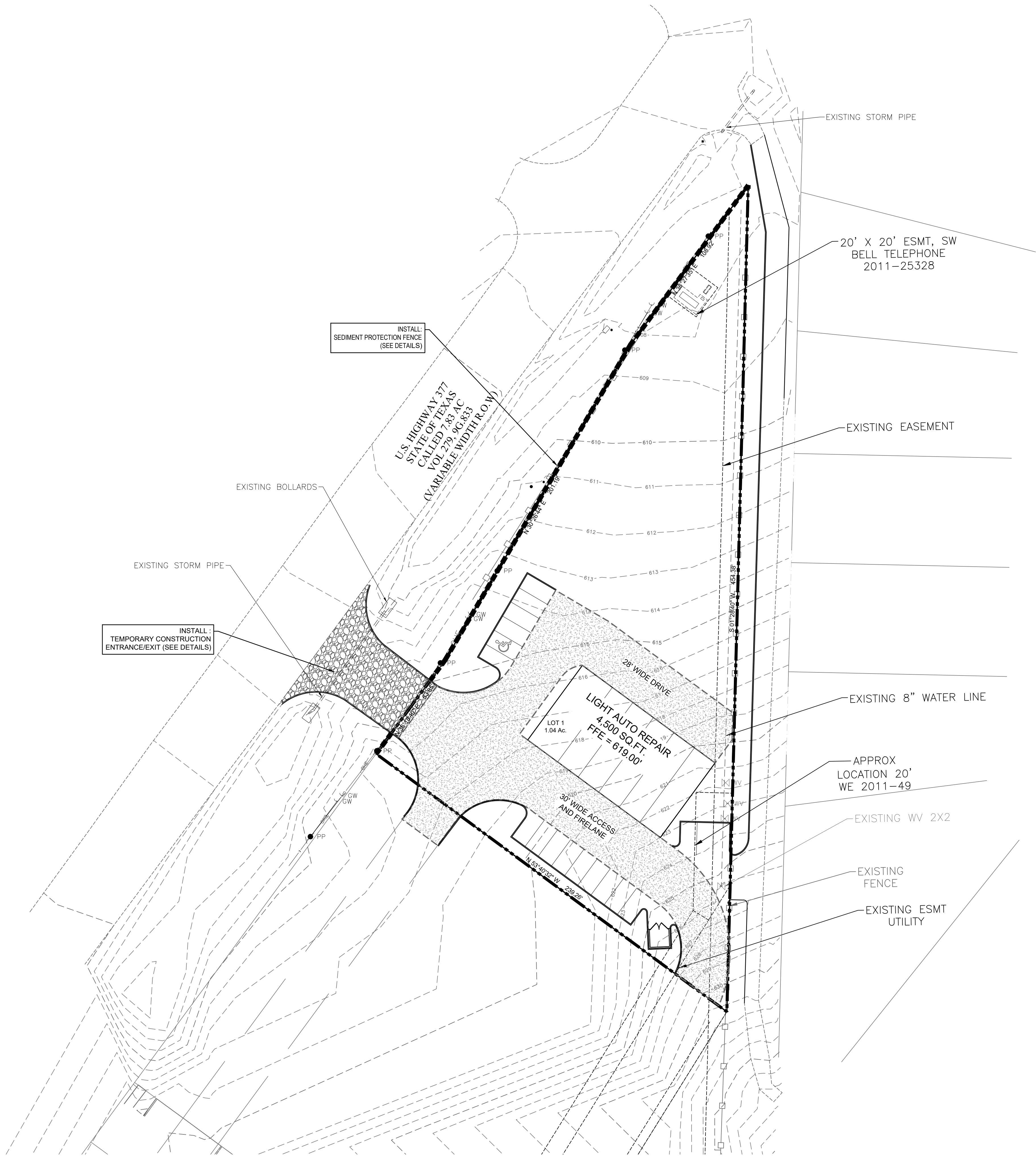
David H. Recht

CHECKED BY NM	
DHR JOB No. ---	
ISSUE DATE:	16/12/2021
SHEET	
C-2.0	

D H R
ENGINEERING, INC.
Civil Engineers
330 DECKER DRIVE
IRVING, TEXAS 75062
TEL (972) 777-0100 FAX (972) 777-0111
TBPE No. : F-9184

CLIENT ADDRESS
BOECAT BLVD
US HWY 377
ROANOKE, TX 7508
CONTACT: EDDIE BROOME
PH: 817-874-7441
FAX: (972)-777-0111

No.	Revision/Issue	Date



LEGEND & ABBREVIATIONS	
PROPOSED SILT FENCE	■■■■■■■■
FLOW DIRECTION	→
PROPOSED SPOT GRADE ELEVATION	X TC = 620.00 TP = 619.50
FINISH FLOOR ELEVATION	FFE
GUTTER ELEV.	GU
SIDEWALK	SW
TOP OF CURB	TC
TOP OF PAVEMENT	TP
BOTTOM OF WALL	BW
TOP OF WALL	TW
FLOWLINE	FL
EXISTING BOTTOM OF WALL	EX-BW
FINISH GRADE	FG
PROPOSED STORM SEWER	=====
PROPOSED CURB INLET	□
STORM-AREA-INLET	■
STORM SEWER JUNCTION BOX	□
EXISTING STORM SEWER	=====

No.	Revision/Issue	Date

CLIENT ADDRESS
BOECAT BLVD
US HWY 377
ROANOKE, TX 75208
CONTACT: EDDIE BROOME
PH: 817.874.7441
FAX: (872)-717-0111

FIRM NAME AND ADDRESS
D H R
ENGINEERING, INC.
Civil Engineers
330 DECKER DRIVE
IRVING, TEXAS 75062
TEL (972) 717-0100 FAX (972) 717-0111
TBPE No. : F-9184

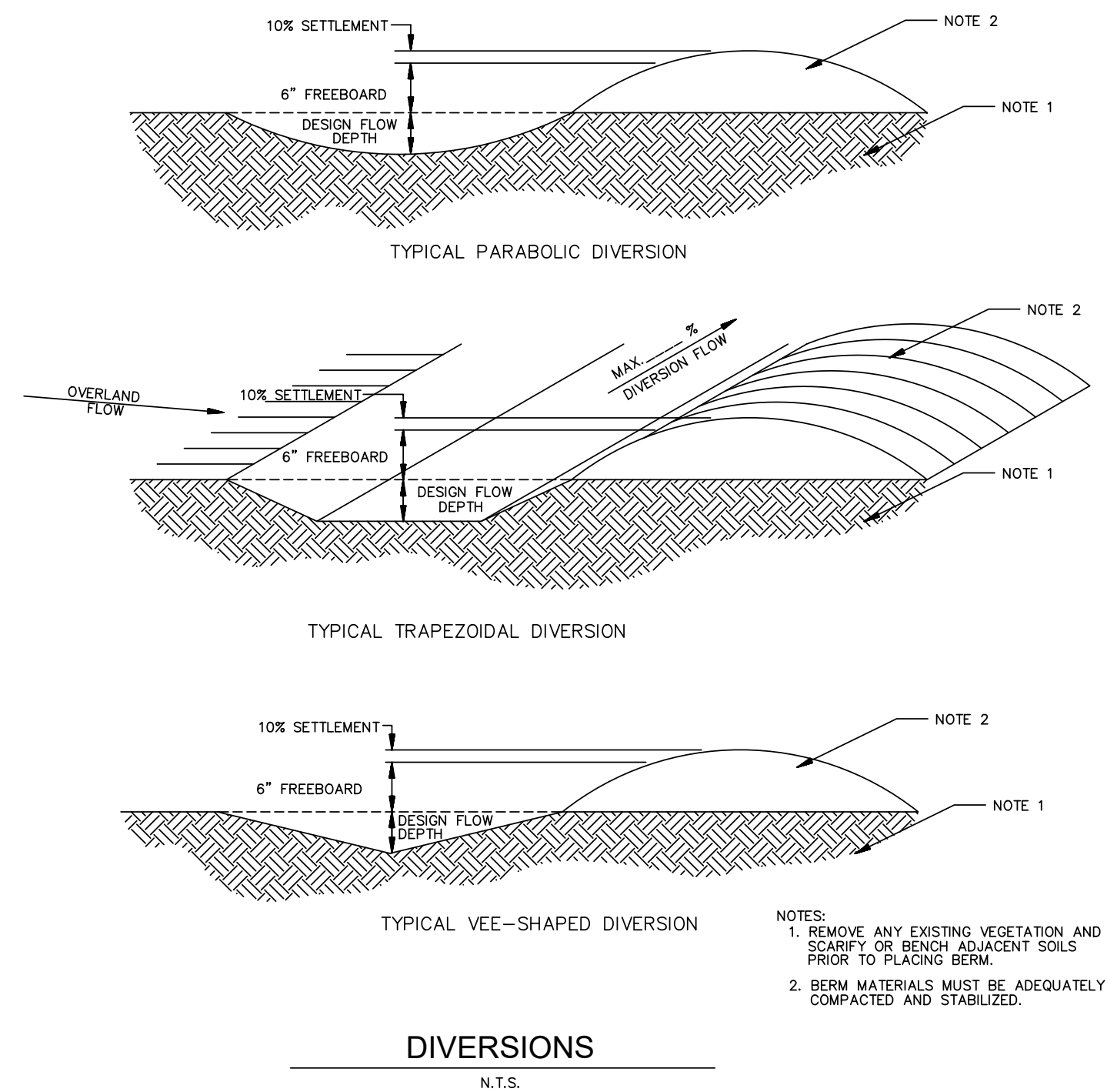
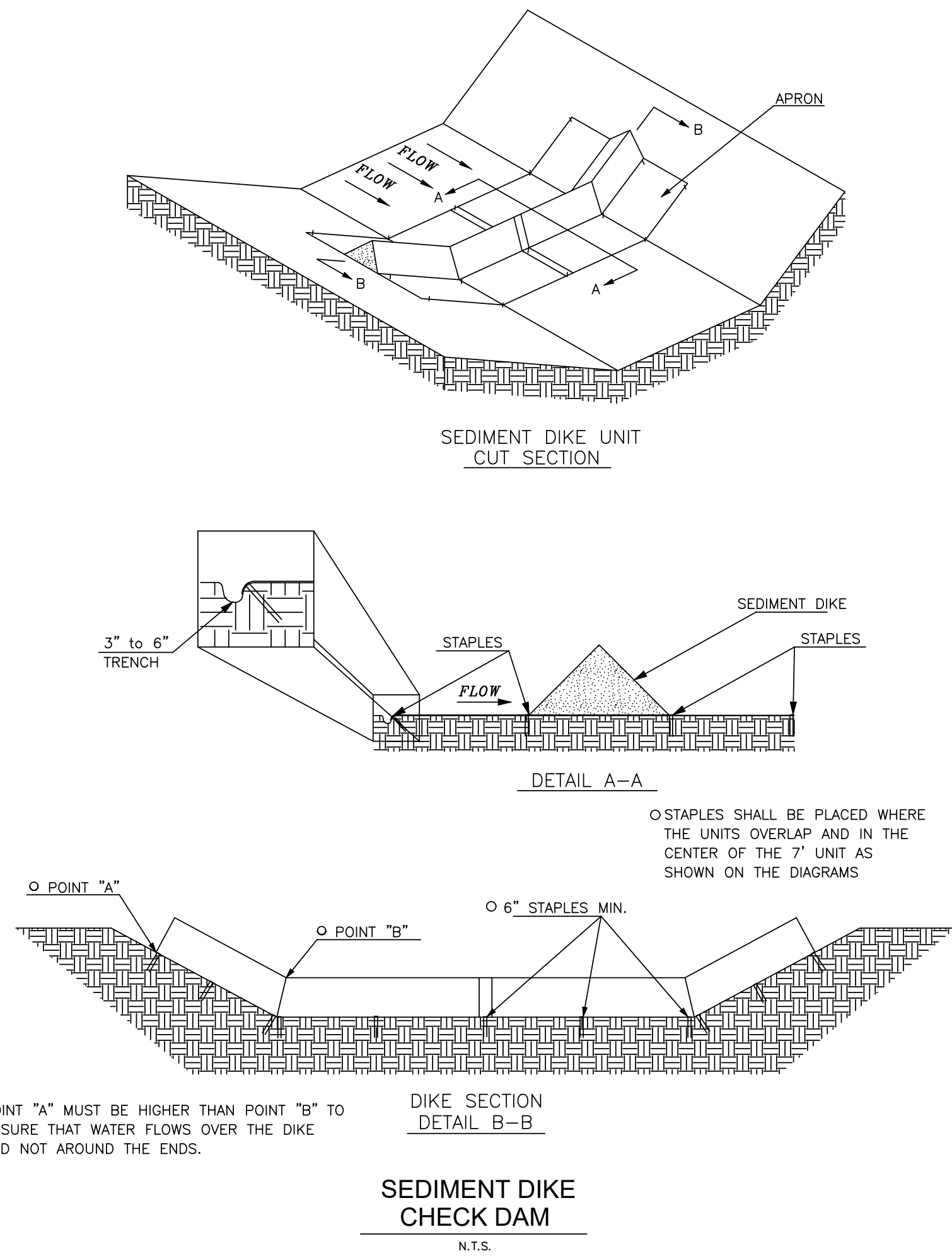
**AUTOMOTIVE IMPROVEMENTS
CENTER ALONG N US. HWY 377
CITY OF ROANOKE, DENTON COUNTY, TX**

EROSION CONTROL PLAN

December 16, 2021
David H. Recht

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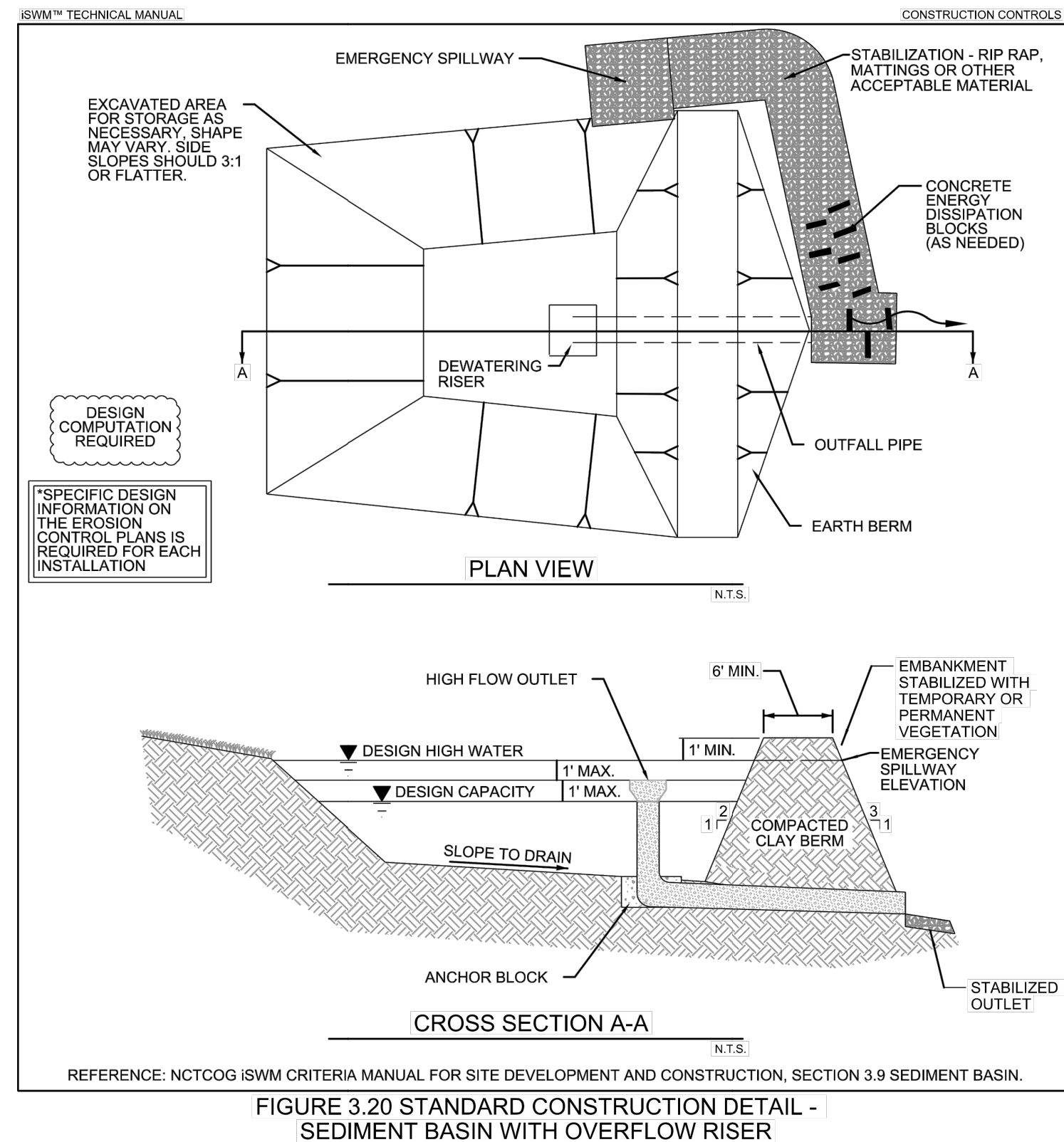
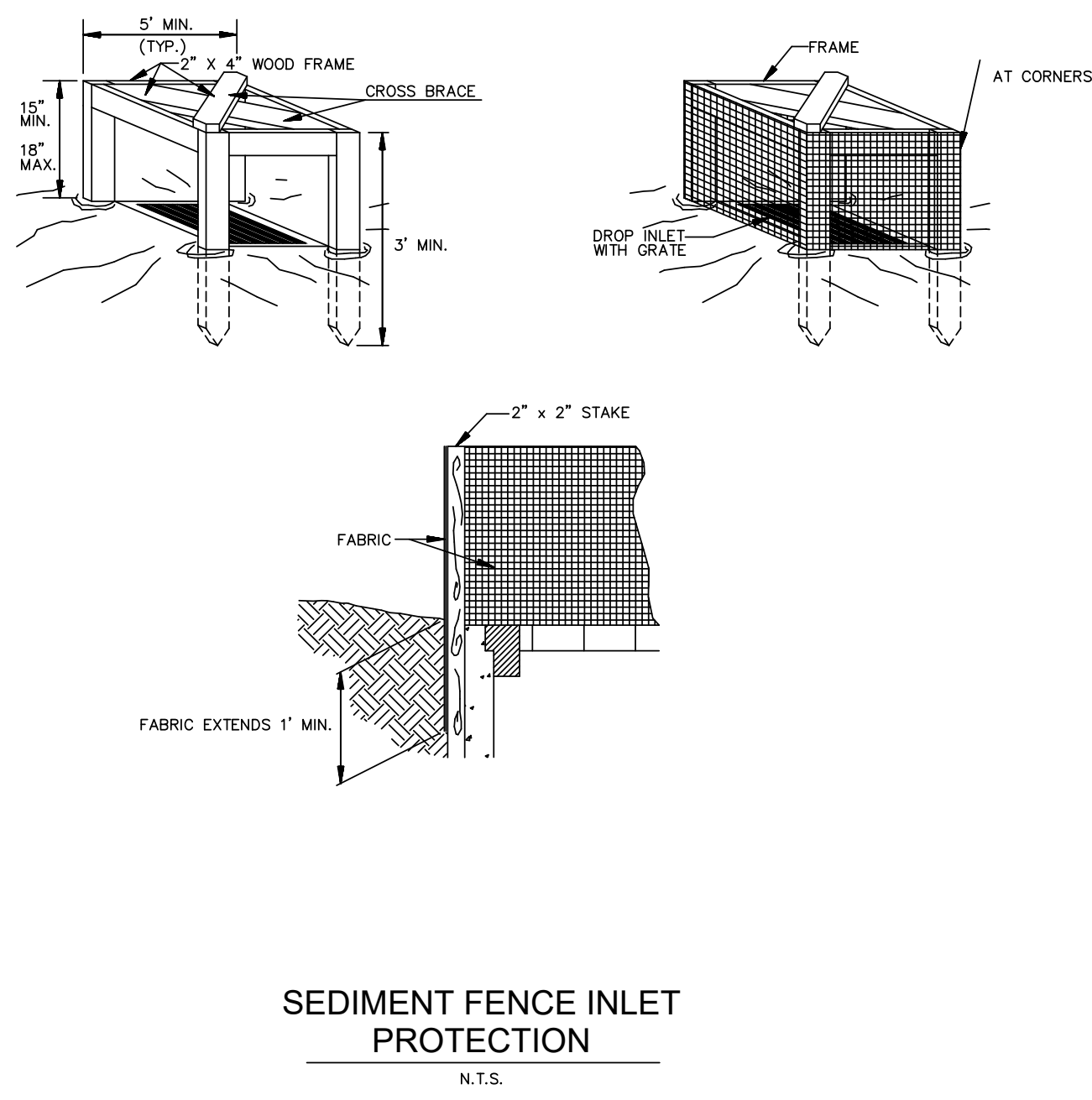
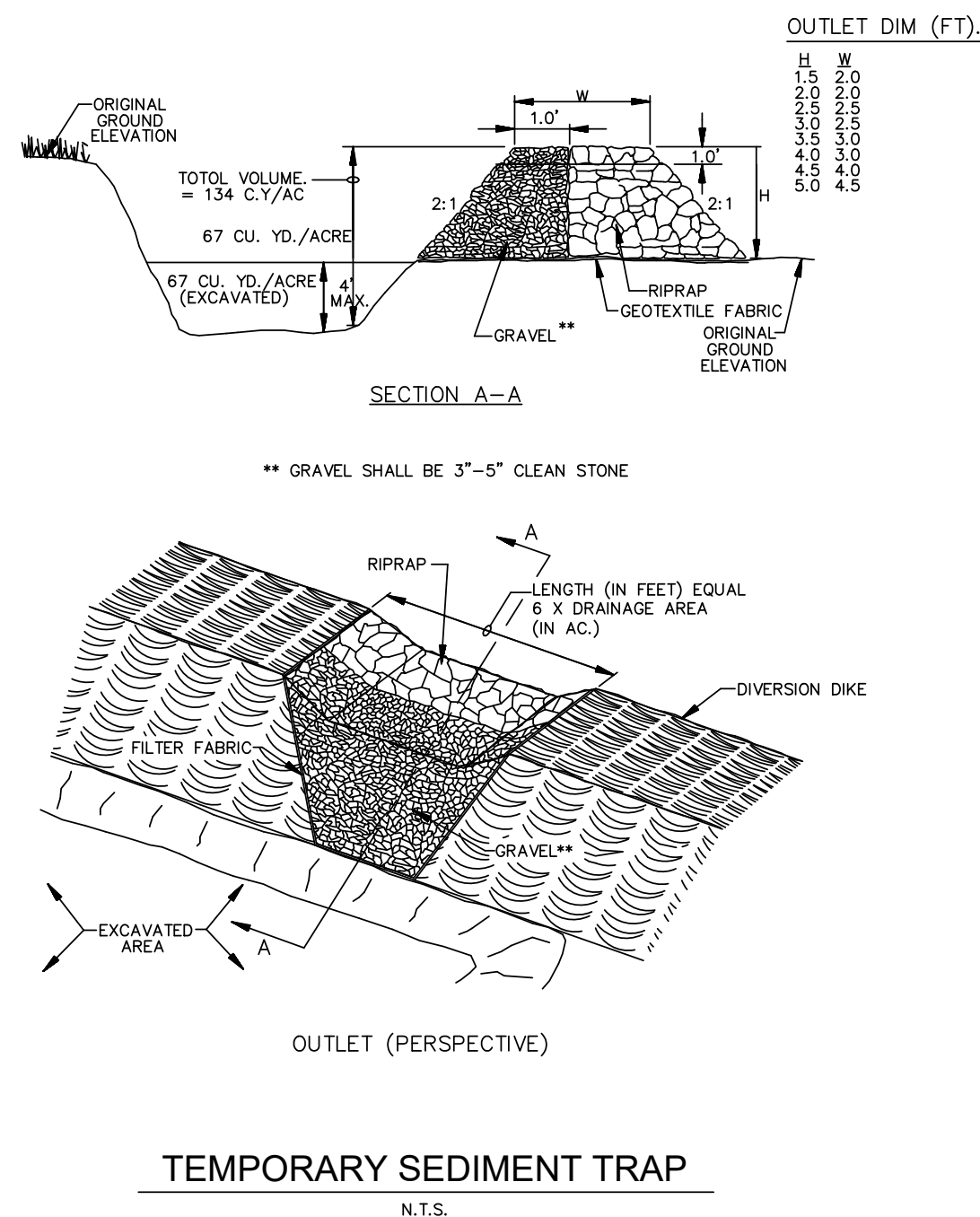
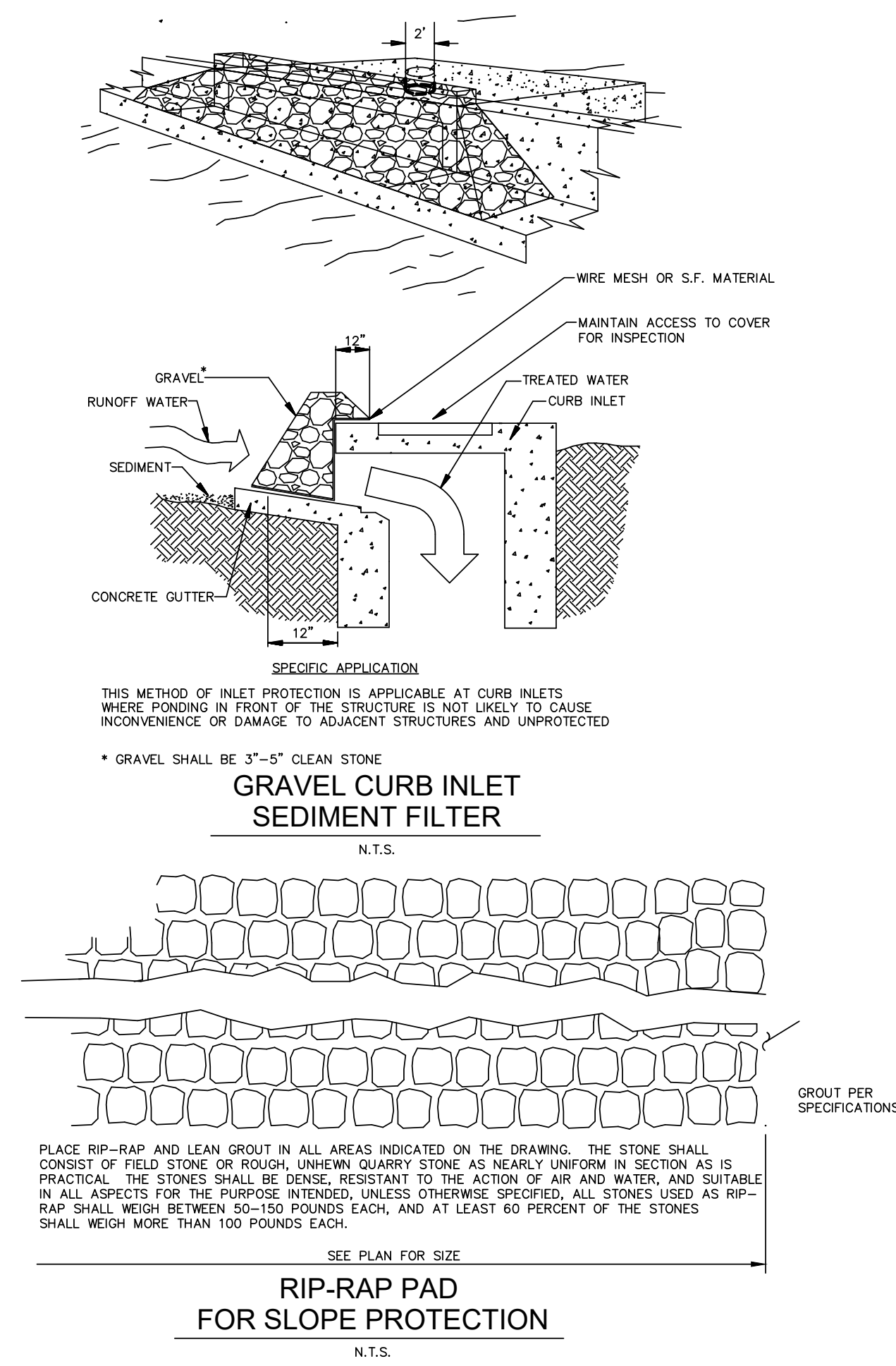
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US HWY 377
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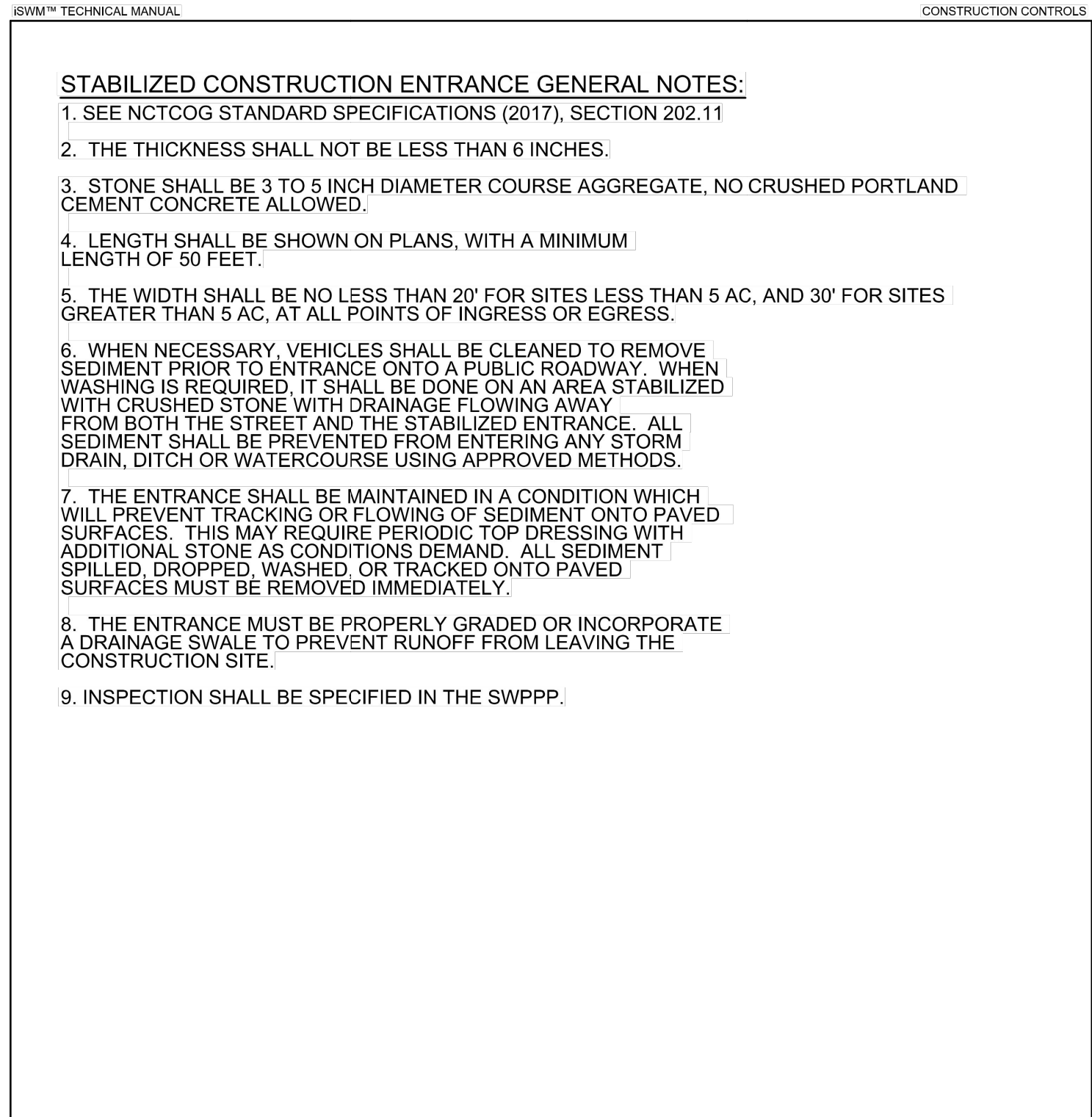
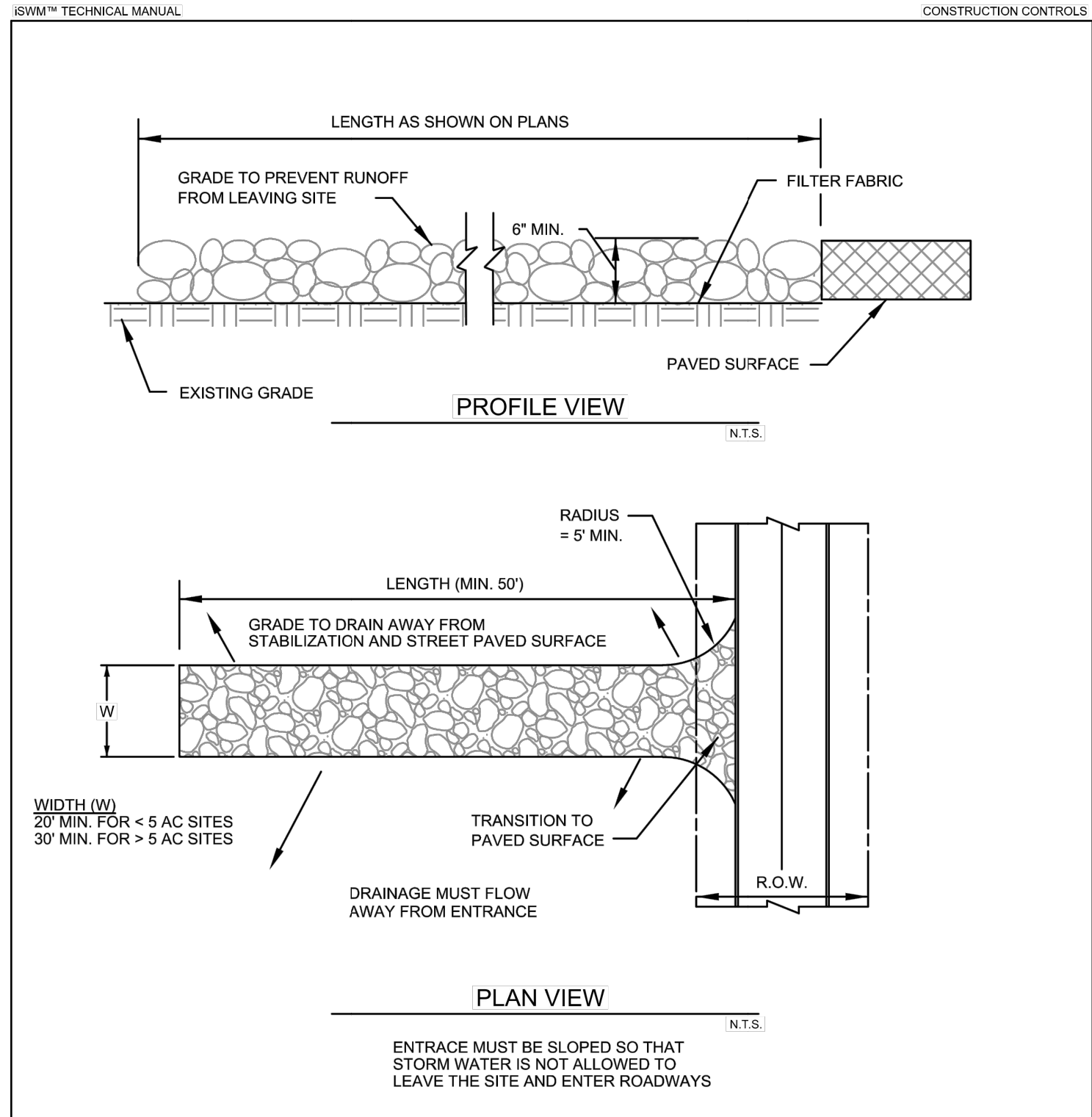
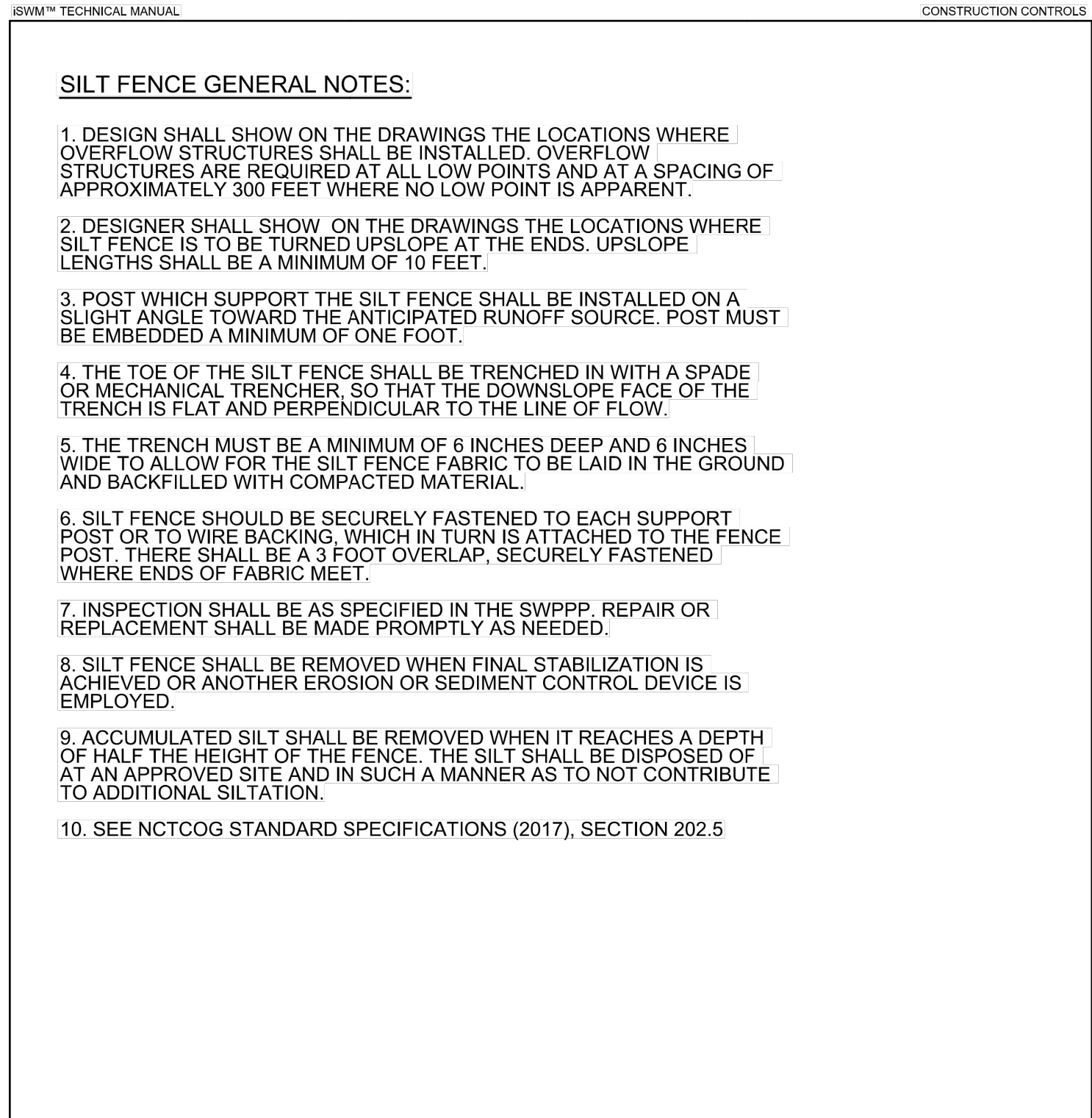
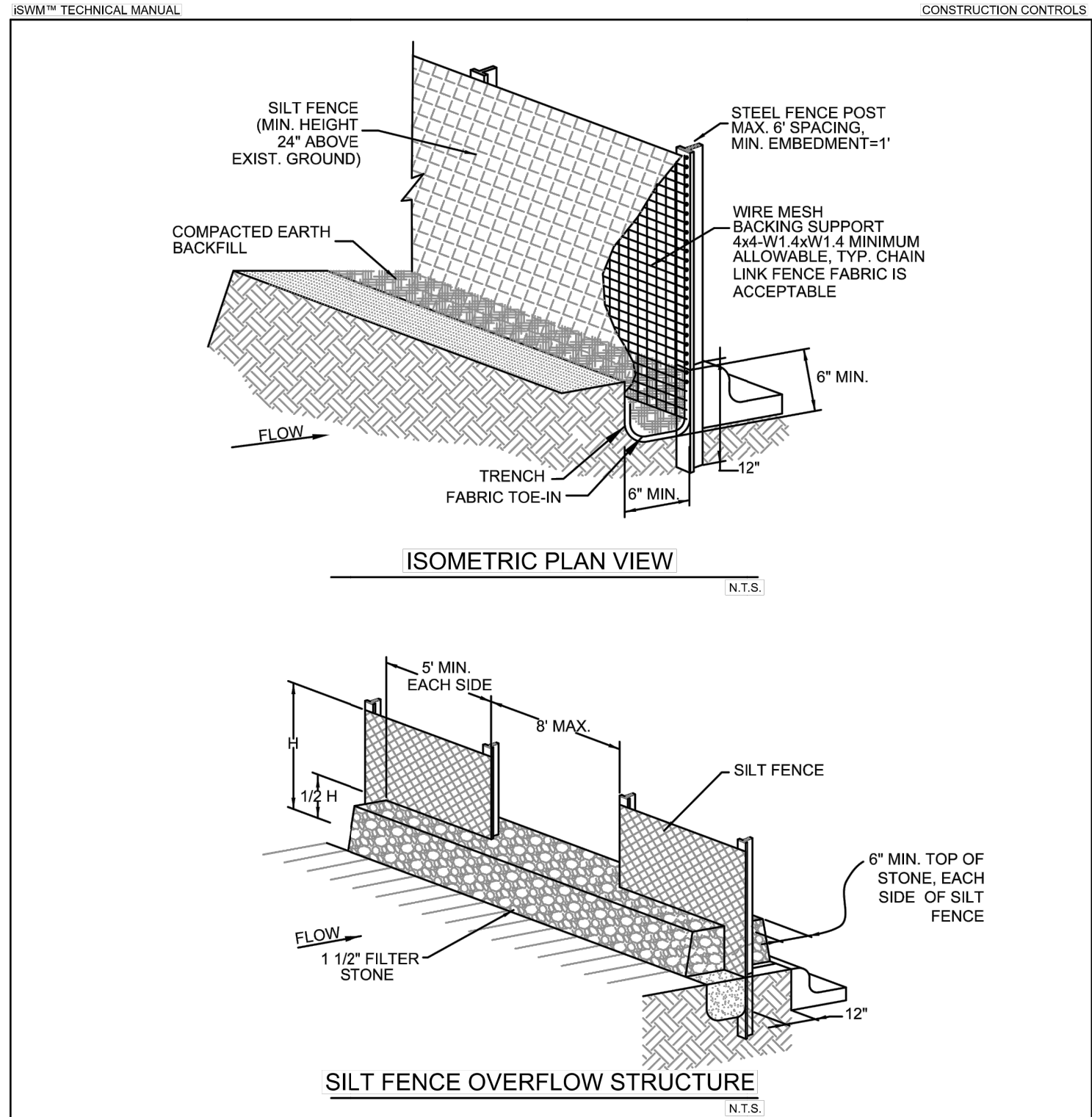
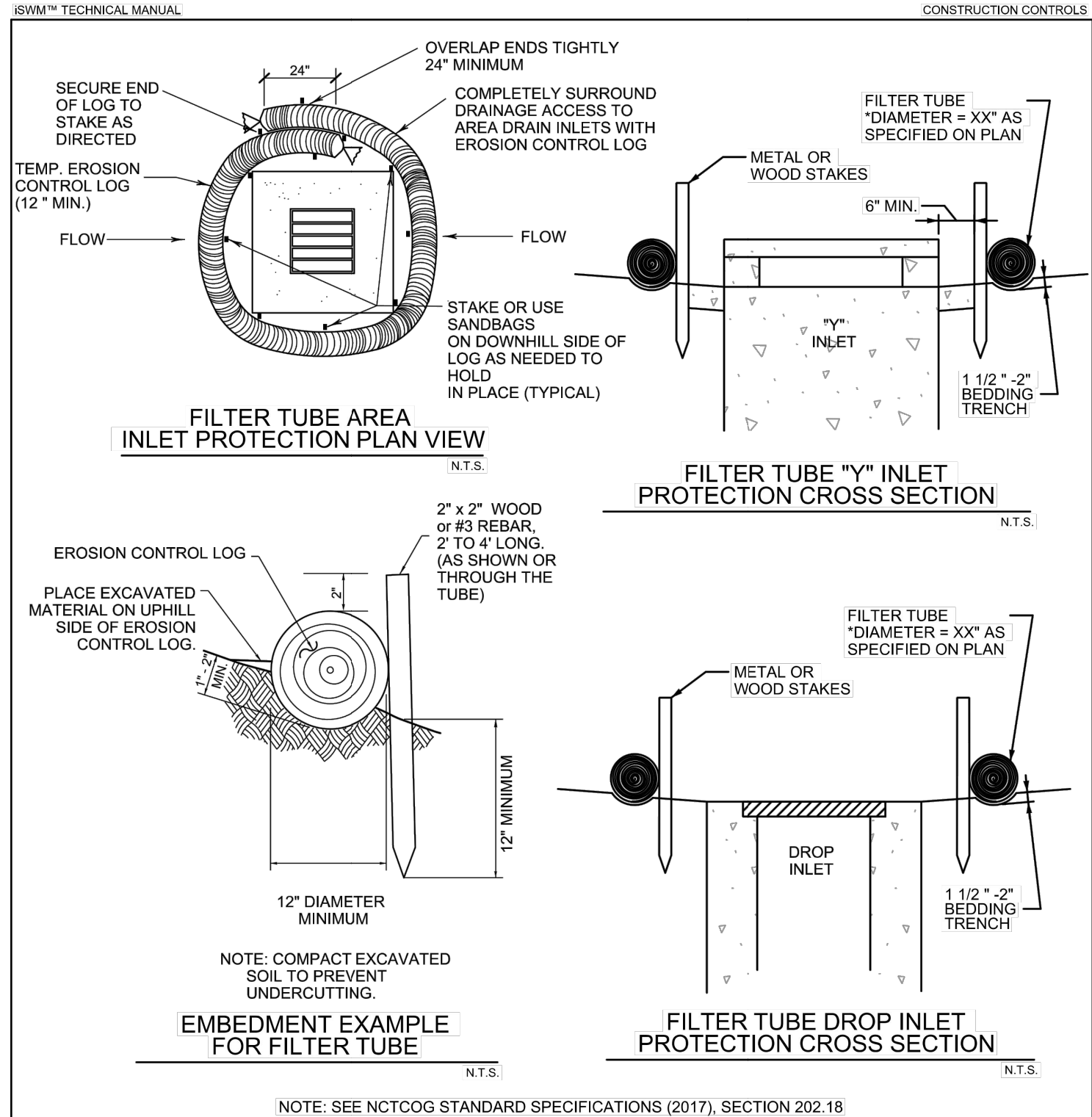
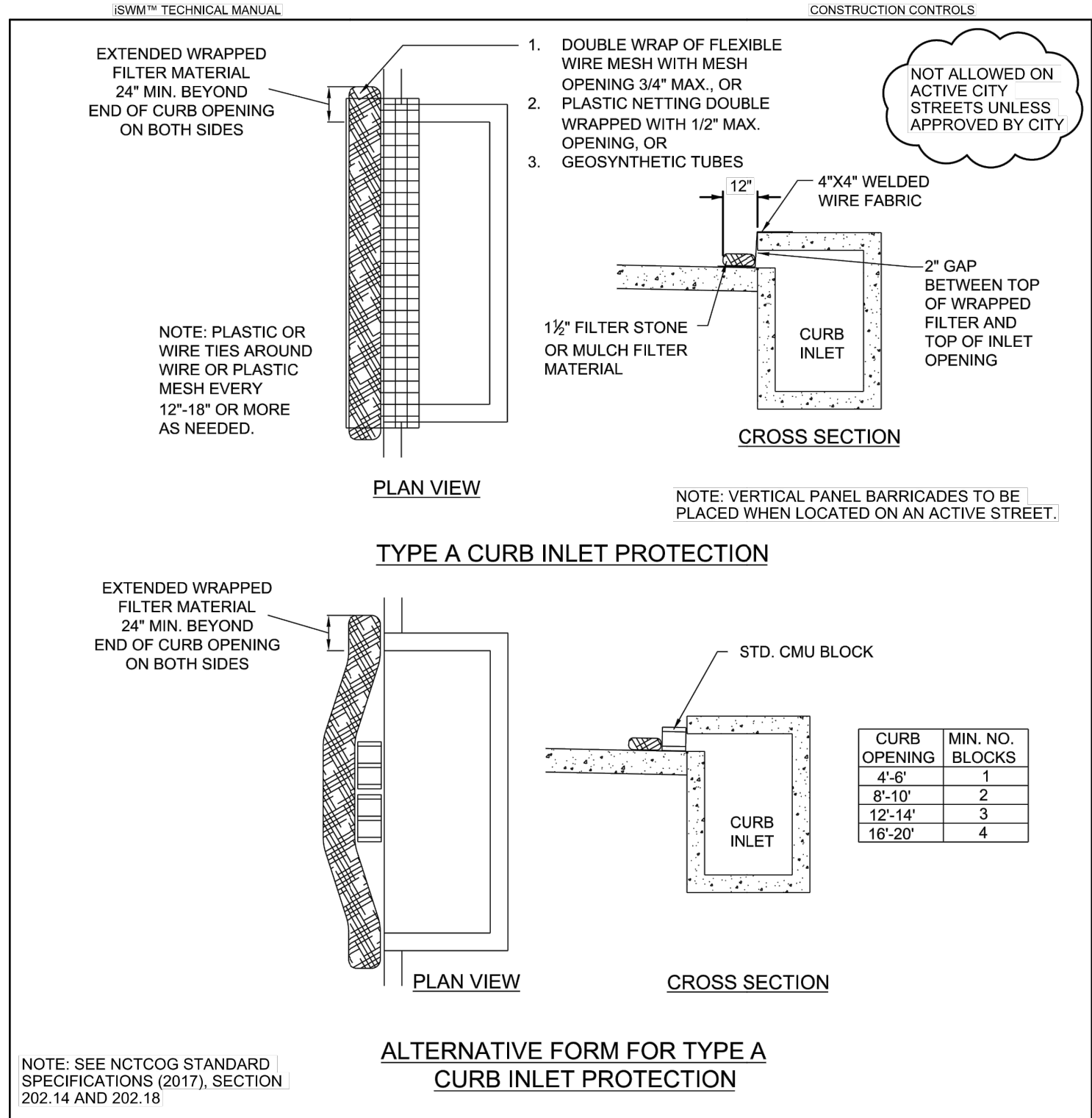
EROSION CONTROL NOTES



December 16, 2021

David H. Rescht

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ROANOKE, TX 75088
CONTACT: EDDIE BROOKE
PH: 817.874.7441
FAX: (972) 717-0111

ENGINEERING, INC.

Civil Engineers

330 DECKER DRIVE
IRVING, TEXAS 75062

TEL: (972) 717-0100 FAX: (972) 717-0111

TBPE No. : F-9184

AUTOMOTIVE IMPROVEMENTS
CENTER ALONG N US. HWY 377
CITY OF ROANOKE, DENTON COUNTY, TX

EROSION CONTROL NOTES-2

STATE OF TEXAS

DAVID H. RECHT

91962

PROFESSIONAL ENGINEER

December 16, 2021

David H. Recht

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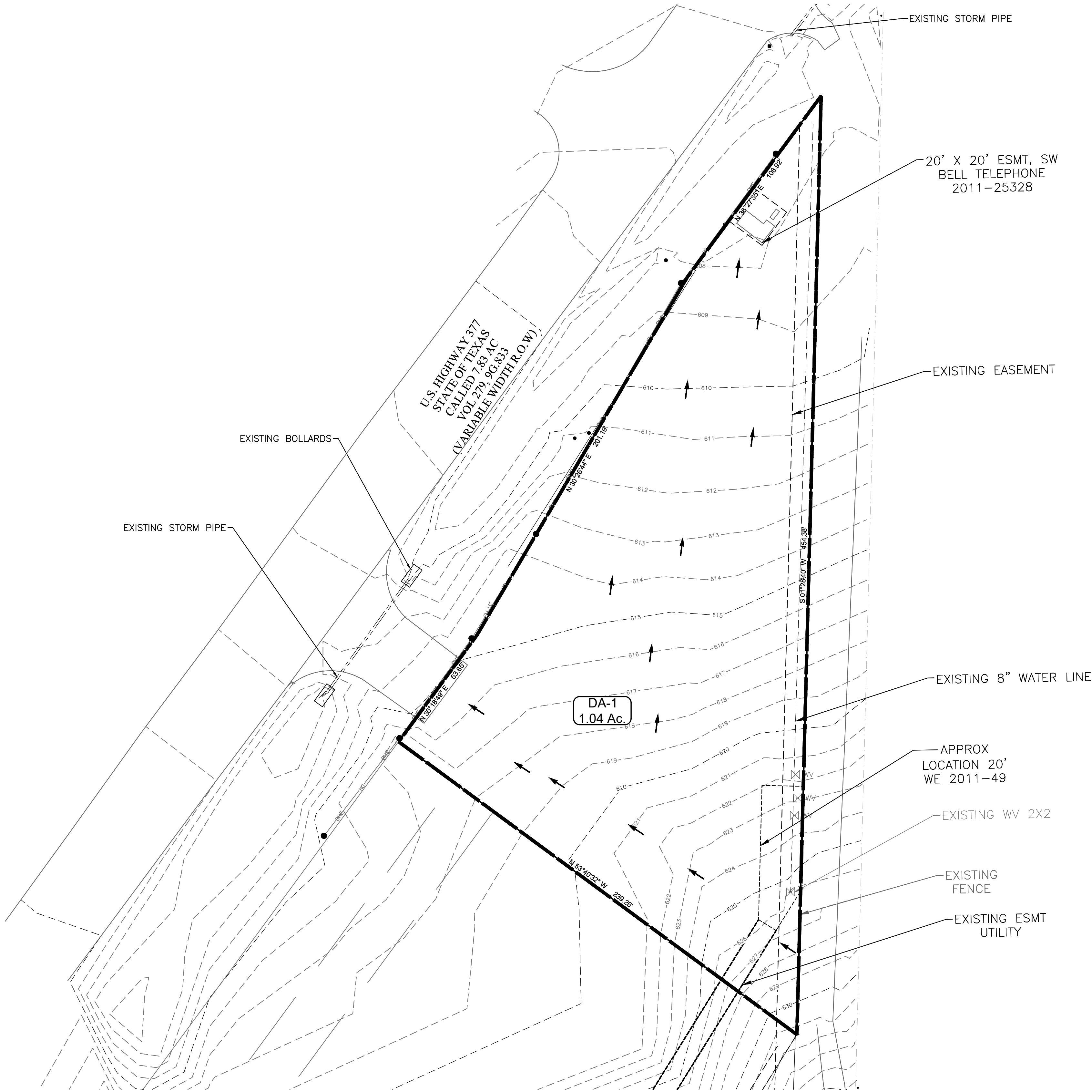


TABLE 1: EXISTING 100 YR STORM DRAINAGE CHART CALCULATIONS

Drainage	Total	Runoff	Time of	Rainfall Intensity					Design Discharge		
Area	Area	Coefficient	Concentration								Flow
No.		(Allowable)	Tc	I5	I10	I25	I100	Q5	Q10	Q25	Q100
	(Acres)	Cw	(Min.)	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)
DA 1	1.04	0.30	15.0	5.09	5.65	6.49	7.80	1.6	1.8	2.0	2.4
TOTAL PROJECT FLOWS									1.8	2.0	2.4

LEGEND

EXISTING CONTOURS

ONSITE DRAINAGE AREA DELINEATION

OFF SITE DRAINAGE AREA DELINEATION

EXISTING STORM SEWER

EXISTING CURB INLET

EXIST FLOW DIRECTION

DA-2
11.3 AC

DRAINAGE AREA
AREA OF BASIN

N

GRAPHIC SCALE



SCALE: 1" = 20'

AUTOMOTIVE IMPROVEMENTS
CENTER ALONG N US. HWY 377
CITY OF ROANOKE, DENTON COUNTY, TX

EXISTING DRAINAGE PLAN

DR
H
R

ENGINEERING, INC.

Civil Engineers

330 DECKER DRIVE

IRVING, TEXAS 75062

TEL (972) 717-0100 FAX (972) 717-0111

TBPE No. : F-9184

CLIENT ADDRESS
BOECAT BLVD
US HWY 377
ROANOKE, TX 75008
CONTACT: EDDIE BROOME
PH: 817.874.7441
FAX: (972) 717-0111

No.	Revision/Issue	Date

STATE OF TEXAS

DAVID H. RECHT

91962

PROFESSIONAL ENGINEER

December 16, 2021

David H. Recht

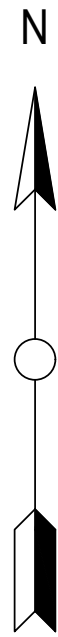
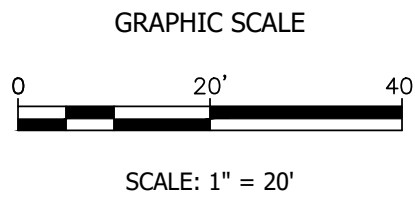
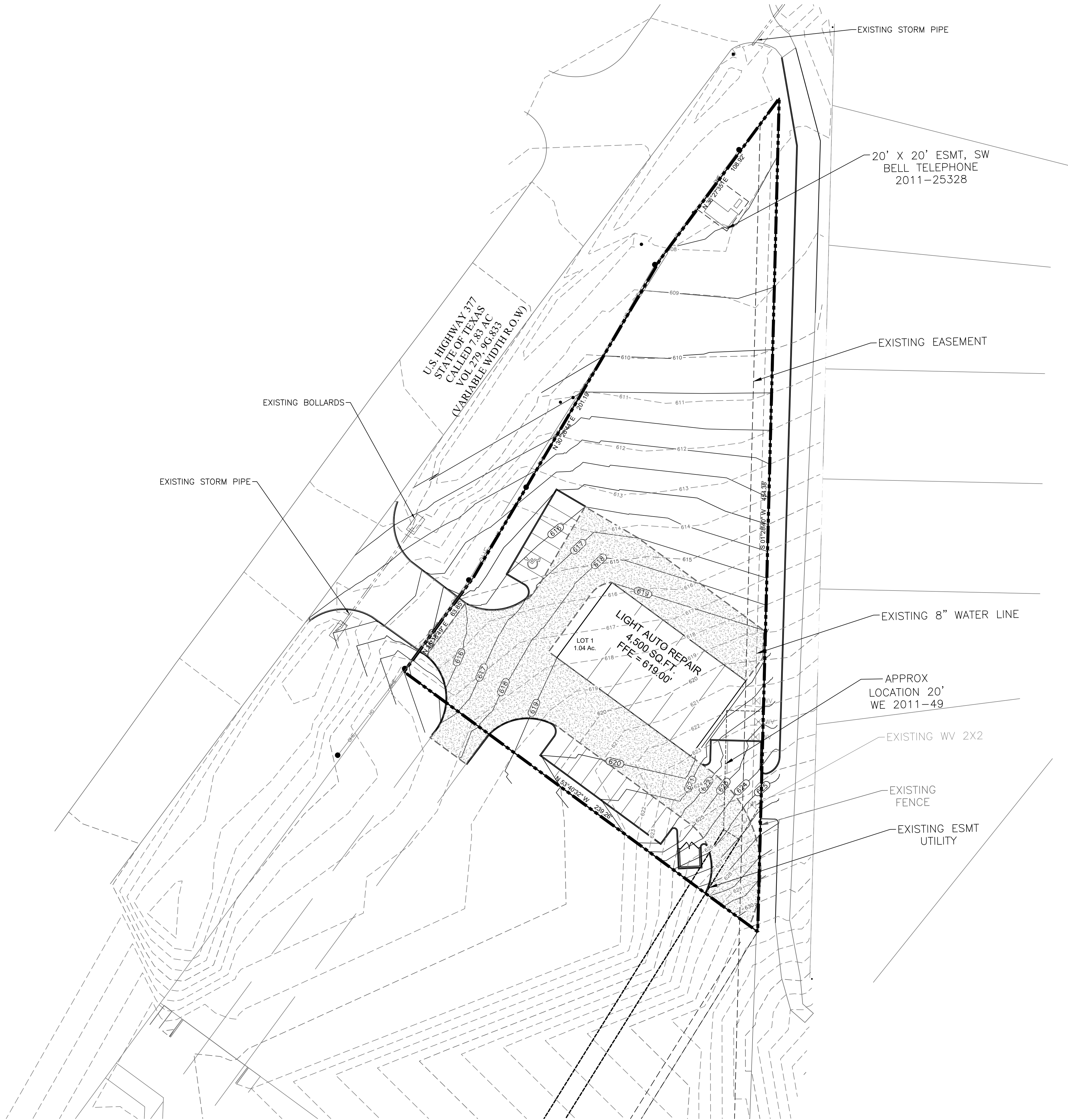
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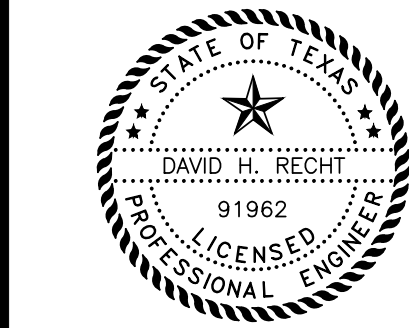
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AUTOMOTIVE IMPROVEMENTS
CENTER ALONG N US. HWY 377
CITY OF ROANOKE, DENTON COUNTY, TX

GRADING PLAN



December 16, 2021

David H. Recht

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ISSUE DATE: 16/12/2021

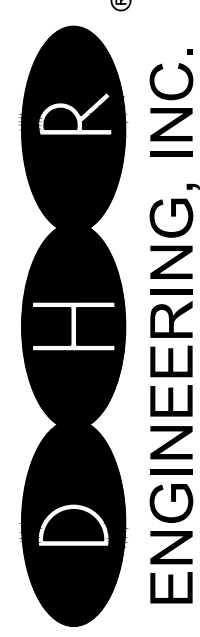
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CLIENT ADDRESS

BOECAT BLVD
US HWY 377
ROANOKE, TX 76208
CONTACT: EDDIE BROOME
PH: 817.874.7441
FAX: (817) 717-0111

FIRM NAME AND ADDRESS



Civil Engineers

330 DECKER DRIVE
IRVING, TEXAS 76062

TEL (972) 717-0100 FAX (972) 717-0111

TBPE No. : F-9184

No.

Revision/Issue

Date

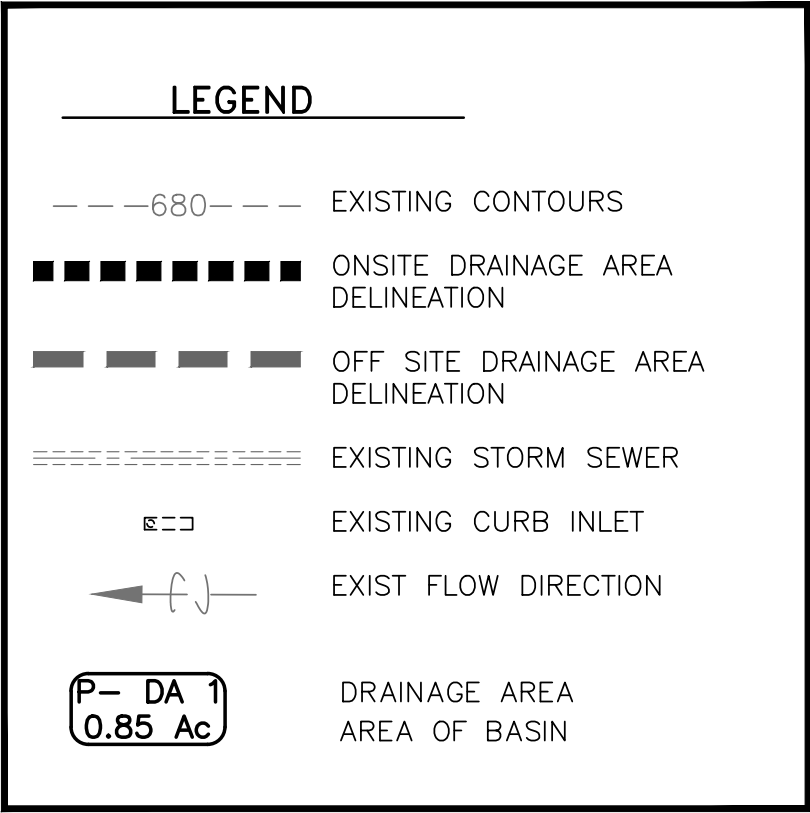
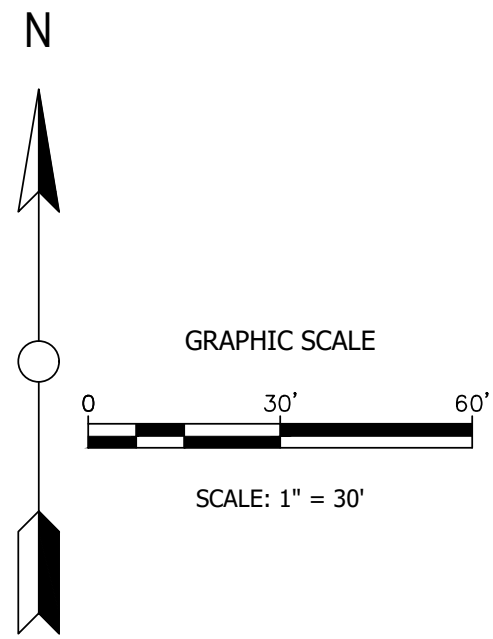
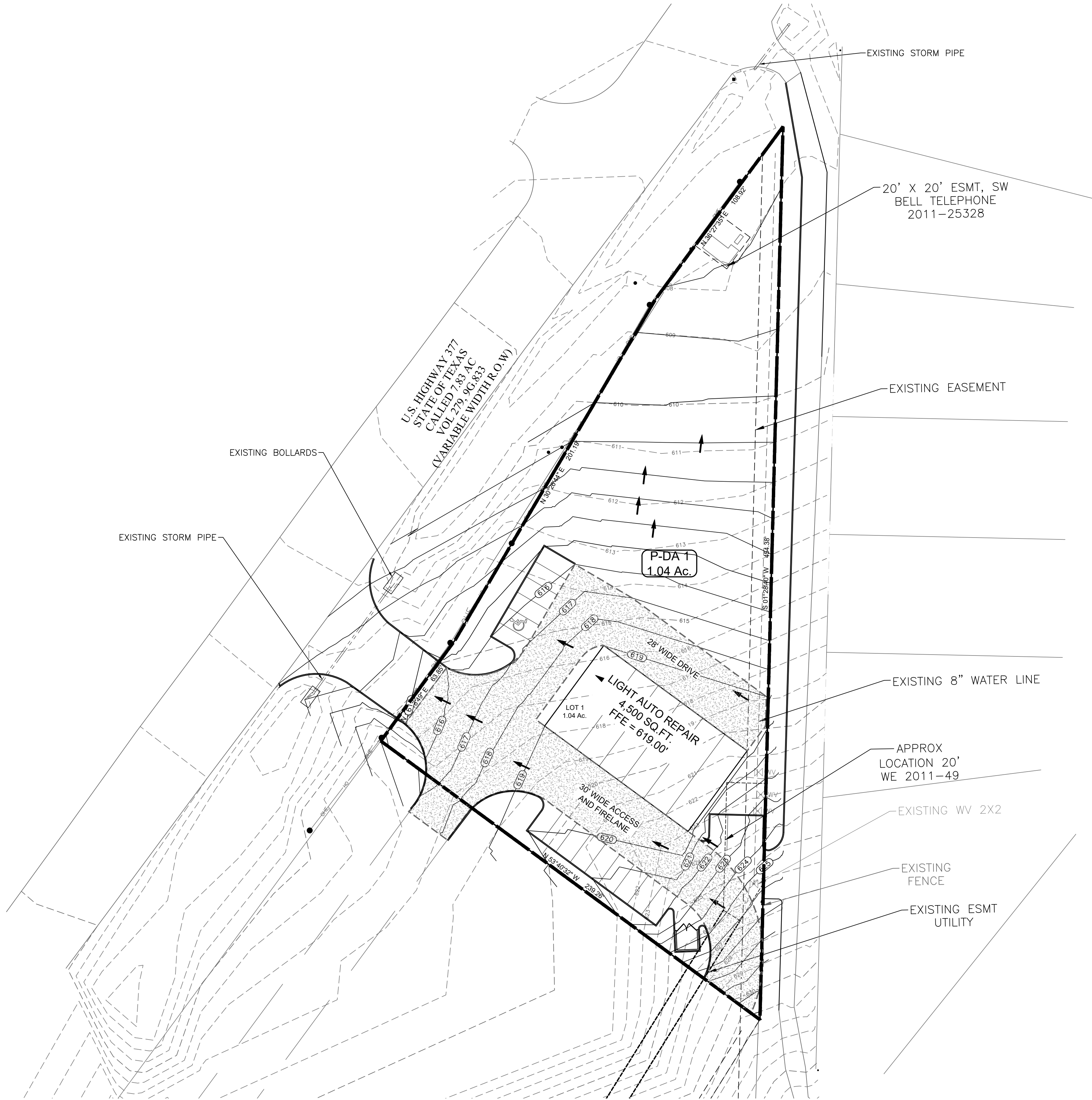


TABLE 2: POST DEVELOPED RUNOFF CHART CALCULATIONS												
Drainage	Total	Runoff	Time of	Rainfall Intensity				Design Discharge				Notes
Area	Area	Coefficient	Concentration									
No.			Tc	I5	I10	I25	I100	Q5	Q10	Q25	Q100	
	(Acres)	C	(Min.)	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	
P-DA 1	1.04	0.90	10.0	5.88	6.48	7.44	8.88	5.50	6.07	6.96	8.31	ON-SITE
TOTAL PROJECT FLOWS (ON SITE)								5.50	6.07	6.96	8.31	

No.	Revision/Issue	Date

CLIENT ADDRESS

BOECAT BLVD
US HWY 377
ROANOK, TX 75088
CONTACT: EDDIE BROOME
PH: 817.874.7441
FAX: (872)-717-0111

FIRM NAME AND ADDRESS

D H R
ENGINEERING, INC.
Civil Engineers
320 DECKER DRIVE
IRVING, TEXAS 75062
TEL (972) 717-0100 FAX (972) 717-0111
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**AUTOMOTIVE IMPROVEMENTS
CENTER ALONG N US. HWY 377
CITY OF ROANOK, DENTON COUNTY, TX**

PROPOSED DRAINAGE PLAN

December 16, 2021

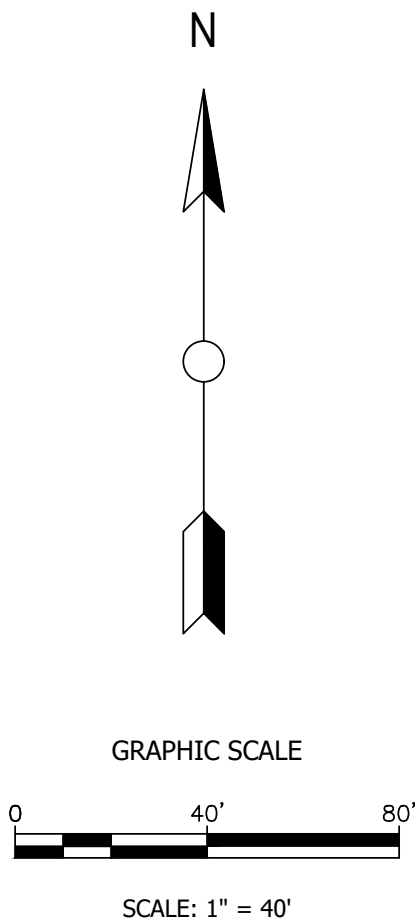
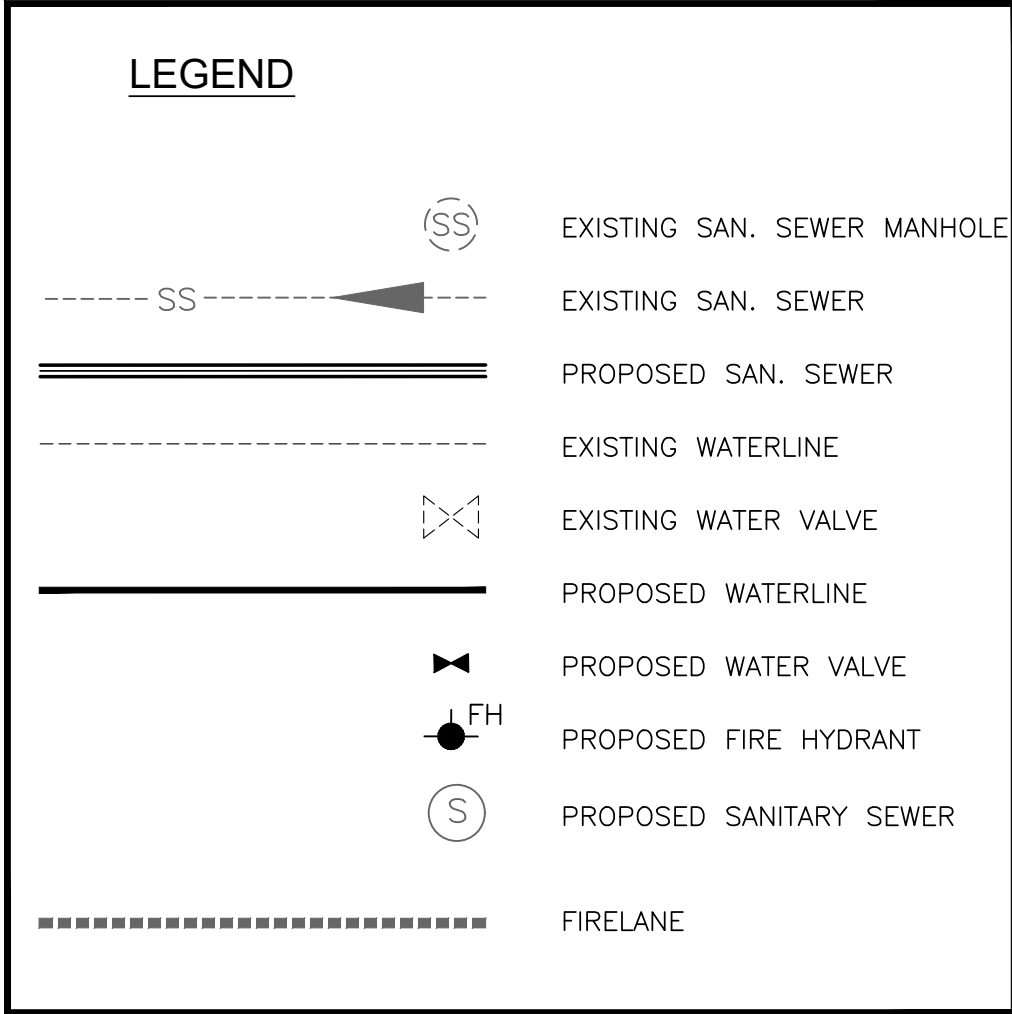
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ISSUE DATE: 16/12/2021

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US HWY 377
ROANOKE, TX 76208
CONTACT: EDDIE BROOME
PH: 817.874.7441
FAX: (972)-717-0111**

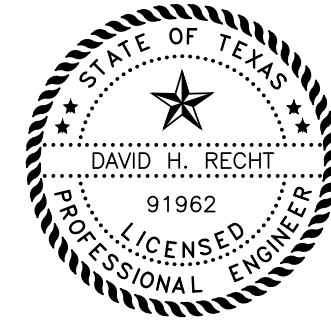
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ENGINEERING, INC.

Civil Engineers
320 DECKER DRIVE
IRVING, TEXAS 75062
TEL (972) 717-0100 FAX (972) 717-0111

TYPE NO. : F-9184

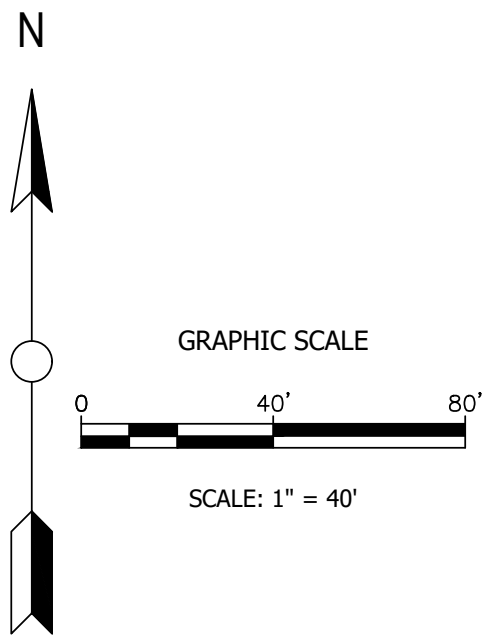
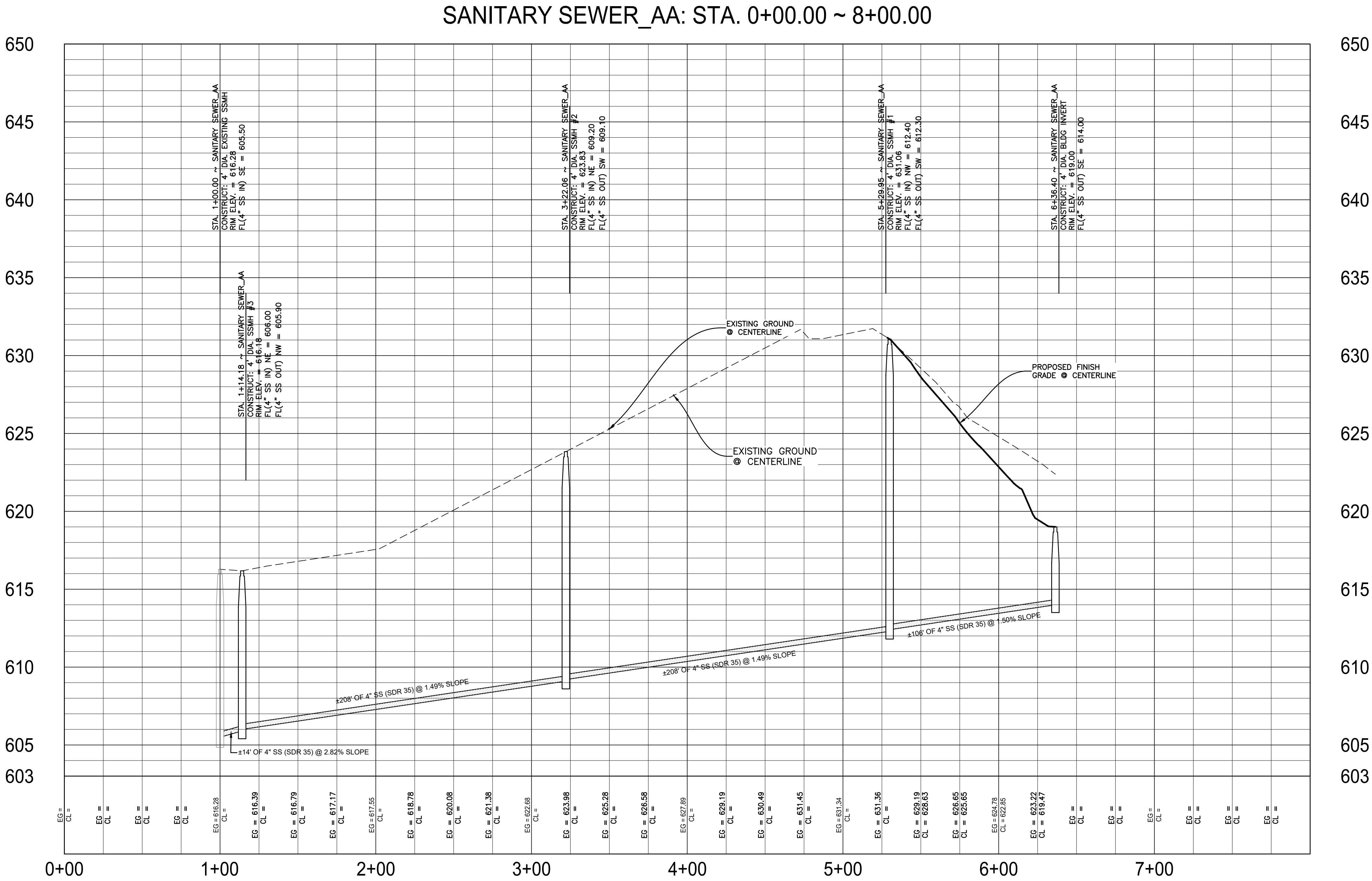
**AUTOMOTIVE IMPROVEMENTS
CENTER ALONG N US. HWY 377
CITY OF ROANOKE, DENTON COUNTY, TX**

UTILITY PLAN



December 16, 2021
David H. Reicht

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US HWY 377
ROANOKE, TX 75088
CONTACT: EDDIE BROOME
PH: 817.974.7441
FAX: (972) 717-0111

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ENGINEERING, INC.[®]

Civil Engineers

320 DECKER DRIVE

IRVING, TEXAS 75062

TEL (972) 717-0100 FAX (972) 717-0111

TBPE No. : F-9184

AUTOMOTIVE IMPROVEMENTS
CENTER ALONG N US. HWY 377
CITY OF ROANOKE, DENTON COUNTY, TX

SANITARY SEWER PROFILE

STATE OF TEXAS

DAVID H. RECHT

91962

PROFESSIONAL ENGINEER

December 16, 2021

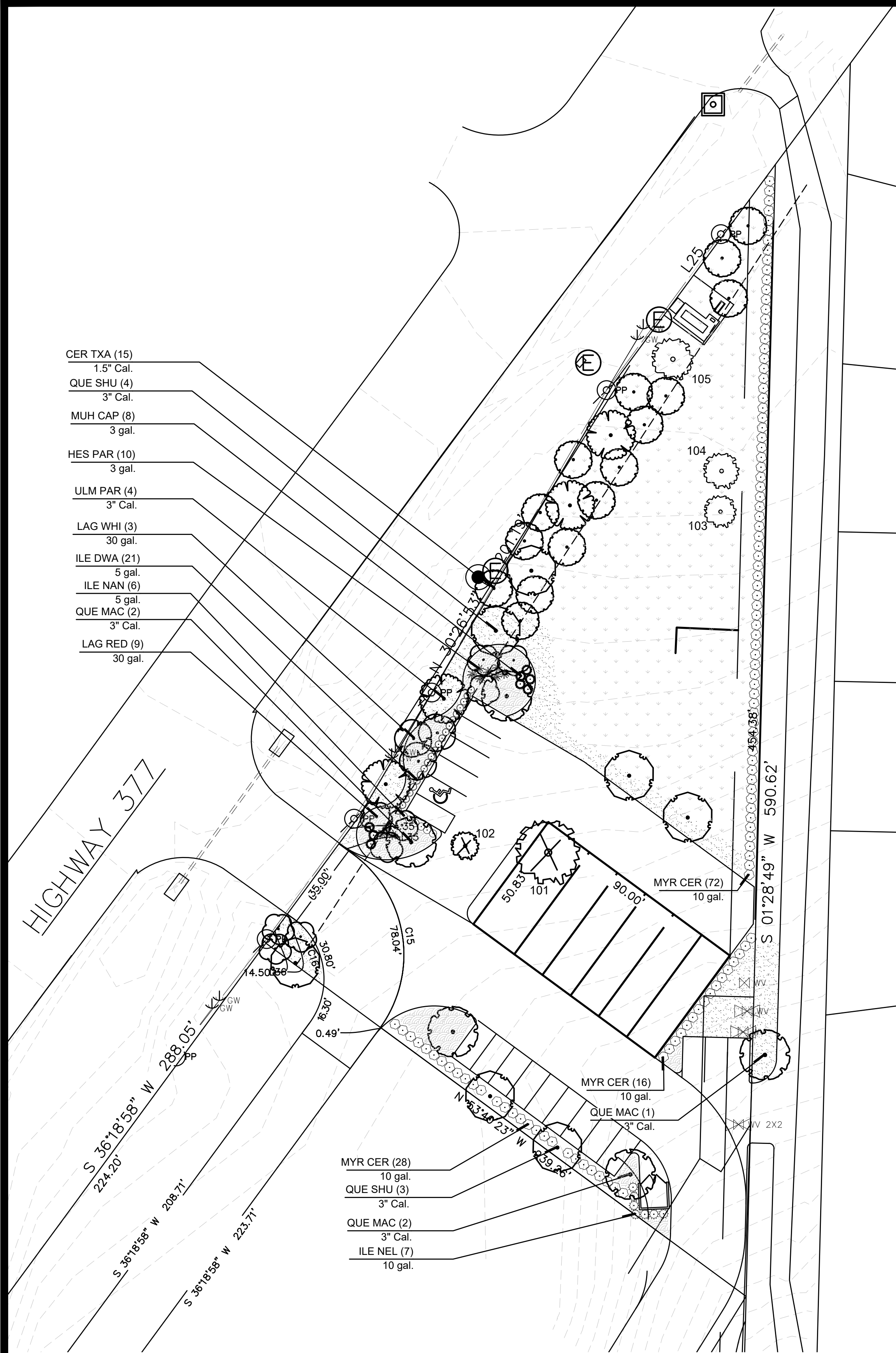
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ISSUE DATE: 16/12/2021

SHEET

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CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



BEFORE YOU DIG...

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

NOTE:

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL HAVE AN IRRIGATION SYSTEM INSTALLED MEETING ALL APPLICABLE CITY CODES AND APPROVED BY THE BUILDING OFFICIAL.
- AT THE TIME OF PERMITTING, A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED BY LICENSED IRRIGATOR WILL BE PROVIDED. IRRIGATION SYSTEM SHALL COMPLY TO ALL CODES AND ORDINANCES.
- TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL OFF SITE DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.
- HYDRO MULCH IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLAN.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES.
- IN CASE OF CONFLICT WITH OTHER NOTES OR SPECIFICATIONS, CITY REQUIREMENTS OVER RULE.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY CODE.
- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- LANDSCAPE CONTRACTOR IS RERSPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.

NOTE: UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CER TXA	15	Cercis canadensis texensis	Texas Redbud	1.5" Cal.	6' Min Ht	As Shown	Single Straight Trunk
	LAG WHI	3	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	30 gal.	6' Min Ht	As Shown	3 to 5 Canes, 1-1/2 Cal.
	LAG RED	9	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle Multi-Trunk	30 gal.	6' Min Ht	As Shown	3 to 5 Canes, 1-1/2" Cal.
	QUE MAC	5	Quercus macrocarpa	Burr Oak	3" Cal.	12' Height Min	50' O.C.	
	QUE SHU	7	Quercus shumardii	Shumard Oak	3" Cal.	12' Height Min	As Shown	
	ULM PAR	4	Ulmus parvifolia	Lacebark Elm	3" Cal.	12' Height Min	As Shown	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	HES PAR	10	Hesperaloe parviflora	Red Yucca	3 gal.	18"-24"	48" O.C.	
	ILE DWA	21	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal.	24" min.	36" O.C.	
	ILE NAN	6	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.	18"-24"	36" O.C.	
	ILE NEL	7	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10 gal.	48"	48" O.C.	
	MUH CAP	8	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	18"-24"	48" O.C.	
	MYR CER	116	Myrica cerifera	Wax Myrtle	10 gal.	48"	48" O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CYN DA2	15,250 sf	Cynodon dactylon	Bermuda Grass	Hydro-Mulch			
	CYN DAC	3,572 sf	Cynodon dactylon	Bermuda Grass	Solid Sod			
	NAS TEN	372	Nassella tenuissima	Mexican Feather Grass	4" pots		24" O.C.	24" o.c.

ROANOKE LANDSCAPE ORDINANCE

LANDSCAPE AREA	20% OF THE LOT SHALL BE LANDSCAPE AREA	
	REQUIRED	PROVIDED
	44,610 SF X 20% = 8,922 SF	22,838 SF
PERIMETER LANDSCAPING	A 25' LANDSCAPE BUFFER AT TYPE 'B' ARTERIAL; 15' ALL OTHERS	
TREE REQUIREMENT FOR BUFFER STRIP	ONE SHADE TREE REQUIRED AT 50' O.C.	
	REQUIRED	PROVIDED
	337 LF/50 = (7) 3" TREES	7 TREES
FOUR ORNAMENTALS REQUIRED PER 50'		
	REQUIRED	PROVIDED
	337 LF/50 X 4 = 27 1-1/2" TREES	27 TREES
PARKING LOT TREES	PARKING LOT SHALL INCLUDE LANDSCAPE AREA WITH (1) SHADE TREE WITHIN 60' OF EVERY PARKING SPACE.	
NOTE: 1. ONLY SPACES FOR CURRENT PHASE USED FOR CALCULATION	REQUIRED	PROVIDED
	14 SPACES/10 = (2) 3" TREES	2 TREES
PERIMETER BUFFER STRIP	MINIMUM 5' BUFFER STRIP WITH 4' EVERGREEN SHRUBS ALONG SIDES AND REAR OF PROPERTY (EXCLUDING RESIDENTIAL)	
	REQUIRED	PROVIDED
	5' WIDE	MINIMUM 5' WIDE; SHRUBS

NOTE: IN CASE OF CONFLICT WITH OTHER NOTES OR SPECIFICATIONS, CITY REQUIREMENTS OVERULE.

- PARKING LOT LANDSCAPING PROTECTED BY CURBING.
- SITE WILL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH CITY OF ROANOKE ORDINANCE SECTION 12.723.
- SITE VISIBILITY TRIANGLE PROTECTED.
- SITE WILL INCLUDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, DESIGNED AND INSTALLED BY A TEXAS LICENSED IRRIGATOR.
- MINIMUM SHADE TREE SIZE 3" CALIPER, 7' HT.
- MINIMUM ORNAMENTAL SIZE 1.5" CALIPER, 5' HT.
- MINIMUM SHRUB SIZE 2' HT.
- NO PARKING LOT ISLAND SPACING SHALL EXCEED 12 SPACES. EACH ISLAND PLANTED WITH ONE TREE MINIMUM.

TREE SURVEY

#	DBH	SPECIES	COMMENT
101	15	Cedar Elm	Remove
102	6	Cedar Elm	Remove
103	7	Cedar Elm	Preserve
104	6	Cedar Elm	Preserve
105	8	Cedar Elm	Preserve

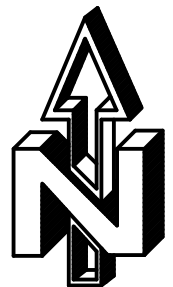
LEGEND

- EXISTING TREE TO BE PRESERVED/PROTECTED
- EXISTING TREE TO BE REMOVED BY PERMIT
- LOCATION OF PROTECTIVE FENCE

TOTAL

TOTAL CALIPER INCHES	42"
TOTAL PROTECTED INCHES PRESERVED	21" (0%)
TOTAL PROTECTED INCHES REMOVED	21" (0%)
HEALTHY PROTECTED INCHES REMOVED	21" (0%)

NOTE:
21" MITIGATION REQUIRED
(7) ADDITIONAL 3" TREES = 21"

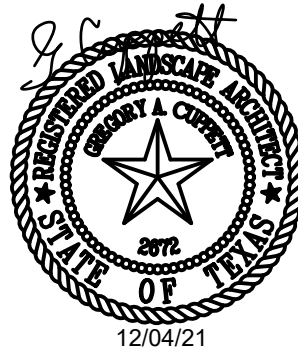


SCALE: 1" = 30'-0"

LANDSCAPE PLAN

Date DEC 10, 2021
Drawn By GAC
Checked By GAC
Revisions

FAN CUPPET
LANDSCAPE ARCHITECTS, LLC



12/04/21

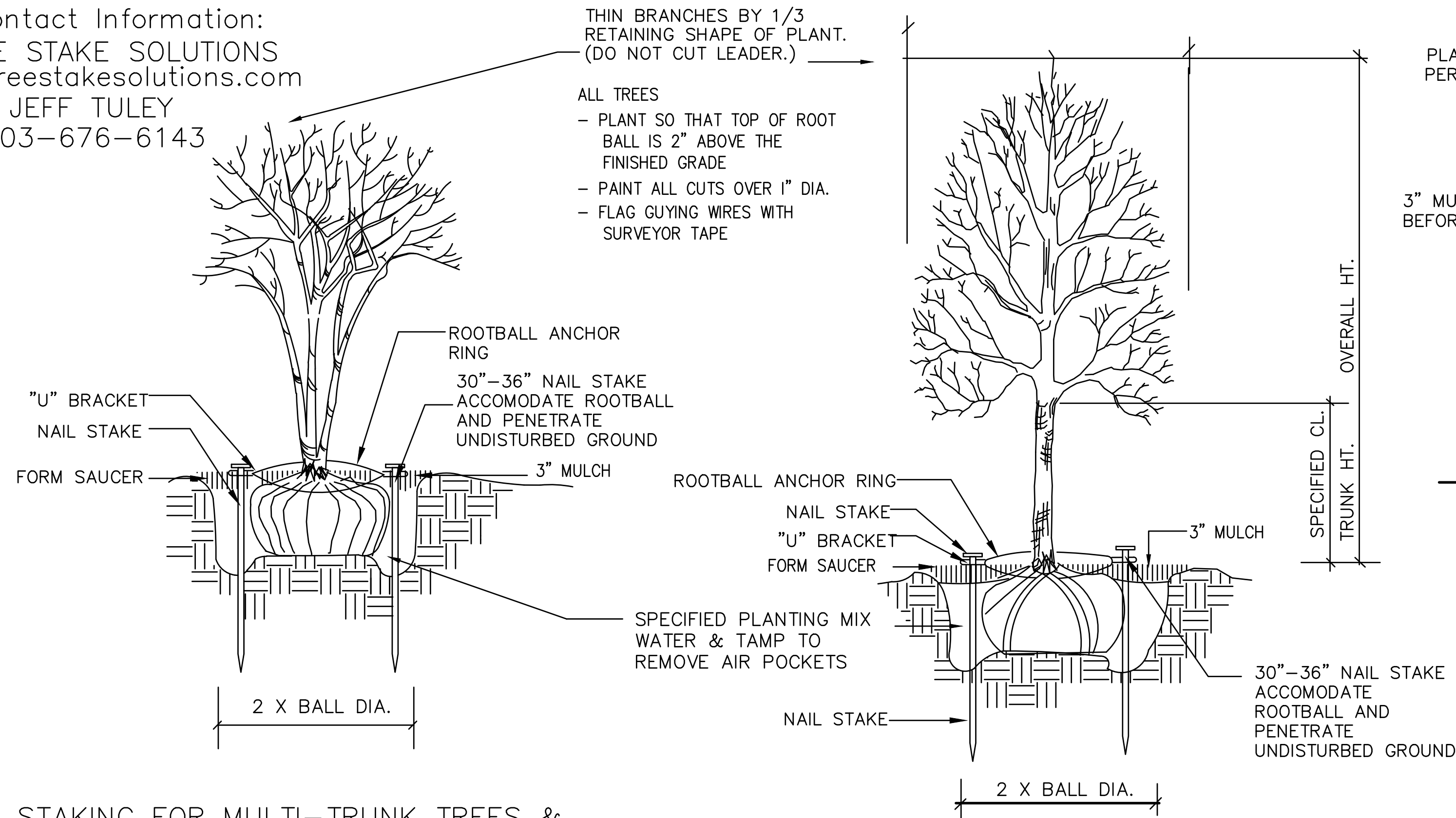
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Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
JEFF TULEY
903-676-6143

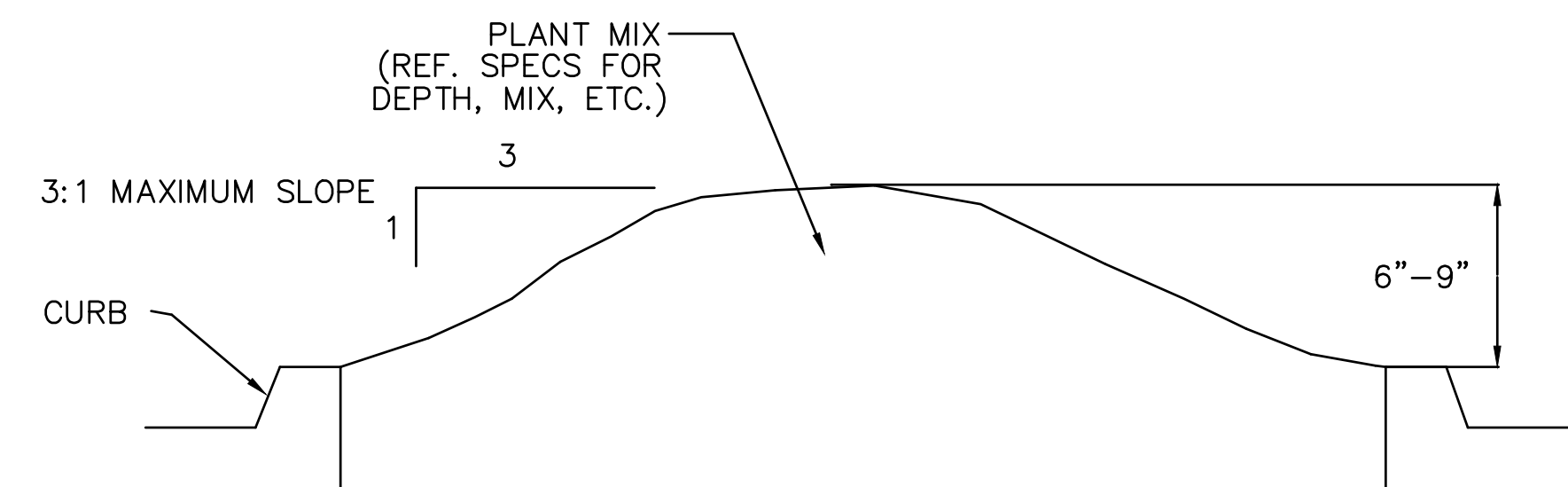
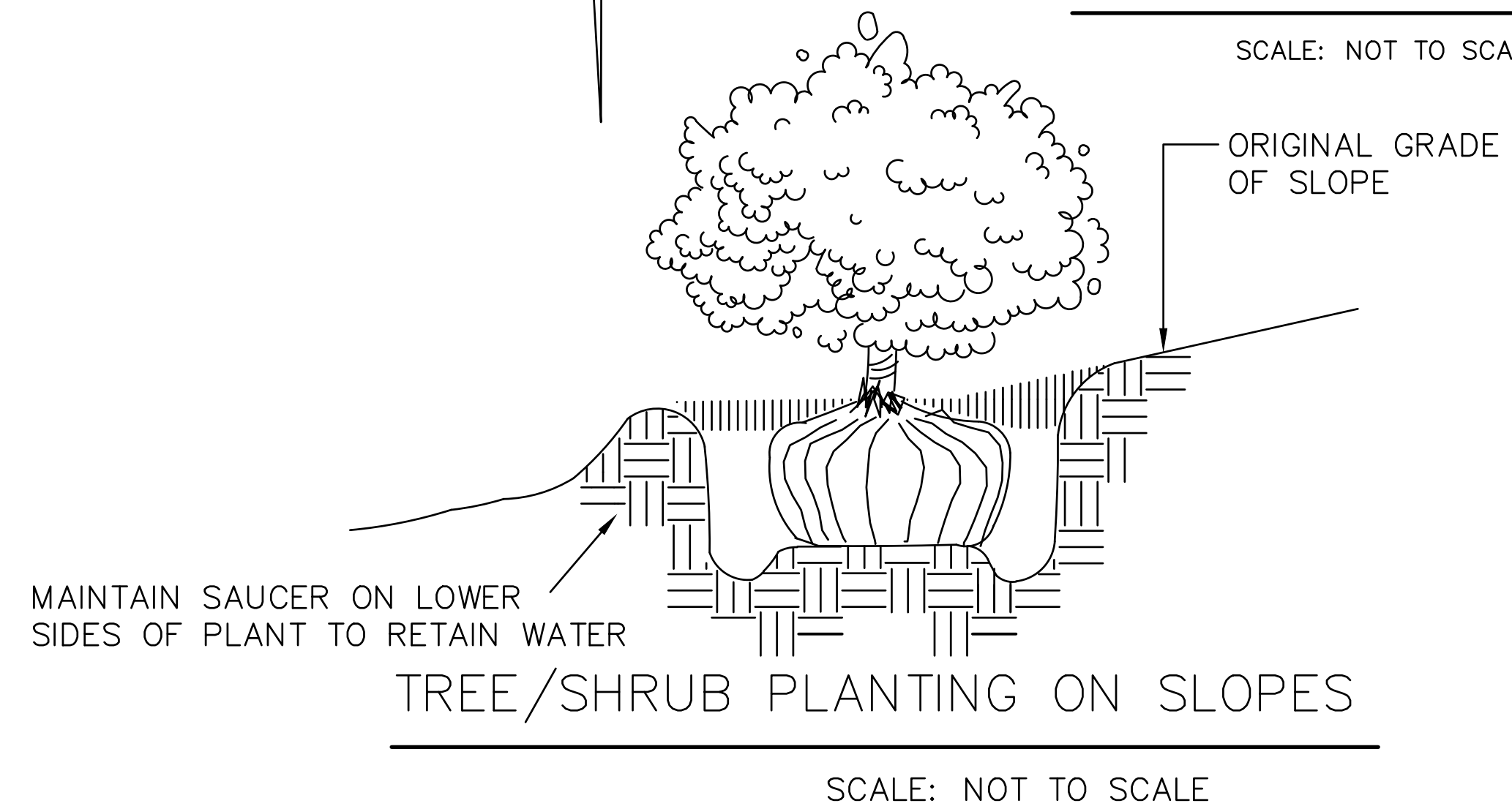
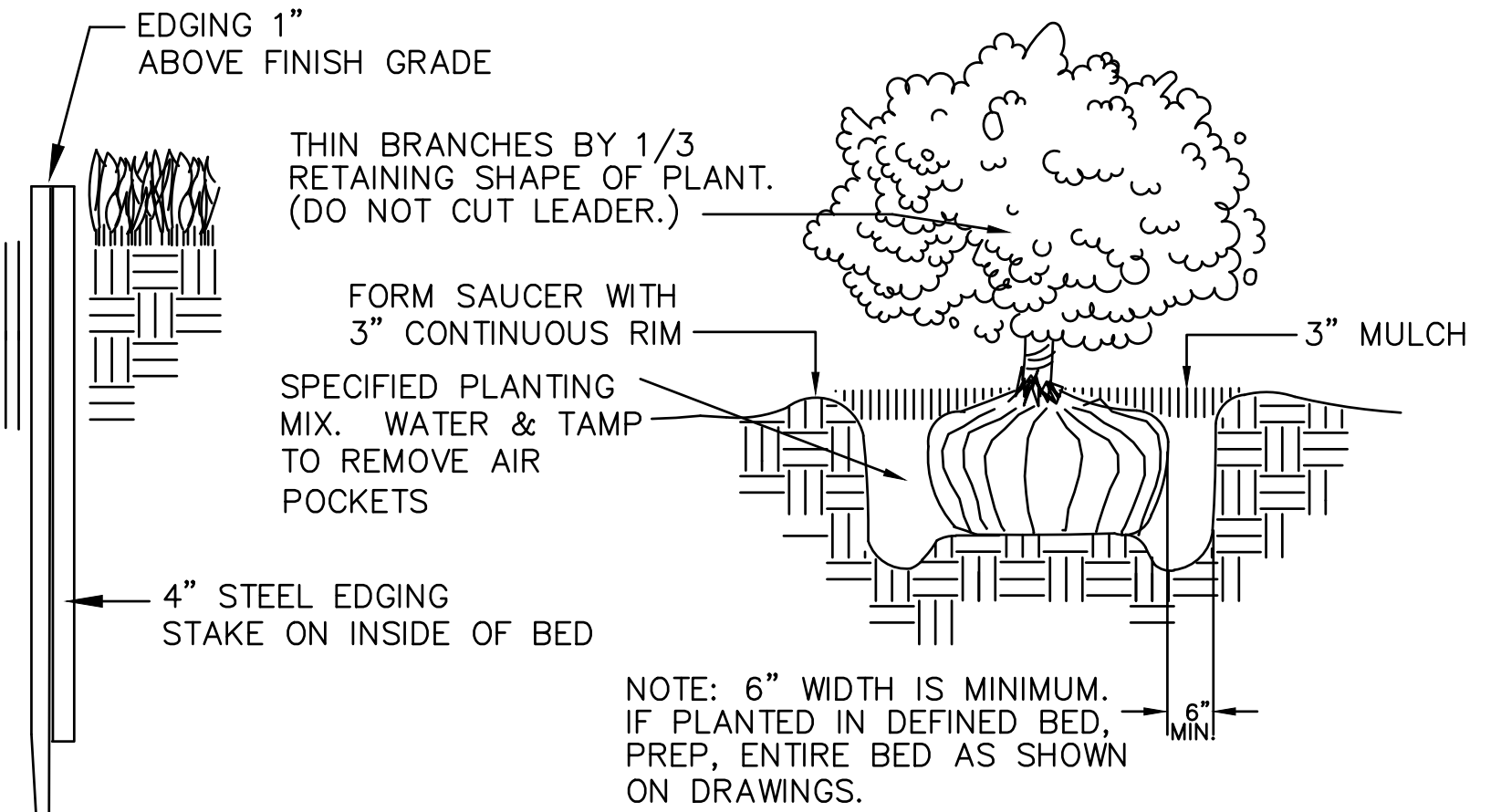
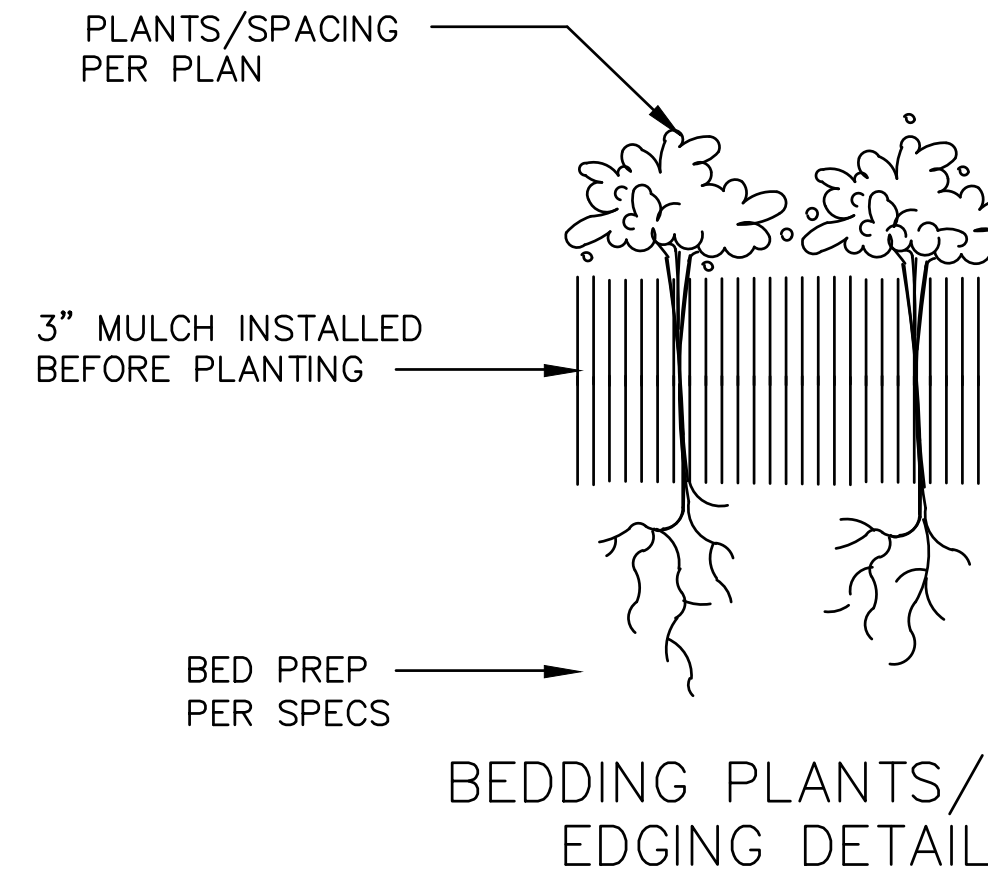


STAKING FOR MULTI-TRUNK TREES &
TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE

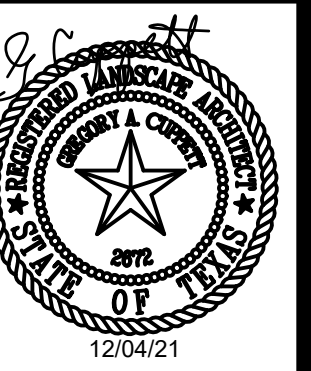


TYPICAL PARKING LOT ISLAND MOUNDING

PLANTING DETAILS

Date DEC 10, 2021
Drawn By GAC
Checked By GAC
Revisions

FAN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
VIA THE FORD, TEXAS 76087 (817) 692-7151
FAN AND CUPPETT ARCHITECTS, P.C. LANDSCAPE ARCHITECTURE - PROFESSIONAL DESIGN



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HWY 377
ROANOKE, TEXAS

Sheet No.

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SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

- A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.
- C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

- A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.
- B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

- A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
- B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
- C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

- A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

- A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre; or,
- B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,
- C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,
- D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.
- E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

- A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into ground, then roll ground with suitable roller; water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.
- C. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::
- Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
 - Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
 - Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

- A. Areas indicated on plans to receive wild flower coverage shall be fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.
- B. Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
Ox-Eyed Daisy	5 pounds/acre
Side Oats Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

- A. All areas to be seeded shall be mulched.
- B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre
- C. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

- A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

END OF SECTION

SECTION 02922

SODDING

PART I - GENERAL

1.01 DESCRIPTION

- A. Work Included
- Sod bed preparation
 - Fertilizing
 - Sodding
 - Miscellaneous management practices
- B. Related Work Specified Elsewhere
- Finish Grading, Section 02800
 - Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

- A. Standardized Plant Names
- American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.
- B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

- A. Vendors Certification That Sod Meets Texas State Sod Law
- Include labeling requirements.
 - Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Sod:
- Previous season's crop with date of analysis on each bag.
 - Furnish and deliver each variety in separate bags or containers.
 - Sod to be cut no more than three days before delivery.
- B. Fertilizer:
- Unopened bags labeled with the analysis.
 - Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- A. Planting Season:
- Only during suitable weather and soil conditions.
 - As specifically authorized by the Owner's Representative.
- B. Schedule - Only after all other construction is complete.
- C. Protect and Maintain Sodded Areas
- From traffic and all other use.
 - Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

- A. Sod:
- Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
 - The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
 - All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.
- B. Fertilizer:
- Uniform in composition, free flowing.
 - Suitable for application in approved equipment.
 - Analysis of 16-20-0, 16-8-8 or as directed.
- C. Water:
- Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

- A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.
- B. Clear surfaces of all materials:
- Stumps, stones, and other objects larger than one inch (1").
 - Roots, brush, wire, stakes, etc.
 - Any objects that may interfere with sodding or maintenance.
- C. Prepare sod bed:
- Remove soil clods larger than one inch (1").
 - Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

- A. Sodding:
- Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
 - Water and fertilize at 5 lbs. per 1,000 sq. ft.
 - Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
 - The contractor shall keep all keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.
- B. Rolling:
- After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
 - Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

- A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.
- B. Resodding:
- Resod damaged or unacceptable areas.
 - Ruts, ridges, and other surface irregularities shall be corrected.

END OF SECTION

Date DEC 10, 2021
Drawn By GAC
Checked By GAC
Revisions

PART III - EXECUTION

3.01 SOD BED PREPARATION

- A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.
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END OF SECTION

AUTOMOTIVE IMPROVEMENTS

HWY 377
ROANOKE, TEXAS

Sheet No.
L-5

Sheet No.

L-5



MATERIAL CALCULATIONS - SOUTHWEST ELEVATION											
WALL AREA	OPENING AREA	WALL WITHOUT OPENINGS	STONE PROVIDED	%	BRICK PROVIDED	%	METAL SIDING SIDING PROV.	%	WOOD PROVIDED	%	TOTALS
1541#	613#	928#	298#	32%	21#	2%	607#	65%	2#	1%	928#
											100%

SOUTHWEST ELEVATION
1/4" = 1'-0"



MATERIAL CALCULATIONS - NORTHWEST ELEVATION											
WALL AREA	OPENING AREA	WALL WITHOUT OPENINGS	STONE PROVIDED	%	BRICK PROVIDED	%	METAL SIDING SIDING PROV.	%	WOOD PROVIDED	%	TOTALS
1143#	186#	957#	436#	46%	271#	29%	329#	35%	5#	1%	928#
											100%

NORTHWEST ELEVATION
1/4" = 1'-0"

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BUILDING 4
HUY 371
ROANOKE, TEXAS



M. J. WRIGHT & ASSOCIATES, INC.
9233 MIDCITIES BOULEVARD STE. A, NRH TX 76182
OFFICE: 817/268-5555 M.J.WRIGHT.COM
FAX: 817/268-5556 WWW.MJWRIGHT.COM
ARCHITECTS

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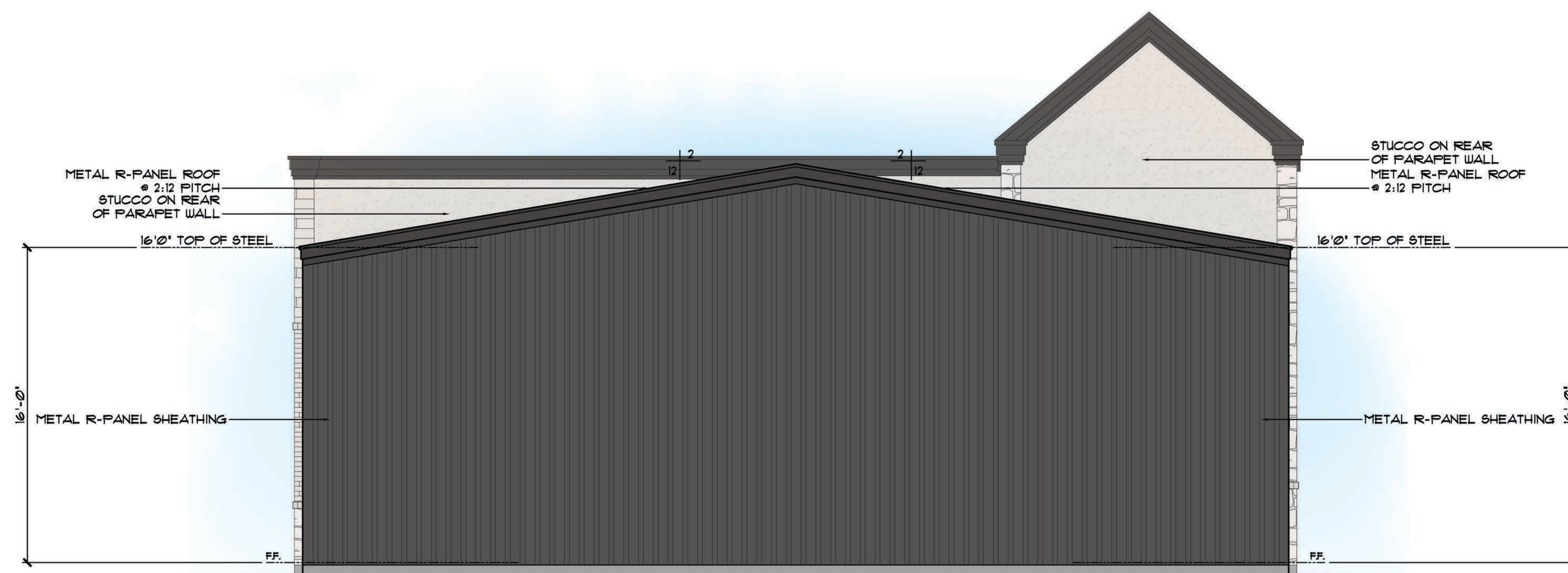
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MATERIAL CALCULATIONS - NORTHEAST ELEVATION												
WALL AREA	OPENING AREA	WALL WITHOUT OPENINGS	STONE PROVIDED	%	BRICK PROVIDED	%	METAL SIDING SIDING PROV.	%	WOOD PROVIDED	%	TOTALS	%
1542#	547#	995#	71#	46%	174#	29%	757#	35%	2#	1%	928#	100%



SOUTHEAST ELEVATION

MATERIAL CALCULATIONS - SOUTHEAST ELEVATION												
WALL AREA	OPENING AREA	WALL WITHOUT OPENINGS	STONE PROVIDED	%	BRICK PROVIDED	%	METAL SIDING SIDING PROV.	%	STUCCO PROVIDED	%	TOTALS	%
1119#	0#	1119#	14#	1%	4#	0.3%	981#	88.7%	120#	10%	1119#	100%

Date 12/21/2021
 Drawn By NEH
 Checked By MJW
 Revisions

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BUILDING 4**

Hwy 377

ROANOKE, TEXAS



MJM
A. J. WRIGHT & ASSOCIATES, INC.
8233 MID-CITIES BOULEVARD STE. A, NRH TX 76182
OFFICE: 817/268-5555 MJW@MJWRIGHT.COM

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