

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



Carl E. Gierisch, Jr., Mayor

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

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**MARCH 22, 2022
7:00 PM
500 S. OAK STREET
ROANOKE, TX 76262-6732**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

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

D. CONSENT AGENDA

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

1. Consider approval of the minutes from the regular City Council meeting held on March 8, 2022.

E. NEW BUSINESS



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

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1. Consideration and action on approval of Ordinance No. 2022-111, amending the Fiscal Year 2021-2022 Budget.
2. Consideration and action 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.
3. Consideration and action 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.
4. Consideration and action 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.

F. EXECUTIVE SESSION

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

Section 551.071Section 551.087

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

- Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center;
- Amended and Restated Predevelopment Loan Agreement and any related documents concerning the Peabody Hotel and Convention Center; and
- Fifth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

RECONVENE INTO REGULAR SESSION

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



AGENDA FOR THE
REGULAR MEETING
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Section 551.071Section 551.087

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

- Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center;
- Amended and Restated Predevelopment Loan Agreement and any related documents concerning the Peabody Hotel and Convention Center; and
- Fifth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

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

G. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, March 18, 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



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 03/08/2022 - CC Minutes

MEETING DATE: March 22, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on March 8, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 03-08-2022

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



Carl E. Gierisch, Jr., Mayor

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

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
MARCH 8, 2022
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

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

DEPT. STAFF: Assistant City Manager Cody Petree, Fire Chief Chris Addington, Chief of Police Jeriahme Miller, Director of Fiscal and Administrative Services Vicki Rodriguez, Public Works Director Shawn Wilkinson, and Parks and Recreation Director Ronnie Angel.

ABSENT: Councilmember Hogan Page.

A. CALL CITY COUNCIL TO ORDER

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

B. ANNOUNCEMENTS

There were no announcements.

C. PUBLIC INPUT

No one wished to speak.

D. PRESENTATION

1. Lauren Berry, Senior Manager from BKD, LLP provided an overview of the annual audit.
2. Dr. Ryder Warren gave an update on Northwest ISD.

E. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There



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**March 8, 2022
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will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on February 22, 2022.

Motion made by Holly Gray-Moore second by David Thompson to approve Consent Item 1.

Motion carried unanimously.

F. NEW BUSINESS

1. Motion made by Holly Gray-Moore second by David Thompson to accept the FY 2020-2021 Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2021.

Motion carried unanimously.

2. Motion made by Holly Gray-Moore second by David Thompson to approve Ordinance No. 2022-108 amending the FY2021-2022 budget for Fire Department personnel, concerning the Staffing for Adequate Fire and Emergency Response (SAFER) Hiring Grant.

Motion carried unanimously.

3. Discussion of current ordinances regulating open container/alcohol consumption in public areas.

City Manager Scott Campbell stated there had been a couple of City Council members inquire about this topic, and it was determined to place on the agenda for discussion. Mr. Campbell gave an overview of the current restrictions regarding alcoholic consumption in public areas and in city parks. Mr. Campbell further explained possible options.

Mayor Gierisch stated he has received feedback from a number of residents over the years, citing their gratitude for city events remaining family-friendly events. Mayor Gierisch further expressed his concerns regarding open containers going from business to business; you lose the ability to limit the amount of alcohol someone consumes.

Mayor Pro Tem Holly Gray-Moore stated she disagrees and feels this is something to research, as it is not any different than someone going from establishment to establishment. Mayor Pro Tem Gray-Moore further stated that cities such as Fredericksburg, allows open containers, so you can take a glass of wine and go into the different shops. In the City of Celina, they have specific parameters that allow open containers in town square, which includes a nice police presence. Mayor Pro Tem Gray-Moore stated business and residents in the downtown area have expressed interest in allowing open containers, and the city should research it more and come back with some recommendations.



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Mayor Gierisch stated it should not go without studying. Mayor Gierisch further stated, in his opinion, it is not good for the city and sends us in a different direction with potential over serving, making it dangerous. Careful consideration should be taken, before moving forward with this.

Councilmember David Thompson stated although he agrees research needs to be done, consideration needs to be taken into other options, other than staying where we are. Councilmember Thompson further stated the parks are rented out, which is a private event and is no different from renting space at one of the establishments, which allows alcoholic beverages. If we were to move forward with addressing the parks, it would be under a set of strict guidelines. Councilmember Thompson explained that the city could go beyond the parks and look at various options to keep it controlled, minimizing the impact of any incidents. Councilmember Thompson stated that at some point he would like to have input from the police department.

Councilmember Bryan Moyers asked if there is any data, from other municipalities, showing an increase in crime due to open containers, versus the current restrictions Roanoke has at this time.

Chief of Police Jeriahme Miller stated they would need to do research to obtain the data.

Mr. Campbell stated if staff were to conduct research, the City Council would need to clarify specifically what they are interest in, such as open container from establishment to establishment. Mr. Campbell explained the issue is the different ways the city could allow open containers. Currently the city allows open containers during special events in designated areas. Mr. Campbell further explained we would be studying what is currently available, concerning open containers year round, as the permit an establishment holds is a determining factor.

Mayor Pro Tem Gray-Moore stated she would like data on comparable cities.

City Attorney Jeff Moore gave an overview of the Texas Alcoholic Beverage Code, which also states, "The Alcoholic Beverage Code governs the manufacture, sale, distribution, transportation, and possession of alcoholic beverages," so everything you do in regard to alcoholic beverages has to be consistent with the Texas Alcoholic Beverage Code.

Councilmember Brian Darby stated that it seems some want this, while others do not. Councilmember Darby asked what the majority of the City Council would like to do, as this is a large undertaking for staff, and is this the best use of their time and therefore worth pursuing.

Mayor Pro Tem Gray-Moore stated although Councilmember Hogan Page was not present, he is interested in finding out more information on this. Mayor Pro Tem Gray-Moore further stated he has not indicated yes or no on this; however, he is



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OF THE ROANOKE CITY COUNCIL**

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interested in getting more information.

Councilmember Bryan Moyers stated that he had asked some residents in his area if this is something they would be interested in, and their response was yes.

Councilmember Thompson stated it was important to do our due diligence with this.

Councilmember David Brundage asked what advantage to the city, do we expect to get from this.

Mayor Pro Tem Gray-Moore stated it might open up more lease time for our parks, so events could be held there.

Councilmember Moyers stated, as we continue to grow, it would bring in a younger responsible crowd and more pedestrians to visit our city.

Mayor Gierisch stated it would be nice if it was just pedestrians, but how many light-poles have been taken out already due to alcohol. Mayor Gierisch further stated he does not like the idea and alcohol has been extended in the city, by what the citizens have chosen to do by the referendums that have passed. Mayor Gierisch stated it can set a dangerous precedence, and he will continue to champion opposition on this matter.

Councilmember Darby stated using the best time and efforts of city staff, what are the thoughts, would it be designated areas, hours, wine and beer only. How would it effect the businesses, and their opinions on this, would they like this or consider it a disadvantage?

Mayor Pro Tem Gray-Moore stated she has spoken to several establishments on Oak Street and they are in favor of it, particularly during events. They can purchase their alcohol and take it into the street. Mayor Pro Tem Gray-Moore further stated that the benefit to the city is that it will benefit our restaurants.

Mayor Gierisch stated this would give them the option to do this more often, other than during events. This would allow people to take alcohol up and down the street 7 days a week.

Councilmember David Brundage stated there is a larger police presents during events, as opposed to any other day.

Mayor Pro Tem Gray-Moore stated that she would like to look into only Oak Street and city parks, with specific criteria in place for containers.

Councilmember Darby asked if this would be a 24-hour occurrence.

Mayor Pro Tem Gray-Moore stated that it would have to be.



**MINUTES FOR THE REGULAR MEETING
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**March 8, 2022
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Councilmember Darby asked if anyone else had additional thoughts.

Councilmember Thompson stated the analysis would need to include whether there was an increase in participants and how it would affect city staff, from a police standpoint.

Mayor Gierisch stated this would be straining to our police department.

Mayor Pro Tem Gray-Moore stated this would not change the way things are now, concerning a police presence.

G. EXECUTIVE SESSION

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

CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:54 P.M.

Section 551.087

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

RECONVENE INTO REGULAR SESSION

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

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 8:15 P.M.

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

No action taken.

H. ADJOURNMENT

Motion made by Holly Gray-Moore second by Brian Darby to adjourn the meeting at 8:15 p.m.

Motion carried unanimously.

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

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consideration and Action on Approval of Ordinance No. 2022-111

MEETING DATE: March 22, 2022

DEPARTMENT: Finance

ITEM SUMMARY:

Consideration and action on approval of Ordinance No. 2022-111, amending the Fiscal Year 2021-2022 Budget.

INFORMATION:

After hiring a new IT Manager, he was asked to review the current data backup infrastructure and network switches. Several deficiencies have been found. The City does not currently have enough capacity to perform data backups on every server and service in our environment to protect us from data loss. We are currently backing up about 70% of City systems with limited data retention. We also do not have redundant data switching capabilities. In the event of a switch failure, the City's major systems could be offline for days, if not weeks, until another switch is procured.

Over the past 2 months, 4 different backup vendors were evaluated: Unitrends, Veeam, Rubrik and Cohesity. Cohesity is the best selection due to scalability and ease of use.

To fix the issue we have with the single network switch, we propose an additional switch to provide redundant connectivity.

The annual maintenance on our current backup system is \$20,271. The maintenance agreement expired in January and currently has not been renewed. The initial investment for a new backup solution is \$44,735, with an annual maintenance fee for the Cohesity system of approximately \$18,500.

The one-time investment for the additional network switch is \$19,317.

All figures are based off of interlocal cooperative purchasing agreements to give us the best pricing.



AGENDA ITEM

Based on these figures, the cost required to correct the issue in FY2022 would be \$43,781. There would be a decrease to future budgets since the annual maintenance fee for the Cohesity system would be slightly less than what is currently budgeted.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance No. 2022-111

SPECIAL CONSIDERATION:

N/A

FINANCIAL CONSIDERATION:

Request increase to FY2022 budget of \$43,781

ATTACHMENTS:

1. ORD NO. 2022-111 - Budget amendment 22-02
2. 203112 - Roanoke Cohesity 12-month
3. 0222-050 City of Roanoke Meraki Adds_QuoteREVA

ORDINANCE 2022-111

AN ORDINANCE OF THE CITY OF ROANOKE, TEXAS, AMENDING THE FISCAL YEAR 2021-2022 BUDGET; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Information and Technology Department is requesting to upgrade the city's network switches and backup capabilities; and

WHEREAS, the Roanoke City Council must approve all budget amendments proposed; and

WHEREAS, the City Staff recommends amendment to the Fiscal Year 2021-2022 budget in the amount of \$43,781 to perform these upgrades prior to September 30, 2022;

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

Section 1:

That the budget, as shown in words and figures is hereby amended in all respects and adopted as the City's budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022.

Section 2:

That the following expenditure line items shall be amended as indicated for the 2021-2022 Fiscal Year.

#	Fund	Account	Account Description	Current Budget	Amended Budget	Diff
22-02	010	614-607	Computer Hardware	135,600	179,381	43,781

Section 3: SAVINGS CLAUSE

All rights and remedies of the City of Roanoke, Texas are expressly saved as to any and all violations of the provisions of the Ordinance or any other ordinance which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 4: CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Roanoke, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 5: SEVERABILITY CLAUSE

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

Section 6: REPEALER CLAUSE

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

Section 7: EFFECTIVE DATE

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

PASSED AND APPROVED by the City Council of the City of Roanoke, Texas, on this the 22nd day of March 2022.

APPROVED:

ATTEST:

Carl E. Gierisch Jr., Mayor

April S. Hill, City Secretary

APPROVE AS TO FORM:

Jeff Moore, City Attorney



11824 Jollyville Rd. Suite 400
Austin, TX 78759

Quote Number: 203112

Sales Quote

Today's Date: 03/16/2022

Customer:

Blake Gore
City of Roanoke
bgore@roanoketexas.com
817-491-6097

[TIPS 210101](#)

Account Manager:

David Dunaway
Sequel Data Systems
david.dunaway@sequeldata.com
817-939-7406

Item	Part #	Qty.	Description	Unit Price	Ext. Price
1	C5026-10G-SFP-4	1	C5026-SFP FOUR (4) NODE BLOCK WITH 96 TB SECURE ERASE HDD, 6.4 TB PCI-E FLASH, 512 GB RAM, 16X 10GBE SFP+ PCIE, 4X IPMI; HARDWARE ONLY	\$ 22,410.00	\$ 22,410.00
2	CS-P-C5026-10G-SFP-4	1	PREMIUM (24X7) SUPPORT FOR C5026 - 12 MONTHS	\$ 2,579.00	\$ 2,579.00
3	CBL-10G-SFP-003	8	CABLE, 10G, SFP+, TWINAX, 3M	\$ 48.00	\$ 384.00
4	SVC-DATAPROTECT	31	COHESITY DATAPROTECT SERVICE SUBSCRIPTION (1 TB). BACKUP AND RECOVERY ACROSS ON-PREM AND CLOUD WORKLOADS. SUBSCRIPTION PER TB OF USABLE STORAGE CAPACITY. - 12 MONTHS	\$ 508.00	\$ 15,748.00
5	PS-INSTALL-SM-CLUS	1	INSTALL ONE CLUSTER (3-8 NODES) OR UP TO THREE SINGLE NODE VE INSTANCES OR THREE NODES OF CLOUD EDITION. COHESITY SOFTWARE INSTALLATION ONLY. ENSURE READINESS TO CONFIGURE JOBS. INSTALLS MUST BE SAME SITE. EXPIRES 180 DAYS FROM PO.	\$ 3,614.00	\$ 3,614.00
				Total	\$44,735.00

Splendid Technology Services, LLC

972-999-2135 (office) / 469-621-4549 (fax)

Quote # 0222-050



Product / Mfg Part #	QTY	Ext. Price
Meraki MS425-32 L3 Cld-Mngd 32x 10G SFP+ Switch	1	\$17,342.04
Meraki MS425-32 Enterprise License and Support, 3YR	1	\$1,820.16
Meraki 40GbE QSFP Cable, 1 Meter	1	\$154.77
Professional Services - Installation and Configuration		\$0.00
Sub Total Estimate		\$19,316.98
Sales Tax (If Required)		\$0.00
Total Investment		\$19,316.98

Provide one (1) MS425-32 Switch with 3-year license + support, along with a connector cable.

DIR Contract # DIR-TSO-4167

Accepted By:

Date

Blake Gore

City of Roanoke
500 South Oak St
Roanoke, TX 76262

Terms and Conditions: Shipping and Sales Taxes are not included. Due to market volatility, this proposal is valid for a period of 30 DAYS. No warranties are expressed or implied, including but not limited to merchantability or fitness for a particular purpose. Splendid Technology Services shall be indemnified and held harmless from all claims, losses, expenses, that result from the acts or omissions of Splendid Technology Services and its employees or agents with regard to computer and network infrastructure related services. All changes to the project are to be agreed upon by both parties through change orders in writing. These change orders will specify any and all additions or deletions to the estimated cost of the project. A 50% earnest payment of total project cost is required for equipment purchases upon proposal acceptance. The remainder will be invoiced upon sign-off with NET 15 terms.



AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: March 22, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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.

Planning and Zoning Commission

The board recommended approval.

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: _____ %

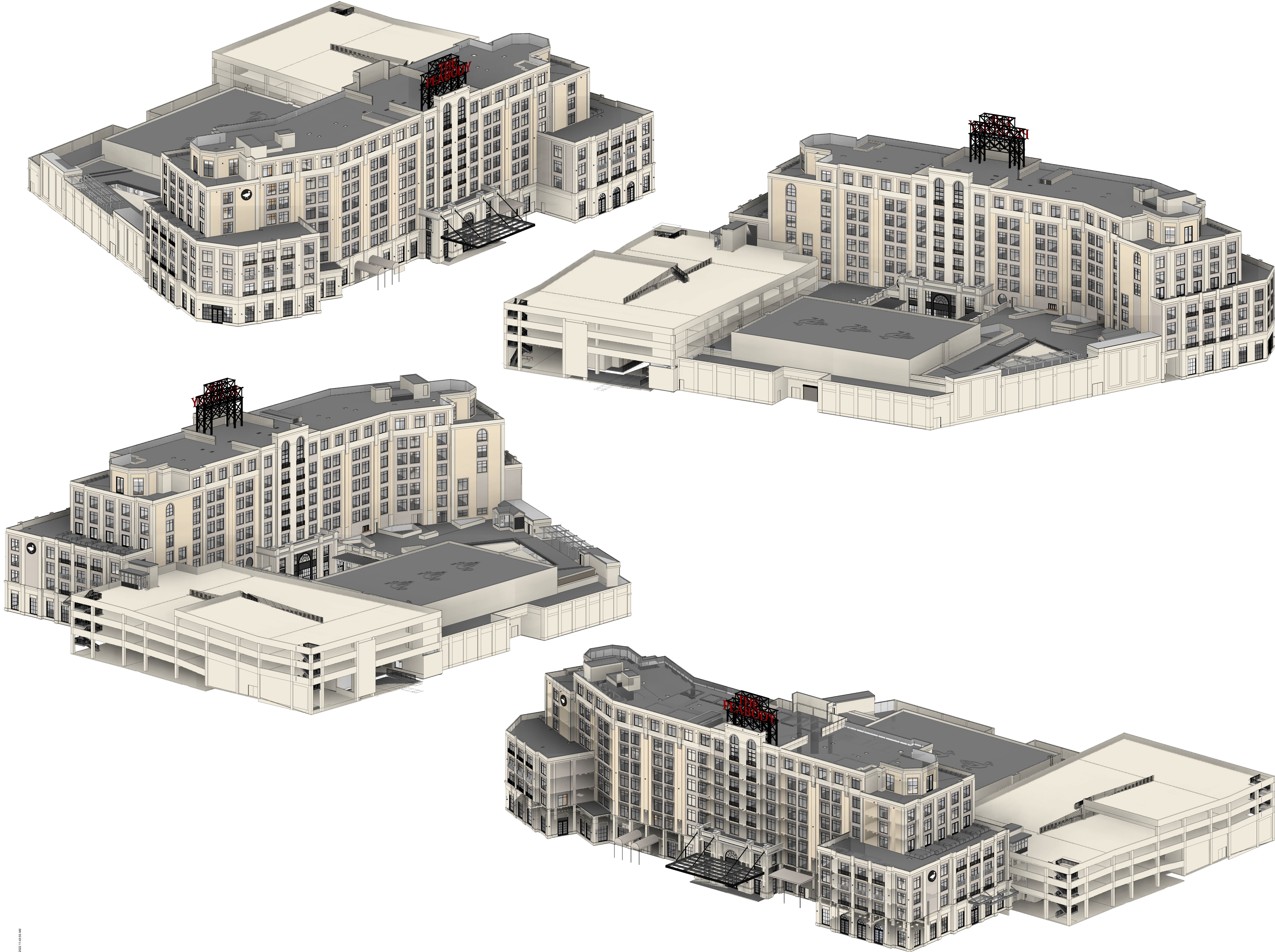
- ☐ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- ☐ A Plant Legend, if symbols or abbreviations are used.
- ☐ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, 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.

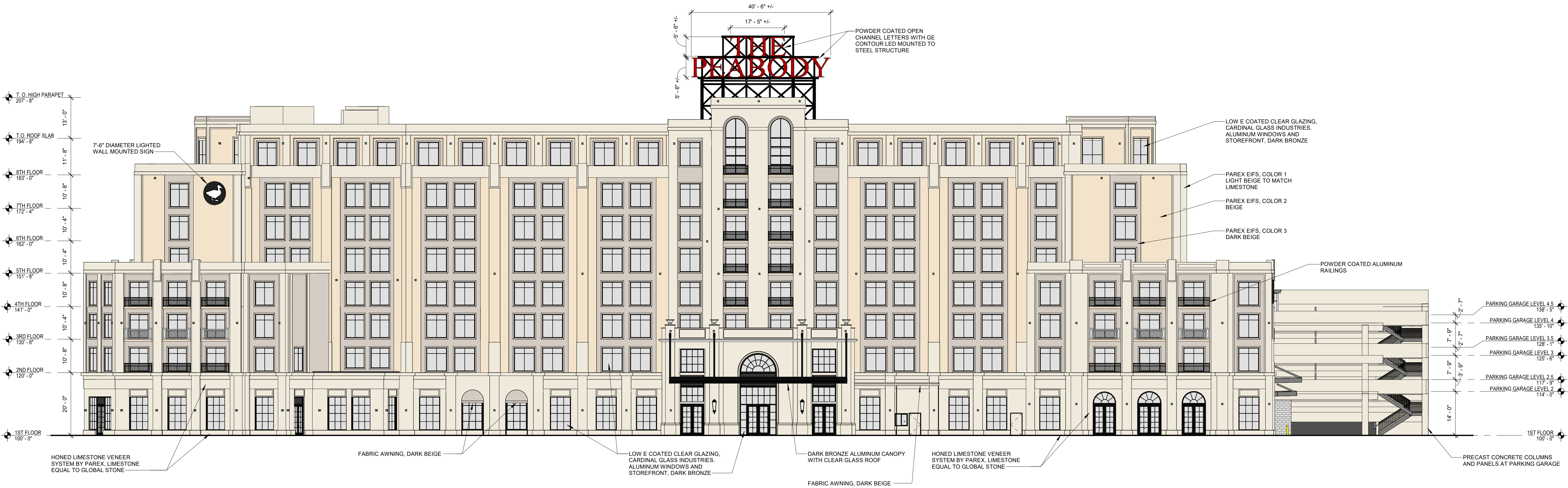
SITE PLAN APPROVAL CONDITIONS FOR RETAIL & OFFICE PROJECTS OUTSIDE INDUSTRIAL AREAS

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

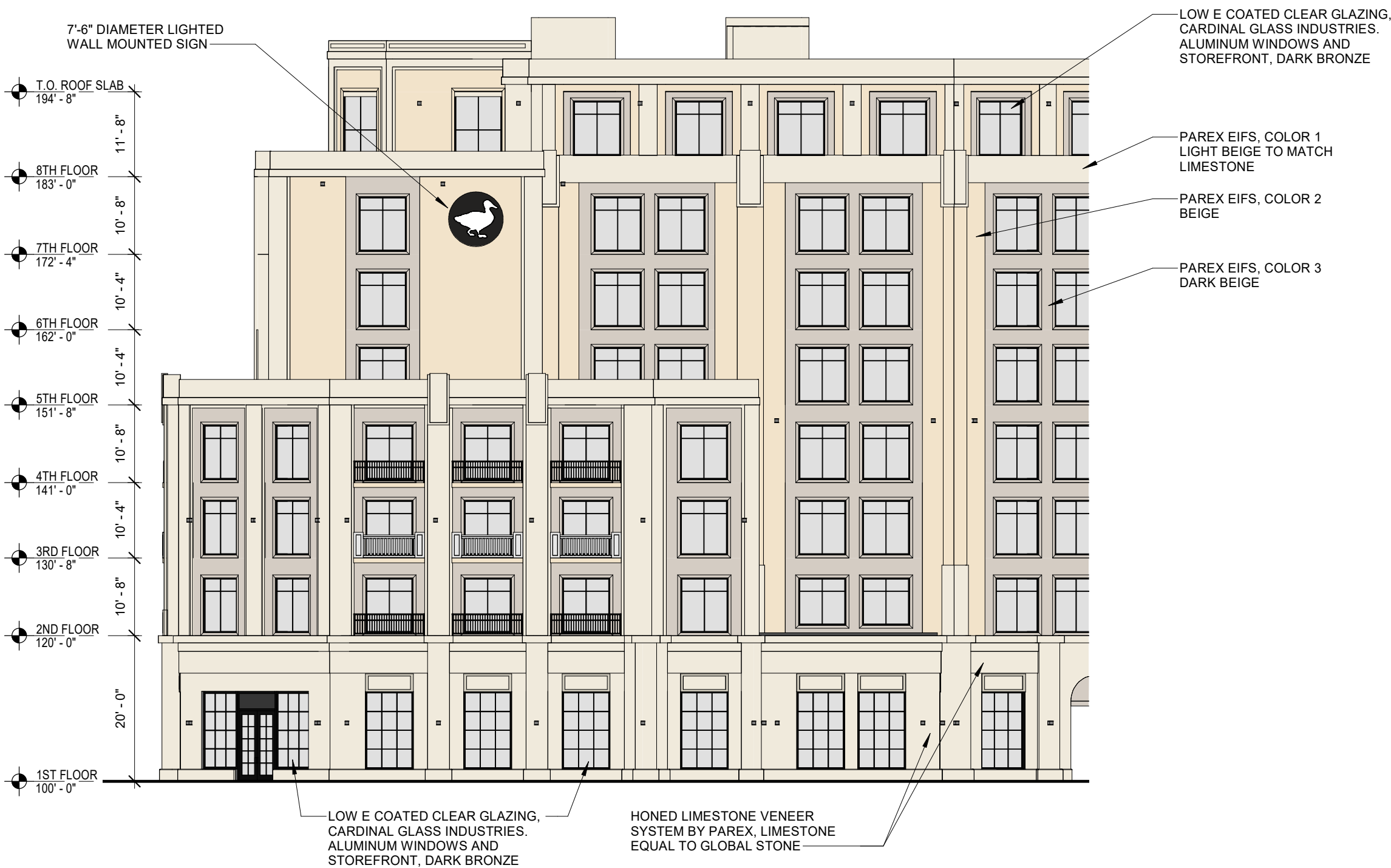
- ☐ Utility meters will not be visible except in areas clearly intended as service areas where the public is generally excluded.
- ☐ Mechanical equipment located on rooftops will be screened.

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).





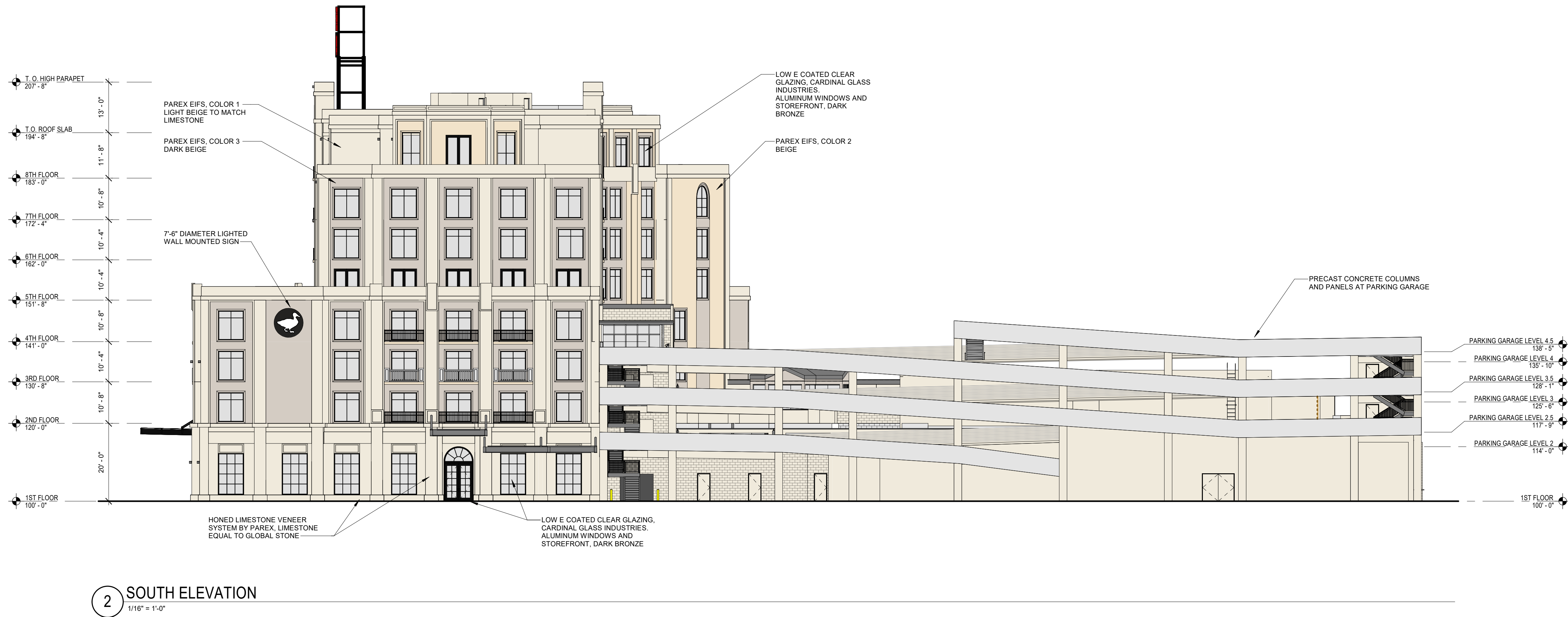
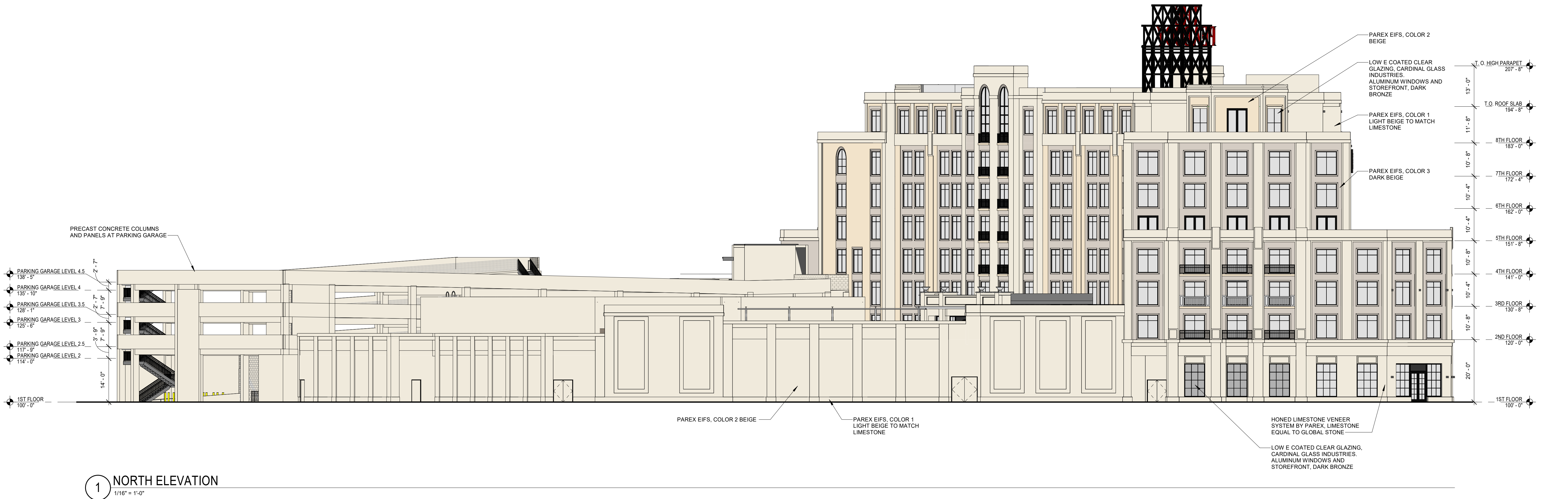
1 WEST ELEVATION
1/16" = 1'-0"



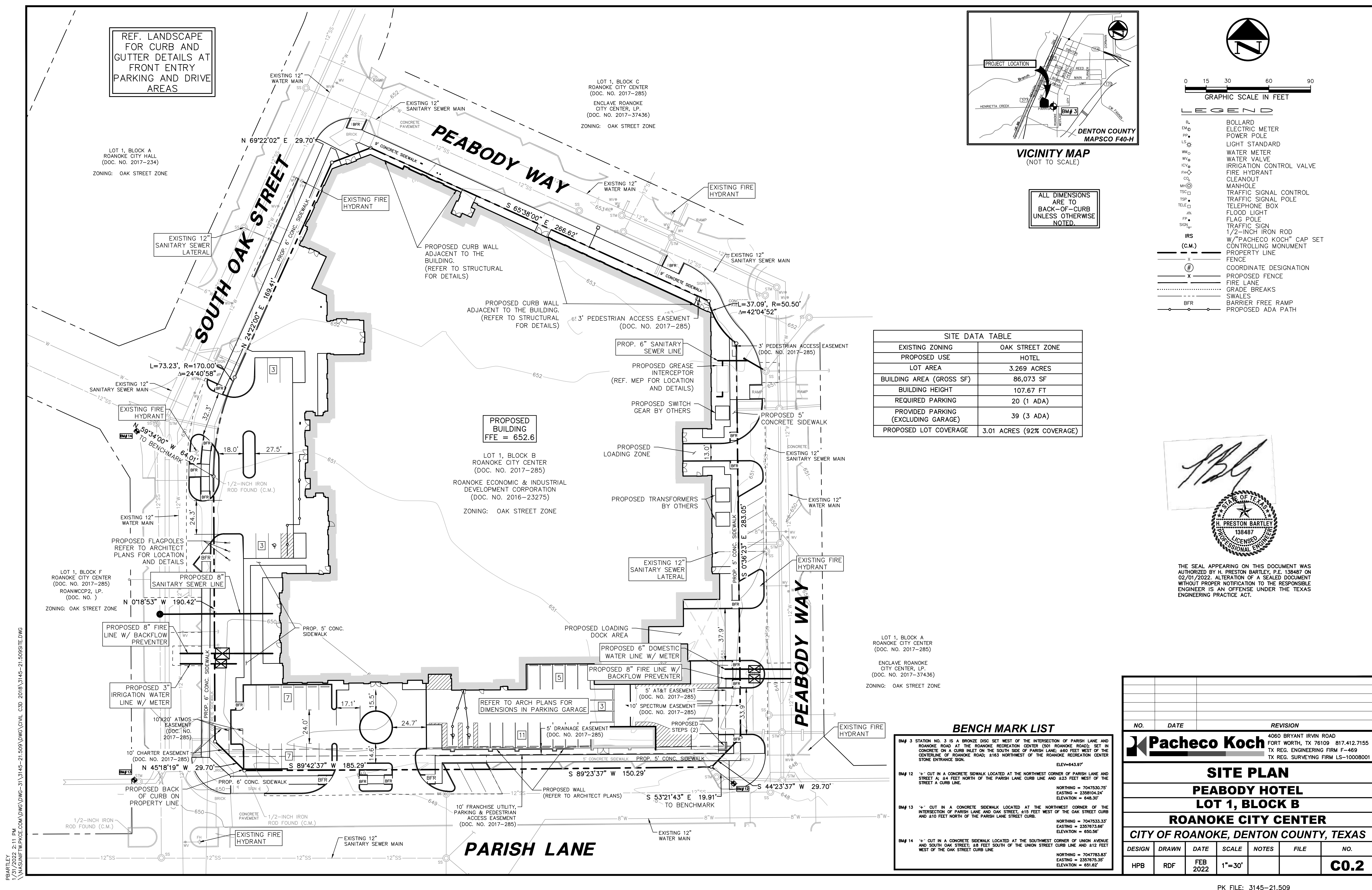
2 NORTHWEST ELEVATION
1/16" = 1'-0"

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%







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 Deaton 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:

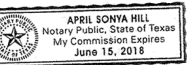
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared

John Deaton 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 Deaton 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 Deaton 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



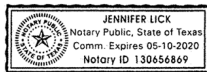
STATE OF TEXAS:
COUNTY OF DENTON:

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 surveyed the above property from an actual survey on the ground, and the survey made 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. Main Street, Suite 200, Arlington, TX 76010 • P: 817.436.9712 • F: 817.436.9715
144061 • 111 N. Main Street, Suite 200, Arlington, TX 76010 • P: 817.436.9712 • F: 817.436.9715
TPEL: 111-1788 TPEL: 111-1788

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) 436-3338
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

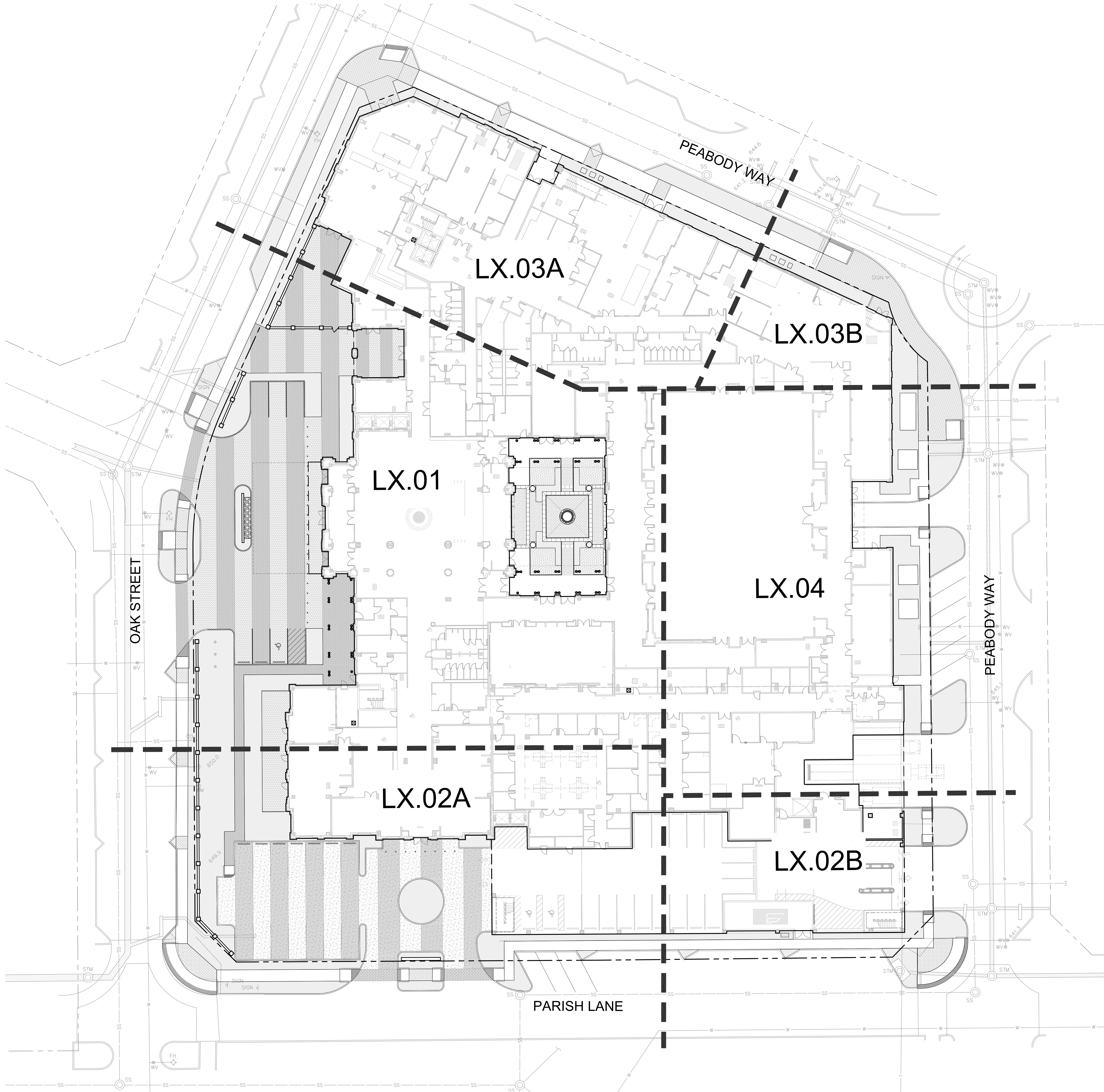
SHEET NAME:
SHEET INDEX

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		●	●							

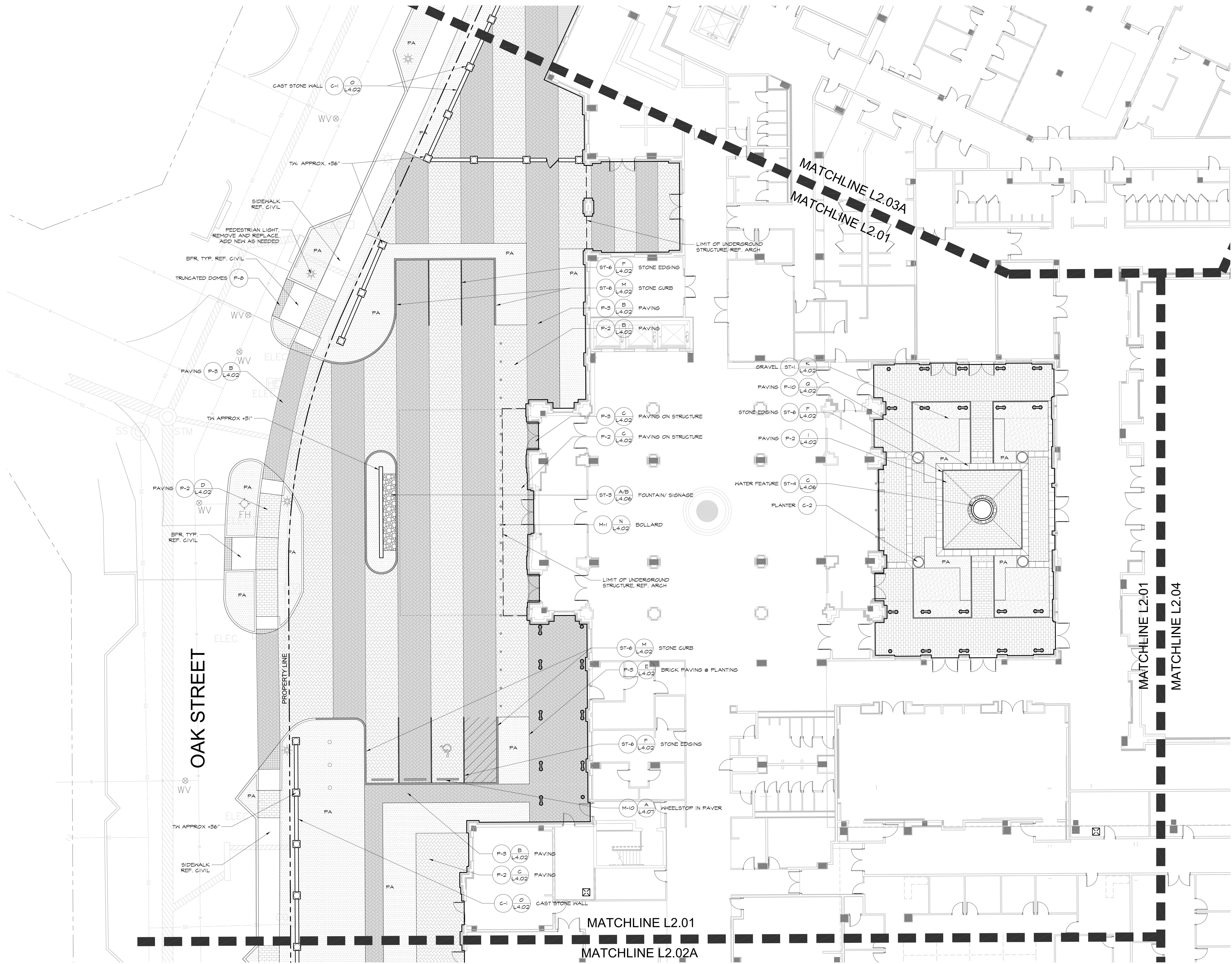


Key Plan

Scale: 1" = 20'

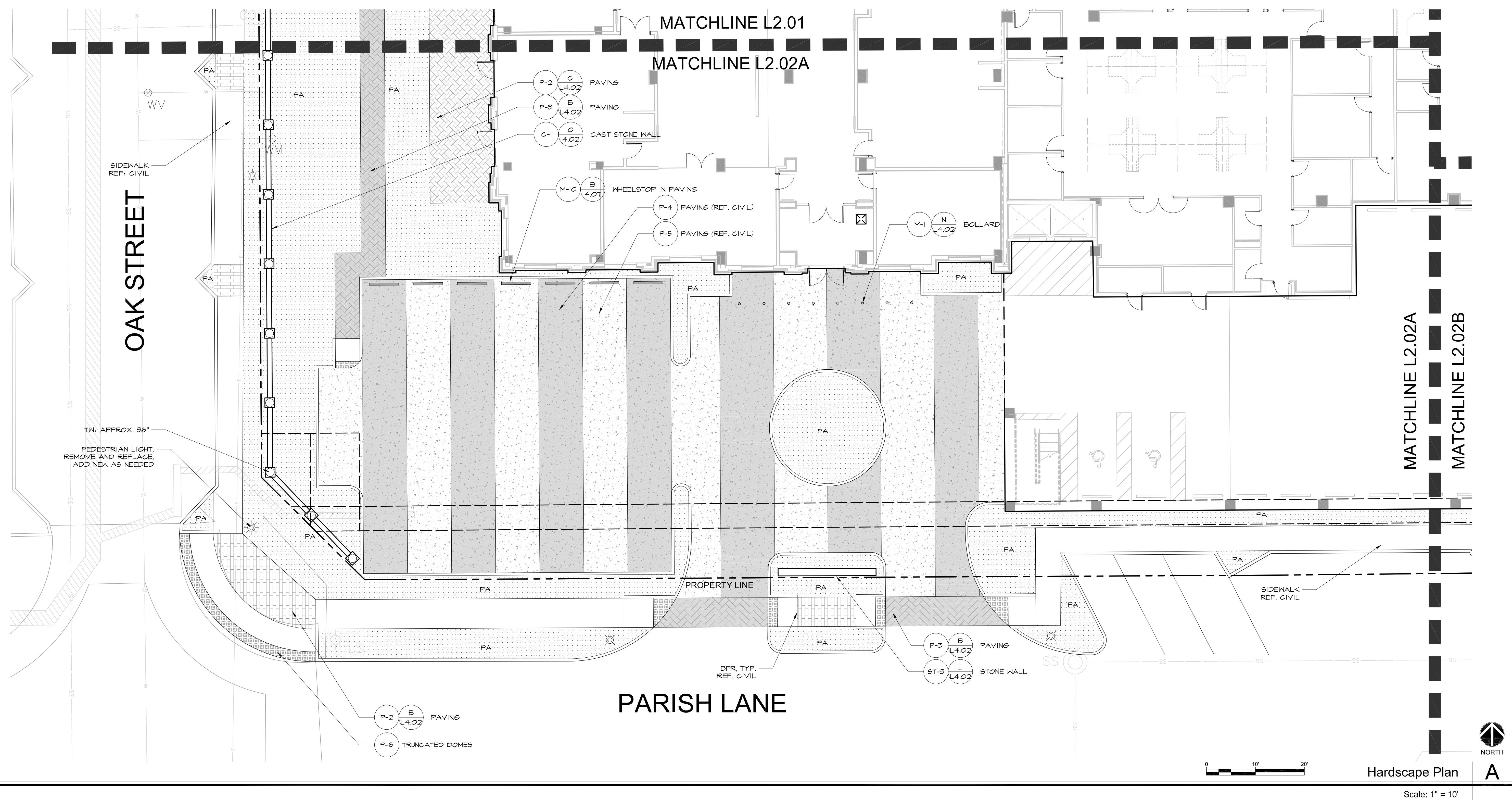
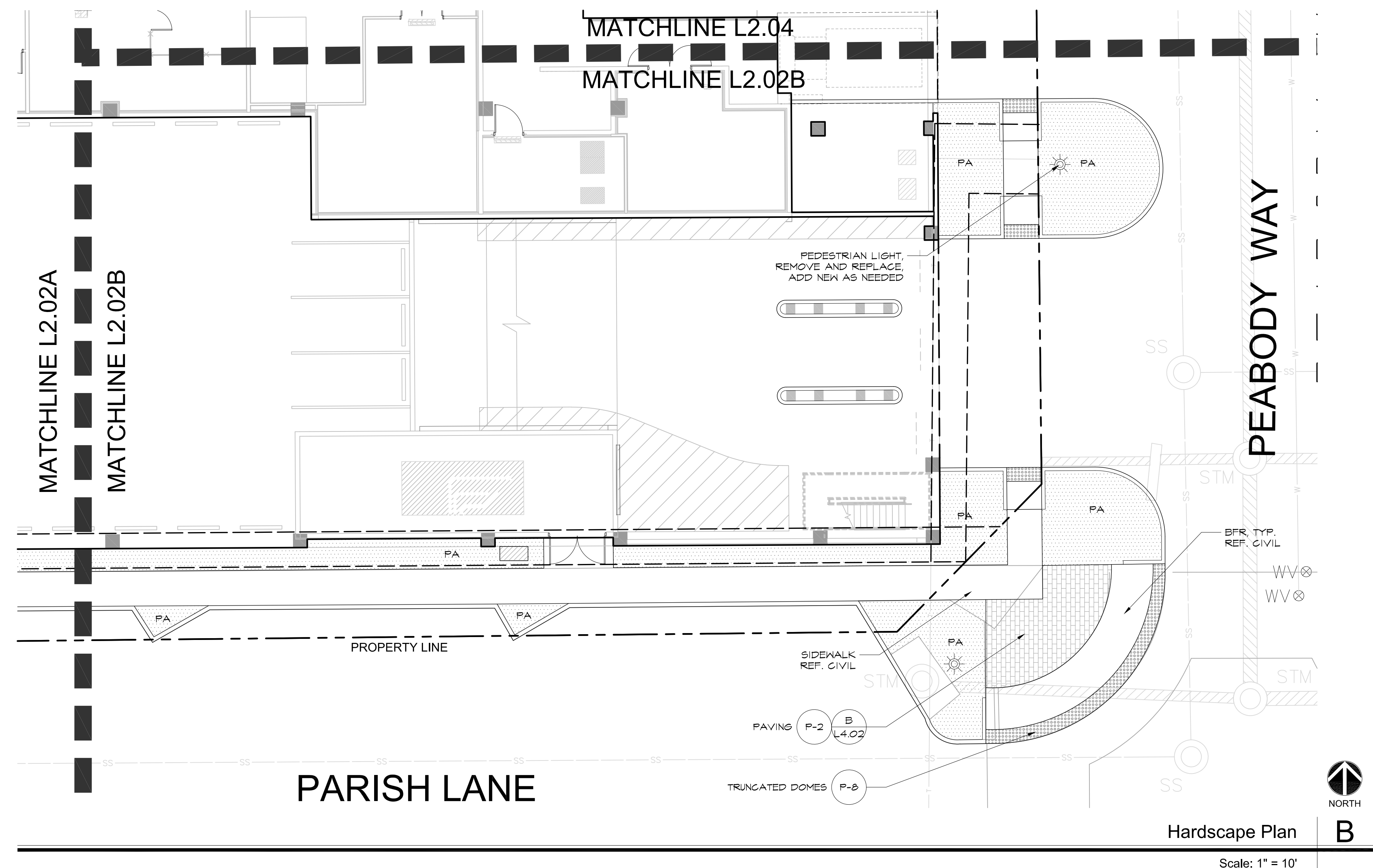


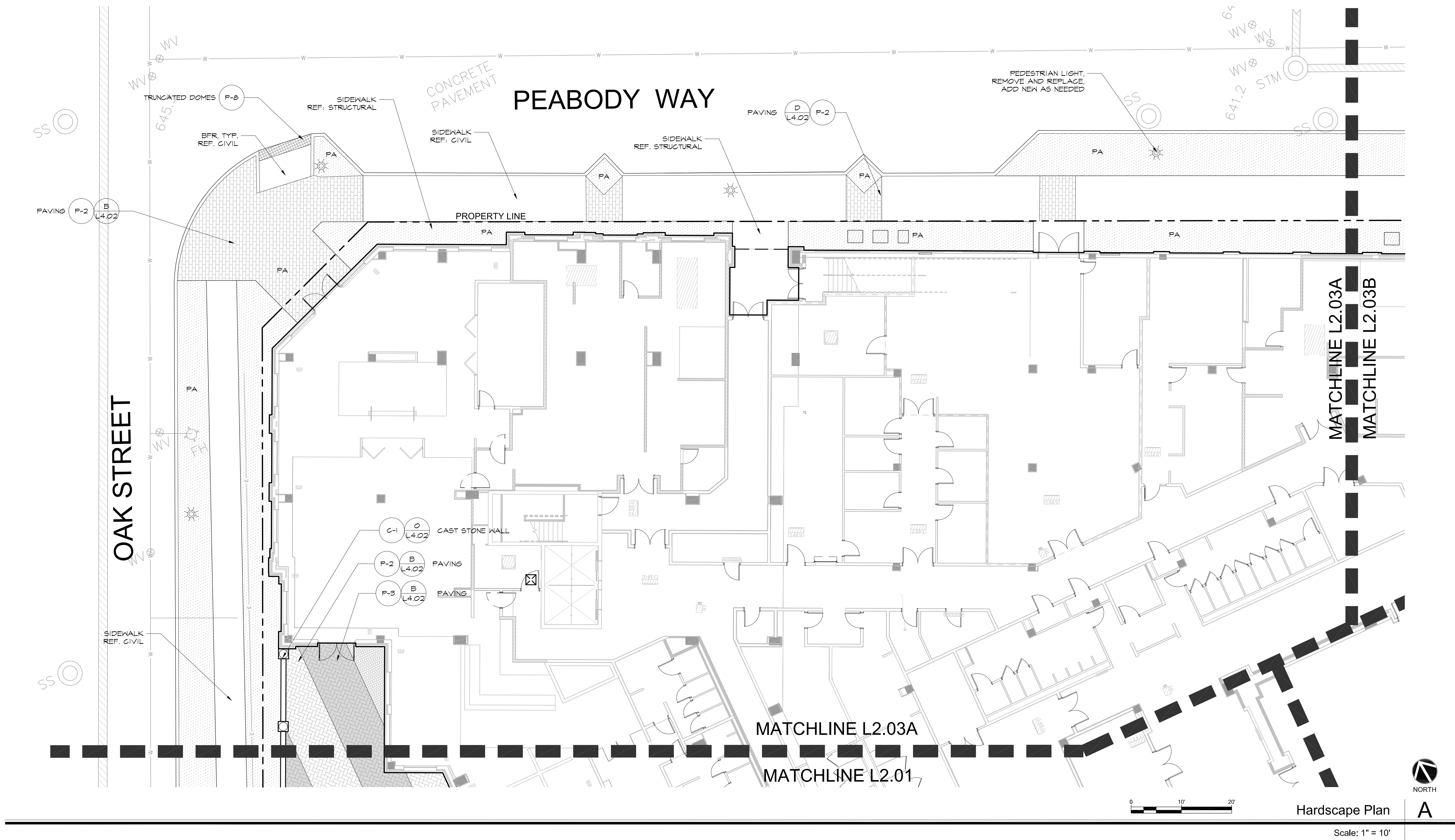
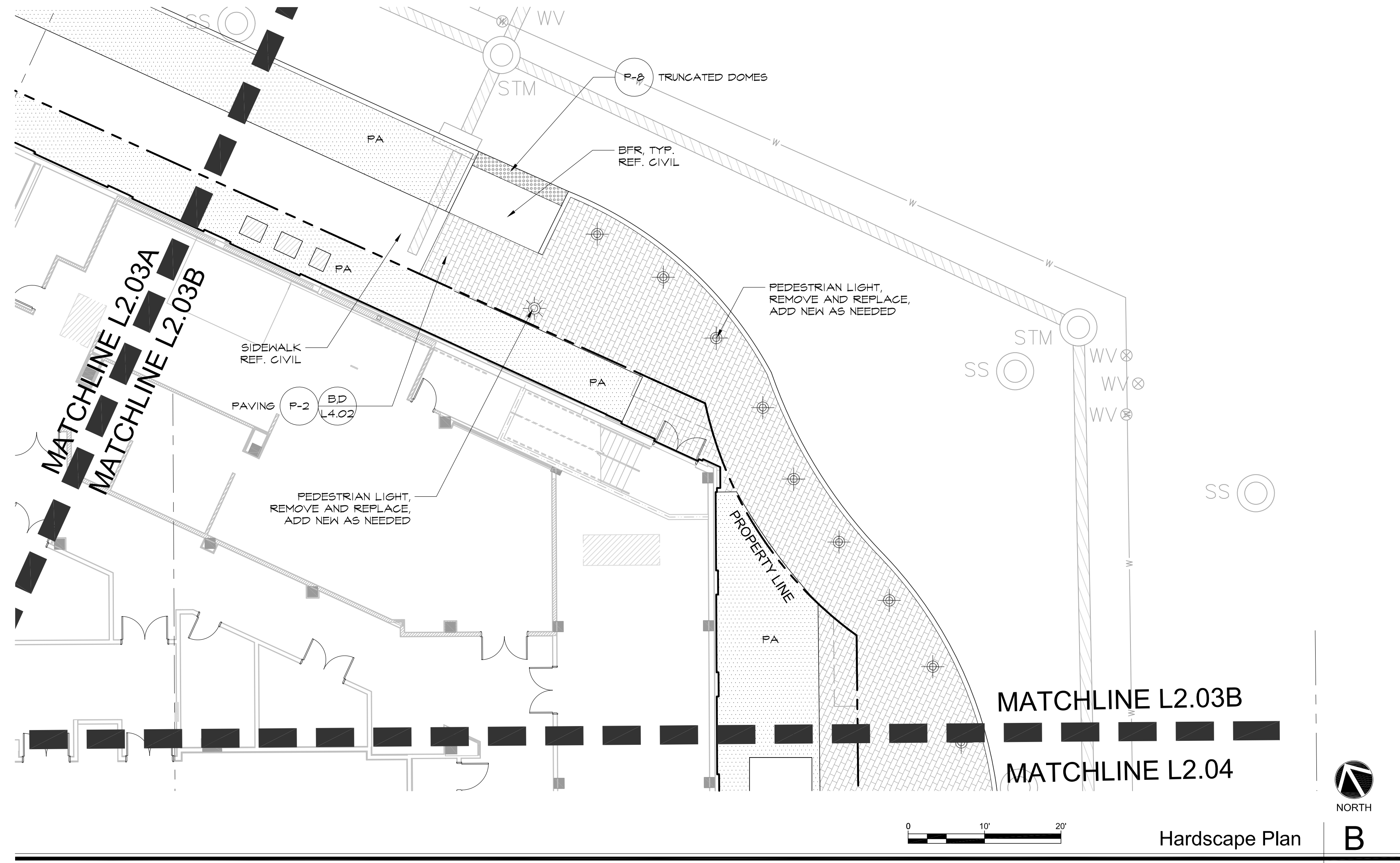
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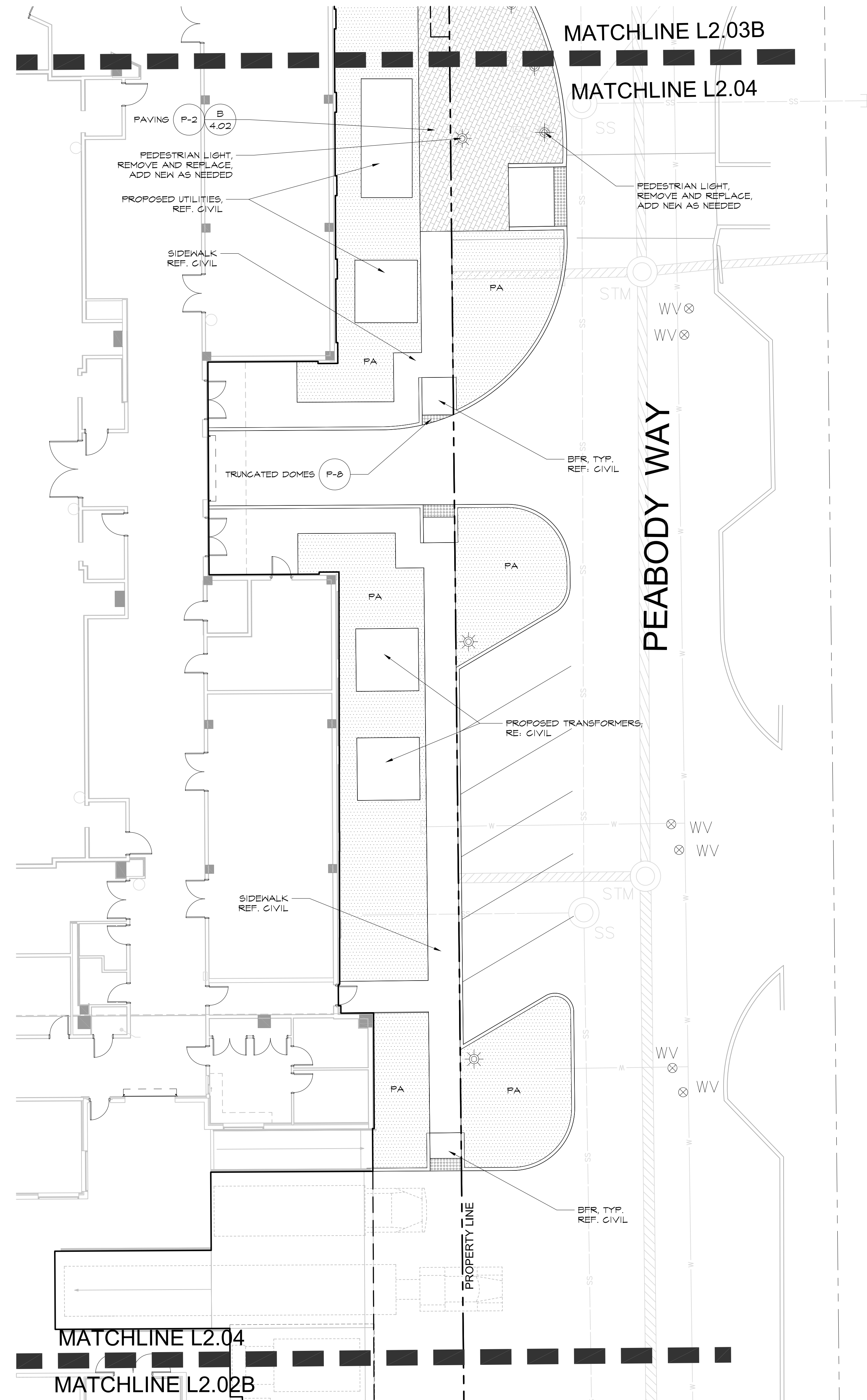


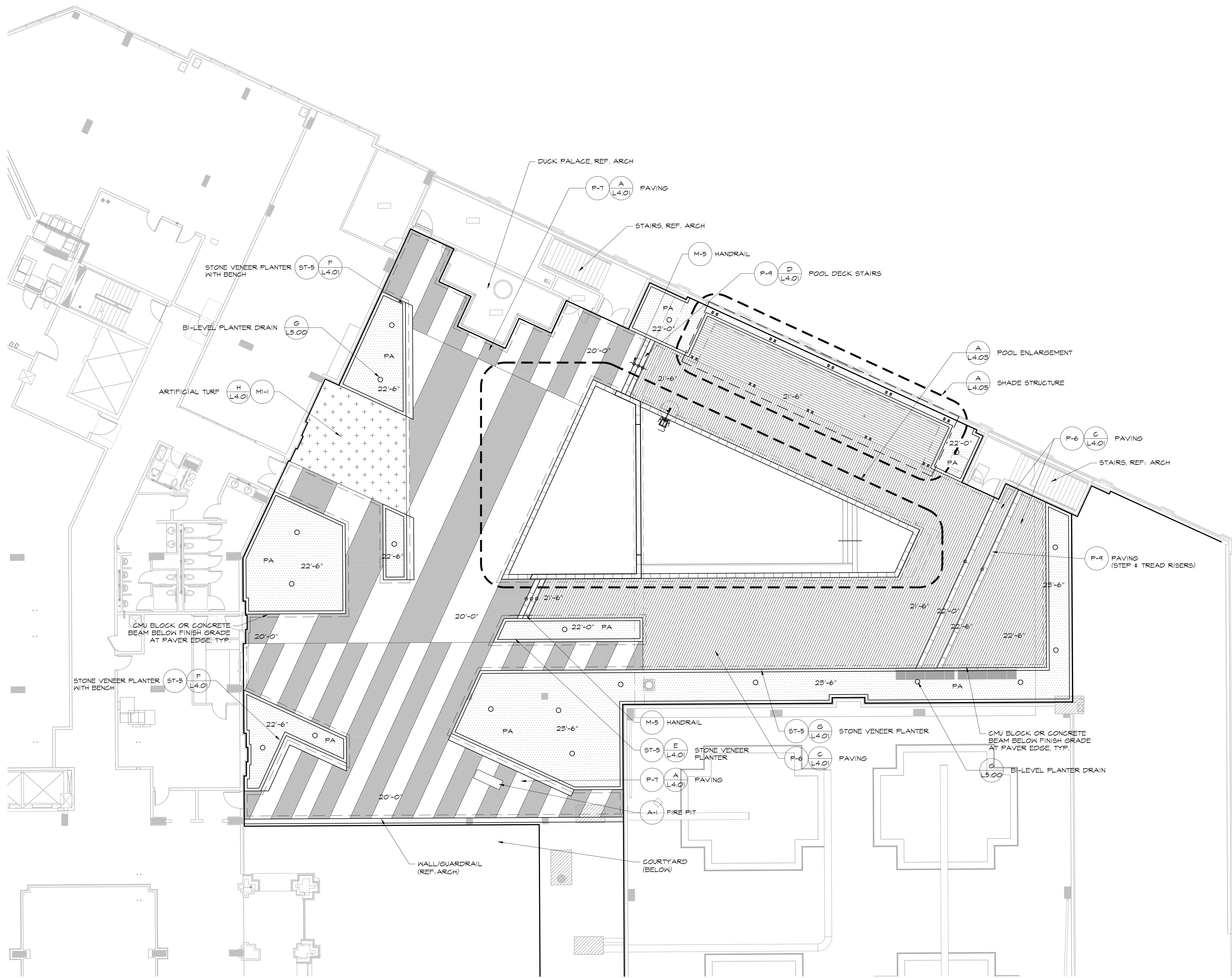
Hardscape Plan

Scale: 1" = 10'



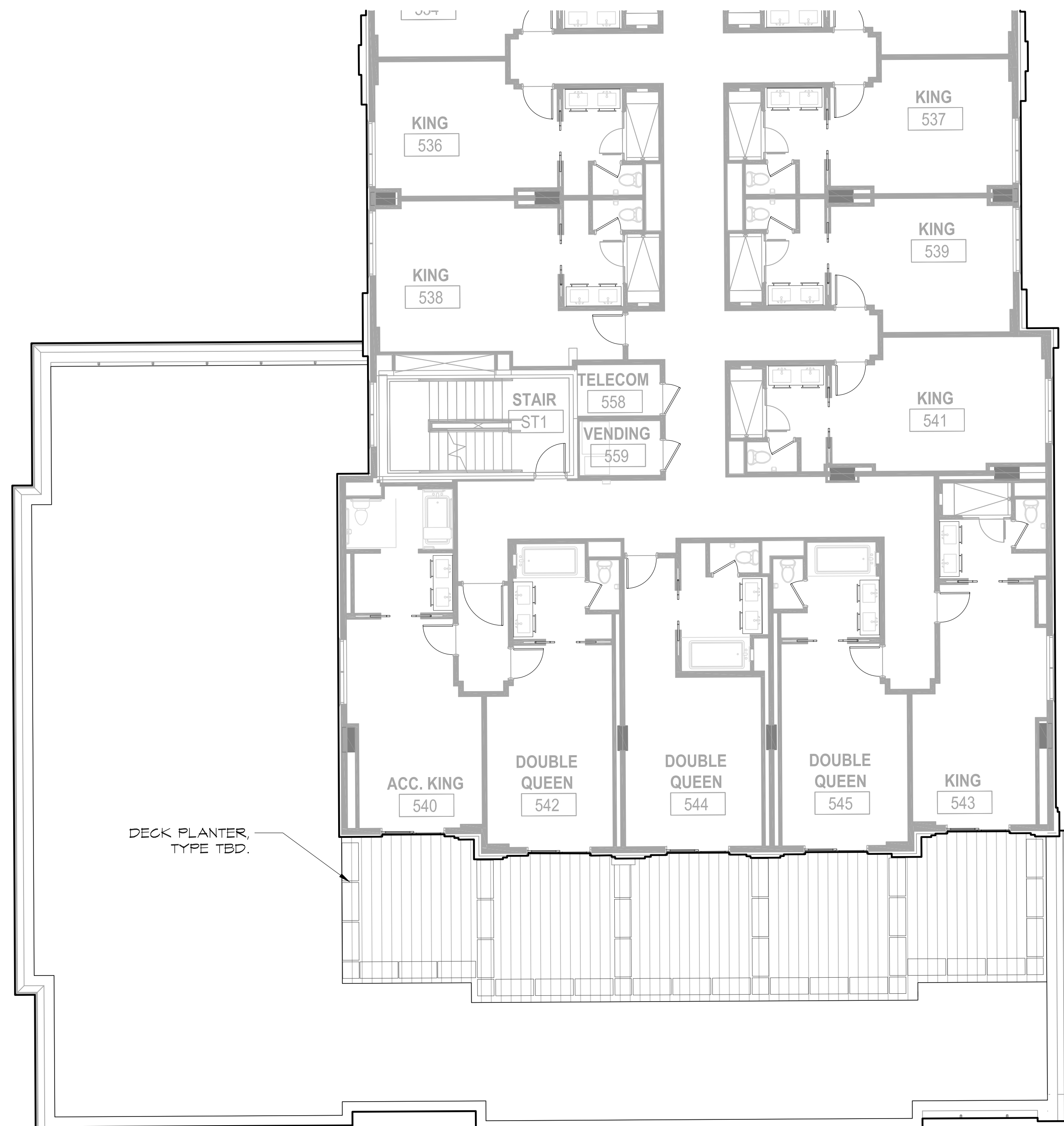






Amenity Deck Hardscape Plan

Scale: 1" = 10'



5th Floor Terrace Hardscape Plan - South

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



B

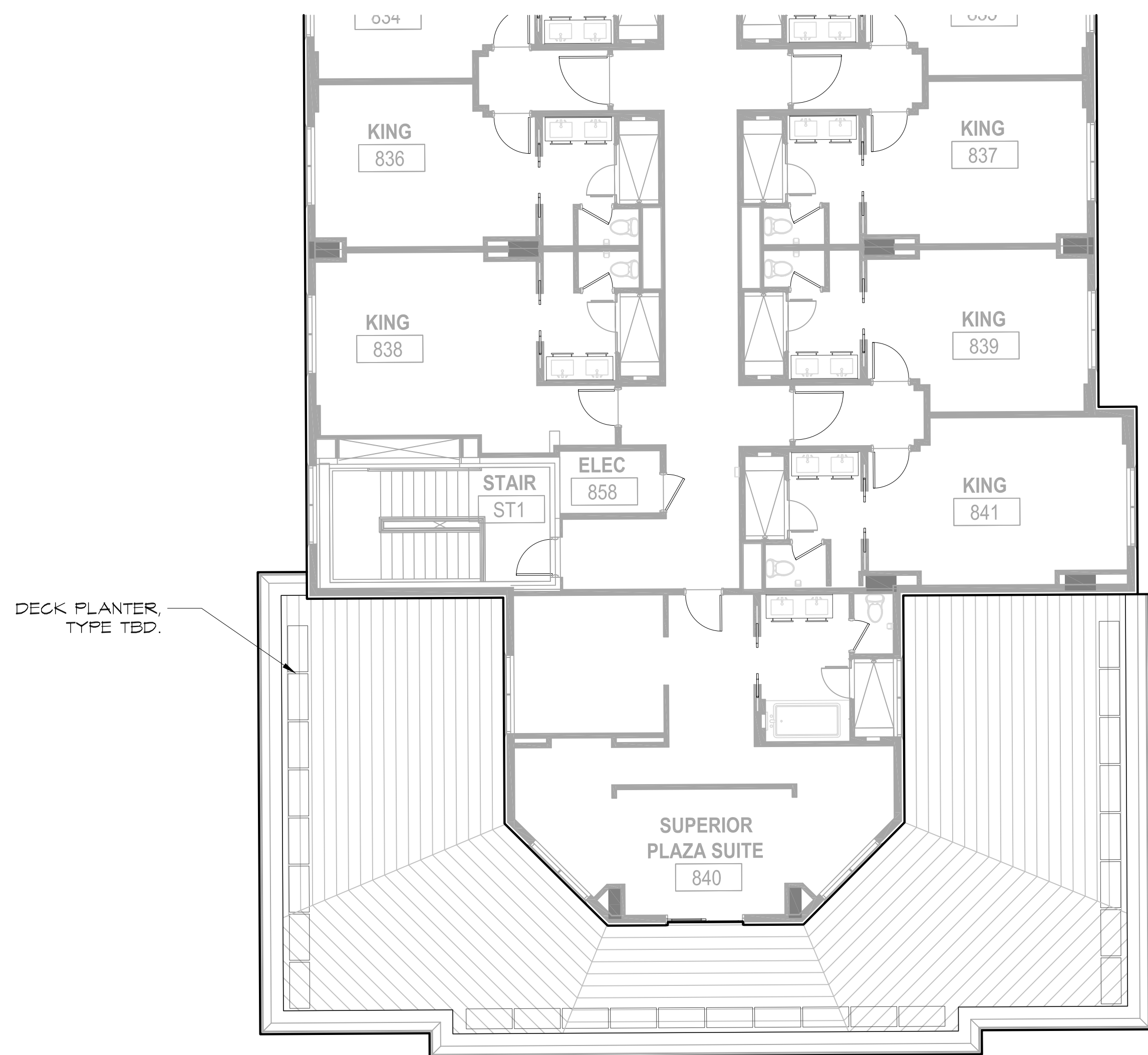


5th Floor Terrace Hardscape Plan - North

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

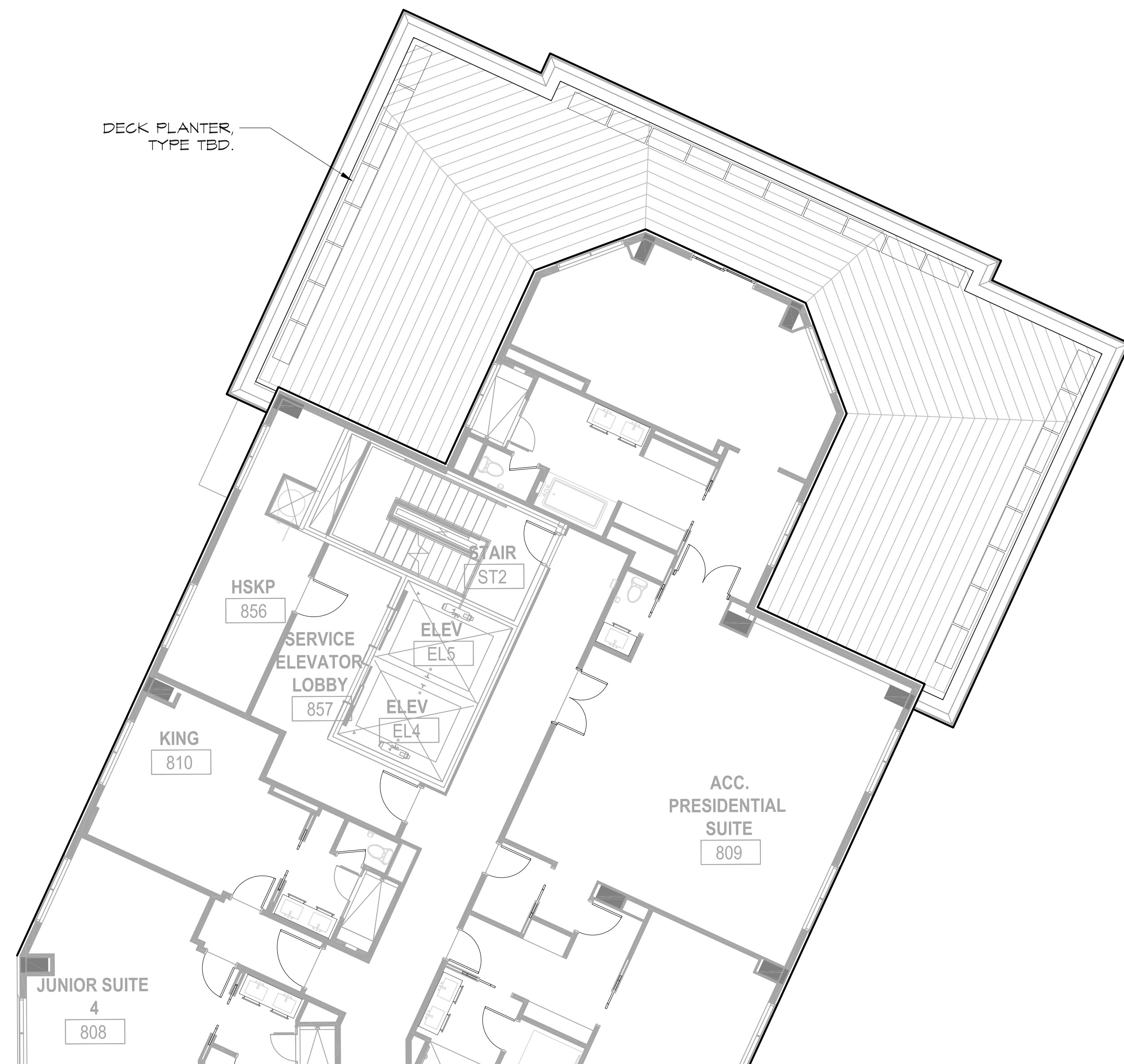


A



8th Floor Terrace Hardscape Plan - South

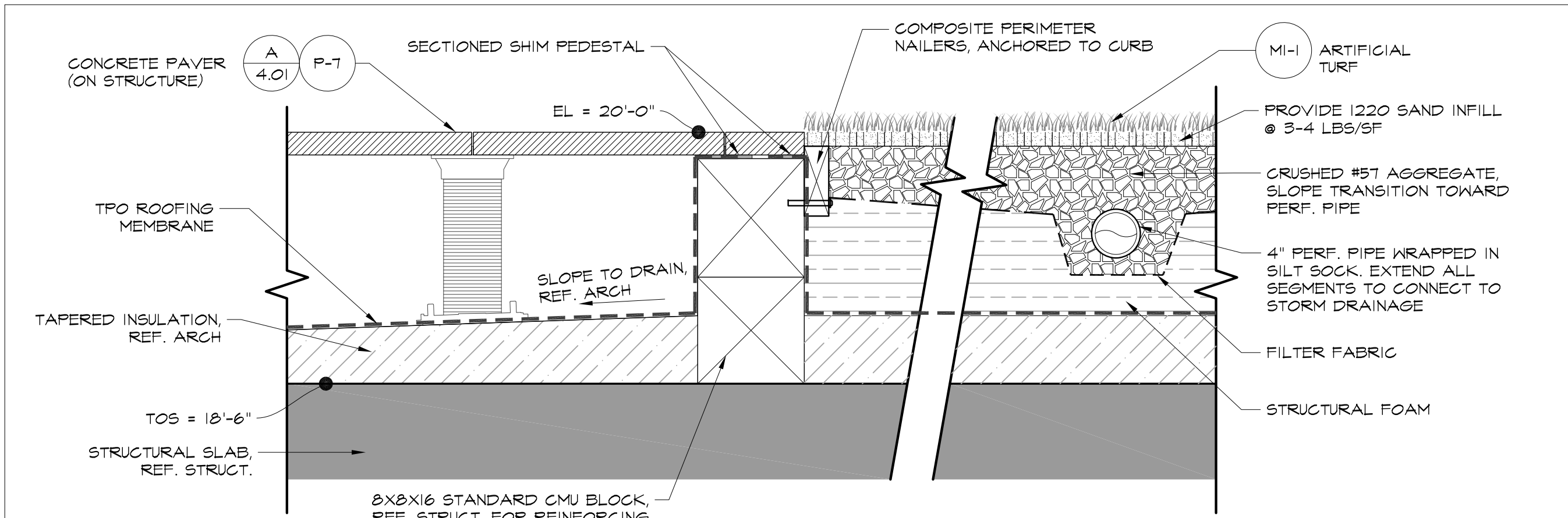
Scale: 1/8" = 1'-0"



8th Floor Terrace Hardscape Plan - North

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

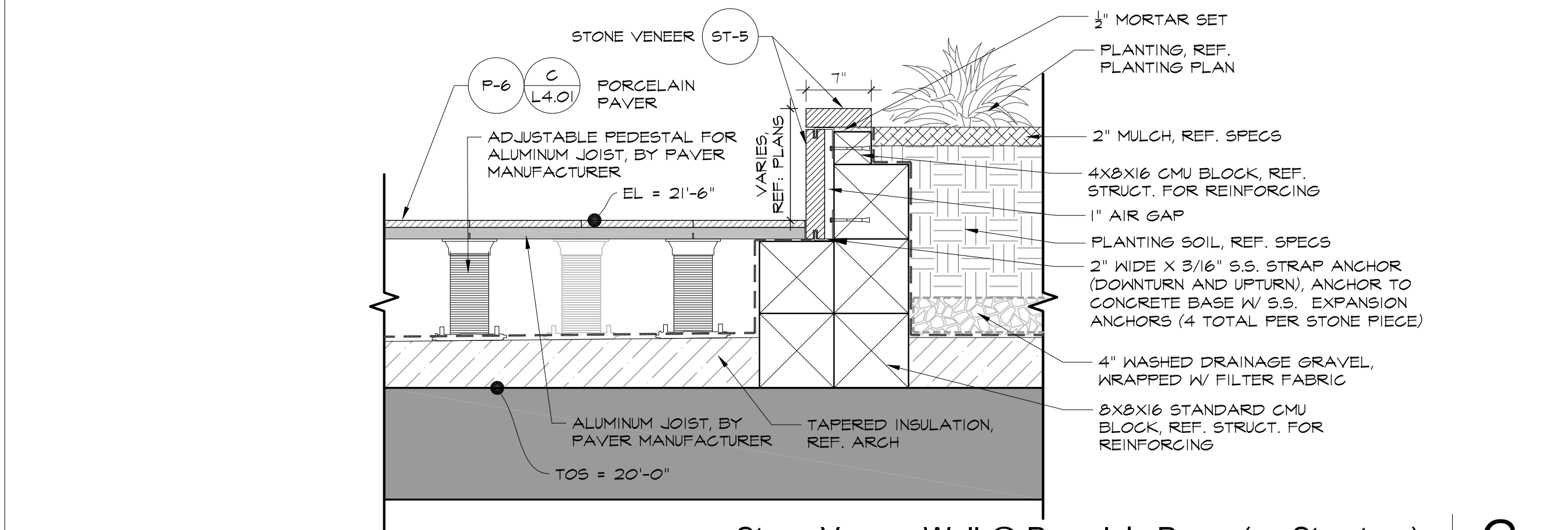




Artificial Turf @ Concrete Paver (on Structure)

H

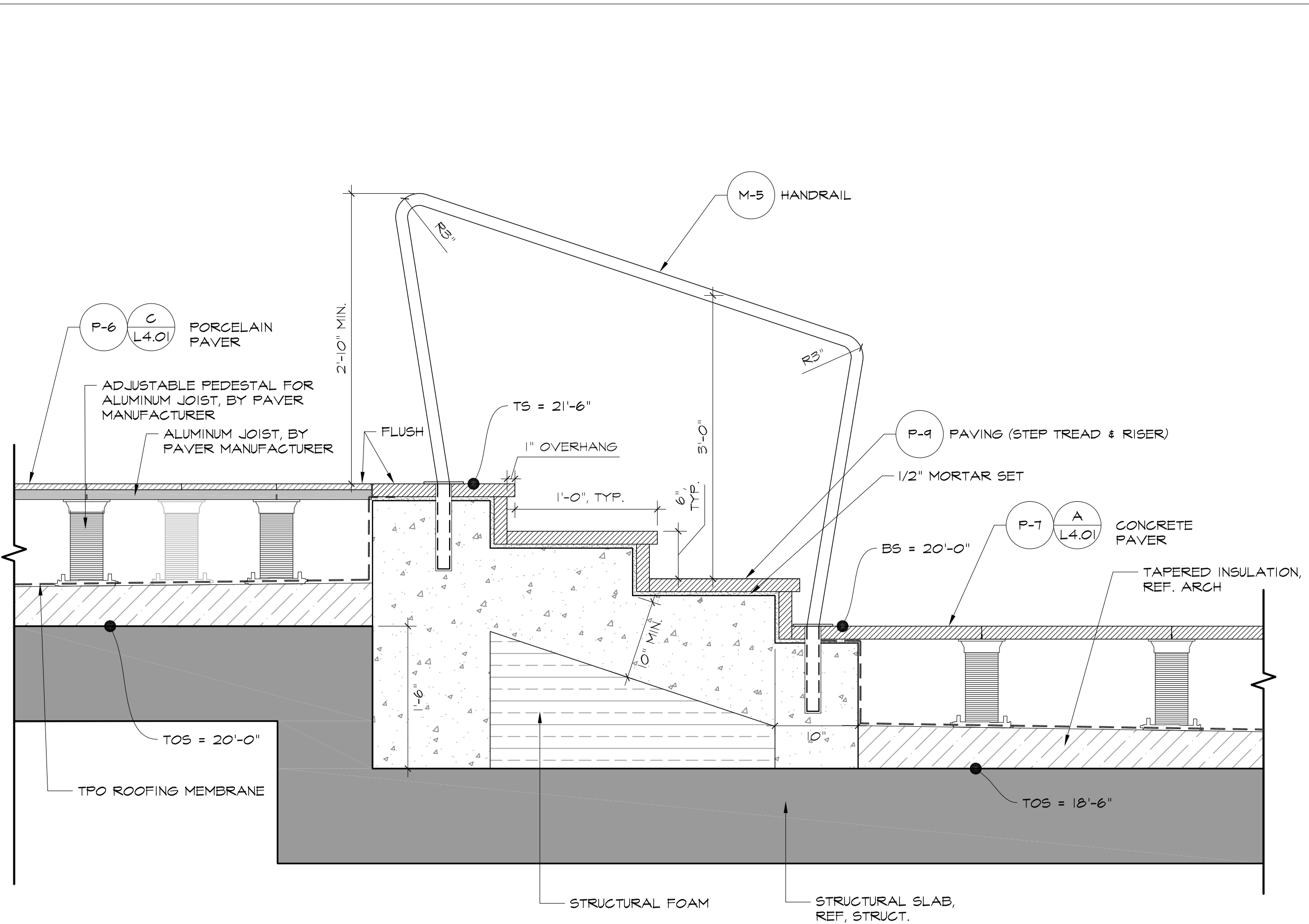
Scale: 1-1/2" = 1'-0"



Stone Veneer Wall @ Porcelain Paver (on Structure)

G

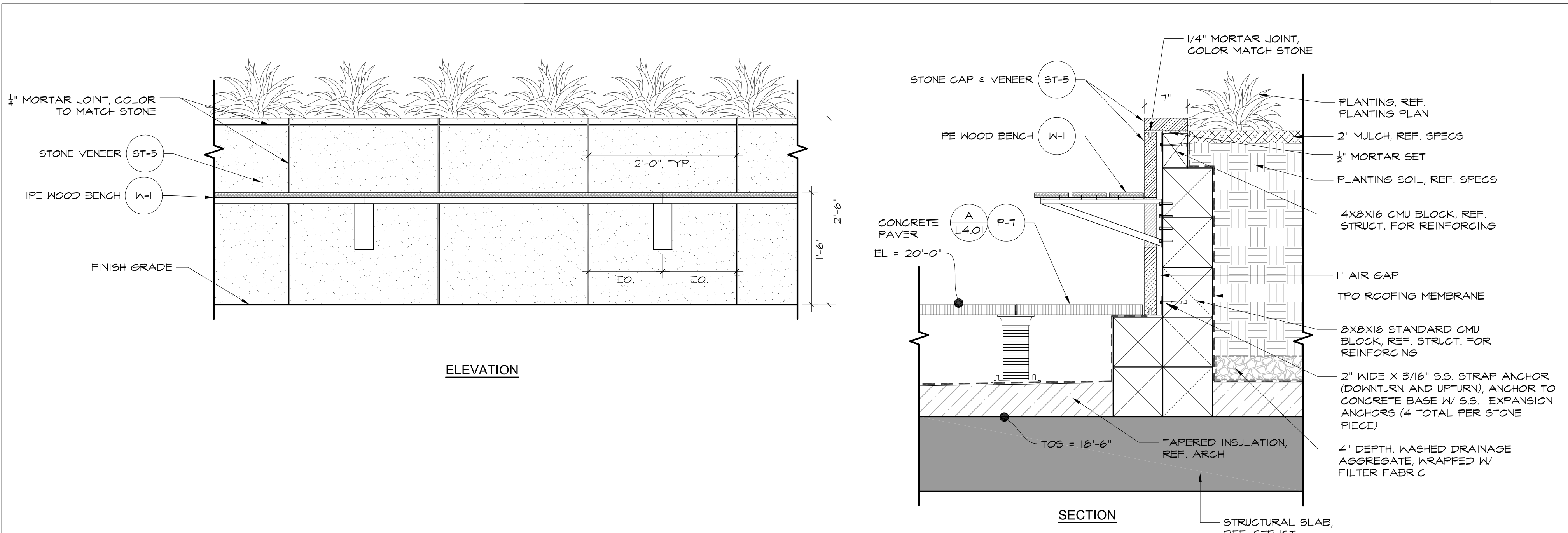
Scale: 1" = 1'-0"



Typ. Pool Deck Stair Section

D

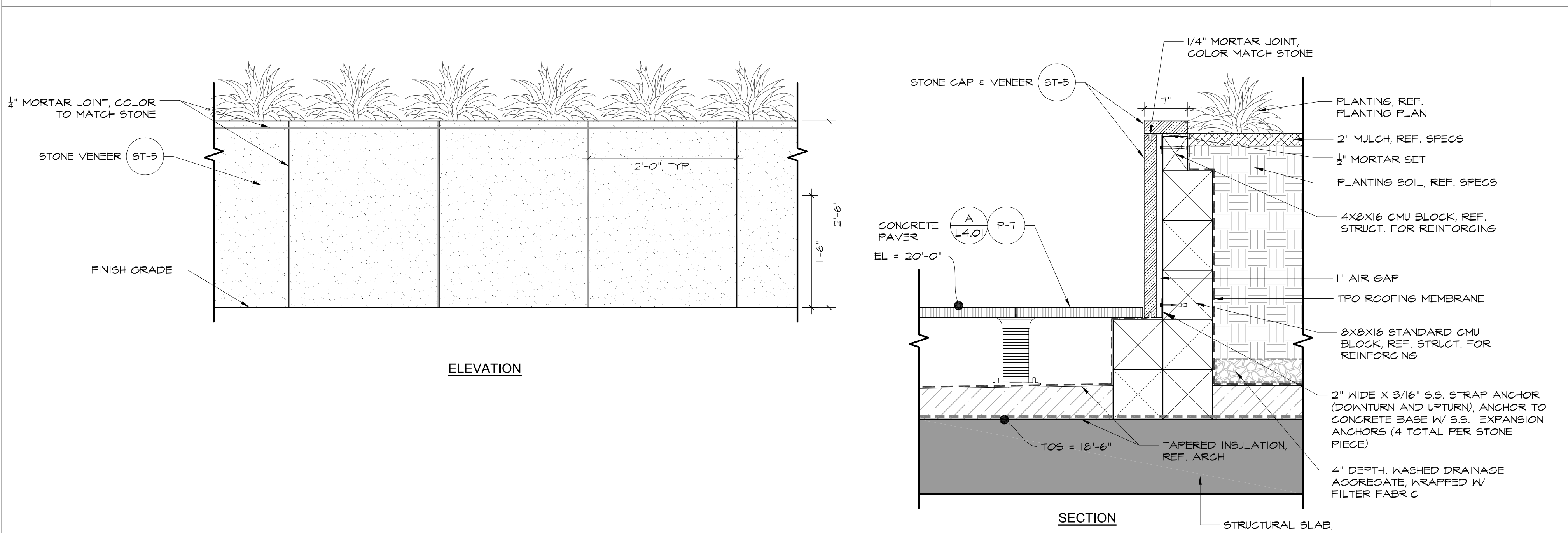
Scale: 1" = 1'-0"



Stone Veneer Planter w/ Seating (on Structure)

F

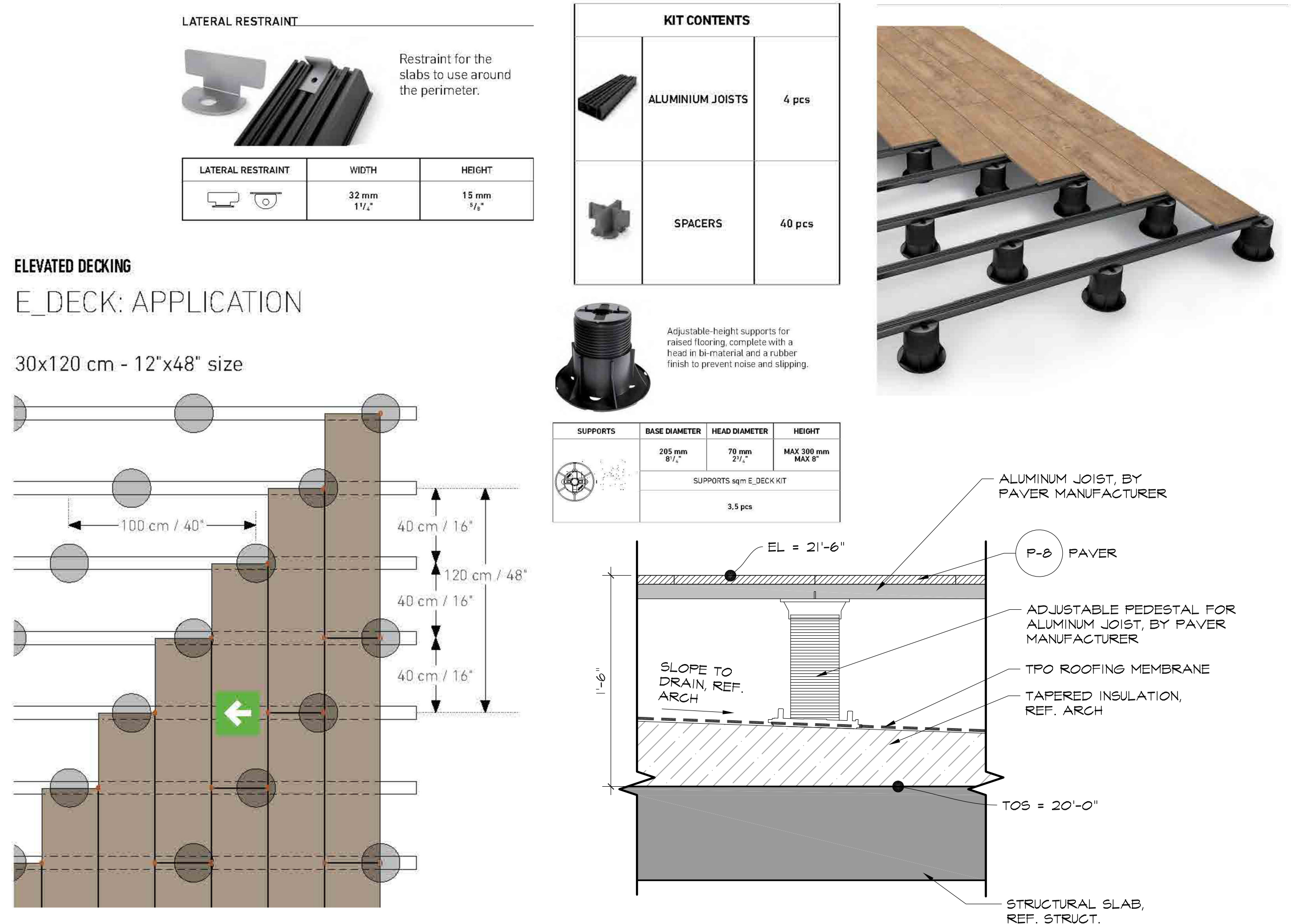
Scale: 1" = 1'-0"



Stone Veneer Planter @ Concrete Paver (on Structure)

E

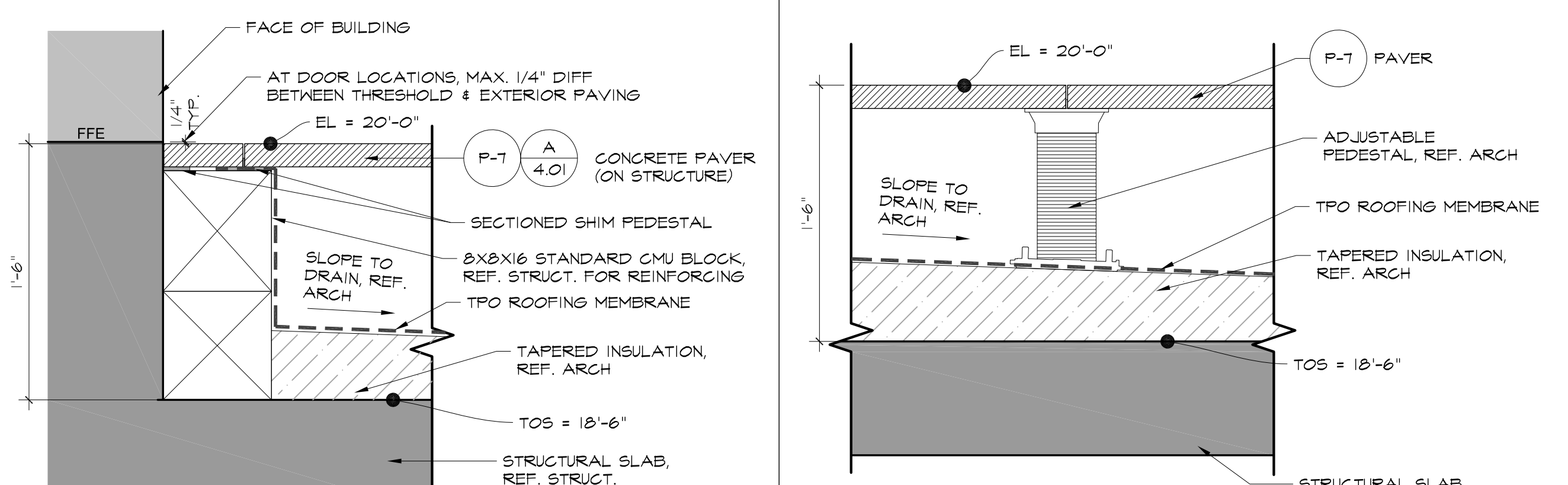
Scale: 1" = 1'-0"



Porcelain Pavers (on Structure)

C

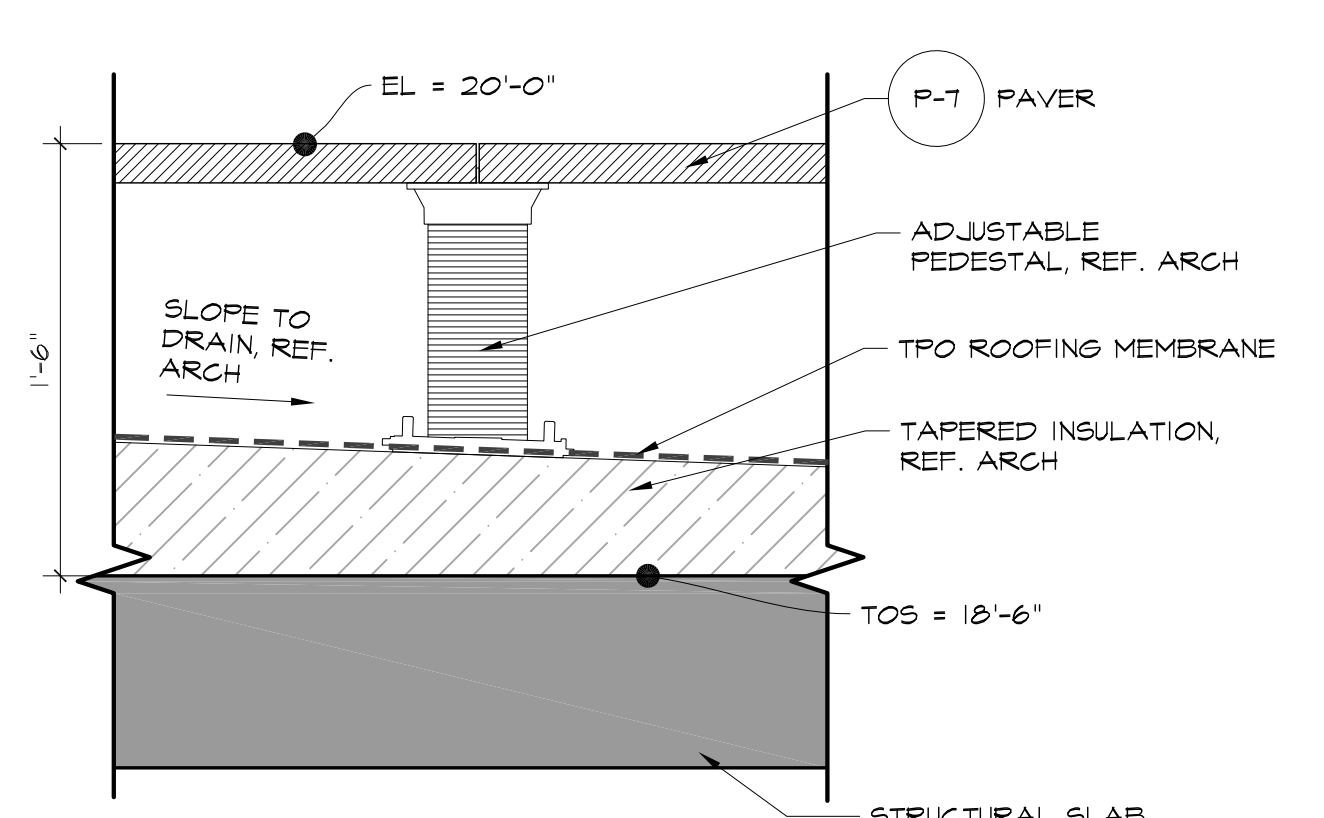
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Concrete Pavers @ Building Edge (on Structure)

B

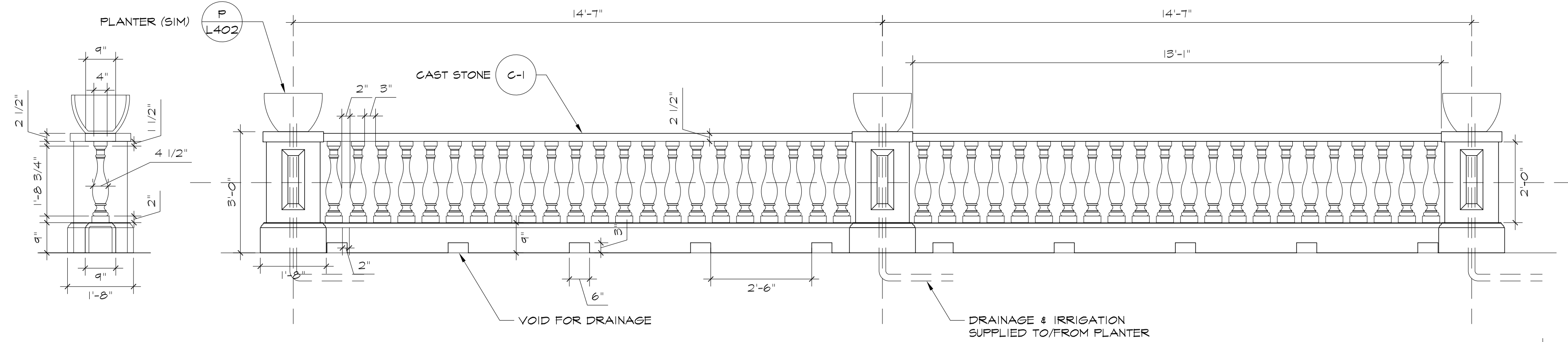
Scale: 1-1/2" = 1'-0"



Concrete Pavers (on Structure)

A

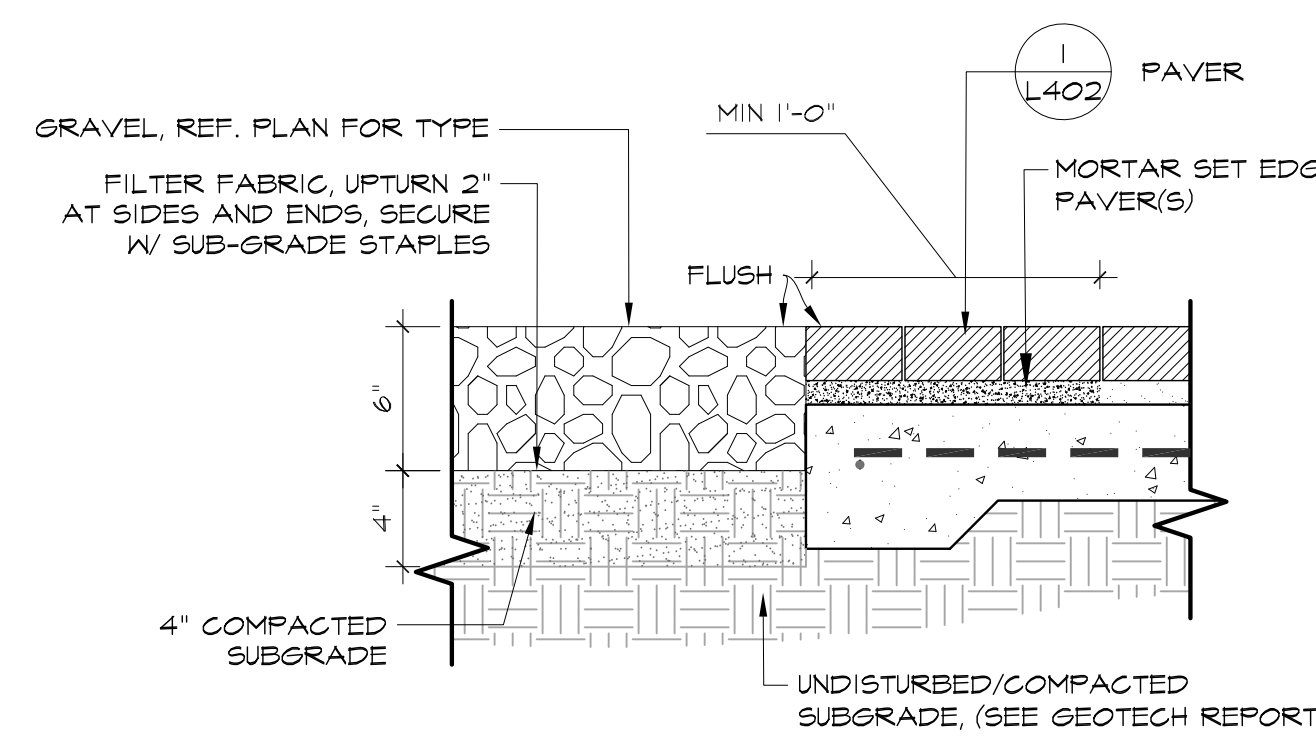
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Balustrade Wall

O

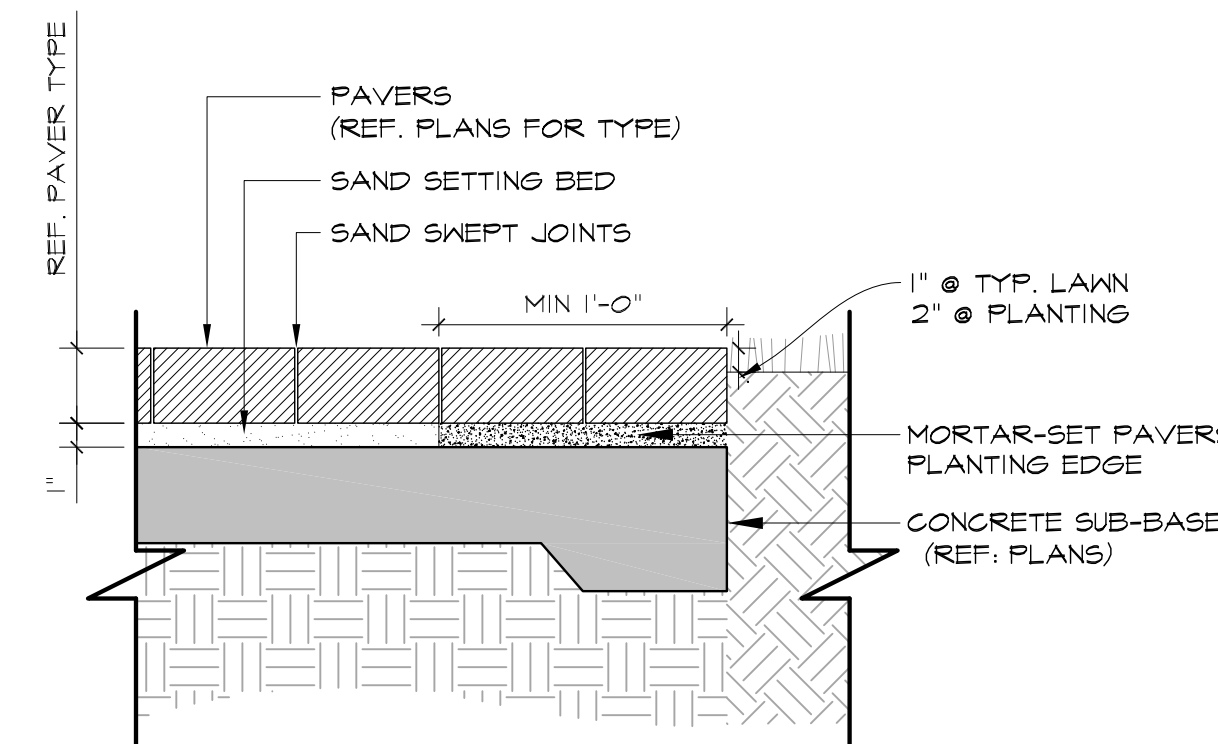
Scale: 1/2" = 1'-0"



Gravel Paving @ Pavers

J

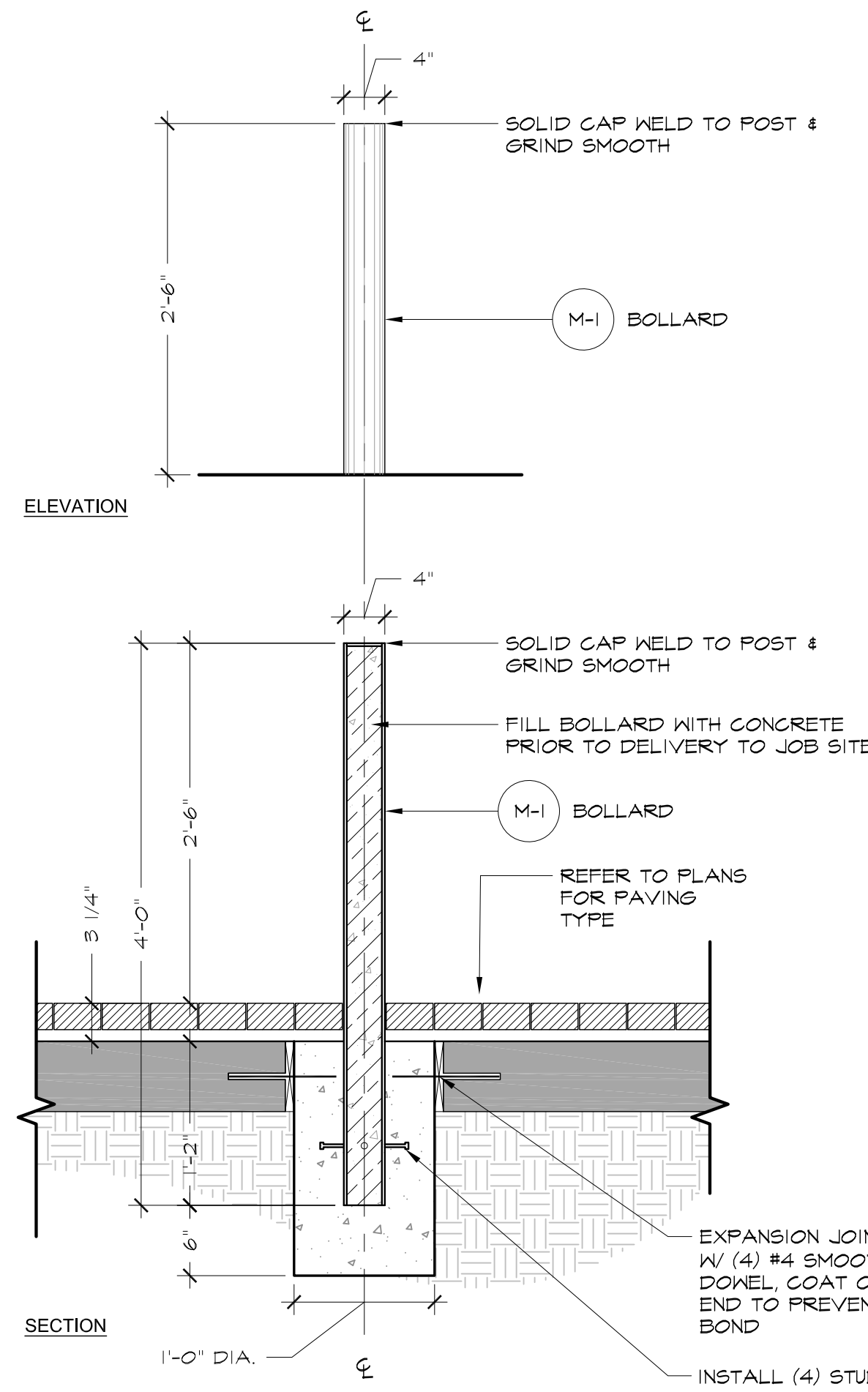
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Paver @ Planting

E

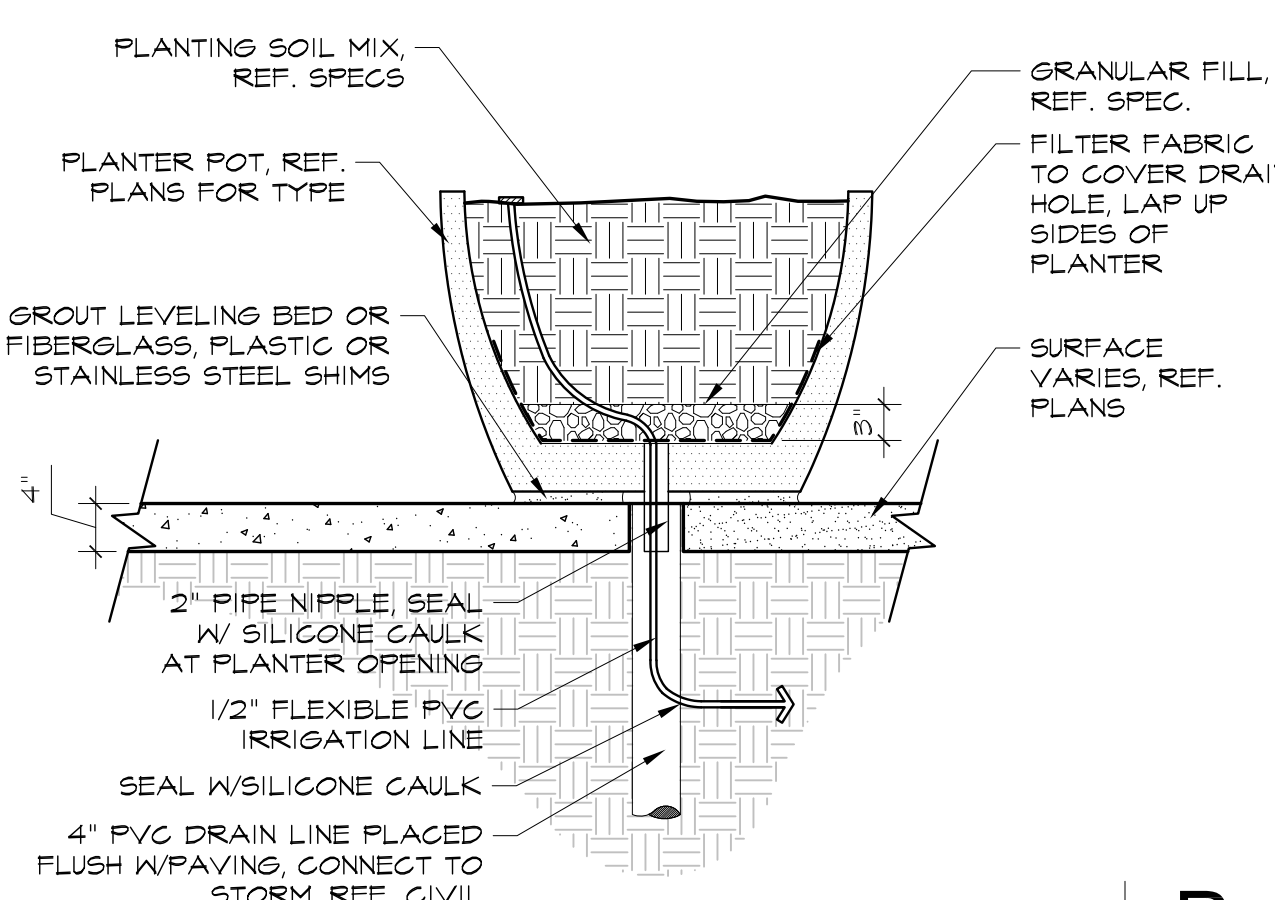
Scale: 1-1/2" = 1'-0"



Stainless Steel Bollard

N

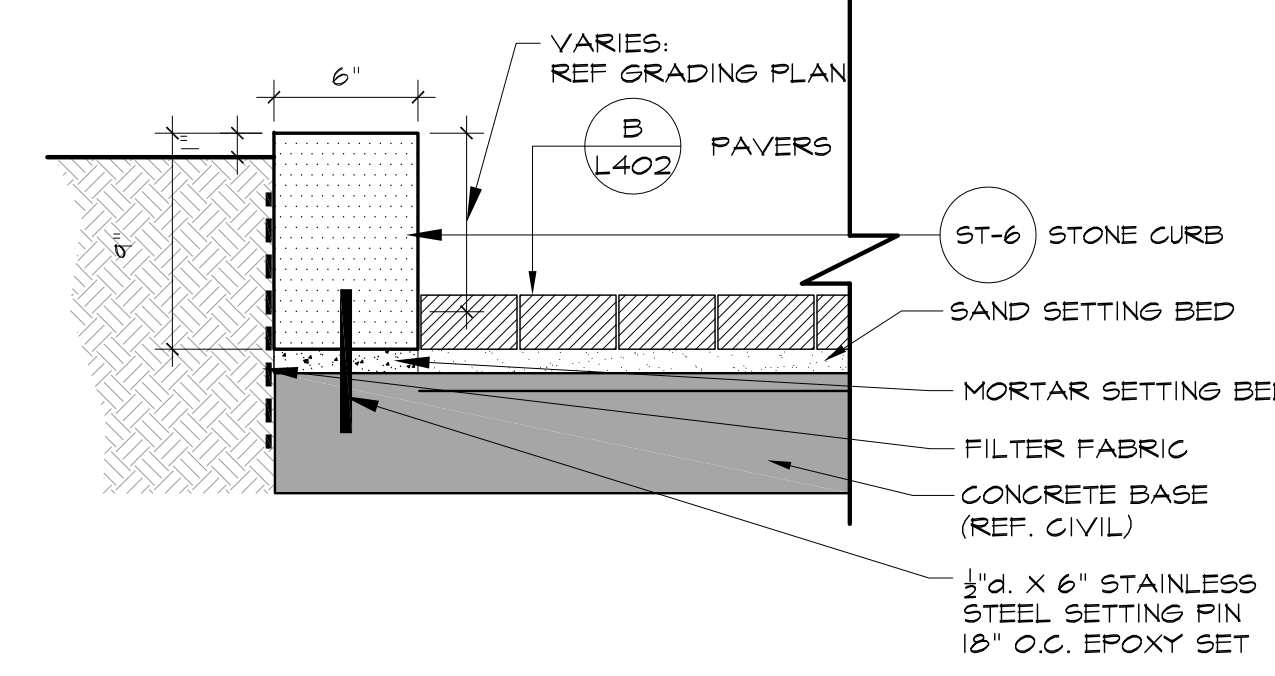
Scale: 1" = 1'-0"



Planter

P

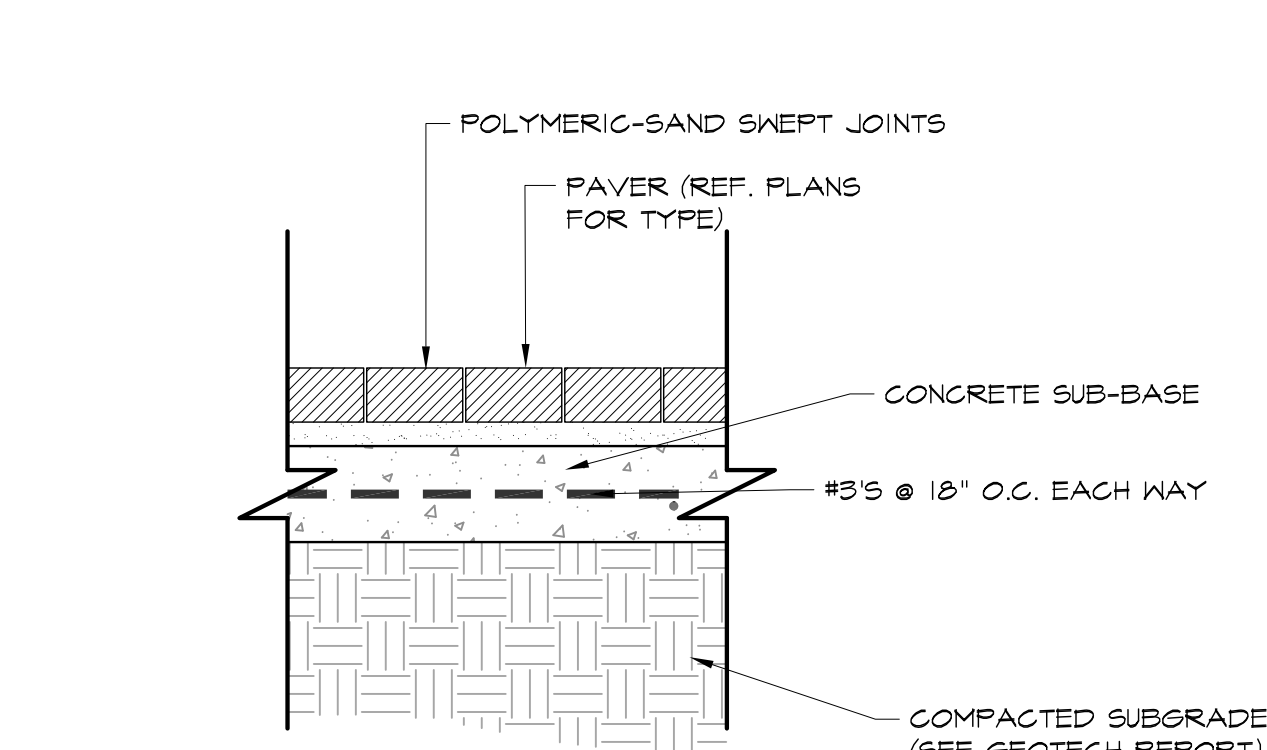
Scale: 3/4" = 1'-0"



9" Stone Curb w/ Paver on Concrete Typ.

M

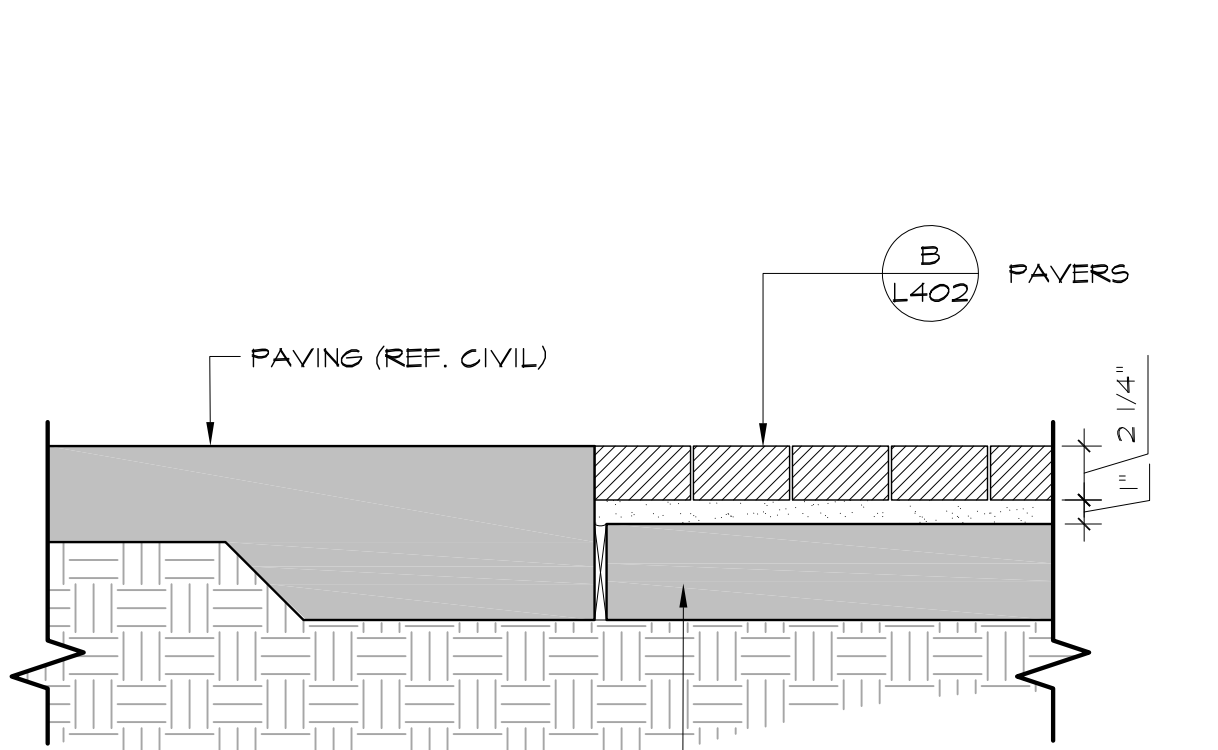
Scale: 1-1/2" = 1'-0"



Paver @ Courtyard

I

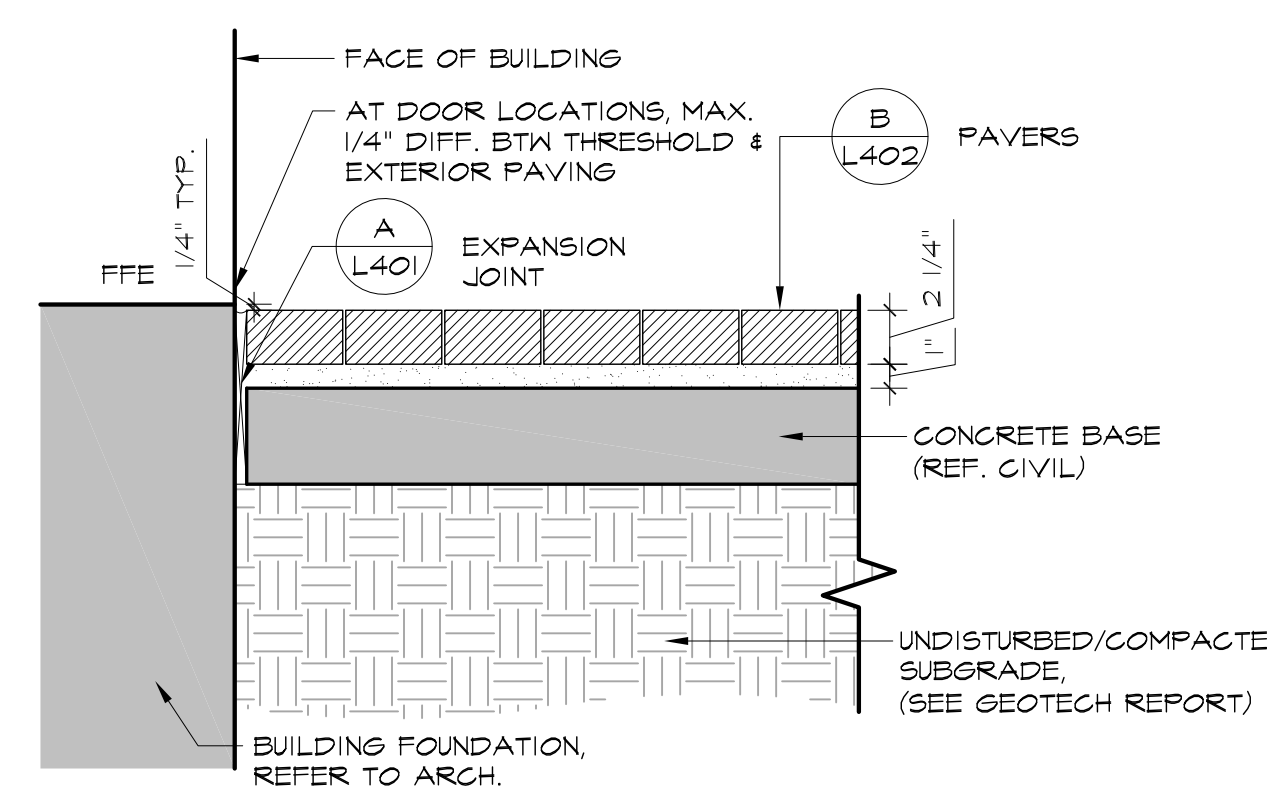
Scale: 1 1/2" = 1'-0"



Paver @ Concrete Paving

D

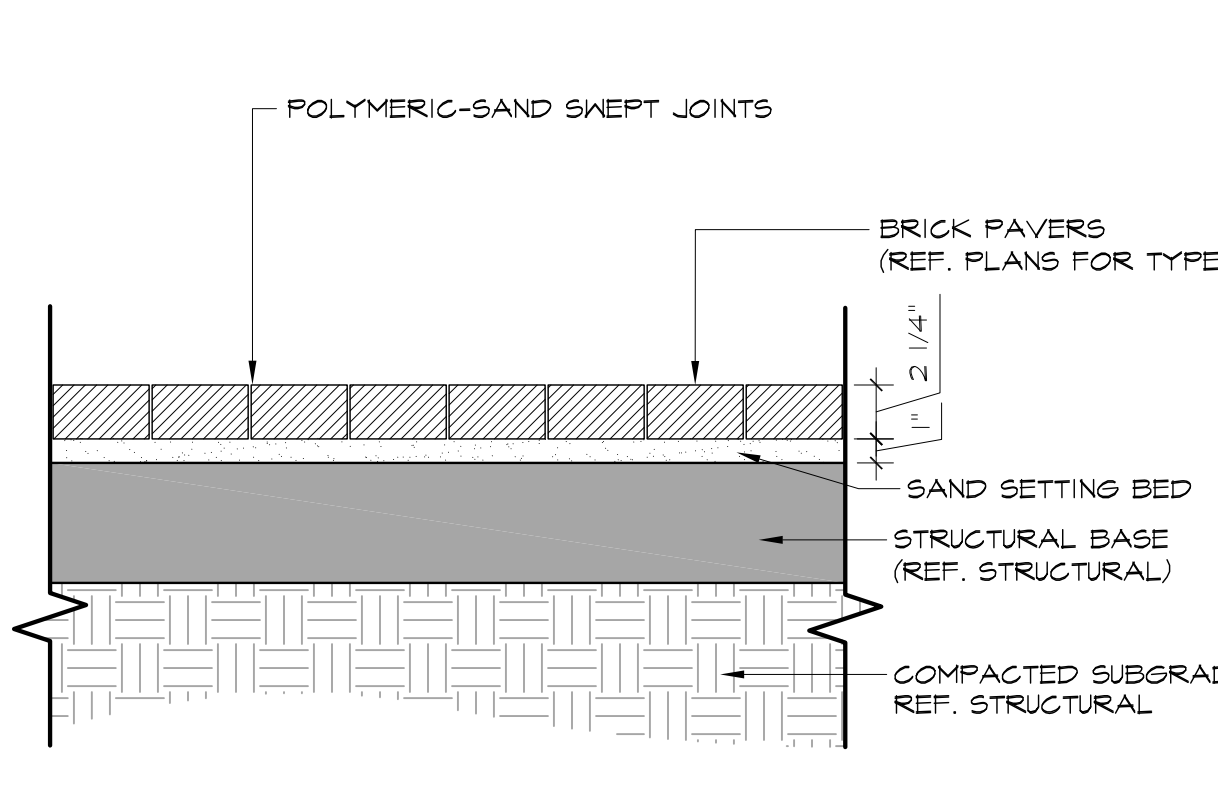
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Paver @ Building Edge

H

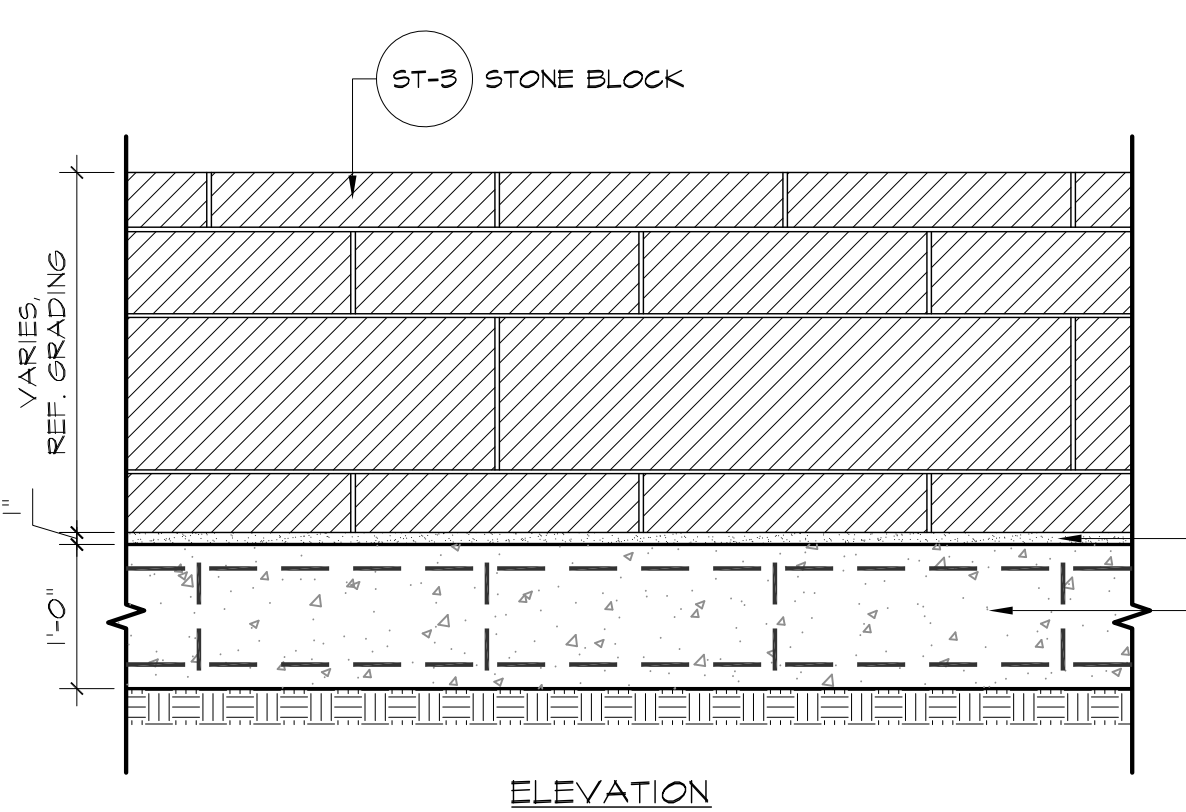
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Paver On Structural Slab

C

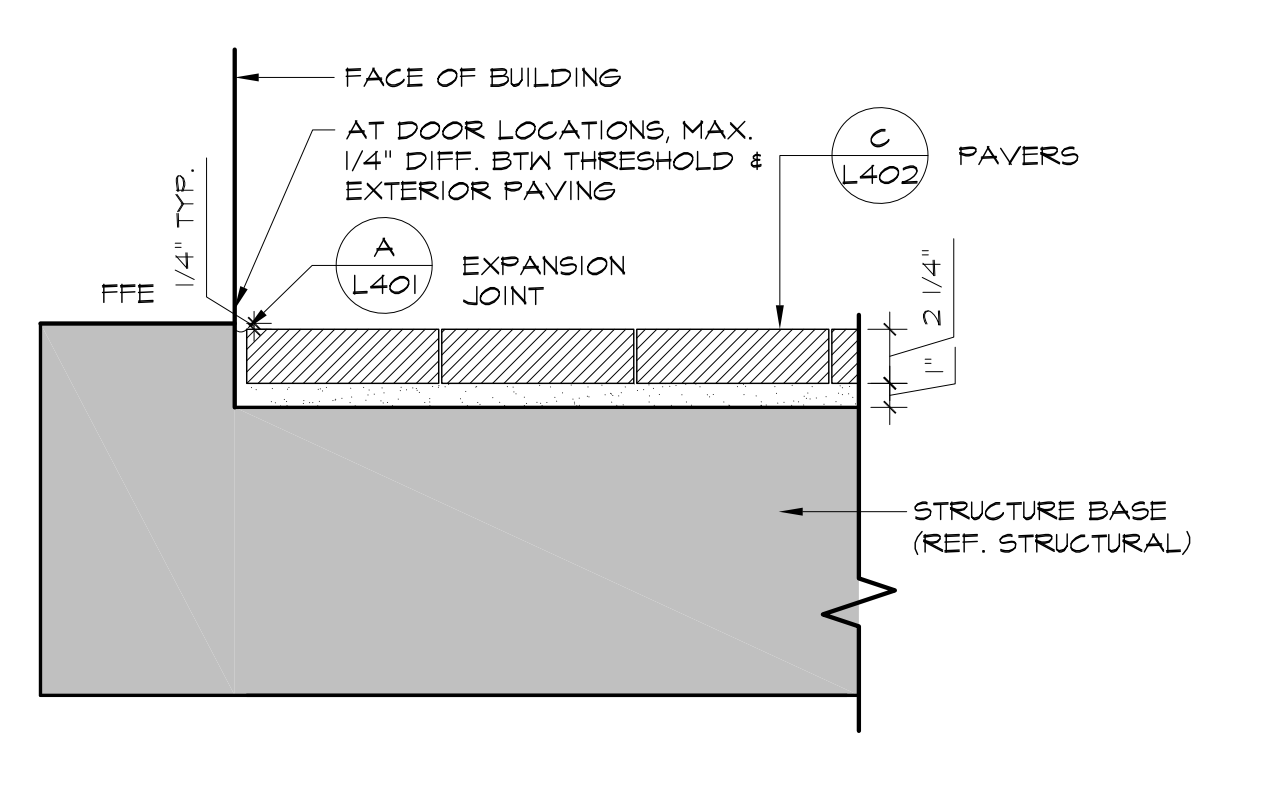
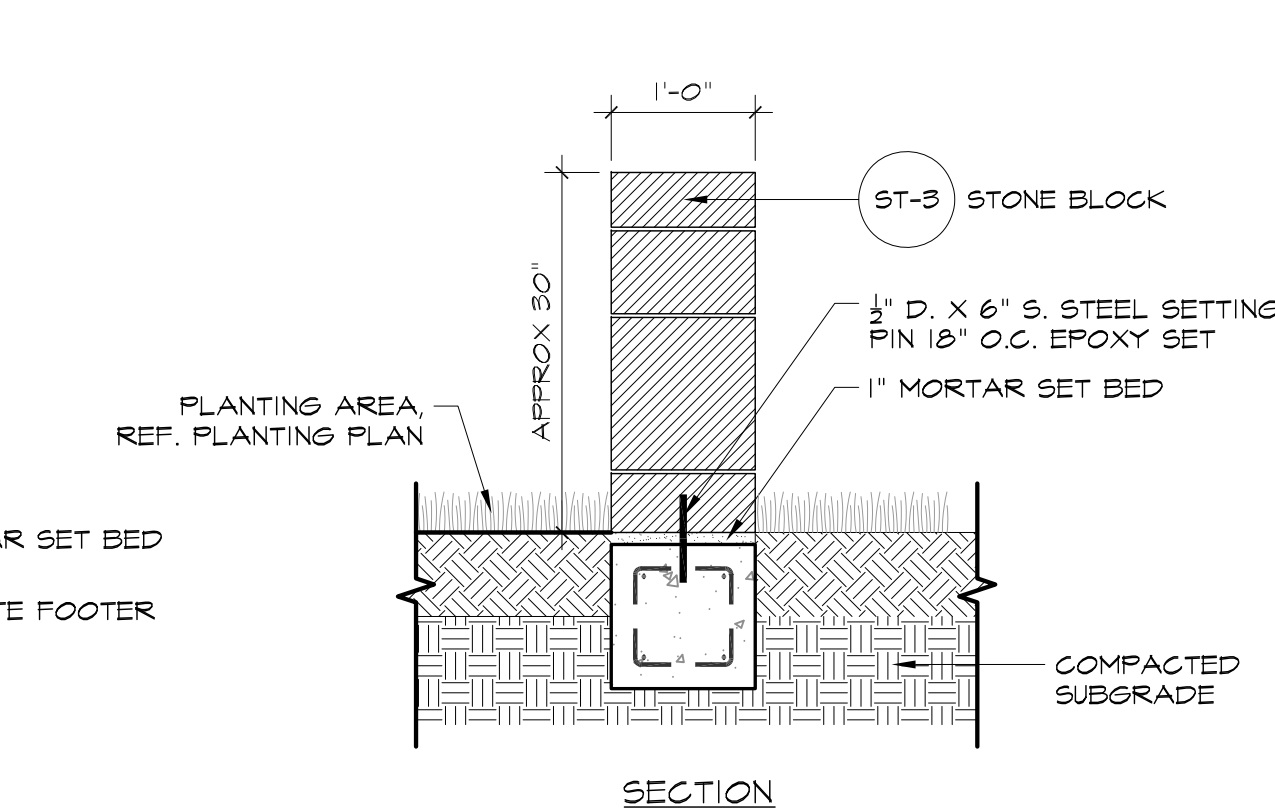
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Stacked Stone Wall

L

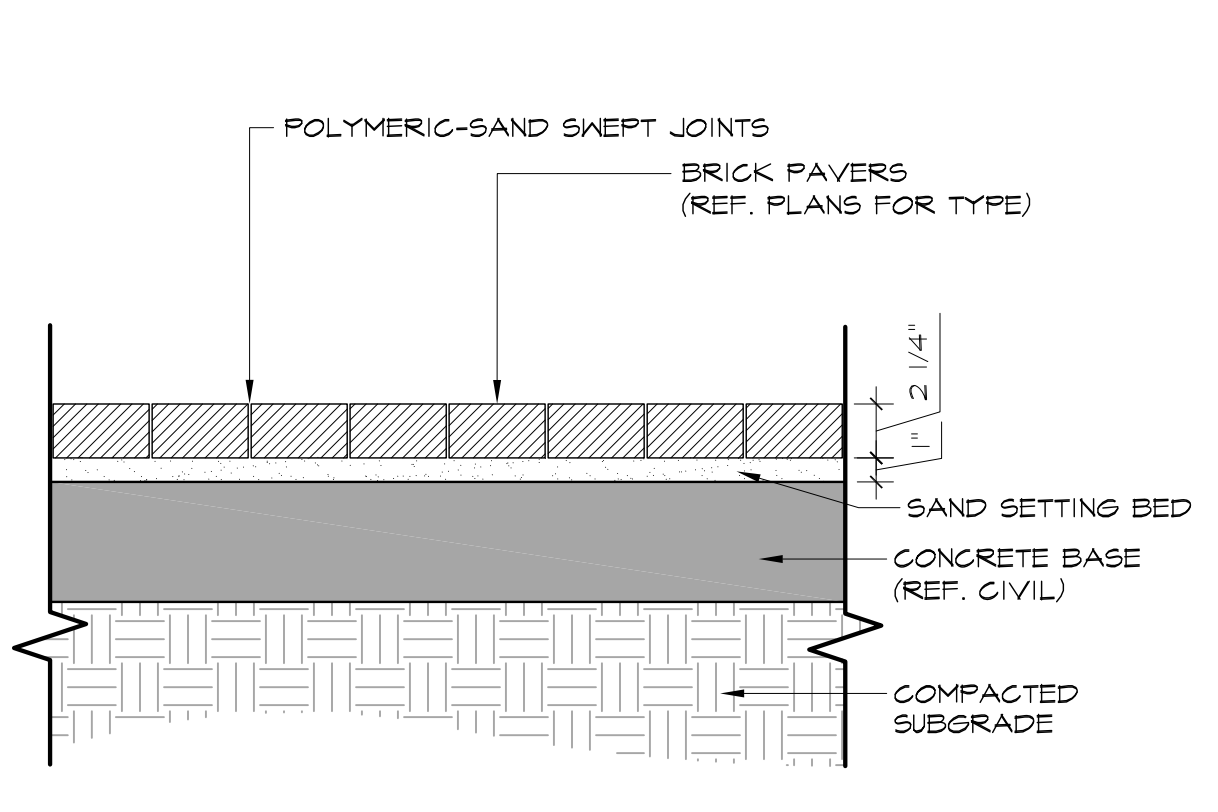
Scale: 3/4" = 1'-0"



Paver @ Building Edge on Structure

G

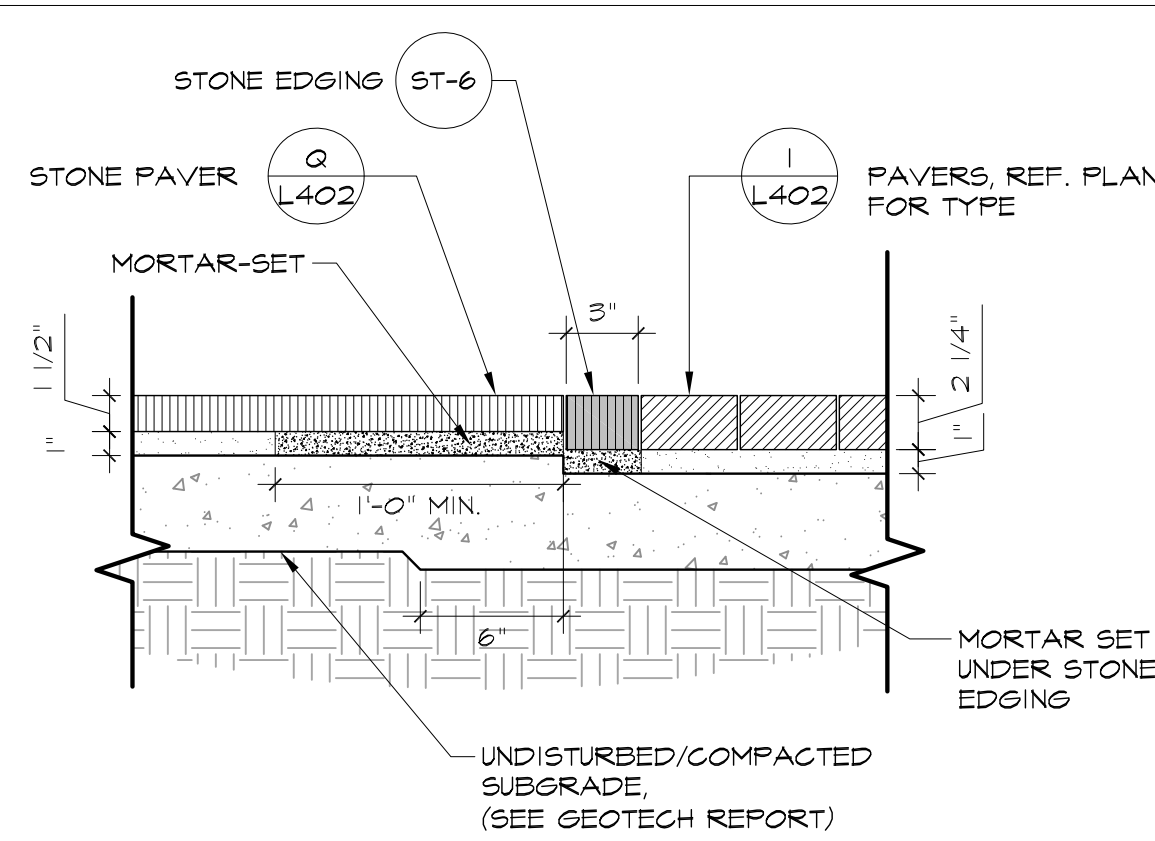
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Paver @ Mortor Court

B

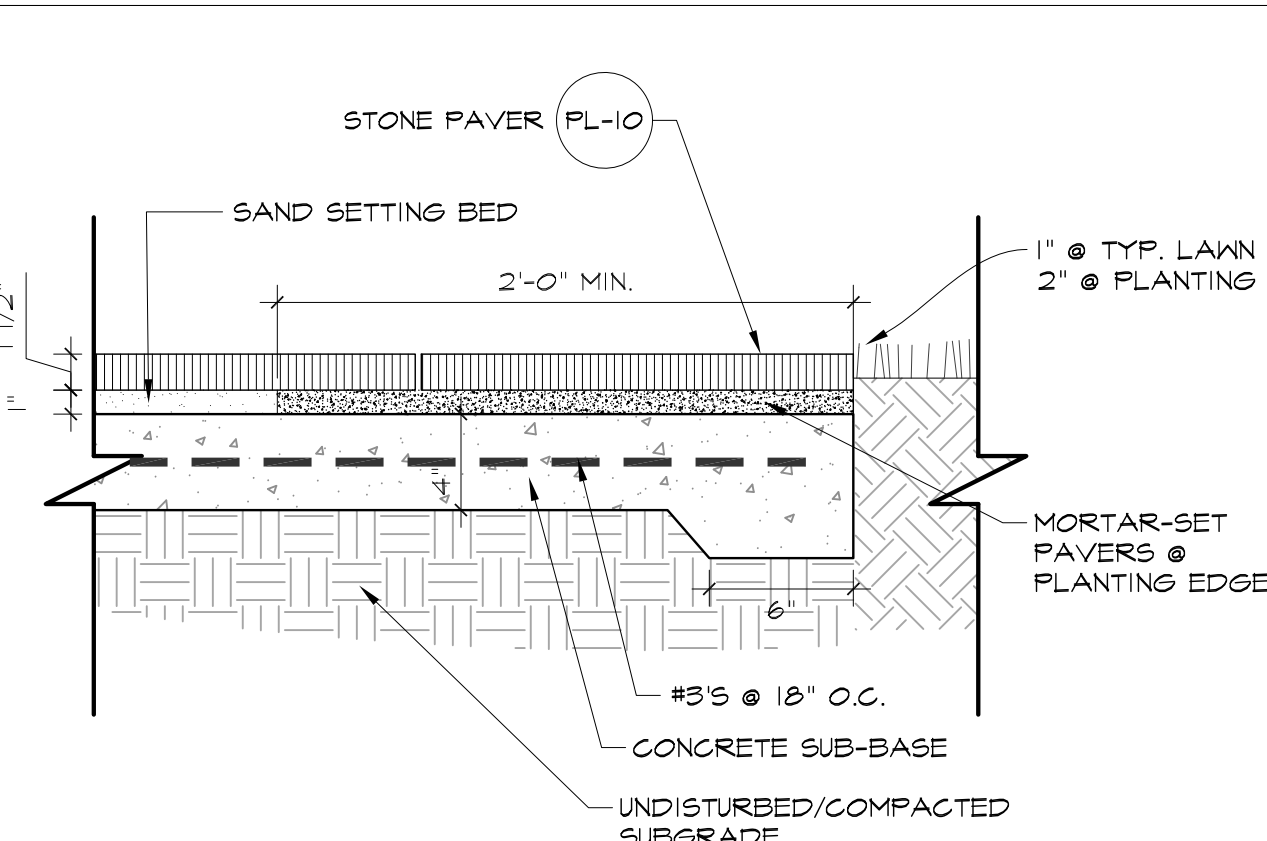
Scale: 1-1/2" = 1'-0"



Stone Paver Transition

R

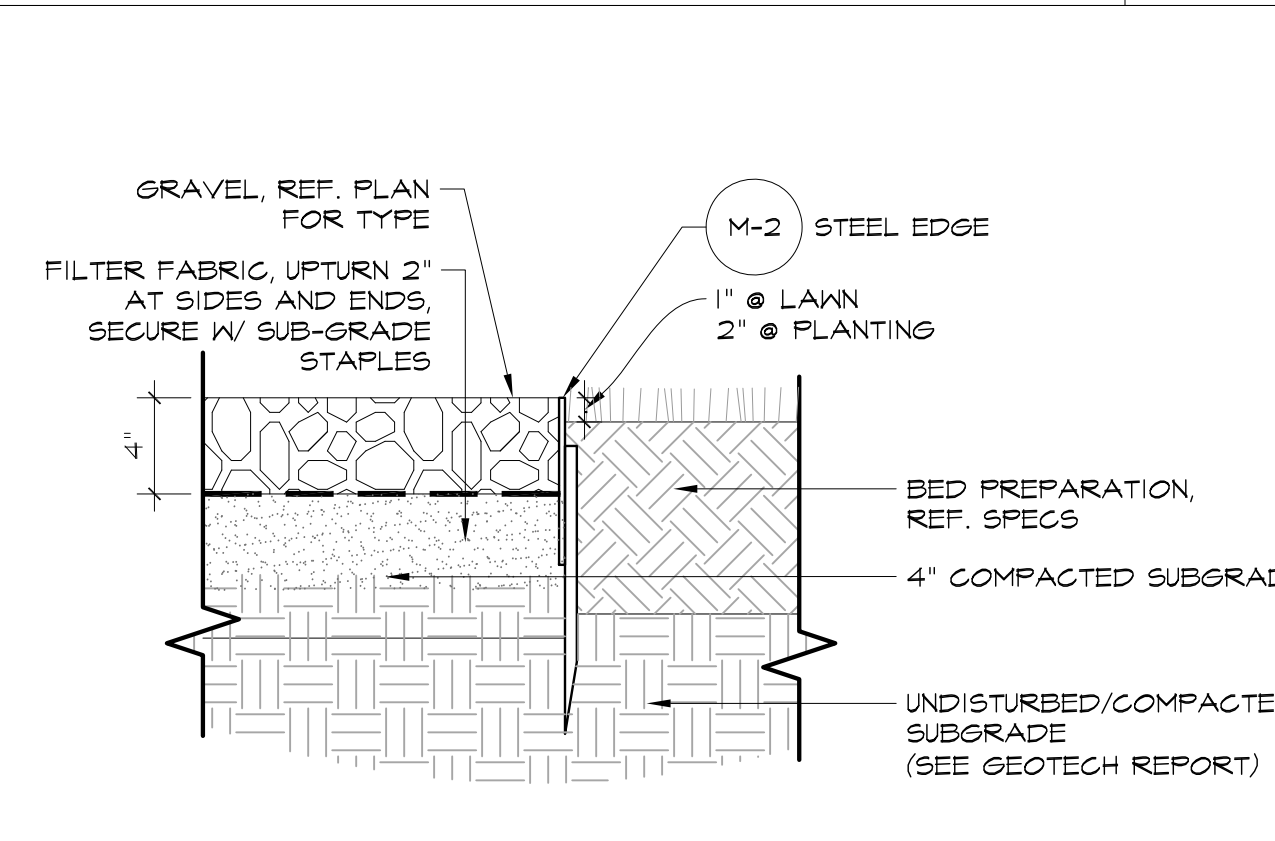
Scale: 1-1/2" = 1'-0"



Stone Paver

Q

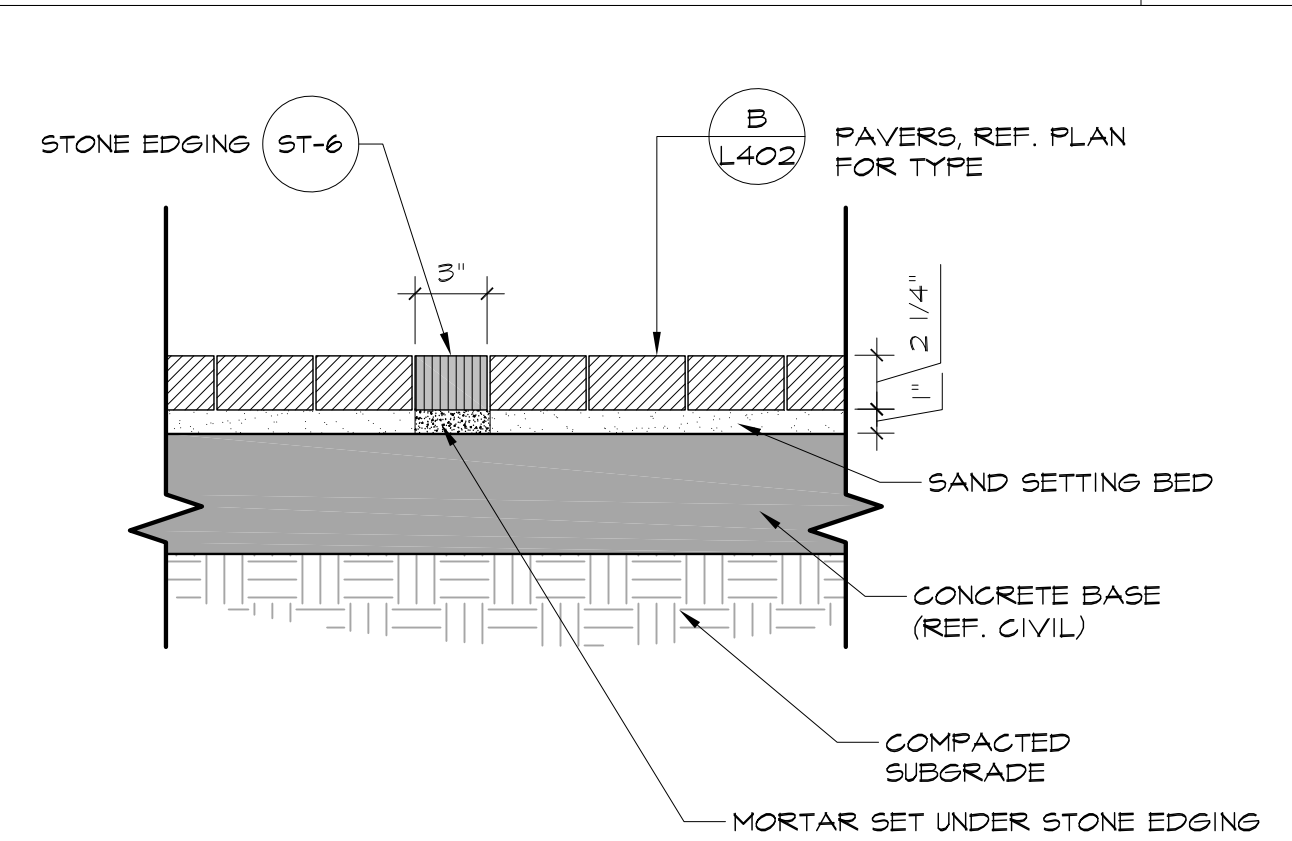
Scale: 1-1/2" = 1'-0"



Gravel Paving @ Planting

K

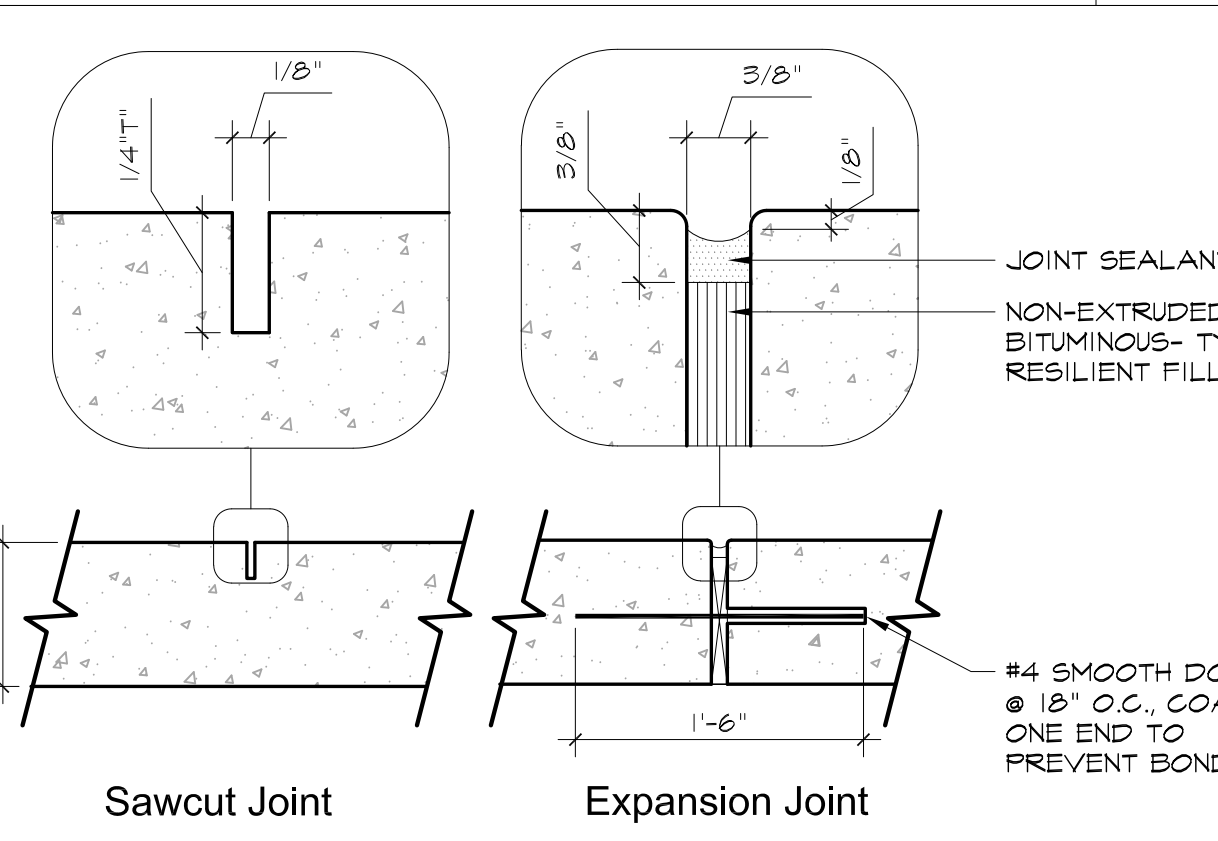
Scale: 1-1/2" = 1'-0"



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:

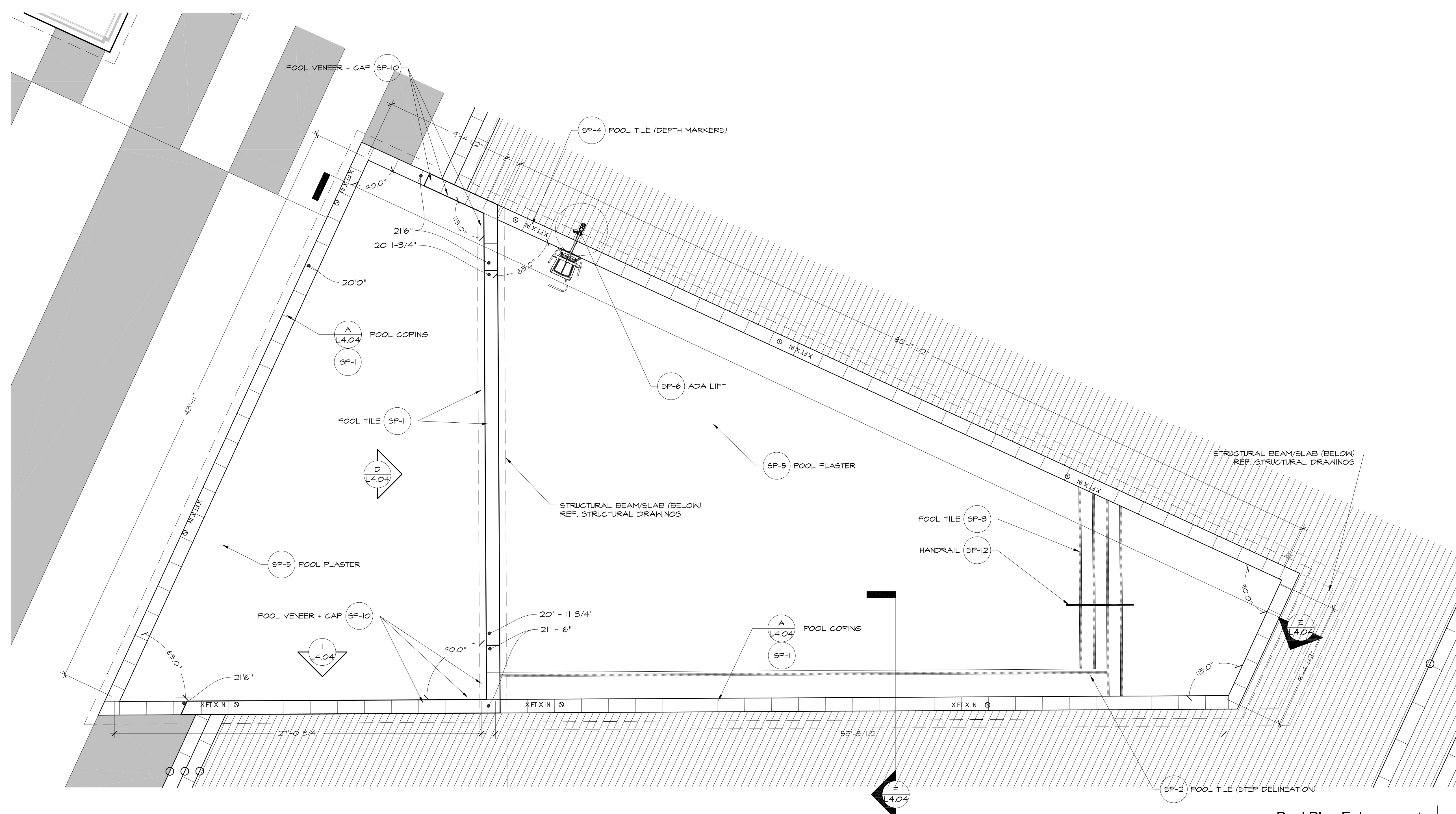
PROJECT NUMBER:
21 033 PF48

ISSUE DATE:
JANUARY 20, 2022

SHEET NAME:
AMENITY DECK

SHEET NUMBER:

L4.03

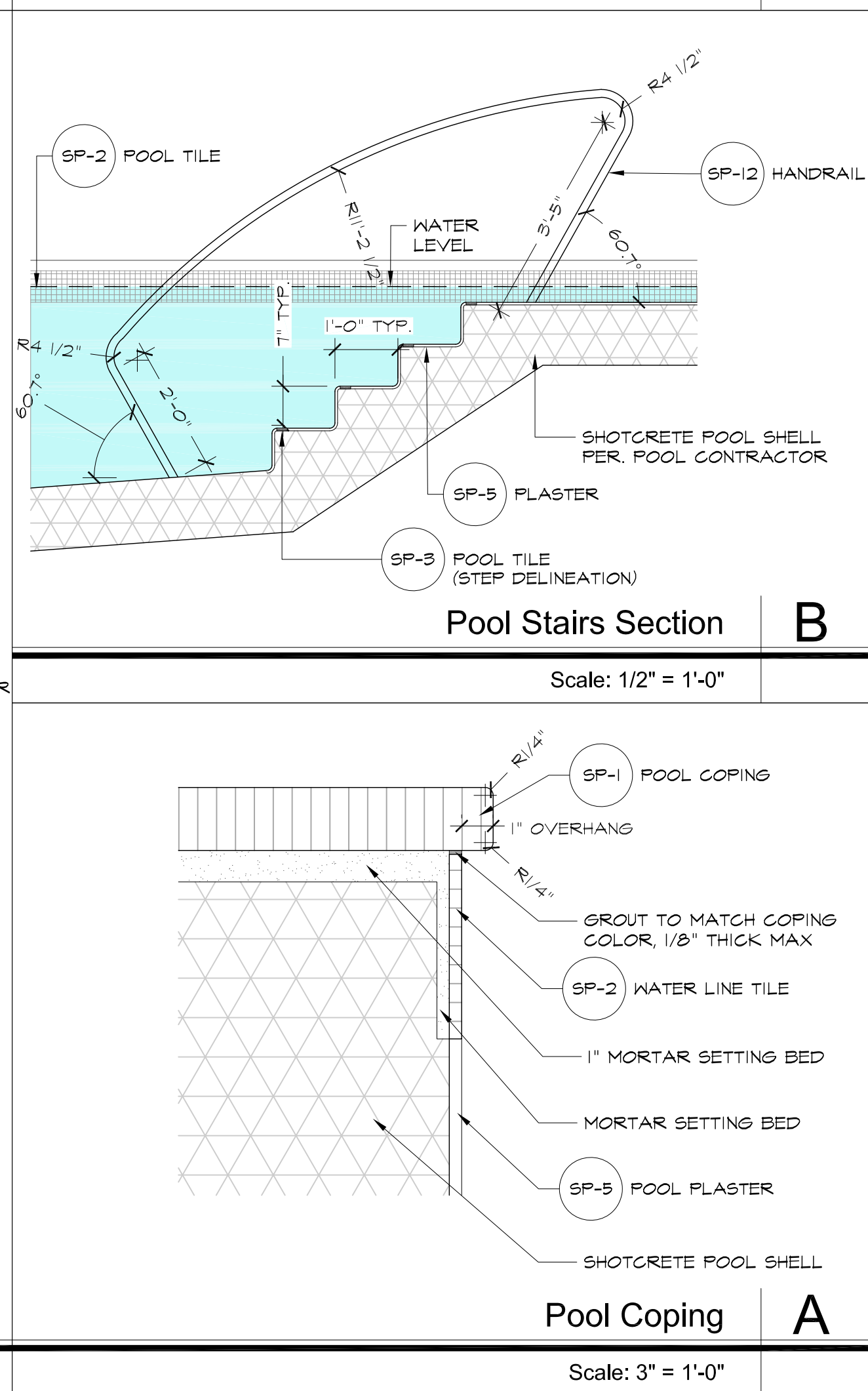
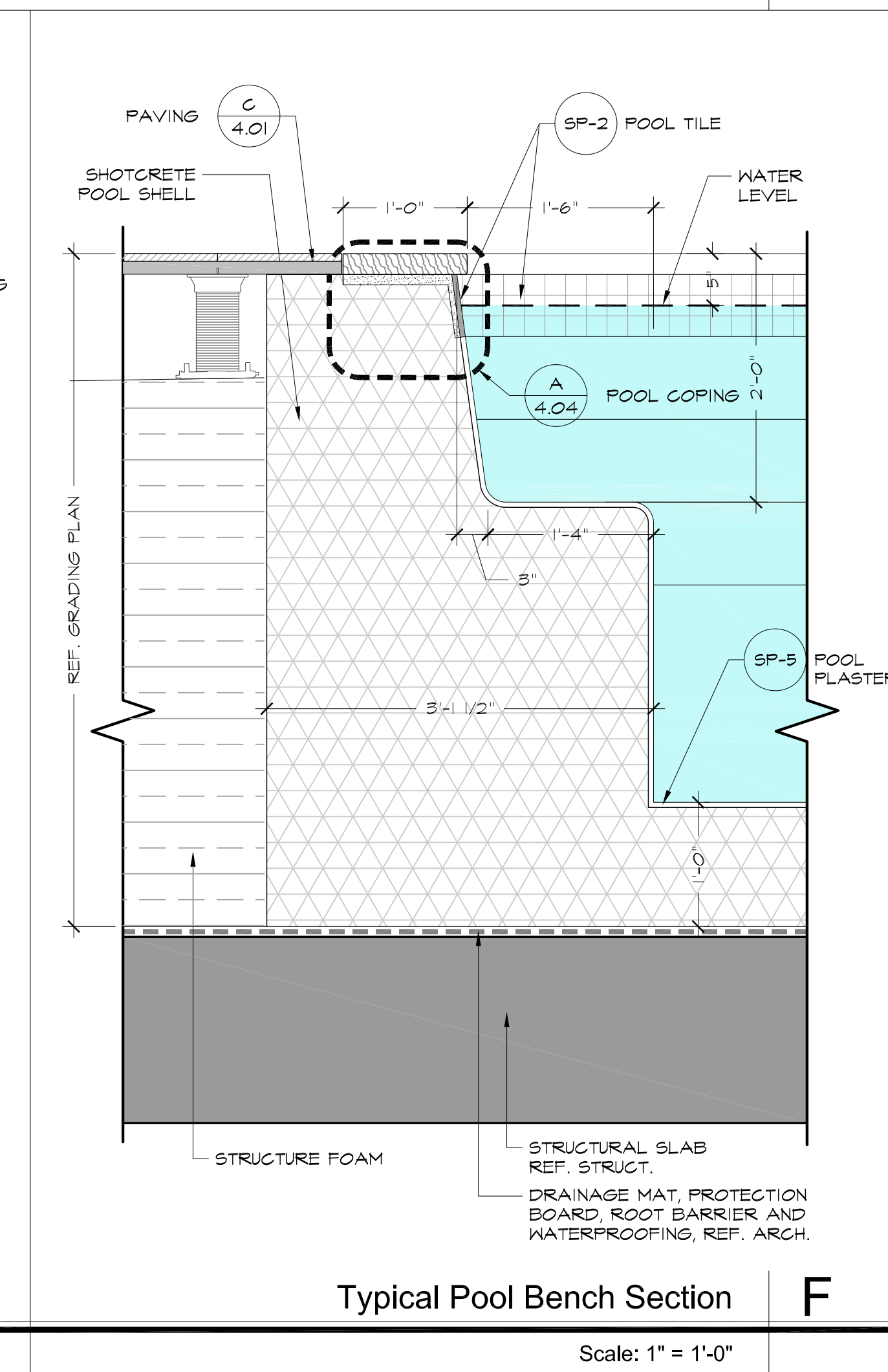
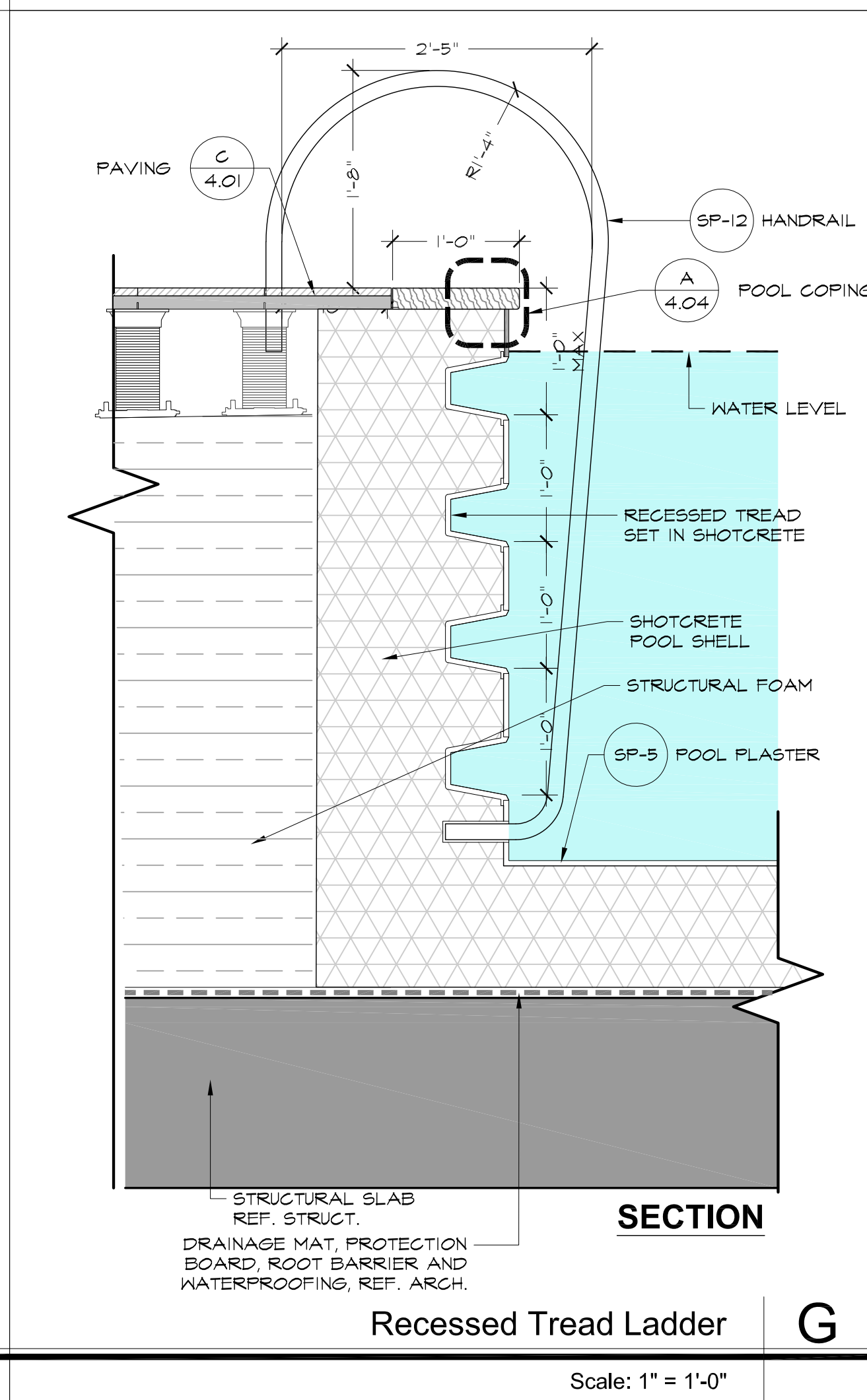
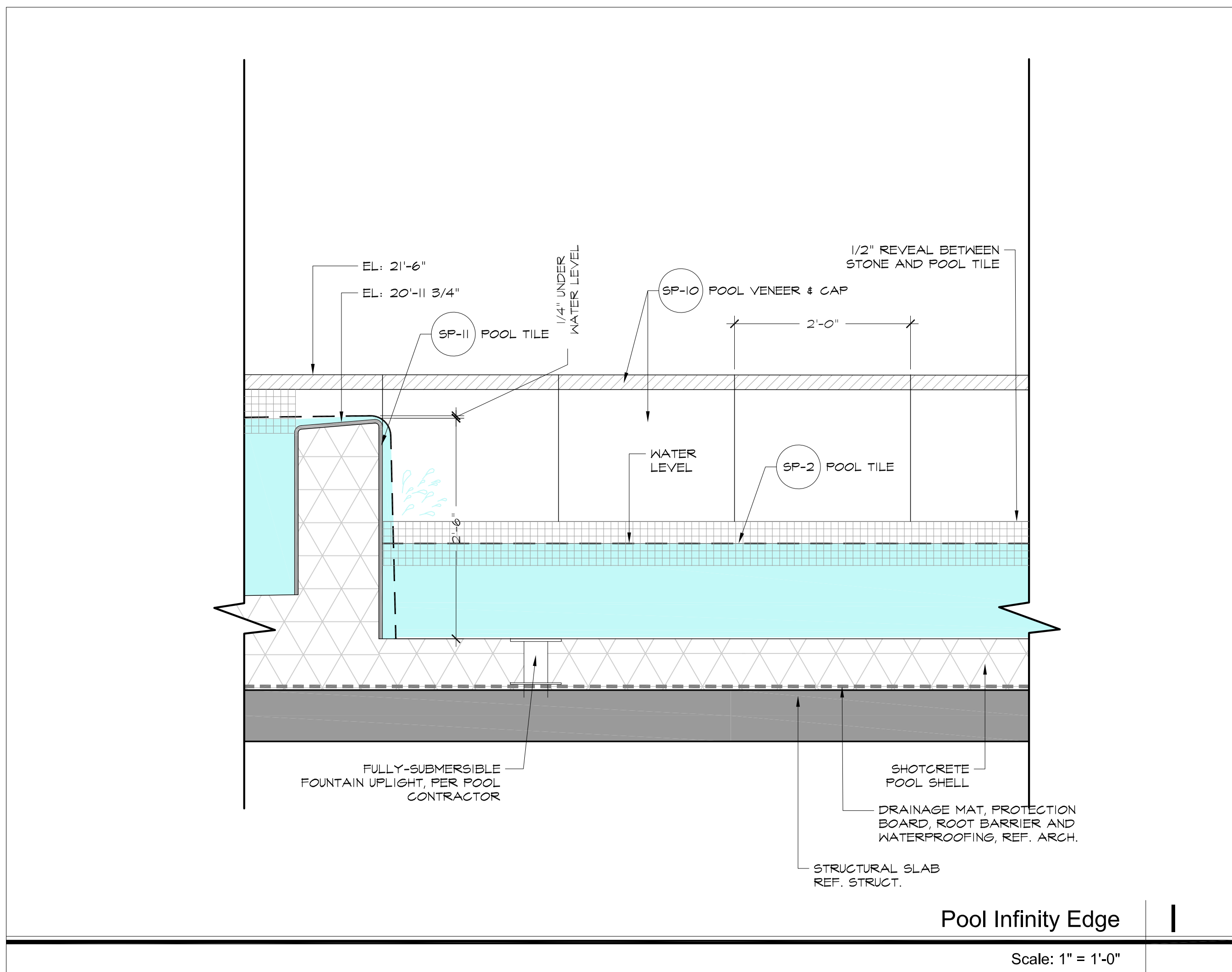
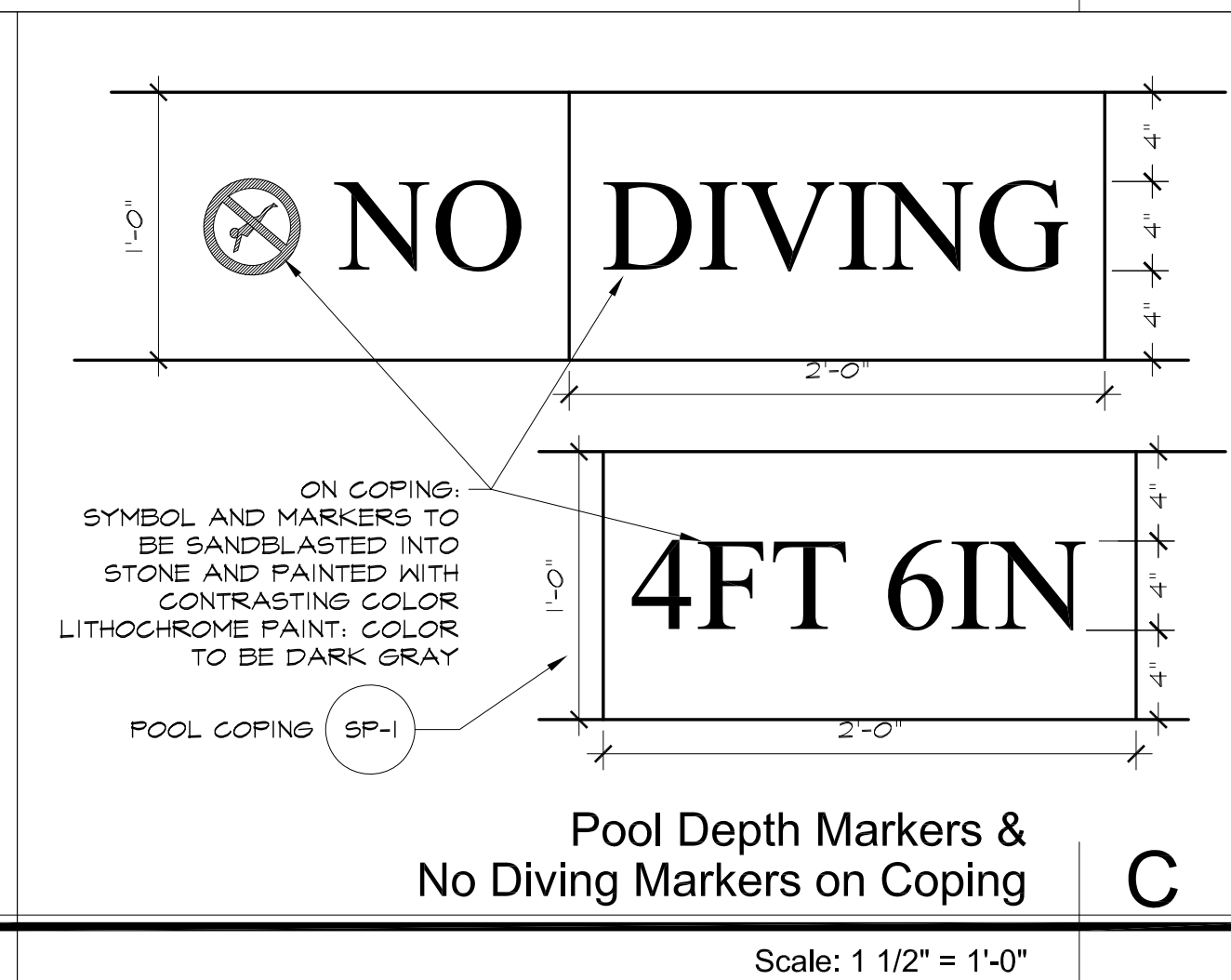
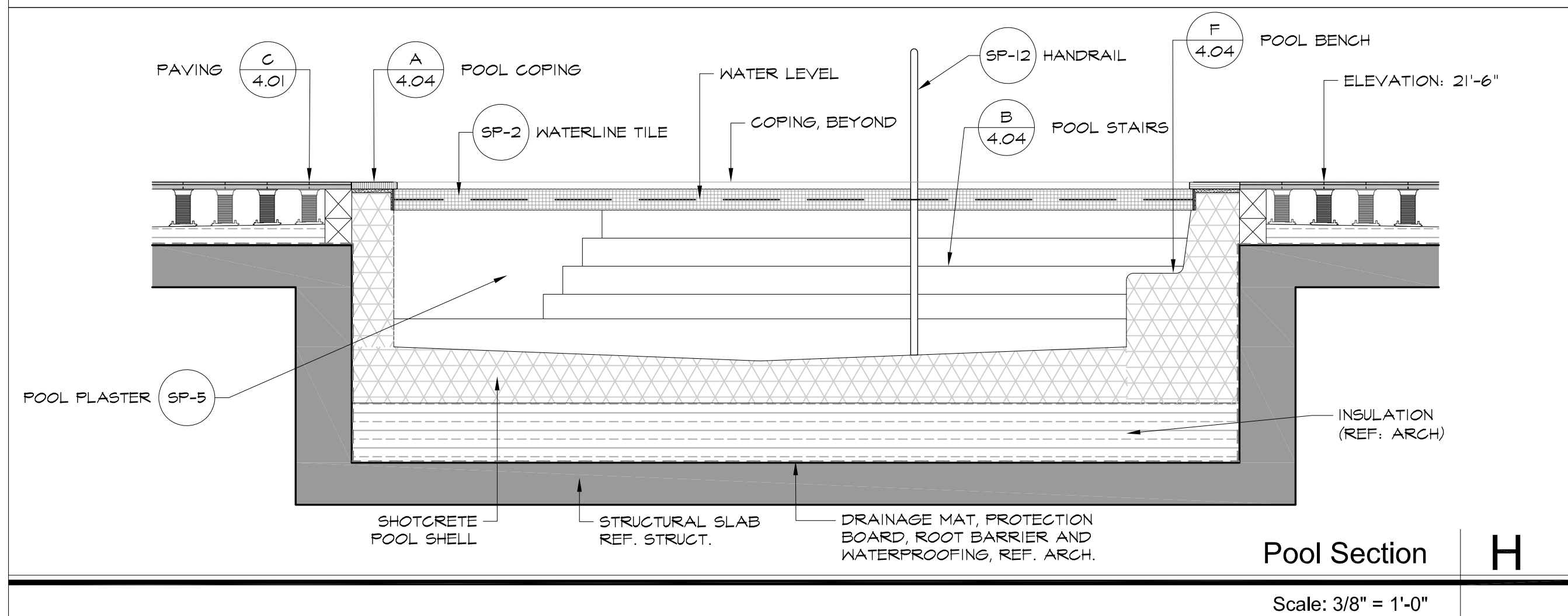
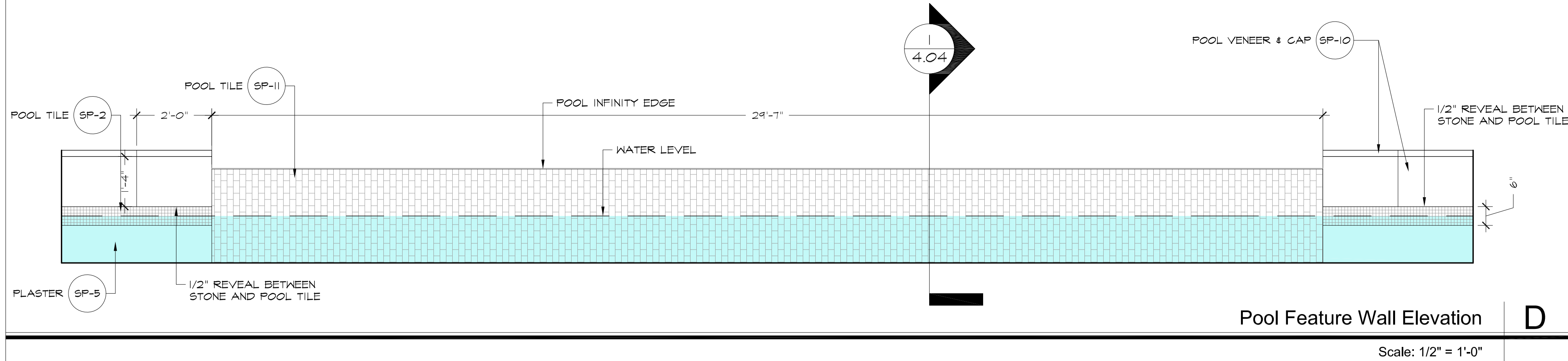
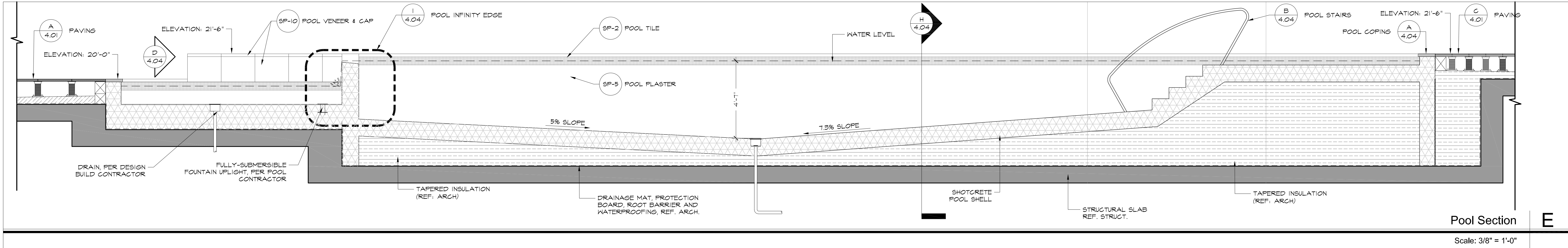


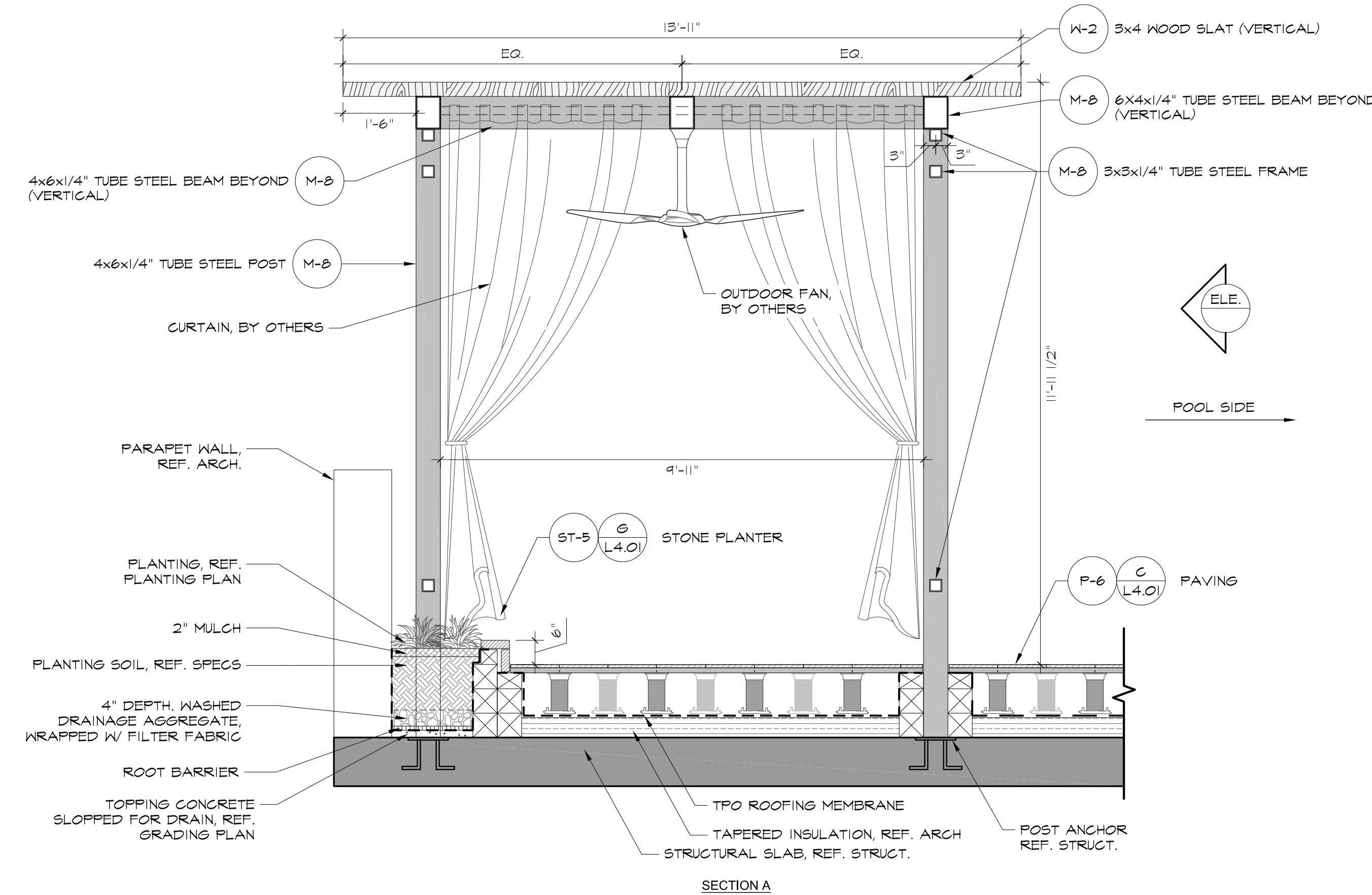
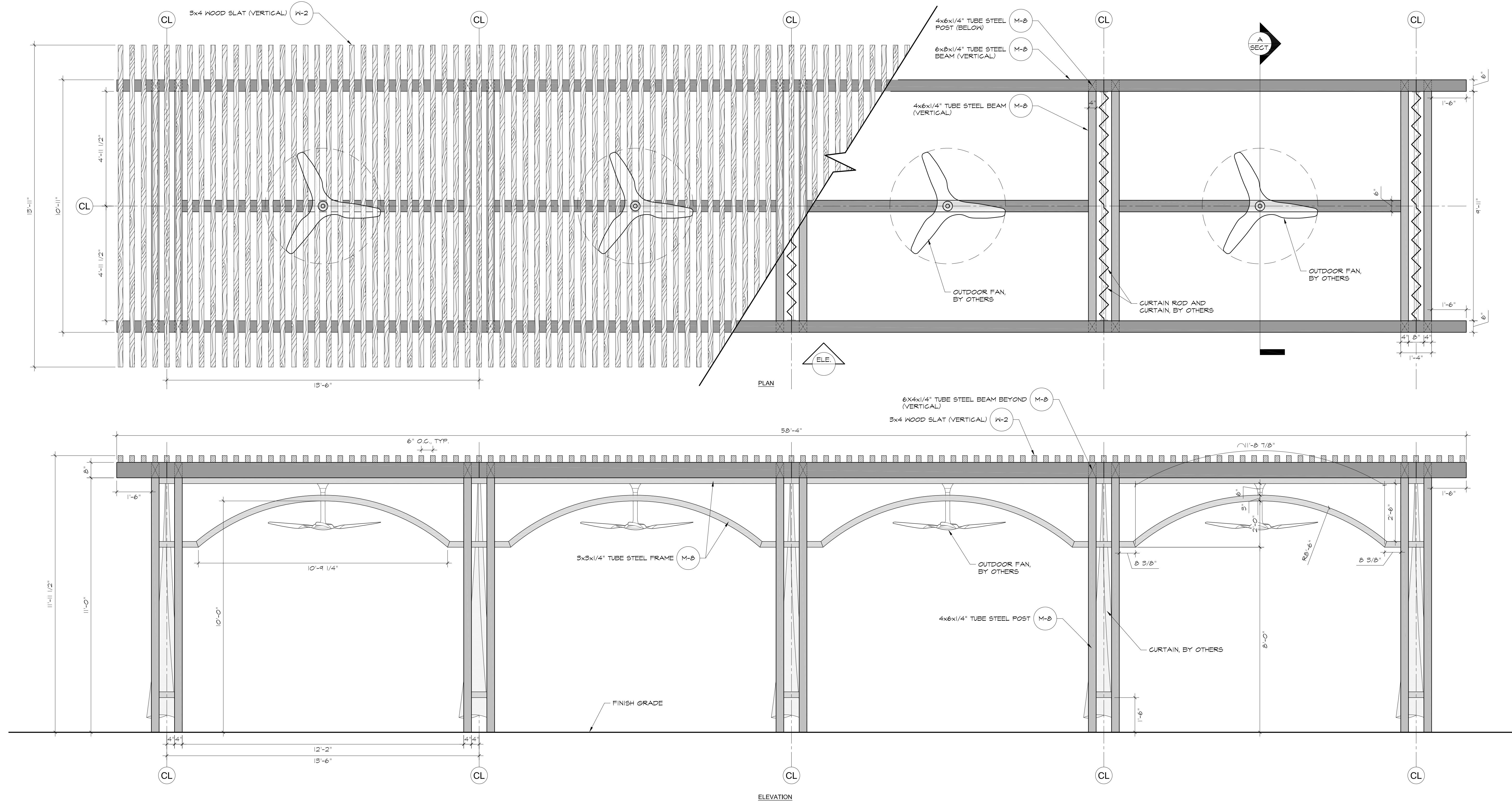
Pool Plan Enlargement | A

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

A

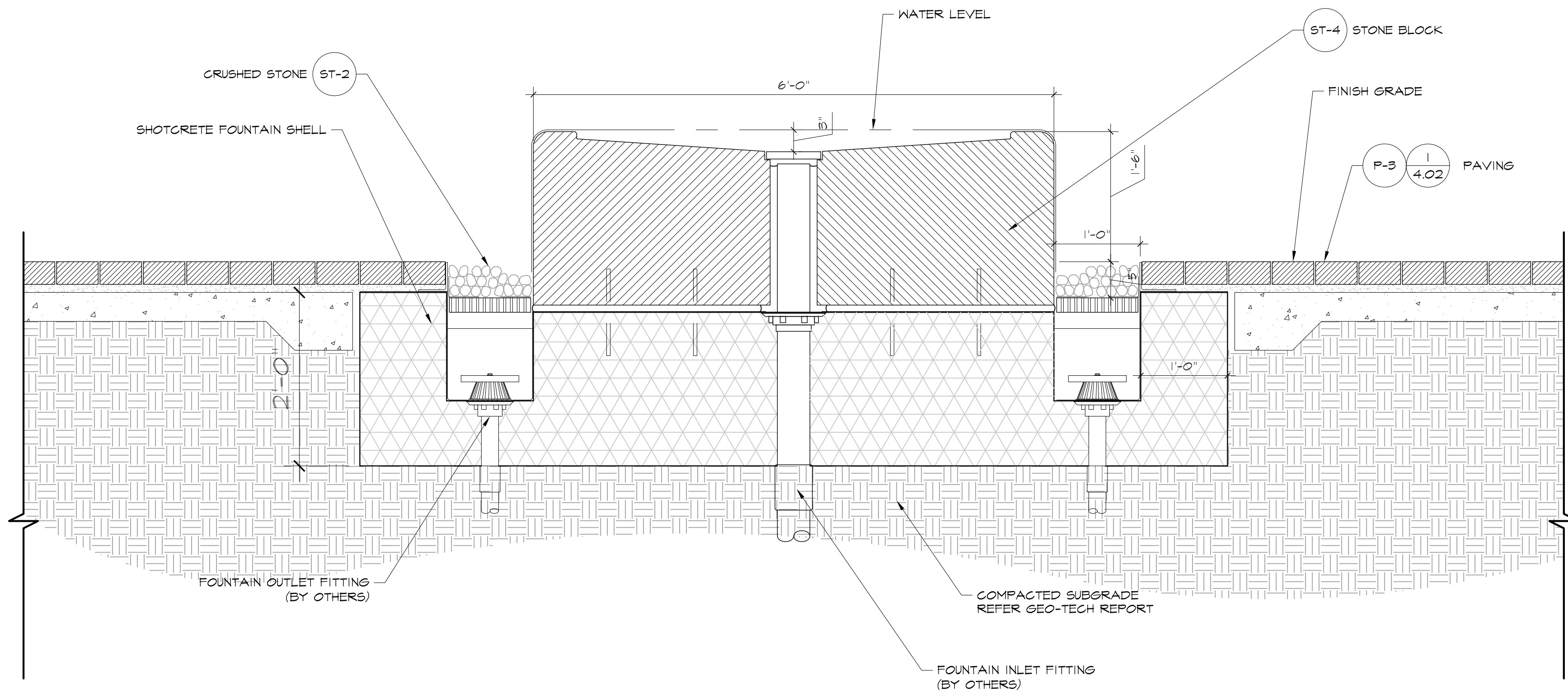
Scale: 1/2"=1'-0"



Button Fountain - Design Intent Image

D

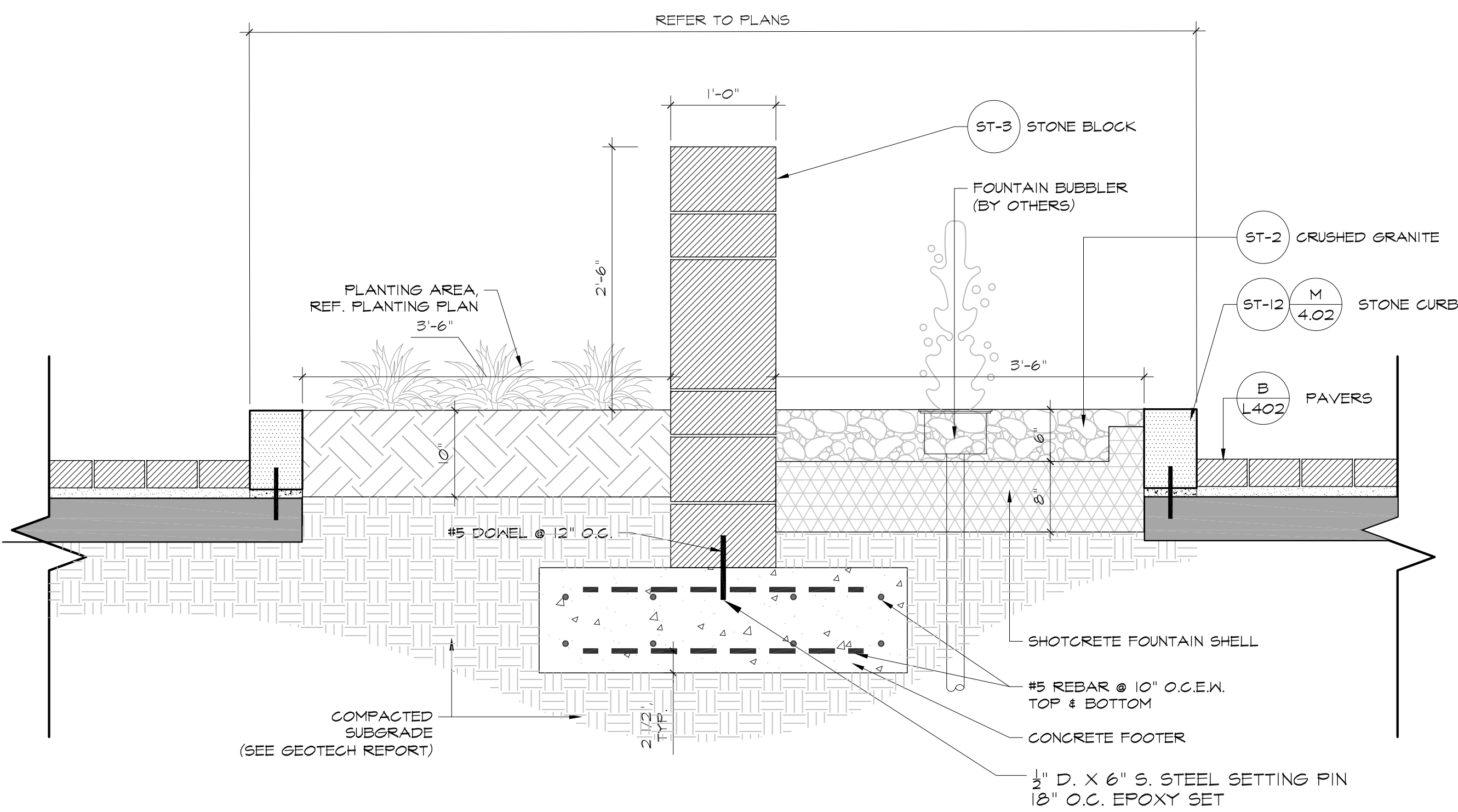
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Button Fountain - Section

C

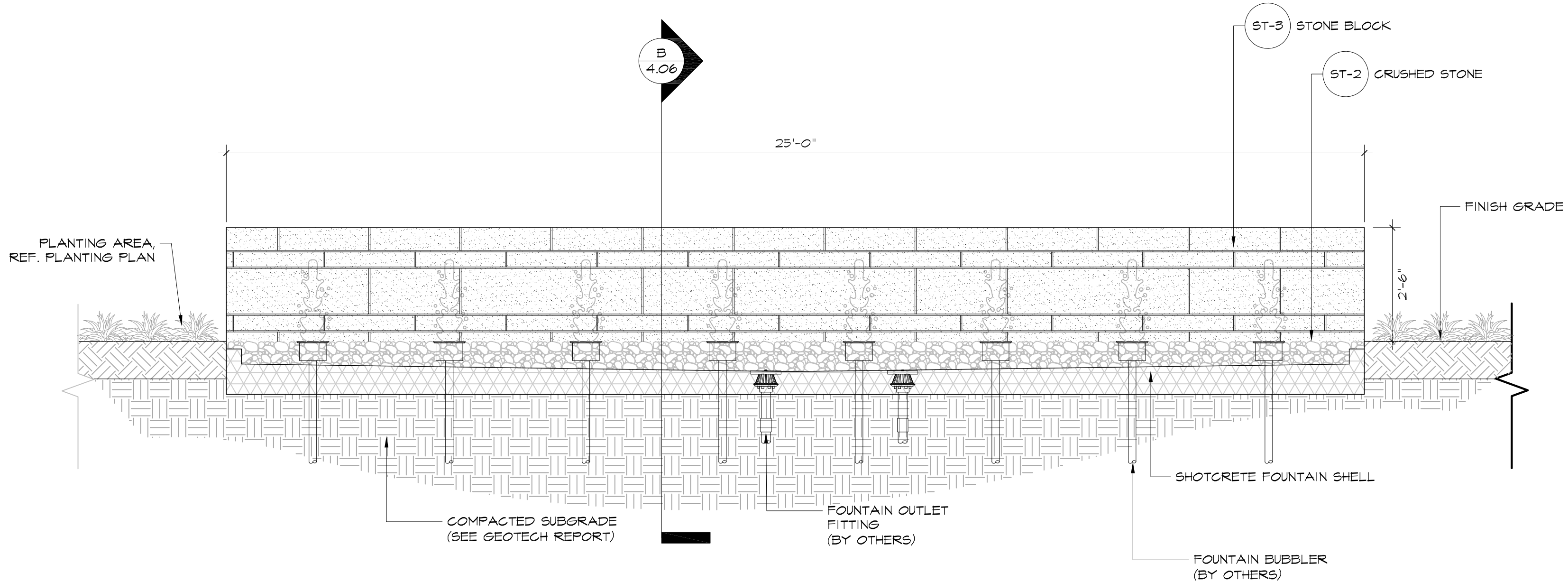
Scale: 1"=1'-0"



Motor Court Feature Wall - Short Section

B

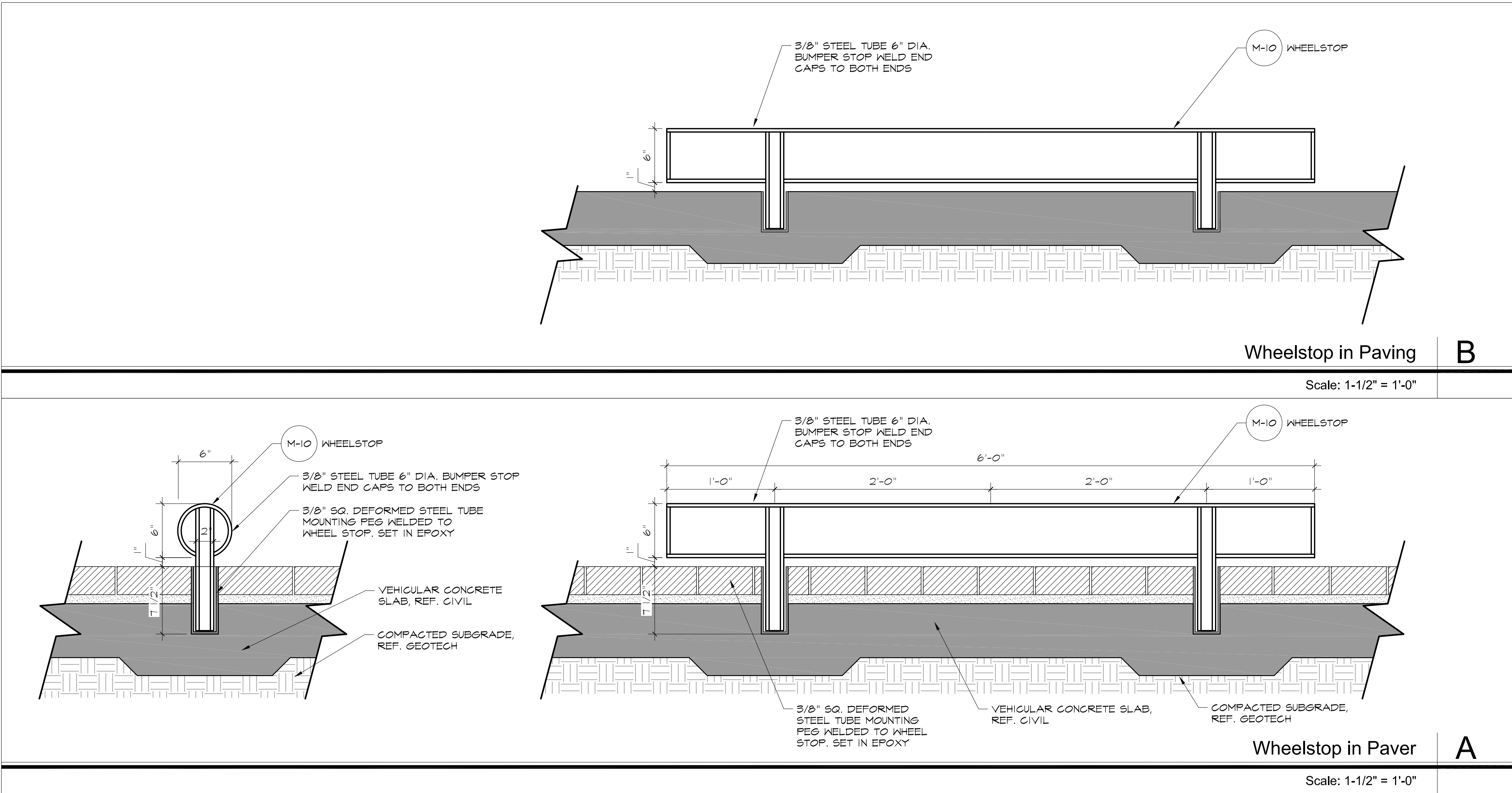
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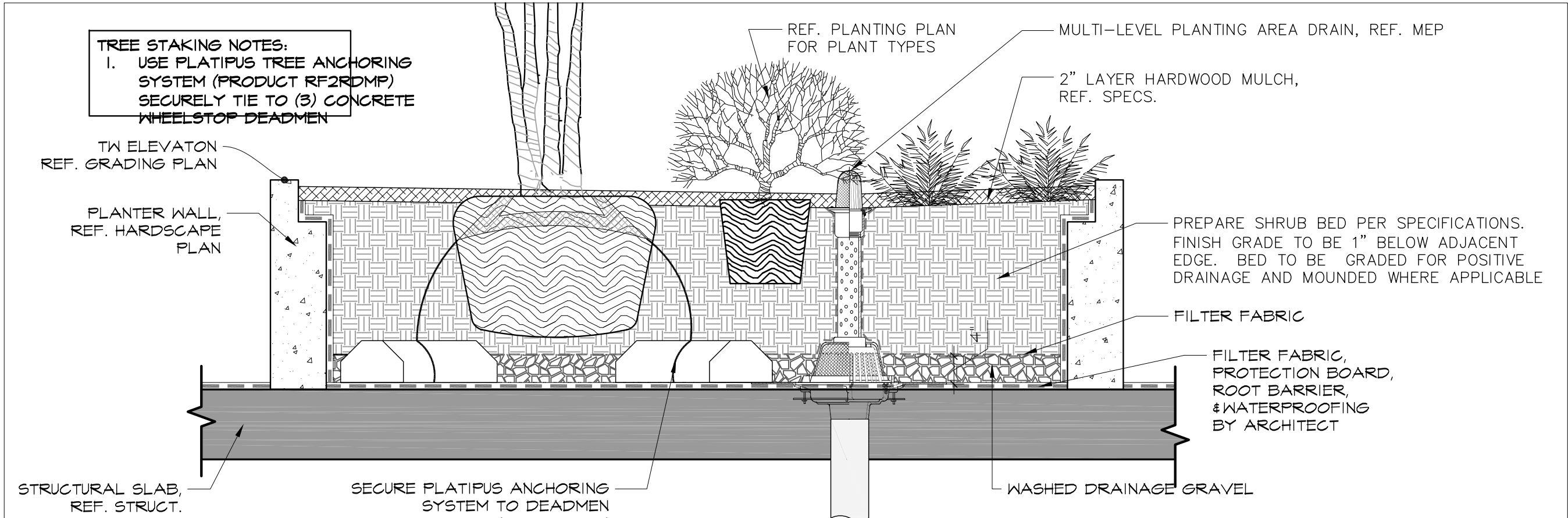
Motor Court Feature Wall - Section Elevation

A

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

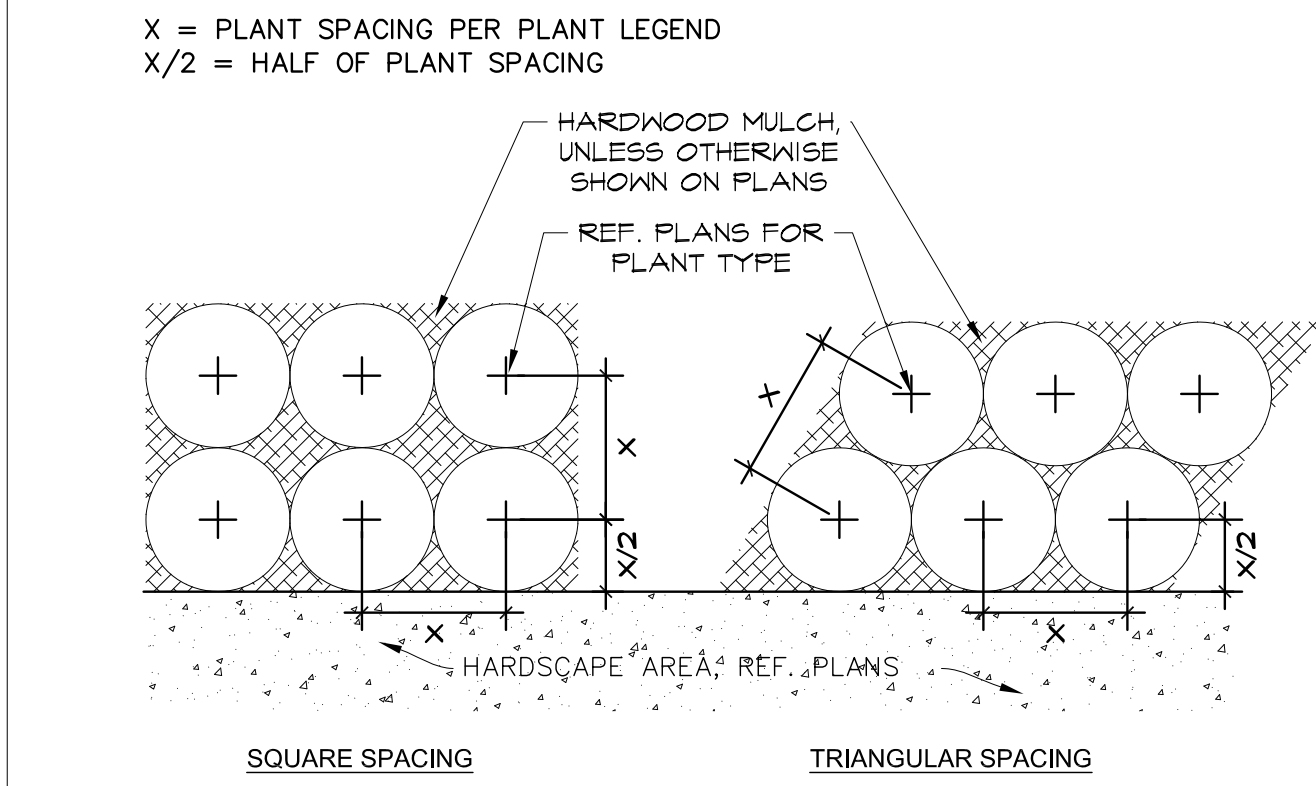


SYMBOL	PLANT ABBR.	BOTANICAL NAME COMMON NAME	MINIMUM SIZE	MINIMUM HEIGHT	MINIMUM SPREAD	MAXIMUM SPACING	COMMENTS
TREES							
⊙	SB	Royal Star Magnolia MAGNOLIA STELLATA 'ROYAL STAR'	6' CAL. B&B	18'	8'		STRONG CENTRAL LEADER, MATCHED, FULL, WELL BRANCHED, BALLED AND BURLAP
⊙	PT	Pinus taeda LOBLOLLY PINE	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	Ulmus 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' CAL.	-	-	36" O.C.	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
⊙		PODOCARPUS TBD	65' CAL.	-	-	36" O.C.	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED
⊙		SOFT CARESS MAHONIA TBD	5' CAL.	-	-	18" O.C.	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER SPECIFIC SPECIES TO BE SELECTED



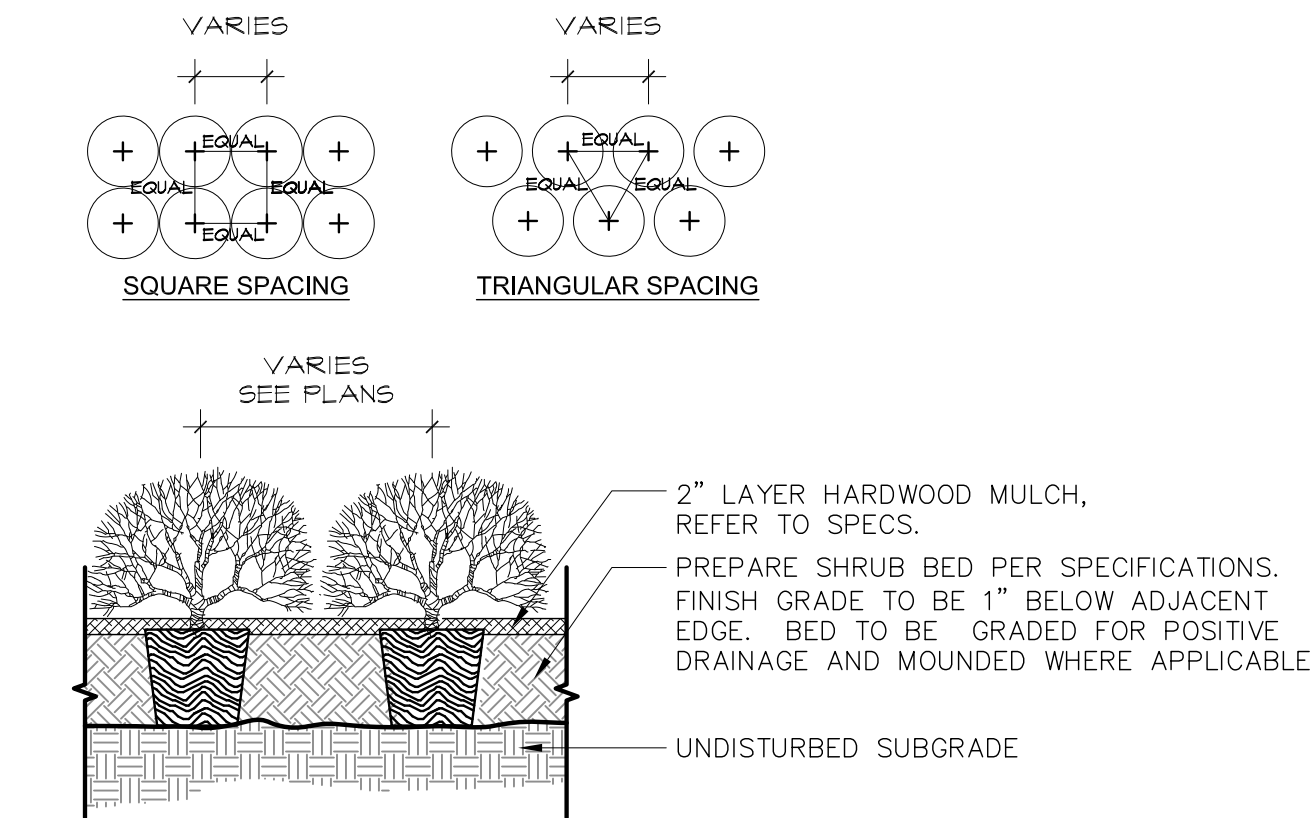
Planting Area On-Structure, Typ. G

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



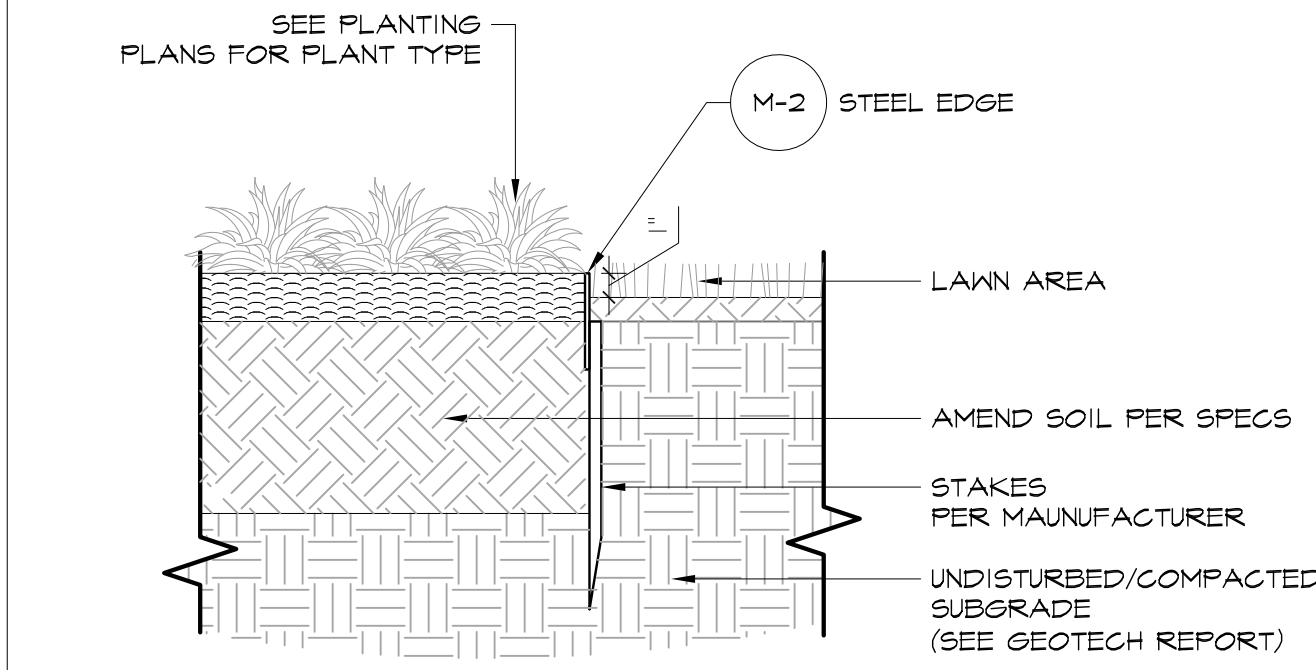
Shrubs & Groundcovers @ Edge Condition F

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



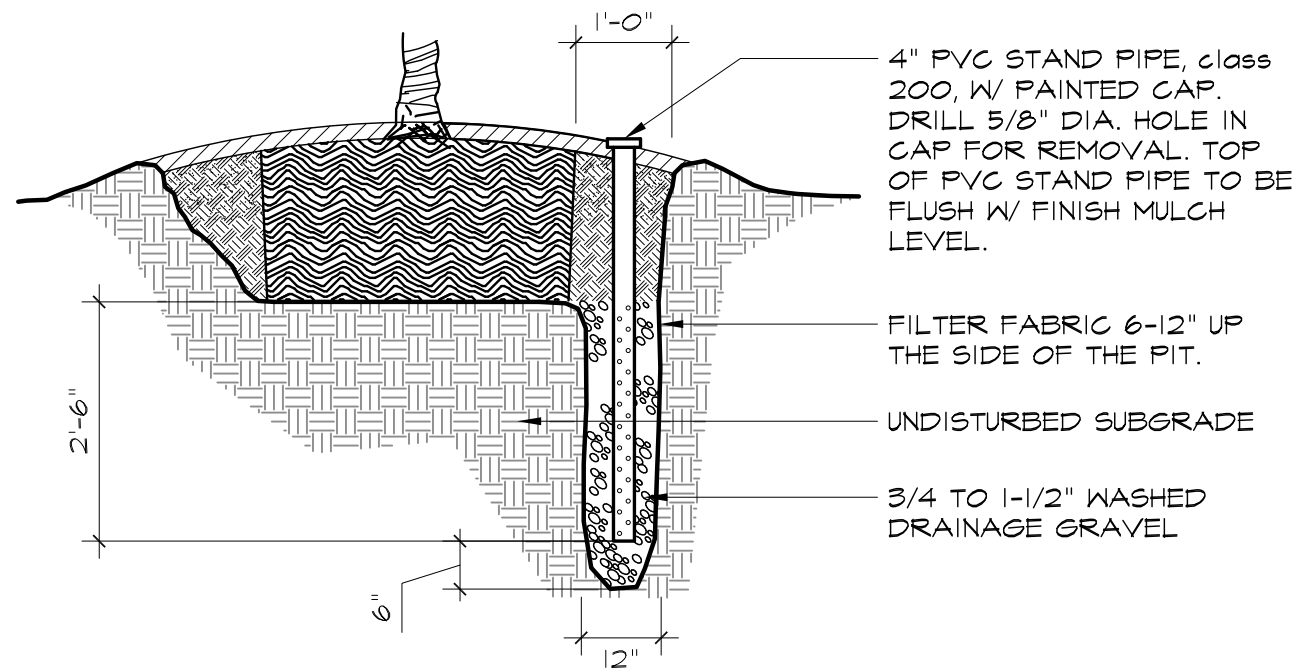
Container Plants in Hardwood Mulch D

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



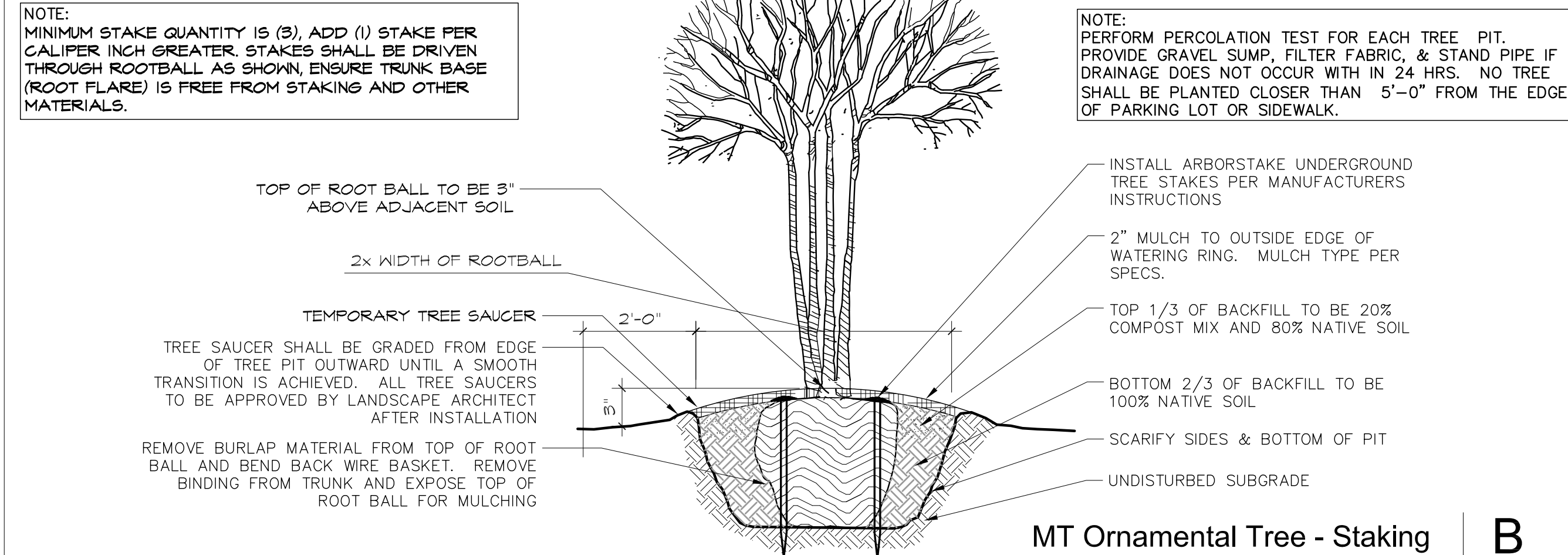
Steel Edging @ Planting E

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



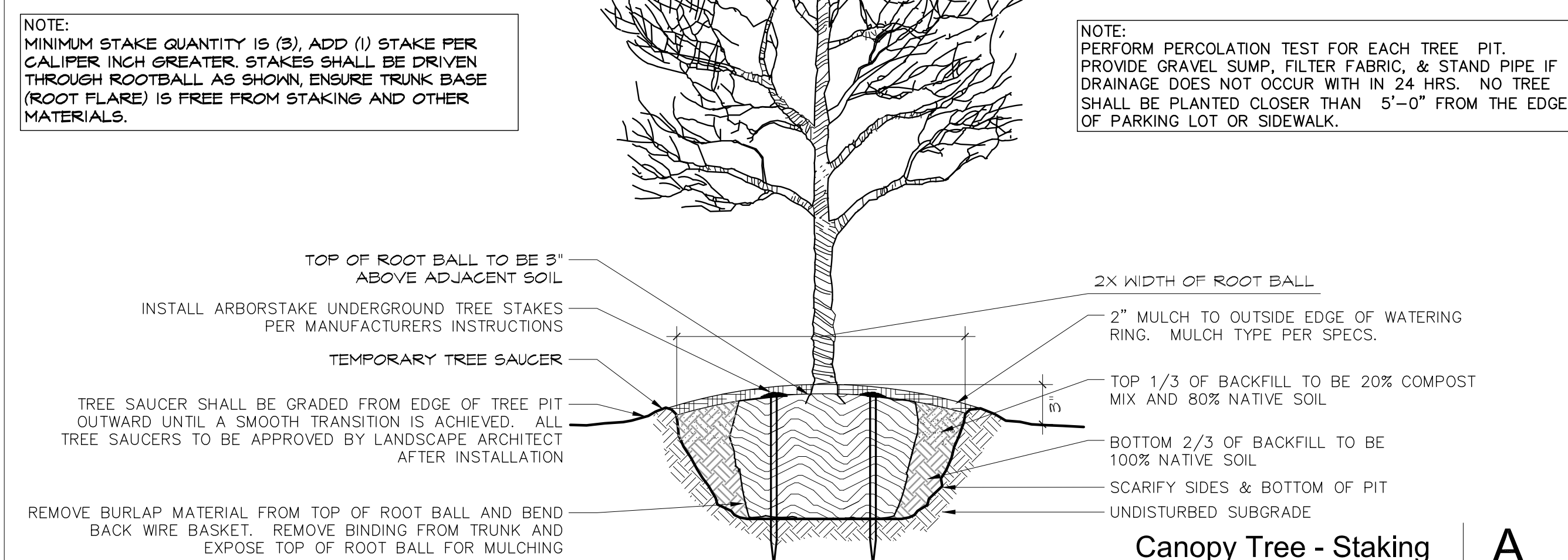
Tree Sump C

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



MT Ornamental Tree - Staking B

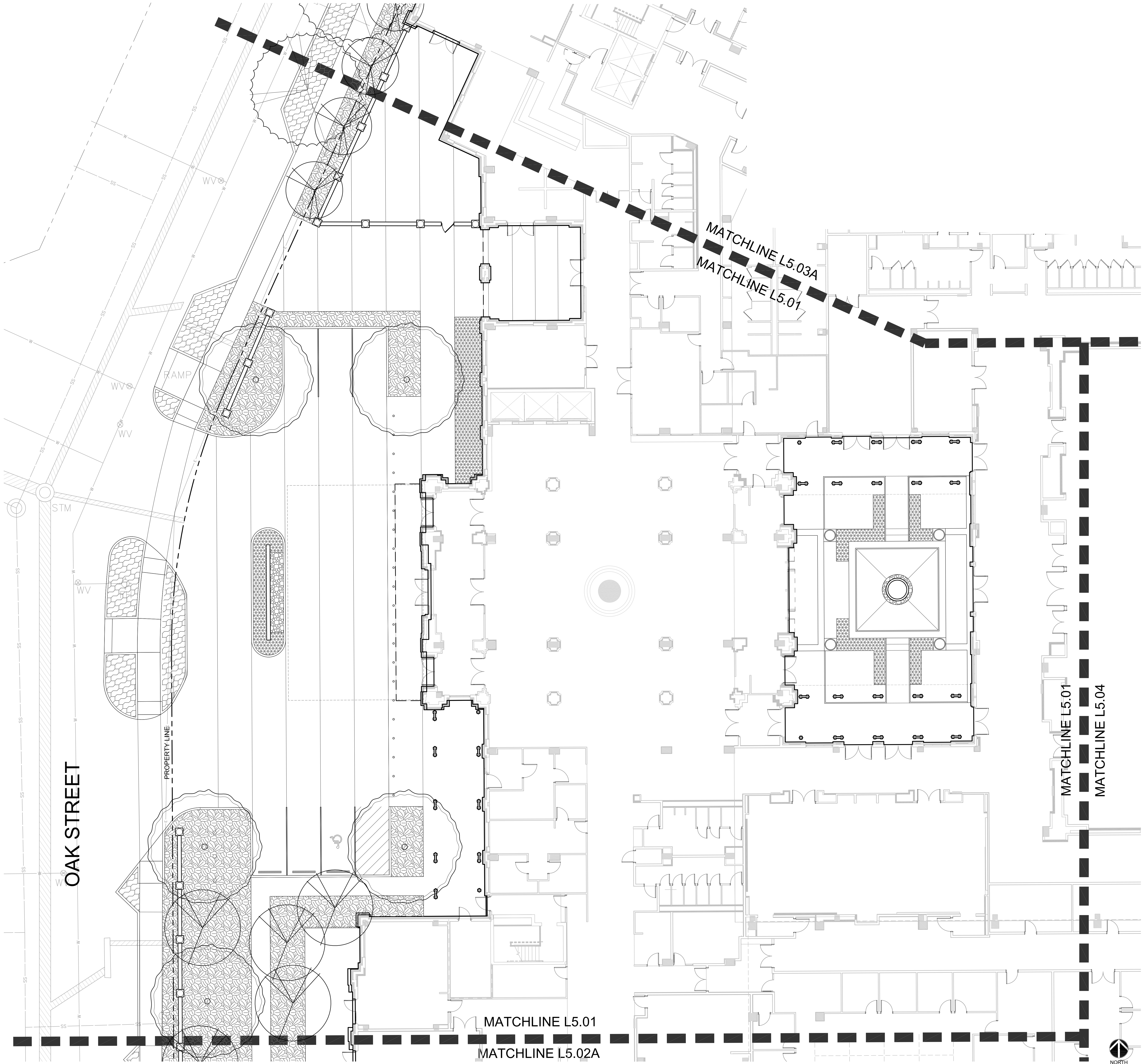
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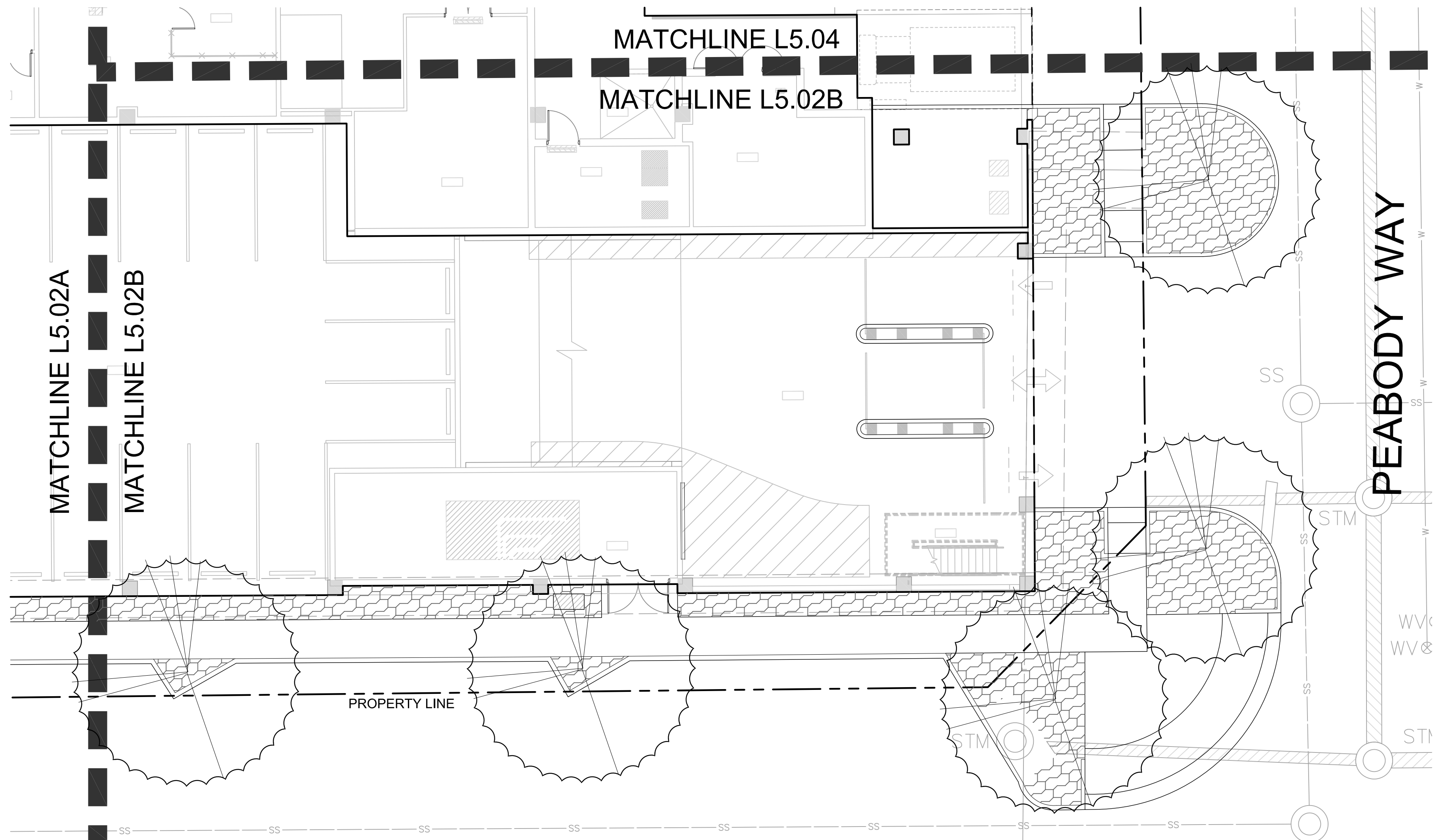
Canopy Tree - Staking A

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

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

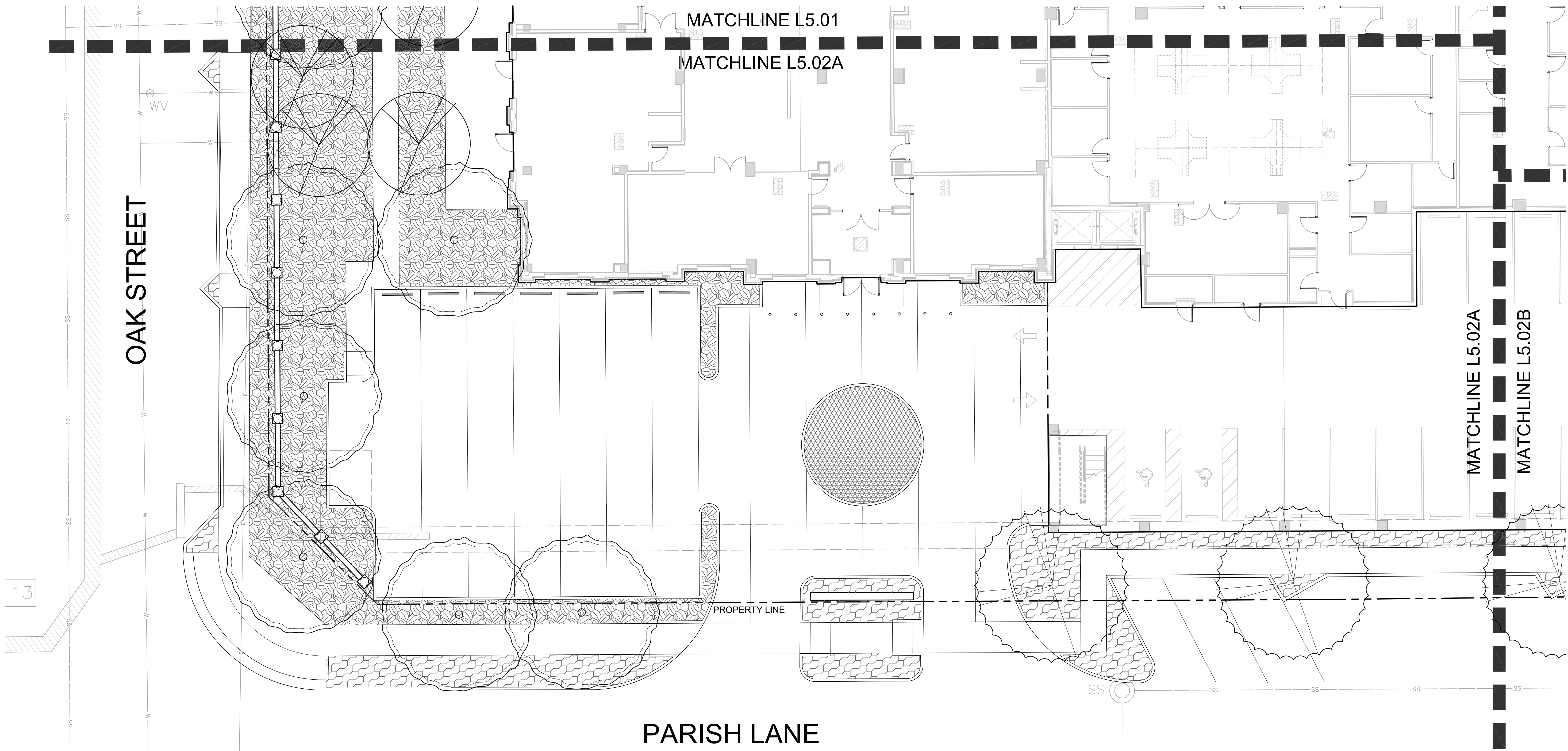


SYMBOL	PLANT	BOTANICAL NAME
ABBR.		COMMON NAME
TREES		
GB	Royal Star Magnolia	MAGNOLIA STELLATA 'ROYAL STAR'
PT	Pinus taeda	LOBLOLLY PINE
QV	Quercus virginiana	LIVE OAK
UP	Ulmus parvifolia 'Emer II'	ALLEE ELM
GROUND LEVEL SHRUBS AND GROUNDCOVER		
SG1	SHRUBS AND GROUNDCOVER	TBD
SG2	SHRUBS AND GROUNDCOVER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



Planting Plan B

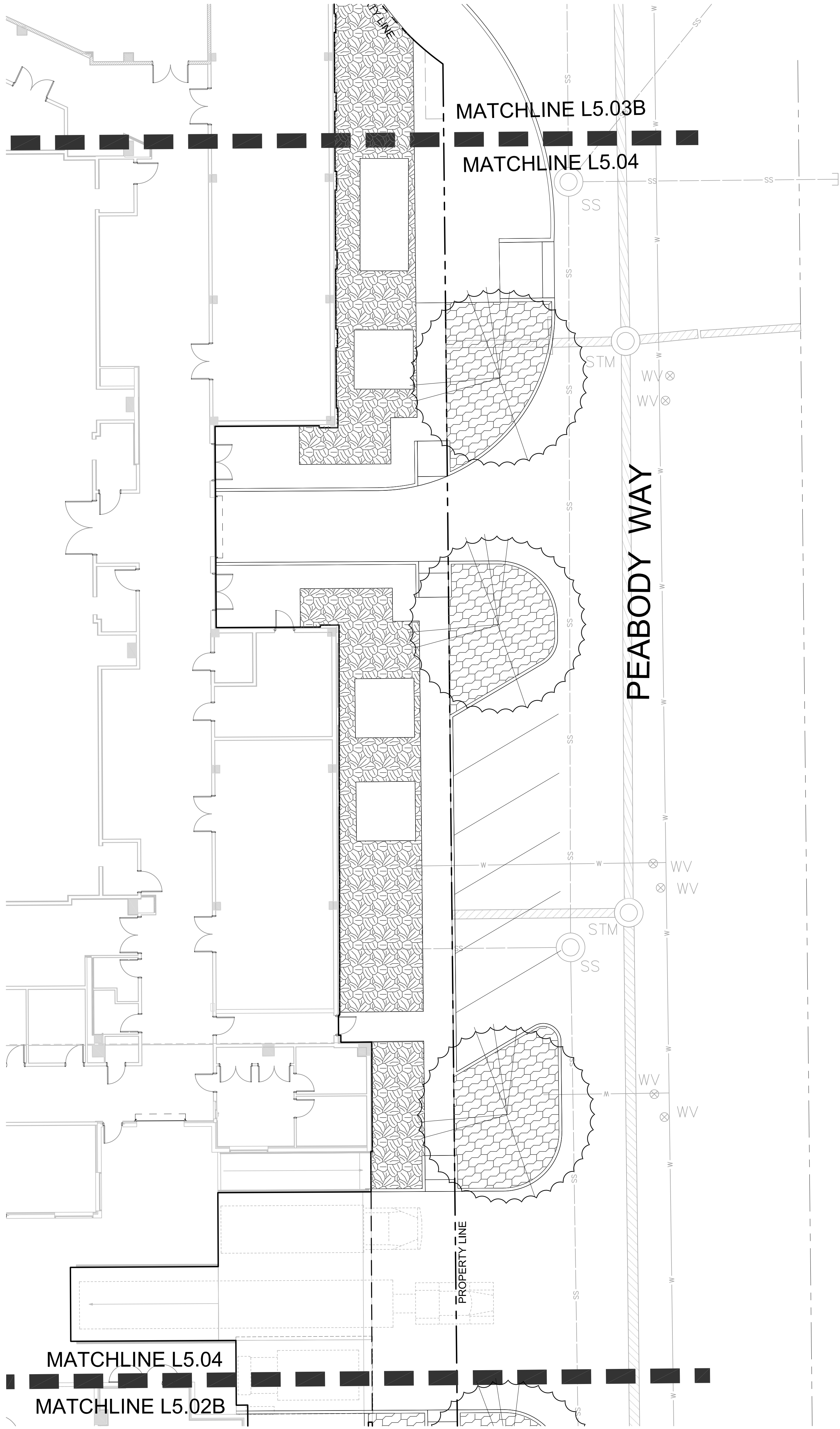
Scale: 1" = 10'



Planting Plan A

Scale: 1" = 10'

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

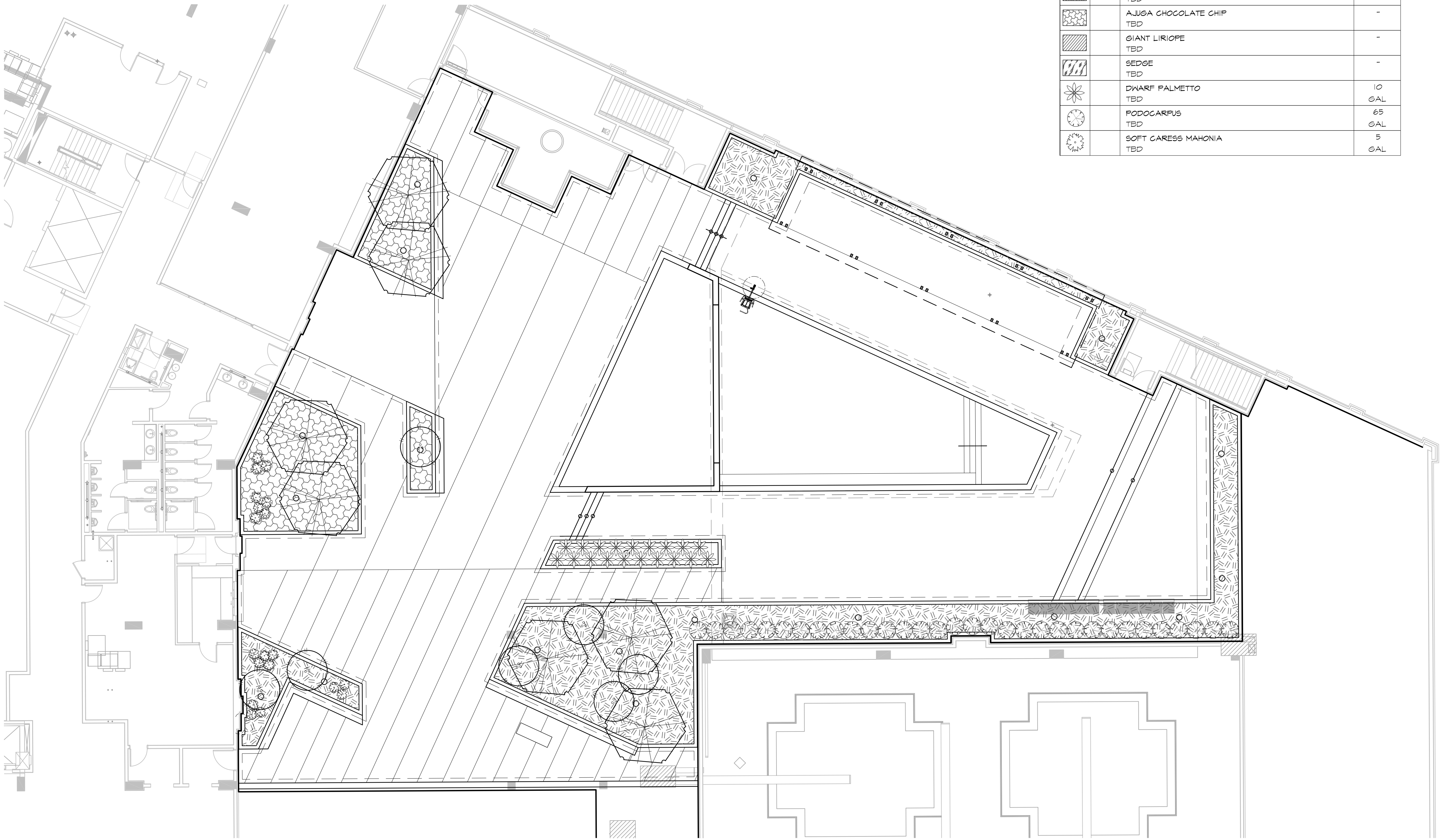


A

Planting Plan

Scale: 1" = 10'

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

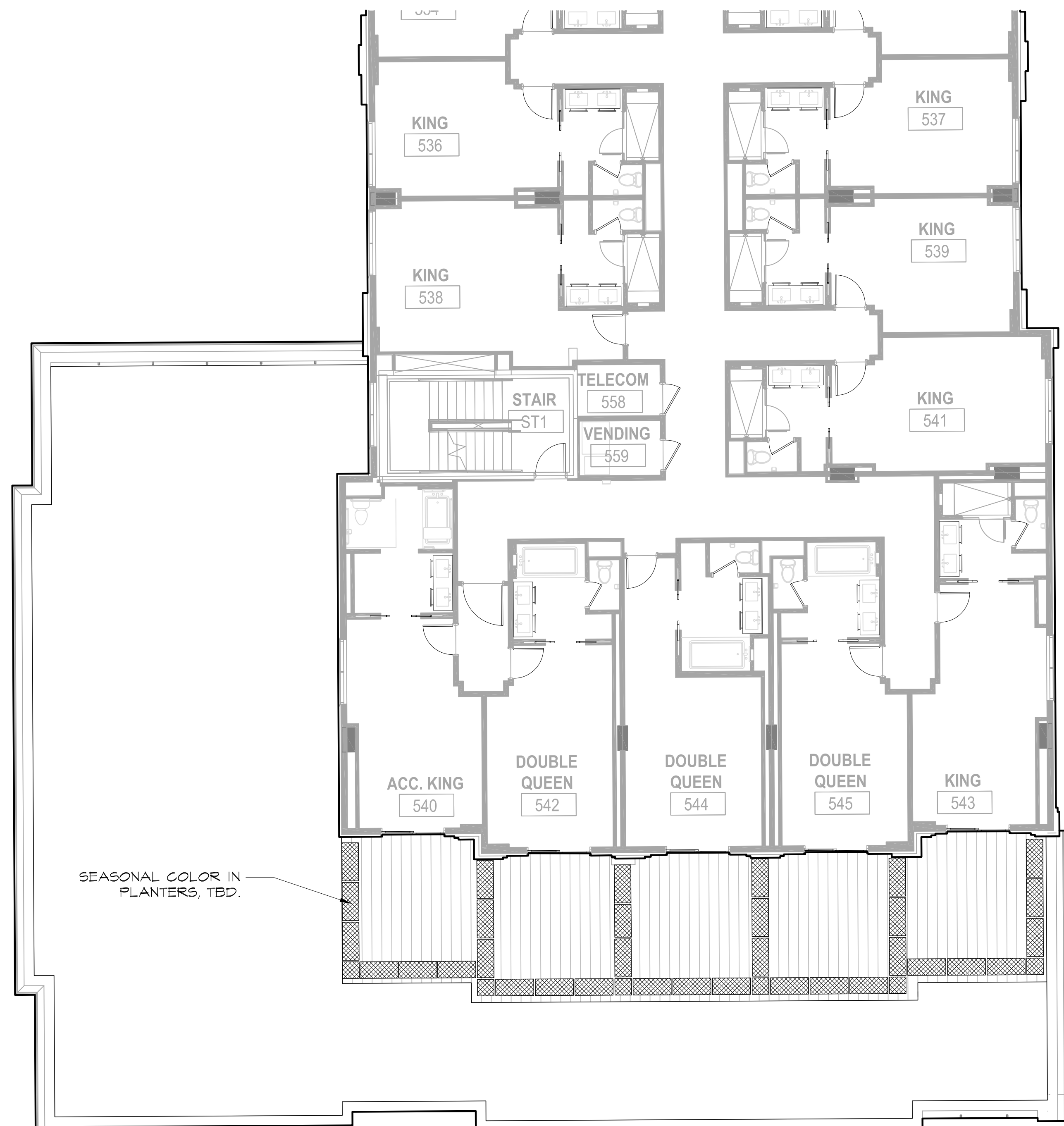


Amenity Deck Planting Plan

Scale: 1" = 10'



A



5th Floor Terrace Planting Plan - South

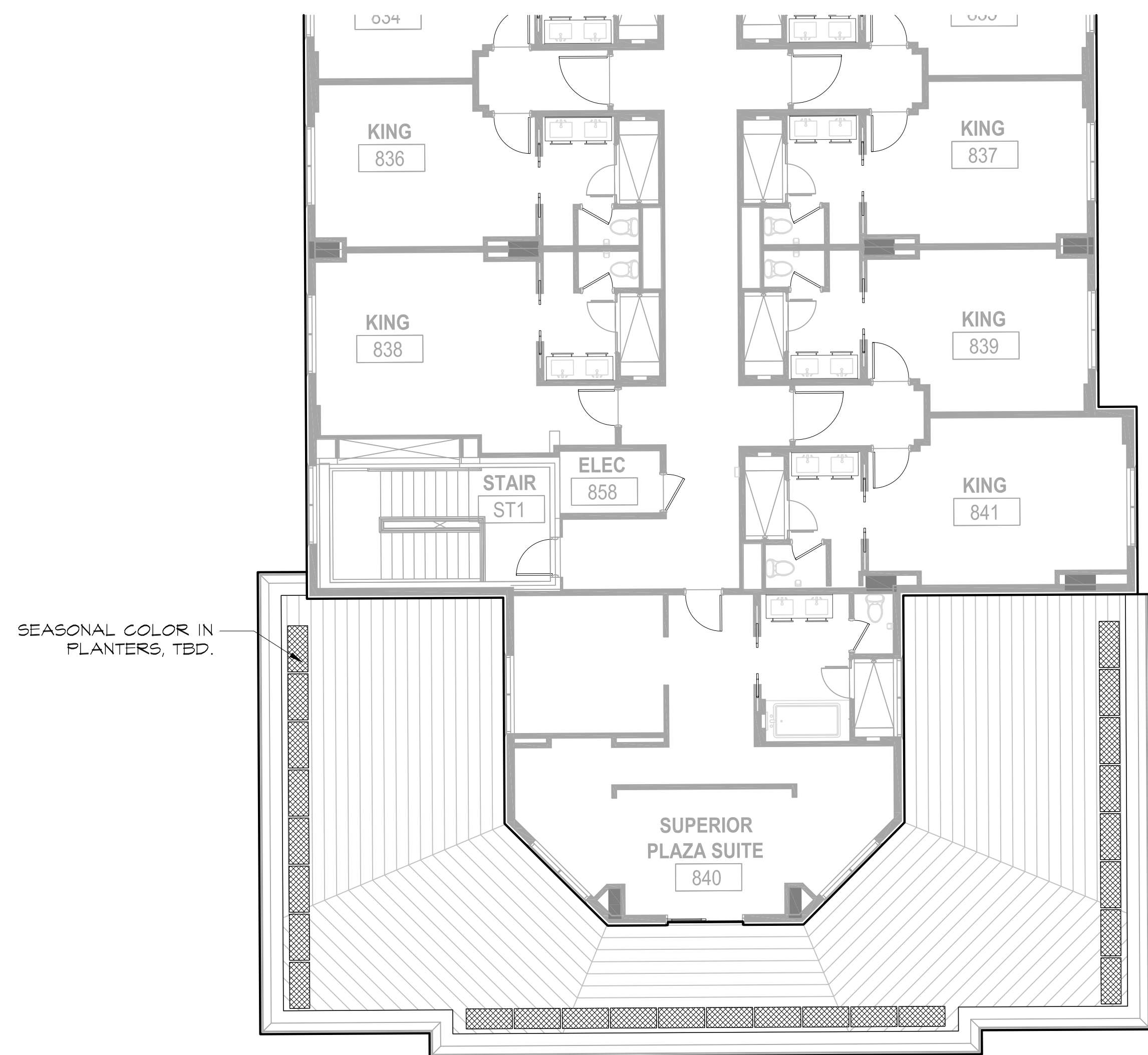
Scale: 1/8" = 1'-0"



5th Floor Terrace Planting Plan - North

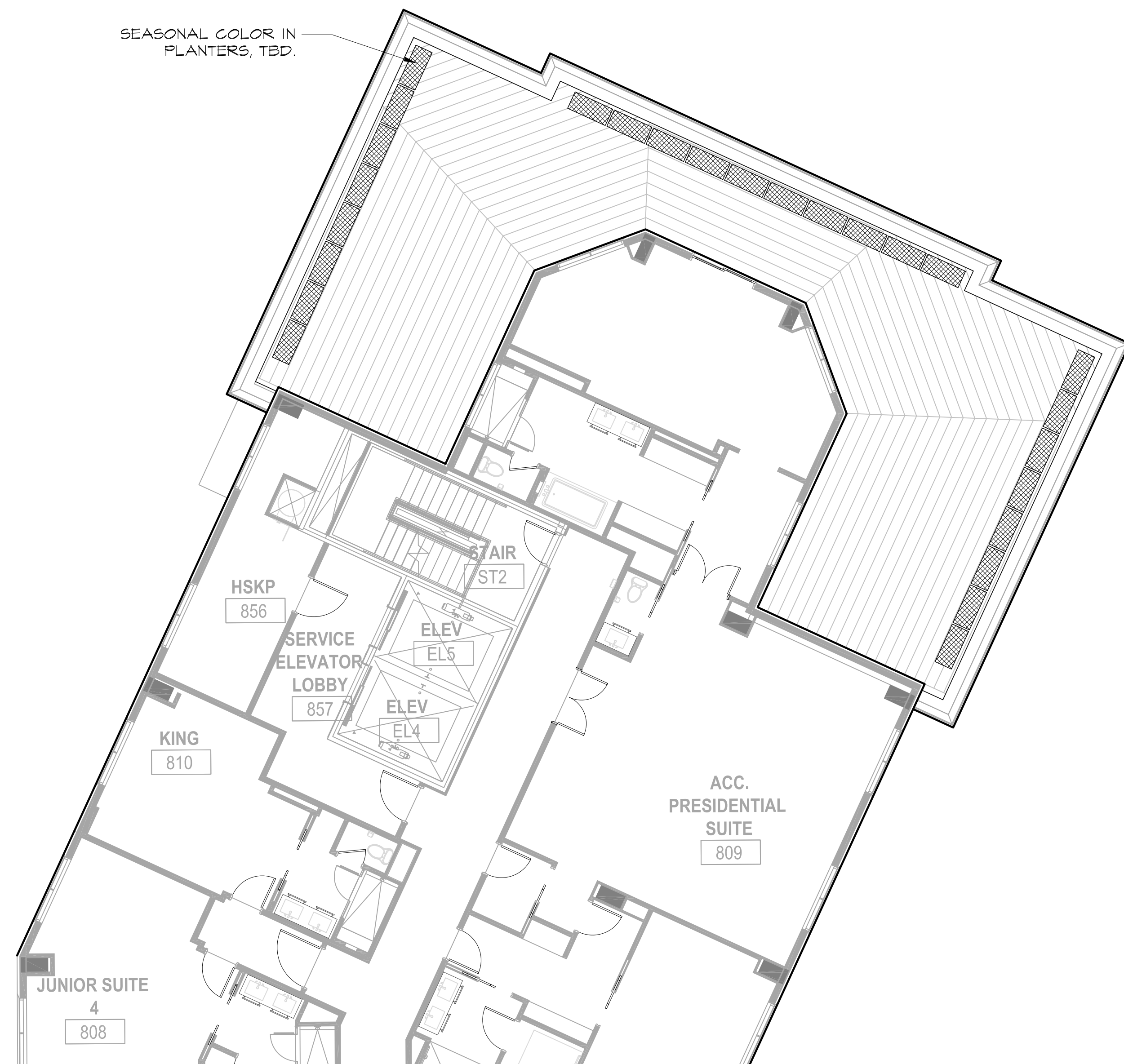
Scale: 1/8" = 1'-0"





8th Floor Terrace Planting Plan - South

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



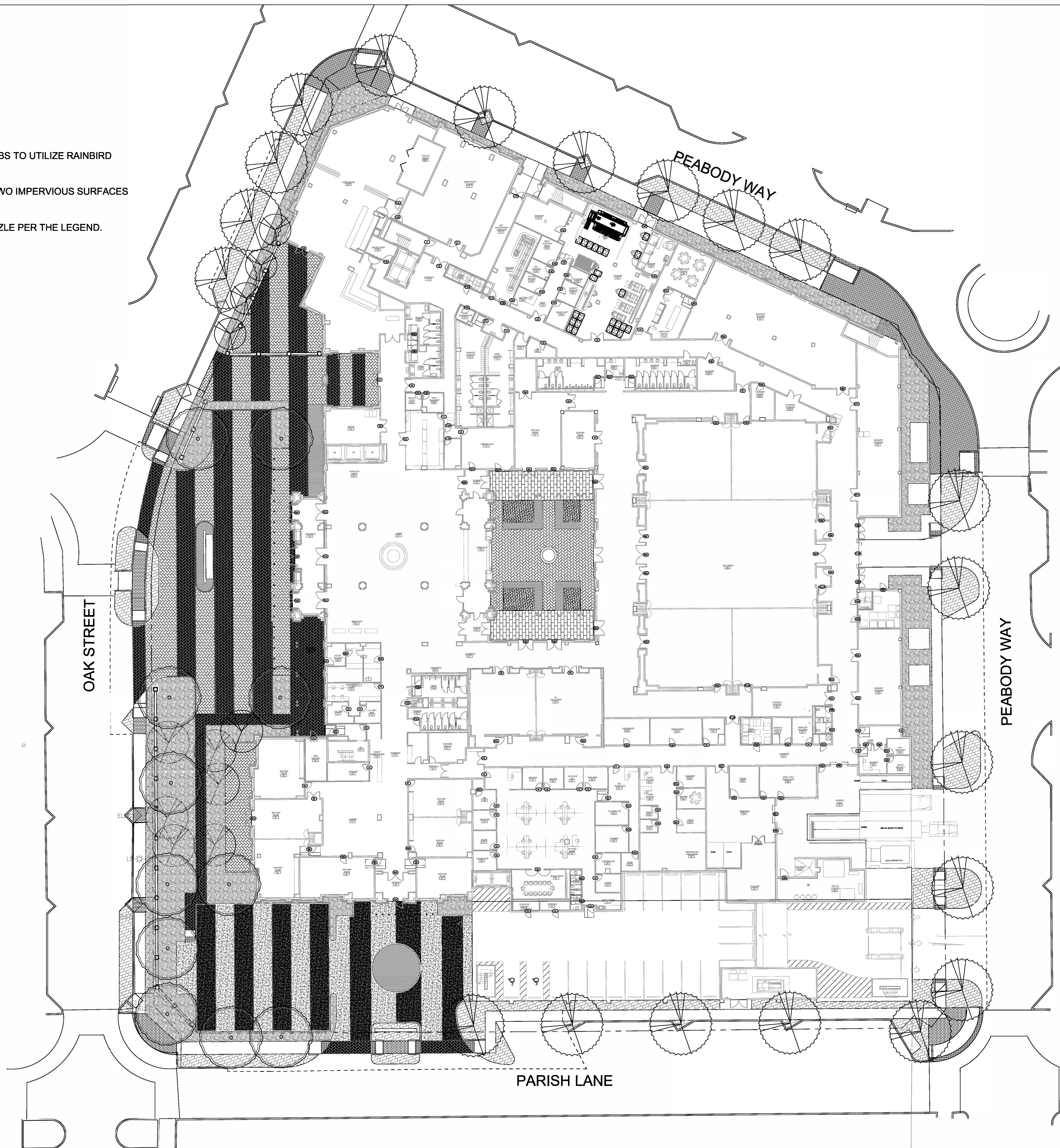
8th Floor Terrace Planting Plan - North

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



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
A

Irrigation Plan

Scale: 1" = 20'

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 DECK PER THE MANUFACTURER'S RECOMMENDATIONS. THIS WORK TO INCLUDE BUT NOT LIMITED TO CONTROLLER, ISOLATION VALVE, WYE STRAINER, BACKFLOW DEVICE, MASTER VALVE, 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.)		

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE CITY OF ROCKFORD STANDARD CONSTRUCTION SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, VENTILATORS, VENT PIPES, AIR LINES, HYDRANTS, ETC. CONTRACTOR TO ADJUST TOP PROFILES AND GRADE TO AND TO AFTER THE REPAIRING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5. PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;
6. PROVIDE AND MAINTAIN INTERIM ACCESS FOR ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS.
7. MAINTAIN EXISTING UTILITIES AND PROVIDE NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES;
8. MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF OBSTACLES AND DEBRIS. CONTRACTOR SHALL RESTORE ALL AREAS AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
9. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BOND AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRAFFIC SAFETY.
11. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
12. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, AND SIDEWALKS.
13. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
14. EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.

1. CONTRACTOR IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.
2. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
3. SAWCUT AND REMOVE ALL EXISTING DRIVE APPROACHES (WITHIN THE LIMITS OF DEMOLITION) TWO FEET FROM BACK OF CURB, SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE NOTED.
4. REMOVE THE DISCONTINUOUS CONCRETE CURBS TO CLARIFY THE PORTION OF EXISTING CONCRETE CURBS AND PAVEMENT WHICH ARE TO REMAIN.
5. COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
6. REMOVE ALL SIGNAGE AND MARKINGS IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS AND PRIOR TO DEMOLITION OF THE EXISTING BUILDINGS.
7. CONTRACTOR TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES.
8. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, REPAIR OR RELOCATE.
9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE THE PROPER DISPOSAL OF SUCH MATERIALS.
10. ALL TREES ON THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS UNLESS OTHERWISE NOTED. THE TREE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY DEMOLITION OR GRADING. TREE PROTECTION SHALL REMAIN UNTIL DEMOLITION IS COMPLETED. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION DETAILS.
11. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON AT THE OWNER'S DIRECTION. ROOTS AND/OR TRUNKS OF EXISTING TREES SHALL BE PROTECTED BY A 6" MINIMUM THICKNESS CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, CUT SURFACES PAINTED WITH AN APPROVED TREE PAINT, AND TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.
12. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNTIL THE SITE HAS BEEN STABILIZED.
13. IF THERE IS A SLOPE OF 3:1 OR GREATER, GRADING ALL DISTURBED AREAS ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 3:1.
14. AREAS EXCAVATED FOR FOUNDATION OR UNDERGROUND STRUCTURE REMOVAL SHALL BE BACK-FILLED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
15. CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF THE SITE DURING DEMOLITION ACTIVITIES AND UNTIL SUBSTANTIAL COMPLETION.
16. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE TEXAS CENTRAL APPRAISAL DISTRICT, GOVERNMENT AND CITY STANDARD CONSTRUCTION SPECIFICATIONS, TEXAS.
17. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. IN THE AREA OF DEMOLITION.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
19. PARKING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES. CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT AND ACCESS TO FIRE HYDRANTS ON SITE AND THE BUILDINGS AND STRUCTURES IN THAT AREA HAVE BEEN DEMOLISHED AND REMOVED.
20. CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
21. CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING AND MAINTAINING ADEQUATE DUST CONTROL MEASURES DURING DEMOLITION ACTIVITIES.
22. CONTRACTOR IS TO COORDINATE DEMOLITION ACTIVITIES WITH THE HAZARDOUS MATERIAL ABATEMENT CONTRACTOR'S ACTIVITIES, IF APPLICABLE.
23. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY UTILITY SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK.

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. 3% SLOTTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. ALL EXISTING AND PROPOSED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRASSES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
 - 6.A. RCP C-75, CLASS III
 - 6.B. ADS N-12
 - 6.C. HANCOX HI-Q
 - 6.D. CEMENT ALUMINIZED ULTRA FLOW
7. UNLESS NOTED, GRATE INLETS TO BE "FORTIERA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED 6-INCH LIFTS TO THE TOP OF EACH SLOPE OR CROSS PLAN OR STATED IN THE STANDARD CITY SPECIFICATIONS WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TAPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 504.2.4, CLASS II (3000) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL CONFORM TO NCTCOT ITEM 303.3.4, CLASS "A" (3000 PSI)
3. ALL PLACEMENT PLACES SHALL BE IN ACCORDANCE WITH STANDARD CITY SPECIFICATIONS OR STATED IN TxDOT STANDARD SPECIFICATIONS.
4. SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TxDOT STANDARD SPECIFICATIONS.
5. ALL PLACEMENT PLACES SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFICATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL PLACEMENT AREAS SHALL BE PROTECTED BY A 4" MINIMUM THICKNESS CURB.
6. THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED.
7. TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAILY PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
8. ALL JOINTS TO BE PLACED IN CONCRETE SHALL BE 1/2" MINIMUM DEPTH, 1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
9. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
10. PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18 INCHES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED IN THE PLANS OR GEOTECH REPORT.
11. REINFORCING BARS SHALL BE 30 DIAMETERS IN LENGTH.
12. ALL STRIPES SHALL BE A INCHES WIDE, UNLESS OTHERWISE NOTED.
13. ALL CURB AND PLACEMENT PLACES SHALL BE PROTECTED BY 4" MINIMUM THICKNESS SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN PLACED PRIOR TO PAVING BEING PLACED.
14. SLOPE SHALL BE 2% MINIMUM, UNLESS OTHERWISE NOTED. SLOPE SHALL BE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED), AND A CROSS SLOPE, NO GREATER THAN 2%.

1. ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE PVC 6900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC 6900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS. THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISH GRADE, UNLESS OTHERWISE NOTED.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS. THERE MUST BE A TRENCH MUST BE INSTALLED IN SEPARATE TRENCHES WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING Trench CHAPERS SHALL APPLY:
 - 6.A. Trench CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
 - 6.B. Trench CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER THE UTILITY IS RELOCATED AND PAWING IS COMPLETED. CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE PAVING. THE UTILITY CONTRACTOR SHALL MARK THE UTILITY LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
11. ALL METER BOXES SHALL BE INSTALLED IN NON-TRAFFIC AREAS.
12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5. THE FILL SHALL BE COMPACTED TO 96% STANDARD PROCTOR DENSITY TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. EMBANKMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
15. CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
16. IF REQUIRED FOR CONSTRUCTION, POWER LINES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

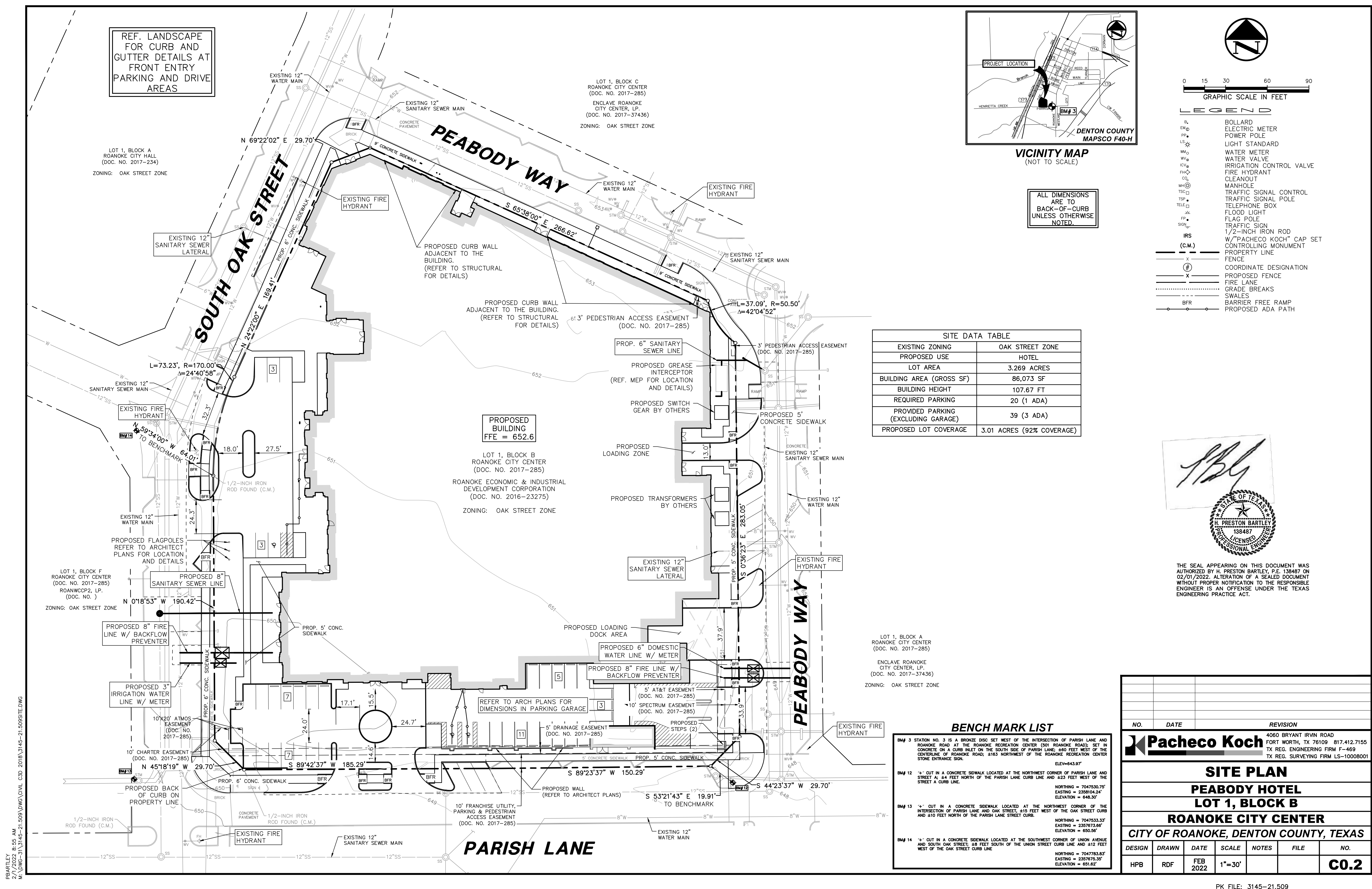


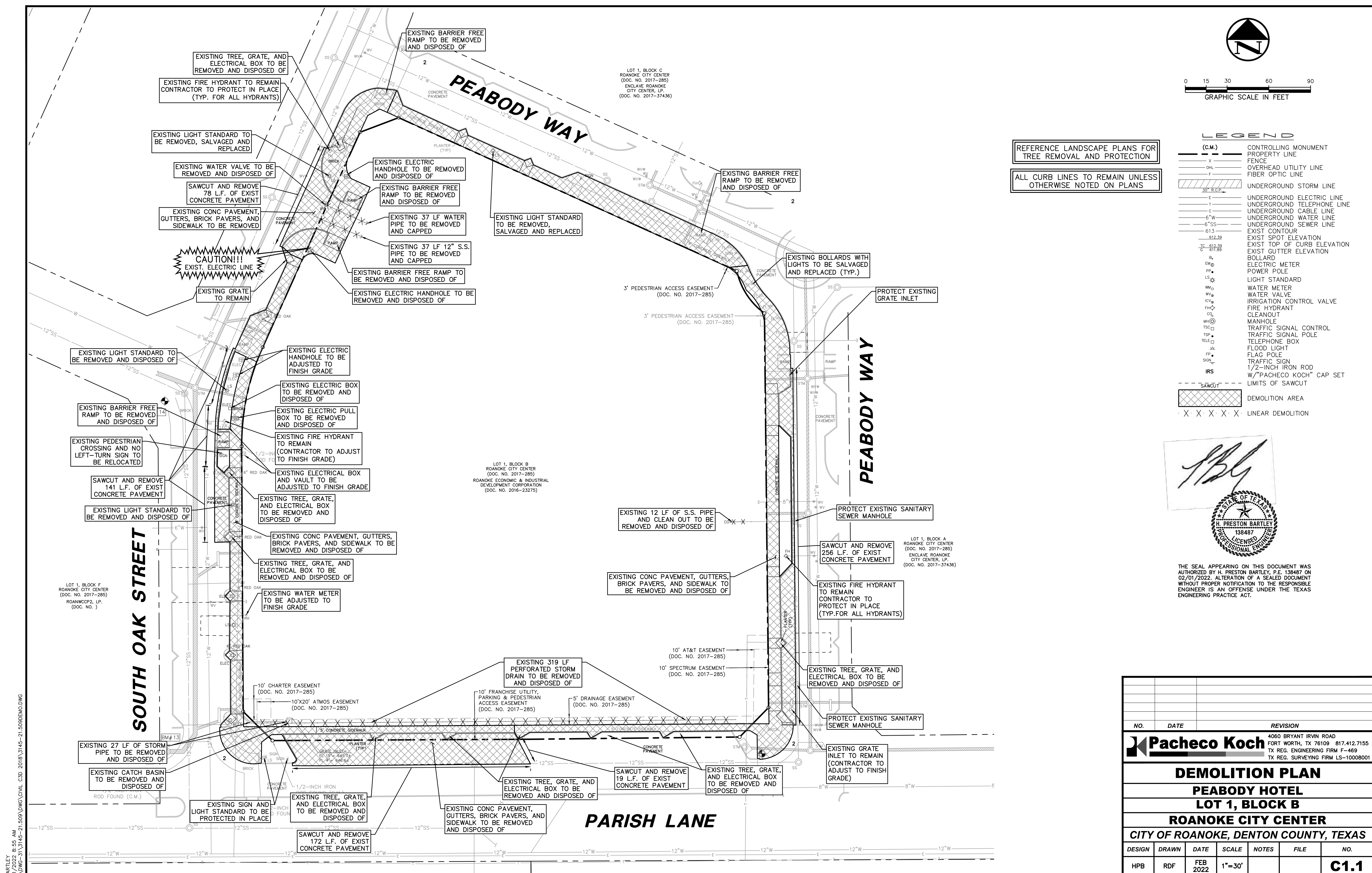
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PK FILE: 3145-21.509 PK-3145-21.509COVR.DWG

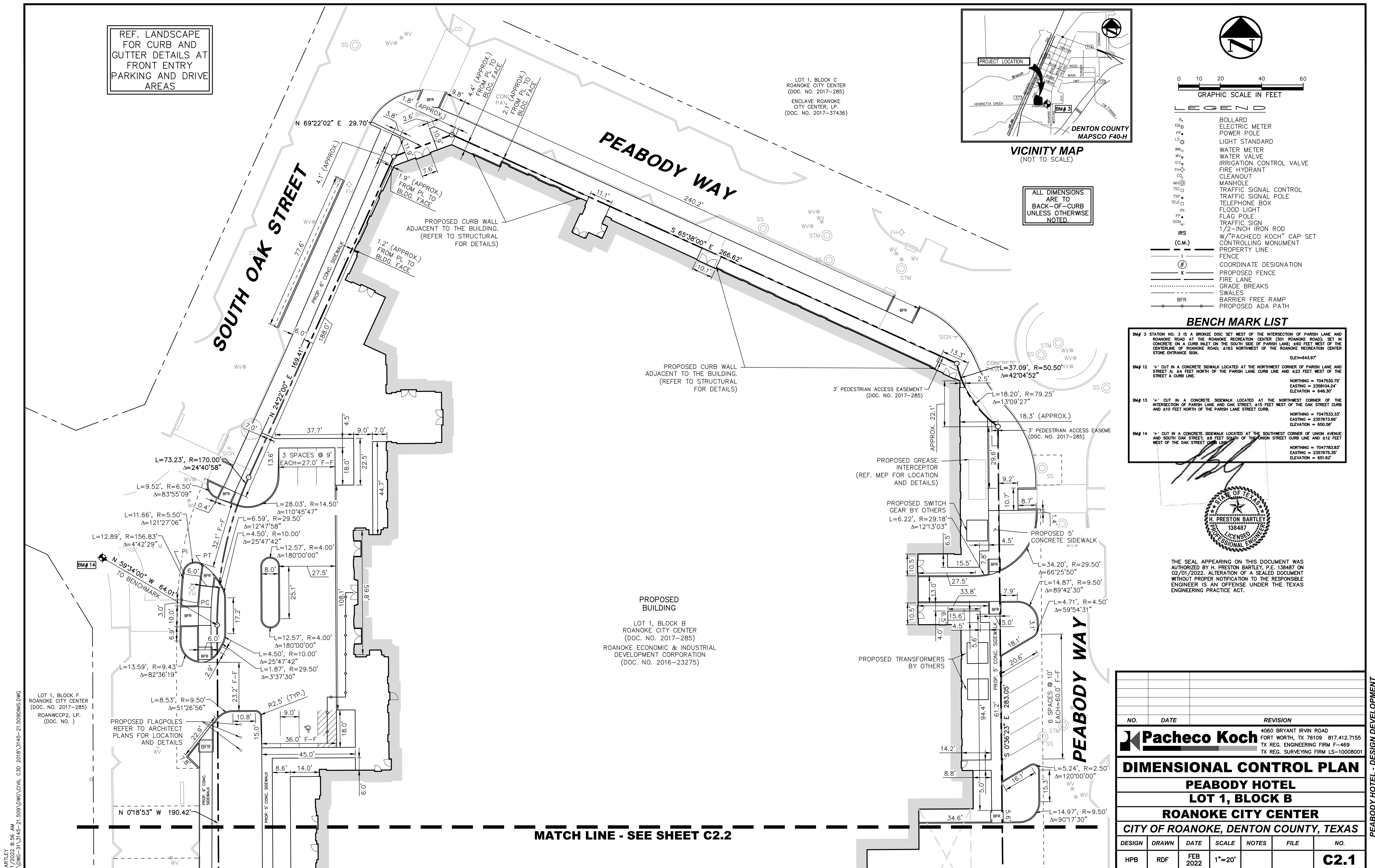
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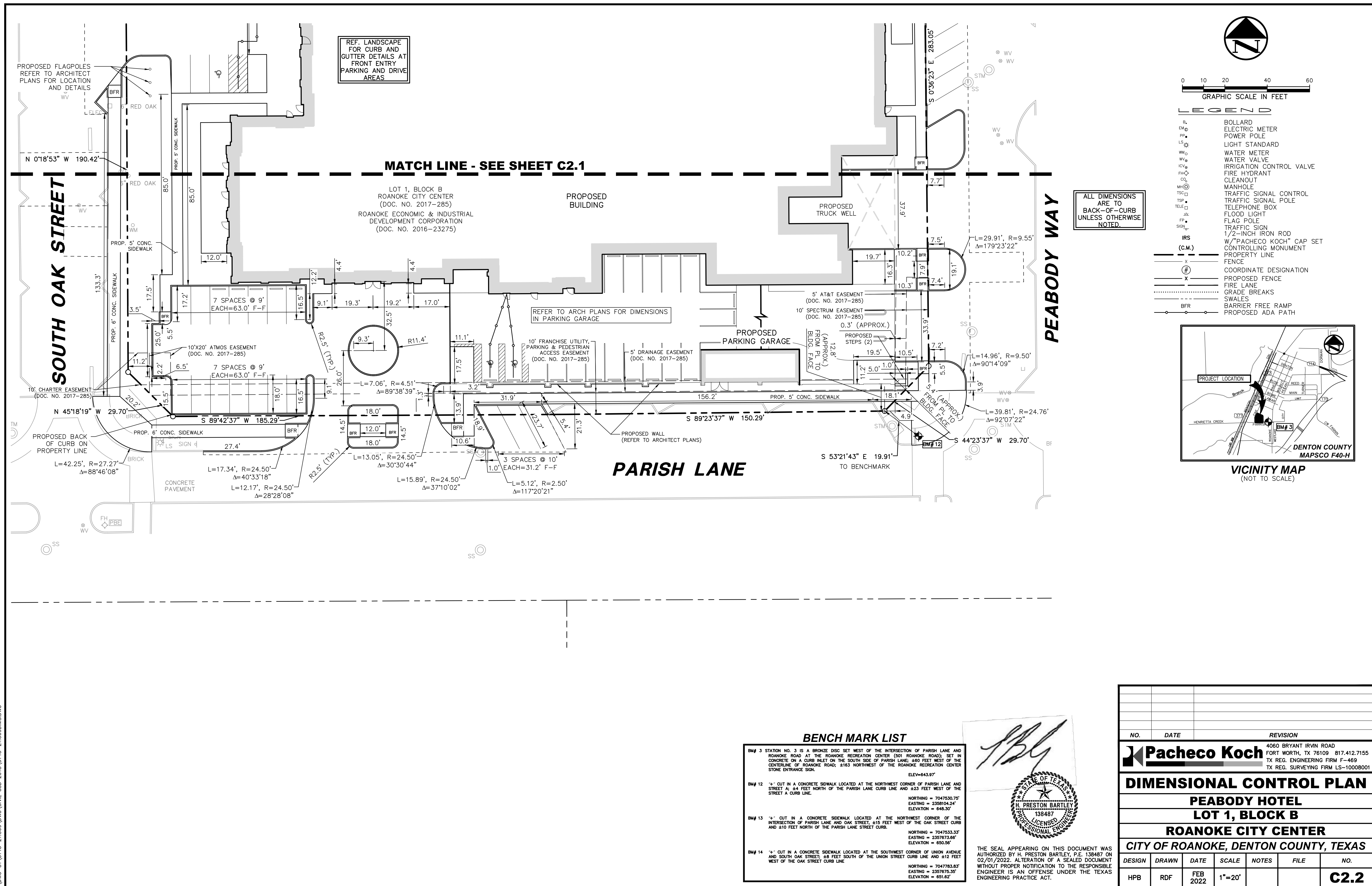




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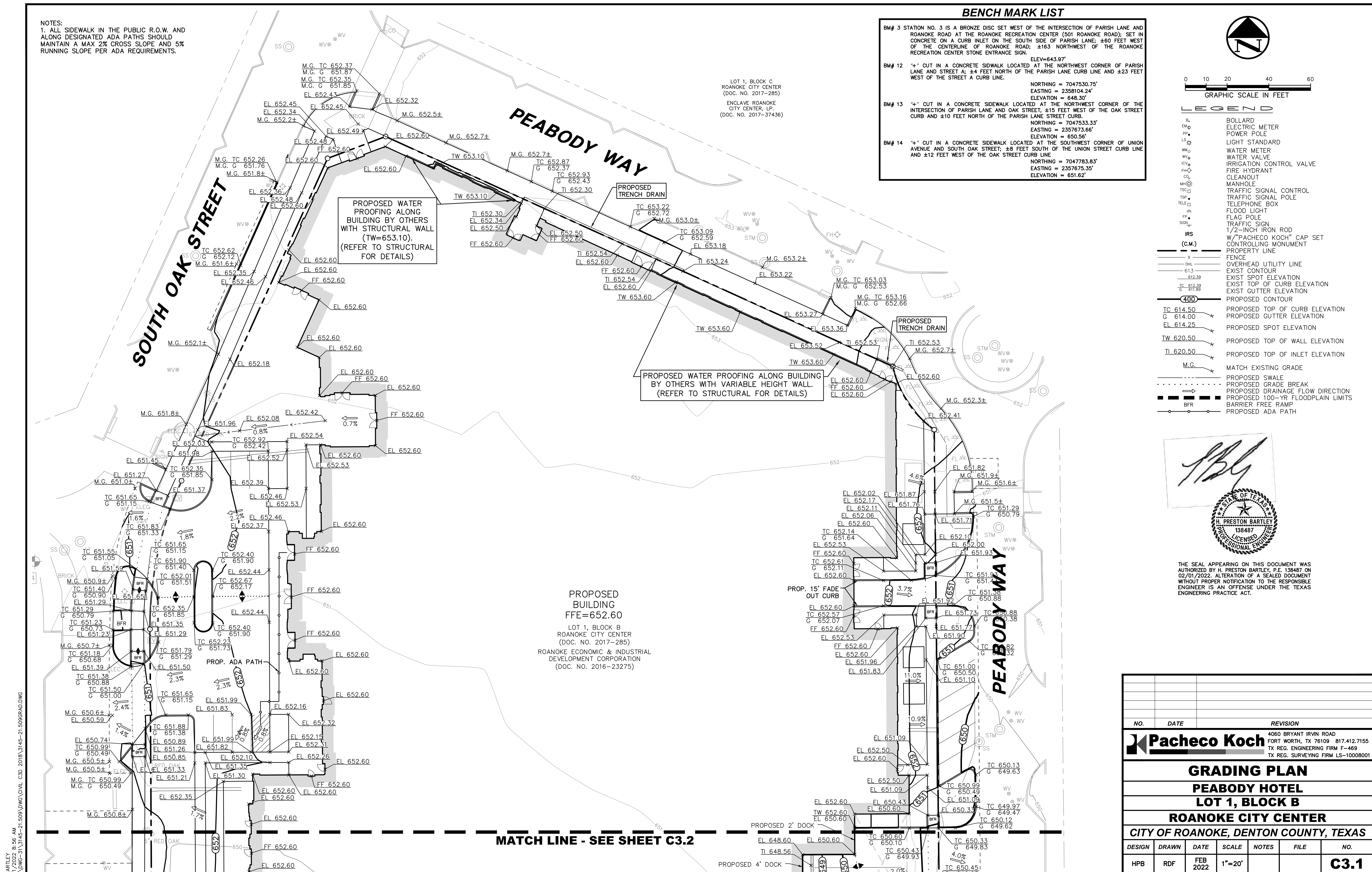
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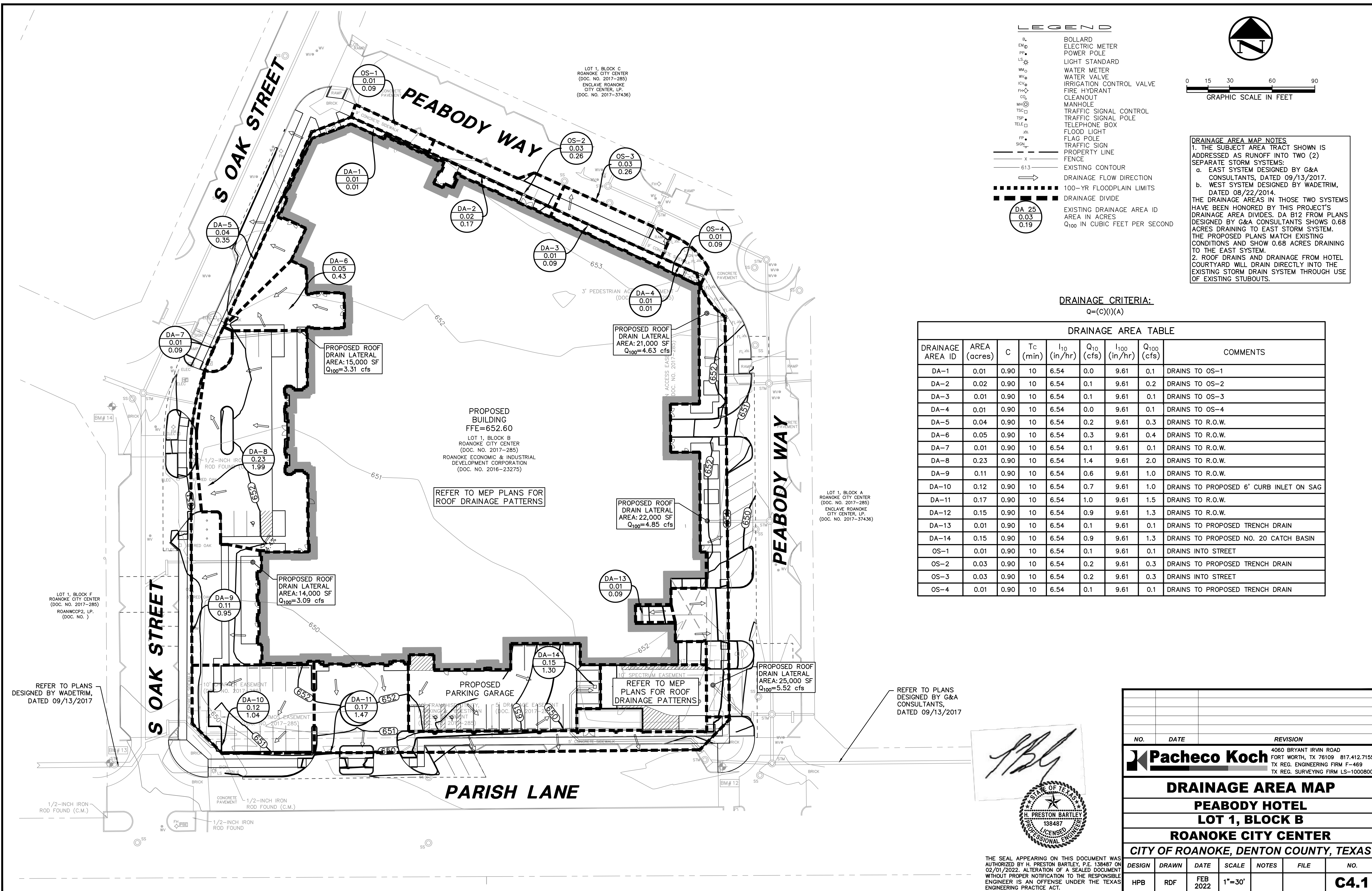


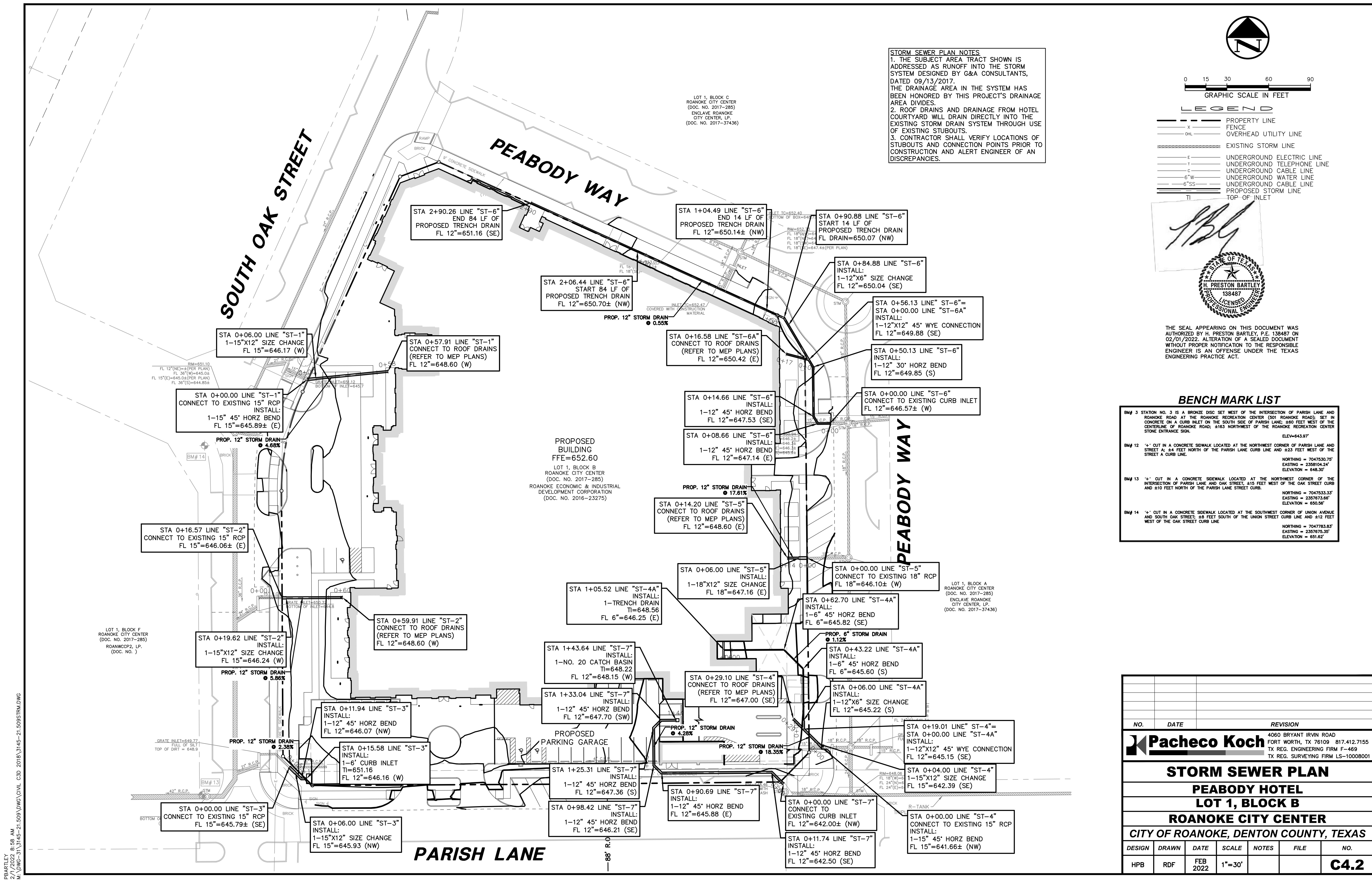


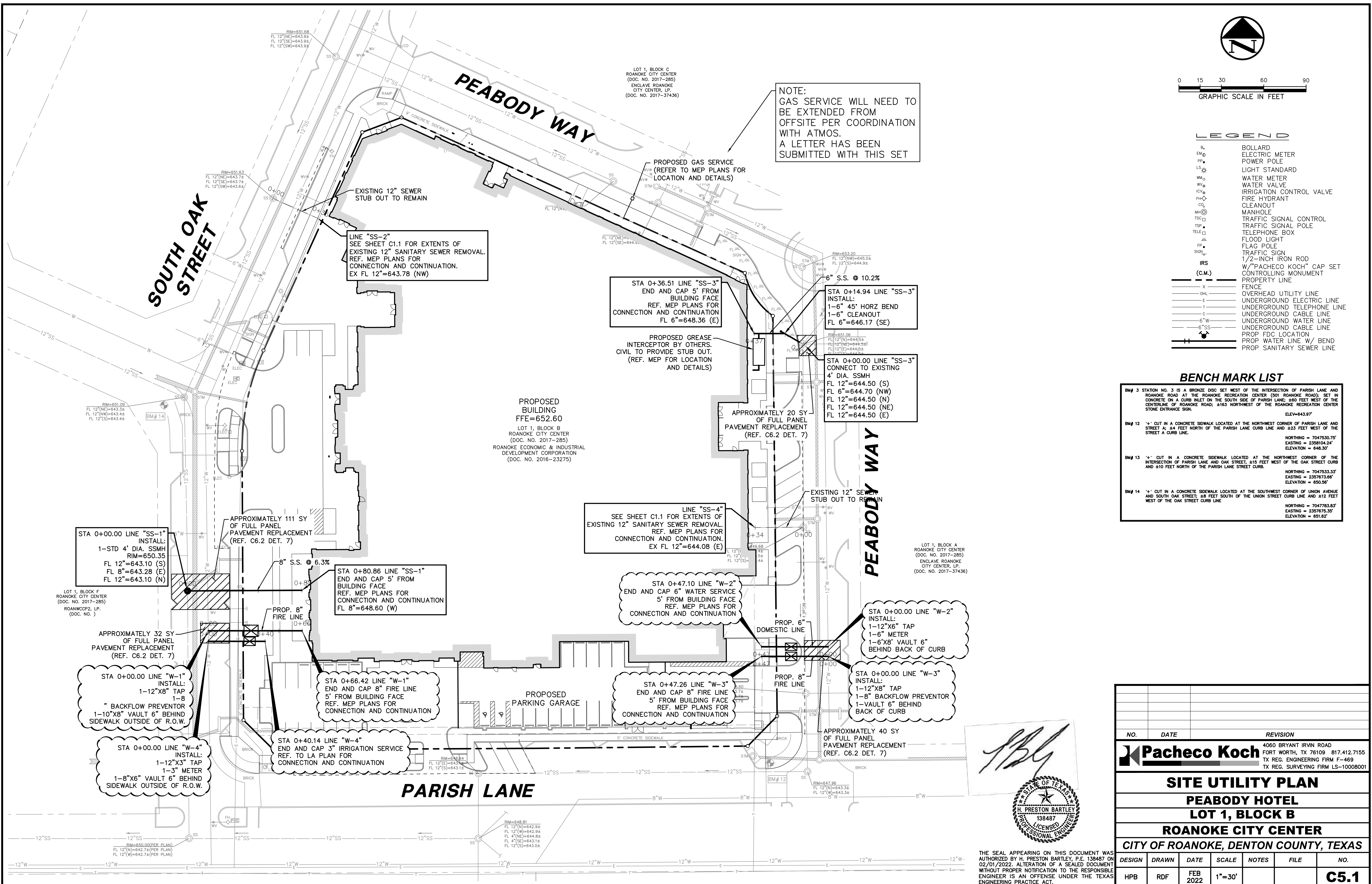
PEABODY HOTEL - DESIGN DEVELOPMENT

PK FILE: 3145-21.509





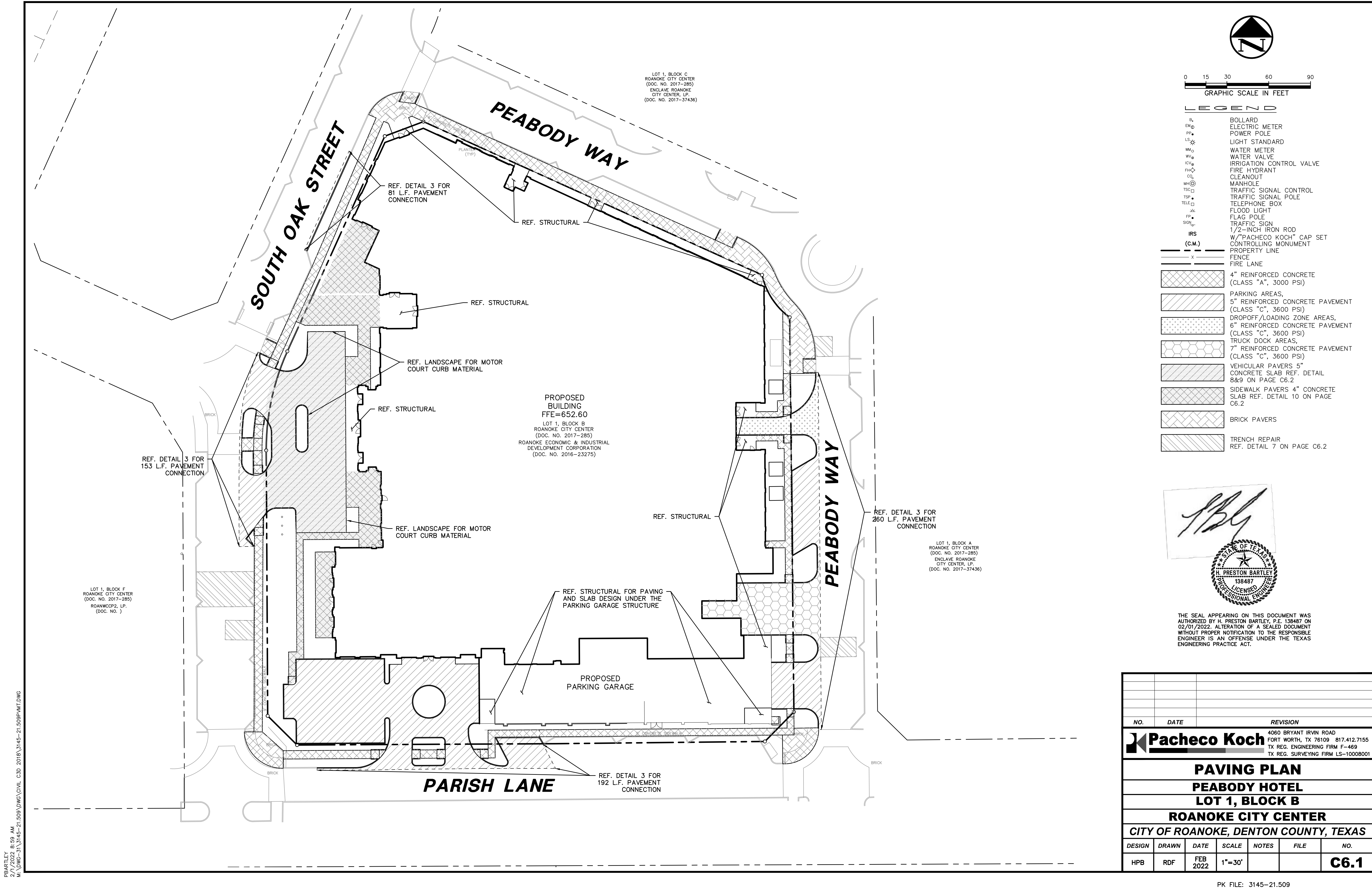


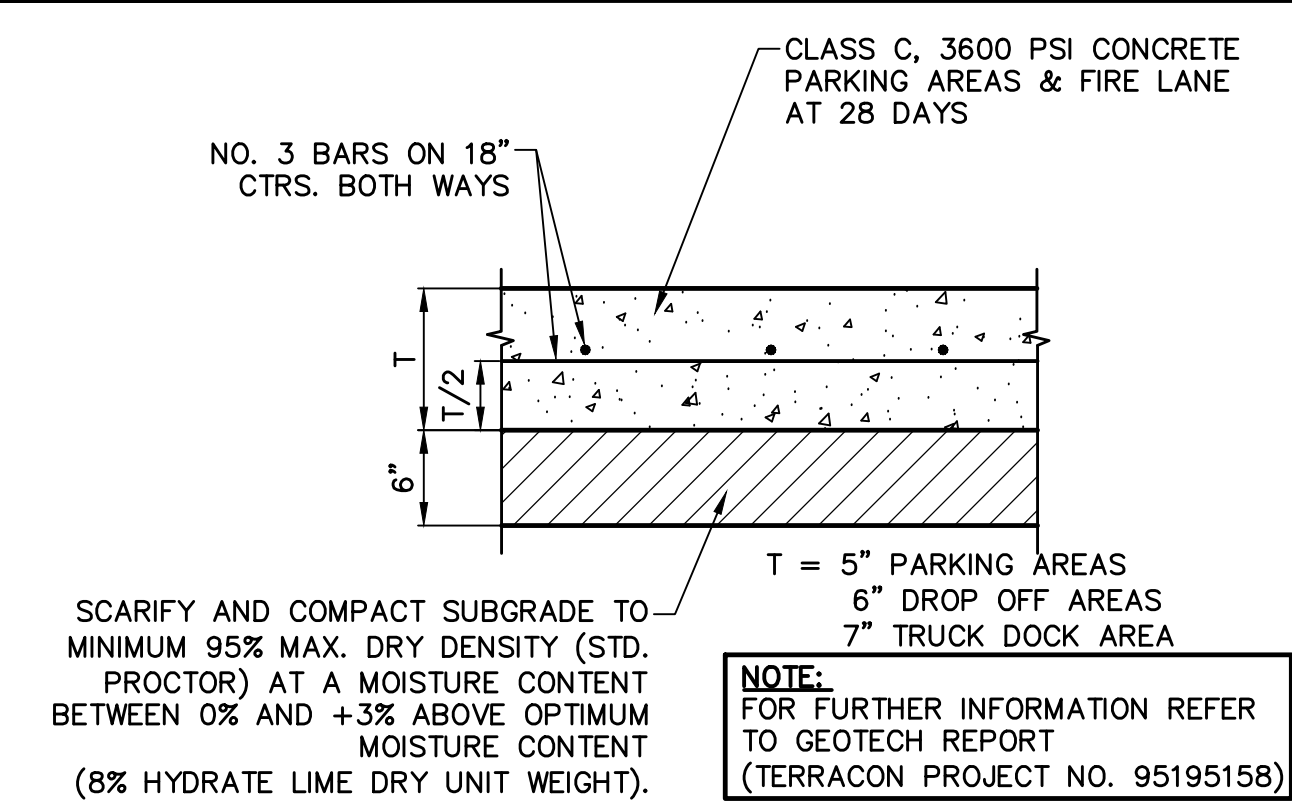


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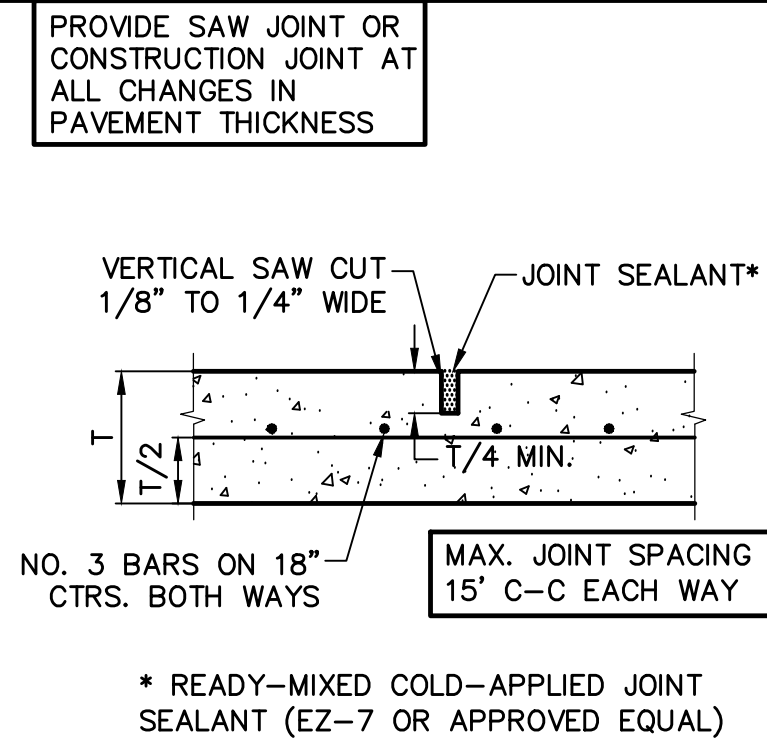
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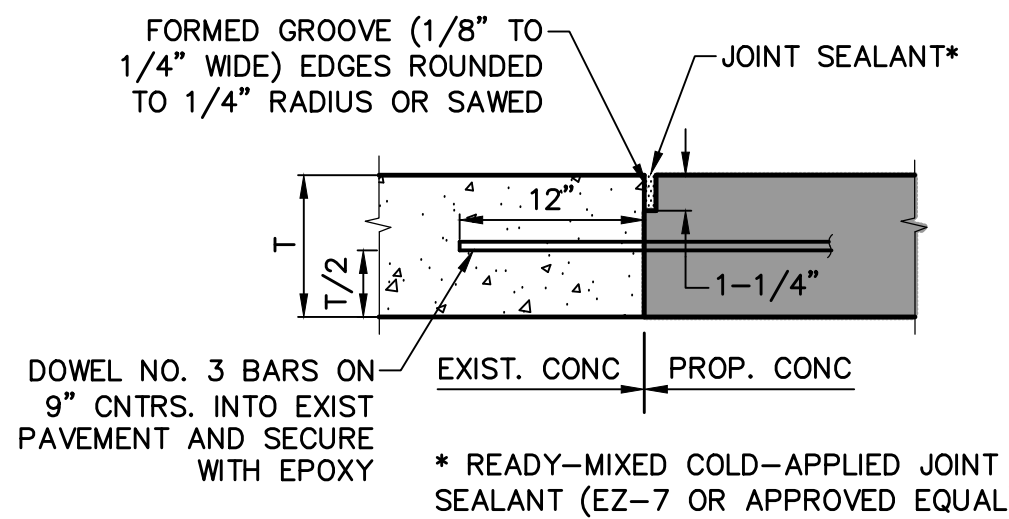




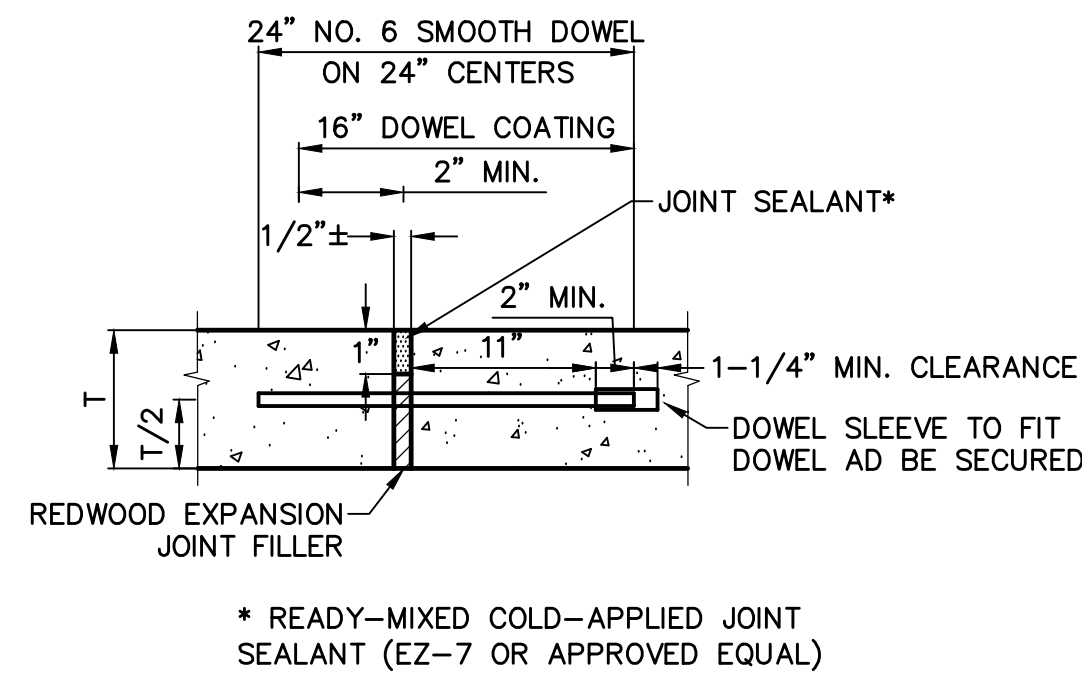
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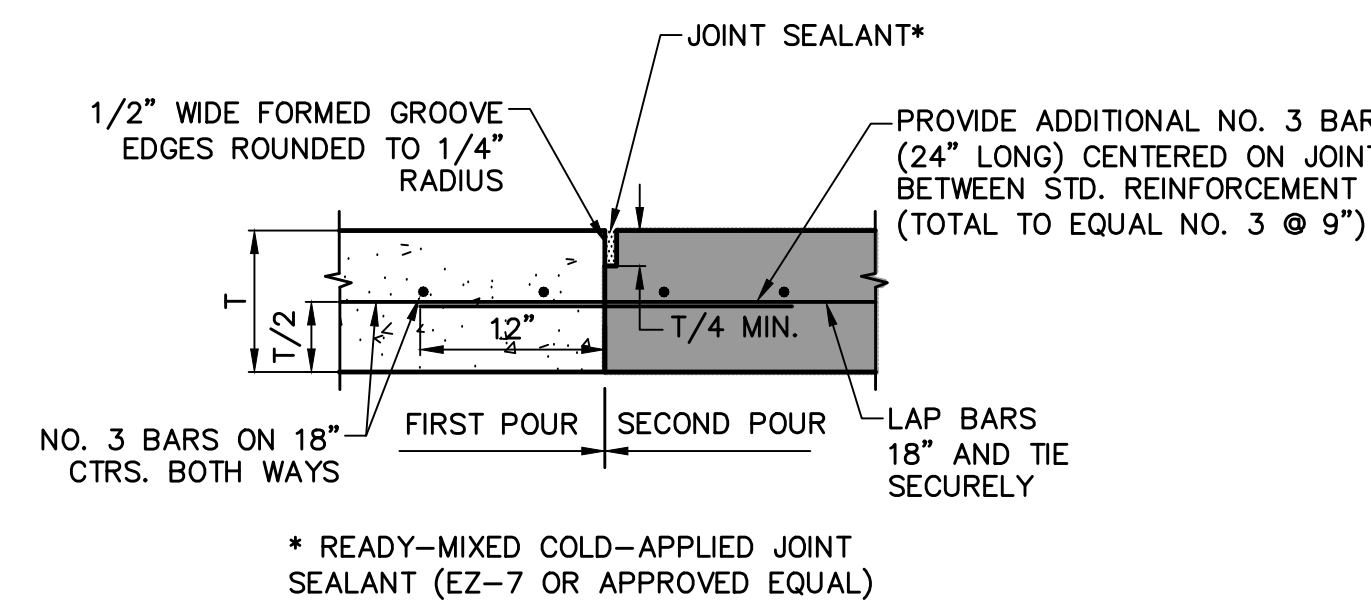
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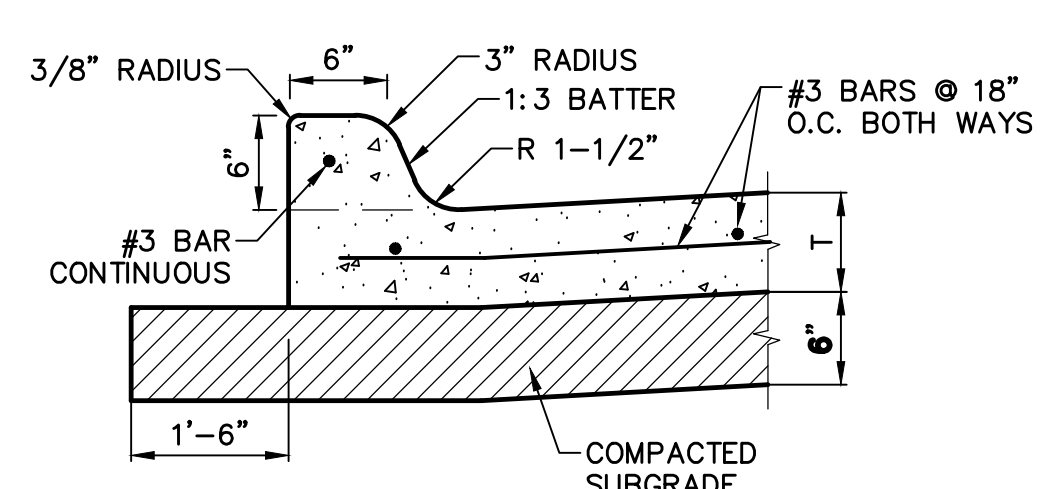
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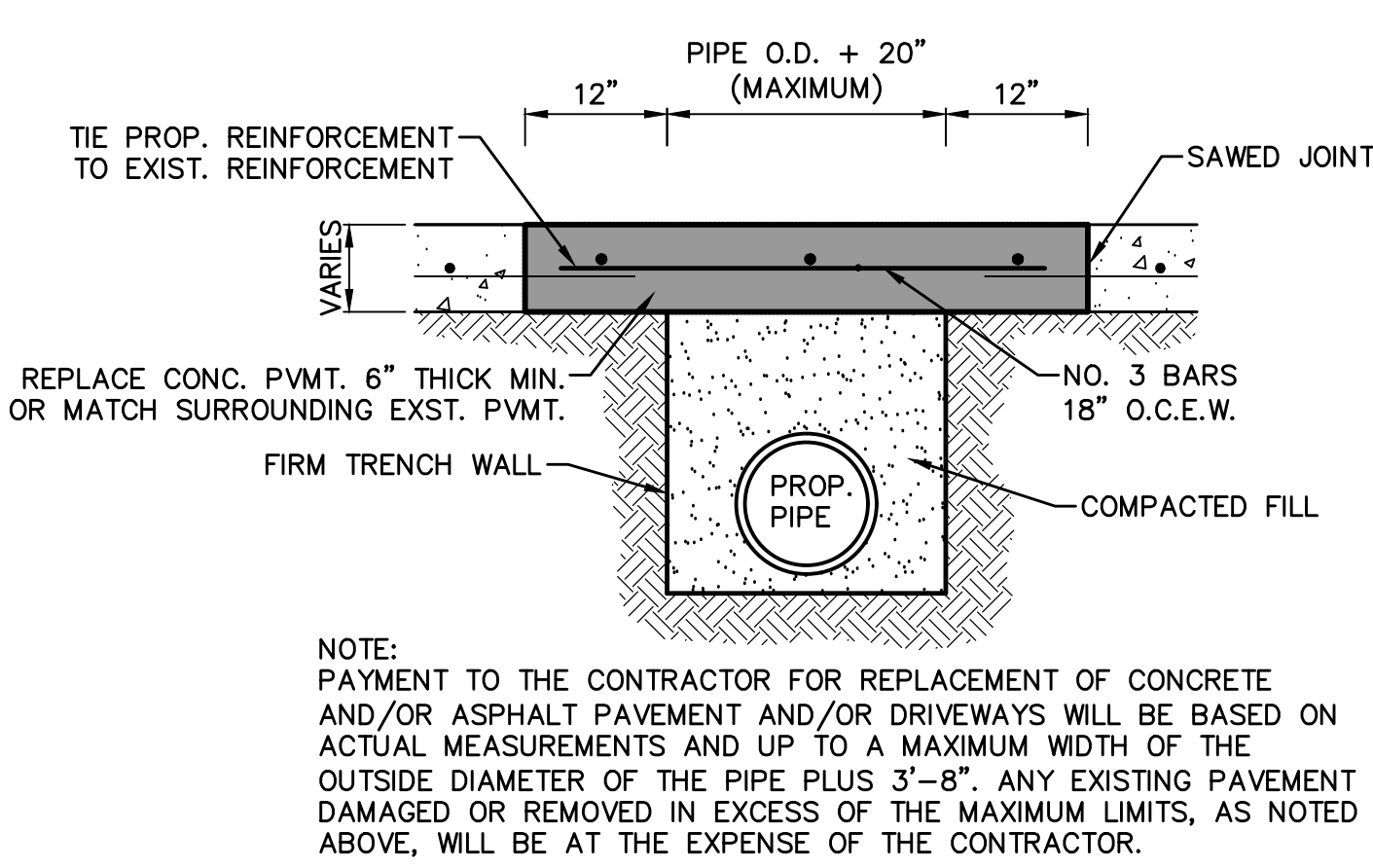
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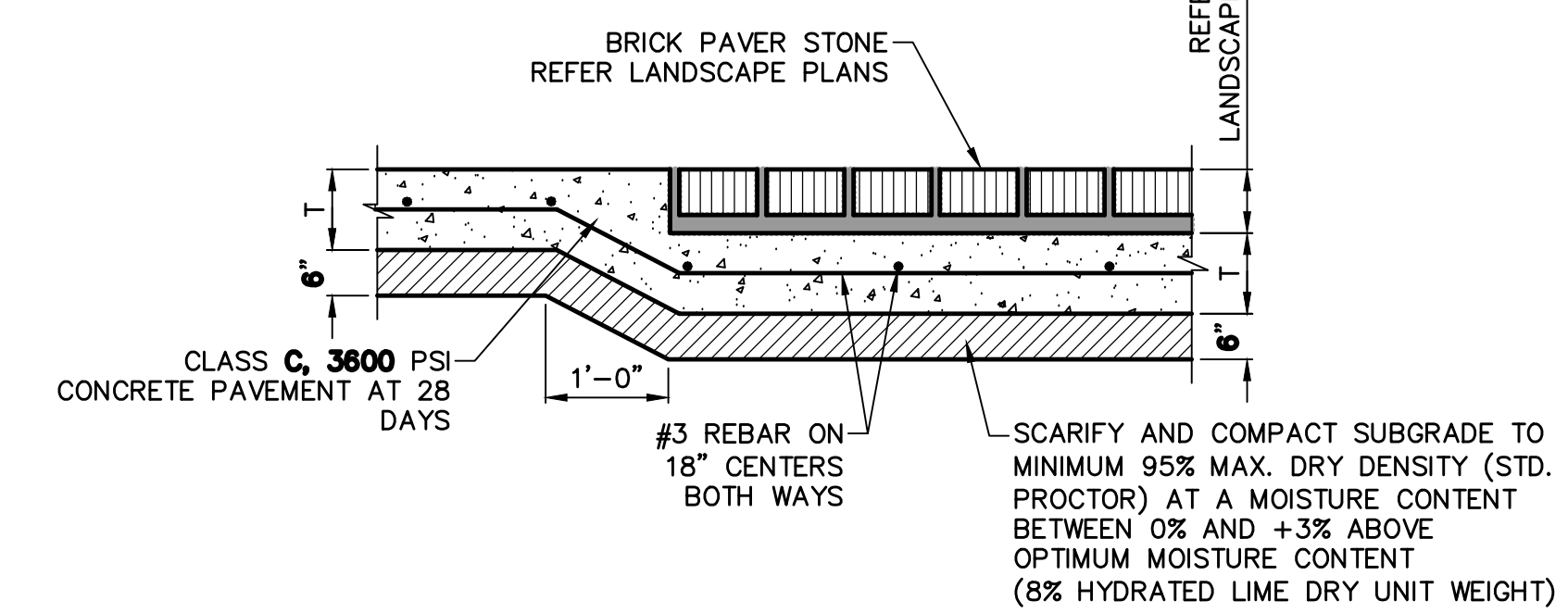
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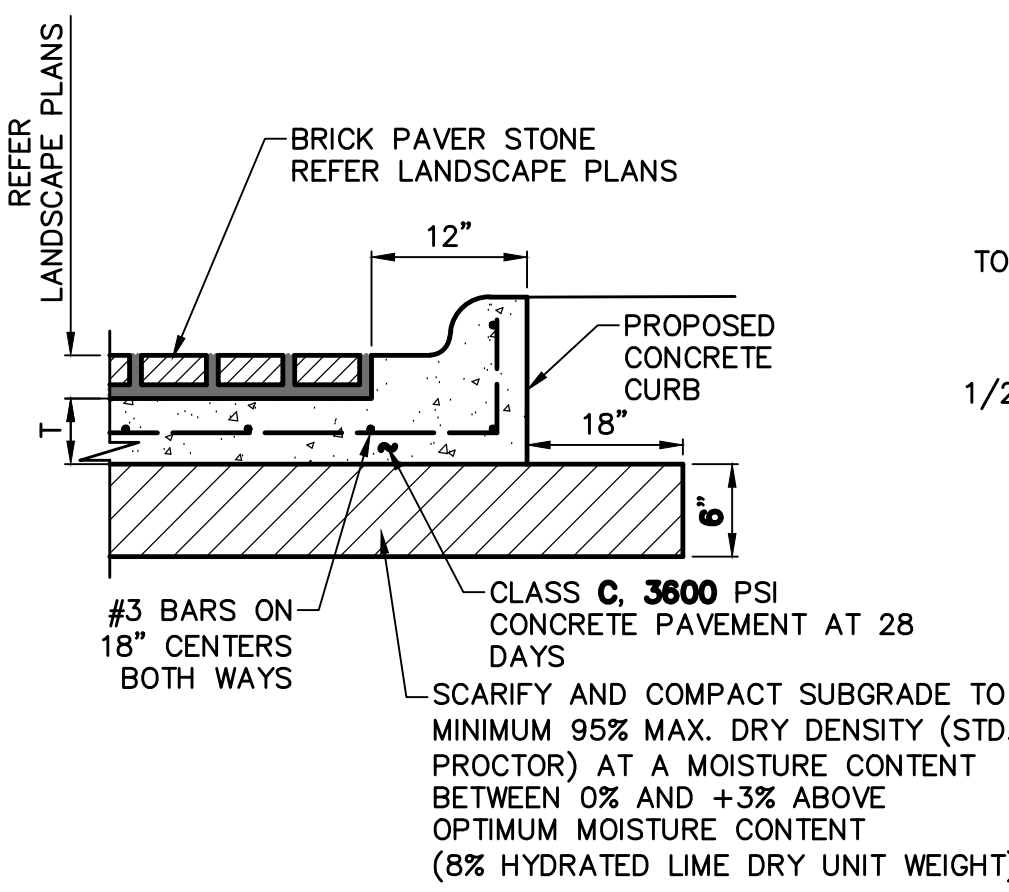
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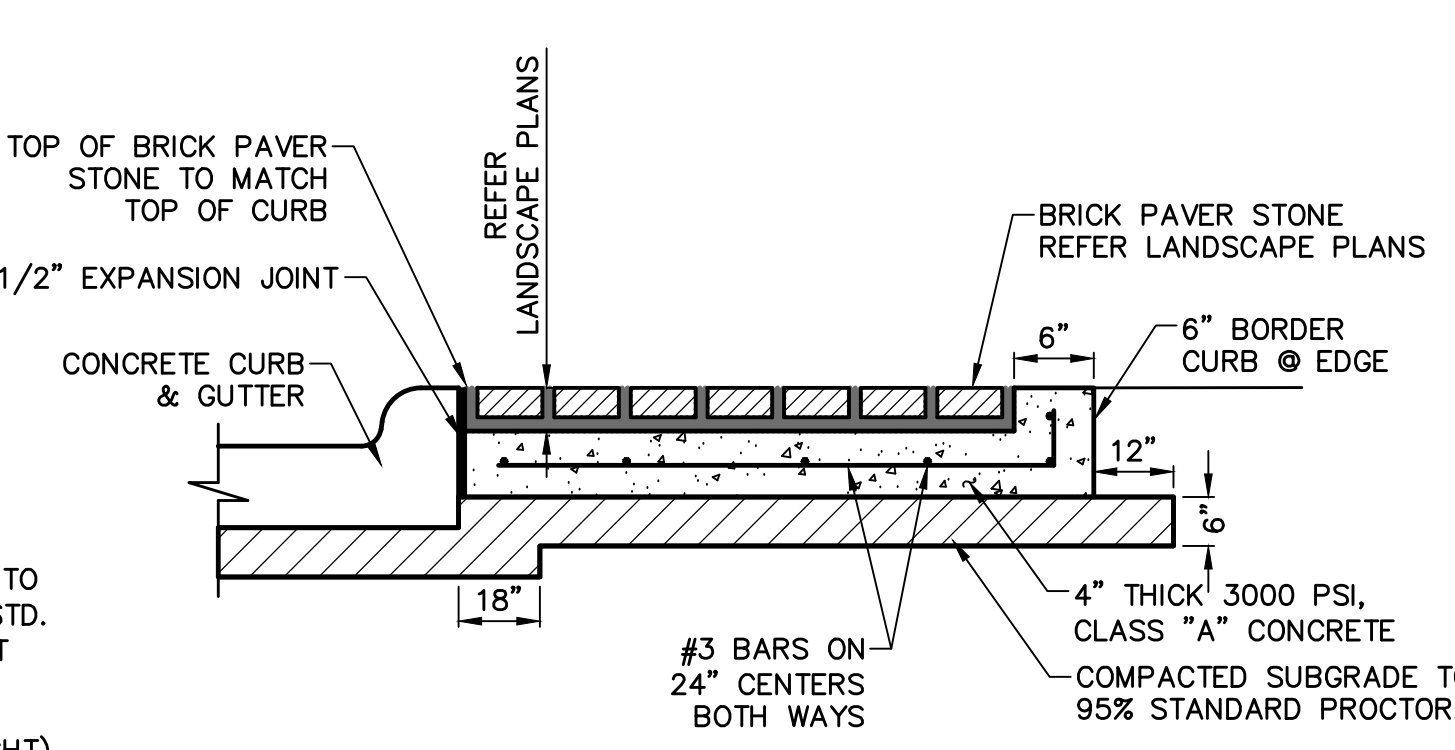
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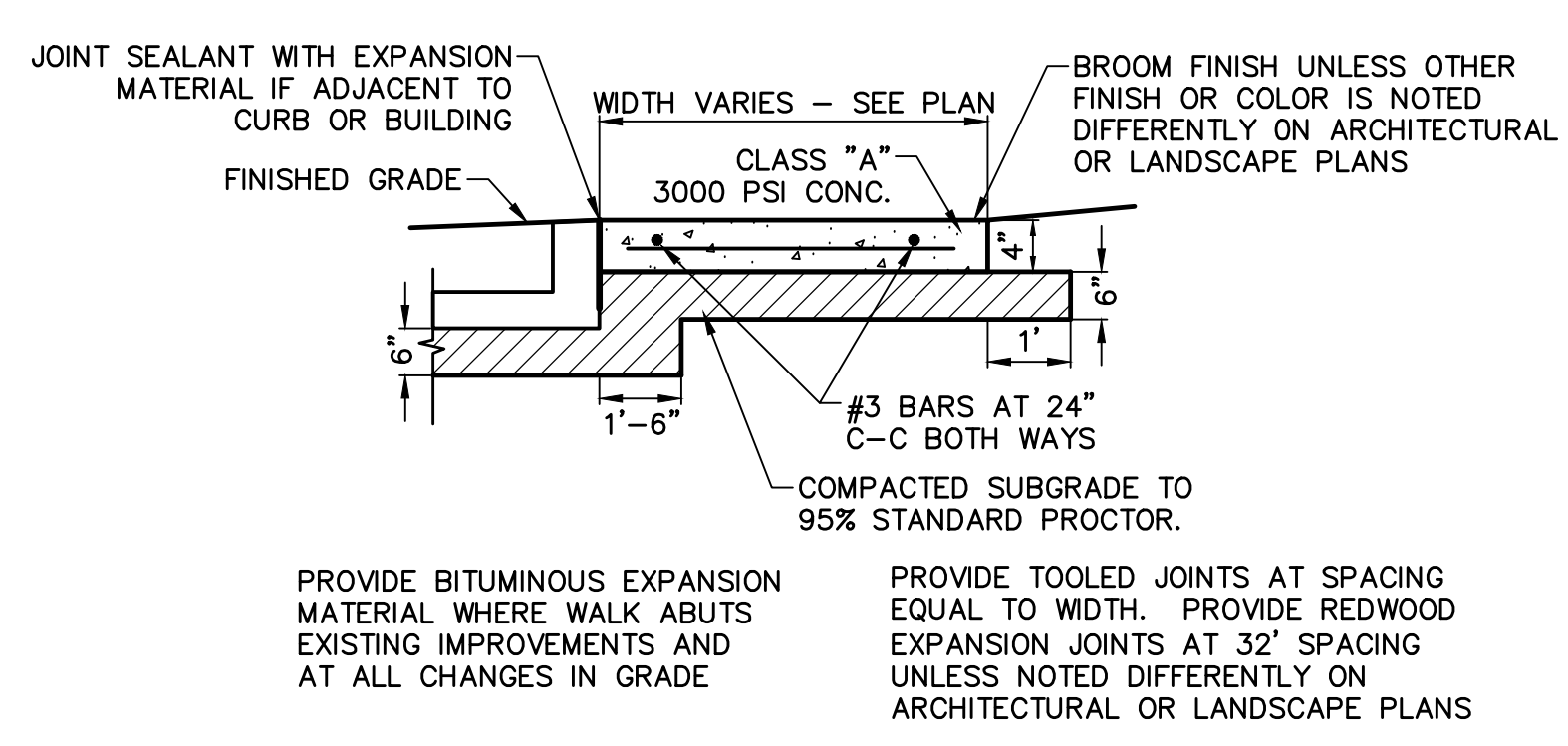
**8 BRICK PAVERS ON
CONCRETE PAVEMENT**
NOT TO SCALE



**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



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WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
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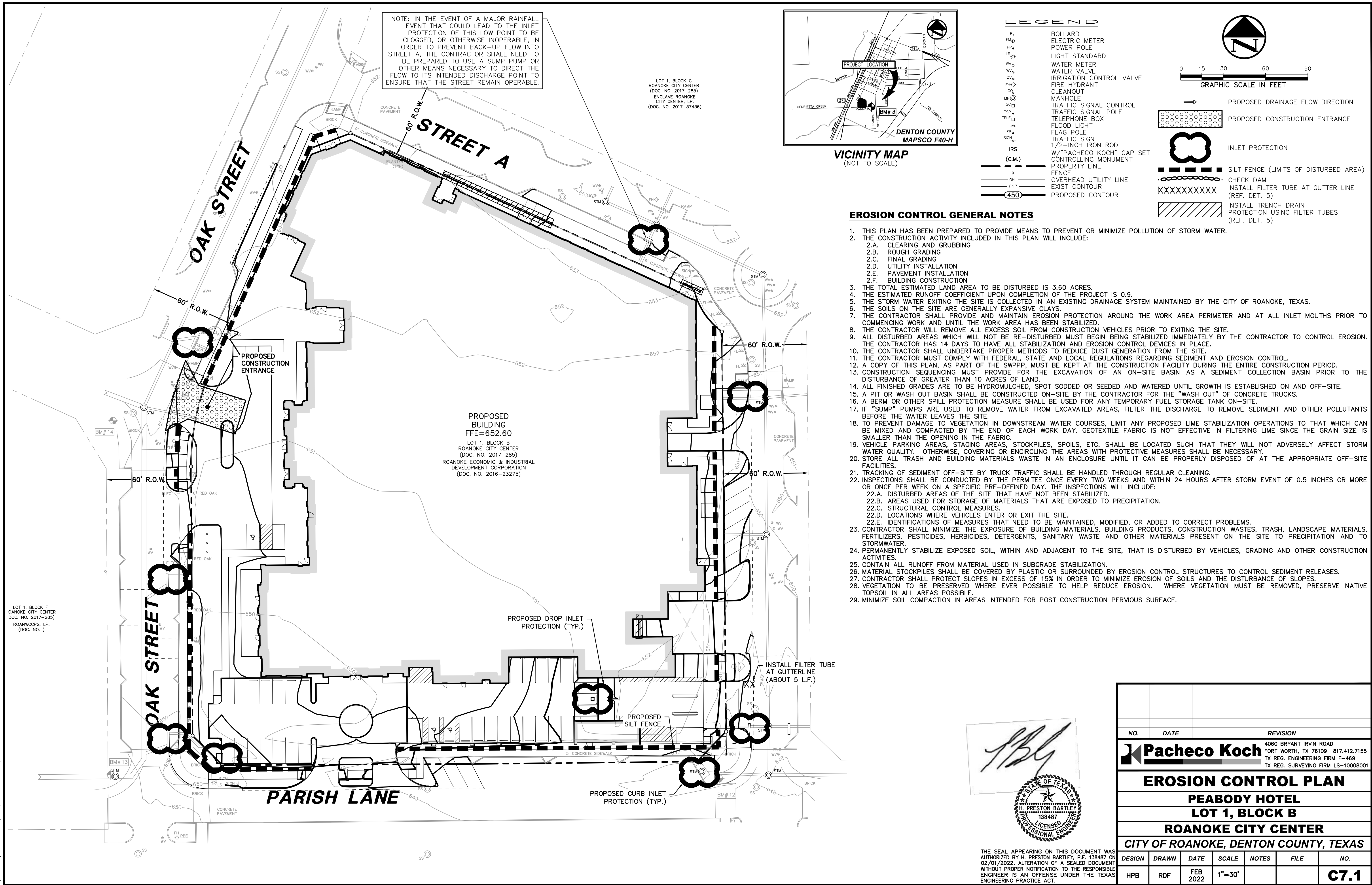
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PAVEMENT DETAILS		
PEABODY HOTEL		
LOT 1, BLOCK B		
ROANOKE CITY CENTER		
CITY OF ROANOKE, DENTON COUNTY, TEXAS		
DESIGN	DRAWN	DATE
HPB	RDF	FEB 2022
SCALE	NOTES	FILE
NO.	C6.2	

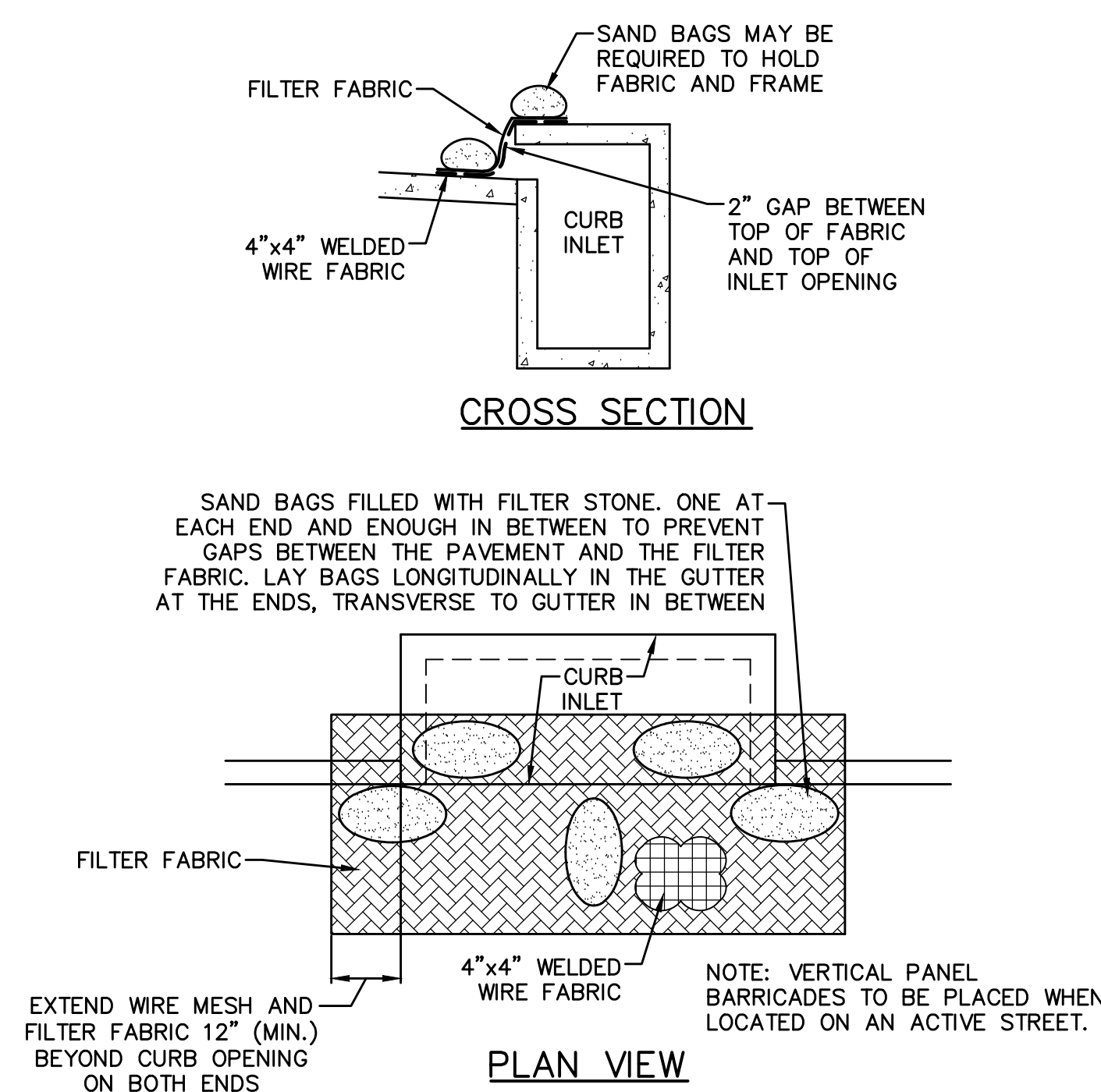
PK FILE: 3145-21.509

PEABODY HOTEL - DESIGN DEVELOPMENT

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

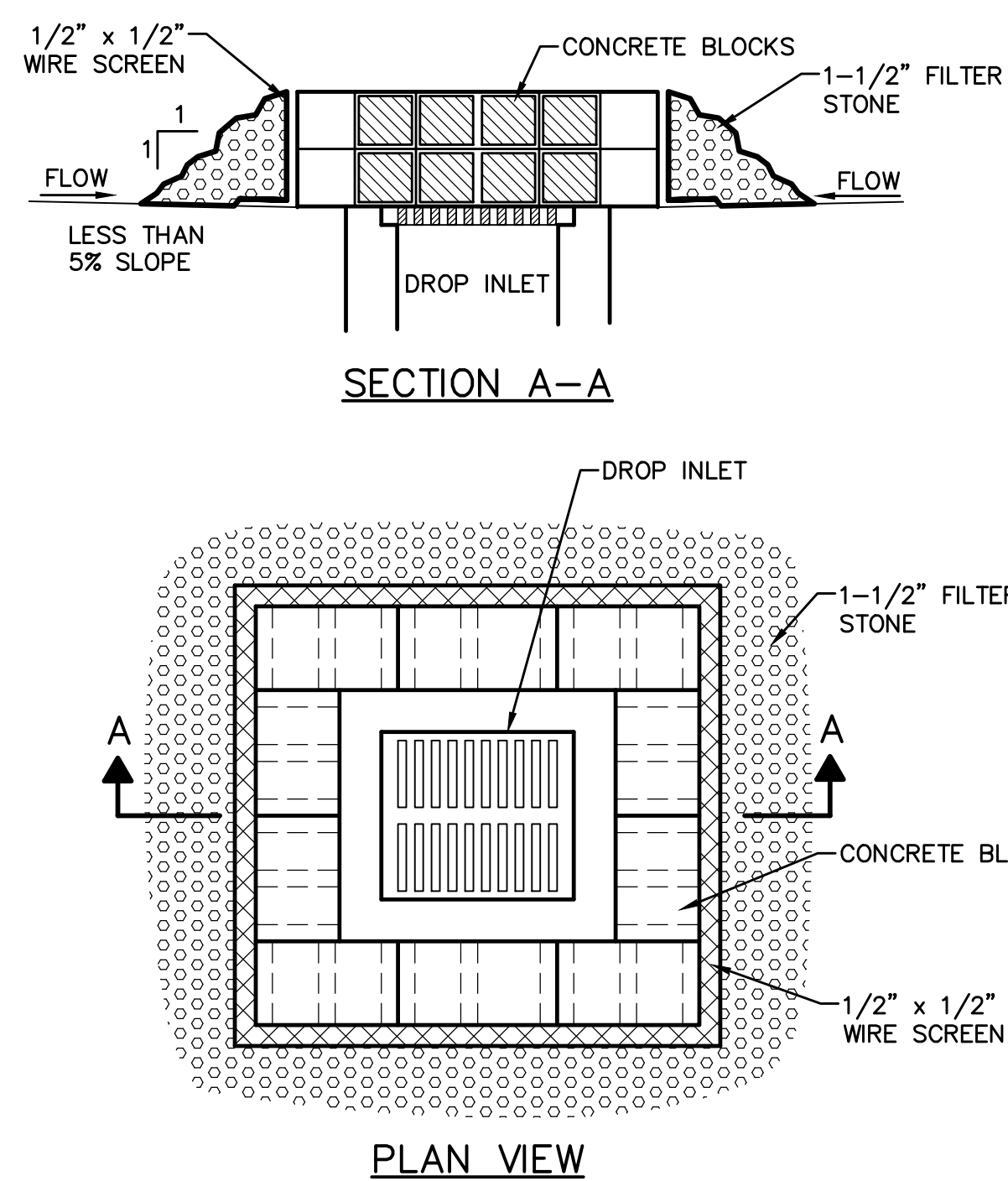
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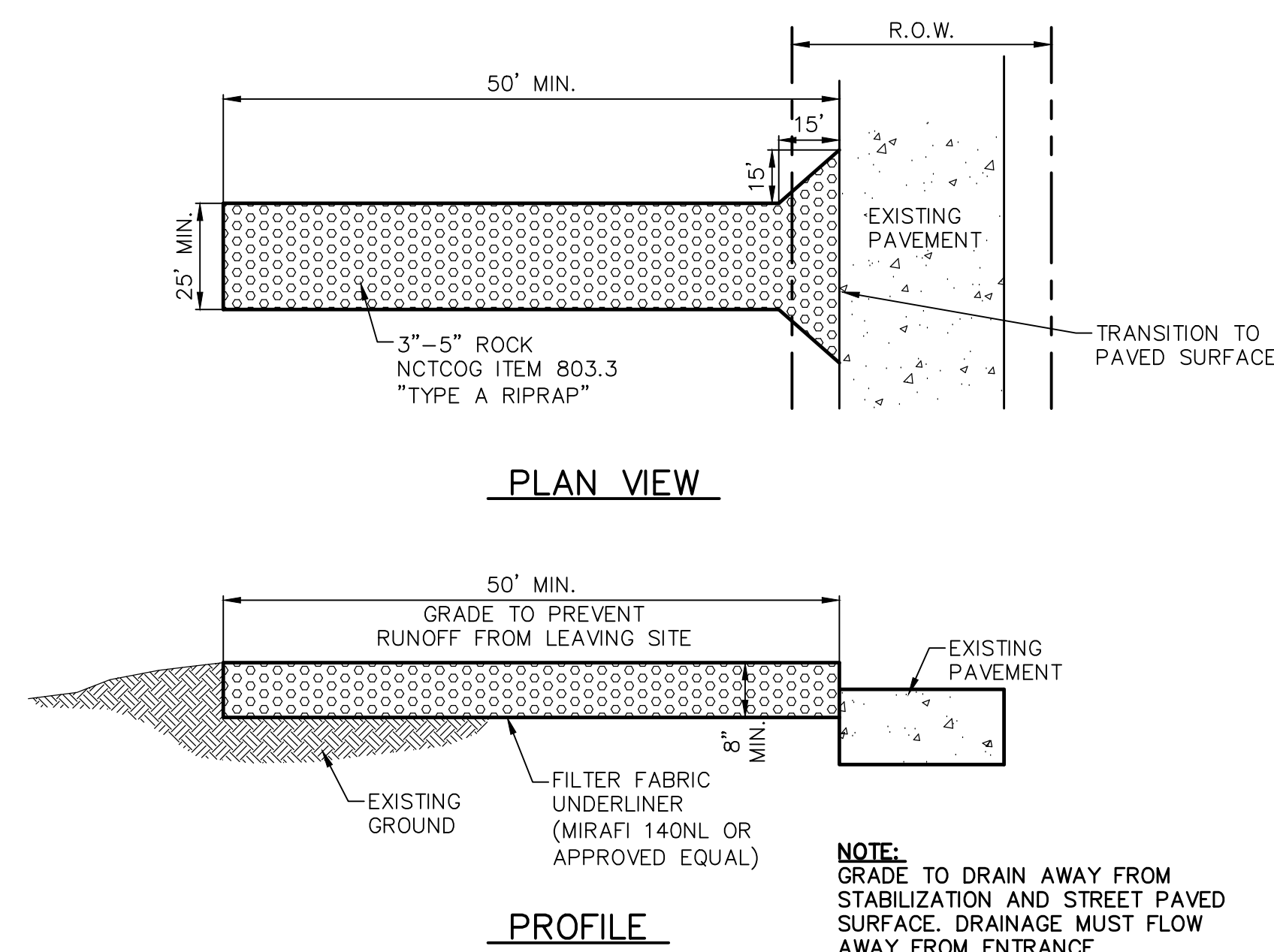
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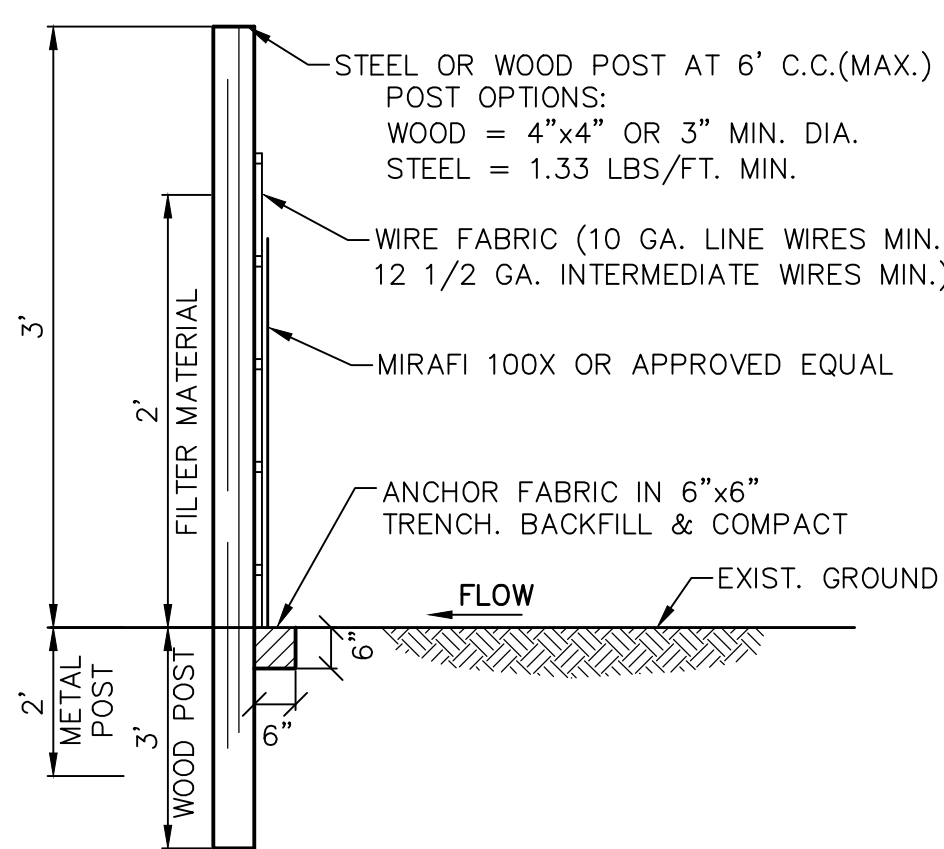
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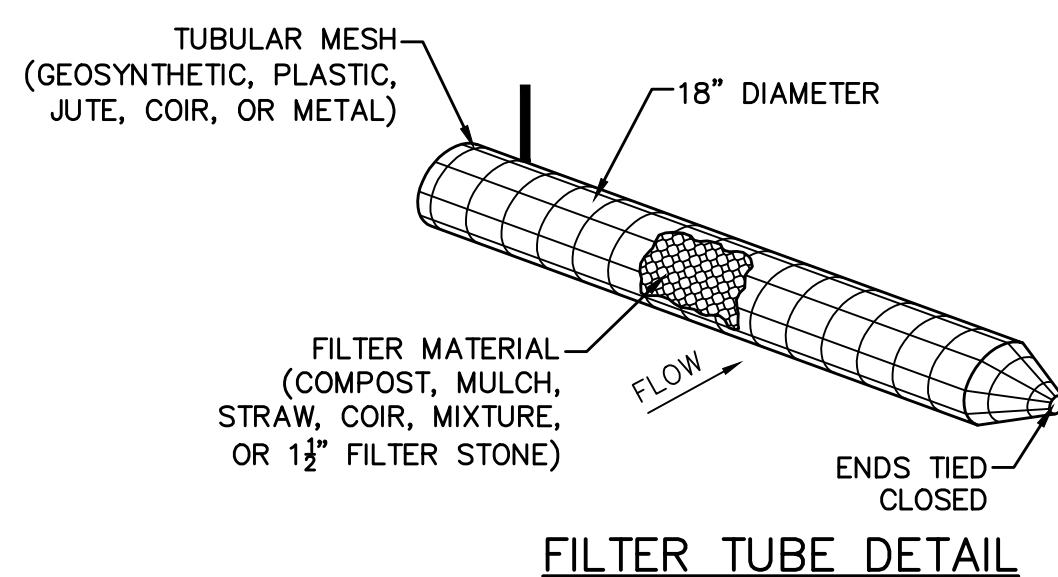
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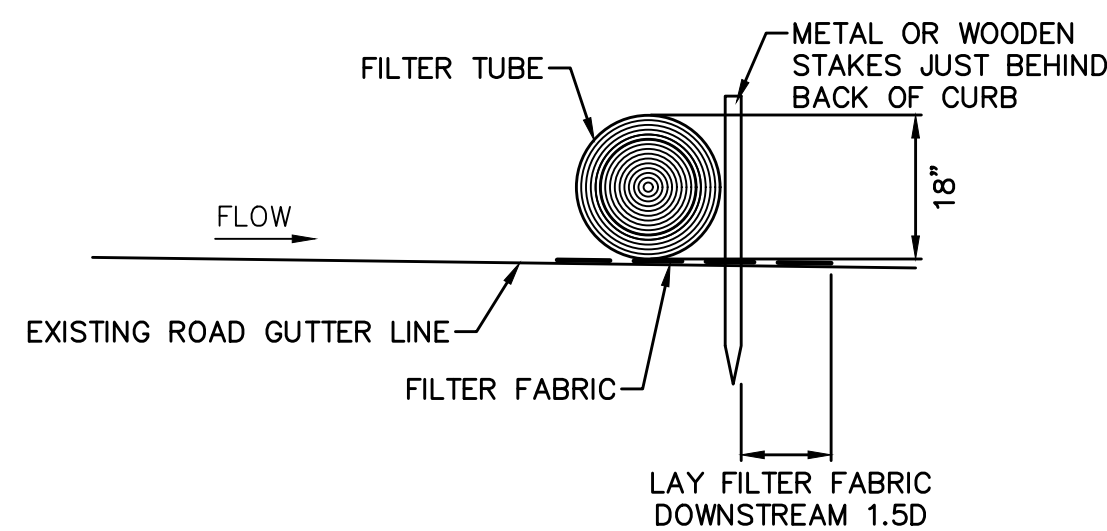


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FILTER TUBE DETAIL



SECTION A-A

5 FILTER TUBE

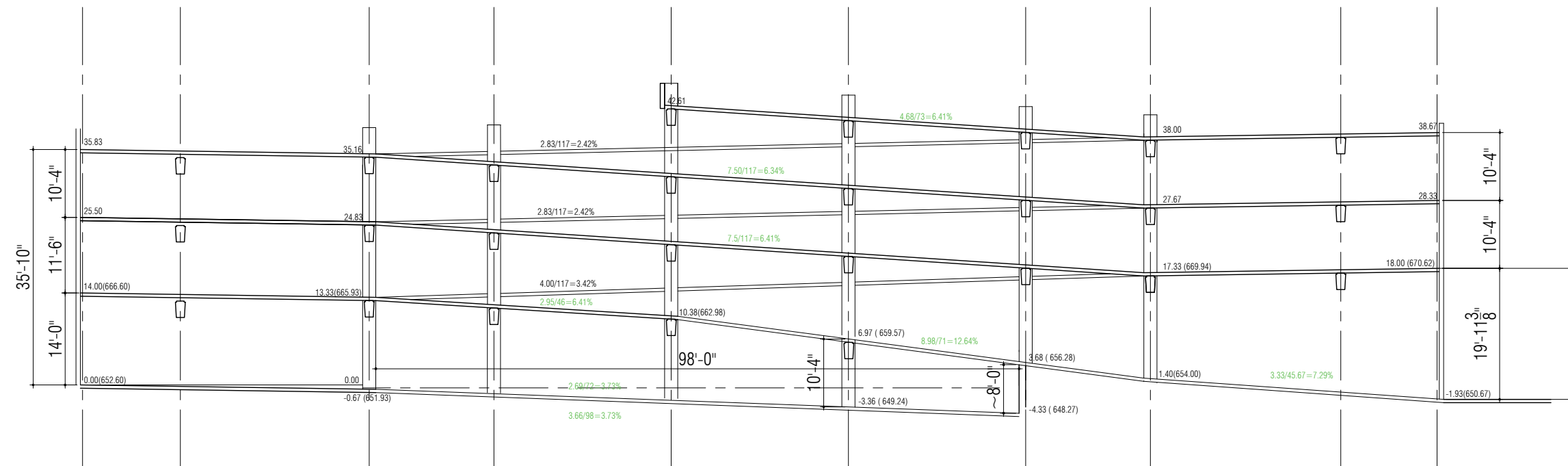
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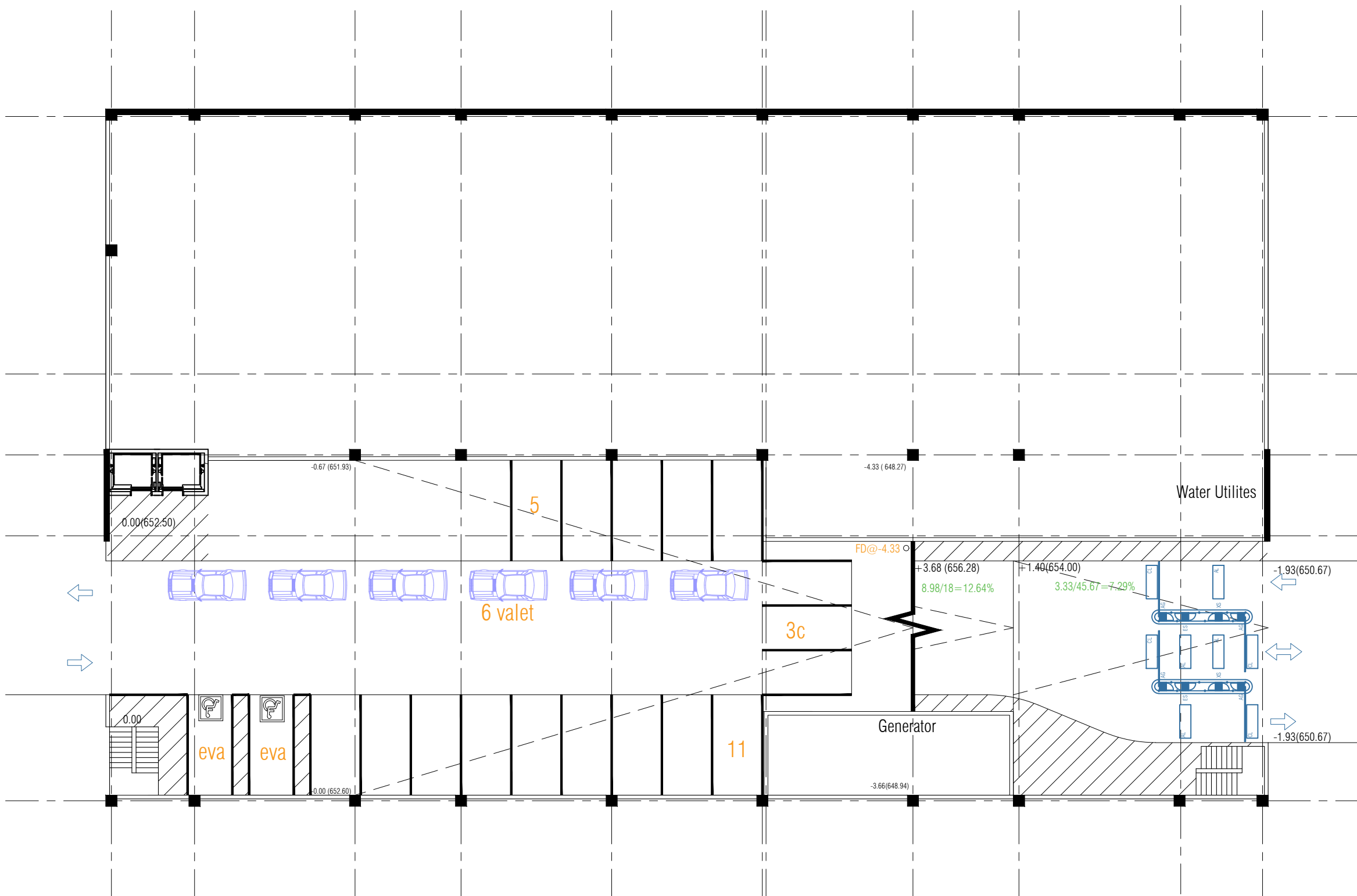
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EROSION CONTROL DETAILS							
PEABODY HOTEL							
LOT 1, BLOCK B							
ROANOKE CITY CENTER							
CITY OF ROANOKE, DENTON COUNTY, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
HPB	RDF	FEB 2022				C7.2	

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

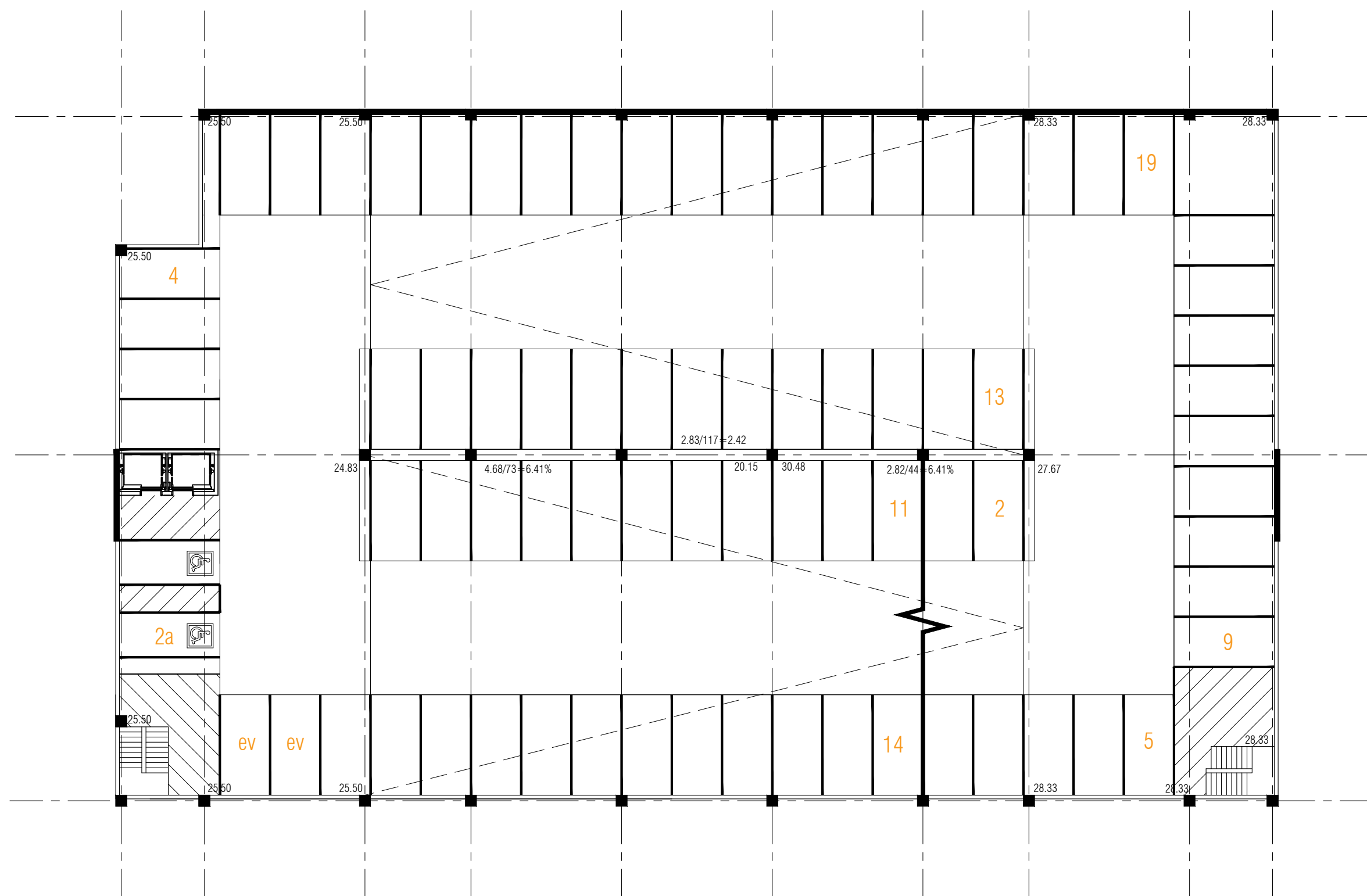
ROANOKE Peabody Hotel Parking Facility

PARC. LLC
12.02.21 V15.0



ROANOKE Peabody Hotel Parking Facility

Page 73 of 110

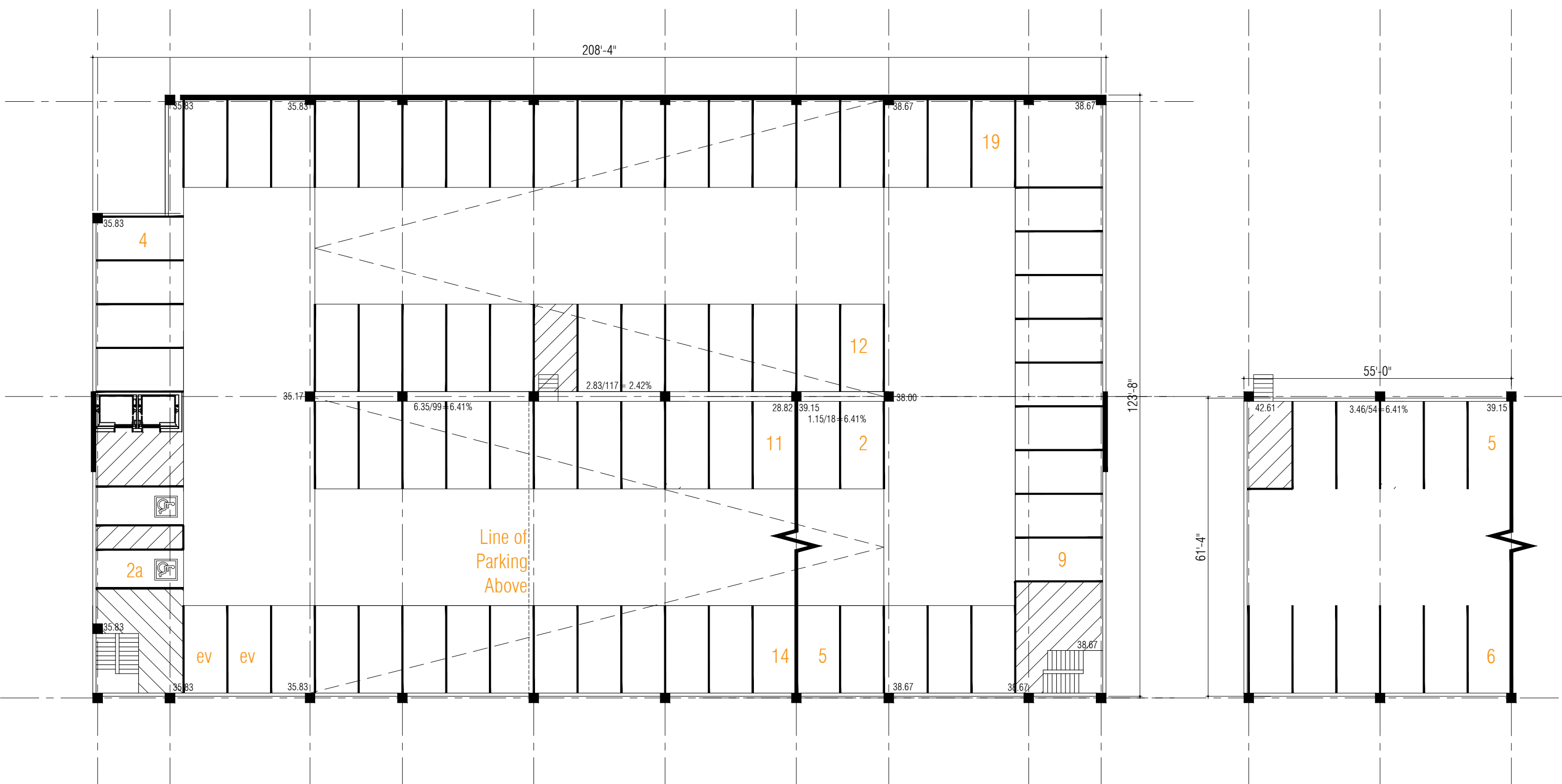


P3: Third Floor Plan

25,322 sf
79 sp
320.5 sf/sp

ROANOKE Peabody Hotel Parking Facility

PARC. LLC
12.02.21 V15.0



P4: Top Floor Plan

25,322 sf
78 sp
324.6 sf/sp

P4.5:

3,373 sf
11 sp
306.6 sf/sp

ROANOKE Peabody Hotel Parking Facility

PARC. LLC
12.02.21 V15.0



AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: March 22, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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.

Planning and Zoning Commission:

The board recommended approval of the site plan.

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

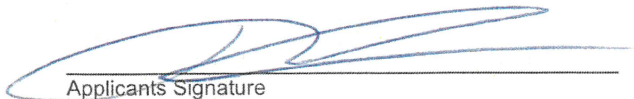
Proposed Site Plan Contains:

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.

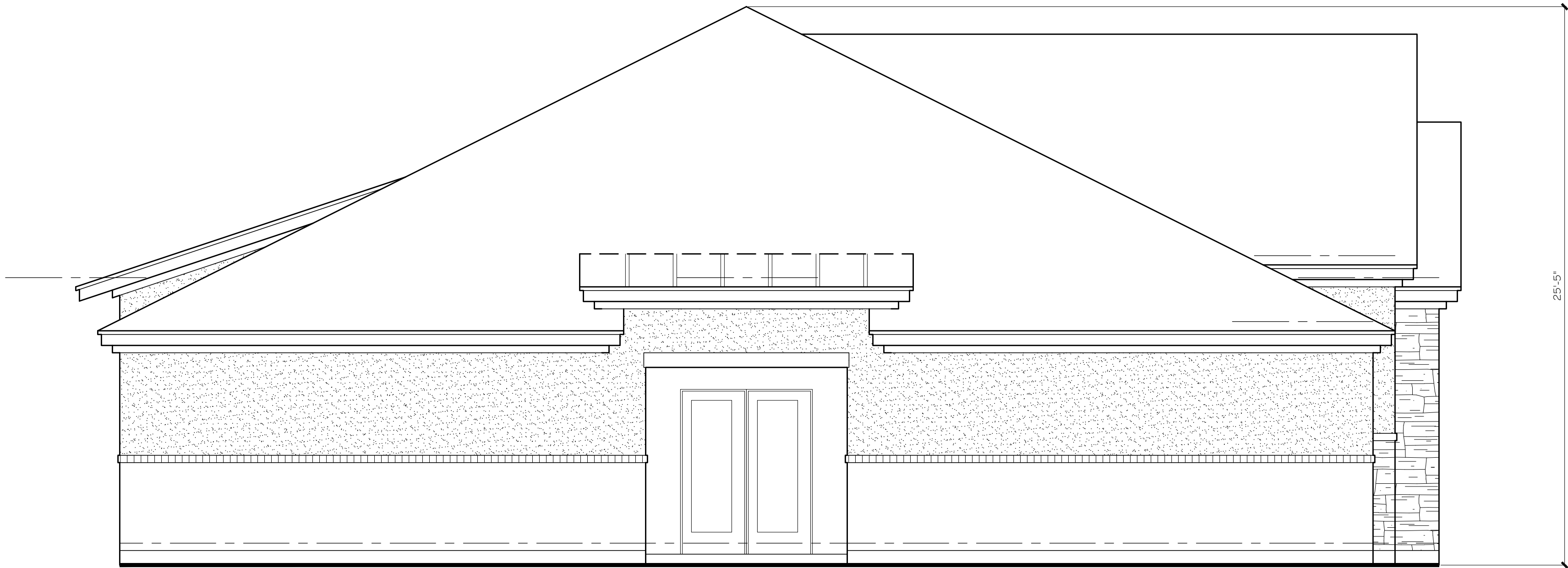

Applicants Signature

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>
--	-----------------------------------	----------------------------------	--

08/23/2019



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

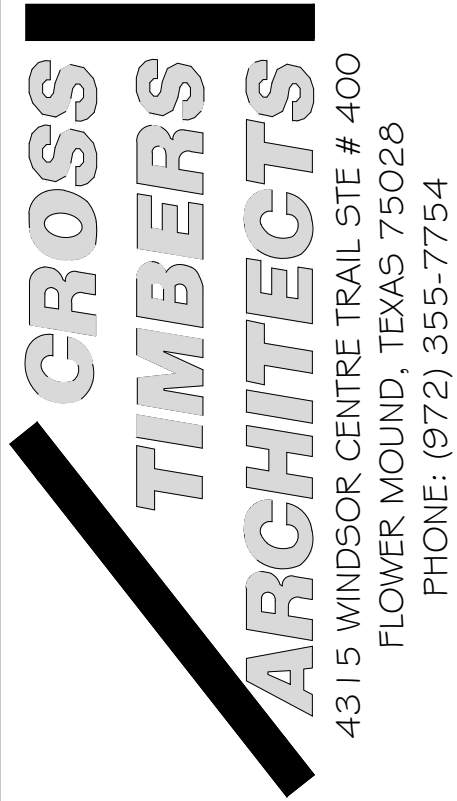
Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with all zoning codes, and local building codes. Cross Timbers Architects is not responsible for any errors or omissions. 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

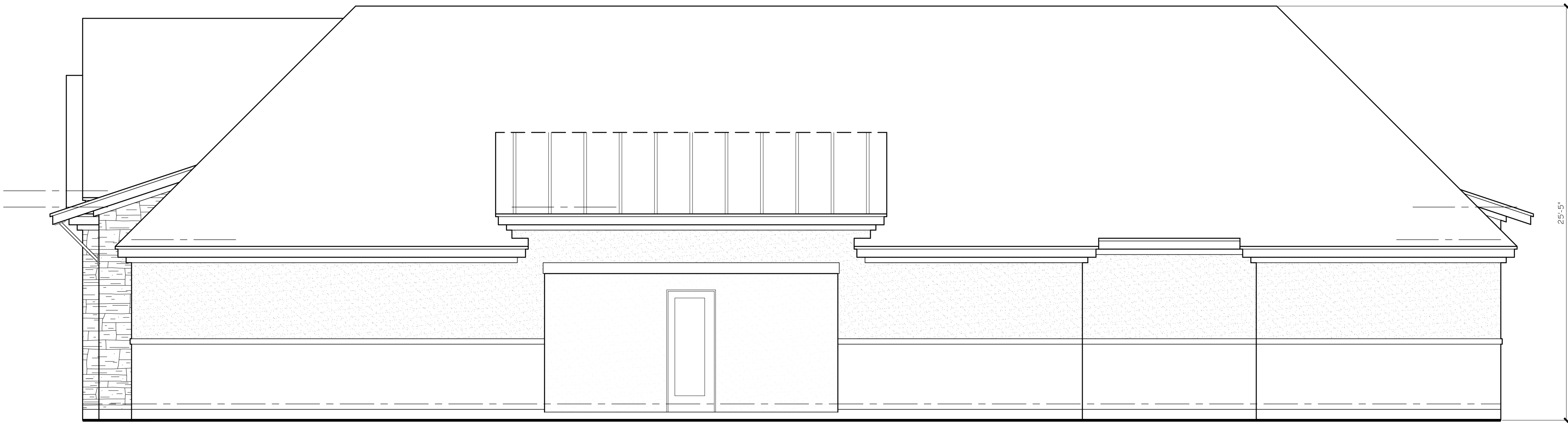
JOB #

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.

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 shall not be reproduced without written permission.

DATE: FEBRUARY 15, 2022

DRAWN BY: J. ALFORD, H.Z.

REVISIONS:
Δ
Δ
Δ

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 400
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

P&Z SUBMITTAL
PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

LOT 1 R-2 BLK A

HERITAGE ADDITION

JOB #

22-005

SHEET

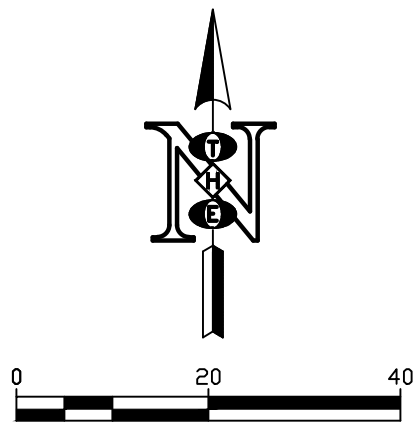
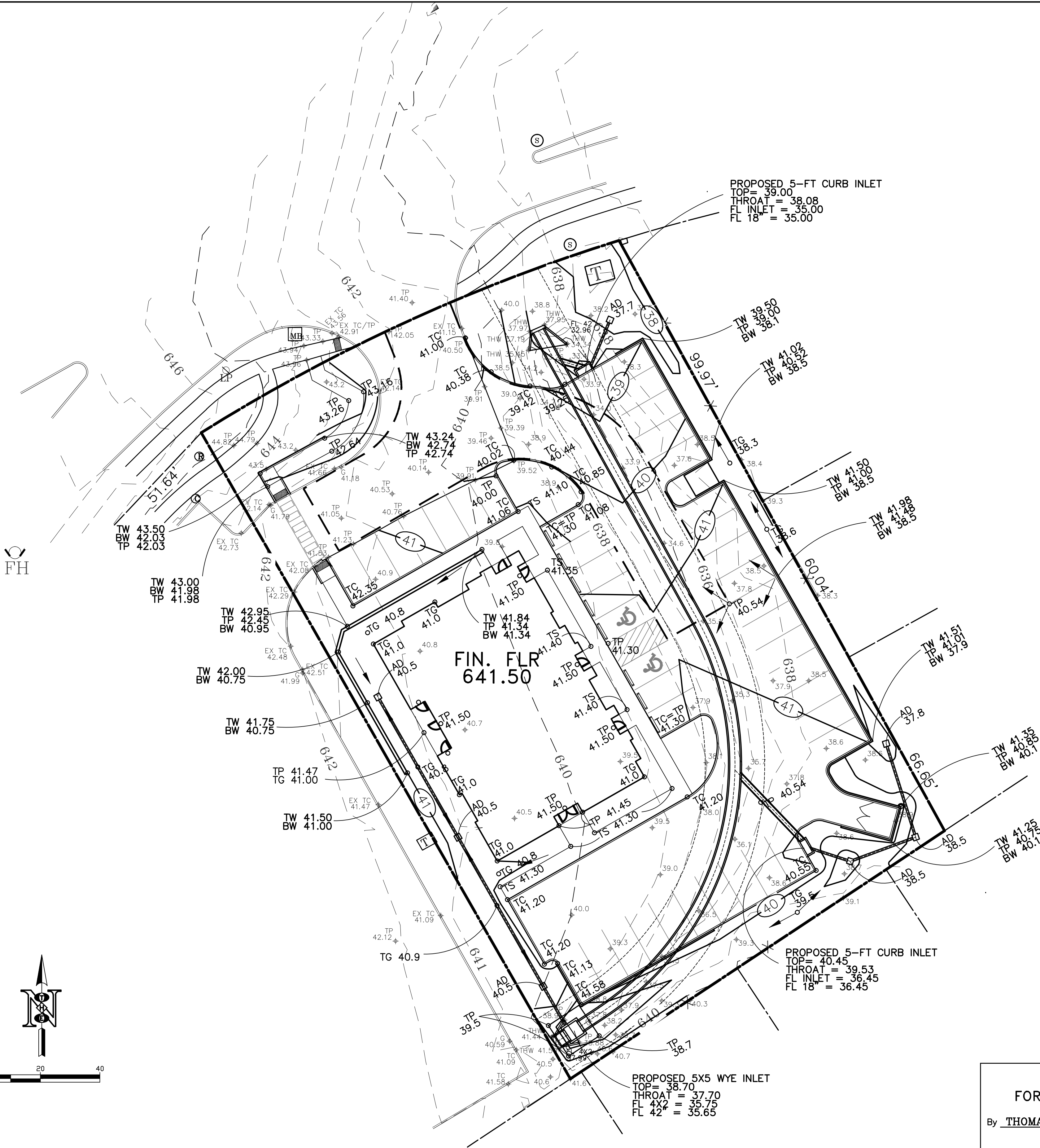
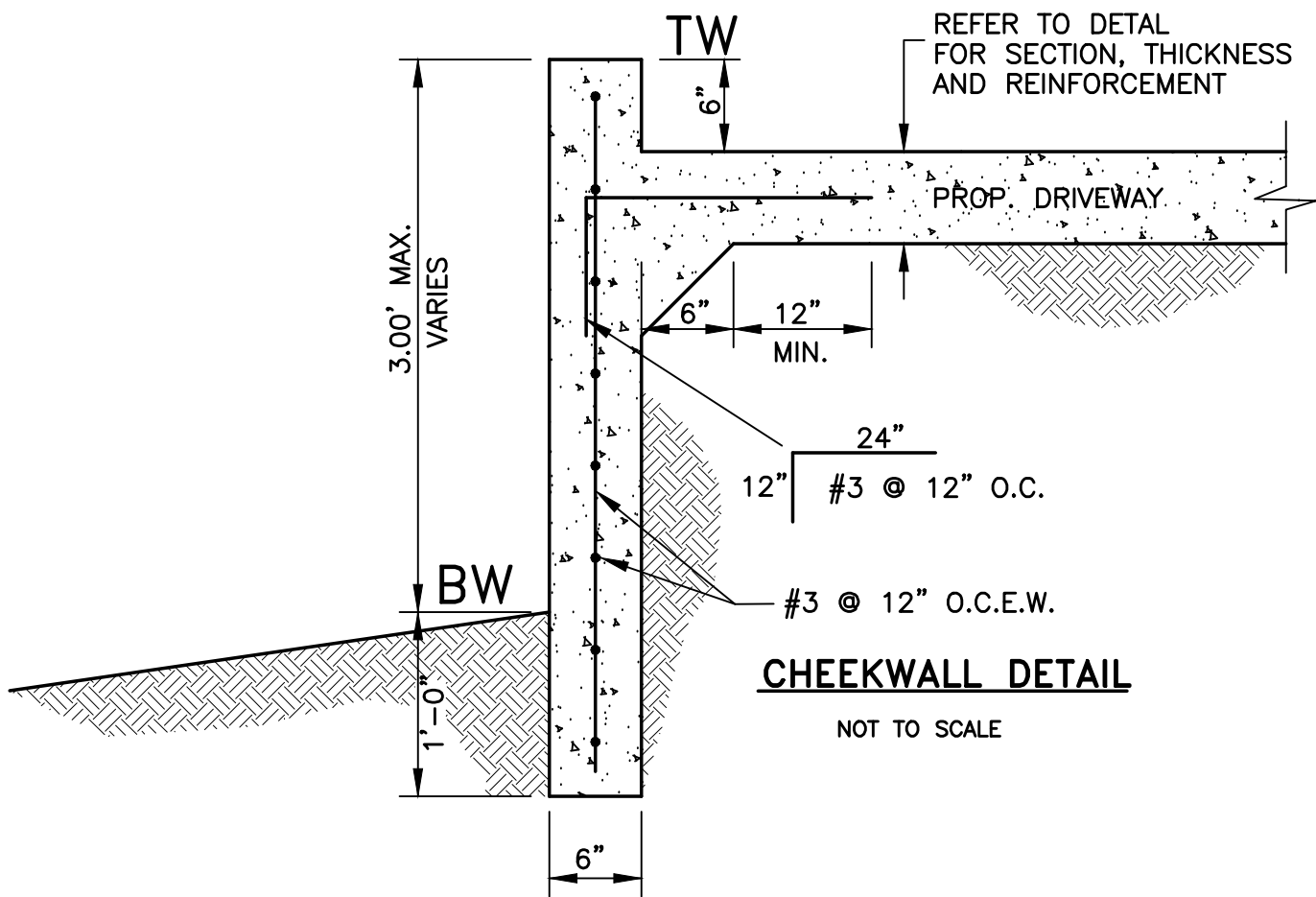
1

OF 4

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

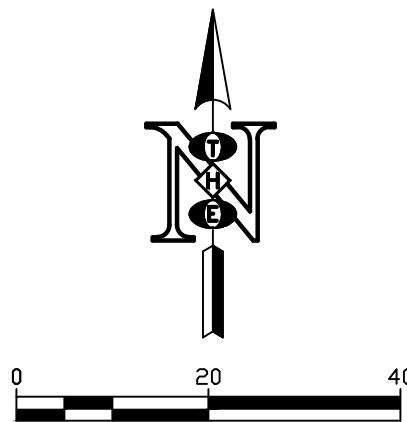
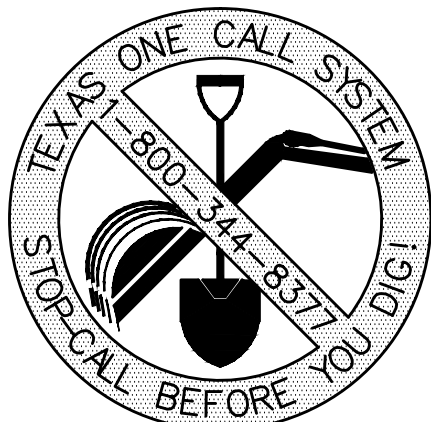
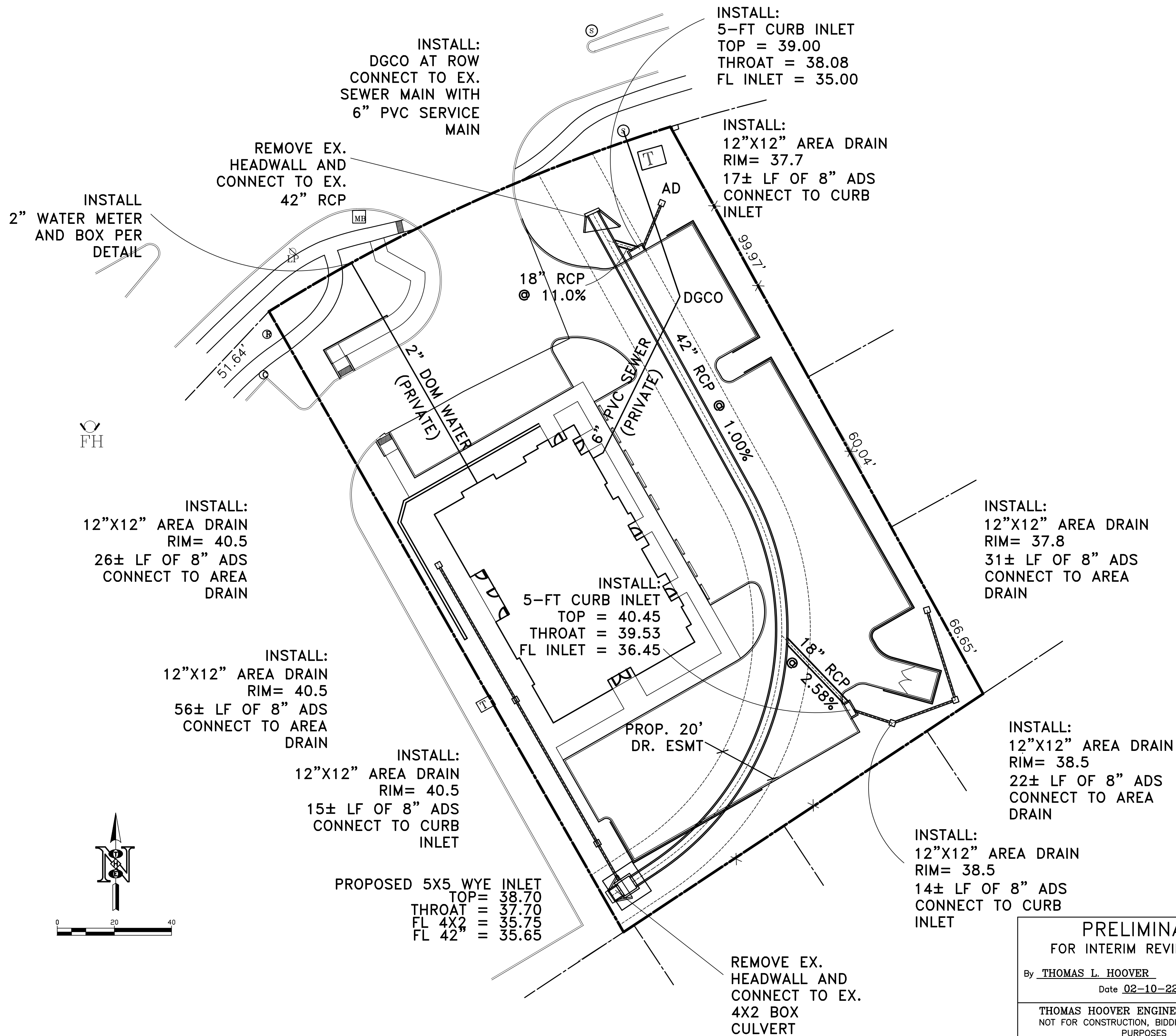
THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

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 C-2 of
DRAWN SDS	DATE 02-10-22			
CHECKED TLH				

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

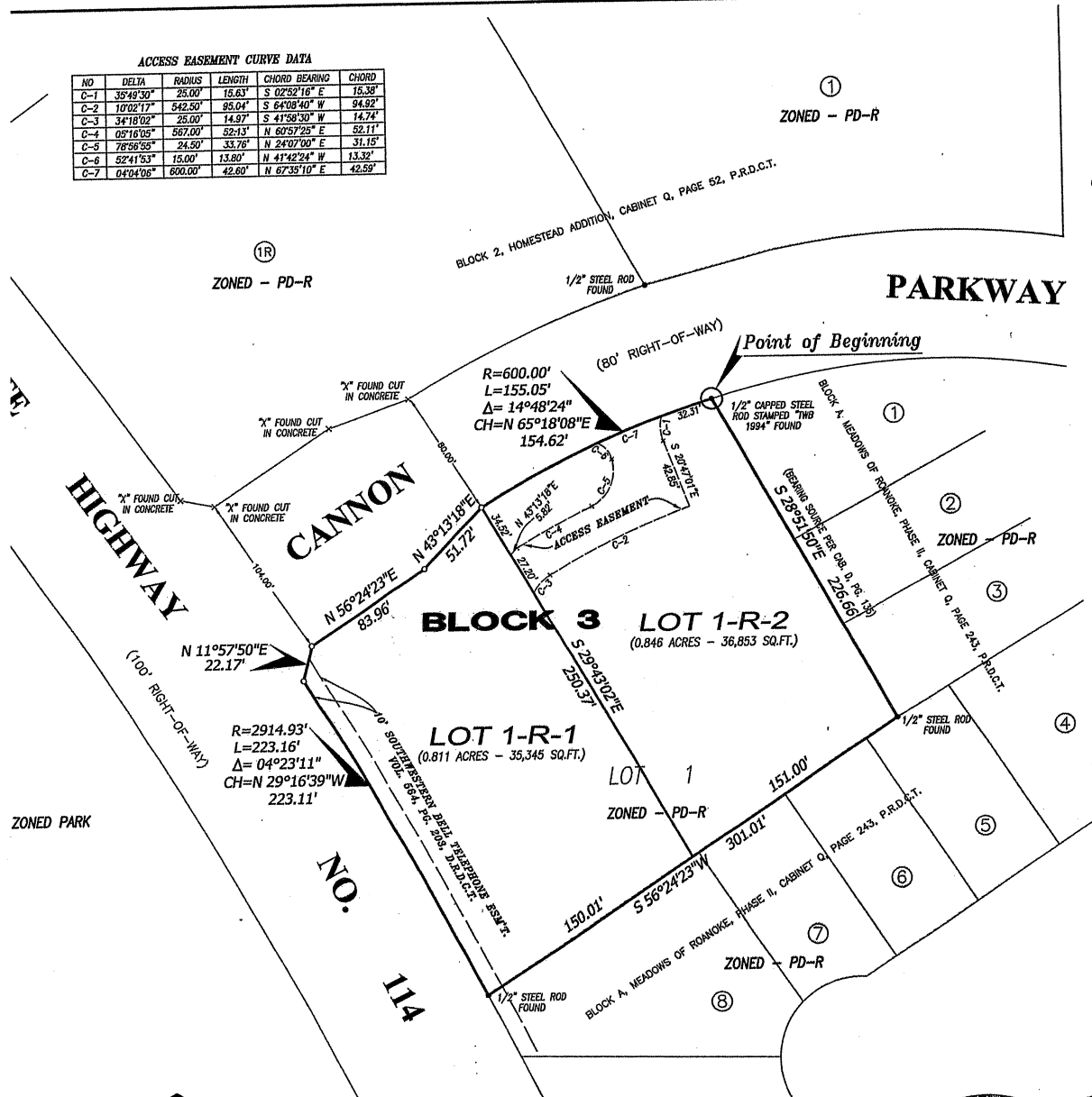
APPLICANT/OWNER ROANCO1, LLC 2565 STRADER ROAD JUSTIN, TEXAS 76247 TEL(817)430-3318 FAX(817)491-2661 CONTACT: JOHN DELIN	PREPARER/ENGINEER THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TX 76244 817/913-1350 CONTACT: THOMAS HOOVER
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THOMAS HOOVER ENGINEERING, LLC
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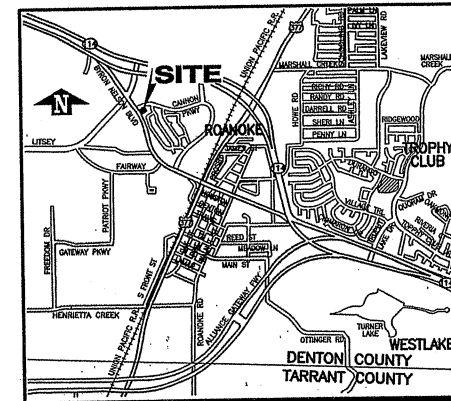
0.84 ACRES OF LAND
LOTS 1-R-2, BLOCK A
HOMESTEAD ADDITION
IN THE CITY OF ROANOKE,
DENTON COUNTY, TEXAS.

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	42.59'



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

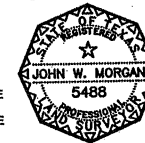
This is to certify that I, John W. Morgan, a Registered Professional Land
Surveyor of the State of Texas have platted the above subdivision from an actual
survey on the ground and that all lot corners, angle points, and points of curve
shall be properly marked on the ground, and that this plat correctly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

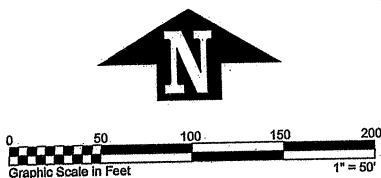


ADDED ACCESS ESM'T - 02-05-2008
REVISED DEDICATION - 01-28-2008

Moak Surveyors, Inc.

LICENSED STATE AND REGISTERED
PROFESSIONAL LAND SURVEYORS
Texas - Nevada - Arizona - Nevada
1105 Check Sparger Mall, Suite 100, Dallas, Texas 76034
Metro 817-282-2211 • Fax 817-282-0401
www.moaksurveyors.com

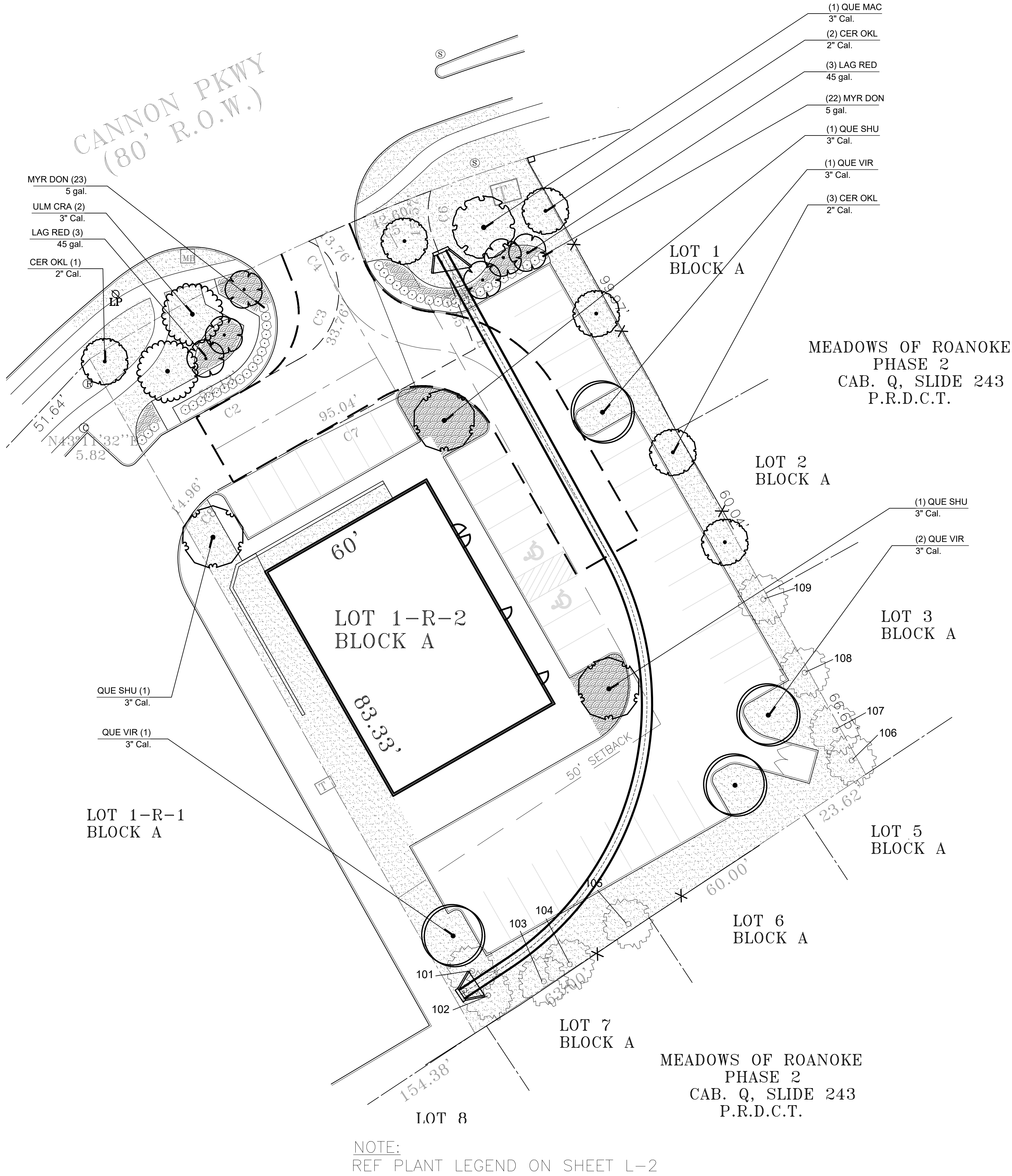
Date 11-06-2007 Job # 07-192



R201696, Homestead Addn, BIK3, Lot 1, all 1.657 AC
G01, S11, C17 S50189A



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



NOTE: CONTRACTOR SHALL CONFIRM THAT ALL PLANT MATERIAL MEETS THE CITY'S SIZE REQUIREMENTS.

- 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 GROUND COVER/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.

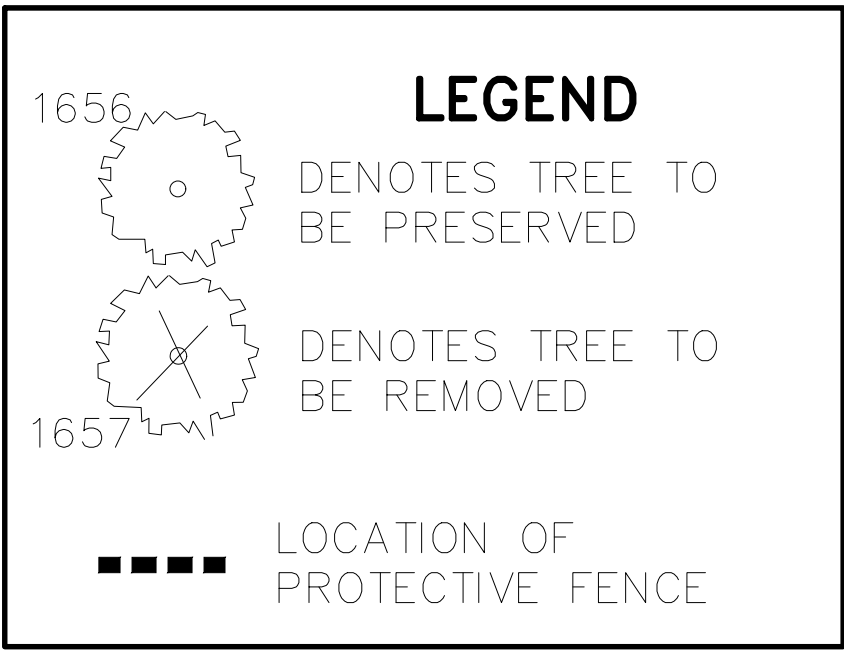
NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.

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 SURVEY

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

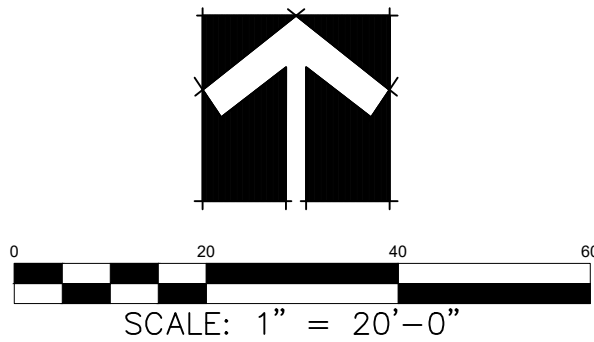
TOTAL

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

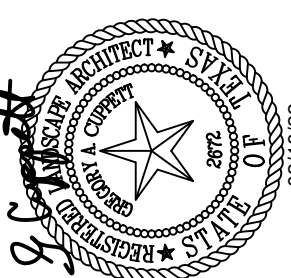
- PARKING LOT LANDSCAPING PROTECTED BY CURBING.
- SITE WILL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH CITY OF ROANOKE ORDINANCE, SECTION 12.723.
- SITE VISIBILITY TRIANGLE PROTECTED.
- SITE WILL INCLUDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, DESIGNED AND INSTALLED BY A TEXAS LICENSED IRRIGATOR.
- 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 PRESERVATION/ LANDSCAPE PLAN

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

**FAIN • GUPPETT
LANDSCAPE ARCHITECTS, LLC**
1121 MAPLEWOOD DRIVE
WEAVER, TEXAS 76787 817-215-9151
P.L.L.C. AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

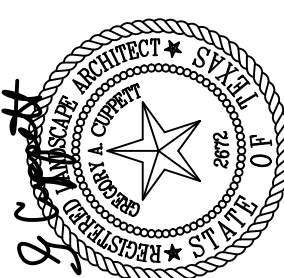


THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF FAIN • GUPPETT LANDSCAPE ARCHITECTS, LLC. REGISTRATION NUMBER 2022 ON 01/25/2022. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE IS THE PROPERTY OF FAIN • GUPPETT LANDSCAPE ARCHITECTS, LLC. ANY REPRODUCTION OR DISTRIBUTION OF THIS FILE WITHOUT THE WRITTEN PERMISSION OF FAIN • GUPPETT LANDSCAPE ARCHITECTS, LLC IS PROHIBITED. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE USER AGREEMENT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE USER AGREEMENT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE USER AGREEMENT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE USER AGREEMENT.

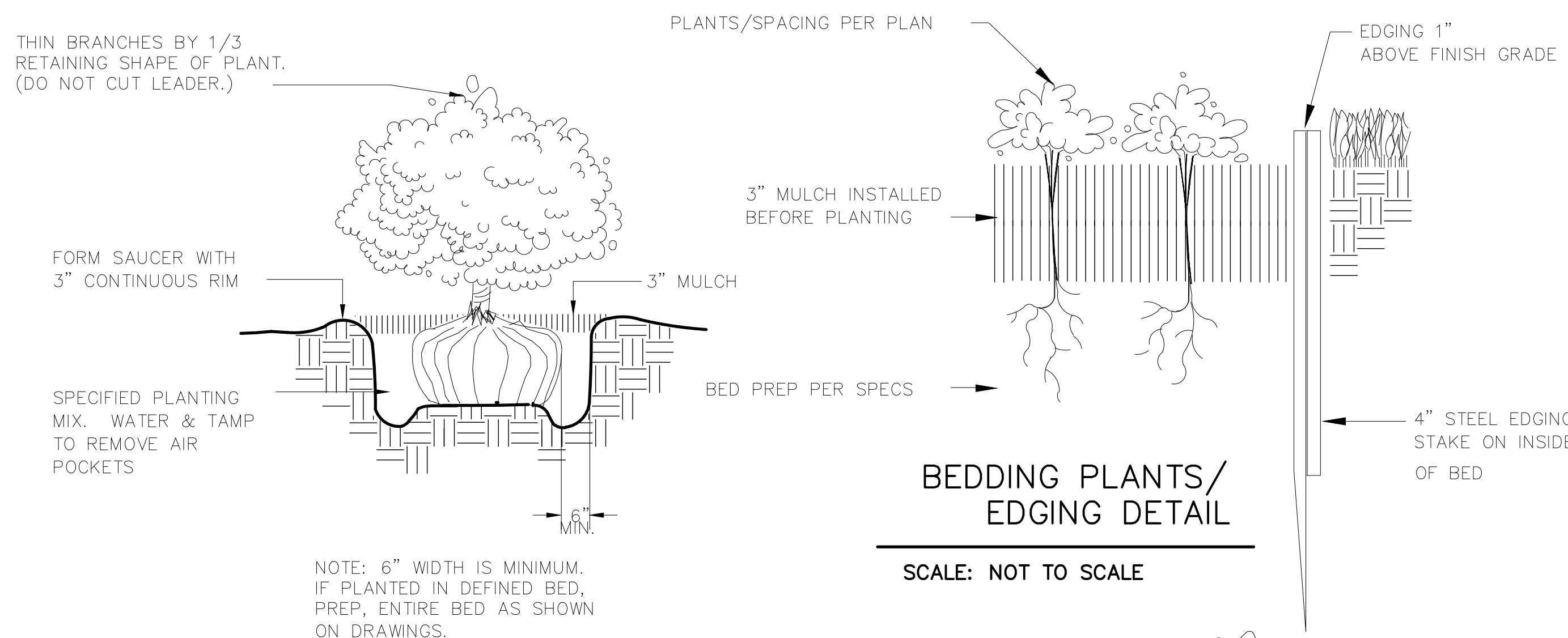
**LOT 1-R-2 HERITAGE ADDITION
CANNON PARKWAY
ROANOKE, TEXAS**

Sheet No.

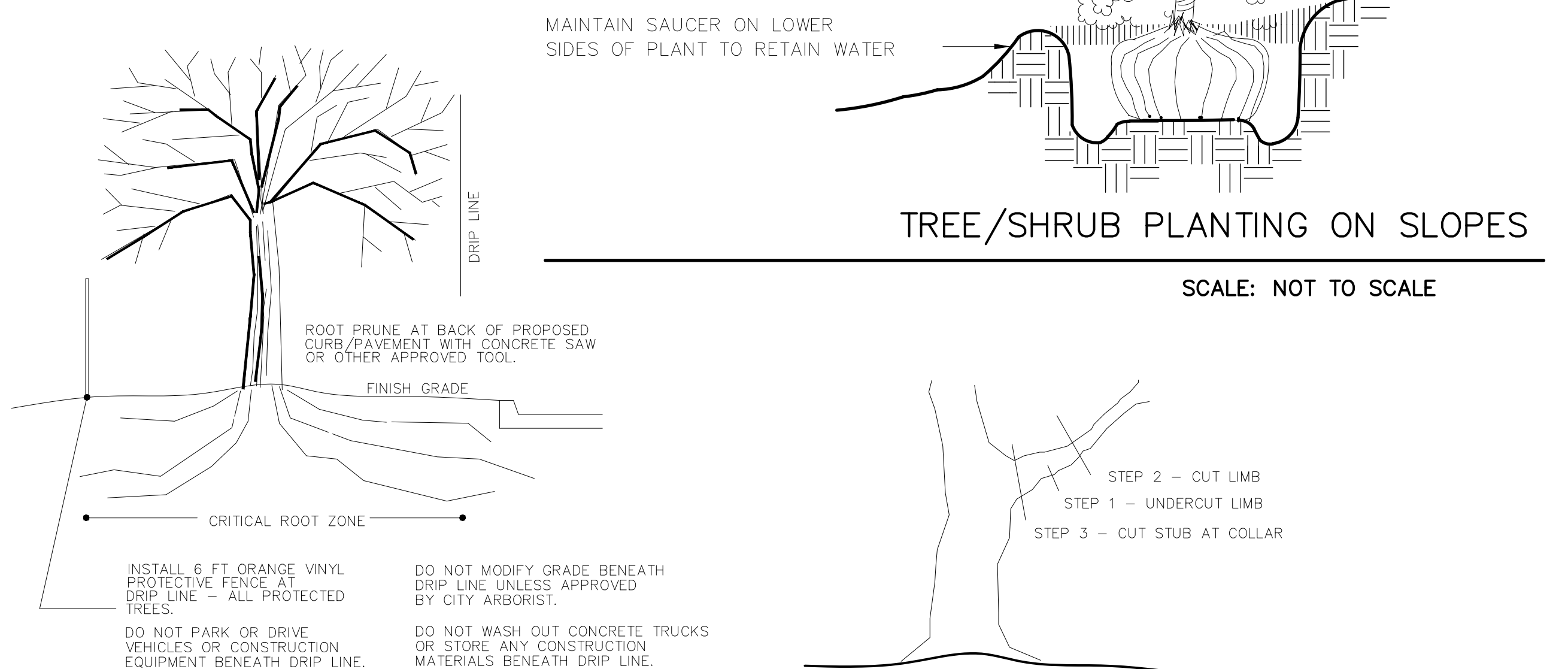
L-1



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPERT, LANDSCAPE ARCHITECT, TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THIS FILE MAY BE USED AS A BACKGROUND DRAWING. 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

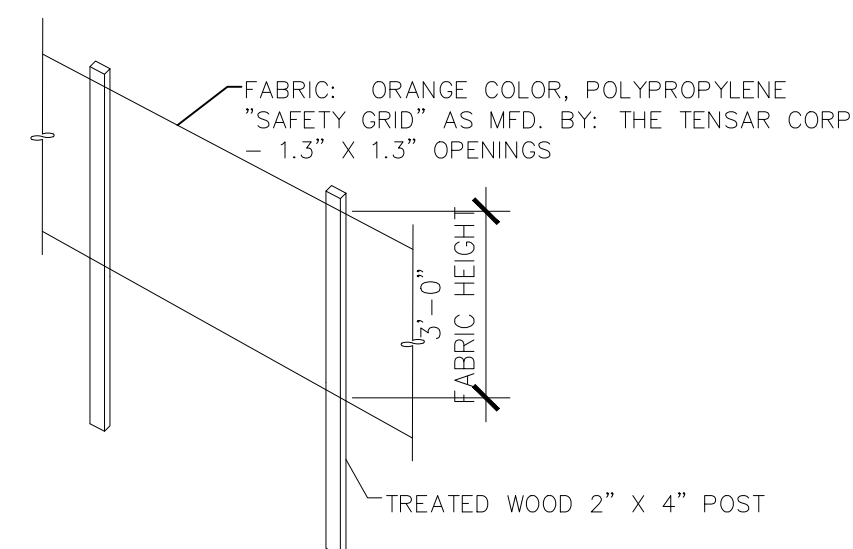


SCALE: NOT TO SCALE



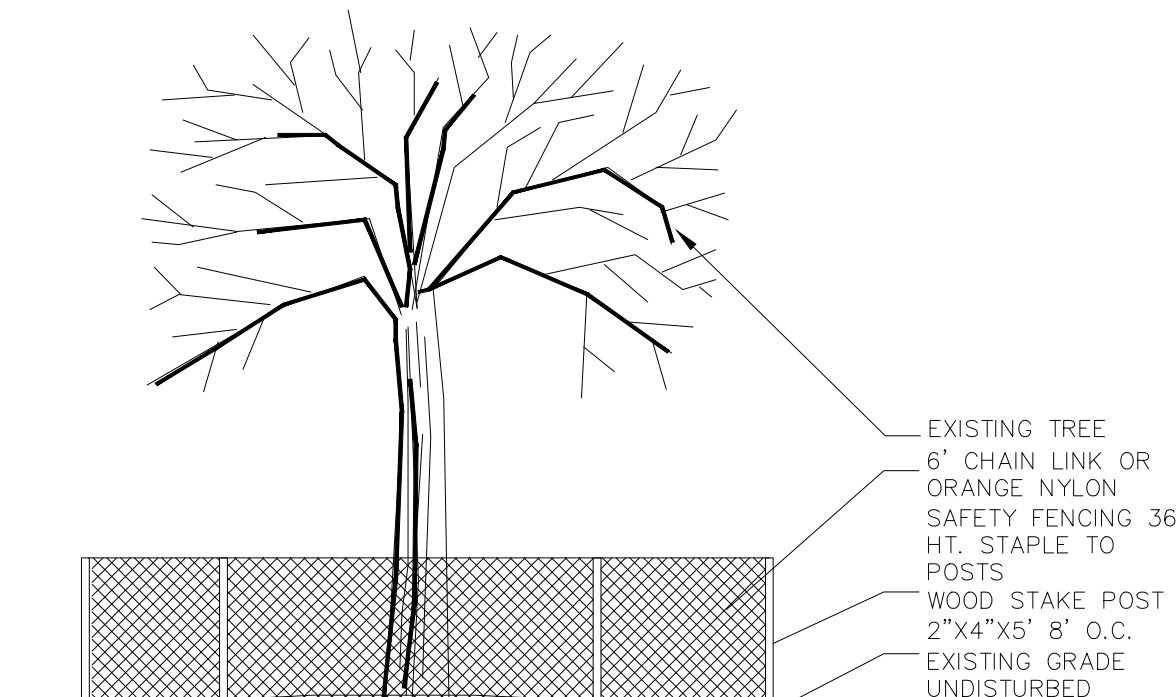
SCALE: NOT TO SCALE

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.	



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Site Plan (2022-04) Automotive Center

MEETING DATE: March 22, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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.

Planning and Zoning Commission: The board recommended approval of the site plan with the condition that the plat is approved for acceptance and a screening wall is built adjacent to the residential property at the rear of the site.

STAFF RECOMMENDATION:

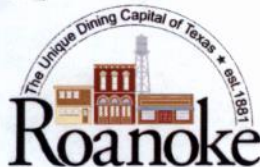
Staff recommends approval, with the conditions that the Planning and Zoning Board recommended.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

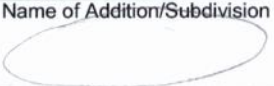
1. Application
2. Site Plan
3. Civil Drawings
4. Landscape Plan
5. colored elevation



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

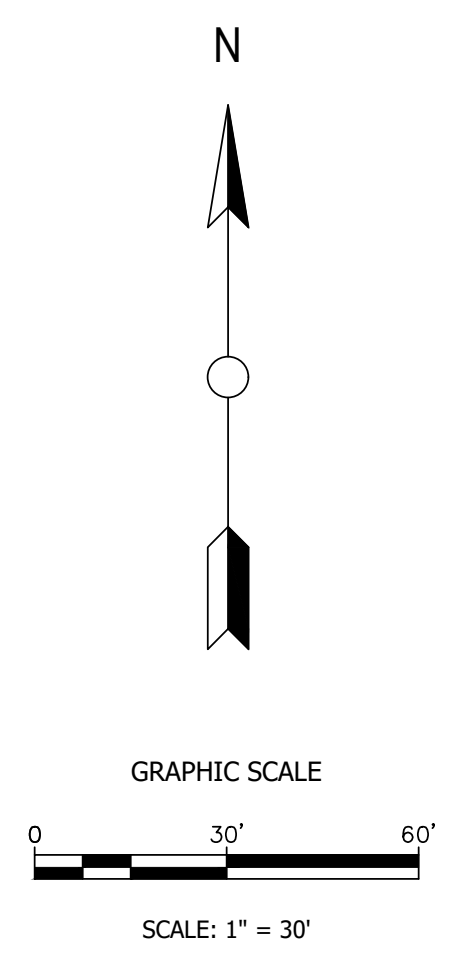
Applicants Signature

Date

FOR OFFICE USE ONLY

Site Plan Fee <i>pd \$400.00 visa #010676 Kwhite 2/10/22</i>	P&Z Meeting MAR 07 2022	CC Meeting MAR 22 2022	File for Record SP- <u>2022 - 04</u>
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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

No.	Revision/Issue	Date

CLIENT ADDRESS	BOBCAT BLVD US HWY 377 ROANOKE, TX 76208 CONTACT: EDDIE BROOME PH: 817.874.7441 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 CATHERINE ADDITION CITY OF ROANOKE, DENTON COUNTY, TX	SITE PLAN
---	--------------------------

 March 3, 2022 <i>David H. Recht</i>
--

CHECKED BY: NM DHR JOB No. 21480
ISSUE DATE: 03/03/2022
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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
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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

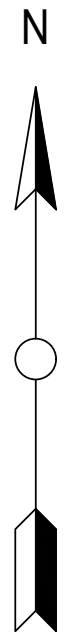
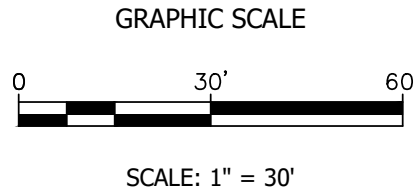
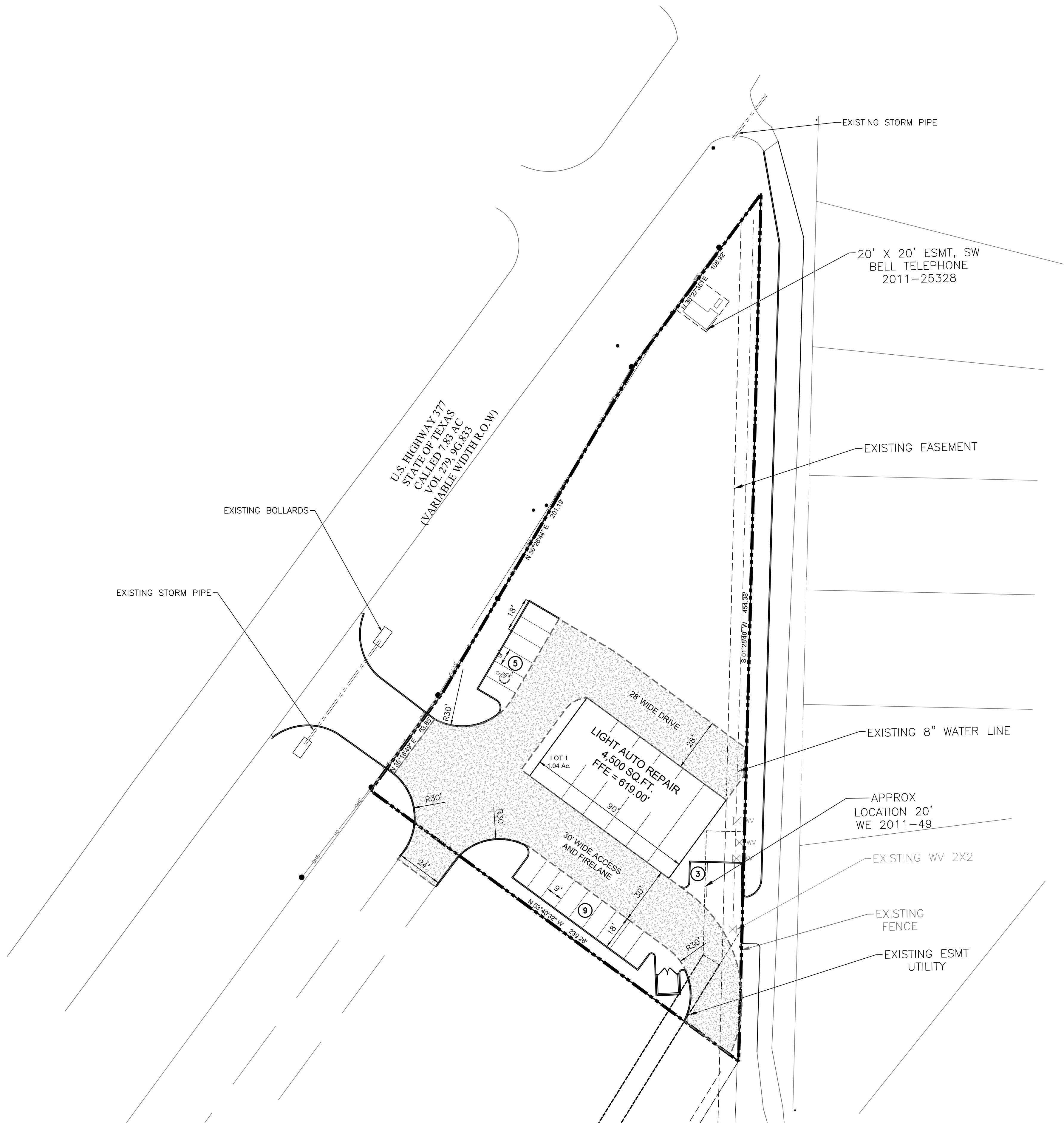
David H. Recht

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NM
DHR JOB No.

ISSUE DATE: 16/12/2021

SHEET

C-1.0



No.	Revision/Issue	Date

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

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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

SITE PLAN

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)

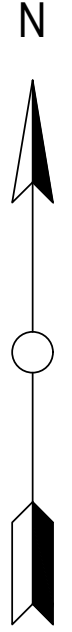
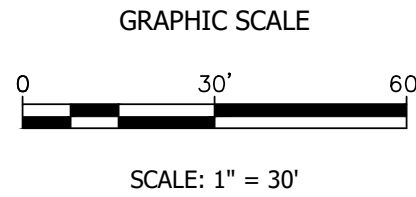
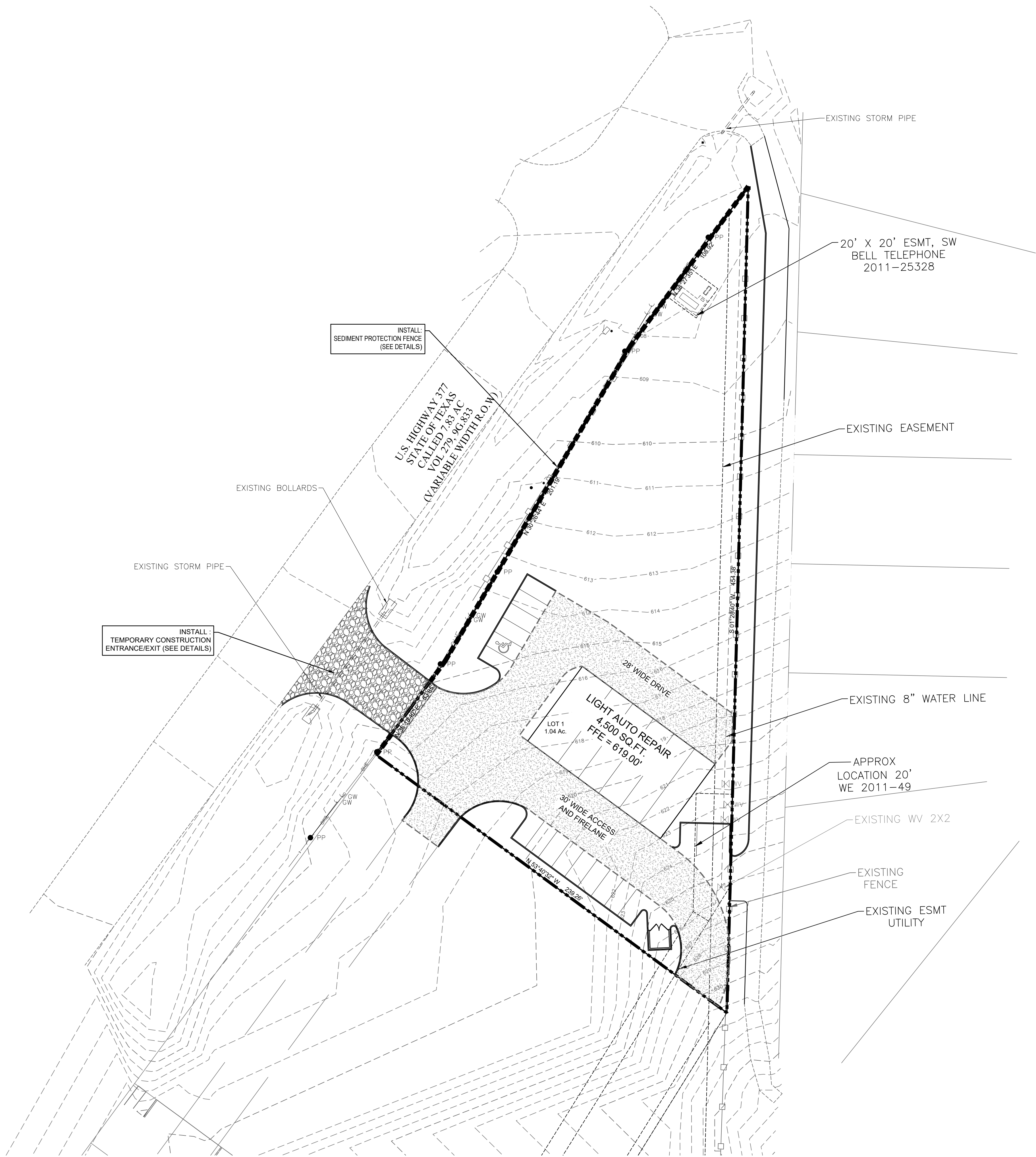
PROPOSED LANDSCAPE

PROPOSED FIRE LANE AND ACCESS ESMT.

December 16, 2021
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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
ROANKE, TX 75208
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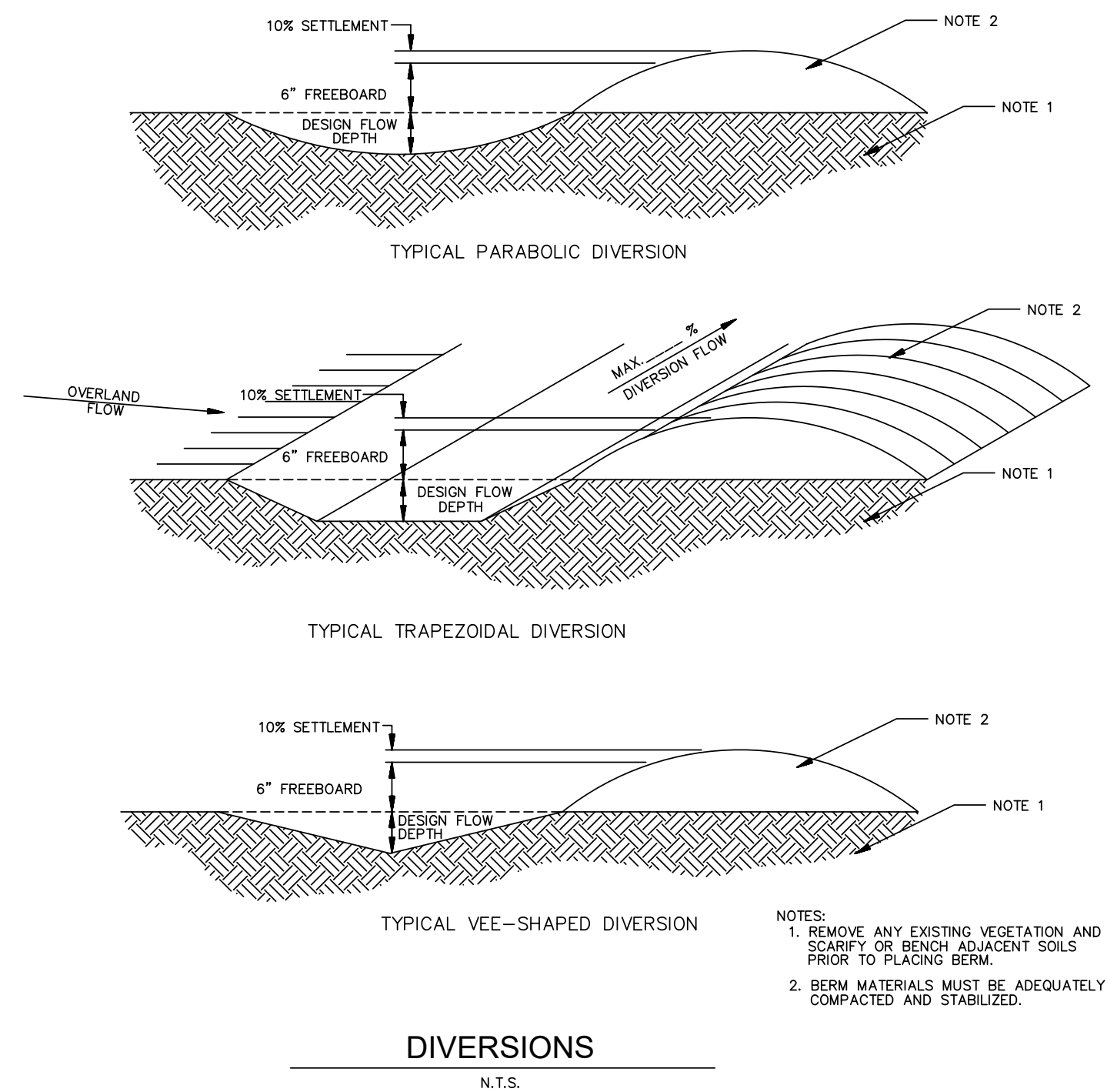
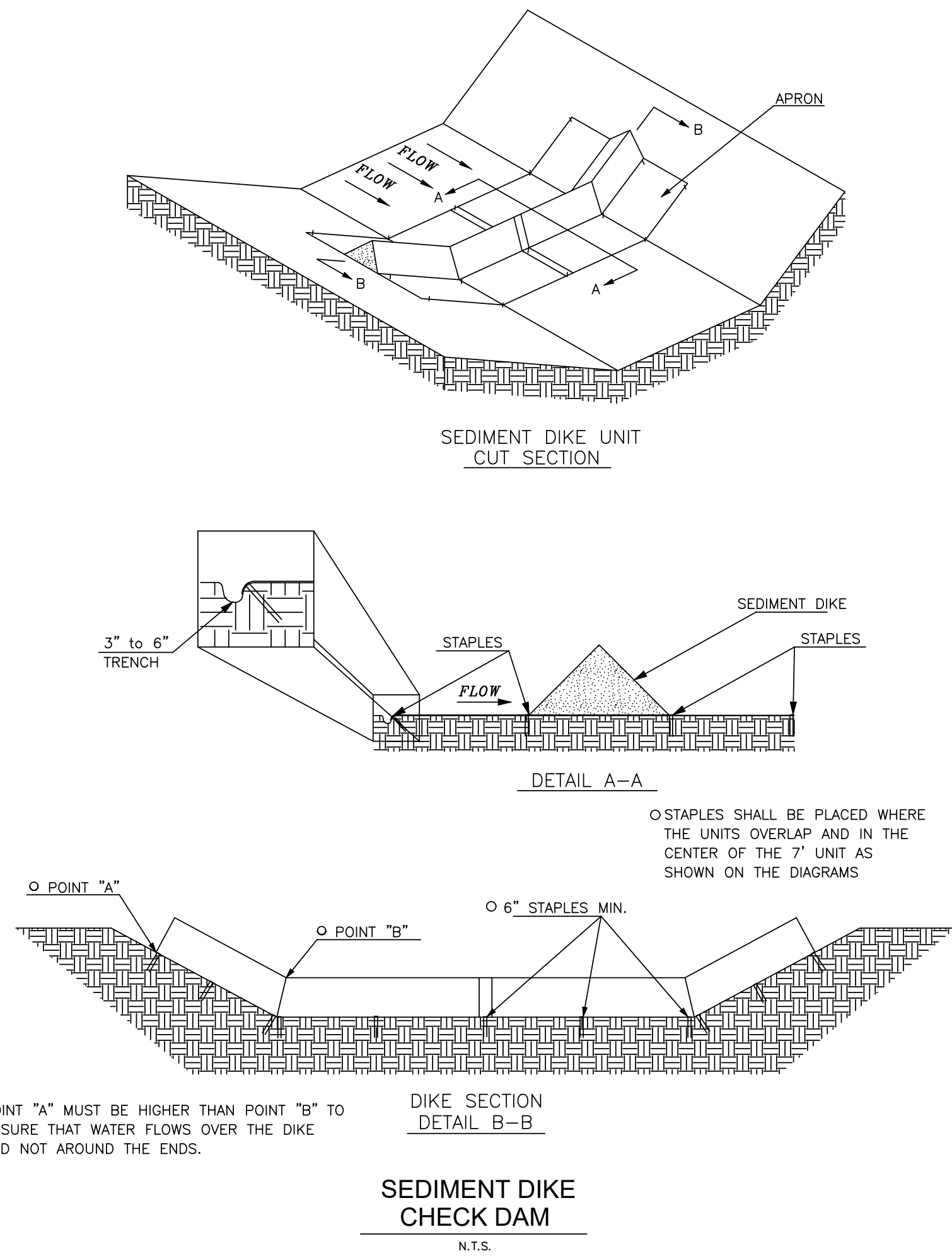
**AUTOMOTIVE IMPROVEMENTS
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CITY OF ROANKE, DENTON COUNTY, TX**

EROSION CONTROL PLAN

December 16, 2021
David H. Recht

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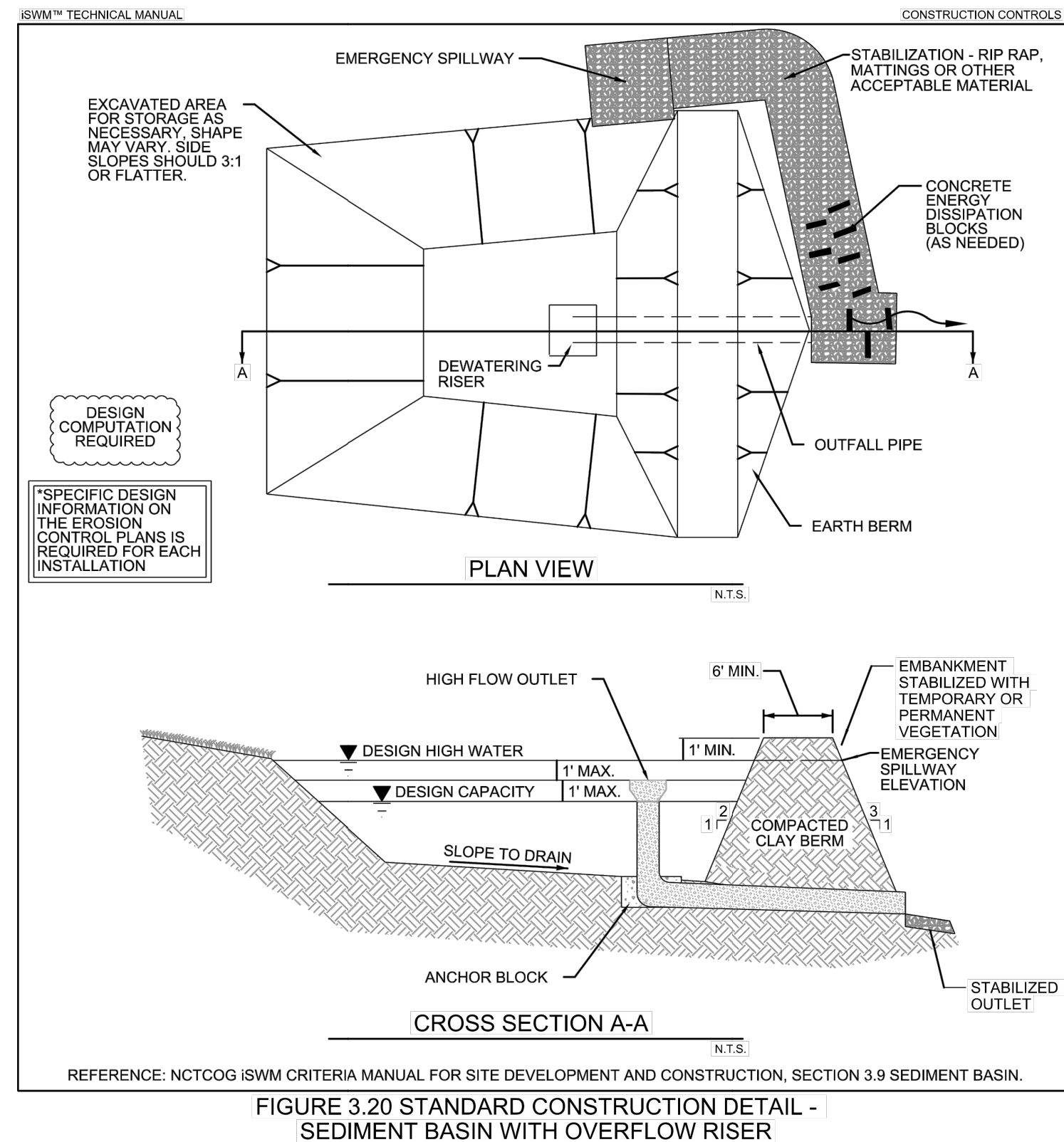
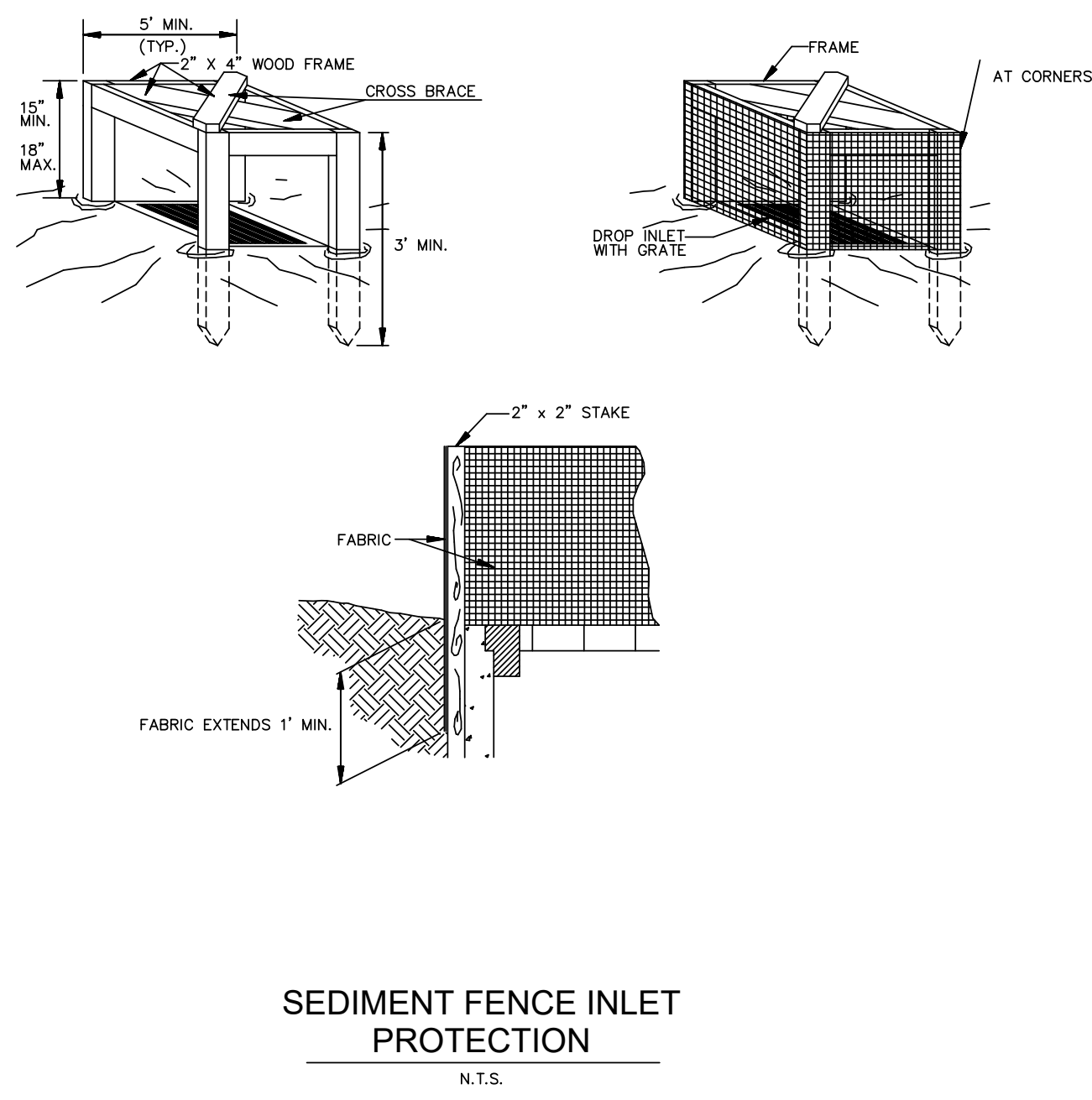
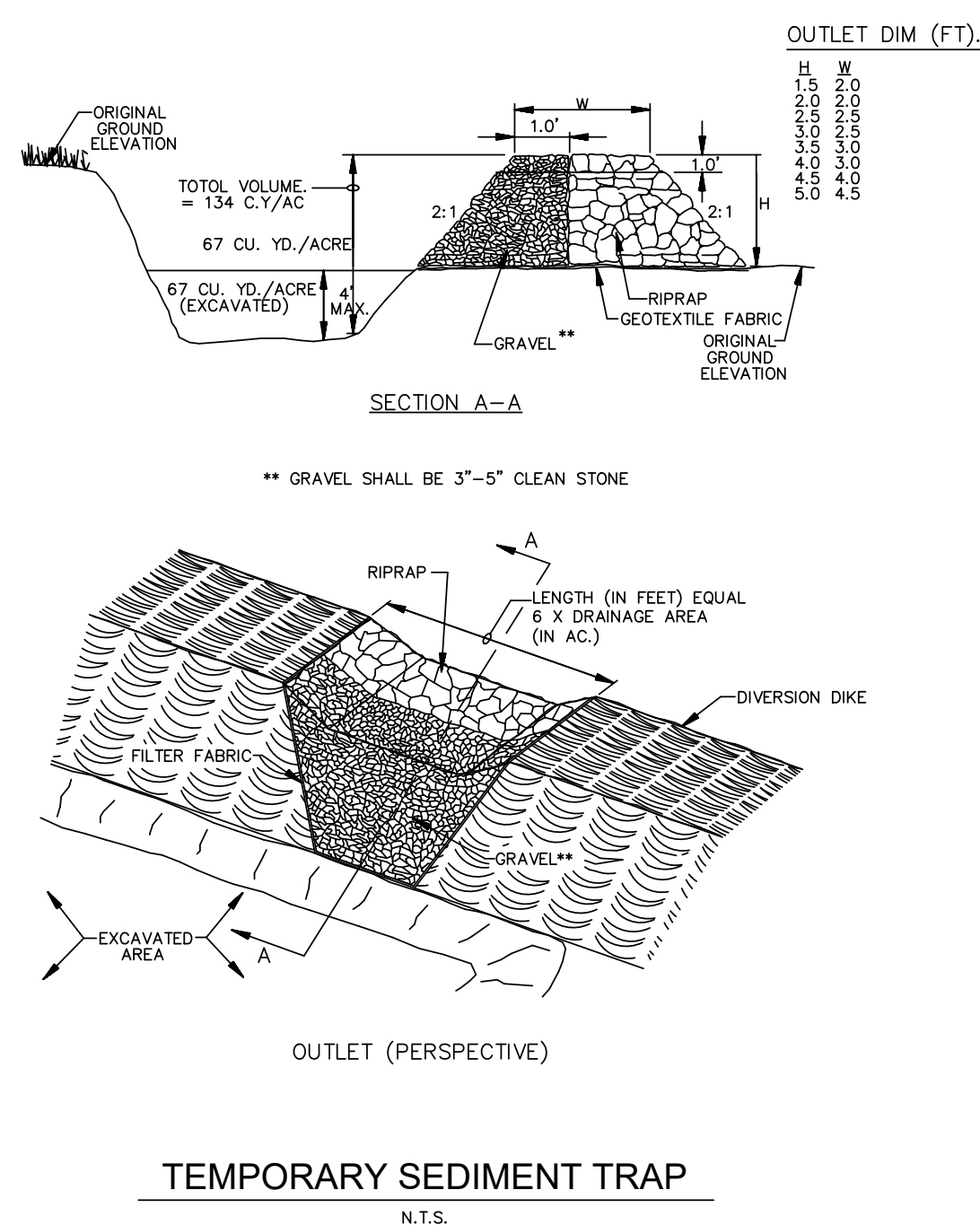
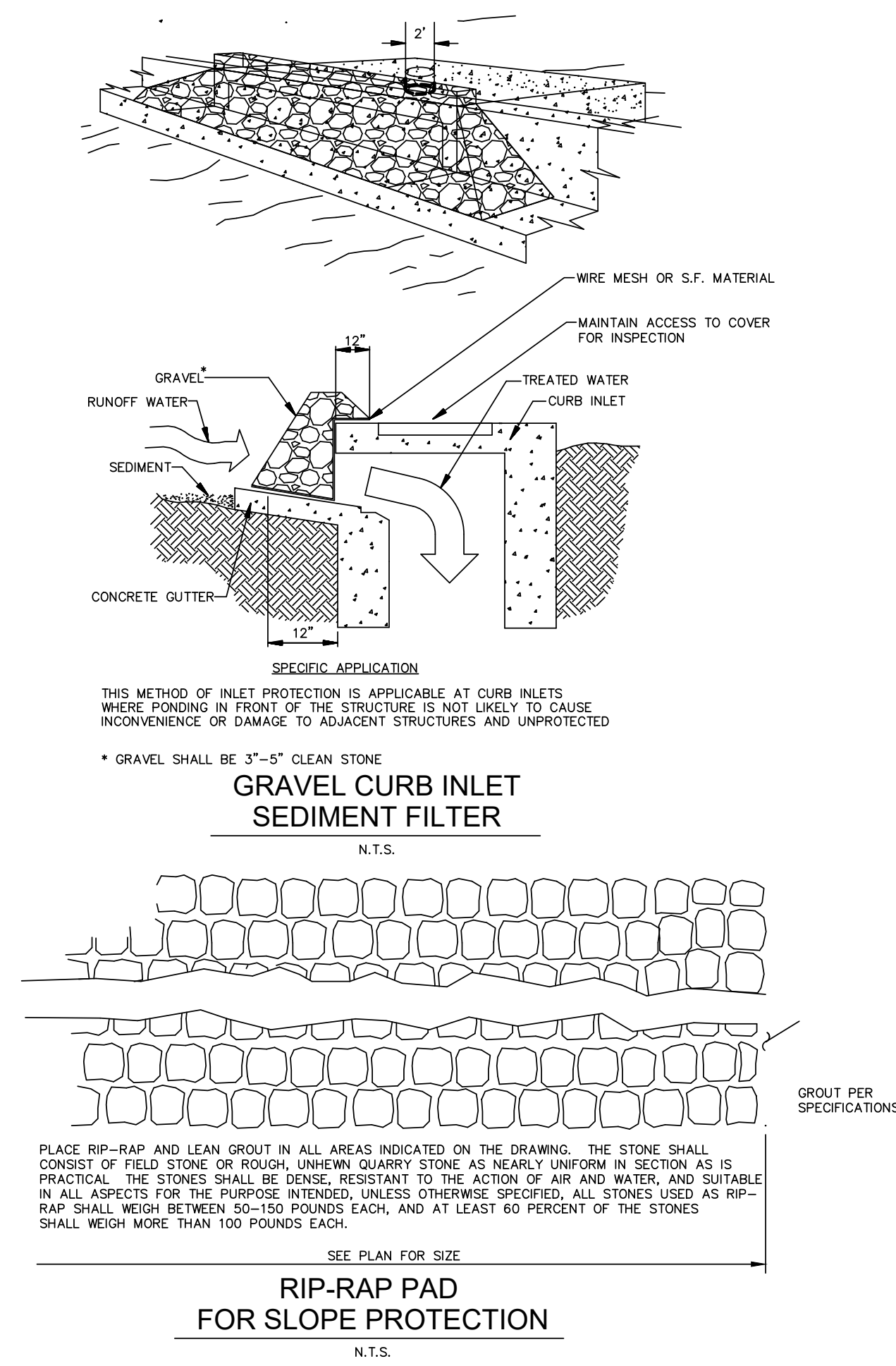
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ROANOKE, TX 76208
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FIRM NAME AND ADDRESS

ENGINEERING, INC.
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 320 DECKER DRIVE
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 TYPE NO. : F-9184



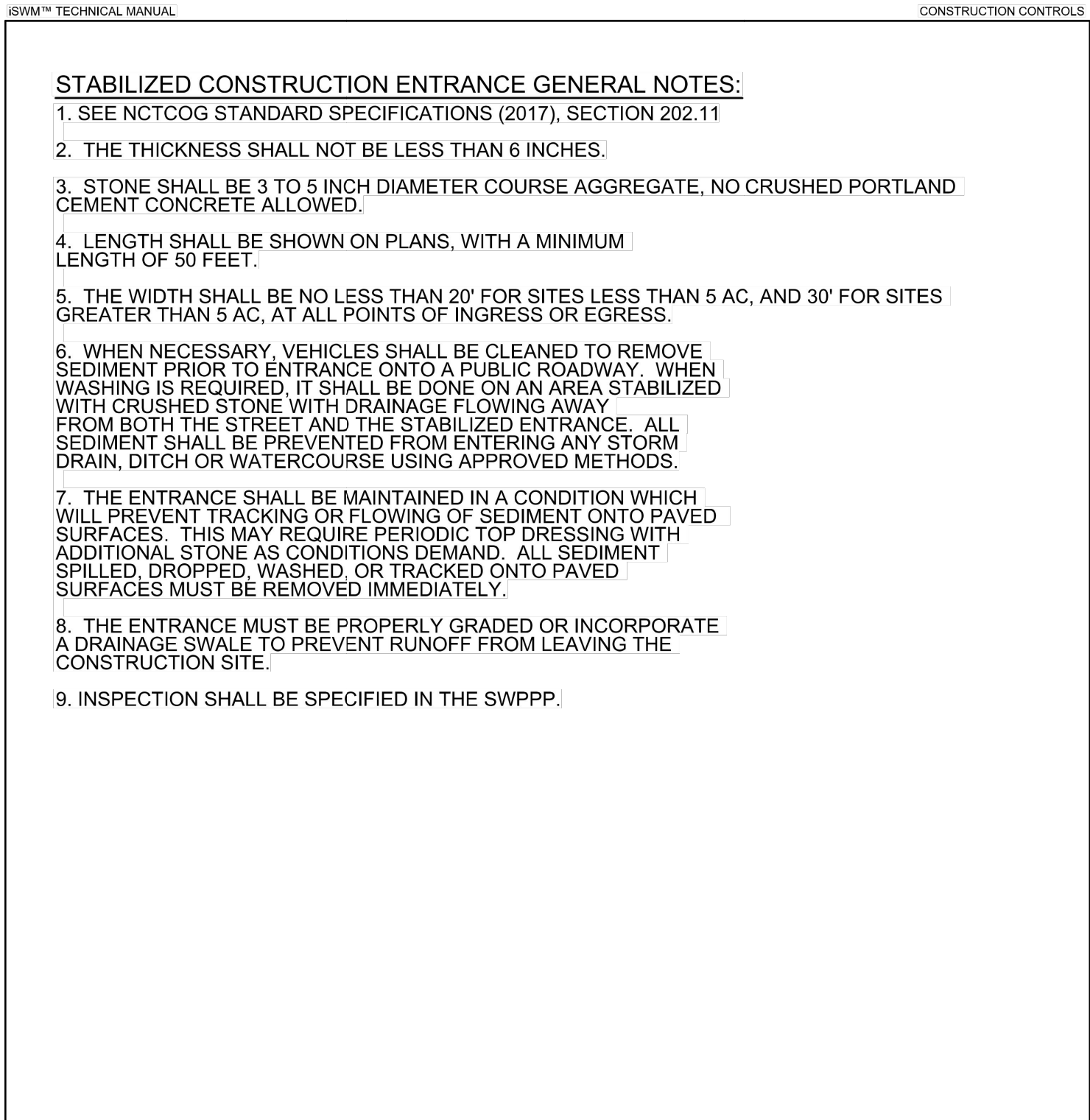
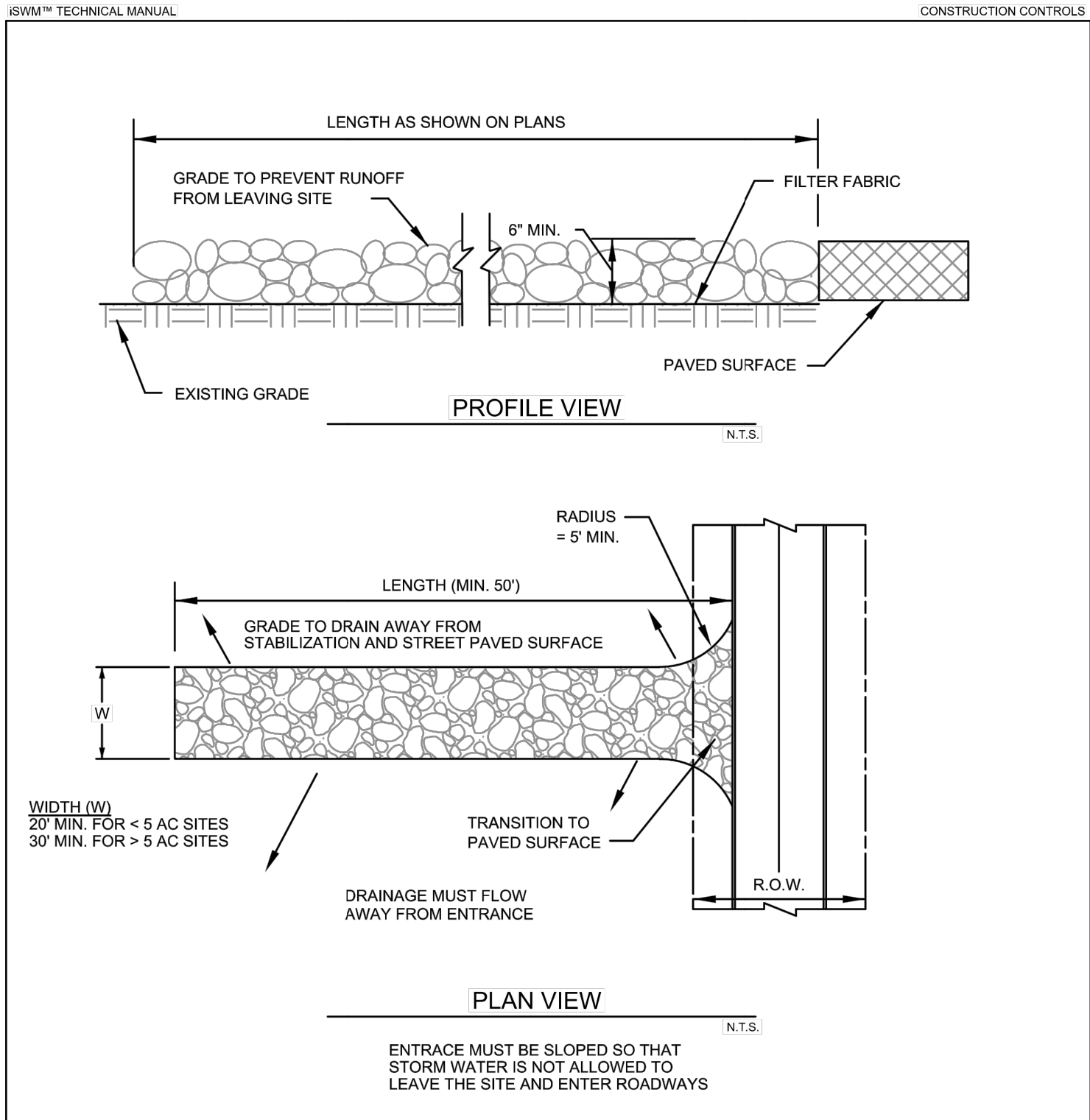
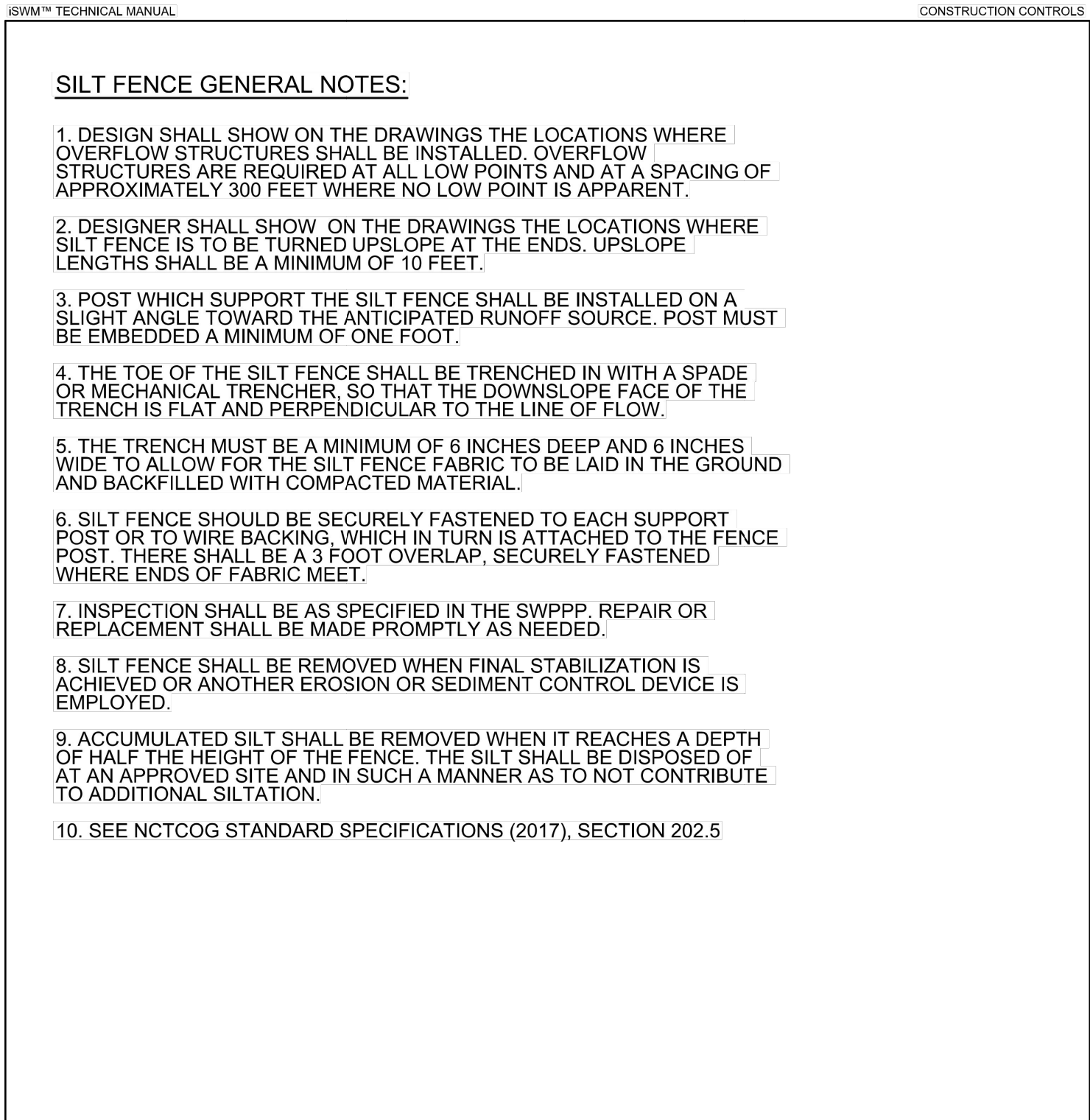
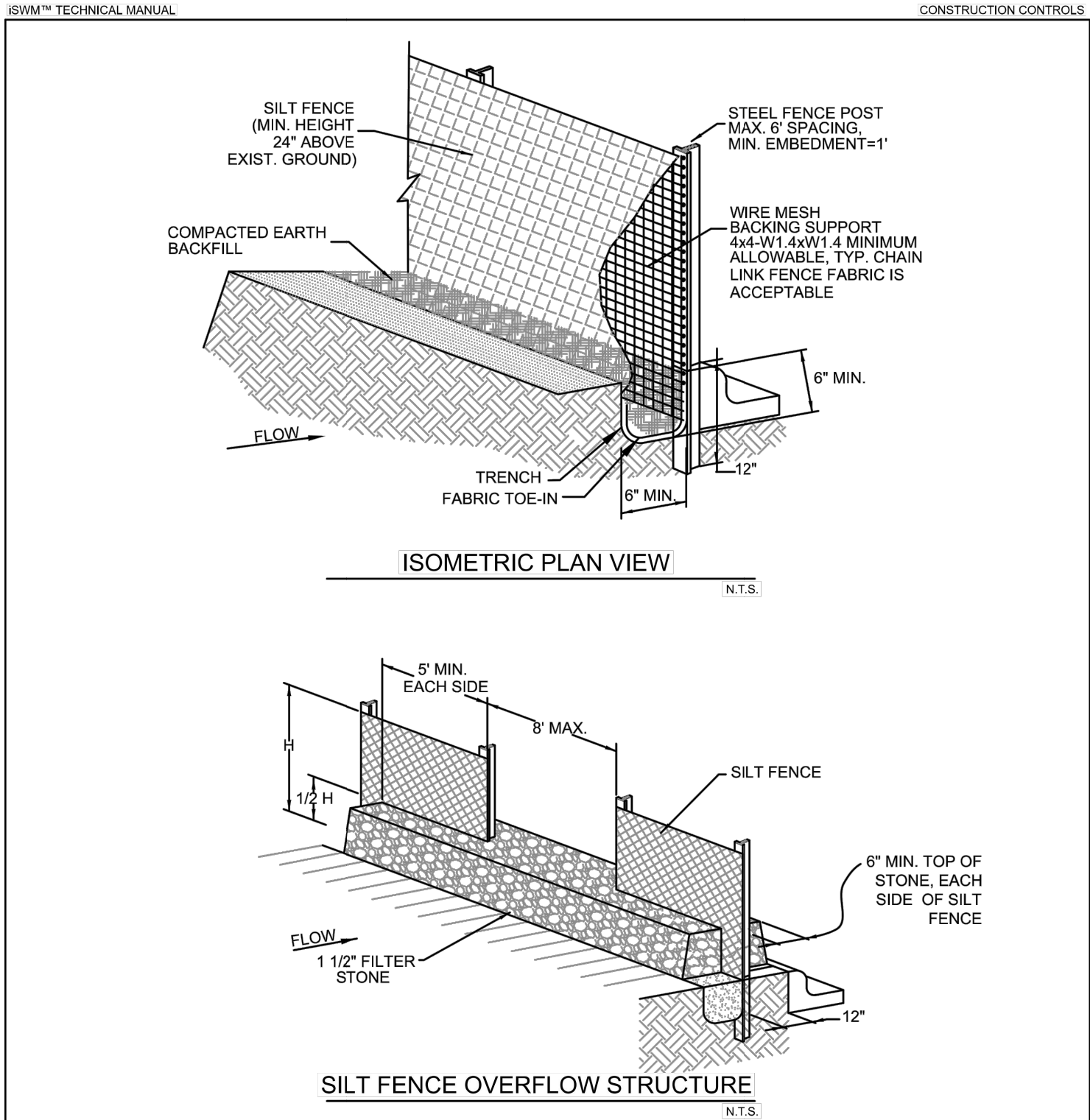
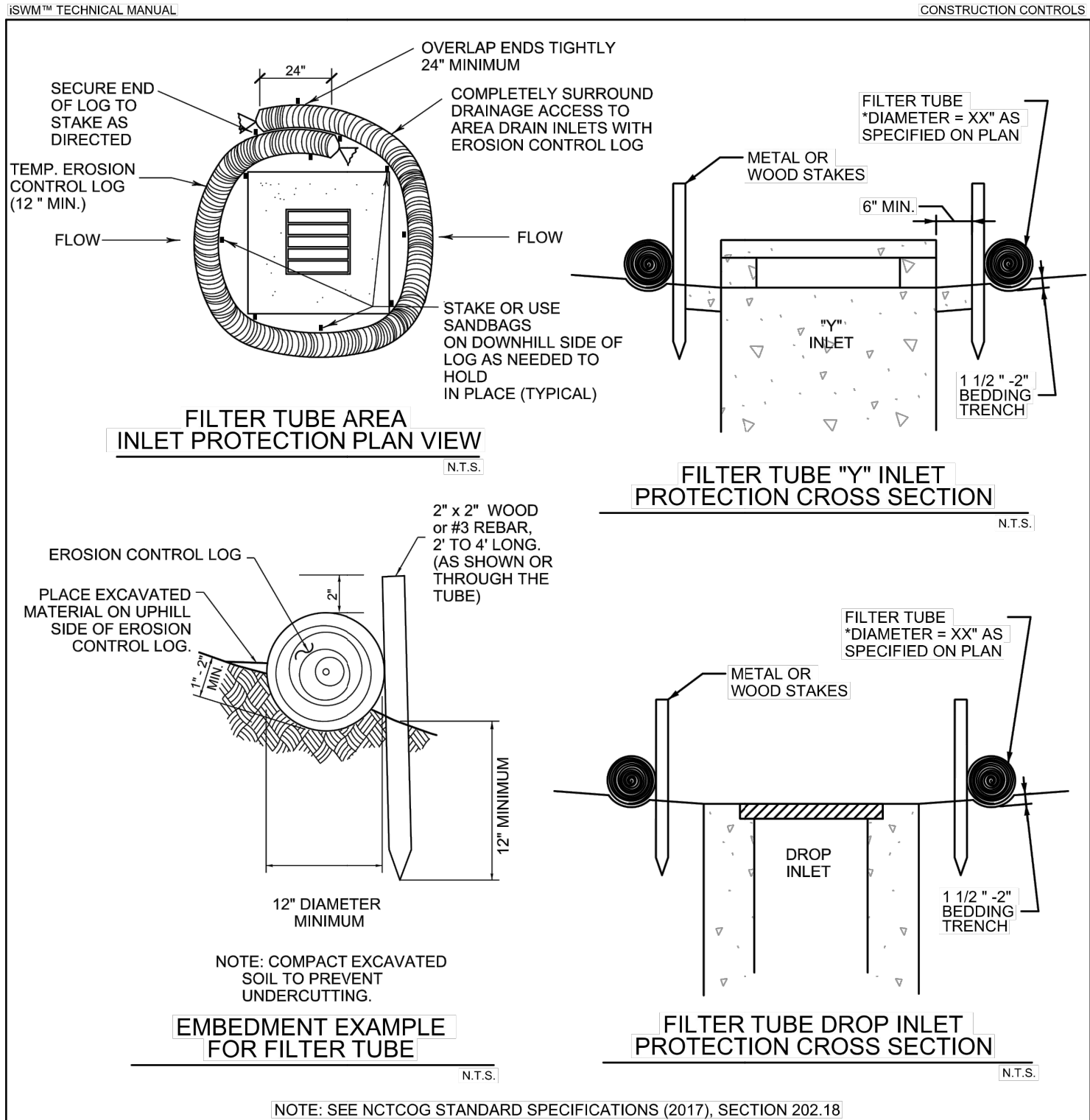
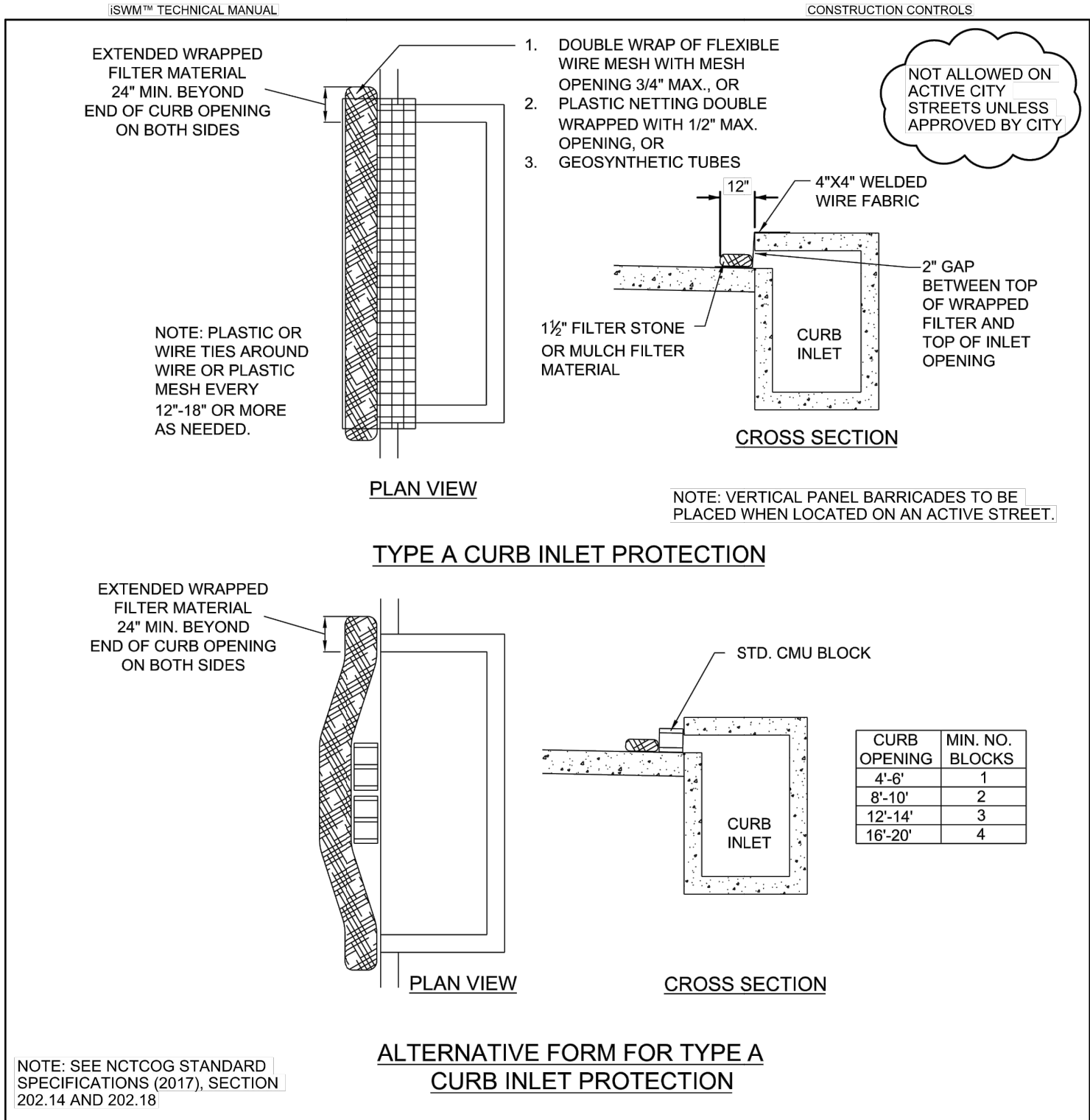
EROSION CONTROL NOTES



December 16, 2021

David H. Recht

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No.	Revision/Issue	Date

CLIENT ADDRESS

BOECAT BLVD
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EROSION CONTROL NOTES-2

December 16, 2021

David H. Reht

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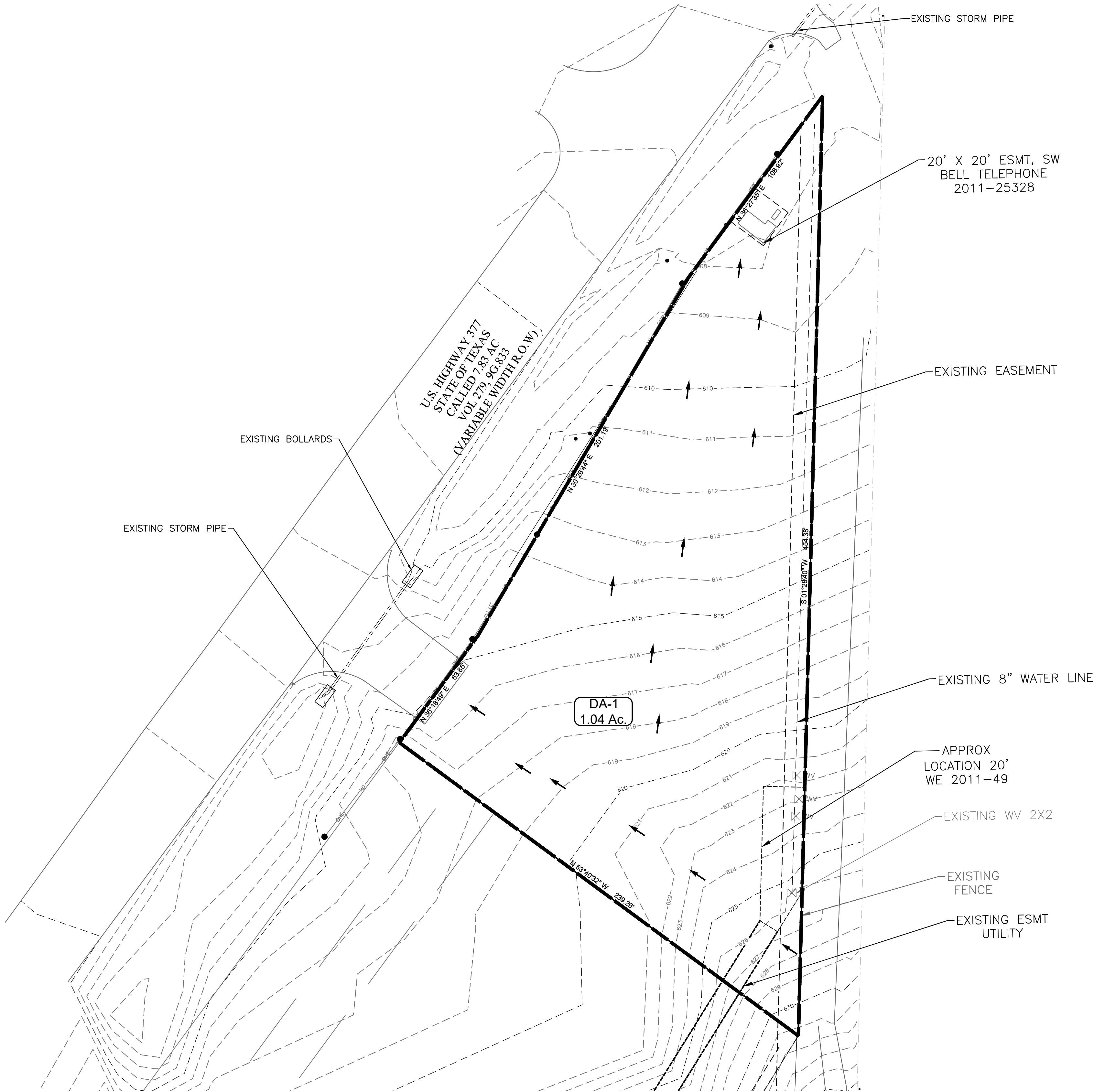


TABLE 1: EXISTING 100 YR STORM DRAINAGE CHART CALCULATIONS

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

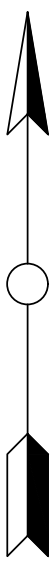
EXISTING CURB INLET

EXIST FLOW DIRECTION

DA-2
11.3 AC

DRAINAGE AREA
AREA OF BASIN

N



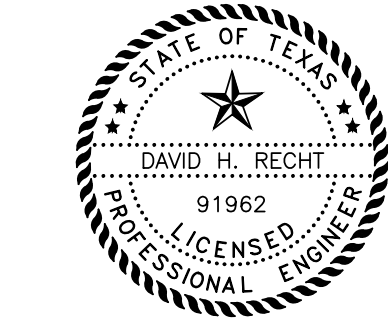
GRAPHIC SCALE



SCALE: 1" = 20'

AUTOMOTIVE IMPROVEMENTS
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CITY OF ROANOKE, DENTON COUNTY, TX

EXISTING DRAINAGE PLAN



December 16, 2021

David H. Reht

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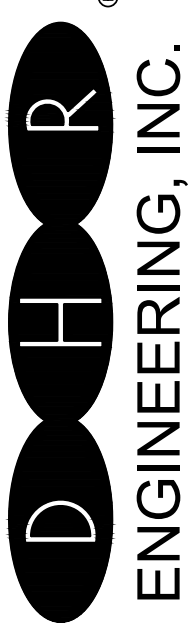
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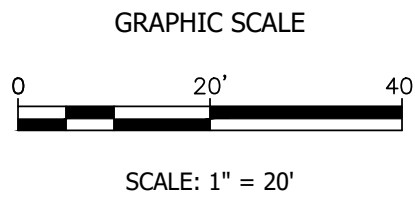
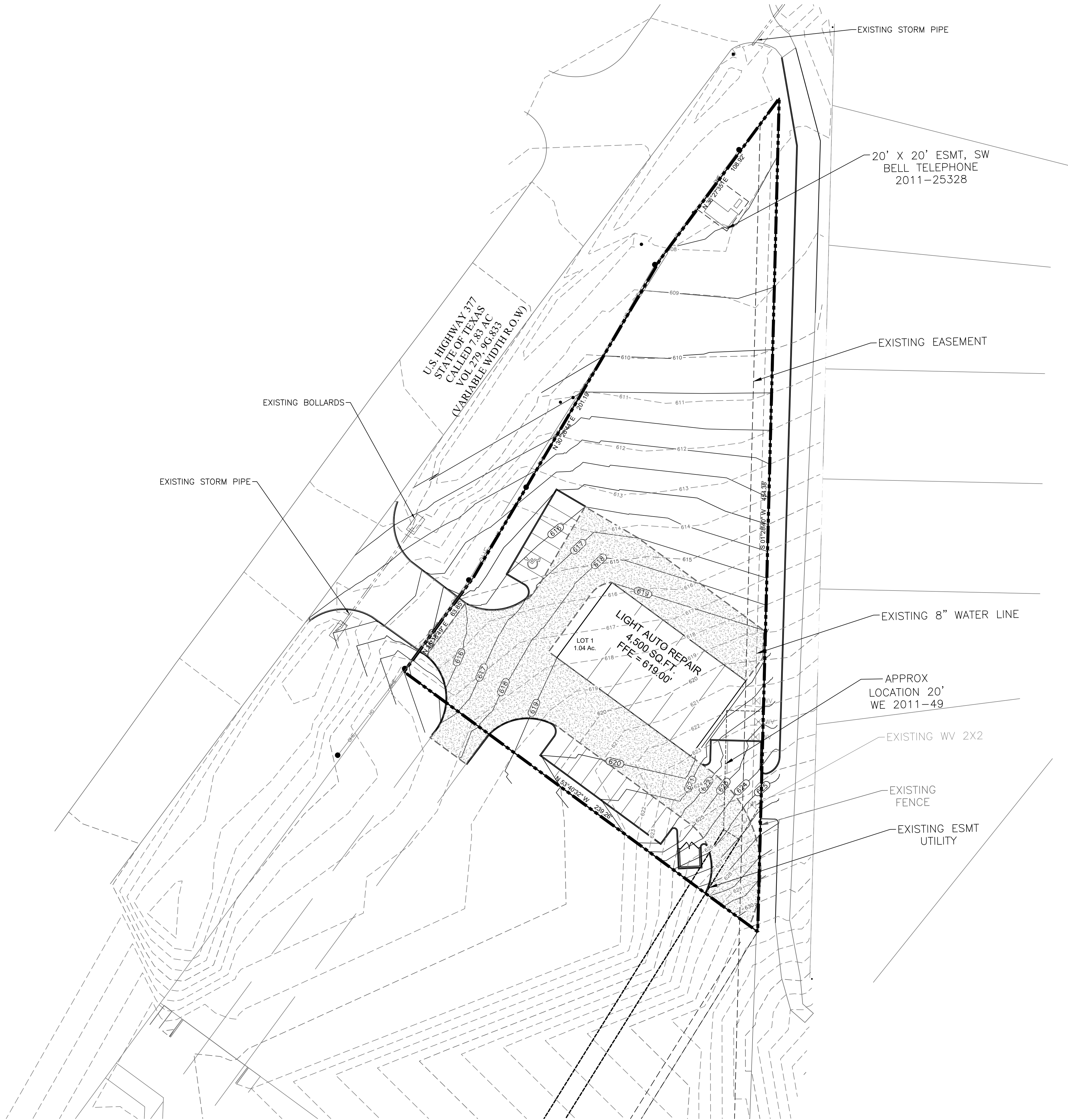
BOECAT BLVD
US HWY 377
ROANOKE, TX 76208
CONTACT: EDDIE BROOME
PH: 817.874.7441
FAX: (872)-717-0111

FIRM NAME AND ADDRESS



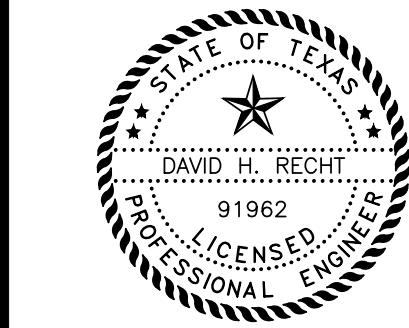
Civil Engineers

330 DECKER DRIVE
IRVING, TEXAS 76062
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TBPE No. : F-9184



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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FIRM NAME AND ADDRESS
D H R
ENGINEERING, INC.
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CLIENT ADDRESS
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ROANOKE, TX 75008
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PH: 817.874.7441
FAX: (972) 777-0111

No.	Revision/Issue	Date

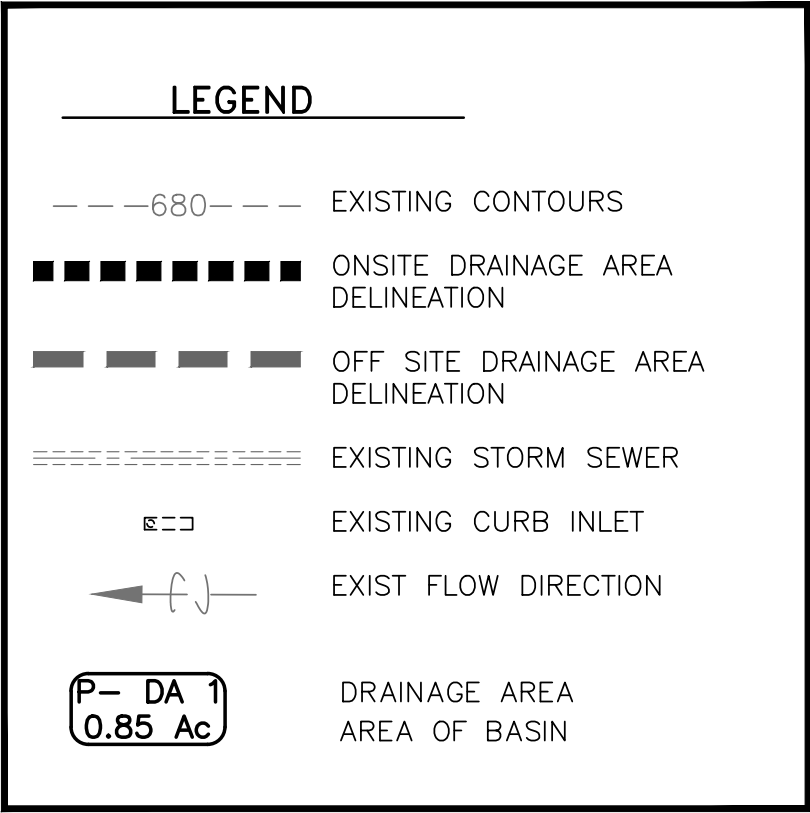
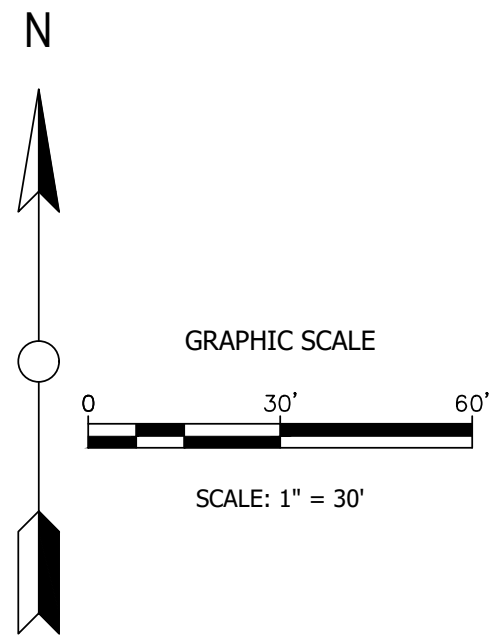
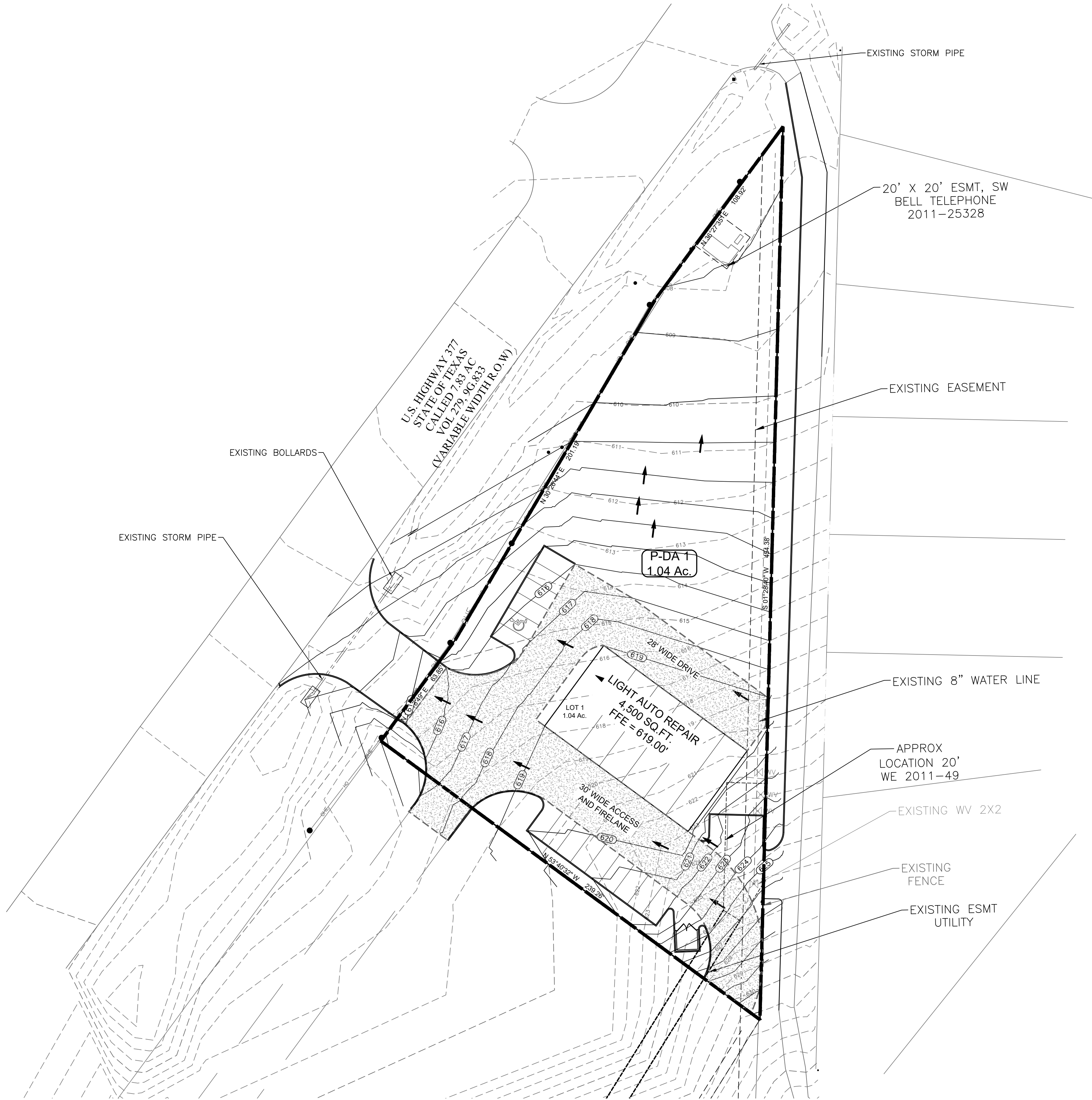


TABLE 2: POST DEVELOPED RUNOFF CHART CALCULATIONS

Drainage	Total	Runoff	Time of	Rainfall Intensity				Design Discharge				Notes	
Area No.	Area	Coefficient	Concentration										
				Tc	I5	I10	I25	I100	Q5	Q10	Q25		Q100
				(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		

Revision/Issue		Date
No.		

CLIENT ADDRESS

BOECAT BLVD
US HWY 377
ROANOKE, TX 75008
CONTACT: EDDIE BROOME
PH: 817.874.7441
FAX: (872)-717-0111

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320 DECKER DRIVE
IRVING, TEXAS 75062
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TBPE No. : F-9184

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

PROPOSED DRAINAGE PLAN

December 16, 2021

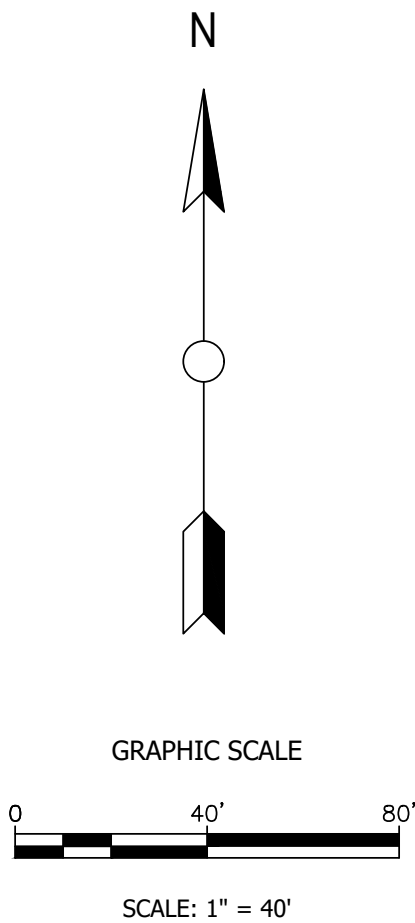
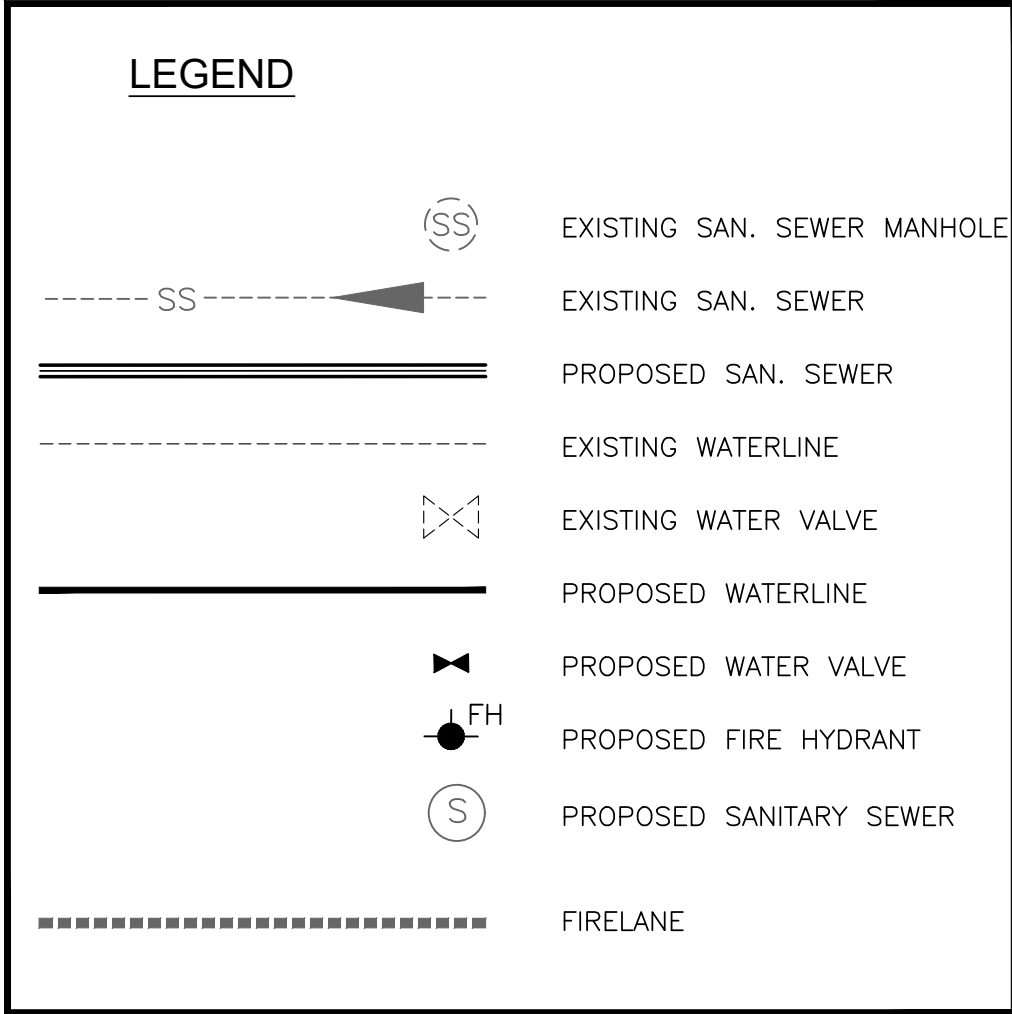
David H. Reht

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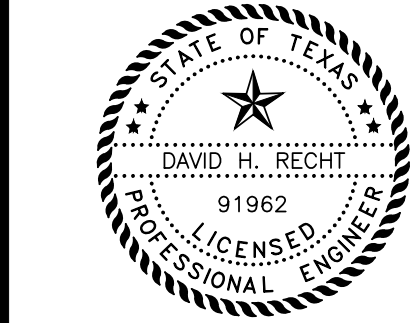
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**BOBCAT BLVD
US HWY 377
ROANOKE, TX 76208
CONTACT: EDDIE BROOME
PH: 817.874.7441
FAX: (972)-717-0111**

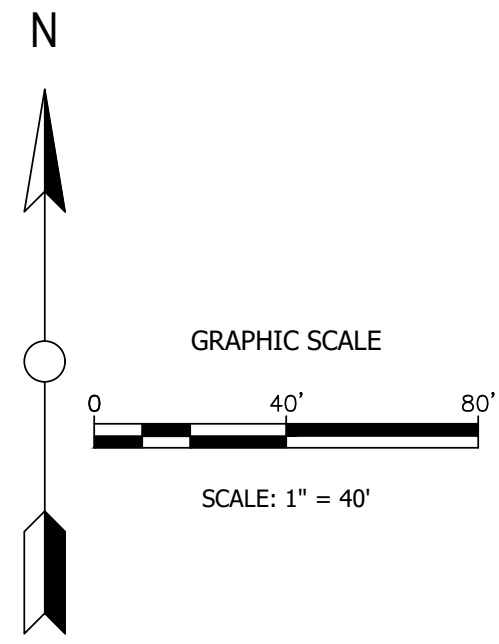
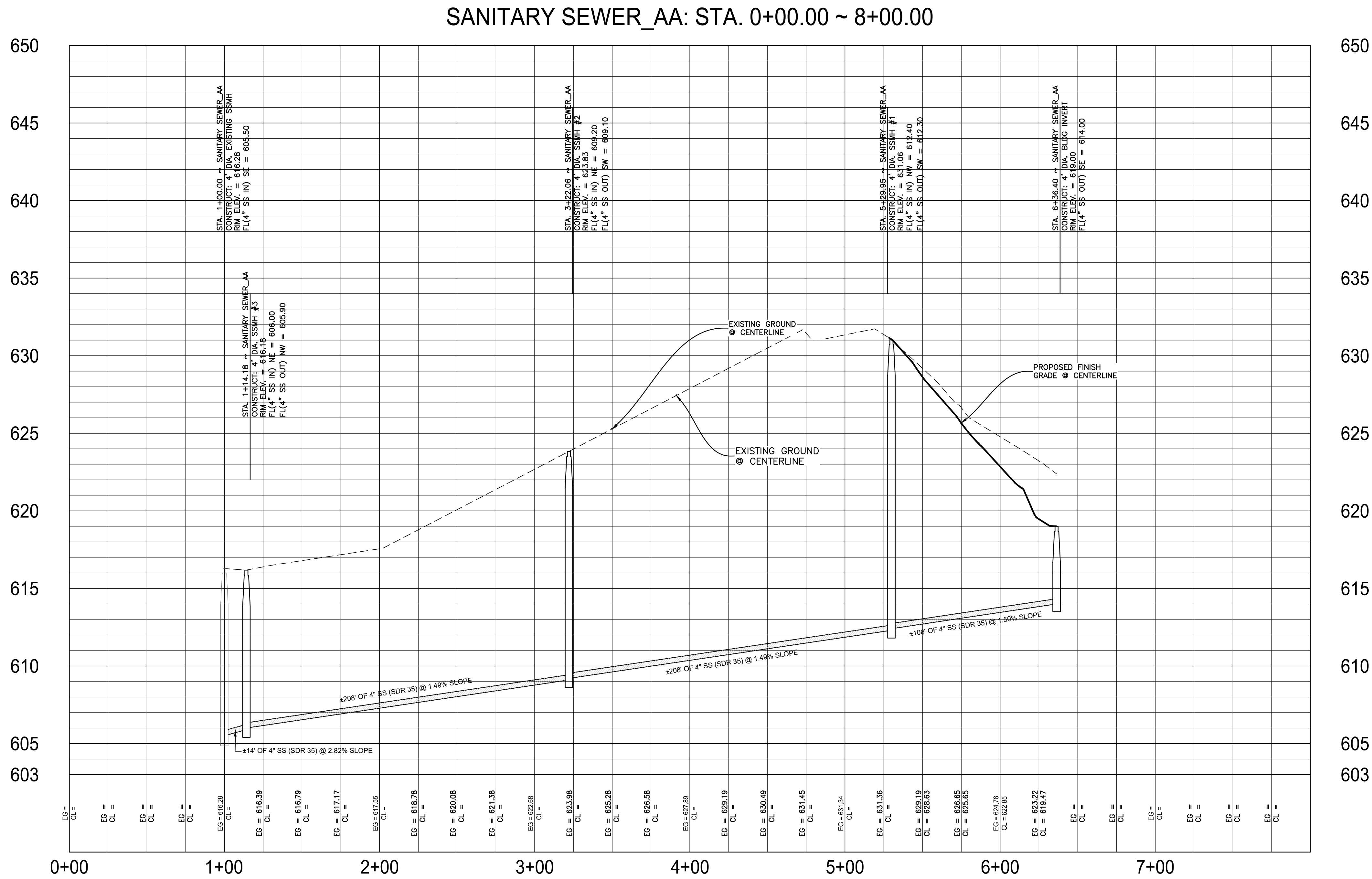
D H R[®]
ENGINEERING, INC.
Civil Engineers
320 DECKER DRIVE
IRVING, TEXAS 75062
TEL (972) 717-0100 FAX (972) 717-0111
TYPE No. : F-9184

UTILITY PLAN



December 16, 2021
David H. Pesht

CHECKED BY NM	
DHR JOB No. ----	
ISSUE DATE:	16/12/2021
SHEET	
C-7.0	



No.	Revision/Issue	Date

CLIENT ADDRESS

BOECAT BLVD
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

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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

David H. Recht

CHECKED BY

NM

DHR JOB No.

ISSUE DATE:

16/12/2021

SHEET

C-7.1

CODE OF FEDERAL REGULATIONS PART 1926 - OCCUPATIONAL SAFETY AND HEALTH STANDARDS

Subpart P - Excavations, Trenching & Shoring

§ 1926.650 GENERAL PROTECTION REQUIREMENTS

(a) Walkways, runways, and sidewalks shall be kept clear of excavated material or other obstructions and no sidewalks shall be undermined unless shored to carry a minimum live load of one hundred and twenty-five (125) pounds per square foot.

(b) If planks are used for raised walkways, runways, or sidewalks, they shall be laid parallel to the length of the walk and fastened together against displacement.

(c) Planks shall be uniform in thickness and all exposed ends shall be provided with beveled cleats to prevent tripping.

(d) Raised walkways, runways, and sidewalks shall be provided with plank steps on strong stringers. Ramps, used in lieu of steps, shall be provided with cleats to insure a safe walking surface.

(e) All employees shall be protected with personal protective equipment for the protection of the head, eyes, respiratory organs, hands, feet, and other parts of the body as set forth in Subpart E of this part.

(f) Employees exposed to vehicular traffic shall be provided with and shall be instructed to wear warning vests marked with or made of reflective or high visibility material.

(g) Employees subjected to hazardous dusts, gases, fumes, mists, or atmospheres deficient in oxygen shall be protected with approved respiratory protection as set forth in Subpart D of this part.

(h) No person shall be permitted under loads handled by power shovels, derricks, or hoists. To avoid any spillage, employees shall be required to stand away from any vehicle being loaded.

(i) Daily inspections of excavations shall be made by a competent person. If evidence of possible cave-ins or slides is apparent, all work in the excavation shall cease until the necessary precautions have been taken to safeguard the employees.

§ 1926.650 SPECIFIC EXCAVATION REQUIREMENTS

(a) Prior to opening an excavation, effort shall be made to determine whether underground installations (i.e. sewer, telephone, water, fire, electric lines, etc.) will be encountered, and if so, where such underground installations are located. When the excavation approaches the estimated location of such an installation, the exact location shall be determined, and when it is uncovered, proper supports shall be provided for the existing installation. Utility companies shall be contacted and advised of proposed work prior to the start of actual excavation.

(b) Trees, boulders, and other surface encumbrances, located so as to create a hazard to employees involved in excavation work or in the vicinity thereof at any time during operations, shall be removed or made safe before excavation begins.

(c) The walls and faces of all excavations in which employees are exposed to danger from moving ground shall be guarded by a shoring system, sloping of the ground, or some other equivalent means.

(d) Excavations shall be inspected by a competent person after every rainstorm or other hazard-increasing occurrence, and the protection against slides and cave-ins shall be increased if necessary.

(e) The determination of the angle of repose and design of the supporting system shall be based on careful evaluation of pertinent factors such as: depth of cut; possible variation in water content of the material while the excavation is open; anticipated changes in materials from exposure to air, sun, water, or freezing; loading imposed by structures, equipment, over-lying material, or stored material; and vibration from equipment, blasting, traffic, or other sources.

(f) Supporting systems (i.e. piling, cribbing, shoring, etc.) shall be designed by a qualified person and meet accepted engineering requirements. When tie rods are used to restrain

the top of sheeting or other retaining systems, the rods shall be securely anchored well back of the angle of repose. When light sheeting or sheet piling is used, full loading due to ground water table shall be assumed, unless prevented by weep holes or drains or other means. Additional stringers, ties, and bracing shall be provided to allow for any necessary temporary removal of individual supports.

(g) All slopes shall be excavated to at least the angle of repose except for areas where solid rock allows for line grouting or pregrouting.

(h) The angle of repose shall be flattened when an excavation has water conditions, silt, materials, loose boulders, and areas where erosion, deep frost action, and slide planes appear.

(i) (1) In excavations which employees may be required to enter, excavated or other material shall be effectively stored and retained at least 2 feet or more from the edge of the excavation.

(2) As an alternative to the clearance prescribed in paragraph (i) (1) of this section, the employer may use effective barriers or other effective retaining devices in lieu thereof in order to prevent excavated or other materials from falling into the excavation.

(j) Sides, slopes, and faces of all excavations shall meet accepted engineering requirements by scaling, benching, battering, rock bolting, wire meshing, or other equally effective means. Special attention shall be given to slopes which may be adversely affected by weather or moisture content.

(k) Support systems shall be planned and designed by a qualified person when excavation is in excess of 20 feet in depth, adjacent to structures or improvements, or subject to vibration or ground water.

(l) Materials used for sheeting, sheet piling, cribbing, bracing, shoring, and underpinning shall be in good serviceable condition, and timbers shall be sound, free from large or loose knots, and of proper dimensions.

(m) Special precautions shall be taken in sloping or shoring the sides of excavations adjacent to a previously backfilled excavation or a fill, particularly when the separation is less than the depth of the excavation. Particular attention also shall be paid to joints and seams of material comprising a face and the slope of such seams and joints.

(n) Except in hard rock, excavations below the level of the base of footing of any foundation or retaining wall shall not be permitted, unless the wall is underpinned and other precautions taken to insure the stability of the adjacent walls for the protection of employees involved in excavation work or in the vicinity thereof.

(o) If the stability of adjoining buildings or walls is endangered by excavations; shoring, bracing, or underpinning shall be provided as necessary to insure their safety. Such shoring, bracing, or underpinning shall be inspected daily or more often, as conditions warrant, by a competent person and the protection effectively maintained.

(p) Diversion ditches, dikes, or other suitable means shall be used to prevent surface water from entering an excavation and to provide adequate drainage of the area adjacent to the excavation. Water shall not be allowed to accumulate in an excavation.

(q) If it is necessary to place or operate power shovels, derricks, trucks, materials, or other heavy objects on a level above and near an excavation, the side of the excavation shall be sheet-piled, shored, and braced as necessary to resist the extra pressure due to such superimposed loads.

(r) Blasting and the use of explosives shall be performed in accordance with Subpart (u) of this part.

(s) When mobile equipment is utilized or allowed adjacent to excavations, substantial stop logs or barricades shall be installed. If possible, the grade should be away from the excavation.

(t) Adequate barrier physical protection shall be provided at all remotely located excavations. All wells, pits, shafts, etc., shall be

barricaded or covered. Upon completion of exploration and similar operations, temporary wells, pits, shafts, etc., shall be backfilled.

(u) If possible, dust conditions shall be kept to a minimum by the use of water, salt, calcium chloride, oil, or other means.

(v) In locations where oxygen deficiency or gaseous conditions are possible, air in the excavation shall be tested. Controls, as set forth in Subparts D and E of this part, shall be established to assure acceptable atmospheric conditions. When flammable gases are present, adequate ventilation shall be provided or sources of ignition shall be eliminated. Attended emergency rescue equipment, such as breathing apparatus, a safety harness and line, bucket stretcher, etc., shall be readily available where adverse atmospheric conditions may exist or develop in an excavation.

(w) Where employees or equipment are required or permitted to cross over excavations, walkways or bridges with standard guardrails shall be provided.

(x) Where ramps are used for employees or equipment, they shall be designed and constructed by qualified persons in accordance with accepted engineering requirements.

(y) All ladders used on excavation operations shall be in accordance with the requirements of Subpart L of this part.

§ 1926.652 SPECIFIC TRENCHING REQUIREMENTS

(a) Banks more than 5-feet high shall be shored, laid back to a stable slope, or some other equivalent means of protection shall be provided where employees may be exposed to moving ground or cave-ins. Refer to Table P-1 as a guide in sloping of banks. Trenches less than 5-feet in depth shall also be effectively protected when examination of the ground indicates hazardous ground movement may be expected.

(b) Sides of trenches in unstable or soft material, 5-feet or more in depth, shall be shored, sheeted, braced, sloped, or otherwise supported by means of sufficient strength to protect the employees working within them. See Tables P-1 and P-2.

(c) Sides of trenches in hard or compact soil, including embankments, shall be shored or otherwise supported when the trench is more than 5-feet in depth and 8-feet or more in length. In lieu of shoring, the sides of the trench above the 5-foot level may be sloped to preclude collapse, but shall not be steeper than a 1-foot rise at each 1 1/2 foot horizontal. When the outside diameter of a pipe is greater than 6-feet, a bench of 4-foot minimum shall be provided at the toe of the sloped portion.

(d) Materials used for sheeting and sheet piling, bracing, shoring, and underpinning, shall be in good serviceable condition, and timbers used shall be sound and free from large or loose knots, and shall be designed and installed so as to be effective to the bottom of the excavation.

(e) Additional precautions by way of shoring and bracing shall be taken to prevent slides or cave-ins when excavations or trenches are made in locations adjacent to backfilled excavations, or where excavations are subjected to vibrations from railroad or highway traffic, the operation of machinery, or any other source.

(f) Employees entering bell-bottom pier holes shall be protected by the installation of a removable type casing of sufficient strength to resist shifting of the surrounding earth. Such temporary protection shall be provided for the full depth of that part of each pier hole which is above the bell. A lifeline, suitable for instant rescue and securely fastened to a shoulder harness, shall be worn by each employee entering the shafts. This lifeline shall be individually manned and separate from any line used to remove materials excavated from the bell footing.

(1) Minimum requirements for trench timbering shall be in accordance with Table P-2.

(2) Braces and diagonal shores in a wood shoring system shall not be subjected to compressive stress in excess of values given by the following formula:

$$S = 1300 - 20L/D$$

$$\text{Maximum value } L/D = 50$$

Where:

L = Length, unsupported, in inches

D = Least side of the timber in inches

S = Allowable stress in pounds per square inch of cross section

(n) When employees are required to be in trenches 4-feet deep or more, an adequate means of exit, such as a ladder or steps, shall be provided and located so as to require no more than 25-feet of lateral travel.

(l) Bracing or shoring of trenches shall be carried along with the excavation.

(m) Cross braces or trench jacks shall be placed in true horizontal position, be spaced vertically, and be secured to prevent sliding, falling, or kickouts.

(n) Portable trench boxes or sliding trench shields may be used for the protection of personnel in lieu of a shoring system or sloping, where such trench boxes or shields are used, they shall be designed, constructed and maintained in a manner which will provide protection equal to or greater than the sheeting or shoring required for the trench.

(o) Backfilling and removal of trench supports shall progress together from the bottom of the trench. Jacks or braces shall be released slowly and, in unstable soil, ropes shall be used to pull out the jacks or braces from above after employees have cleared the trench.

§ 1926.653 DEFINITIONS APPLICABLE TO THIS SUBPART

(a) "Accepted engineering requirements (or practices)" - Those requirements or practices which are compatible with standards required by a registered architect, a registered professional engineer, or other duly licensed or recognized authority.

(b) "Angle of repose" - The greatest angle above the horizontal plane at which a material will lie without sliding.

(c) "Bank" - A mass of soil rising above a sloping level.

(d) "Belled excavation" - A part of a shaft or footing excavation, usually near the bottom and bell shaped; i.e., an enlargement of the cross section above.

(e) "Braces (trench)" - The horizontal members of the shoring system whose ends bear against the uprights or stringers.

(f) "Excavations" - Any man-made cavity or depression in the earth's surface, including its sides, sheeted, braced, sloped, or otherwise supported by means of sufficient strength to protect the employees working within them. See Tables P-1 and P-2.

(g) "Faces" - See paragraph (k) of this section.

(h) "Hard compact soil" - All earth materials not classified as running or unstable.

(i) "Kickouts" - Accidental release or failure of a shore or brace.

(j) "Sheet pile" - A pile, or sheeting, that is driven into the ground, and is used to retain the lateral pressure of water, adjacent earth, or other materials.

(k) "Slides," "Walls," or "Faces" - The vertical or inclined earth surfaces formed as a result of excavation work.

(l) "Slope" - The angle with the horizontal at which a particular earth material will stand indefinitely without movement.

(m) "Stringers" (wales) - The horizontal members of a shoring system whose sides bear against the uprights or earth.

(n) "Trench" - A narrow excavation made below the surface of the ground. In general, the depth is greater than the width, but the width of a trench is not greater than 15-feet.

(o) "Trench jack" - A screw or hydraulic type jack used as cross bracing in a trench shoring system.

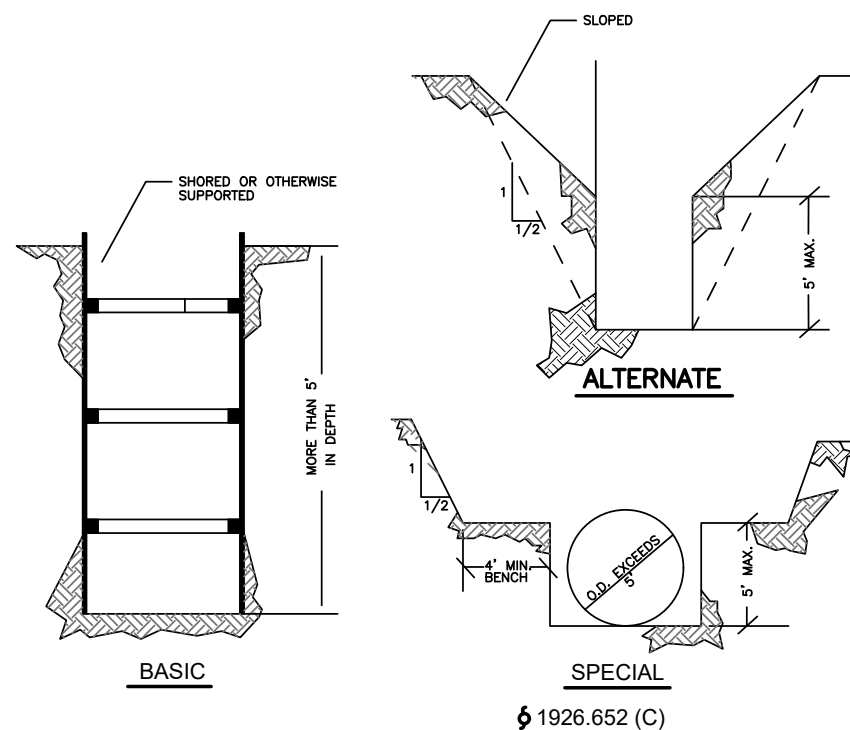
(p) "Trench Shield" - A shoring system composed of steel plates and bracing, welded or bolted together, which support the walls of a trench from the ground level to the trench bottom and which can be moved along as work progresses.

(q) "Unstable soil" - Earth material, other than running, that because of its nature or the influence of related conditions, cannot be depended upon to remain in place without extra support, such as would be furnished by a system of shoring.

(r) "Uprights" - The vertical members of a shoring system.

(s) "Wales" - See paragraph (m) of this section.

(t) "Walls" - See paragraph (k) of this section.

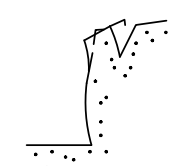
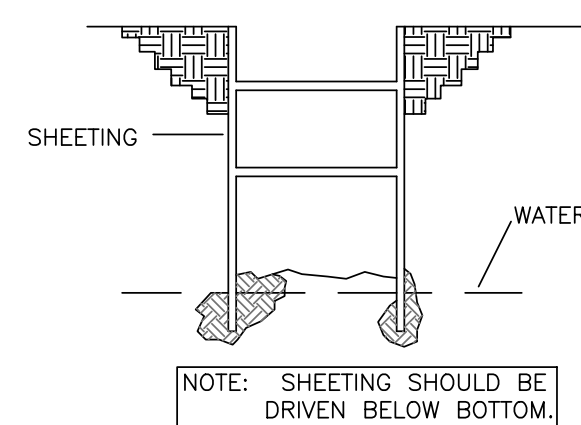
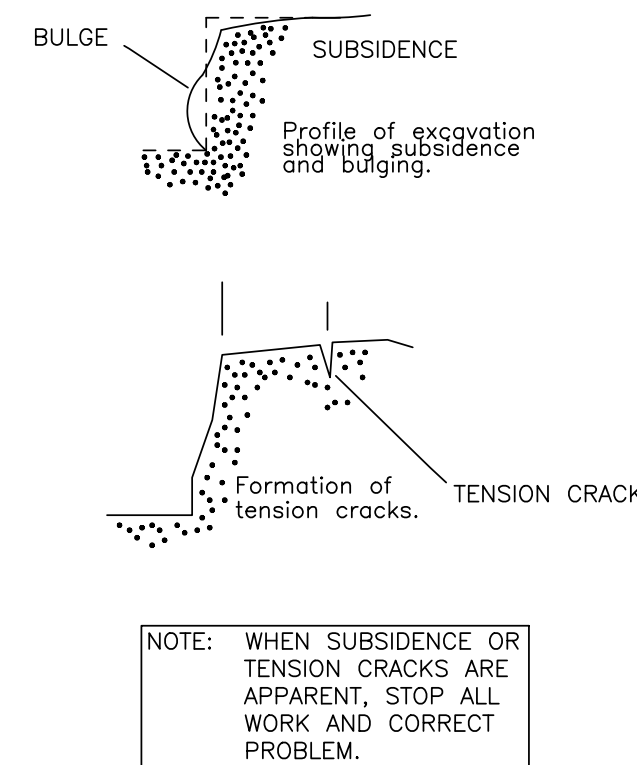
FIGURE 3
TRENCHING REQUIREMENTS IN
HARD AND COMPACT SOIL

DEPTH OF TRENCH FEET	KIND OR CONDITION OF EARTH	SIZE AND SPACING OF MEMBERS									
		UPRIGHTS		STRINGERS		CROSS BRACES*					
		MINIMUM DIMENSION	MAXIMUM SPACING	MINIMUM DIMENSION	MAXIMUM SPACING	WIDTH OF TRENCH					
		INCHES	FEET	INCHES	FEET	3 TO 6 FEET	6 TO 9 FEET	9 TO 12 FEET	12 TO 15 FEET	VERT.	HORIZ.
5 TO 10	HARD, COMPACT	3 X 4 OR 2 X 6	6	-----	-----	2 X 6	4 X 4	4 X 6	6 X 6	6 X 8	4
	LIKELY TO CRACK	3 X 4 OR 2 X 6	3	4 X 6	4	2 X 6	4 X 4	4 X 6	6 X 6	6 X 8	4
	SOFT, SANDY, OR FILLED	3 X 4 OR 2 X 6	CLOSE SHEETING	4 X 6	4	4 X 4	4 X 6	6 X 6	6 X 8	8 X 8	4
	HYDROSTATIC PRESSURE	3 X 4 OR 2 X 6	CLOSE SHEETING	4 X 6	4	4 X 4	4 X 6	6 X 6	6 X 8	8 X 8	4
10 TO 15	HARD	3 X 4 OR 2 X 6	4	4 X 6	4	4 X 4	4 X 6	6 X 6	6 X 8	8 X 8	4
	LIKELY TO CRACK	3 X 4 OR 2 X 6	2	4 X 6	4	4 X 4	4 X 6	6 X 6	6 X 8	8 X 8	4
	SOFT, SANDY, OR FILLED	3 X 4 OR 2 X 6	CLOSE SHEETING	4 X 6	4	4 X 6	6 X 6	6 X 8	8 X 8	8 X 10	4
	HYDROSTATIC PRESSURE	3 X 6	CLOSE SHEETING	8 X 10	4	4 X 6	6 X 6	6 X 8	8 X 8	8 X 10	4
15 TO 20	ALL KINDS OR CONDITIONS	3 X 6	CLOSE SHEETING	4 X 12	4	4 X 12	6 X 8	8 X 8	8 X 10	10 X 10	4
	OVER 20	ALL KINDS OR CONDITIONS	3 X 6	CLOSE SHEETING	6 X 8	4	4 X 12	8 X 8	8 X 10	10 X 12	4

* Trench jacks may be used in lieu of or in combination with cross braces. Shoring is not required in solid rock, hard shale, or hard silt. Where desirable, steel sheet piling and bracing of equal strength may be substituted for wood.

TRENCH SHORING - MINIMUM REQUIREMENTS

NOTE
THIS DRAWING COMPLIES WITH HOUSE BILL NOS. 662 & 665 AS PASSED BY THE TEXAS STATE LEGISLATURE IN MAY, 1987. THE CONTRACTOR WILL COMPLY WITH THE REQUIREMENTS SET FORTH ON THIS DRAWING. ON CONSTRUCTION PROJECTS IN WHICH TRENCH EXCAVATION WILL EXCEED A DEPTH OF FIVE (5') FEET, THE CONTRACTOR WILL BE REQUIRED TO FURNISH A SEPARATE AND DISTINCT PRICE FOR TRENCH SAFETY SYSTEMS THAT MEET OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS. THE CONTRACTOR SHALL REFER TO BID DOCUMENTS AND BID PROPOSAL FOR THE SPECIFIED METHOD OF MEASUREMENT AND PAYMENT FOR TRENCH SAFETY SYSTEMS.

FIGURE 3
AVOID DANGEROUS
OVERHANGS!FIGURE 4
EXCAVATION BOTTOM
BELOW WATER LINEFIGURE 5
SUBSIDENCE &
TENSION CRACKSADDITIONAL O.S.H.A. RECOMMENDATIONS
FOR EXCAVATING AND TRENCHING OPERATIONS

DESIGNING ADEQUATE PROTECTION

Designing a support system is a complex operation because of the number of factors involved. Some of the considerations the contractor must take into account are:

- Soil classification
- Depth of cut
- Water content of soil
- Changes due to weather and climate
- Superimposed loads
- Vibrations, and
- Other operations in the vicinity

SOIL CLASSIFICATION

The type(s) of soil must be identified to determine proper protective measures. Excavations in wet soil, sandy soil, or areas that have been backfilled are relatively unstable and must have strong support. Even hard rock sometimes can be hazardous, faults in the strata can make it unstable when cut.

WEATHER CONDITIONS

Changing weather conditions and climate also greatly affect how strong a shoring system must be. Excess water from rain or melting snow loosens the soil, drastically increasing the trench side that required only light bracing into a mass of loose soil, posing an immediate threat to the employees working within. Shoring frozen ground presents another potential problem - a sudden thaw can undermine an entire section of shoring. Even excessively dry conditions can reduce the cohesiveness of the soil.

Large excavations, in particular, are subject to changing weather conditions because they are generally open for longer periods of time than smaller trenches. Shoring for these excavations should provide long-range protection for a variety of weather conditions. In some cases, additional precautions are necessary to protect excavation sides or facies such as covering them with plastic sheeting or spraying the soil bank with a moisture-limiting chemical.

SUPERIMPOSED LOADS

Superimposed loads in the vicinity of a trench or excavation increase the pressure on excavation faces. Heavy equipment and materials such as pipes or timbers should be kept as far back from the excavation as possible. When heavy loads must be located near an excavation, the walls must be braced, sheet-piled, or shored to safely support the extra weight. In some cases, it may be necessary to lessen the pressure of these loads: use drivers or cranes, for example, should be mounted on wooden mats or heavy planking to spread the weight more evenly.

Buildings, curbs, trees, utility poles, and other structures adjoining the excavation area also can place more stress on a trench side than it can safely accommodate. In these instances, contractors taking shoring, bracing, or underpinning be provided as necessary to protect workers. This will also prevent the dislocation of the soil beneath the structures in the vicinity.

In addition, spoil, the excavated material, can exert great pressure on the excavation walls. Spoil must be stored 2 feet or more from the edge of the excavation, and be retained in an effective manner.

VIBRATIONS

Vibrations or sudden shock from passing vehicles or railways, blasting equipment such as trucks or pile drivers and some tools can contribute to cave-ins by loosening the soil. Even machines operated in nearby buildings, such as punch presses, can create enough vibration to endanger a shoring system. If these conditions exist near an excavation site, stronger support is vital.

INSTALLING THE PROTECTION

Whatever support system is used, workers should always apply shoring by starting from the top of the trench or excavation and working down. In installing the shoring, care must be taken to place the cross beams or trench jacks in the true horizontal position and to space them vertically at appropriate intervals. The braces also must be secured to prevent sliding, falling, or kickouts (See figure 2.)

All materials used for shoring must be in good condition, free of defects, and of the right size. Timber with large or loose knots should not be used.

Installation of the shoring should closely follow the excavation work. The longer a trench is left unsupported, the greater the chance of a cave-in. (See figure 3.) Even if no work is being done in them, dirt walls will slough off, causing dangerous overhangs.

SPECIAL PRECAUTIONS

Sometimes the contractor will have to guard against an unstable excavation bottom, such as when working below the water line. Shoring may have to be driven below the bottom of such an excavation to add to the soil stability. (See figure 4.)

OSHA standards require that diversion dikes and ditches or other suitable means be used to prevent surface water from entering an excavation and to provide adequate drainage of the area adjacent to the excavation. Water causes soil erosion and softening and should not be allowed to accumulate in a trench or excavation.

INSPECTIONS

Shoring systems must be inspected daily by a competent person. Inspections also are required after rainstorms or any change in conditions that can increase the possibility of a cave-in or slide. If dangerous ground movements are apparent, such as subsidence or tension cracks, all work in the excavation must be stopped until the problem has been corrected. (See figure 5.)

QUICK EXITS

In case of an emergency, workers must be able to leave the trench quickly. According to OSHA regulations, when employees are required to be in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25-feet of lateral travel.

AFTER WORK IS COMPLETED

As soon as work is completed, the trench should be backfilled as the shoring is dismantled. After the trench has been cleared, workers should remove the shoring from the bottom up, taking care to release jacks or braces slowly. In unstable soil, ropes should be used to pull out the jacks or braces from above.

REMEMBER

OSHA regulations for trenching and excavation work leave no room for risk-taking; they require that safe working conditions be provided for all employees working in excavations.

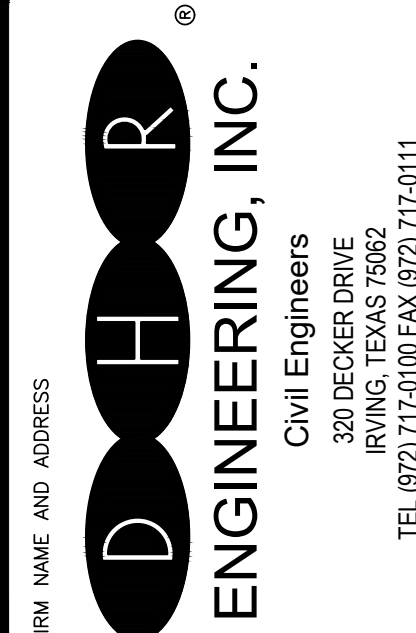
A greater awareness of the safety problems to be overcome in excavations - on the part of both the employer who designs the protection and the employee who installs it - will help end cave-in hazards in construction.

FOR MORE INFORMATION

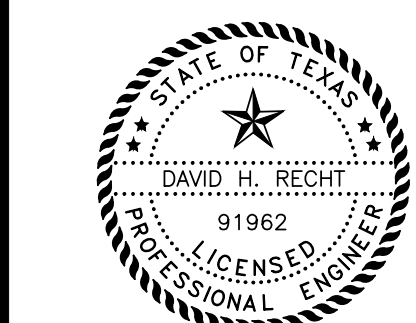
Regulations for excavation, trenching, and shoring are contained in Subpart P, Part 1926 of the Code of Federal Regulations. Other OSHA construction standards may also apply.

Part 1926 covers the safety and health regulations for construction. Copies of the complete set of OSHA standards or individual standards may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20540. Ask for CONSTRUCTION INDUSTRY: PART 1926/1910 (OSHA 2207).

Additional information on trenching and excavation may be obtained from the OSHA office nearest you.



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

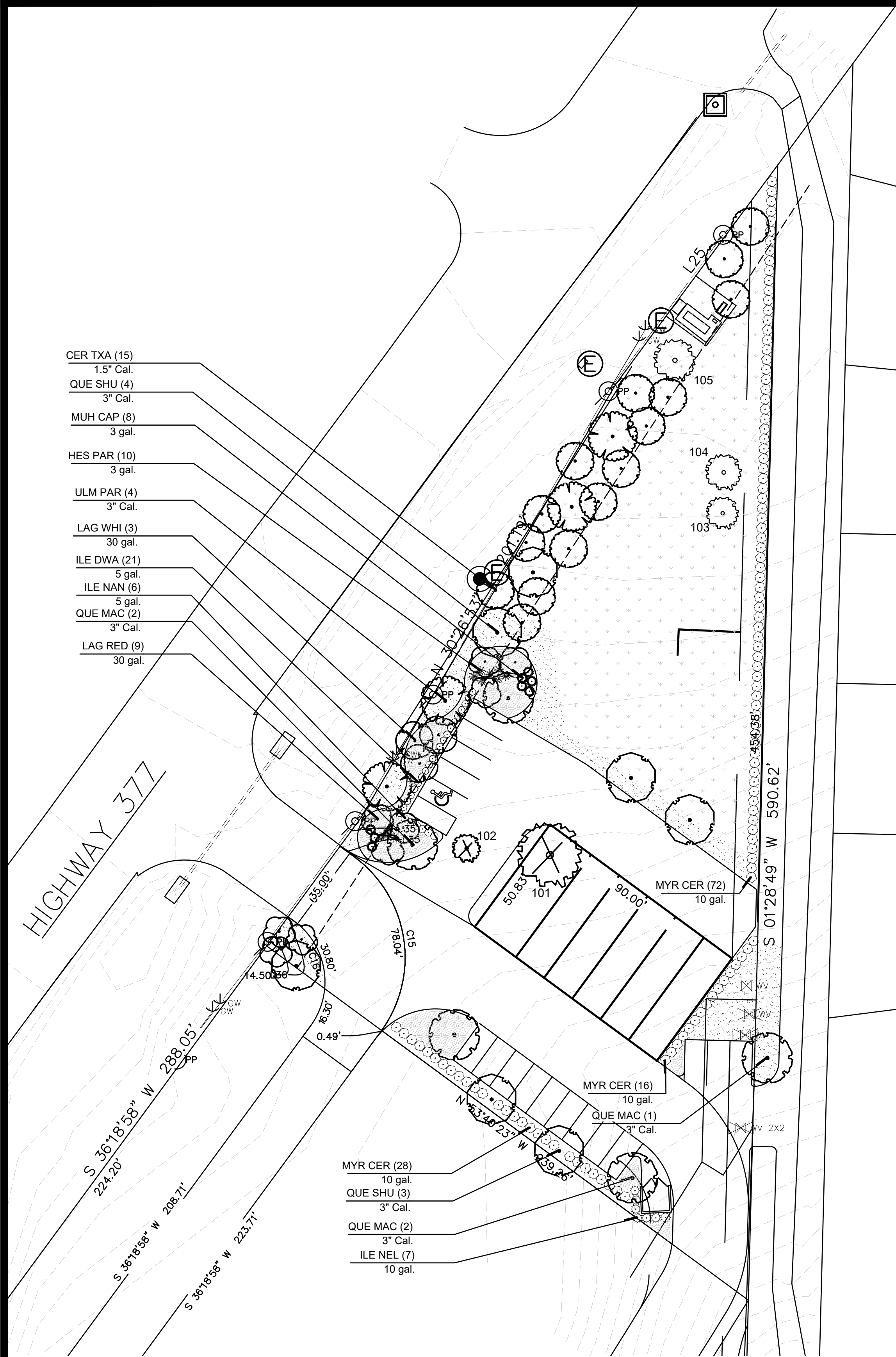


December 16, 2021
David H. Recht

CHECKED BY
NM
DHR JOB No.

ISSUE DATE: 16/12/2021
SHEET

C-8.0



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:

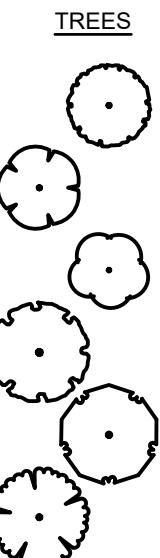
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING 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 SPCS. 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 SUCKERS GROWING FROM HEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRUTCHES, 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 MANUFACTURERS INSTRUCTIONS ON ALL GROUND COVER/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 ANCHOR 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 CITY 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 RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS POST 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	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 BUFFERING	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.	
<i>NOTE: 1. ONLY SPACES FOR CURRENT PHASE USED FOR CALCULATION</i>	(1) SHADE TREE SHALL BE PLANTED FOR EVERY (10) PARKING SPACES.	
	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

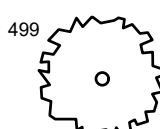
NOTE: IN CASE OF CONFLICT WITH OTHER NOTES OR SPECIFICATIONS, CITY REQUIREMENTS OVERTHULE.

- PARKING LOT LANDSCAPING PROTECTED BY CURBING.
- SITE WILL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH CITY OF ROANOKE ORDINANCE SECTION 12.72.3.
- 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



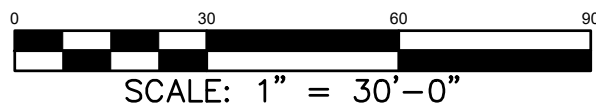
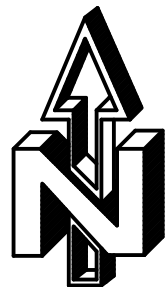
EXISTING TREE TO BE REMOVED BY PERMIT

LOCATION OF PROTECTIVE FENCE

TOTAL

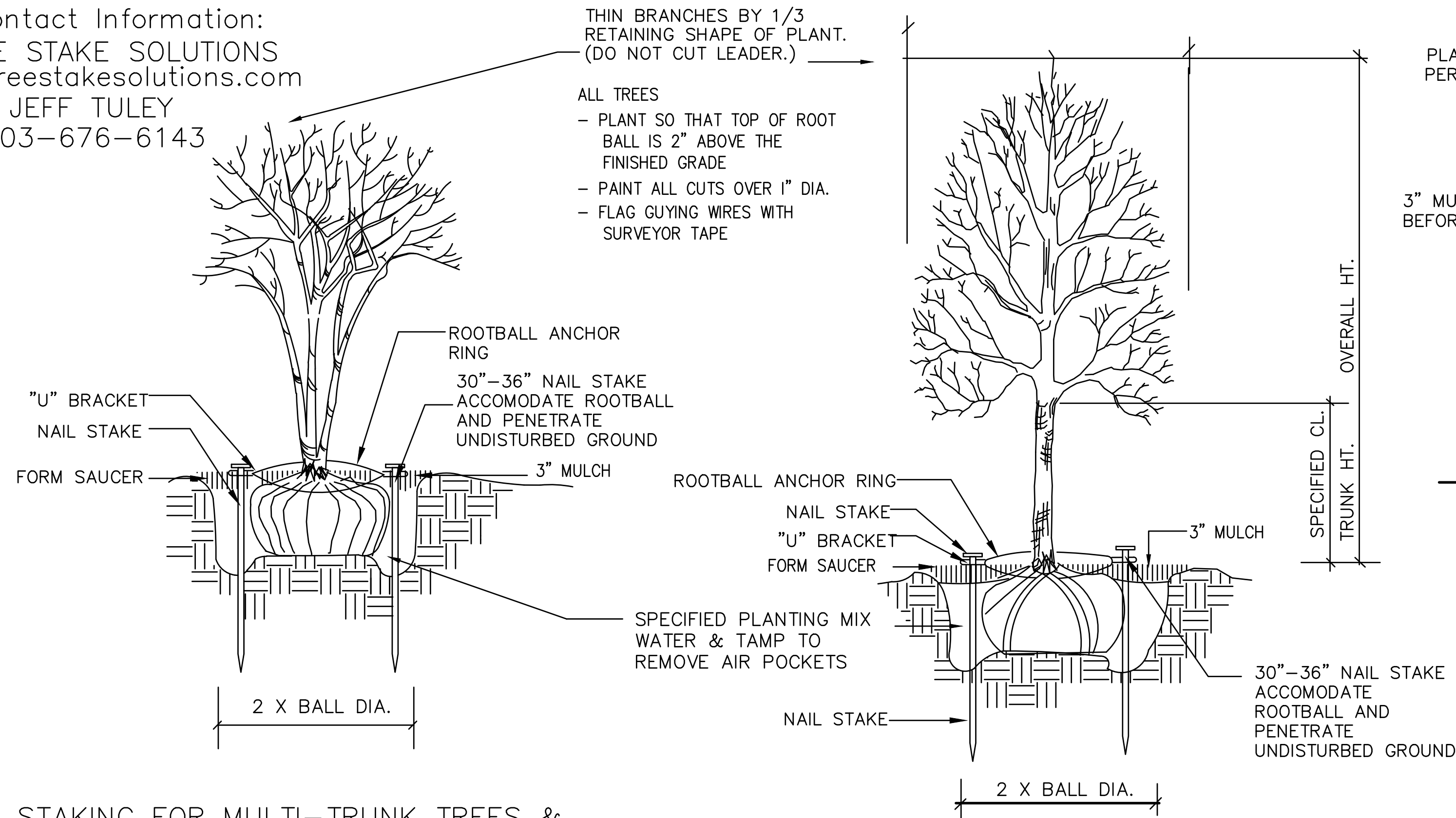
TOTAL CALIPER INCHES	42"	
TOTAL PROTECTED INCHES PRESERVED	21"	(0%)
TOTAL PROTECTED INCHES REMOVED	21"	(0%)
HEALTHY PROTECTED INCHES REMOVED	21"	(0%)

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



LANDSCAPE PLAN

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

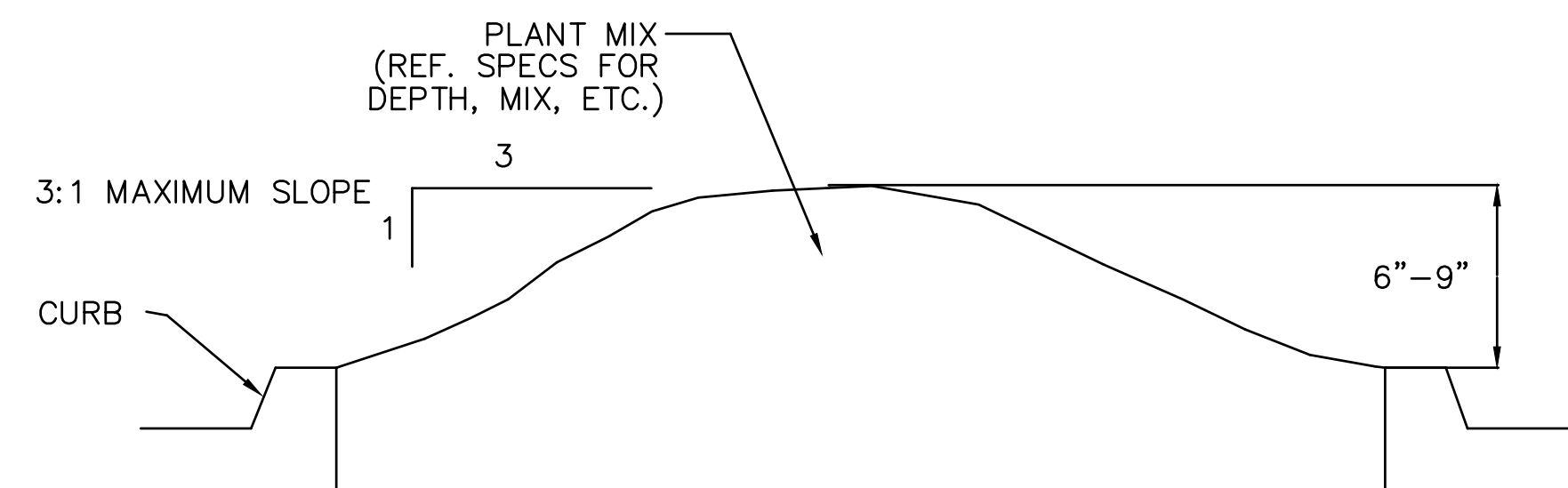
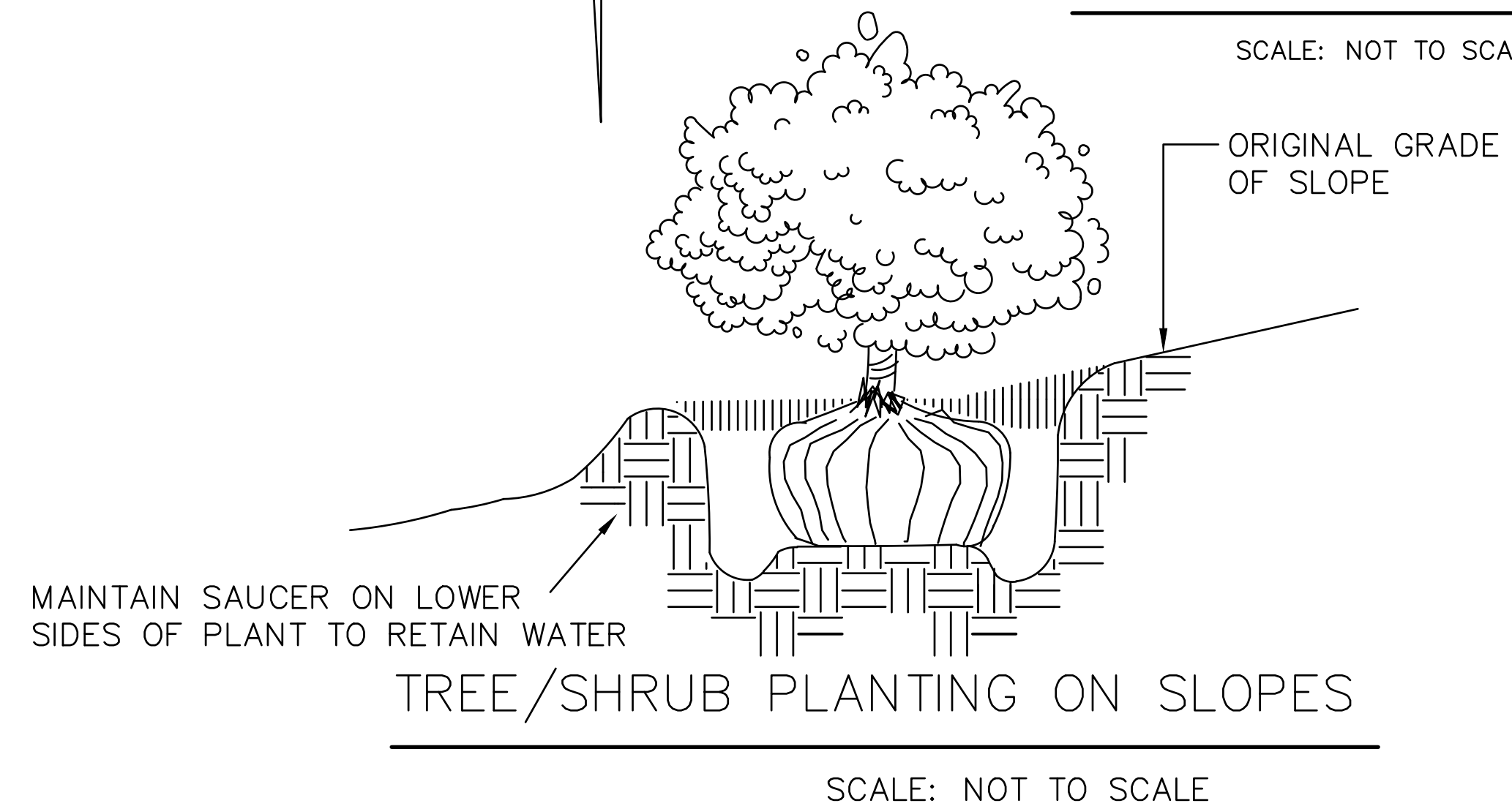
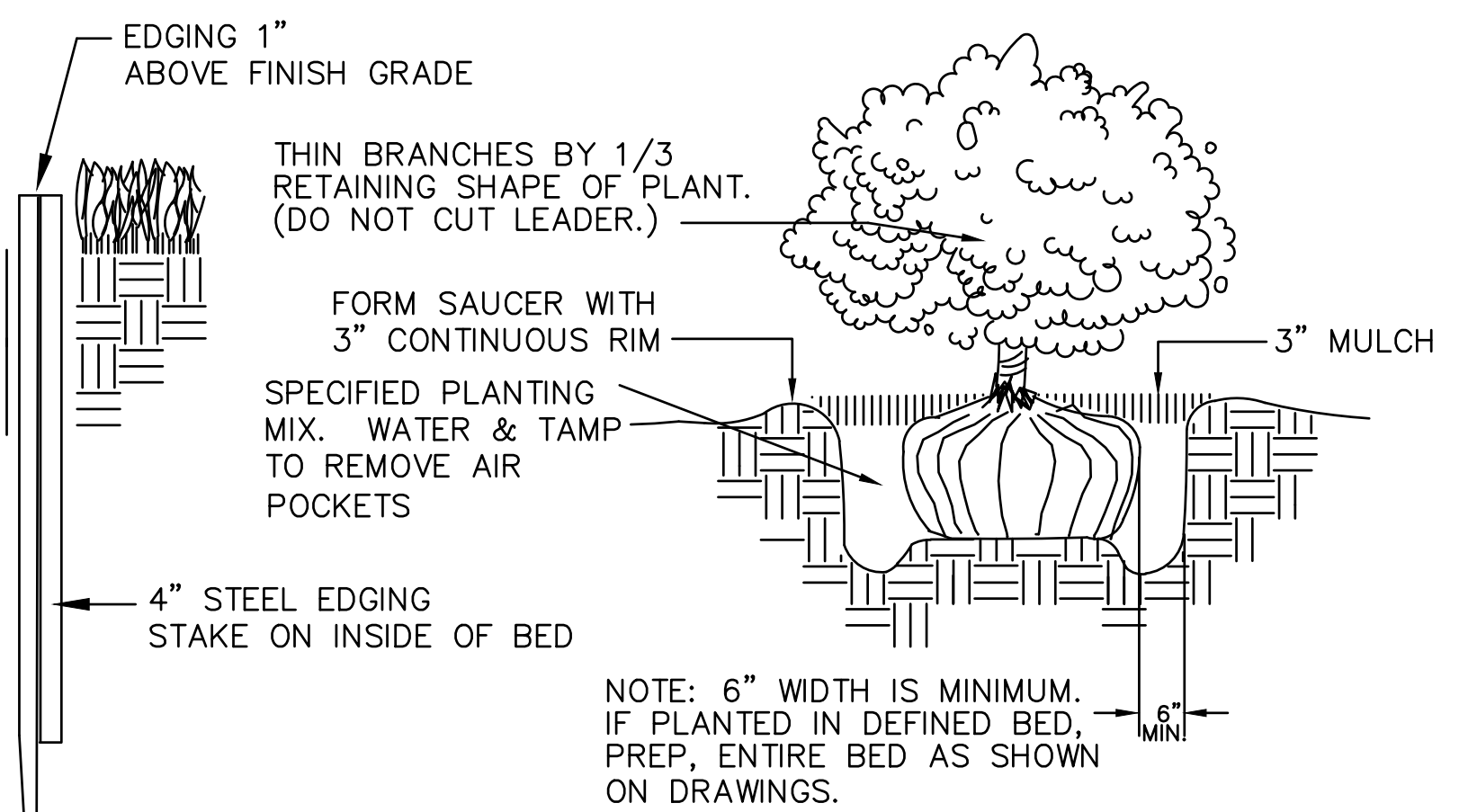
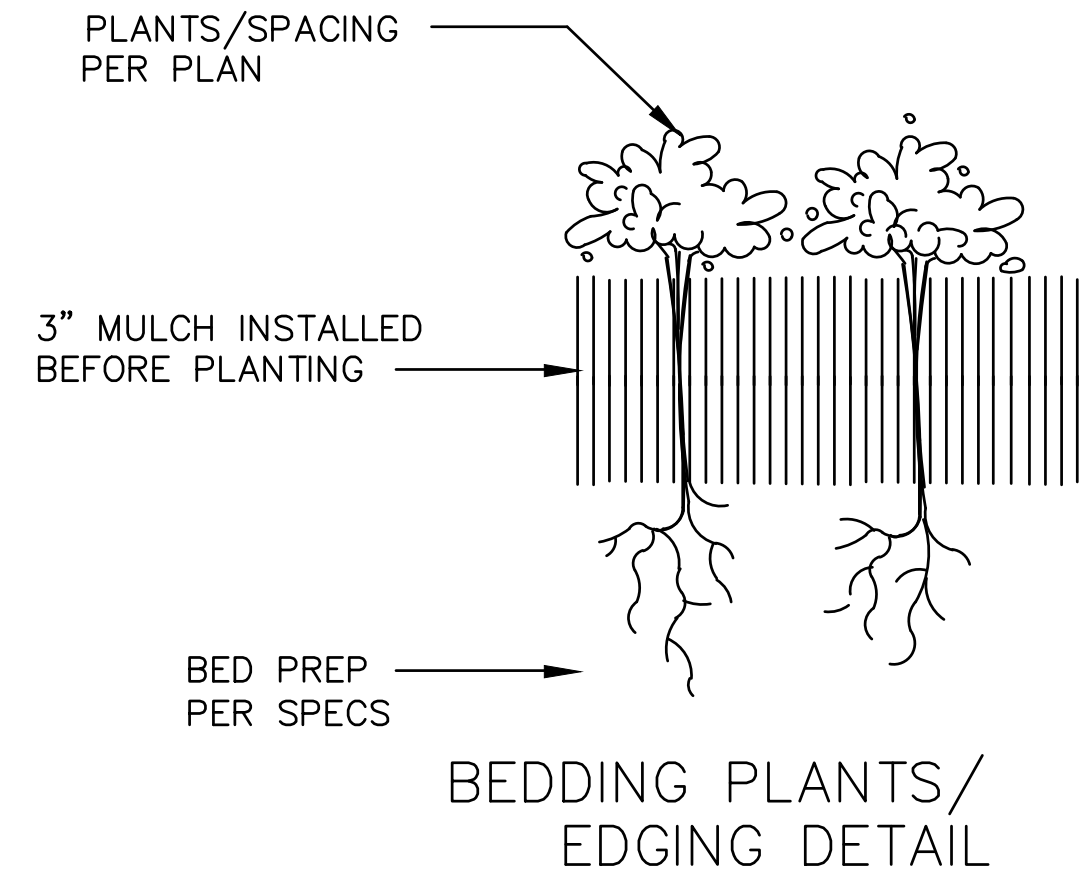


STAKING FOR MULTI-TRUNK TREES &
TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

SAFETY STAKE BY TREE STAKE SOLUTIONS

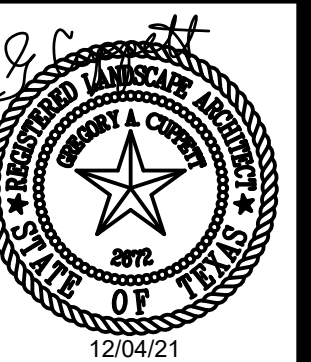
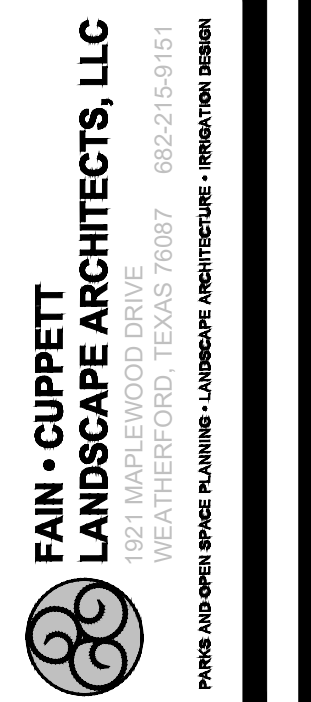
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TYPICAL PARKING LOT ISLAND MOUNDING

PLANTING DETAILS

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



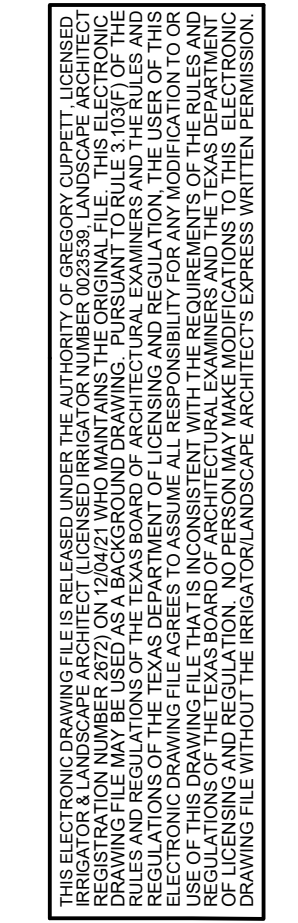
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AUTOMOTIVE IMPROVEMENTS
HWY 377
ROANOKE, TEXAS

Sheet No.

L-2

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FINISH GRADING, LAWN WORK, WILD FLOWERS

1.01 DESCRIPTION

- ## PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

- ## 2.02 FERTILIZER

- ### 2.03 GRASS SEED

- ## 2.04 MULCHING

- ## 2.05 HYDRO-MULCHING

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

3.02 GRASS SEEDING

- ### 3.03 WILD FLOWERS

- | | |
|------------------|-----------------|
| 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

- ### 3.05 PROTECTION

3.06 MAINTENANCE

3.07 REHYDROMULCHING

3.08 FINAL CLEAN-UP

- END OF SECTION**

SECTION 02922

SODDING

PART I - GENERAL

1.01 DESCRIPTION

- ## 1.02 REFERENCE STANDARDS

- ### 1.03 SUBMITTALS

- #### 1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- ## 1.05 JOB CONDITIONS

- ## PART II - PRODUCTS

2.01 MATERIALS

A. Sod:

1. 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.
 2. 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.
 3. 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:**
1. Uniform in composition, free flowing.
 2. Suitable for application in approved equipment.
 3. Analysis of 16-20-0, 16-8-8 or as directed.
- C. Water:**
1. Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

- ### 3.02 SODDING

- B. Rolling:

- ### 3.05 MAINTENANCE AND MANAGEMENT

- END OF SECTION**

TURF SPECS



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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AUTO EXPERTS
BUILDING 4
HUY 371
ROANOKE, TEXAS



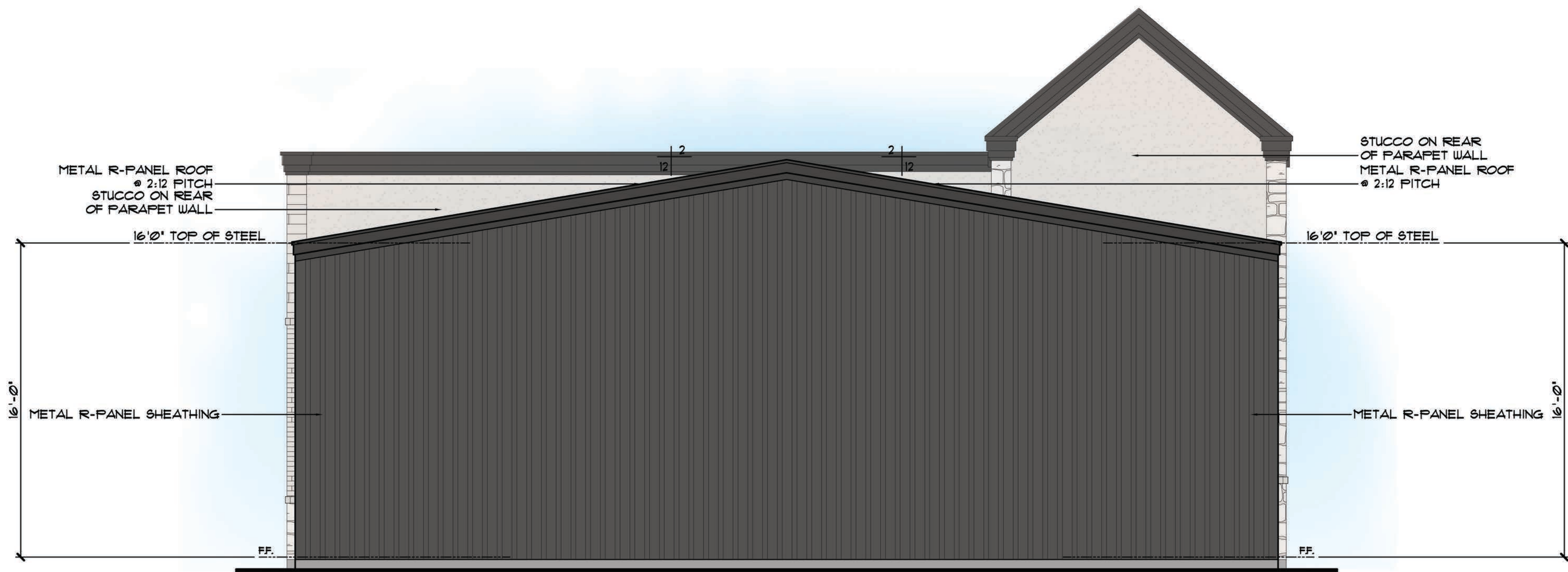
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9233 MIDCITIES BOULEVARD STE. A, NRH TX 76182
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ARCHITECTS

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A3.1
Project No.
21125AUT



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

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
1/4" = 1'-0"

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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ROANOKE, TEXAS



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