

Jesse Terrell, Commissioner  
Larry Granados, Commissioner  
Donald J. Glacy, Commissioner



Jason Kasal, Vice Chairman  
Victor Molaschi, Commissioner  
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA  
SEPTEMBER 19, 2022  
7:00 PM**

**500 S. OAK STREET  
ROANOKE, TX 76262-6732**

**A. CALL TO ORDER**

**B. PUBLIC INPUT**

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

**C. APPROVAL OF THE MINUTES**

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on August 15, 2022.

**D. NEW BUSINESS**

1. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 15.036 acres of land located in the M.E.P. & P.R.R Co. Survey, Abstract Number 943, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 15.036 acres of land from Retail (R) District to Planned Development (PD) District with multi-family uses; prescribing the permissible uses. The property is generally located on the north side of W Hwy 114, approximately one (1) mile west of Hwy 377 adjacent to the Compass Church property. (Ordinance No. 2022-128)
2. Consideration and recommendation on Ordinance No. 2022-128, a zoning request from Adam Smith to amend the Comprehensive Zoning



**AGENDA FOR THE PLANNING AND  
ZONING COMMISSION**

**September 19, 2022  
Page 2 of 3**

Ordinance of the City Of Roanoke, Texas, on approximately 15.036 acres of land situated in the M.E.P. & P.R.R CO. Survey, Abstract Number 943, City Of Roanoke, Denton County, Texas, by changing the zoning from Retail (R) District to Planned Development (PD) District with multi-family uses. The property is generally located on the north side of W Hwy 114, approximately one (1) mile west of Hwy 377 adjacent to the Compass Church property.

3. Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District – Hwy 377 Zone to Oak Street Corridor Zoning District – Hwy 377 Zone – Specific Use Permit (Oak Street Corridor Zoning District – Hwy 377 Zone – SUP) to allow the sale of alcoholic beverages at Lot 10R, Block 21 of the Original Town of Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 409 N. Oak Street, Roanoke, Texas. (Ordinance No. 2022-129 / SUP 2022-07)
4. Consideration and recommendation on approval of Ordinance No. 2022-129 an ordinance of the city of Roanoke, Texas, amending the comprehensive zoning ordinance and as heretofore amended, by granting a change in zoning from Oak Street Corridor - Oak Street to Oak Street Corridor-Oak Street - Specific Use Permit (SUP 2022-07) to allow the sale of alcoholic beverages on block 21 lot 10R in the Old Town Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 409 N Oak Street suite #100. The property is generally located on the SW corner of N Oak Street and Denton Street.
5. Consideration and recommendation on the Site Plan (SP 2022-09) request from Integrity Group for a two (2) story bank building on approximately 2.4 acres of land located in the Roanoke City Center Addition, an addition to the City of Roanoke, Denton County Texas. The property is generally located on the northeast corner of Union Ave and US Hwy 377 and is directly across the street from City Hall on S. Oak Street.
6. Consideration and recommendation on an amendment to Site Plan (SP 2020-01) request from BN Roanoke Partner L.P., located at 1230 W. Hwy 114, for the screening wall requirement standard for PD-2012-111 Exhibit 1.

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





AGENDA FOR THE PLANNING AND  
ZONING COMMISSION

September 19, 2022  
Page 3 of 3

**E. ADJOURNMENT**

**CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, September 16, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

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April S. Hill, City Secretary

\*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRaille IS NOT AVAILABLE.**

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



## **AGENDA ITEM**

TO: Planning and Zoning Commission

SUBJECT: 08/15/2022 - P&Z Minutes

MEETING DATE: September 19, 2022

DEPARTMENT: City Secretary

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### **ITEM SUMMARY:**

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on August 15, 2022.

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. PZMin 08-15-2022

Jesse Terrell, Commissioner  
Larry Granados, Commissioner  
Donald J. Glacy, Commissioner



Jason Kasal, Vice Chairman  
Victor Molaschi, Commissioner  
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES**  
**AUGUST 15, 2022**  
**7:00 P.M.**  
**ROANOKE CITY HALL**  
**500 S. OAK STREET**  
**ROANOKE, TEXAS 76262**

**Present:** Chairman Kristie Womack; Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Victor Molaschi, Jesse Terrell, Donald J. Glacy, and Larry Granados, City Planner Kelly Carlson, and P&Z Secretary Sherry Gragg.

**Absent:** Development Services Administrator J.R. Hames.

**A. CALL TO ORDER**

Meeting called to order at 7:02 p.m.

**B. PUBLIC INPUT**

No one wished to speak.

**C. APPROVAL OF THE MINUTES**

1. Motion made by Victor Molaschi second by Donald J. Glacy to approve the minutes from the regular Planning and Zoning Commission meeting held on August 1, 2022.

Motion carried 6-0-1. Chairman Kristie Womack abstained, as she was not present at this meeting.

**D. NEW BUSINESS**

1. Public hearing to consider a rezoning application for Lots 4, 5, and 6, Block A of the Morningside Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Neighborhood Transition Zone to Oak Street Corridor Zoning District – Neighborhood Transition Zone – Specific Use Permit (SUP 2022-06) to allow Single-Family Residential Attached Dwelling Unit (Townhomes) Use. The property is generally located on the north side of Morningside Drive, across the street from an existing townhome development, approximately .08 of a mile from city hall. (Ordinance No. 2022-122)



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

**August 15, 2022  
Page 2 of 2**

**Public hearing started at 7:04 p.m.**

Dennis Lantrip, Lamar Street, expressed concerns regarding 3-4 story buildings overlooking their back yard.

**Public hearing ended at 7:06 p.m.**

2. Motion made by Mark McCullough second by Victor Molaschi to approve, with a non-see-through solid 10' (ft.) fence (upon neighbor approval of fence), a Specific Use Permit (SUP 2022-06) request from Elborai Group, LLC for lots 4, 5, and 6, Block A of the Morningside Addition, an addition located within the City of Roanoke, Denton County, Texas, to allow the proposed development of single-family residential attached dwellings (townhomes). The property is generally located on the north side of Morningside Drive, across the street from an existing townhome development, approximately .08 of a mile from city hall. (Ordinance No. 2022-122)

Motion carried unanimously.

3. Motion made by Victor Molaschi second by Larry Granados to approve, contingent upon compliance with current sign ordinances and regulations, a site plan (SP 2022-08) request from SLI Group, Inc. for a new building to replace the existing Prosperity Bank building located on approximate 3.79 acres situated in the MEP & PRR Co. Survey, abstract No1565A J. Bacon and A0923A, and having an address of 615 E Byron Nelson Blvd, City of Roanoke, Denton County, Texas. The property is generally located on the northwest corner of E Byron Nelson Blvd. and Dorman Street.

Motion carried unanimously.

**E. ADJOURNMENT**

Motion made by Donald J. Glacy second by Victor Molaschi to adjourn the meeting at 7:40 p.m.

Motion carried unanimously.

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Kristie Womack, Chairman

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Sherry Gragg, P&Z Secretary



## **AGENDA ITEM**

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2022-128 - 15.036 Acres Hwy 114 R to PD w/multi-family

MEETING DATE: September 19, 2022

DEPARTMENT: City Secretary

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### **ITEM SUMMARY:**

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 15.036 acres of land located in the M.E.P. & P.R.R Co. Survey, Abstract Number 943, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 15.036 acres of land from Retail (R) District to Planned Development (PD) District with multi-family uses; prescribing the permissible uses. The property is generally located on the north side of W Hwy 114, approximately one (1) mile west of Hwy 377 adjacent to the Compass Church property. (Ordinance No. 2022-128)

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. PH Notice - ORD NO 2022-128 - Rezone - R to PD - Multi- Family - 15.036 Acres - 080822 (002)



# City of Roanoke Notice of Public Hearing Zoning Amendment

## NOTICE OF PUBLIC HEARING ZONING AMENDMENT

### Roanoke Planning and Zoning Commission

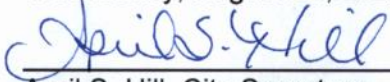
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, SEPTEMBER 19, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 15.036 ACRES OF LAND LOCATED IN THE M.E.P. & P.R.R CO. SURVEY, ABSTRACT NUMBER 943, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 15.036 ACRES OF LAND FROM RETAIL (R) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT WITH MULTI-FAMILY USES; PRESCRIBING THE PERMISSIBLE USES. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

### Roanoke City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, SEPTEMBER 27, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 15.036 ACRES OF LAND LOCATED IN THE M.E.P. & P.R.R CO. SURVEY, ABSTRACT NUMBER 943, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 15.036 ACRES OF LAND FROM RETAIL (R) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT WITH MULTI-FAMILY USES; PRESCRIBING THE PERMISSIBLE USES. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

### **CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, August 31, 2022, by 5:00 p.m.

  
\_\_\_\_\_  
April S. Hill, City Secretary

\*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

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## AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Zoning Change-Retail (R) District to Planned Development (PD) District with multi-family uses

MEETING DATE: September 19, 2022

DEPARTMENT: Planning

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### ITEM SUMMARY:

Consideration and recommendation on Ordinance No. 2022-128, a zoning request from Adam Smith to amend the Comprehensive Zoning Ordinance of the City Of Roanoke, Texas, on approximately 15.036 acres of land situated in the M.E.P. & P.R.R CO. Survey, Abstract Number 943, City Of Roanoke, Denton County, Texas, by changing the zoning from Retail (R) District to Planned Development (PD) District with multi-family uses. The property is generally located on the north side of W Hwy 114, approximately one (1) mile west of Hwy 377 adjacent to the Compass Church property.

### INFORMATION:

The applicant is seeking a zoning change in order to build a 293 unit apartment complex. The majority of the complex would be behind Compass church.

**Zoning Data Summary:** *(The table below highlights the differences that are under consideration for this zoning change in areas of regulations based on our MF-12, multi-family zoning).*

| Description             | MF-12             | Proposed MF       |
|-------------------------|-------------------|-------------------|
| Max. Height             | 2.5 story / 35'   | 4 story / 50'8"   |
| Max. Density            | 12 units per acre | 48 units per acre |
| Min. Dwelling Unit Size | 900-1,075 sf      | 600-1,277 sf      |
| Max. Lot Tract Coverage | 35%               | 39%               |





## AGENDA ITEM

|                      |                                                                                                               |                                                                                        |
|----------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Parking Requirements | 1.5 spaces for each efficiency or one-bedroom unit.<br>2 spaces for each two-bedroom unit.<br>• Required: 497 | 4.5 story parking garage: 333 spaces<br>Surface Parking: 180 spaces<br>• Provided: 513 |
| Refuse Facilities    | Refuse Facilities Every MF Unit within 150' of a refuse facility.                                             | Valet Trash will be provided                                                           |
| Swimming Pool        | 1 swimming pool per 50 units and 1 additional per 100 units                                                   | 1 Resort Style Pool with Resident Lounge                                               |
| Playground           | 1 playground area for every 100 units                                                                         | No playground                                                                          |
| Building Length      | Buildings not to exceed 200' in length                                                                        | No maximum building length so long as the building code is met                         |

The Future Land Use plan, which was included as part of our 2020 Comprehensive Plan, details the distribution of future land uses. The plan includes 69.8 acres to be distributed to multi-family development, roughly 1.6% of Roanoke's planned area. The recent re-zoning of the 14 acres off Cannon Parkway in PD 96-117 puts the city at approximately 79.4 acres designated for multi-family development, exceeding the projected 69.8 acres in the Future Land Use Plan. The addition of this development would increase the acreage for multi-family use to 94.4 acres.

### **DIVISION 2. - PD, PLANNED DEVELOPMENT OVERLAY DISTRICT**

#### **Sec. 12.620. - General Purpose and Description**

(a) The City Council of the City of Roanoke, Texas, after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may authorize the creation of a Planned Development (PD) overlay district.

(b) The Planned Development (PD) district is an overlay zoning district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options, or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter, to ensure the compatibility



## **AGENDA ITEM**

of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

- (1) To provide for a superior design of lots/tracts or buildings;
- (2) To provide for increased recreation and open space opportunities for public use and enjoyment;
- (3) To provide amenities or features that would be of special benefit to the property users or to the overall community;
- (4) To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, viewscales, or wildlife habitats;
- (5) To protect or preserve existing historical buildings, structures, features or places;
- (6) To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
- (7) To meet or exceed the standards of this chapter.

### **STAFF RECOMMENDATION:**

If the board chooses to approve this multi-family project, staff would recommend densities and heights more compatible to our base zoning. The city has already exceeded the Future Land Use Plan distribution for multi-family developments. The proposal consists of developing approximately six (6) acres for the apartments, and the remaining acreage is in the floodplain. The density is closer to forty-eight (48) UPA. Our base zoning for MF allows a maximum of twelve (12) units an acre. The ratio used to calculate land use for MF in our Future Land Use Plan is eighteen (18) units per acre.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

#### **ATTACHMENTS:**

1. Roanoke Zoning app -PD15 acres
2. The Agave - Site Plan
3. The Agave - Concept Package v 7 7.18.2022
4. The Agave - Color Elevations
5. ELEV
6. The Agave - Concept Utility Layout



## **AGENDA ITEM**

7. The Agave - Concept Landscape
8. Metes and Bounds
9. ORD NO 2022-128 - HWY 114 - Rezone R to PD-Multi-family - 15.026 acre tract - 080822
10. Summary Table



CITY OF ROANOKE  
500 S. OAK STREET  
ROANOKE, TEXAS 76262  
(817) 491-2411 FAX (817) 491-2242

Paid 8/8/2022 by JW

## ZONING APPLICATION

|                                                                         |                                                    |                                                                |                              |
|-------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------|------------------------------|
| Applicant/Agent Name<br>Adam Smith                                      |                                                    | Home Phone                                                     | Mobile Phone<br>817.689.6165 |
| Address<br>205 N. Oak - Suite A                                         |                                                    | City / State<br>Roanoke, TX                                    | Zip<br>76262                 |
| Property Owner(s)<br>LVL UP Roanoke, LLC                                |                                                    | Home Phone                                                     | Work Phone<br>817.205.6050   |
| Property Owner Address<br>2034 Churchill Downs Ln Trophy Club, TX 76262 |                                                    |                                                                |                              |
| Present Zoning Classification<br>Retail                                 | Requested Zoning Classification<br>PD- Multifamily | Acreage/Lot of Requested Zoning Classification<br>15.036 acres |                              |

Are any Deed restrictions in place that would prevent this property being used in the manner herein proposed?

☐ Yes ☒ No

If yes, list restrictions \_\_\_\_\_

Proposed use Class A Multifamily

Justification for requested zoning change: Present zoning does not allow for the proposed usage.

I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.

Applicant Signature and Date

Attach two (2) copies of the Metes & Bounds description of the property and a survey map (11x17) of the property. One electronic copy in a pdf format. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

### Authorization:

I/We \_\_\_\_\_ owner(s) of the above described property do hereby authorize \_\_\_\_\_ to act on my/our behalf in making and representing this zoning change application.

\_\_\_\_\_  
Signature of owner

\_\_\_\_\_  
Date

State of Texas

County of \_\_\_\_\_

Sworn to and subscribed before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(year) (name of owner).

Notary Seal

\_\_\_\_\_  
Notary Public's Signature



CONCEPT PACKAGE  
THE AGAVE  
A PROPOSED PLANNED DEVELOPMENT IN ROANOKE, TEXAS





# PROPOSED SITE PLAN



## PRINCIPALS & TEAM

### DEVELOPER AND PRINCIPALS

The development team for the subject includes Jarrett Woods, Adam Smith and Viz Ajro.

Jarrett Woods founded Waypoint Development, LLC in 2005. Since 2005, Mr. Woods and Waypoint have developed approximately 2,100 multifamily units. Mr. Woods brings extensive experience to the development team having developed eight multifamily communities totaling 1,421 units. Mr. Woods has one additional under construction and three more in application.

Adam Smith has over 20 years of multifamily management experience. In 2002, Adam worked with Gold Crown in Kansas City. Gold Crown is experienced in the ownership, management and development of HUD insured assets in Kansas City. Since 2007, Adam has owned and operated an insurance agency whose sole focus is managing risk for multifamily developers, managers and owners. Mr. Smith has 2 other projects in development.

Viz Ajro has owned and managed over 1,000 multifamily units in the Dallas-Fort Worth metroplex since 1998. Mr. Ajro has also brokered the sale of over \$400MM worth of properties throughout Texas. Mr. Ajro has 2 other projects in development.

### MANAGEMENT COMPANY

The property will be managed by Sunridge Management Group (Sunridge), a third-party management company. Sunridge manages 97 properties totaling over 16,000 units, including 58 HUD-insured properties totaling 10,560 units. The company was founded in 1990 by Ronald Akin, who remains the sole owner of the company, Sunridge has been approved as a management agent with HUD since 2002 and has approximately 425 employees.

### DEVELOPMENT TEAM

#### GENERAL CONTRACTOR

The General Contractor will be Strategic Construction, (previously known as FCI Multi-family from 2002 to 2014). Since 2002, Strategic Construction has completed 42 projects totaling over 9,000 units throughout the State of Texas. Strategic Construction is also extremely experienced, having completed over 20 projects.

An identity of interest will exist between the developer and general contractor.

#### ARCHITECT

The Architect for the project will be HEDK Architects (HEDK), a general architectural firm specializing in multi-family housing. HEDK has extensive multifamily experience, having designed over multifamily housing developments across 8 states, with the majority in Texas. HEDK offers over 40 years of experience in affordable, luxury, student and elderly housing.

The architect is an unrelated entity: no identity of interest exists between the architect and developer.

## PROJECT INFORMATION

The project will be located on approximately 15.036 acres located on the north side of State Highway 114, directly adjacent to the Compass Church site.

## AREA SNAPSHOT



## PROJECT DESCRIPTION

### **SITE IMPROVEMENTS (EXISTING AND PROPOSED)**

The Project is to consist of a total of 293-market rate, Class A+ units housed in four-story wood frame buildings with brick and stone siding. The community will also feature a clubhouse with central leasing/management offices. The exterior design, landscaping embellishments and property features will be complementary to the surrounding neighborhood and Best in Class for the surrounding area. There will be 513 parking spaces provided for tenants. The construction period is estimated at 21 months with a total development cost estimated at \$55,000,000. The proposed unit mix is shown below.

**SITE IMPROVEMENTS (EXISTING AND PROPOSED), CONTINUED**

PROPOSED UNIT MIX

| # Units    | Unit Type | BR | BA | Mkt. SF |
|------------|-----------|----|----|---------|
| 12         | S1        | 0  | 1  | 603     |
| 12         | S2        | 0  | 1  | 628     |
| 8          | S3        | 0  | 1  | 633     |
| 36         | A1        | 1  | 1  | 660     |
| 39         | A2        | 1  | 1  | 750     |
| 36         | A3        | 1  | 1  | 786     |
| 36         | A4        | 1  | 1  | 908     |
| 64         | B1        | 2  | 2  | 1,010   |
| 30         | B2        | 2  | 2  | 1,117   |
| 16         | B3        | 2  | 2  | 1,269   |
| 4          | B4        | 2  | 2  | 1,277   |
|            |           |    |    |         |
| <b>293</b> |           |    |    |         |

## REQUESTED VARIANCES FROM MULTIFAMILY ORDINANCE

| Section | Title                | Subtitle                             | Ordinance                                                   | Proposed                                                        |
|---------|----------------------|--------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------|
| 12.312  | Height Regulations   |                                      | 2.5 stories for main building                               | 4 stories for the main building 50'8" to top of highest parapet |
| 12.313  | Area Regulations     |                                      | 12 units per acre (calculated on gross)                     | Site plan calls for less than 20 units per acre                 |
|         |                      | Minimum Floor Area per Dwelling Unit | Studio Min. SF - 900                                        | Studio Minimum - 600 SF                                         |
|         |                      |                                      | 1 BR Min. SF - 950                                          | 1BR Minimum - 650 SF                                            |
|         |                      |                                      | 2 or more BR - 1075                                         | 2BR Minimum - 900 SF                                            |
| 12.314  | Special Requirements | Refuse Facilities                    | Every MF Unit within 150' of a refuse facility.             | Valet Trash will be provided                                    |
|         |                      | Swimming Pool                        | 1 swimming pool per 50 units and 1 additional per 100 units | 1 Resort Style Pool with Resident Lounge                        |
|         |                      | Playground                           | 1 playground area for every 100 units                       | No playground presently contemplated                            |
|         |                      | Building Length                      | Buildings not to exceed 200' in length                      | No maximum building length so long as building code is met      |





CMU 1



CMU 2



BRICK 1



BRICK 2



PAINT 1: STUCCO



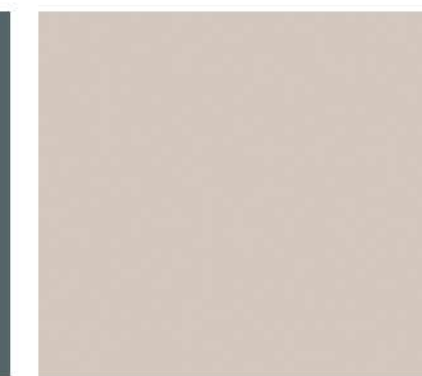
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PAINT 4: ACCENT



PAINT 5: STUCCO



METAL CANOPIES

“ALL EXPOSED SIDES SHALL BE TREATED ARCHITECTURALLY WITH FINISH MATERIALS IN CHARACTER WITH THE MAIN FACADE OF THE BUILDING”

## 3LB ROANOKE SCHEMATIC ELEVATION

Roanoke, Texas









FIELD NOTES DESCRIBING A 15.036 ACRE PART OF LVL UP-ROANOKE TRACT

**BEING** a part of that certain tract of land situated in the M.E.P. & P. R.R. Company Survey, Abstract Number 943, and in the City of Roanoke, Denton County, Texas, said tract being a part of that certain tract of land described in Warranty Deed with Vendor's Lien to LVL Up-Roanoke, LLC, as recorded in Document Number 2017-44214, of the Official Records of Denton County, Texas (ORDCT) and being more particularly described as follows:

**BEGINNING** at a point for the southerly southeast corner of said LVL Up-Roanoke tract and the southwest corner of Lot 1, Block 1, Compass Christian Addition, an addition to the City of Roanoke, as shown on plat thereof recorded in Document Number 2017-77, ORDCT, said point being on the northeast right-of-way line of State Highway 114 (locally known as Byron Nelson Boulevard; a variable width right-of-way), and from which a 5/8-inch iron rod found bears North 44 degrees 38 minutes 25 seconds West, a distance of 15.07 feet;

**THENCE** North 62 degrees 56 minutes 55 seconds West, with the southwest line of said LVL Up-Roanoke tract and said northeast right-of-way line of State Highway 114, a distance of 79.97 feet to a point for corner;

**THENCE** North 27 degrees 03 minutes 05 seconds East, departing the southwest line of said LVL Up-Roanoke tract and said northeast right-of-way line of State Highway 114, a distance of 47.10 feet to an angle point for corner;

**THENCE** over and across said LVL Up-Roanoke tract the following bearings and distances:

North 00 degrees 08 minutes 48 seconds East, a distance of 280.14 feet to a point for corner;

South 89 degrees 58 minutes 41 seconds West, a distance of 185.91 feet to a point for corner;

North 00 degrees 01 minute 19 seconds West, a distance of 274.50 feet to an angle point for corner;

North 63 degrees 34 minutes 56 seconds West, a distance of 228.56 feet to a point for corner on the northwest line of said LVL Up-Roanoke tract, said point being on the southeast line of that tract of land described in Special Warranty Deed to Northlake Capital, LLC, as recorded in Document Number 2014-10982, ORDCT;

**THENCE** North 26 degrees 25 minutes 04 seconds East, with the northwest line of said LVL Up-Roanoke tract and the southeast line of said Northlake Capital tract, a distance of 548.27 feet to a 1/2-inch iron rod found for the northwest corner of the herein described tract of land and the northeast corner of said Northlake Capital tract, said iron rod being on a southerly line of that remaining tract of land described in General Warranty Deed to the United States of America, as recorded in Volume 373, Page 91, of the Deed Records of Denton County, Texas;

**THENCE** North 79 degrees 48 minutes 42 seconds East, with the north line of said LVL Up-Roanoke tract and the southerly line of said United States of America tract, a distance of 355.61 feet to a found Corp of Engineers Monument Number F509-17 for corner;



FIELD NOTES DESCRIBING A 15.036 ACRE PART OF LVL UP-ROANOKE TRACT

**THENCE** South 31 degrees 34 minutes 34 seconds East, with the northeast line of said LVL Up-Roanoke tract and a southwesterly line of said United States of America tract, a distance of 945.56 feet to a found Corp of Engineers Monument Number F509-18 for corner;

**THENCE** South 00 degrees 52 minutes 46 seconds West, with the east line of said LVL Up-Roanoke tract and a westerly line of said United States of America tract, a distance of 88.21 feet to a 1/2-inch iron rod found for the easterly southeast corner of the herein described tract of land, said iron rod being the northeast corner of said Lot 1, Block 1, Compass Christian Addition;

**THENCE** South 89 degrees 58 minutes 41 seconds West, departing said westerly line of said United States of America tract, with a south line of said LVL Up-Roanoke tract and the north line of said Lot 1, Block 1, Compass Christian Addition, a distance of 646.91 feet to a point for corner, said iron also being the northwest corner of said Lot 1, Block 1;

**THENCE** South 00 degrees 08 minutes 48 seconds West, with an east line of said LVL Up-Roanoke tract and the west line of said Lot 1, Block 1, Compass Christian Addition, a distance of 394.48 feet to the **POINT OF BEGINNING** and **CONTAINING** 654,961 square feet of land, or 15.036 acres, more or less.

BASIS OF BEARINGS is the Texas Coordinate System of 1983, NAD 83 North Central Texas Zone (4202).

## ORDINANCE No. 2022-128

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 15.036 ACRES OF LAND IN THE M.E.P. & P.R.R CO. SURVEY, ABSTRACT NUMBER 943, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY CHANGING THE ZONING ON SAID TRACT FROM RETAIL (R) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT WITH MULTI-FAMILY USES; PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on the approximately 15.036 acres of land in the M.E.P. & P.R.R Co. Survey, Abstract Number 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Retail (R) District to Planned Development (PD) District with Multi-Family Uses; and

**WHEREAS,** the Planning and Zoning Commission of the City of Roanoke, Texas, and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended.

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

### **Section 1.** FINDINGS INCORPORATED

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

### **Section 2.**

The approximately 15.036 acres of land in the M.E.P. & P.R.R Co. Survey, Abstract Number 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and presently zoned Retail (R) District is changed to Planned Development (PD) District with Multi-Family Uses.

### **Section 3.**

The property shall be developed in strict accordance with the allowable land uses for the property being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes.

### **Section 4.**

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of

the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

**Section 5. PENALTY CLAUSE**

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

**Section 6. 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 7. EFFECTIVE DATE**

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

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Roanoke, Texas, on this the 27<sup>th</sup> day of September, 2022.

**APPROVED:**

\_\_\_\_\_  
Carl E. Gierisch, Jr., Mayor

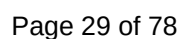
**ATTEST:**

\_\_\_\_\_  
April S. Hill, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Jeff Moore, City Attorney

Property Description and Depiction  
of the  
Approximately 15.036 Acre Tract of Land





| Section | Title                | Subtitle                             |
|---------|----------------------|--------------------------------------|
| 12.312  | Height Regulations   |                                      |
| 12.313  | Area Regulations     |                                      |
|         |                      | Minimum Floor Area per Dwelling Unit |
|         |                      |                                      |
|         |                      |                                      |
| 12.314  | Special Requirements | Refuse Facilities                    |
|         |                      | Swimming Pool                        |
|         |                      | Playground                           |
|         |                      | Building Length                      |

| Ordinance                                                   |
|-------------------------------------------------------------|
| 2.5 stories for main building                               |
| 12 units per acre (calculated on gross)                     |
| Studio Min. SF - 900                                        |
| 1 BR Min. SF - 950                                          |
| 2 or more BR - 1075                                         |
| Every MF Unit within 150' of a refuse facility              |
| 1 swimming pool per 50 units and 1 additional per 100 units |
| 1 playground area for every 100 units                       |
| Buildings not to exceed 200' in length                      |

|                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposed</b>                                                                                                              |
| 4 stories for the main building and 4.5 stories for the parking garage - estimated height to the top of the parapet is 50'8" |
| Maximum of 20 units per gross acre                                                                                           |
| Studio Minimum - 600 SF                                                                                                      |
| 1BR Minimum - 650 SF                                                                                                         |
| 2BR Minimum - 900 SF                                                                                                         |
| Some Units may be slightly further but valet trash pickup will be provided                                                   |
| 1 Resort Style Pool with Resident Lounge                                                                                     |
| No playground presently contemplated                                                                                         |
| No maximum building length so long as building code is met                                                                   |



## **AGENDA ITEM**

TO: Planning and Zoning Commission

SUBJECT: PH Notice - Ordinance No. 2022-129 / SUP 2022-07

MEETING DATE: September 19, 2022

DEPARTMENT: City Secretary

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### **ITEM SUMMARY:**

Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District – Hwy 377 Zone to Oak Street Corridor Zoning District – Hwy 377 Zone – Specific Use Permit (Oak Street Corridor Zoning District – Hwy 377 Zone – SUP) to allow the sale of alcoholic beverages at Lot 10R, Block 21 of the Original Town of Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 409 N. Oak Street, Roanoke, Texas.

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. PH Notice - ORD NO 2022-129 - SUP 2022-07 - 409 N Oak Street Suite 100 Alcohol Sales - Lot 10R Block 21 OT Roanoke - jlm draft - 083022



# City of Roanoke Notice of Public Hearing Zoning Amendment

## CITY OF ROANOKE

### PLANNING AND ZONING COMMISSION SUP-2022-07

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, SEPTEMBER 19, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – HWY 377 ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – HWY 377 ZONE – SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT – HWY 377 ZONE – SUP) TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES AT LOT 10R, BLOCK 21 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A STREET ADDRESS OF 409 N. OAK STREET, ROANOKE, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

### ROANOKE CITY COUNCIL SUP-2022-07

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, SEPTEMBER 27, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE TO OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE - SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE - SUP) TO ALLOW A DISTILLERY AND THE SALE OF ALCOHOLIC BEVERAGES AT LOT 10R, BLOCK 21 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A STREET ADDRESS OF 409 N. OAK STREET, ROANOKE, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

### **CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, September 2, 2022, by 5:00 p.m.

  
April S. Hill, City Secretary

\*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

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





## **AGENDA ITEM**

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP 2022-07) Sale of Alcoholic Beverages

MEETING DATE: September 19, 2022

DEPARTMENT: Planning

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### **ITEM SUMMARY:**

Consideration and recommendation on approval of Ordinance No. 2022-129 an ordinance of the city of Roanoke, Texas, amending the comprehensive zoning ordinance and as heretofore amended, by granting a change in zoning from Oak Street Corridor - Oak Street to Oak Street Corridor-Oak Street - Specific Use Permit (SUP 2022-07) to allow the sale of alcoholic beverages on block 21 lot 10R in the Old Town Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 409 N Oak Street suite #100. The property is generally located on the SW corner of N Oak Street and Denton Street.

### **INFORMATION:**

The applicant is planning to use the space as a wine tasting room.

### **STAFF RECOMMENDATION:**

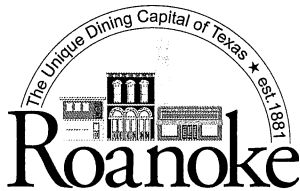
Recommend approval.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. SUP-2022-07 - Kyle Bingham - 409 N Oak Wine Tasting Sales
2. ORD NO 2022-129 - SUP 2022-07 - 409 N Oak Street Alcohol Sales - Lot 10R Block 21 OT Roanoke - jlm draft - 083022 (003)



CITY OF ROANOKE  
500 S. OAK STREET  
ROANOKE, TEXAS 76262  
(817) 491-2411

## SPECIFIC USE PERMIT APPLICATION

|                                                                         |                                                                          |                                   |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------|
| Name of Applicant/Agent<br>Kyle Bingham                                 | Address, City, State, Zip<br>645 FM 303, Meadow TX, 79345                | Phone Number<br>(806) 585-6616    |
| Type of permit requested<br>Specific Use Permit, Alcohol sales over 50% | Name of Business<br>Bingham Family Cellars, DBA Bingham Family Vineyards | Email<br>TexasGrapes@bingham.wine |
| Property Owner(s)<br>John Critz                                         | Address, City, State, Zip<br>1220 Hibiscus Dr, Keller, TX 76248          | Phone Number<br>8172292804        |
| Legal Description – Lot/Block/Subdivision<br>O T ROANOKE BLK 21 LOT 10R | Property Address<br>409 N Oak St, suit 100<br>Roanoke TX 76262-6191      | Present Zoning<br>Oak Street      |

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? NO  
Justification for request for Special Use Permit: Alcohol sales over 50%

### Authorization:

I/ We John Critz owner(s) of the above described property do here by authorize  
Kyle Bingham to act on my/our behalf in making and representing this special use permit application.

JC  
Owner(s) Signature  
8/30/2022  
Date

\_\_\_\_\_  
Owner(s) Signature  
\_\_\_\_\_  
Date

### Attach the following:

Special Use Permit application fee of \$200.00\*\*. A copy of a survey map of the property and a concept plan or site plan in a pdf format.

Kyle Bingham  
Applicants Signature

8/30/2022  
Date

\*\*Fees are subject to change as amended by Ordinance.

### FOR OFFICE USE ONLY

|                                   |                                  |                                 |                                                 |
|-----------------------------------|----------------------------------|---------------------------------|-------------------------------------------------|
| Application Fee<br>Paid 8/30/2022 | P&Z Meeting<br><u>09/19/2022</u> | CC Meeting<br><u>09/27/2022</u> | File for Record<br>SUP- <u>2022</u> - <u>07</u> |
|-----------------------------------|----------------------------------|---------------------------------|-------------------------------------------------|

8/23/2022

**ORDINANCE No. 2022-129**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT TO OAK STREET CORRIDOR ZONING DISTRICT - SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT - SUP) TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES ON LOT 10R, BLOCK 21 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT A, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (15<sup>th</sup>) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;” and

**WHEREAS,** Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;” and

**WHEREAS,** the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, and the Code of Ordinances of the City of Roanoke, Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Zoning Ordinance should be amended; and

**WHEREAS,** pursuant to Sections 109.31 and 109.32 of the Texas Alcoholic Beverage Code and Section 11.06 of the Home-Rule Charter of the City of Roanoke, Texas, the sale of liquor and beer is prohibited within all residential sections or areas of the City; and

**WHEREAS,** Section 12.649 of the Code of Ordinances of the City of Roanoke, Texas, provides that bars and liquor stores should be at least 1,000 feet apart; and

**WHEREAS,** the City Council of the City of Roanoke, Texas, has determined that the following regulation is necessary in order to protect public health, safety, and welfare.

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

**Section 1. FINDINGS INCORPORATED**

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

**Section 2.**

That the Comprehensive Zoning Ordinance and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from Oak Street Corridor Zoning District - Hwy 377 Zone to Oak Street Corridor Zoning District - Hwy 377 Zone - Specific Use Permit (Oak Street Corridor Zoning District - Hwy 377 Zone - SUP) to allow the sale of alcoholic beverages on Lot 10R, Block 21 of the Original Town of Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and or depicted in **Exhibit A**, which is attached hereto and incorporated herein.

**Section 3. PENALTY CLAUSE**

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

**Section 4. SEVERABILITY CLAUSE**

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

**Section 5. EFFECTIVE DATE**

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

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Roanoke, Texas, on this the 27<sup>th</sup> day of September, 2022.

**APPROVED:**

---

Carl E. Gierisch, Jr., Mayor

**ATTEST:**

---

April S. Hill, City Secretary

**APPROVED AS TO FORM:**

---

Jeff Moore, City Attorney

***Exhibit A***

Legal Description and/or Depiction  
of the  
Property

**LOT 10R, BLOCK 21 OF THE  
ORIGINAL TOWN OF ROANOKE ADDITION**





## AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2022-09) American National Bank and Trust

MEETING DATE: September 19, 2022

DEPARTMENT: Planning

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### ITEM SUMMARY:

Consideration and recommendation on the Site Plan (SP 2022-09) request from Integrity Group for a two (2) story bank building on approximately 2.4 acres of land located in the Roanoke City Center Addition, an addition to the City of Roanoke, Denton County Texas. The property is generally located on the northeast corner of Union Ave and US Hwy 377 and is directly across the street from City Hall on S. Oak Street.

### INFORMATION:

- **Zoning** - Oak Street Corridor - Civic/Mixed Use
- **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.
- **Screening**- A five (5) foot wrought iron and masonry fence for screening the parking lot adjacent to S. Oak Street

### STAFF RECOMMENDATION:

Recommend approval.

### SPECIAL CONSIDERATION:

### FINANCIAL CONSIDERATION:



## **AGENDA ITEM**

### **ATTACHMENTS:**

1. Colored Elevations
2. Final Plat Roanoke City Center
3. 2022.09.12 AMNAT Complete Set
4. Site Plan AMNAT
5. Site Plan Application - Integrity Group - Roanoke City Center Lot 1 Block E



TX:15174 EXP. 12/31/2022

NEW PLANS FOR:  
**AMERICAN NATIONAL BANK AND TRUST**  
ROANOKE, TEXAS



**Mark M. Martin, Architect**  
**Michael A. Bates, Architect**  
100 West Oak St. - Suite 201  
Denton, Texas 76201  
(940) 565-0260  
(940) 387-4881

**B.M. BATESMARTIN ARCHITECTS**



**2 WEST ELEVATION**  
SCALE 1/8" = 1'-0"

| MATERIALS                    | SQ. FT. | PERCENT |
|------------------------------|---------|---------|
| MASONRY FINISHES (1ST FLOOR) | 847     | 62%     |
| TRANSPARENCY (1ST FLOOR)     | 506     | 37%     |
| MASONRY FINISHES (2ND FLOOR) | 459     | 55%     |
| TRANSPARENCY (2ND FLOOR)     | 375     | 45%     |



**1 SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

| MATERIALS                         | SQ. FT. | PERCENT |
|-----------------------------------|---------|---------|
| MASONRY FINISHES (1ST FLOOR)      | 847     | 62%     |
| TRANSPARENCY (1ST FLOOR)          | 506     | 37%     |
| MASONRY FINISHES (2ND FLOOR)      | 459     | 55%     |
| TRANSPARENCY FINISHES (2ND FLOOR) | 375     | 45%     |



**4 EAST ELEVATION**  
SCALE 1/8" = 1'-0"

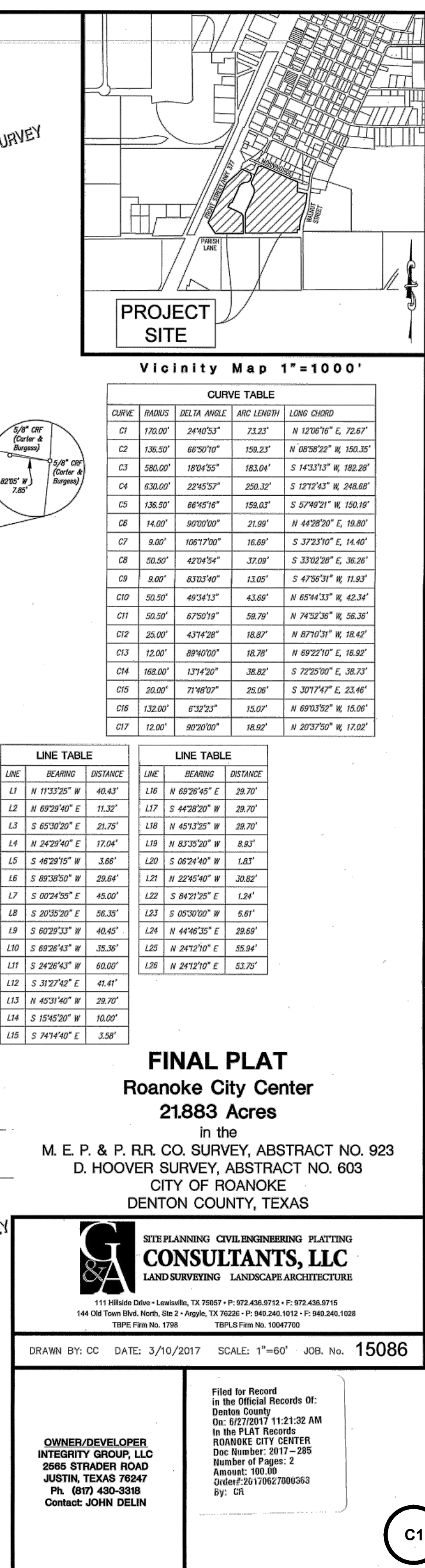
| MATERIALS                    | SQ. FT. | PERCENT |
|------------------------------|---------|---------|
| MASONRY FINISHES (1ST FLOOR) | 694     | 63%     |
| TRANSPARENCY (1ST FLOOR)     | 411     | 37%     |
| MASONRY FINISHES (2ND FLOOR) | 407     | 55%     |
| TRANSPARENCY (2ND FLOOR)     | 335     | 45%     |



**3 NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

| MATERIALS                    | SQ. FT. | PERCENT |
|------------------------------|---------|---------|
| MASONRY FINISHES (1ST FLOOR) | 958     | 84%     |
| TRANSPARENCY (1ST FLOOR)     | 185     | 16%     |
| MASONRY FINISHES (2ND FLOOR) | 511     | 68%     |
| TRANSPARENCY (2ND FLOOR)     | 243     | 32%     |











File: Z:\2019\18363\Drawings\JP & Const Plans\GENERAL NOTES.dgn  
Plotted: 8/26/2022 2:22 PM by Auto Plot Spool: 8/26/2022 10:40 AM, by jpo

## GENERAL NOTES

1. THE TERM MUNICIPALITY REFERS TO THE CITY OF ROANOKE.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

### GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

### GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

### GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

### PROJECT GENERAL NOTES

1. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
2. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
6. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
8. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
9. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

### CITY OF ROANOKE UTILITY CONTACTS

WATER/WASTEWATER DEPART. (817) 491-6099  
PUBLIC WORKS DEPT. (817) 491-6099  
BUILDING INSPECTIONS DEPT. (817) 490-1308  
PARKS & RECREATION DEPT. (817) 837-9930  
FIRE DEPARTMENT (817) 491-2301

ONCOR ELECTRIC (817) 491-6099  
ATMOS ENERGY (817) 355-7011  
ATMOS GAS (817) 303-2905  
TRI-COUNTY ELECTRIC (972) 395-1313  
AT&T (817) 980-7152  
DIG T.E.S.S. (800) 344-8377

| LEGEND                                  |                          |                                         |                            |
|-----------------------------------------|--------------------------|-----------------------------------------|----------------------------|
| ABBREVIATIONS:                          |                          |                                         |                            |
| CRF                                     | Capped Rebar Found       | FG                                      | Finished Grade             |
| CRS                                     | Capped Rebar Set         | FF                                      | Finished Floor             |
| CP                                      | Control Point            | FP                                      | Finished Pad               |
| Mon.                                    | Monument                 | FL                                      | Flowline                   |
| BM                                      | Benchmark                | UE                                      | Utility Easement           |
| Ex TC                                   | Existing Top of Curb     | DE                                      | Drainage Easement          |
| Ex TP                                   | Existing Top of Pavement | BL                                      | Building Line              |
| TC                                      | Top of Curb              | R.O.W.                                  | Right-of-Way               |
| G                                       | Gutter                   | DR                                      | Deed Records               |
| PG                                      | Proposed Grade           | PR                                      | Plot Records               |
| TP                                      | Grade at Top of Pavement | PAE                                     | Pedestrian Access Easement |
| TA                                      | Grade at Top of Asphalt  | SB                                      | Selback line               |
| TW                                      | Grade at Top of Wall     | WLE                                     | Waterline Easement         |
| BW                                      | Grade at Bottom of Wall  | MAE                                     | Mutual Access Easement     |
| RW                                      | Grade at Retaining Wall  |                                         |                            |
| TG                                      | Grade at Top of Grate    |                                         |                            |
| LINES & SYMBOLS:                        |                          |                                         |                            |
| Existing:                               |                          | Proposed:                               |                            |
| ---500---501---                         |                          | ---501---500---                         |                            |
| Contours                                |                          | Contours                                |                            |
| Asphalt Pavement                        |                          | Asphalt Pavement                        |                            |
| Wood Fence                              |                          | Wood Fence                              |                            |
| Chain Link Fence                        |                          | Chain Link Fence                        |                            |
| Wire Fence                              |                          | Wire Fence                              |                            |
| Masonry Wall                            |                          | Masonry Wall                            |                            |
| Centerline of Creek, Swale, or Waterway |                          | Centerline of Creek, Swale, or Waterway |                            |
| Waterline                               |                          | Waterline                               |                            |
| Sanitary Sewer                          |                          | Sanitary Sewer                          |                            |
| Storm Sewer                             |                          | Storm Sewer                             |                            |
| Overhead Power                          |                          | Overhead Power                          |                            |
| Buried Power                            |                          | Buried Power                            |                            |
| Gas Line                                |                          | Gas Line                                |                            |
| Fire Hydrant                            |                          | Fire Hydrant                            |                            |
| Water Valve                             |                          | Water Valve                             |                            |
| Water Meter                             |                          | Water Meter                             |                            |
| Sanitary Sewer Manhole                  |                          | Sanitary Sewer Manhole                  |                            |
| Guy Wire                                |                          | Guy Wire                                |                            |
| Light Pole                              |                          | Light Pole                              |                            |
| Power Pole                              |                          | Power Pole                              |                            |
| Tree                                    |                          | Tree                                    |                            |
| Benchmark                               |                          | Benchmark                               |                            |

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2000 Community College  
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TBPE: 19762 TBPLS: 10164440  
www.mcadamsco.com



McADAMS

AMERICAN NATIONAL  
BANK & TRUST  
ROANOKE CITY CENTER  
Lot 1, Block E, 2.347 Acres  
MEP & P. RR. CO. SURVEY, ABSTRACT NO.  
923  
CITY OF ROANOKE, COUNTY, TEXAS

## GENERAL NOTES

### PRELIMINARY PLANS

THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
G&A I MCADAMS,  
TBPE: 19762  
JUSTIN L. LANSDDOWNE,  
P.E. #121990  
DATE 8/26/2022

Drawn By: JAR  
Date: 08/26/2022  
Scale: N.T.S.  
Revisions:

18363

C3

OWNER/DEVELOPER  
INTEGRITY GROUP  
361 W BYRON NELSON BLVD  
ROANOKE, TEXAS 76262  
Ph. 8074303318  
Contact: JOHN DELIN

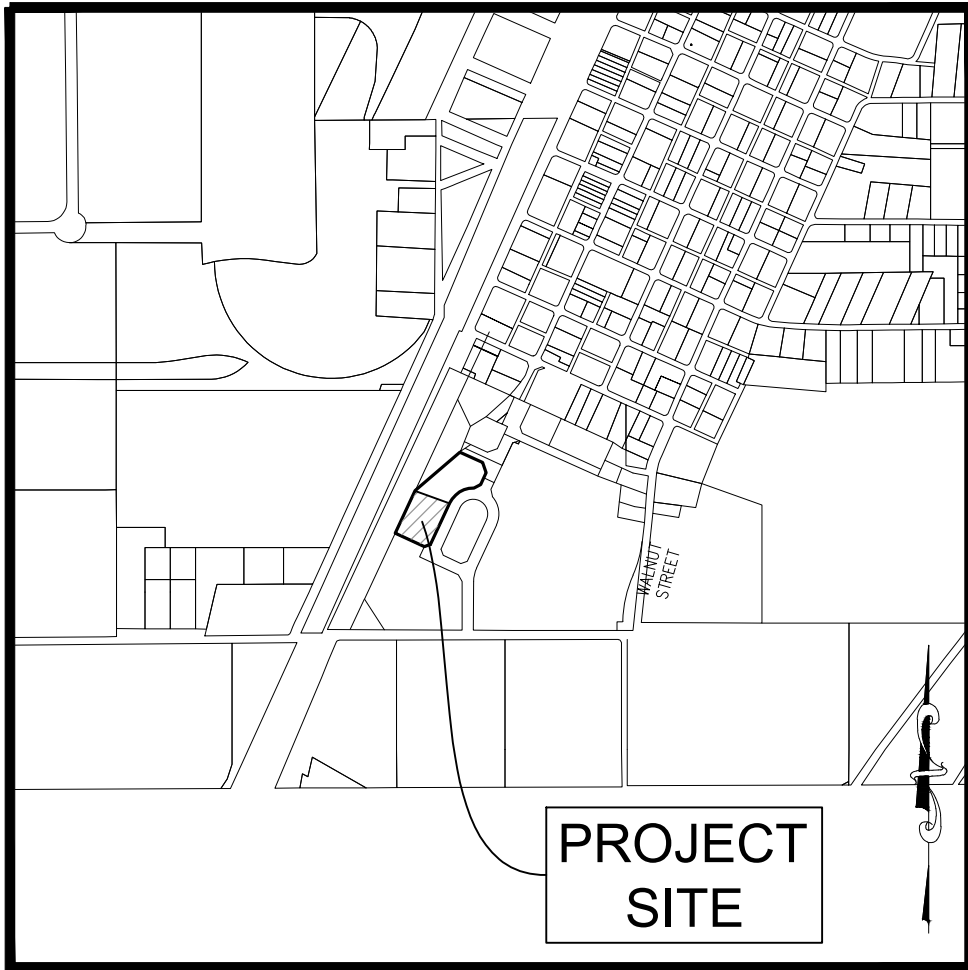
AMERICAN NATIONAL BANK & TRUST



SITE PLANS  
for  
AMERICAN NATIONAL  
BANK & TRUST

ROANOKE CITY CENTER  
LOT 1, BLOCK E  
2.347 Acres  
Zoned OAK STREET CIVIC MIXED USE

in the  
M.E.P & P. R.R. CO. SURVEY, ABSTRACT NO. 923  
CITY OF ROANOKE  
DENTON COUNTY, TEXAS  
SEPTEMBER 2022



Vicinity Map 1"=1000'

OWNER/DEVELOPER  
INTEGRITY GROUP  
361 W BYRON NELSON BLVD  
ROANOKE, TEXAS 76262  
Ph. 8074303318  
Contact: JOHN DELIN



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Contact: Justin L. Lansdowne, P.E.

Sheet List Table

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| L1.1 | LANDSCAPE PLAN                    |

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COVER SHEET

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G&A | MCADAMS,  
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Revisions:

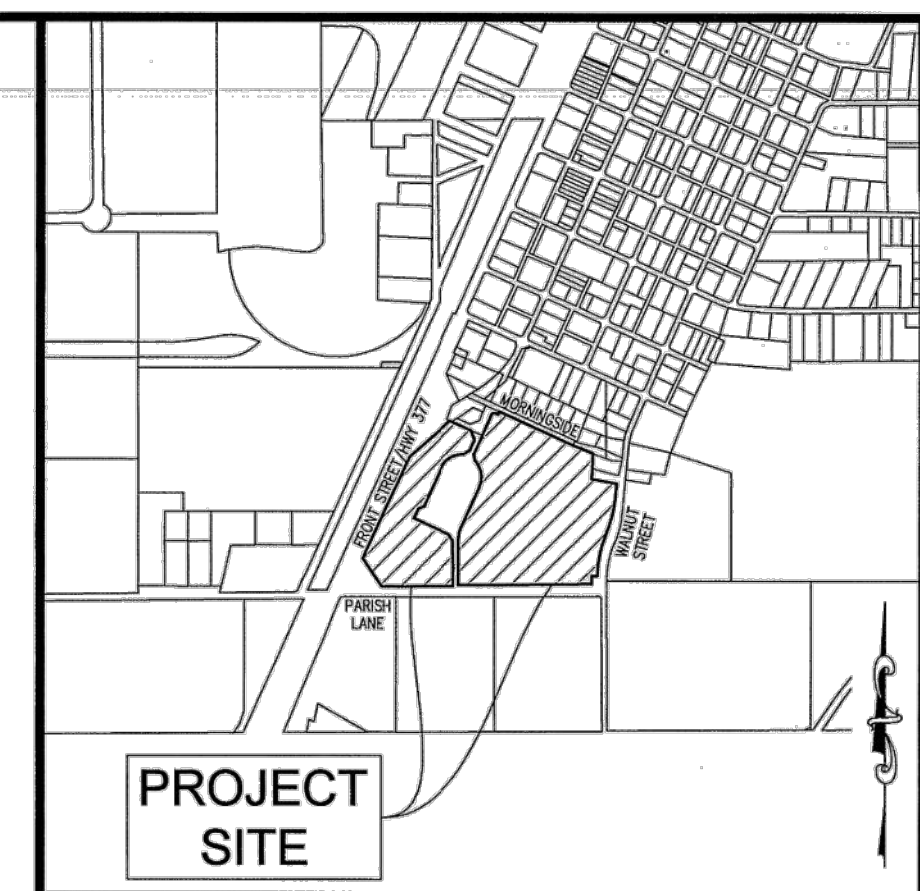
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AMERICAN NATIONAL BANK & TRUST

SITE PLANS





| CURVE TABLE |         |             |            |                        |
|-------------|---------|-------------|------------|------------------------|
| CURVE       | RADIUS  | DELTA ANGLE | ARC LENGTH | LONG CHORD             |
| C1          | 170.00' | 24°40'33"   | 73.23'     | N 12°06'16" E, 72.67'  |
| C2          | 136.50' | 66°50'10"   | 159.23'    | N 68°58'22" W, 150.35' |
| C3          | 590.00' | 18°04'55"   | 183.04'    | S 14°33'13" W, 182.28' |
| C4          | 630.00' | 22°45'57"   | 250.32'    | S 12°12'43" W, 248.68' |
| C5          | 136.50' | 66°45'16"   | 159.03'    | S 57°49'21" W, 150.19' |
| C6          | 14.00'  | 90°00'00"   | 21.99'     | N 44°28'20" E, 19.80'  |
| C7          | 8.00'   | 106°7'00"   | 16.69'     | S 37°23'10" E, 14.40'  |
| C8          | 50.50'  | 42°04'54"   | 37.09'     | S 33°02'28" E, 36.26'  |
| C9          | 8.00'   | 83°03'40"   | 13.05'     | S 47°56'31" W, 11.93'  |
| C10         | 50.50'  | 49°34'13"   | 43.69'     | N 65°44'33" W, 42.34'  |
| C11         | 50.50'  | 67°50'19"   | 59.79'     | N 74°52'36" W, 56.36'  |
| C12         | 25.00'  | 43°17'28"   | 18.87'     | N 47°30'11" W, 18.42'  |
| C13         | 12.00'  | 89°40'00"   | 16.78'     | N 69°22'00" E, 16.52'  |
| C14         | 168.00' | 13°14'20"   | 38.82'     | S 62°25'00" E, 38.83'  |
| C15         | 20.00'  | 71°48'07"   | 25.06'     | S 30°17'47" E, 23.46'  |
| C16         | 132.00' | 63°32'13"   | 15.07'     | N 68°03'52" W, 15.06'  |
| C17         | 12.00'  | 90°00'00"   | 18.92'     | N 20°35'50" W, 17.02'  |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 11°33'25" W | 40.43'   |
| L2         | N 69°20'40" E | 11.32'   |
| L3         | S 65°30'20" E | 21.75'   |
| L4         | N 24°29'40" E | 17.04'   |
| L5         | S 46°29'15" W | 3.66'    |
| L6         | S 89°38'50" W | 29.64'   |
| L7         | S 02°24'55" E | 45.00'   |
| L8         | S 20°35'20" E | 56.35'   |
| L9         | S 60°29'33" W | 40.45'   |
| L10        | S 69°26'43" W | 35.36'   |
| L11        | S 24°26'43" W | 60.00'   |
| L12        | S 31°27'42" E | 41.41'   |
| L13        | N 45°31'40" W | 29.70'   |
| L14        | S 15°45'20" W | 10.00'   |
| L15        | S 74°14'40" E | 3.58'    |

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

**G & A**  
**CONSULTANTS, LLC**  
SITE PLANNING CIVIL ENGINEERING PLATTING  
LAND SURVEYING LANDSCAPE ARCHITECTURE

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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028  
TBPE Firm No. 1798 TBPLS Firm No. 10047700

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

**OWNER/DEVELOPER**  
**INTEGRITY GROUP, LLC**  
2565 STRADER ROAD  
JUSTIN, TEXAS 76247  
Ph. (817) 430-3318  
Contact: JOHN DELIN

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



## 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 527, 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 (C&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 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°14'10"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 138.65 feet a "4" set 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°28'40"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 2010-54295 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 2004-158738 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 (C&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 "4" set 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 (C&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 278, 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°49'30" 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 "4" set in concrete;

S 24°26'43" W, 239.16 feet to a "4" 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 "4" set in concrete;

S 69°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 "4" 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 of any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Roanoke, Texas.

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

*Scott Campbell*  
RoanTH1, LLC  
Authorized Representative

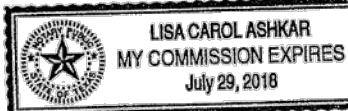
STATE OF TEXAS:  
COUNTY OF DENTON:

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

*April S. Hill*  
Notary Public in and for the State of Texas

My commission expires the 29th day of July, 2018

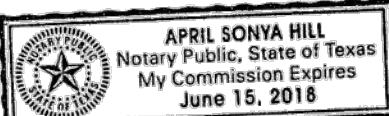
STATE OF TEXAS:  
COUNTY OF DENTON:

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

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

*April S. Hill*  
Notary Public in and for the State of Texas

My commission expires the 15th day of June, 2018



*John Delin*  
Integrity Retirement Group, LLC  
Authorized Representative

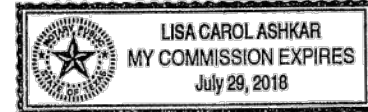
STATE OF TEXAS:  
COUNTY OF DENTON:

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

*April S. Hill*  
Notary Public in and for the State of Texas

My commission expires the 29th day of July, 2018

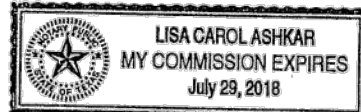
STATE OF TEXAS:  
COUNTY OF DENTON:

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

*April S. Hill*  
Notary Public in and for the State of Texas

My commission expires the 29th day of July, 2018

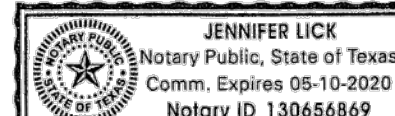
STATE OF TEXAS:  
COUNTY OF DENTON:

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

*Jennifer Lick*  
Notary Public in and for the State of Texas

My commission expires the 10th day of May, 2020



City of Roanoke  
Authorized Representative

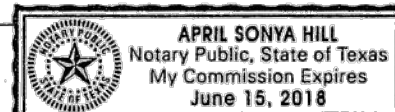
STATE OF TEXAS:  
COUNTY OF DENTON:

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

*April S. Hill*  
Notary Public in and for the State of Texas

My commission expires the 15th day of June, 2018



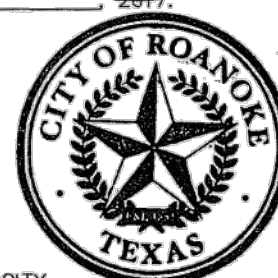
## APPROVAL OF THE PLANNING &amp; ZONING COMMISSION OF THE CITY

This plat 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 Corp*  
Randy Corp, Chairman

ATTEST: *April S. Hill*  
April S. Hill, Secretary



## APPROVAL OF THE CITY COUNCIL OF THE CITY

This plat 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

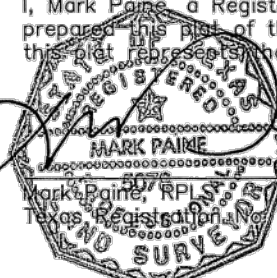
By: *Carl E. Gierisch*  
Carl E. Gierisch, Mayor

ATTEST: *April S. Hill*  
April S. Hill, City Secretary



## SURVEYOR'S STATEMENT

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



## FINAL PLAT

Roanoke City Center  
21883 Acres

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



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

111 Hillside Drive • Lewisville, TX 76057 • P: 972.436.9712 • F: 972.436.9715  
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.246.0112 • F: 940.246.1028  
TBPE Firm No. 1788 TBPLS Firm No. 10047700

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

OWNER/DEVELOPER  
INTEGRITY GROUP, LLC  
2566 STRADER ROAD  
JUSTIN, TEXAS 76247  
PH: (817) 430-3318  
Contact: JOHN DELIN

Filed for Record  
in the Official Records Of:  
Denton County  
On: 8/27/2017 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



GENERAL NOTES

1. THE TERM MUNICIPALITY REFERS TO THE CITY OF ROANOKE.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

PROJECT GENERAL NOTES

1. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
2. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
6. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
8. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
9. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

CITY OF ROANOKE UTILITY CONTACTS

WATER/WASTEWATER DEPART. (817) 491-6099  
PUBLIC WORKS DEPT. (817) 491-6099  
BUILDING INSPECTIONS DEPT. (817) 490-1308  
PARKS & RECREATION DEPT. (817) 837-9930  
FIRE DEPARTMENT (817) 491-2301

ONCOR ELECTRIC (817) 491-6099  
ATMOS ENERGY (817) 355-7011  
ATMOS GAS (817) 303-2905  
TRI-COUNTY ELECTRIC (972) 395-1313  
AT&T (817) 980-7152  
DIG T.E.S.S. (800) 344-8377

| LEGEND                                  |                          |                                         |                            |
|-----------------------------------------|--------------------------|-----------------------------------------|----------------------------|
| ABBREVIATIONS:                          |                          |                                         |                            |
| CRF                                     | Capped Rebar Found       | FG                                      | Finished Grade             |
| CRS                                     | Capped Rebar Set         | FF                                      | Finished Floor             |
| CP                                      | Control Point            | FP                                      | Finished Pad               |
| Mon.                                    | Monument                 | FL                                      | Flowline                   |
| BM                                      | Benchmark                | UE                                      | Utility Easement           |
| Ex TC                                   | Existing Top of Curb     | DE                                      | Drainage Easement          |
| Ex TP                                   | Existing Top of Pavement | BL                                      | Building Line              |
| TC                                      | Top of Curb              | R.O.W.                                  | Right-of-Way               |
| G                                       | Gutter                   | DR                                      | Deed Records               |
| PG                                      | Proposed Grade           | PR                                      | Plat Records               |
| TP                                      | Grade at Top of Pavement | PAE                                     | Pedestrian Access Easement |
| TA                                      | Grade at Top of Asphalt  | SB                                      | Selback line               |
| TW                                      | Grade at Top of Wall     | WLE                                     | Waterline Easement         |
| BW                                      | Grade at Bottom of Wall  | MAE                                     | Mutual Access Easement     |
| RW                                      | Grade at Retaining Wall  |                                         |                            |
| TG                                      | Grade at Top of Grate    |                                         |                            |
| LINES & SYMBOLS:                        |                          |                                         |                            |
| Existing:                               |                          | Proposed:                               |                            |
| ---500---50---                          |                          | ---500---500---                         |                            |
| Contours                                |                          | Contours                                |                            |
| Asphalt Pavement                        |                          | Asphalt Pavement                        |                            |
| Wood Fence                              |                          | Wood Fence                              |                            |
| Chain Link Fence                        |                          | Chain Link Fence                        |                            |
| Wire Fence                              |                          | Wire Fence                              |                            |
| Masonry Wall                            |                          | Masonry Wall                            |                            |
| Centerline of Creek, Swale, or Waterway |                          | Centerline of Creek, Swale, or Waterway |                            |
| Waterline                               |                          | Waterline                               |                            |
| Sanitary Sewer                          |                          | Sanitary Sewer                          |                            |
| Storm Sewer                             |                          | Storm Sewer                             |                            |
| Overhead Power                          |                          | Overhead Power                          |                            |
| Buried Power                            |                          | Buried Power                            |                            |
| Gas Line                                |                          | Gas Line                                |                            |
| Fire Hydrant                            |                          | Fire Hydrant                            |                            |
| Water Valve                             |                          | Water Valve                             |                            |
| Water Meter                             |                          | Water Meter                             |                            |
| Sanitary Sewer Manhole                  |                          | Sanitary Sewer Manhole                  |                            |
| Guy Wire                                |                          | Guy Wire                                |                            |
| Light Pole                              |                          | Light Pole                              |                            |
| Power Pole                              |                          | Power Pole                              |                            |
| Tree                                    |                          | Tree                                    |                            |
| Benchmark                               |                          | Benchmark                               |                            |

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TBPE: 19762 TBPLS: 10164440  
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MEP & P. RR. CO. SURVEY, ABSTRACT NO.  
923  
CITY OF ROANOKE, COUNTY, TEXAS

GENERAL NOTES

PRELIMINARY PLANS

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OR PERMIT PURPOSES.  
G&A I MCADAMS,  
TBPE: 19762  
JUSTIN L. LANSDOWNE,  
P.E. #121990  
DATE: 9/12/2022

Drawn By: JAR  
Date: 08/26/2022  
Scale: N.T.S.  
Revisions:

18363

C3

OWNER/DEVELOPER  
INTEGRITY GROUP  
361 W BYRON NELSON BLVD  
ROANOKE, TEXAS 76262  
Ph. 8074303318  
Contact: JOHN DELIN



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CITY OF ROANOKE

CONSTRUCTION REQUIREMENTS

A. REQUIREMENTS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION:

1. APPROVAL OF ALL PERMITS.
2. COMPLETION OF PRE-CONSTRUCTION CONFERENCE CONDUCTED BY THE DIRECTOR OF PUBLIC WORKS OR A DESIGNATED REPRESENTATIVE.  
NOTE: A WRITTEN REQUEST TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE MUST BE MADE TO THE PUBLIC WORKS DEPARTMENT A MINIMUM OF FIVE (5) WORKING DAYS IN ADVANCE OF THE REQUESTED MEETING DATE.
3. SUBMITTAL OF TWO (2) COPIES OF CONCRETE MIX DESIGN (AS DETERMINED BY AN APPROVED INDEPENDENT LABORATORY OR CERTIFIED TESTING COMPANY) TO THE DIRECTOR OF PUBLIC WORKS.
4. NOTIFICATION TO THE ASSIGNED CONSTRUCTION INSPECTOR TWO (2) WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. SUBMITTAL TO THE PUBLIC WORKS DEPARTMENT OF ANY ADDITIONAL RIGHT-OF-WAY OR EASEMENTS DOCUMENTS DEDICATED TO THE CITY BY SEPARATE INSTRUMENT (INCLUDING LEGAL DESCRIPTION AND AN EXHIBIT SHOWING THE METES AND BOUNDS OF A PLAN VIEW DETAIL) ON A FORM ACCEPTABLE TO THE CITY, ALONG WITH A CHECK MADE PAYABLE TO THE CITY OF ROANOKE FOR APPLICABLE RECORDING FEES.
6. FINAL NOTICE OF INTENT AS REQUIRED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY FOR STORM WATER POLLUTION CONTROL AND PROVIDE A COPY TO THE DIRECTOR OF PUBLIC WORKS.
7. PROVIDE THE CITY WITH VIDEO OF ADJACENT STREETS AND ANY OTHER INFRASTRUCTURE.
8. SUBMITTAL OF INSURANCE AND BONDS TO THE PUBLIC WORKS DIRECTOR.

B. REQUIREMENTS DURING CONSTRUCTION:

WORKING HOURS:

1. STANDARD DAYLIGHT HOURS SHALL BE DEFINED AS THE HOURS BETWEEN 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 5:00 P.M. SATURDAY. NO CONSTRUCTION EQUIPMENT OR MACHINERY SHALL BE OPERATED BEFORE OR AFTER STANDARD DAYLIGHT HOURS AND WITHIN ONE THOUSAND (1000) FEET OF ANY RESIDENCE. WORK ON SUNDAYS OR LEGAL HOLIDAYS AS SHOWN IN SECTION B.11.2; SHALL NOT BE DONE WITHOUT THE WRITTEN CONSENT OF THE DIRECTOR OF PUBLIC WORKS EXCEPT FOR WORK DONE IN CONNECTION WITH THE CARE, MAINTENANCE OR PROTECTION OF EQUIPMENT OR ALREADY COMPLETED WORK OR TO CORRECT CONDITIONS THAT ARE UNSAFE TO THE PUBLIC.

EXCEPTIONS:

1. CONCRETE PLACEMENT WORK SHALL BE SCHEDULED SO THAT ALL POURING AND FINISHING SHALL BE COMPLETED DURING STANDARD DAYLIGHT HOURS, EXCEPT AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. WHEN WORKING UNDER EMERGENCY CONDITIONS, OR WHEN WORK MUST BE CONCLUDED UNDER ARTIFICIAL LIGHTING, LIGHTING SHALL BE ERECTED AND DIRECTED SO THAT IT SHALL NOT SHINE UPON ANY RESIDENCE OR CREATE A VISUAL TRAFFIC HAZARD.
2. CERTAIN TRAFFIC CONGESTION AREAS WILL REQUIRE MODIFIED STANDARD WORK HOURS TO BE ENFORCED WHERE STREET BLOCKAGES, TRAFFIC FLOW, CHANNELING OF TRAFFIC AND/OR FLAGMEN ARE REQUIRED. THE CONTRACTOR WILL BE NOTIFIED OF THESE AREAS DURING THE PRE-CONSTRUCTION CONFERENCE. THE CITY HAS THE RIGHT TO STOP ANY WORK THAT REQUIRES LANE CLOSURES.
3. SATURDAY WORK AND PRIOR APPROVED SUNDAY AND HOLIDAY WORK, SHALL BE CONSIDERED AS OVERTIME WITH INSPECTION FEES CHARGED ACCORDINGLY.
4. THE FOLLOWING HOLIDAYS ARE TO BE OBSERVED AND CONSTRUCTION IS NOT TO BE UNDERTAKEN UNLESS PRIOR APPROVAL IS RECEIVED FROM THE DIRECTOR OF PUBLIC WORKS:

|                                           |                        |
|-------------------------------------------|------------------------|
| NEW YEAR'S DAY                            | MARTIN LUTHER KING DAY |
| GOOD FRIDAY                               | PRESIDENT'S DAY        |
| MEMORIAL DAY                              | LABOR DAY              |
| INDEPENDENCE DAY                          | VETERAN'S DAY          |
| THANKSGIVING DAY AND THE FOLLOWING FRIDAY |                        |
| CHRISTMAS EVE DAY AND CHRISTMAS DAY       |                        |
5. THE CONTRACTOR SHALL POSSES ONE (1) COPY OF EACH APPROVED CONSTRUCTION PERMIT PERTAINING TO THE PROJECT, ONE (1) SET OF APPROVED CONSTRUCTION DRAWINGS, (1) SET OF THE STORM WATER POLLUTION PREVENTION PLAN, AND HAVE ONE SET OF EACH DOCUMENT AVAILABLE ON THE PROJECT SITE.
6. EACH CONTRACTOR OR SUBCONTRACTOR MUST POSSES A STAMPED APPROVED SET OF ENGINEERING PLANS PERTAINING TO THE CONTRACTOR'S PHASE OF WORK AT THE PROJECT SITE.
7. ONE (1) COPY OF THE PRE-CONSTRUCTION CONFERENCE FORM MUST BE IN POSSESSION ON THE PROJECT SITE FOR EMERGENCY CONTACTS, AND MUST INCLUDE AT LEAST ONE (1) 24 HOUR PROJECT REPRESENTATIVE CONTACT.
8. ONE (1) COPY OF THE CITY WATER METER DEPOSIT RECEIPT MUST BE ON FILE WHEN CONSTRUCTION OF THE PROJECT REQUIRES METERED WATER.
9. SANITARY FACILITIES SHALL BE PROVIDED ON PROJECT SITE.
10. THE CONTRACTOR SHALL COMPLY WITH ALL OF THE CITY'S ORDINANCES AND STATE LAWS.

11. NO TRACKED EQUIPMENT SHALL BE USED ON THE STREETS OF THE CITY OF ROANOKE. VEHICLES WITH STREET LUGS AND/OR PLATES SHALL NOT BE OPERATED ON THE STREETS OF THE CITY OF ROANOKE. WHERE SUCH MACHINERY MUST BE USED FOR CONSTRUCTION, THE CONTRACTOR SHALL USE TIMBERS, TIRES, OR MOUNDED EARTH OVER THE PAVING SURFACE TO PROTECT THE PAVEMENT. WHERE SUCH MACHINERY MUST BE LOADED OR UNLOADED FROM PROPER CARRIER VEHICLES, TIMBERS, TIRES OR MOUNDED EARTH SHALL BE USED TO PROTECT THE PAVING, AND CURBS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE FROM OPERATION OF A TRACKED VEHICLE ON THE PROJECT WITH THE DAMAGE BEING REPAIRED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS AND/OR DESIGNATED REPRESENTATIVE, BEFORE ACCEPTANCE OF THE PROJECT.

12. NO CONSTRUCTION SHALL CONTINUE ON PROPERTY THAT IS OR BECOMES THE SUBJECT OF A CITY INITIATED CONDEMNATION PROCEEDING UNLESS THE CONSTRUCTION IS CONTINUED IN CONFORMANCE WITH APPROVED ENGINEERING PLANS REFLECTING THE POST-CONDEMNATION CONDITION OF THE PROPERTY AS SET FORTH IN THE CONDEMNATION PETITION.

13. ALL CONTRACTORS WORKING WITHIN THE CITY RIGHT-OF-WAY MUST COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).

C. REQUIREMENTS AND CONDITIONS FOR FINAL ACCEPTANCE OF THE PROJECT:

1. ALL SIDEWALKS, SODDING, SCREENING WALLS, FENCES AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS ALONG WITH REPLACEMENT OF ANY TRAFFIC (LANE DIVIDER) BUTTONS AND/OR PAVING STRIPING AND ANY PAVEMENT DAMAGED DURING THE CONSTRUCTION ACTIVITIES BEFORE SCHEDULING ANY FINAL INSPECTIONS. FINAL INSPECTION AND RE-INSPECTION OF ANY CORRECTIONS OF CONSTRUCTION SHALL BE REQUESTED IN WRITING FIVE (5) DAYS PRIOR TO THE REQUESTED DATE TO THE PUBLIC WORKS DEPARTMENT.
2. ALL FEES AND ASSESSMENTS DUE TO THE CITY OF ROANOKE MUST BE PAIDIN FULL, INCLUSIVE BUT NOT NECESSARILY CONCLUSIVE OF THE FOLLOWING:
  - 2.1. WATER BACTERIOLOGICAL TESTING FEES
  - 2.2. CONSTRUCTION INSPECTION FEES
  - 2.3. CONSTRUCTION INSPECTION OVERTIME FEES
  - 2.4. METERED CITY WATER FEES
3. ORIGINAL TWO YEAR MAINTENANCE BOND(S) SHALL BE FURNISHED BY THE DEVELOPER ON THE INSURING COMPANY'S FORM. THE BOND SHALL BE DATED TO BEGIN FROM THE DATE OF ACCEPTANCE OF THE PROJECT BY THE CITY. THE MAINTENANCE BOND SHALL COME FROM AN APPROVED SURETY COMPANY HOLDING A PERMIT FROM THE STATE OF TEXAS TO ACT AS SURETY AND ACCEPTABLE ACCORDING TO THE LATEST LIST OF COMPANIES HOLDING CERTIFICATES OF APPROVAL FROM THE STATE BOARD OF INSURANCE UNDER 7.19-1 OF THE TEXAS INSURANCE CODE. MAINTENANCE BONDS FOR PROJECTS ARE TO BE TEN PERCENT (10%) OF THE TOTAL CONTRACT AMOUNT FOR THE FACILITIES TO BE ACCEPTED AND MAINTAINED BY THE CITY. THESE FACILITIES INCLUDE WATER, SANITARY SEWER, PAVING AND DRAINAGE IMPROVEMENTS WITHIN RIGHT-OF-WAY AND EASEMENT DEDICATION TO THE CITY.

4. "AS-BUILT" DRAWINGS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "AS-BUILT" DRAWINGS TO THE CITY OF ROANOKE PUBLIC WORKS DEPARTMENT FOR THE PROJECT. "AS-BUILT" DRAWINGS SHALL BE 22" X 34" IN SIZE AND SHALL CONSIST OF ONE (1) REVISED ENGINEER DRAWING SET, AND ONE (1) COMPACT DISC SET IN AUTOCAD AND/OR PDF FORMAT. INCLUDED IN THESE DRAWINGS SHOULD BE A COPY OF THE PLAT, WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS (IN PLAN VIEW ONLY).

5. FINAL ACCEPTANCE OF DEVELOPMENT WILL BE COMPLETED WITHIN TEN (10) BUSINESS DAYS AFTER RECEIPT OF ALL REQUIRED SUBMITTALS.

D. REPAIRS AND ADJUSTMENTS NECESSITATED DURING THE EFFECTIVE MAINTENANCE BOND PERIOD:

3. THE CITY WILL NOTIFY THE OWNER OR DEVELOPER WHEN A REPAIR IS REQUIRED WITHIN THE TWO (2) YEAR PERIOD.
4. REPAIRS OR ADJUSTMENTS SHALL COMMENCE WITHIN TEN (10) CALENDAR DAYS FOLLOWING NOTIFICATION FROM THE PUBLIC WORKS DEPARTMENT. EMERGENCY SITUATIONS SHALL BE RESPONDED TO IMMEDIATELY.
5. CITY FORCES WILL MAKE REPAIRS IN EMERGENCY SITUATIONS IF THE CONTRACTOR CANNOT RESPOND IN AN ACCEPTABLE PERIOD OF TIME. THE CONTRACTOR/BONDING COMPANY WILL BE CHARGED FOR ALL COSTS ASSOCIATED WITH SUCH REPAIR MADE BY THE CITY FORCES.
6. IF THE CONTRACTOR DOES NOT MAKE PAYMENT OR MAKE ARRANGEMENT OF PAYMET WITHIN THIRTY (30) CALENDAR DAYS, THE CITY WILL NOTIFY THE BONDING COMPANY.
7. IF THE CONTRACTOR DOES NOT START THE REPAIRS WITHIN THE DESIGNATED TIME FRAME, THE CITY WILL FACILITATE THE REPAIRS.
8. REPAIRS OR ADJUSTMENTS WILL BE INSPECTED, AND INSPECTION OVERTIME PROVISIONS WILL APPLY, IF APPLICABLE.
9. REPAIRS OR ADJUSTMENTS WILL MEET THE SPECIFICATIONS IN FORCE DURING THE INITIAL CONSTRUCTION PERIOD.

OWNER/DEVELOPER  
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CITY OF ROANOKE, COUNTY, TEXAS

ROANOKE  
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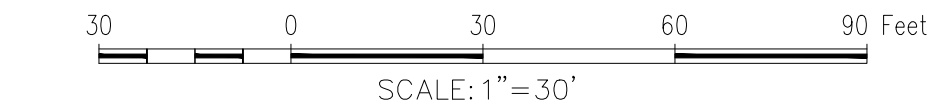
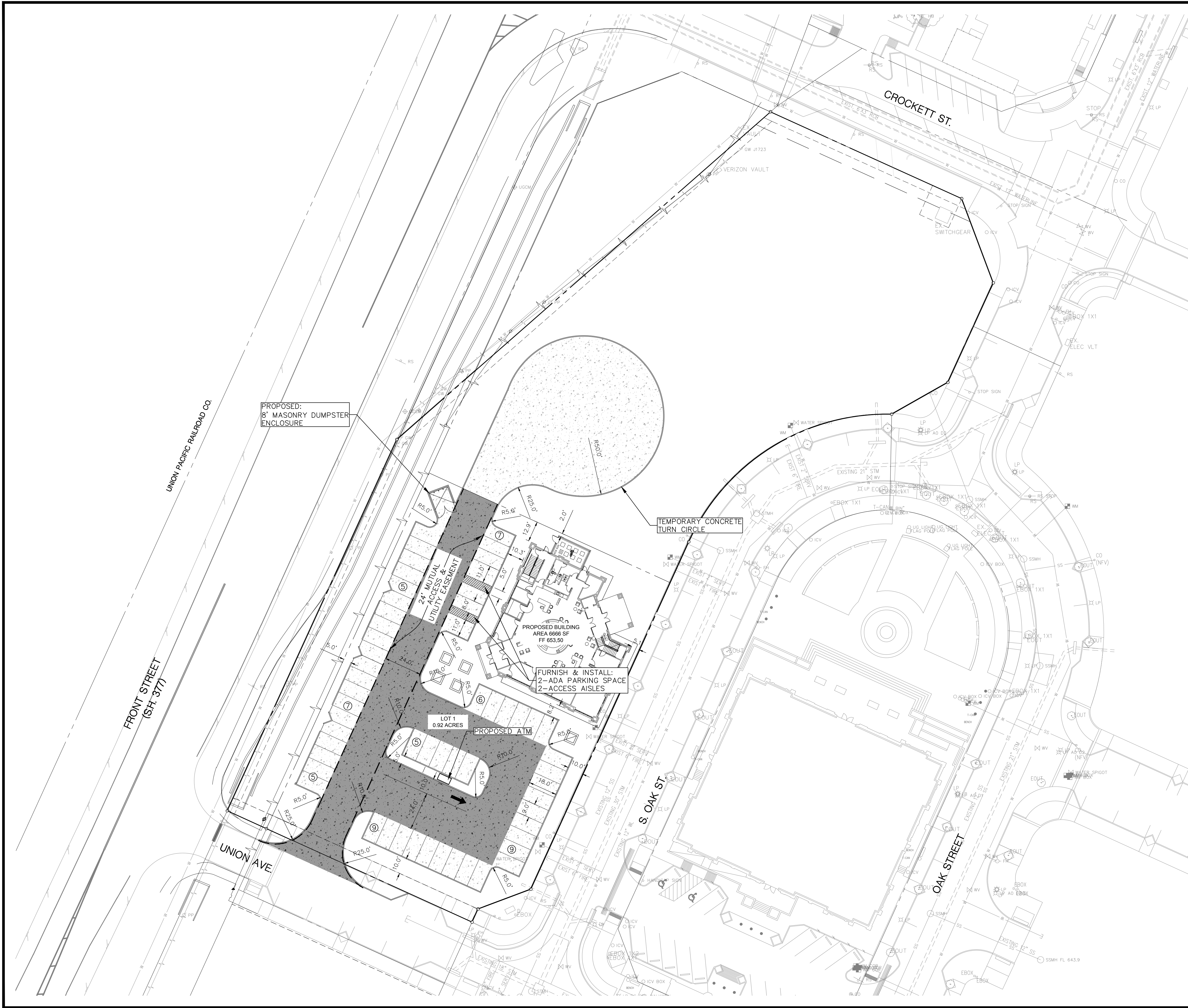
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AMERICAN NATIONAL BANK & TRUST









TBM #1: "X" CUT IN HEADWALL AT SOUTHEAST CORNER OF PARISH LANE AND HWY 377 INTERSECTION  
ELEV. 650.05

TBM #2: BOX CUT IN EAST CURB APPROXIMATELY 289 LF NORTH OF PARISH LANE AND OAK STREET INTERSECTION  
ELEV. 650.89

GENERAL NOTES

1. ANY IMPROVEMENTS OR CONSTRUCTION PERFORMED WITHIN TXDOT RIGHT OF WAY MUST BE COORDINATED AND PERMITTED THROUGH TXDOT.
2. BUILDING MASSING, ORIENTATION, & WALL LIMITS ARE SUBJECT TO FINAL ARCHITECTURAL DESIGN. OVERALL SQUARE FOOTAGE AS TABULATED IN THE SITE DATA SUMMARY CHART WILL REMAIN.
3. ALL SURROUNDING ARE PART OF OAK STREET CIVIC MIXED USE.

| SITE SUMMARY TABLE         |                                |
|----------------------------|--------------------------------|
| Site Address               | TBD                            |
| County                     | Denton                         |
| Project Name               | American National Bank & Trust |
| Zoning District            | Oak Street                     |
| Proposed Use               | Bank                           |
| Site Area (Acres)          | 0.92                           |
| Total Building Area        | 6,666 SF                       |
| Building Height            | 48'-2"                         |
| Lot Coverage %             | 17%                            |
| Impervious Area (Acres)    | 0.8                            |
| Impervious %               | 87%                            |
| Ratio                      | Lot 1                          |
| Area (SF)                  | 1/350                          |
| Parking Required           | 19                             |
| Proposed Parking on site   | 56                             |
| Proposed Parking on Street | 0                              |
| Parking on Street          | 10                             |
| Total Parking              | 66                             |

**PARKING PAVING:**  
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SCARIFIED MINIMUM DEPTH 6" SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

**FIRELANE PAVING:**  
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE TREATED W/ 7% HYDRATED LIME COMPACTED TO 95% STD. PROCTOR DENSITY (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

OWNER/DEVELOPER  
INTEGRITY GROUP  
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Contact: JOHN DELIN

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940.240.1012  
TBPE: 19762 TBPLS: 10164440  
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Lot 1, Block E, 2.347 Acres  
MEP & P. RR. CO. SURVEY, ABSTRACT NO. 923  
CITY OF ROANOKE, COUNTY, TEXAS

OVERALL SITE PLAN

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
G&A I MCADAMS,  
TBPE: 19762  
JUSTIN L. LANSLOWNE,  
P.E. #121990  
DATE: 9/12/2022

Drawn By: JAR  
Date: 08/26/2022  
Scale: 1" = 30'  
Revisions:

18363

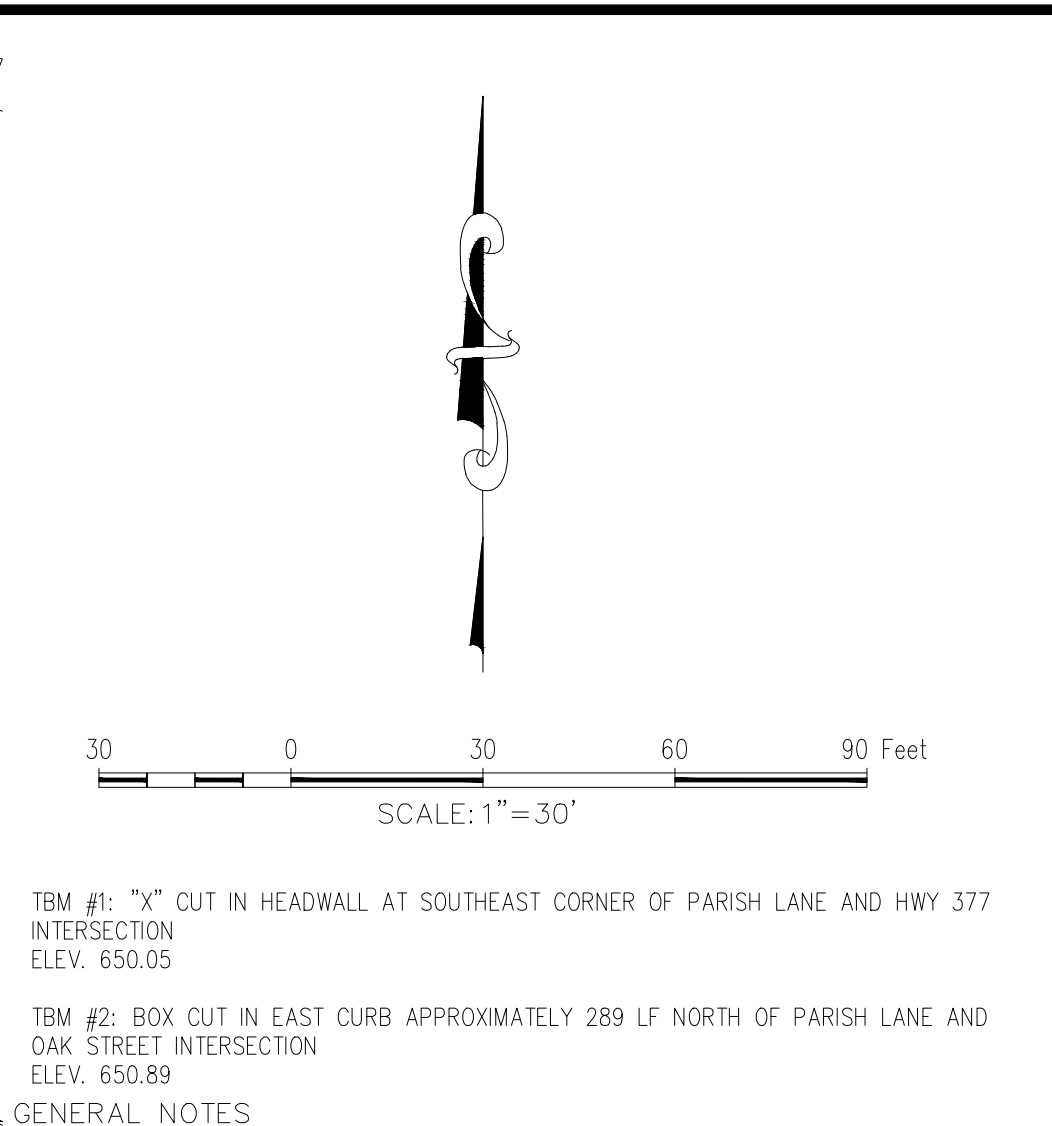
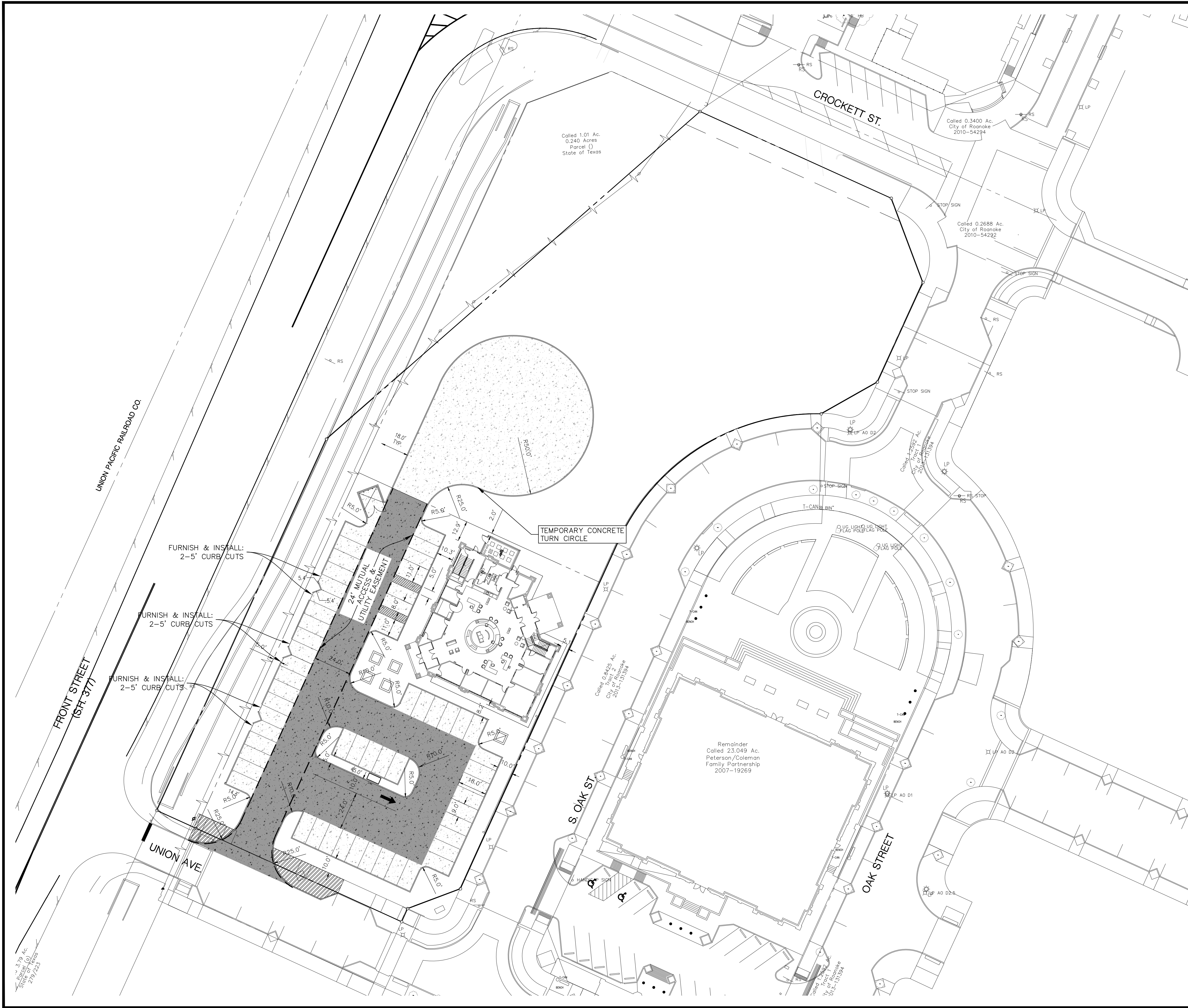
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File: 2:\00\18363\Drawings\1P & Cont Plans\18363\18363 PAVING  
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TBM #1: "X" CUT IN HEADWALL AT SOUTHEAST CORNER OF PARISH LANE AND HWY. 377 INTERSECTION  
ELEV. 650.05

TBM #2: BOX CUT IN EAST CURB APPROXIMATELY 289 LF NORTH OF PARISH LANE AND OAK STREET INTERSECTION  
ELEV. 650.89

GENERAL NOTES

1. REFER TO HARDSCAPE PLAN FOR STAMPED PAVING DETAIL.

- PAVING SPECIFICATIONS:**
- SIDEWALK PAVING:**  
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. (REFER TO GEOTECHNICAL REPORT & LANDSCAPE FOR ADDITIONAL SPECIFICATIONS) (HATCH PATTERN DOES NOT REFLECT CONST. OR EXPANSION JOINT LOCATIONS)
- PARKING PAVING:**  
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SCARIFIED MINIMUM DEPTH 6" SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)
- FIRELANE PAVING:**  
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE TREATED W/ 7% HYDRATED LIME COMPACTED TO 95% STD. PROCTOR DENSITY (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)
- STAMPED CONCRETE PAVING:**  
PER LANDSCAPE DETAIL (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)
- R.O.W. SIDEWALK PAVING:**  
5" THICK 3,600 PSI CONC PAVEMENT W. #3 BARS @ 12" O.C.E.W.. MATCH EXISTING PAVEMENT SECTION



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CITY OF ROANOKE, COUNTY, TEXAS

**PAVING & DIMENSIONAL CONTROL PLAN**

**PRELIMINARY PLANS**

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TBPE: 19762  
JUSTIN L. LANSDOWNE,  
P.E. #121990  
DATE: 9/12/2022

Drawn By: GJK  
Date: 09/25/2022  
Scale: 1"=30'  
Revisions:

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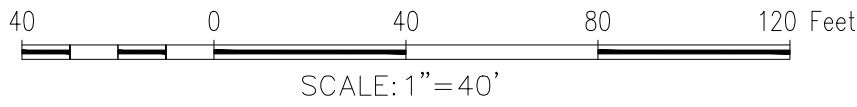
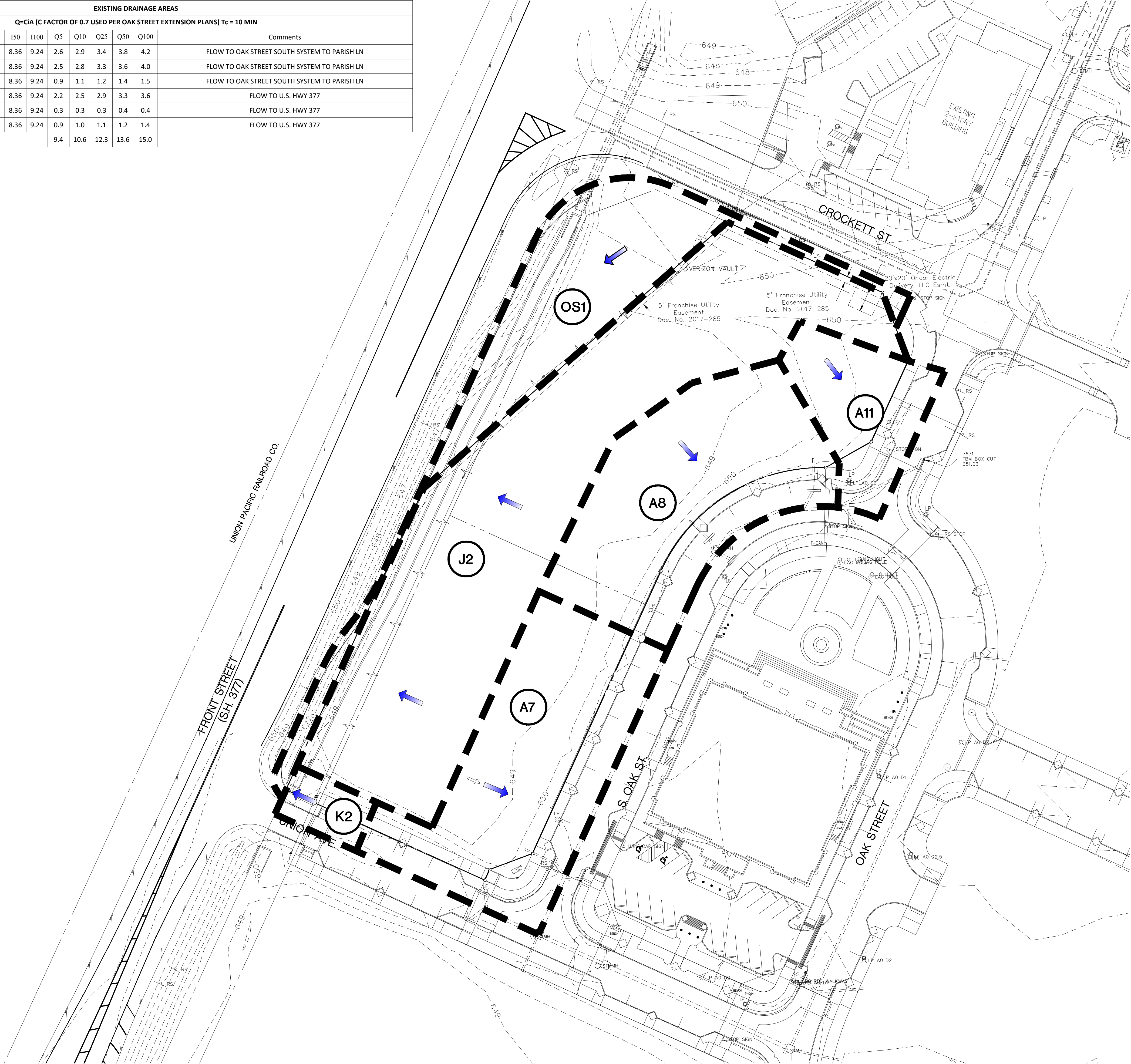
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**OWNER/DEVELOPER**  
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ROANOKE, TEXAS 76262  
Ph: 8074303318  
Contact: JOHN DELIN



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| EXISTING DRAINAGE AREAS                                                 |         |      |      |      |      |      |      |     |      |      |      |      |                                              |
|-------------------------------------------------------------------------|---------|------|------|------|------|------|------|-----|------|------|------|------|----------------------------------------------|
| Q=CIA (C FACTOR OF 0.7 USED PER OAK STREET EXTENSION PLANS) Tc = 10 MIN |         |      |      |      |      |      |      |     |      |      |      |      |                                              |
| Area                                                                    | Acreage | C    | 15   | 110  | 125  | 150  | 1100 | Q5  | Q10  | Q25  | Q50  | Q100 | Comments                                     |
| A7                                                                      | 0.65    | 0.70 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 2.6 | 2.9  | 3.4  | 3.8  | 4.2  | FLOW TO OAK STREET SOUTH SYSTEM TO PARISH LN |
| A8                                                                      | 0.62    | 0.70 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 2.5 | 2.8  | 3.3  | 3.6  | 4.0  | FLOW TO OAK STREET SOUTH SYSTEM TO PARISH LN |
| A11                                                                     | 0.23    | 0.70 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 0.9 | 1.1  | 1.2  | 1.4  | 1.5  | FLOW TO OAK STREET SOUTH SYSTEM TO PARISH LN |
| J2                                                                      | 1.30    | 0.30 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 2.2 | 2.5  | 2.9  | 3.3  | 3.6  | FLOW TO U.S. HWY 377                         |
| K2                                                                      | 0.06    | 0.70 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 0.3 | 0.3  | 0.3  | 0.4  | 0.4  | FLOW TO U.S. HWY 377                         |
| OS1                                                                     | 0.49    | 0.30 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 0.9 | 1.0  | 1.1  | 1.2  | 1.4  | FLOW TO U.S. HWY 377                         |
| Totals                                                                  | 3.35    |      |      |      |      |      |      | 9.4 | 10.6 | 12.3 | 13.6 | 15.0 |                                              |



TBM #1: "X" CUT IN HEADWALL AT SOUTHEAST CORNER OF PARISH LANE AND HWY 377 INTERSECTION  
ELEV. 650.05

TBM #2: BOX CUT IN EAST CURB APPROXIMATELY 289 LF NORTH OF PARISH LANE AND OAK STREET INTERSECTION  
ELEV. 650.89

GENERAL NOTES

- EXISTING DRAINAGE AREAS RETRIEVED FROM G&A CONSULTANTS, LLC. PROPOSED DRAINAGE AREA MAP FROM THE ROANOKE CITY CENTER PROJECT DATED 03/24/2017.
- OAK ST STORM SYSTEM DESIGN ACCOUNTED FOR A BUILT OUT CONDITION OF DRAINAGE AREAS A7-A11 & A RUNOFF COEFFICIENT OF 0.7. INFORMATION OBTAINED FROM WADE TRIM OAK STREET EXTENSION PLANS DATED 8/22/14.

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EXISTING DRAINAGE  
AREA MAP

PRELIMINARY PLANS

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G&A I MCADAMS,  
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Date: 09/25/2022  
Scale: 1"=40'  
Revisions:

18363

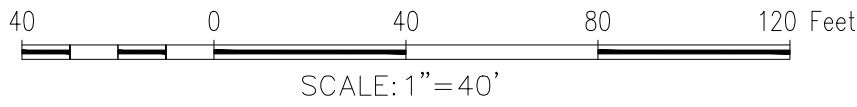
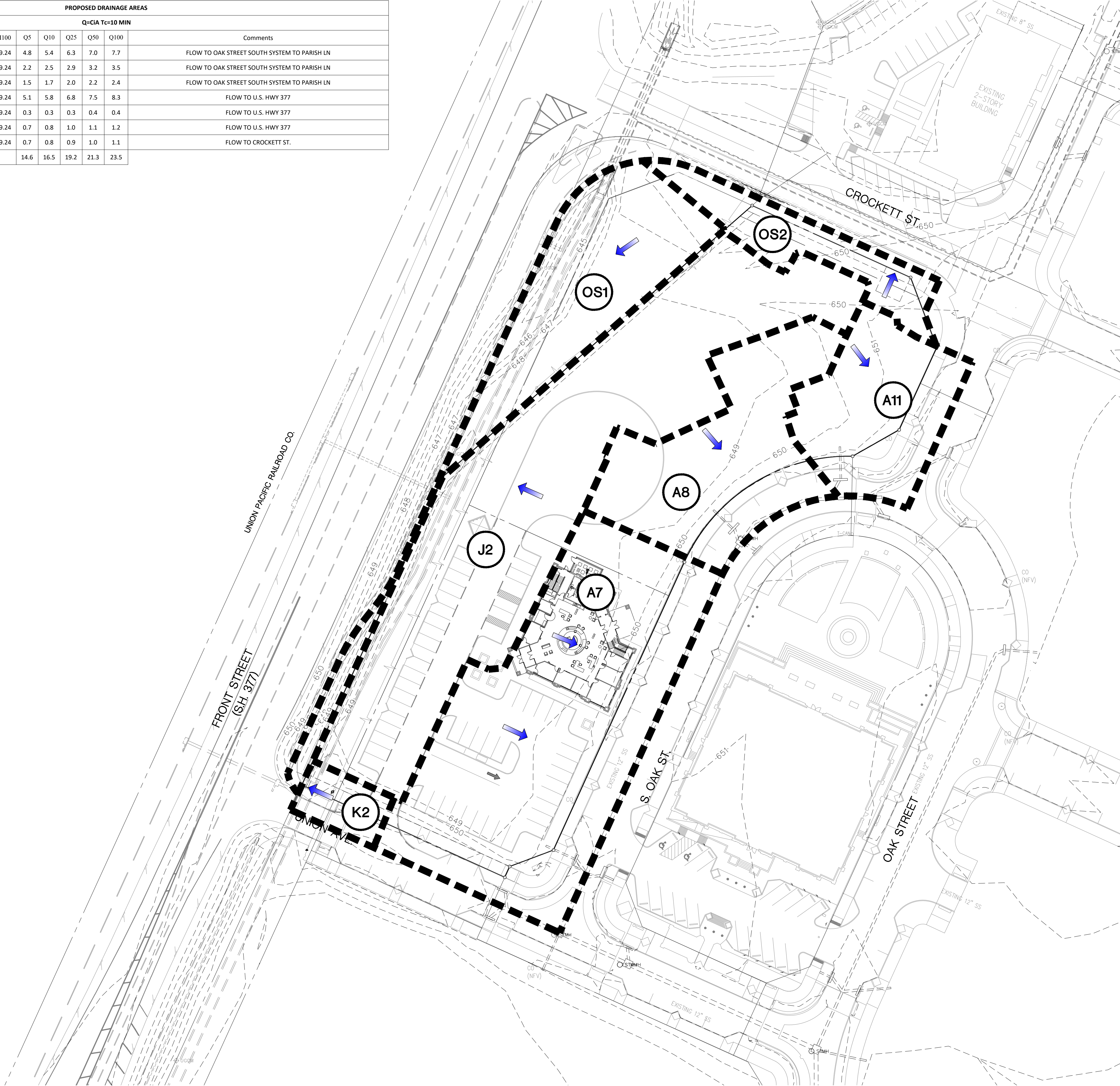
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| PROPOSED DRAINAGE AREAS |         |      |      |      |      |      |      |      |      |      |      |      |                                              |  |
|-------------------------|---------|------|------|------|------|------|------|------|------|------|------|------|----------------------------------------------|--|
| Q=CIA Tc=10 MIN         |         |      |      |      |      |      |      |      |      |      |      |      |                                              |  |
| Area                    | Acreage | C    | 15   | 110  | 125  | 150  | 1100 | Q5   | Q10  | Q25  | Q50  | Q100 | Comments                                     |  |
| A7                      | 0.93    | 0.90 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 4.8  | 5.4  | 6.3  | 7.0  | 7.7  | FLOW TO OAK STREET SOUTH SYSTEM TO PARISH LN |  |
| A8                      | 0.42    | 0.90 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 2.2  | 2.5  | 2.9  | 3.2  | 3.5  | FLOW TO OAK STREET SOUTH SYSTEM TO PARISH LN |  |
| A11                     | 0.29    | 0.90 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 1.5  | 1.7  | 2.0  | 2.2  | 2.4  | FLOW TO OAK STREET SOUTH SYSTEM TO PARISH LN |  |
| J2                      | 1.05    | 0.85 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 5.1  | 5.8  | 6.8  | 7.5  | 8.3  | FLOW TO U.S. HWY 377                         |  |
| K2                      | 0.06    | 0.70 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 0.3  | 0.3  | 0.3  | 0.4  | 0.4  | FLOW TO U.S. HWY 377                         |  |
| OS1                     | 0.42    | 0.30 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 0.7  | 0.8  | 1.0  | 1.1  | 1.2  | FLOW TO U.S. HWY 377                         |  |
| OS2                     | 0.17    | 0.70 | 5.75 | 6.50 | 7.55 | 8.36 | 9.24 | 0.7  | 0.8  | 0.9  | 1.0  | 1.1  | FLOW TO CROCKETT ST.                         |  |
| Totals                  | 3.35    |      |      |      |      |      |      | 14.6 | 16.5 | 19.2 | 21.3 | 23.5 |                                              |  |



TBM #1: "X" CUT IN HEADWALL AT SOUTHEAST CORNER OF PARISH LANE AND HWY 377 INTERSECTION  
ELEV. 650.05

TBM #2: BOX CUT IN EAST CURB APPROXIMATELY 289 LF NORTH OF PARISH LANE AND OAK STREET INTERSECTION  
ELEV. 650.89



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MEP & P. RR. CO. SURVEY, ABSTRACT NO.  
923

CITY OF ROANOKE, COUNTY, TEXAS

## PROPOSED DRAINAGE AREA MAP

### PRELIMINARY PLANS

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G&A I MCADAMS,  
TBPE: 19762  
JUSTIN L. LANSDOWNE,  
P.E. #121990  
DATE: 9/12/2022

Drawn By: JAR  
Date: 08/26/2022  
Scale: 1"=40'  
Revisions:

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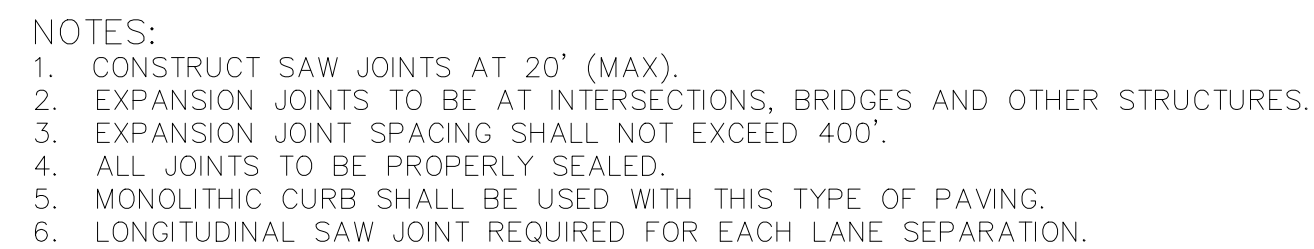






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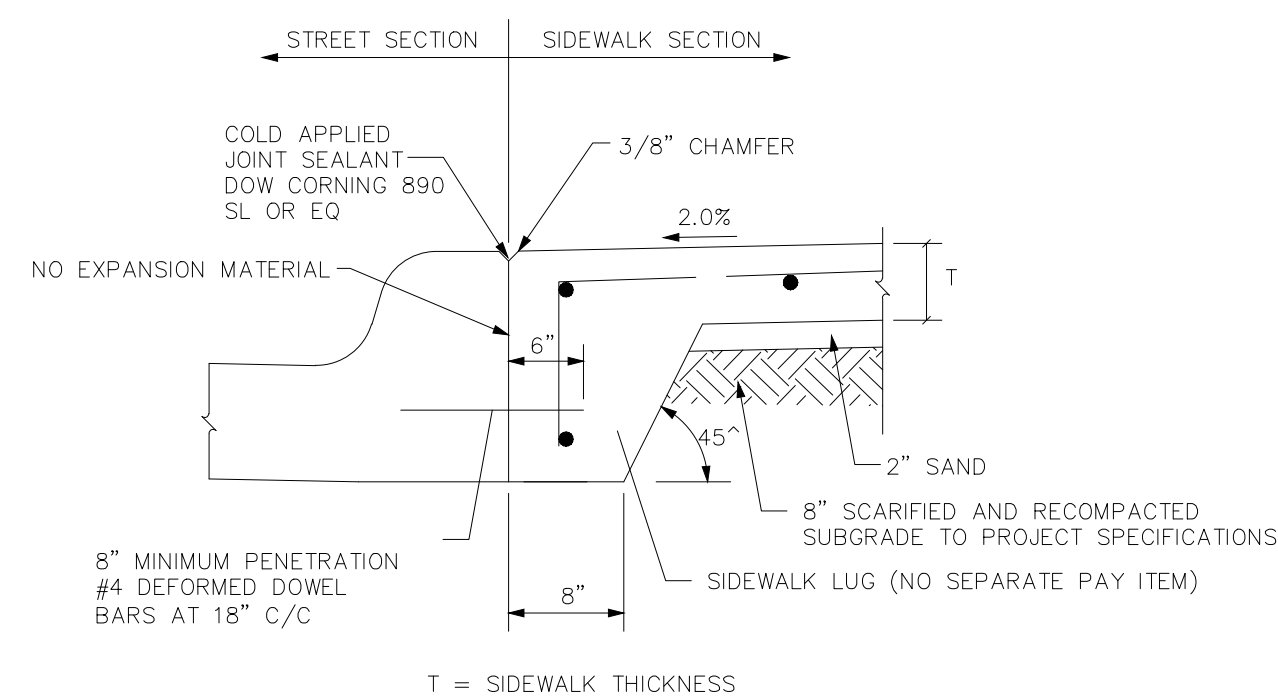
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- Diagram illustrating the construction of a concrete wall section. The wall is divided into two pours: "FIRST POUR" and "SECOND POUR". The joint between the pours is sealed with "SILICONE JOINT SEALANT" and has a "FORMED GROOVE ROUNDED TO 1/4\" radius". The wall thickness is indicated as  $t$ , and the joint sealant thickness is  $t/2$ . The lap bars are labeled "LAP BARS 40 DIA. & TIE". The distance from the joint to the lap bars is  $1/4"$ .



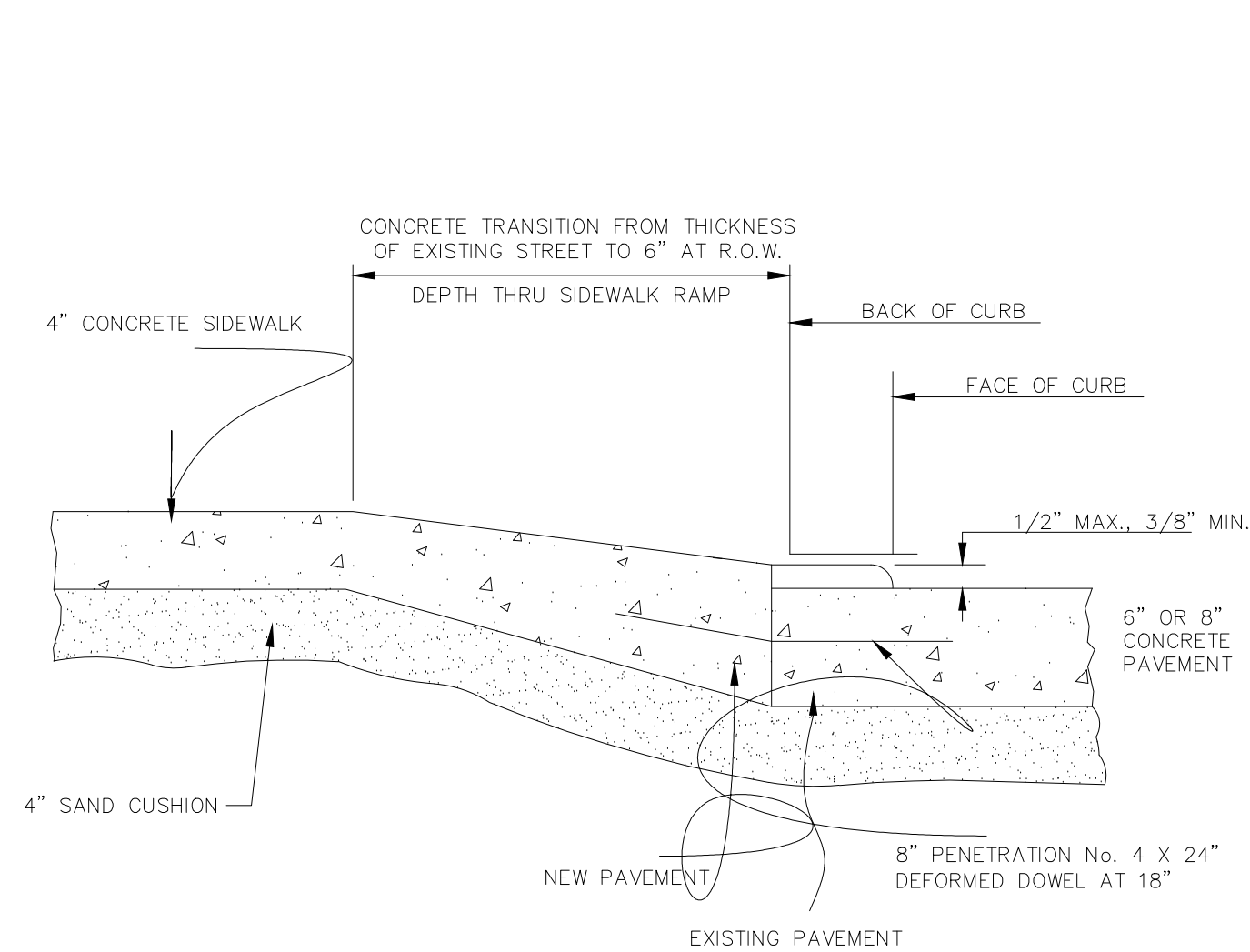
CONSTRUCTION JOINT

## STEEL LAYOUT PLAN

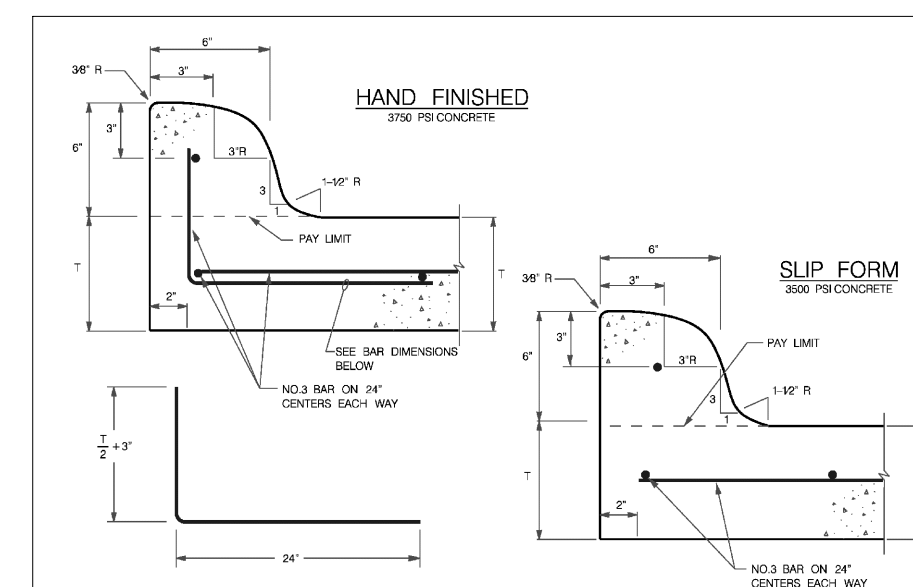
## CONCRETE PAVEMENT JOINTS



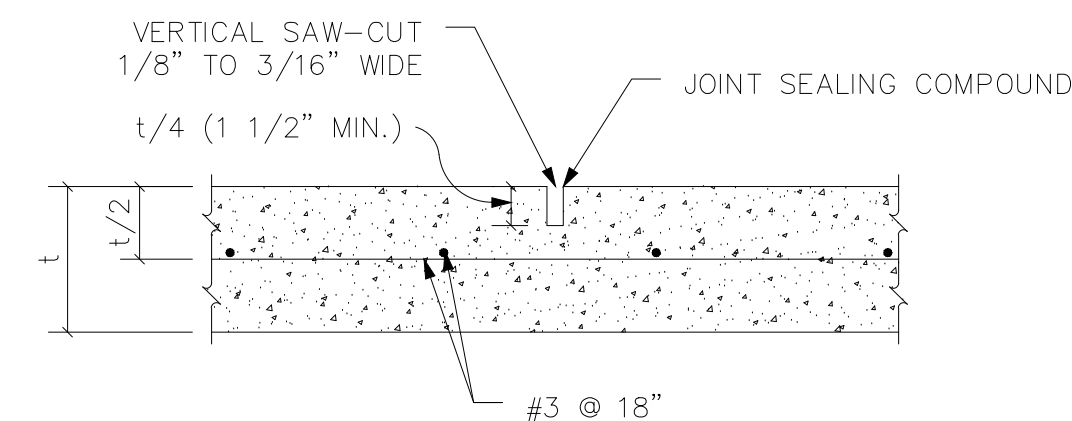
### SIDEWALK LUG DETAIL



## ACCESSIBLE RAMP



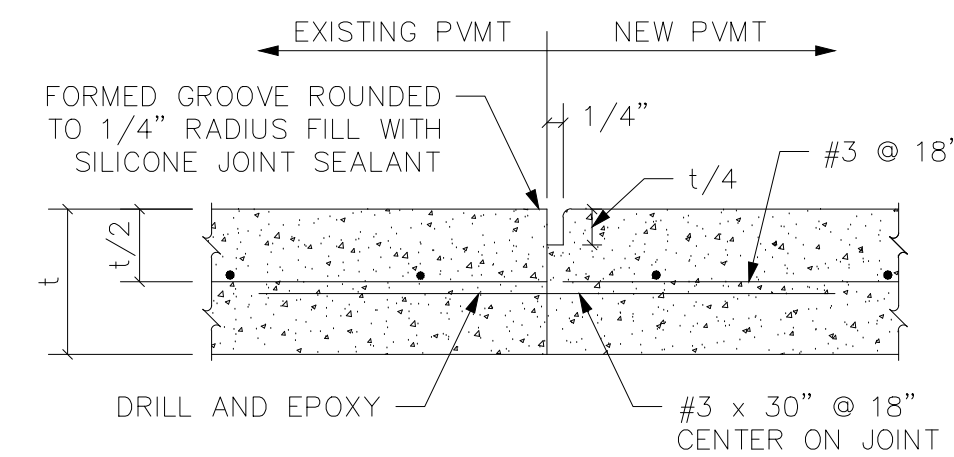
6" INTEGRAL CURB DETAIL (N.T.S.)



SAW JOINT

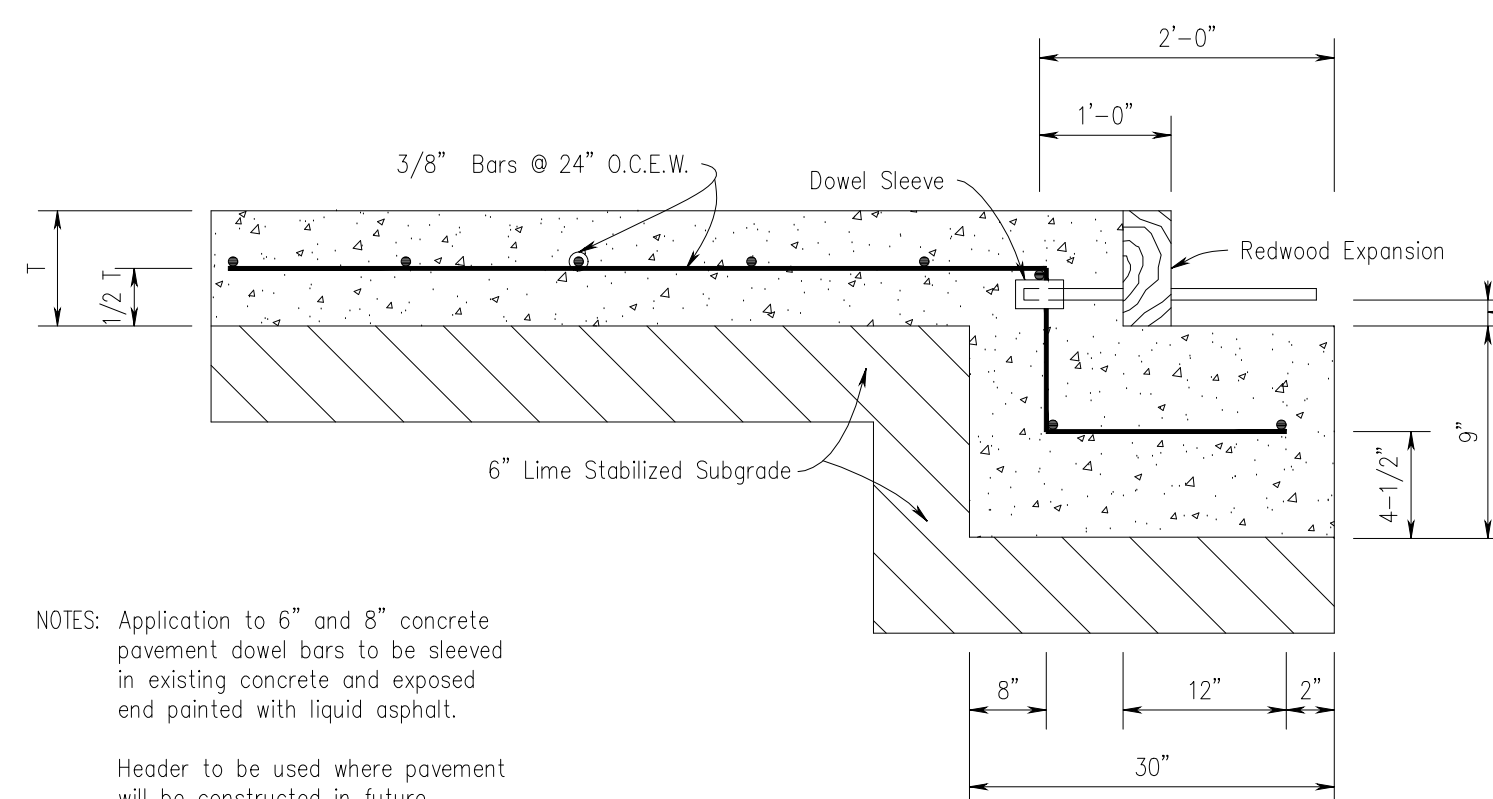
NOTE:

1. ALL DOWEL BARS SHALL BE INSTALLED PERPENDICULAR TO JOINT @ 18" SPACING.
2. SILICONE JOINT SEALANT SHALL BE DOW CORNING 890 SL, OR APPROVED EQUAL.
3. TOP OF CUT SHALL BE CHAMFERED @ 45° ANGLE, MINIMUM OF 1/4" DEEP.
4. HOT-POURED RUBBER MAY BE USED AS A SUBSTITUTE FOR SILICONE JOINT SEALANT WITH APPROVAL OF THE TOWN ENGINEER.

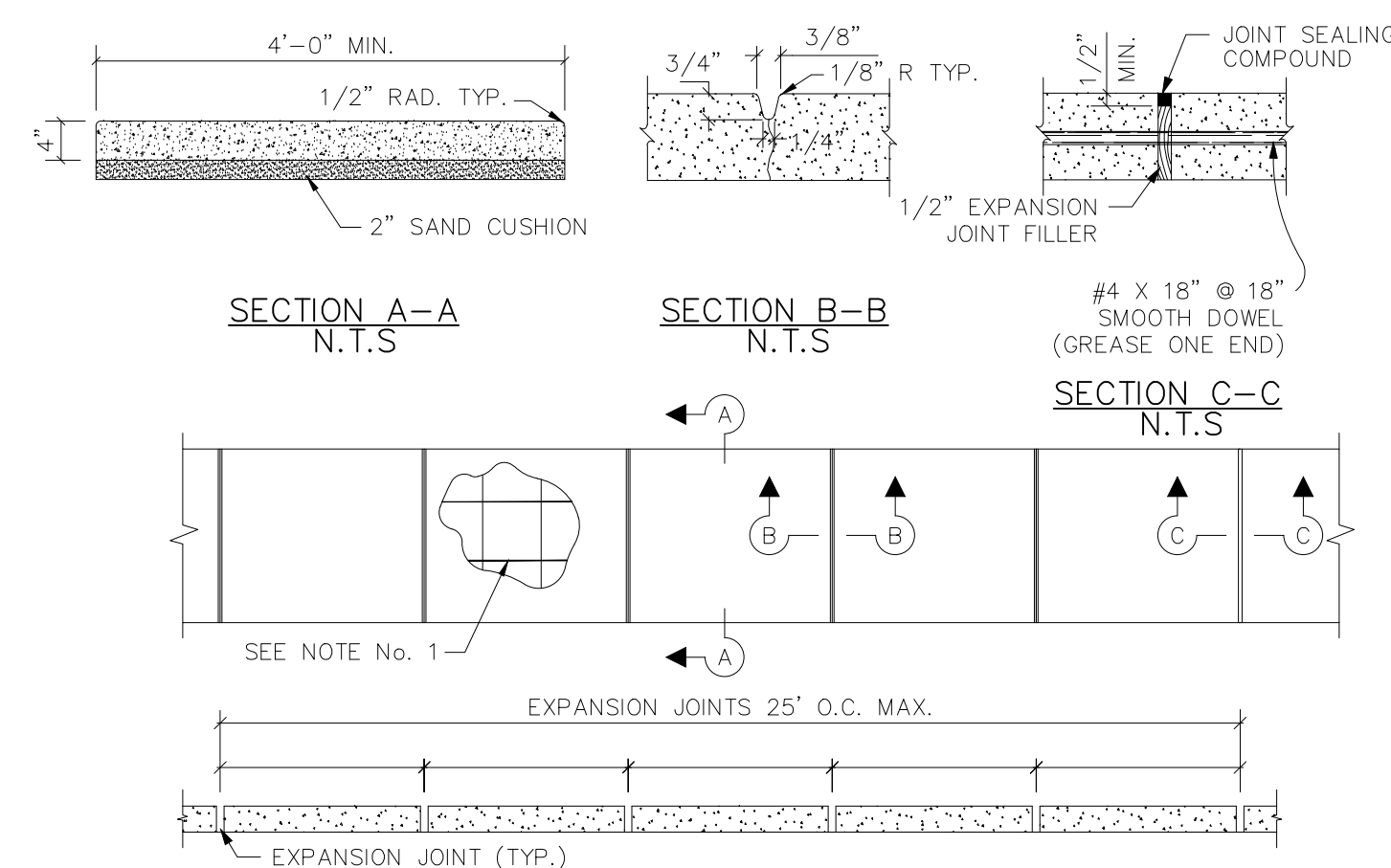


### SAWED CONSTRUCTION JOINT

## CONCRETE PAVEMENT JOINTS

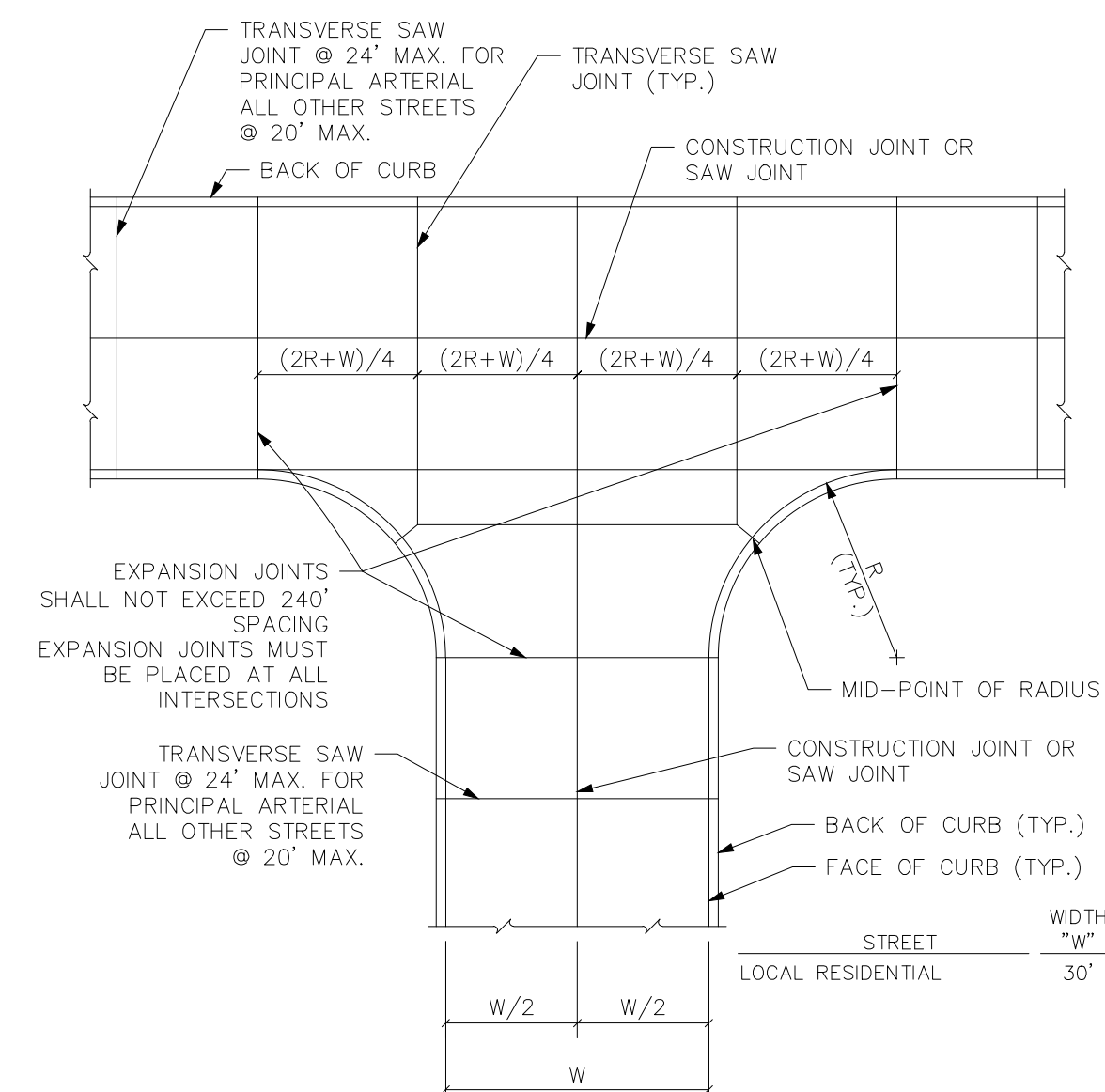


# STREET HEADER

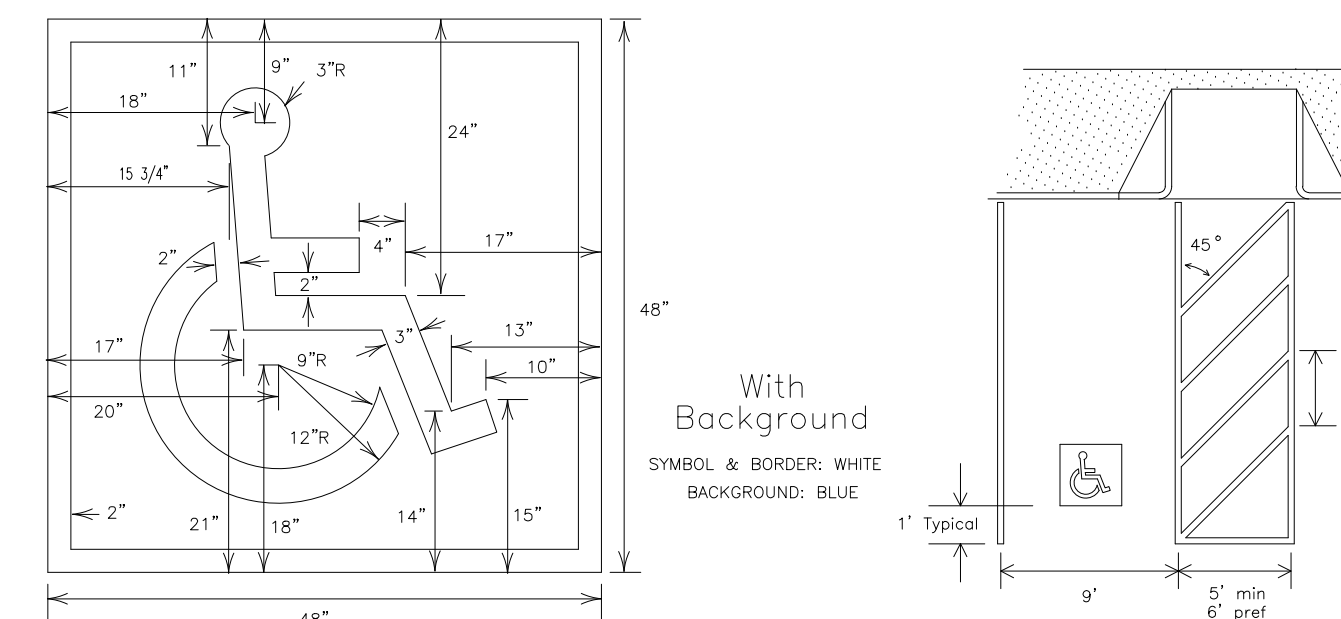


- NOTE:
1. REINFORCEMENT TO BE #3 BARS AT 18" C-C.
  2. DOWEL WITH #4 BARS AT 18" C-C WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER.
  3. INSTALL 1/2" Ø X 18" SMOOTH DOWELS @ 18" (GREASE ONE END) THROUGH EXPANSION JOINTS.
  4. ON 6' SIDEWALK TOOL JOINTS AT 6' INTERVALS W/EXPANSION JOINT

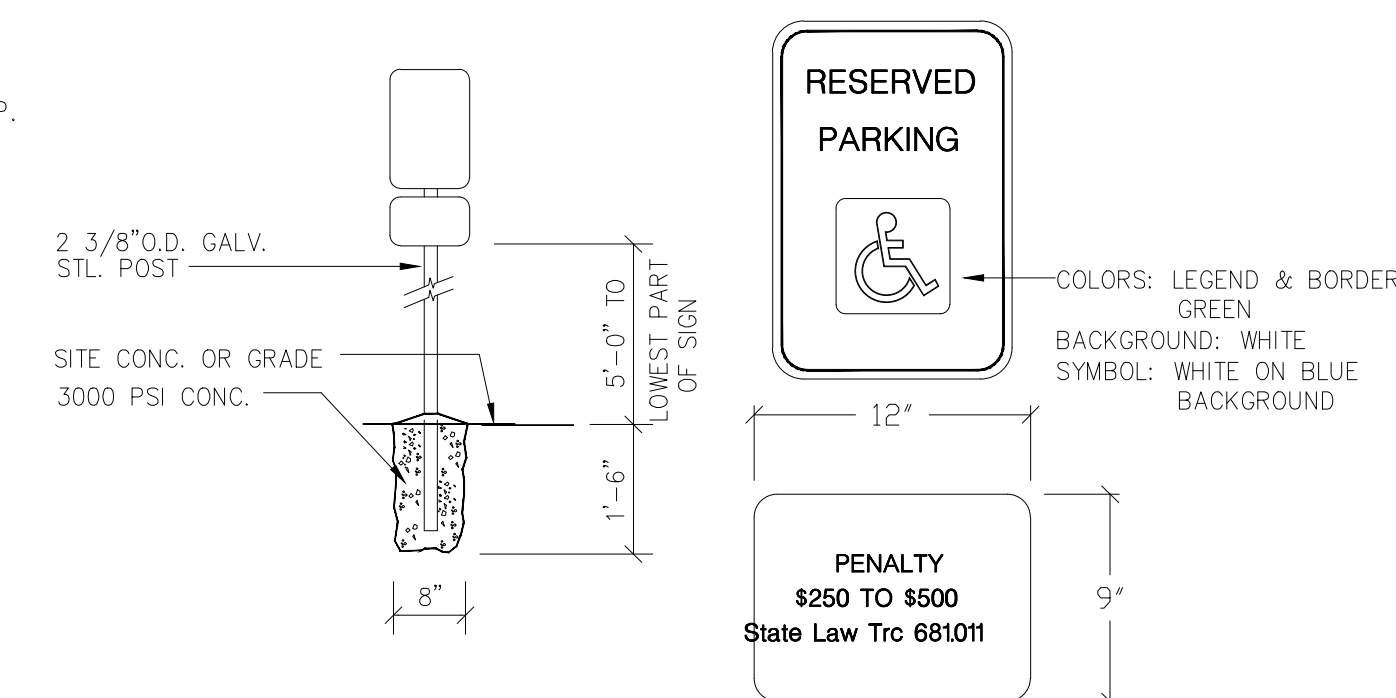
CONCRETE SIDEWALK



## INTERSECTION JOINT SPACING

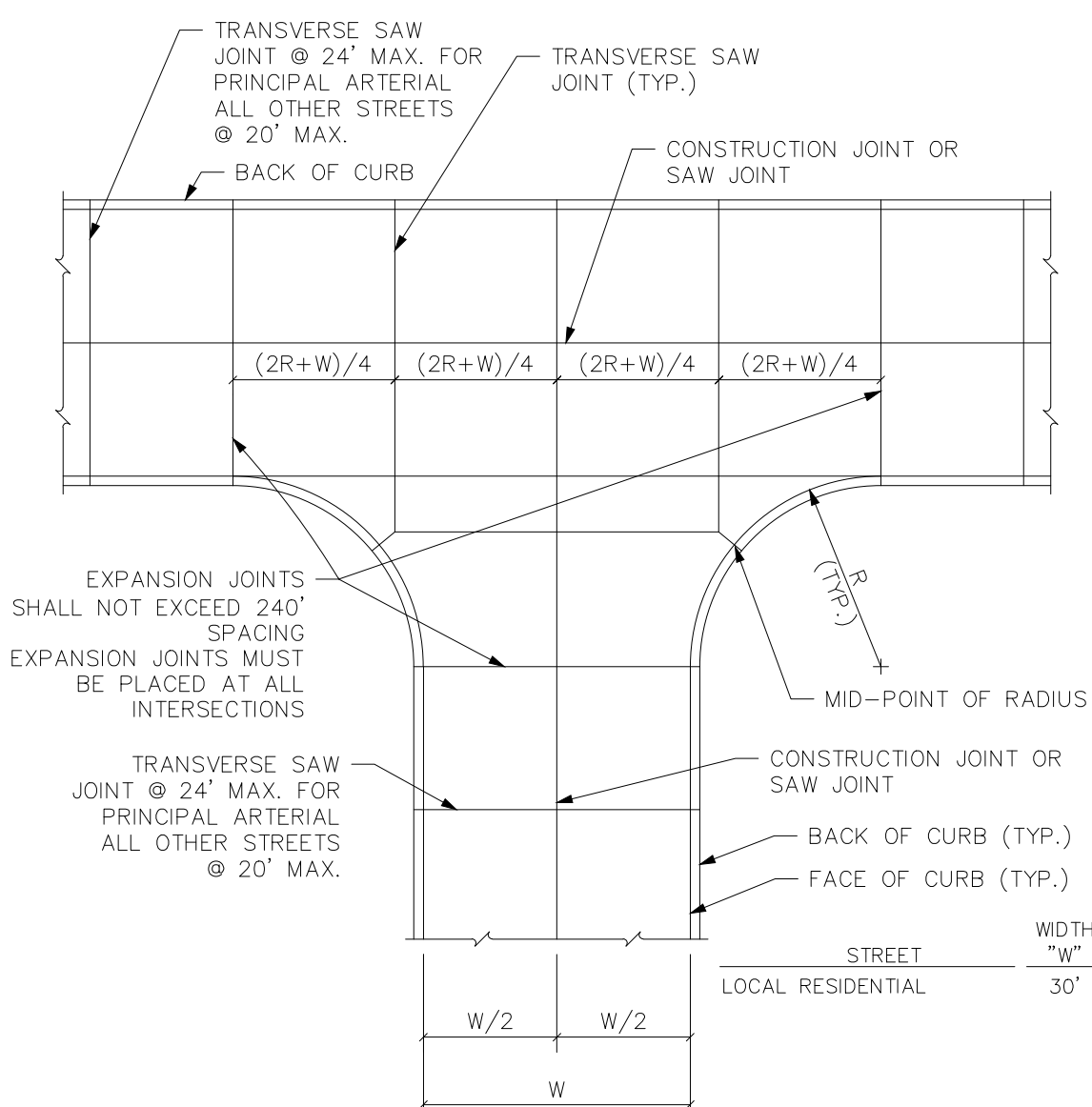


### ADA STRIPING



- NOTES:
1. NOTICE OF PENALTY SHALL BE SET OUT IN A SEPARATE SIGN, (12" WIDE x 9" HIGH) LOCATED IMMEDIATELY BENEATH THE SIGN THAT DEPICTS THE WHEEL CHAIR WITH THE LANGUAGE STATED ON THE SIGN. (REF: PLAN FOR SIGN LOCATION)

## HANDICAPPED SIGNAGE



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**INTEGRITY GROUP**  
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Contact: JOHN DELIN



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940.240.1012

TBPE: 19762 TBPLS: 10194440  
[www.gacon.com](http://www.gacon.com)  
[www.mcadamsco.com](http://www.mcadamsco.com)

McADAMS

**AMERICAN NATIONAL  
BANK & TRUST  
ROANOKE CITY CENTER  
Lot 1, Block E, 2.347 Acres**

**Lot 1, Block E, 2.347 Acres**  
M.E.P & P. R.R. CO. SURVEY, ABSTRACT NO.

923  
CITY OF ROANOKE, COUNTY, TEXAS

## STANDARD PAVING DETAILS

## PRELIMINARY PLANS

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TBPE: 19762  
JUSTIN L. LANSDOWNE,  
P.E. #121990  
DATE 9/12/2022

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| Date: 08/26/2022 |
| Scale: N.T.S.    |
| Revisions:       |

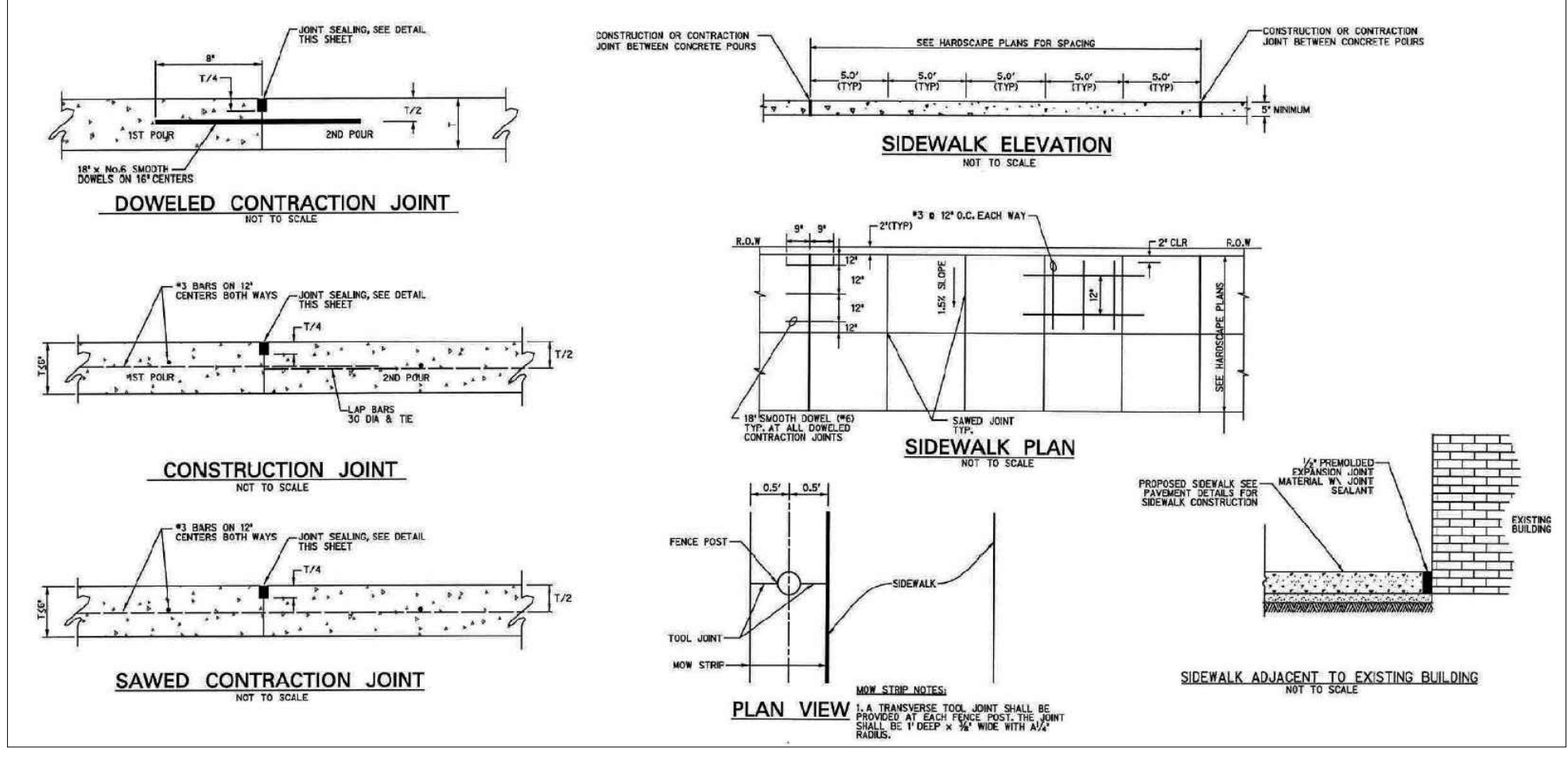
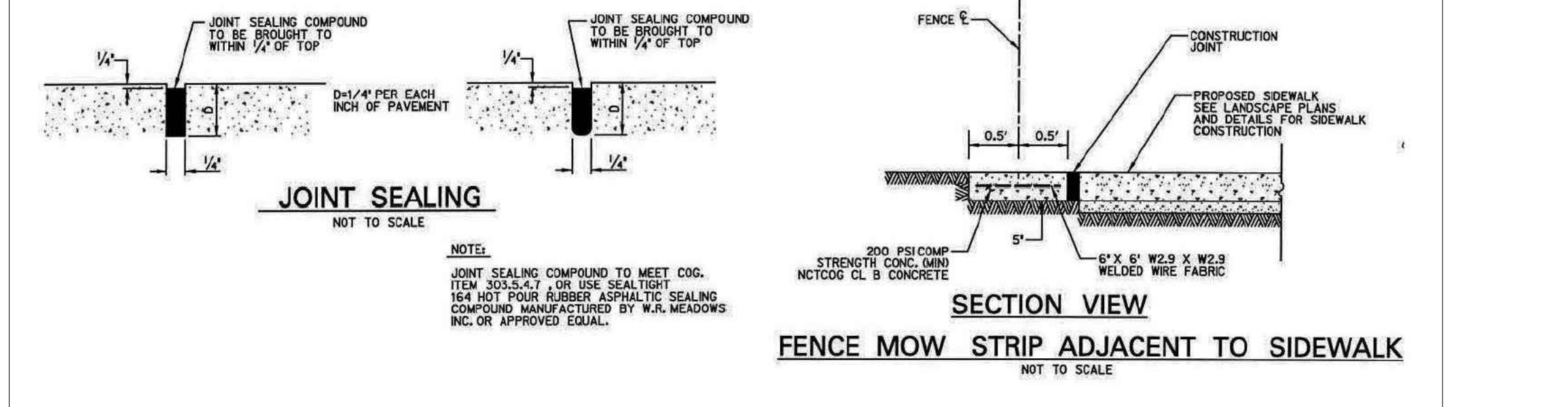
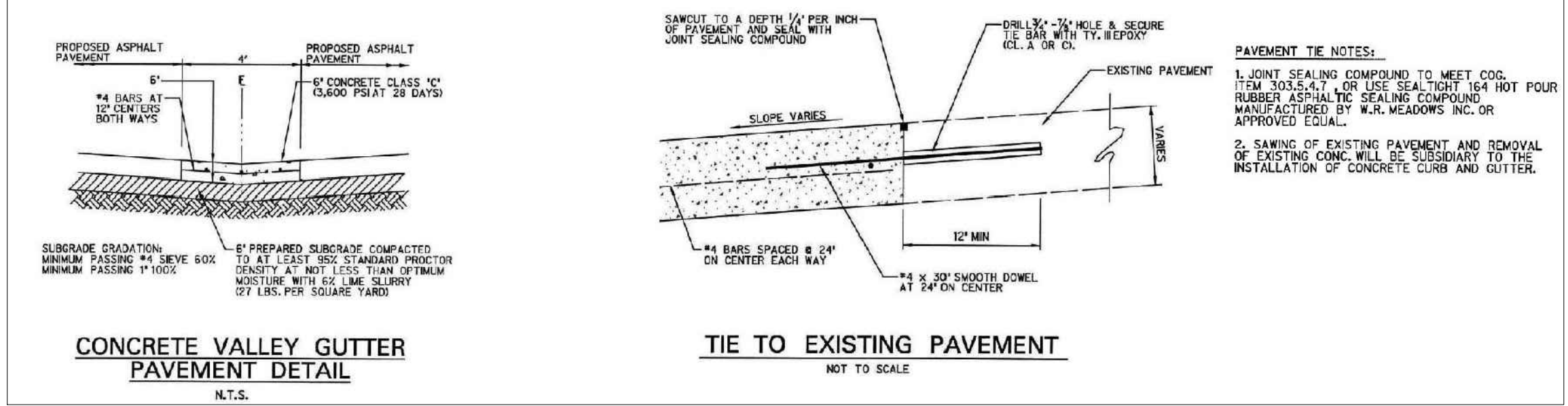
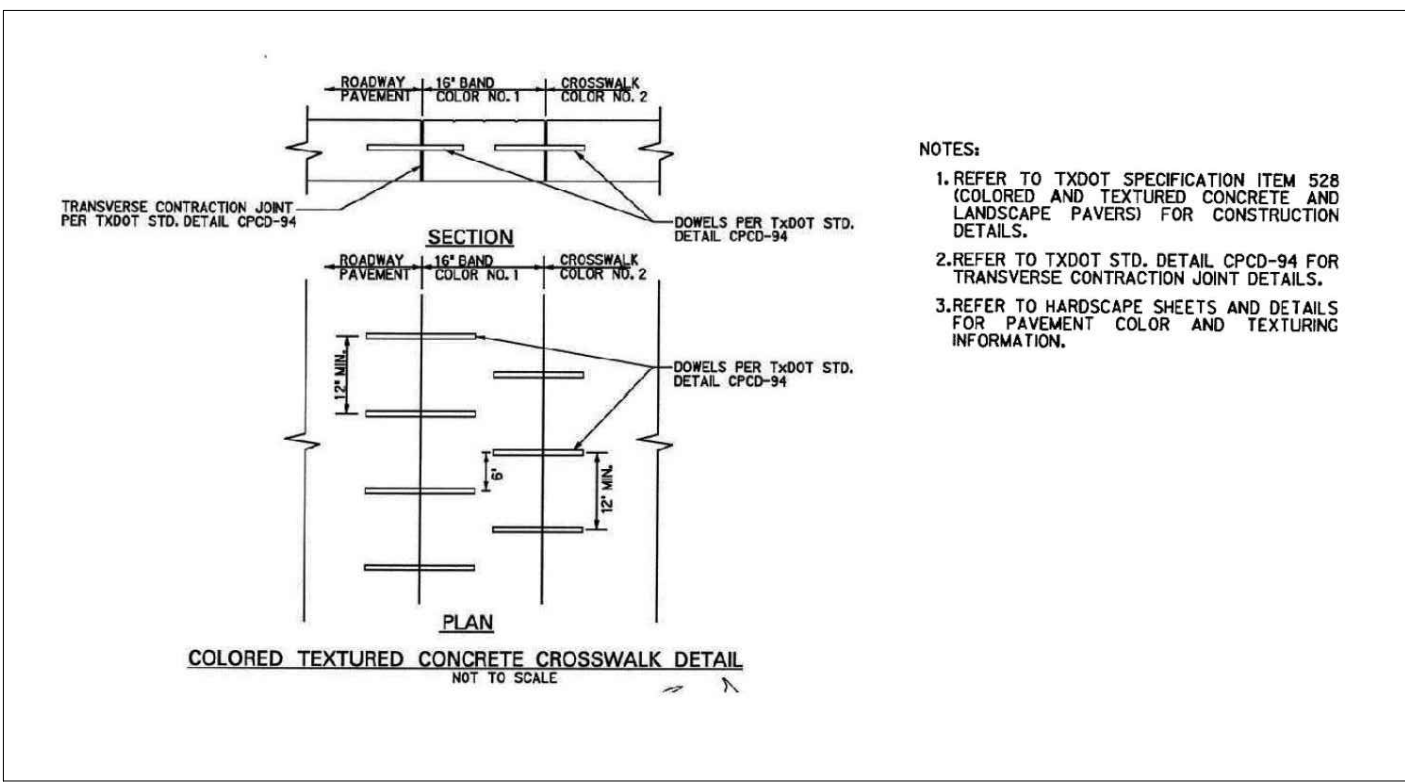
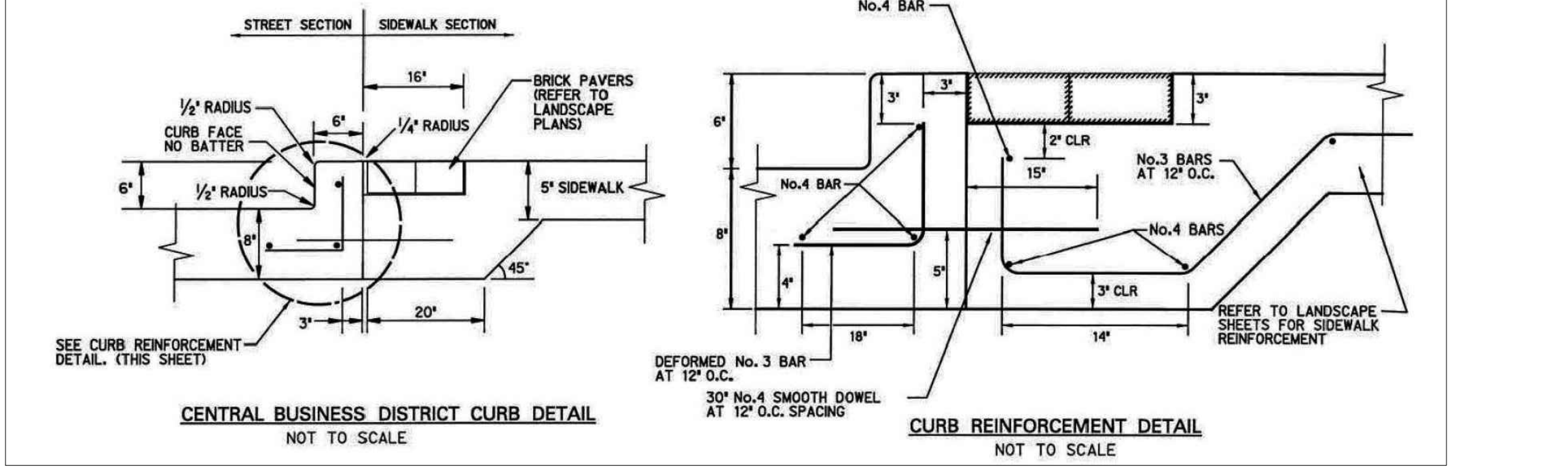
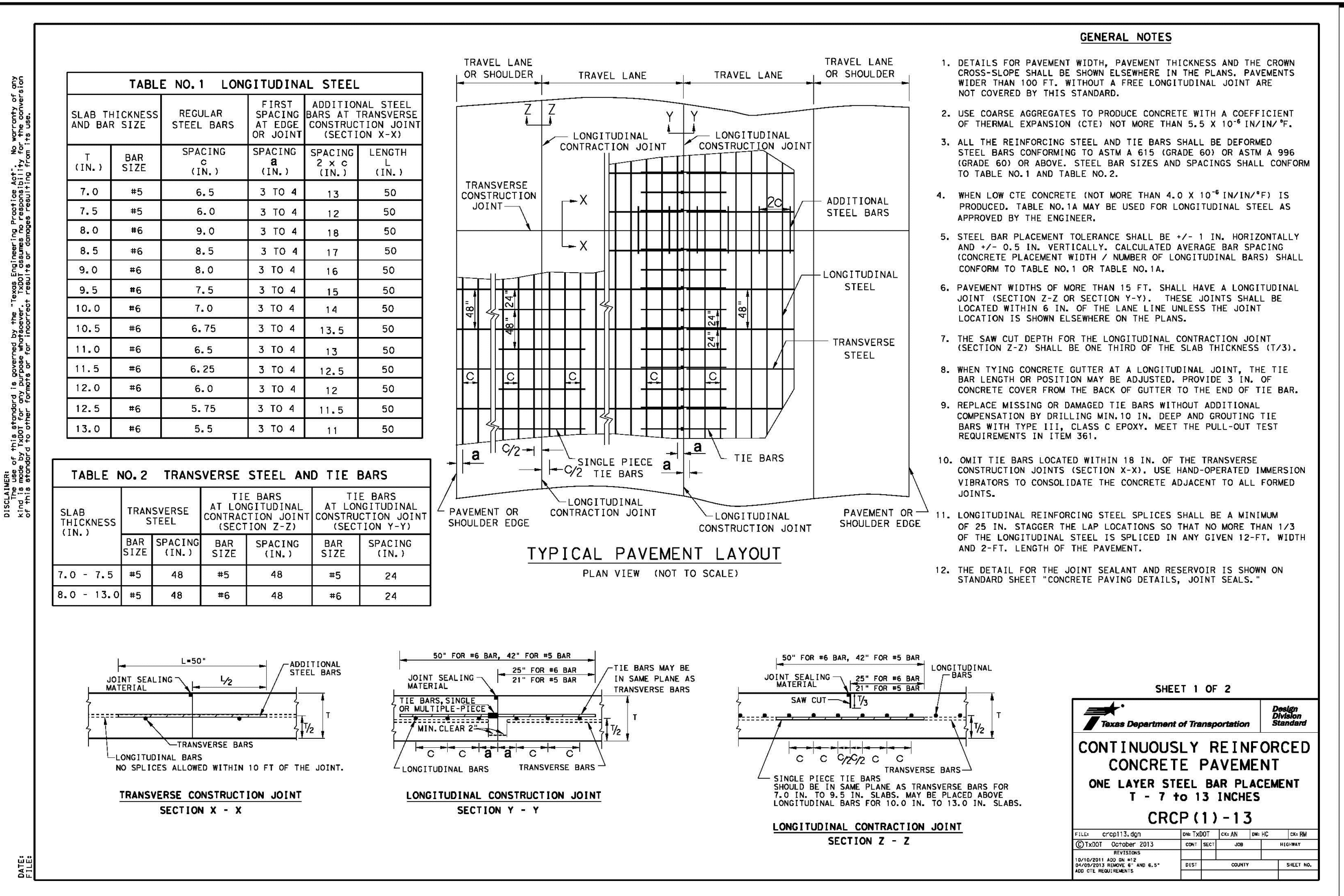
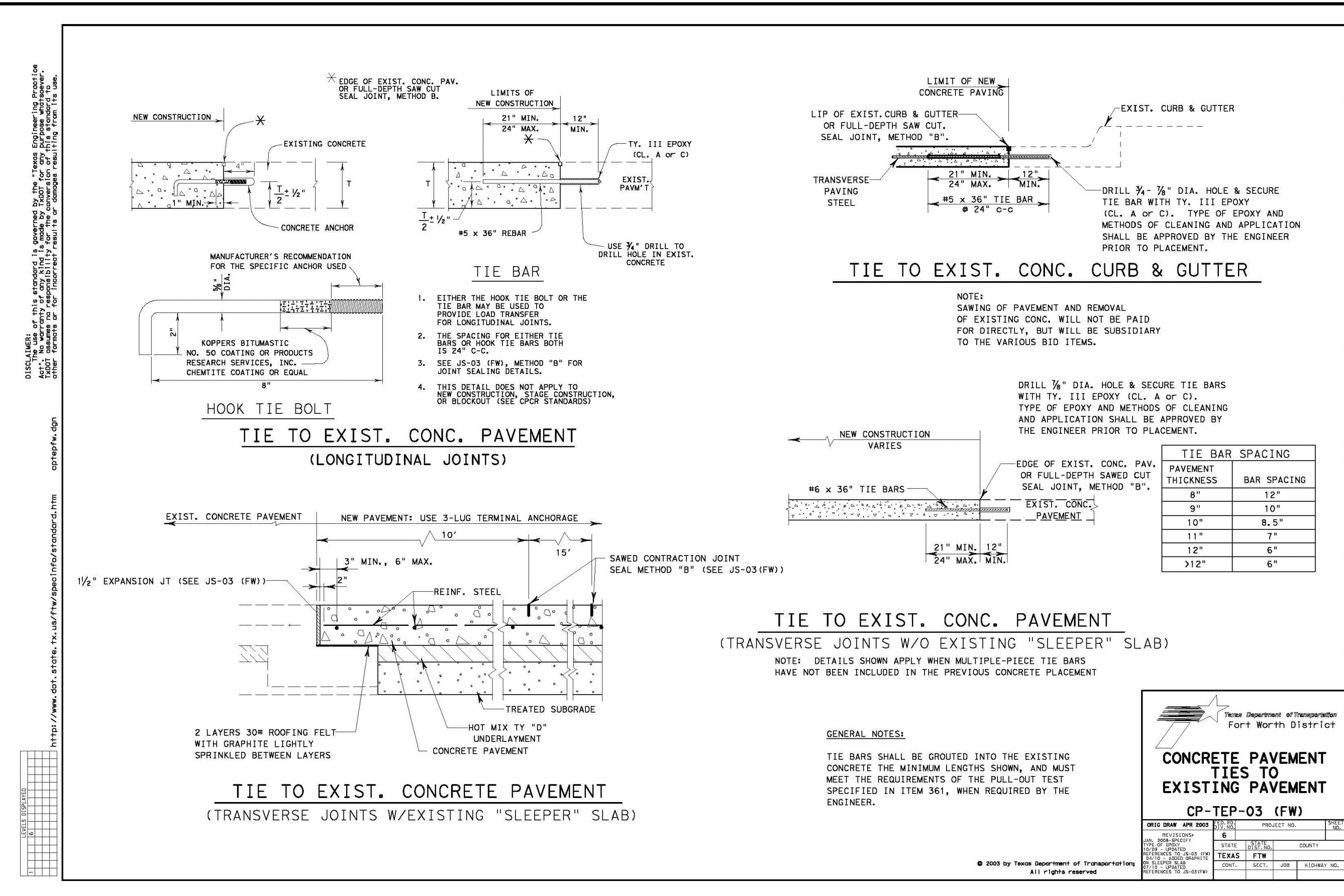
**18363**

**C14**









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**STANDARD PAVING DETAILS**

**PRELIMINARY PLANS**

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DATE 9/12/2022

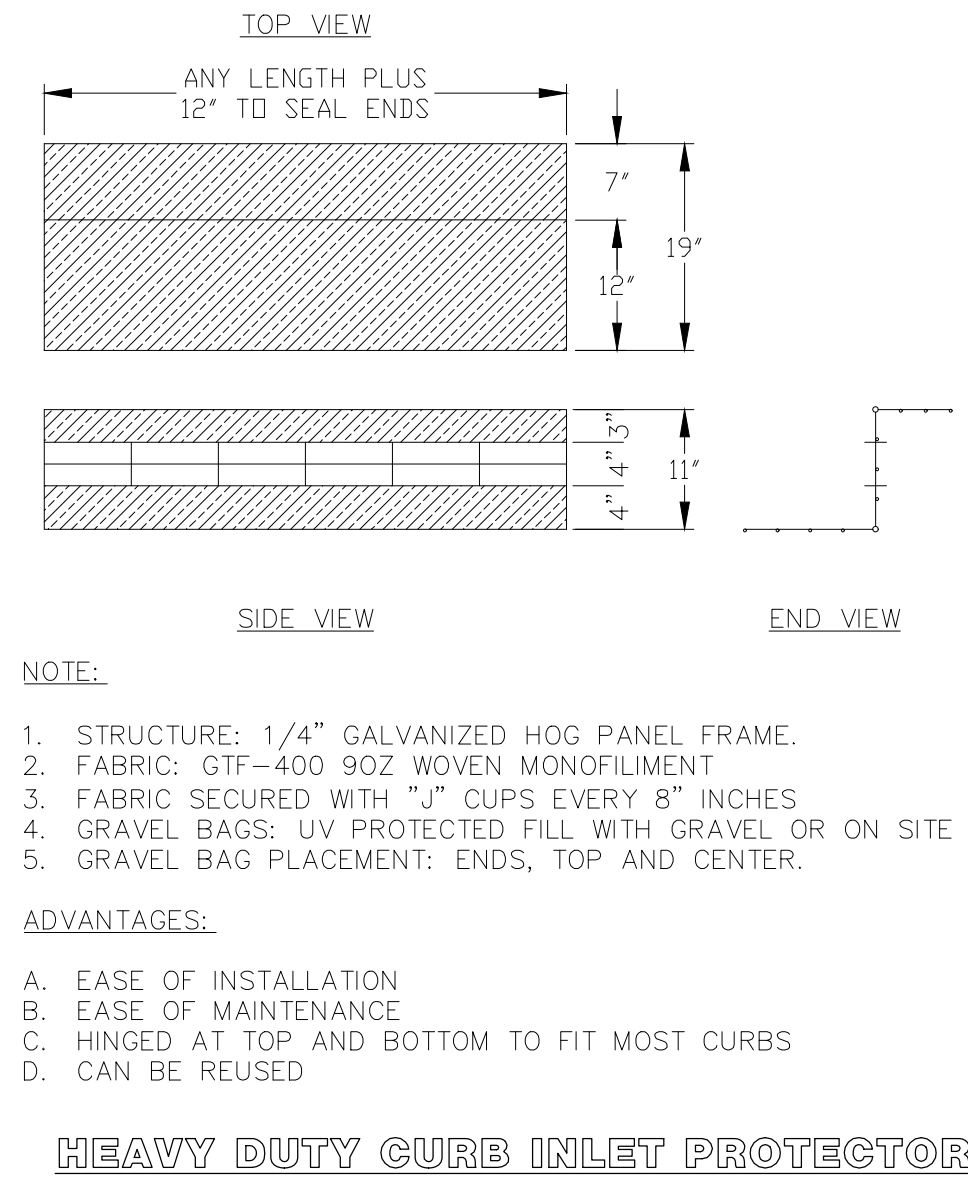
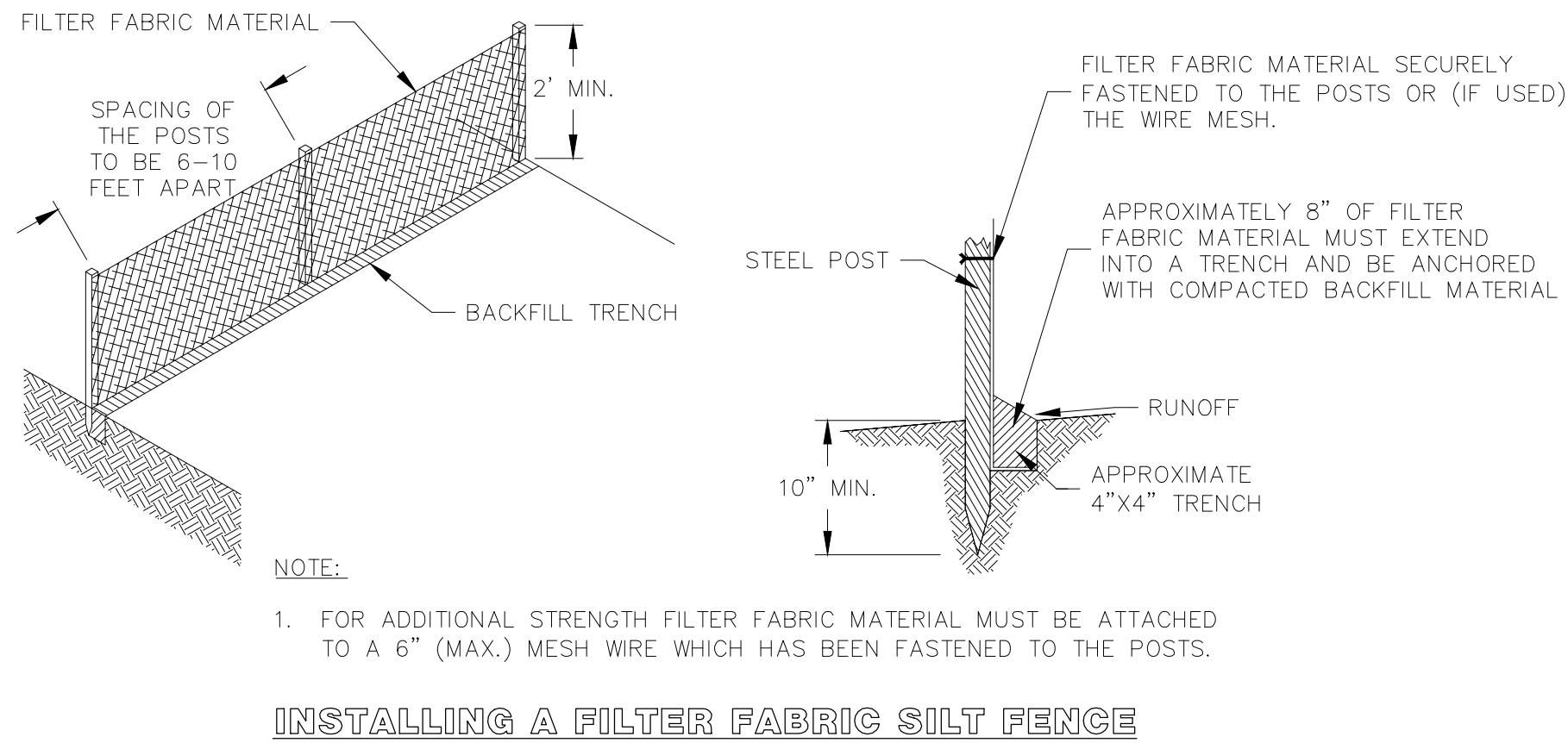
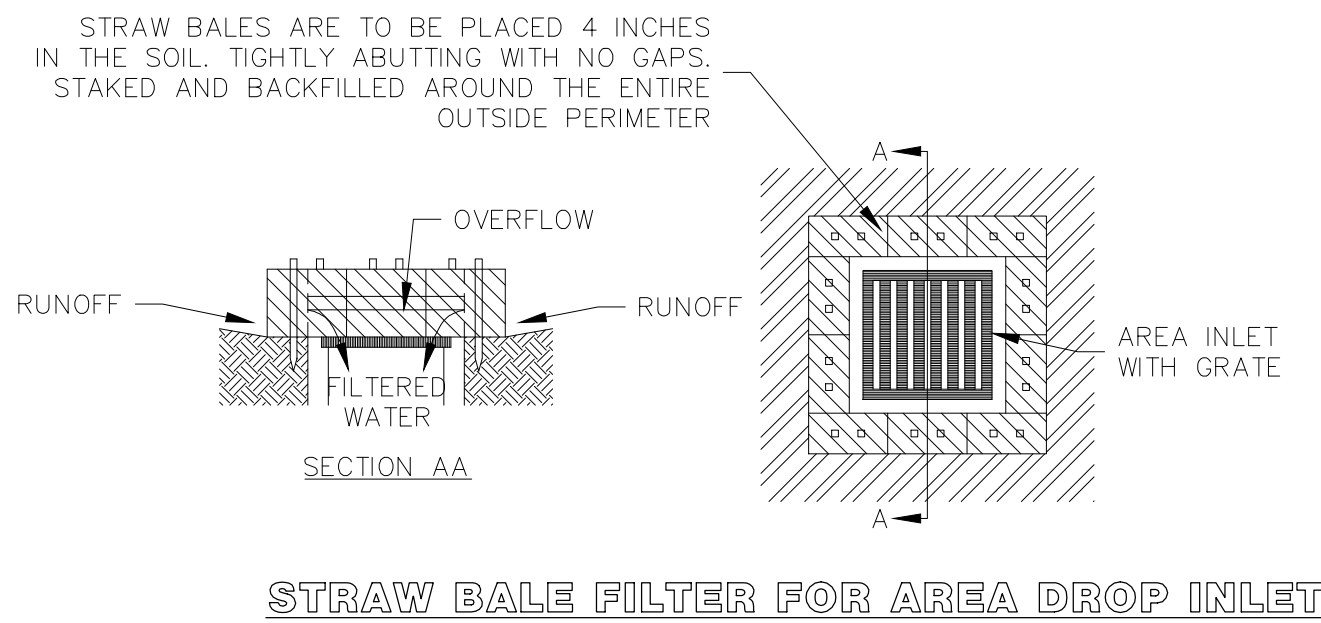
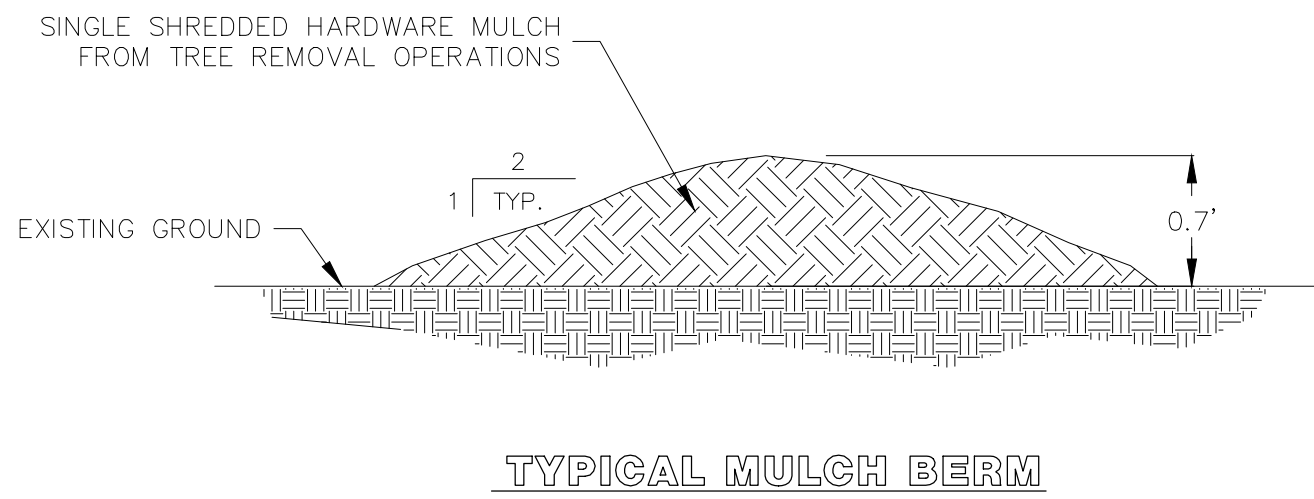
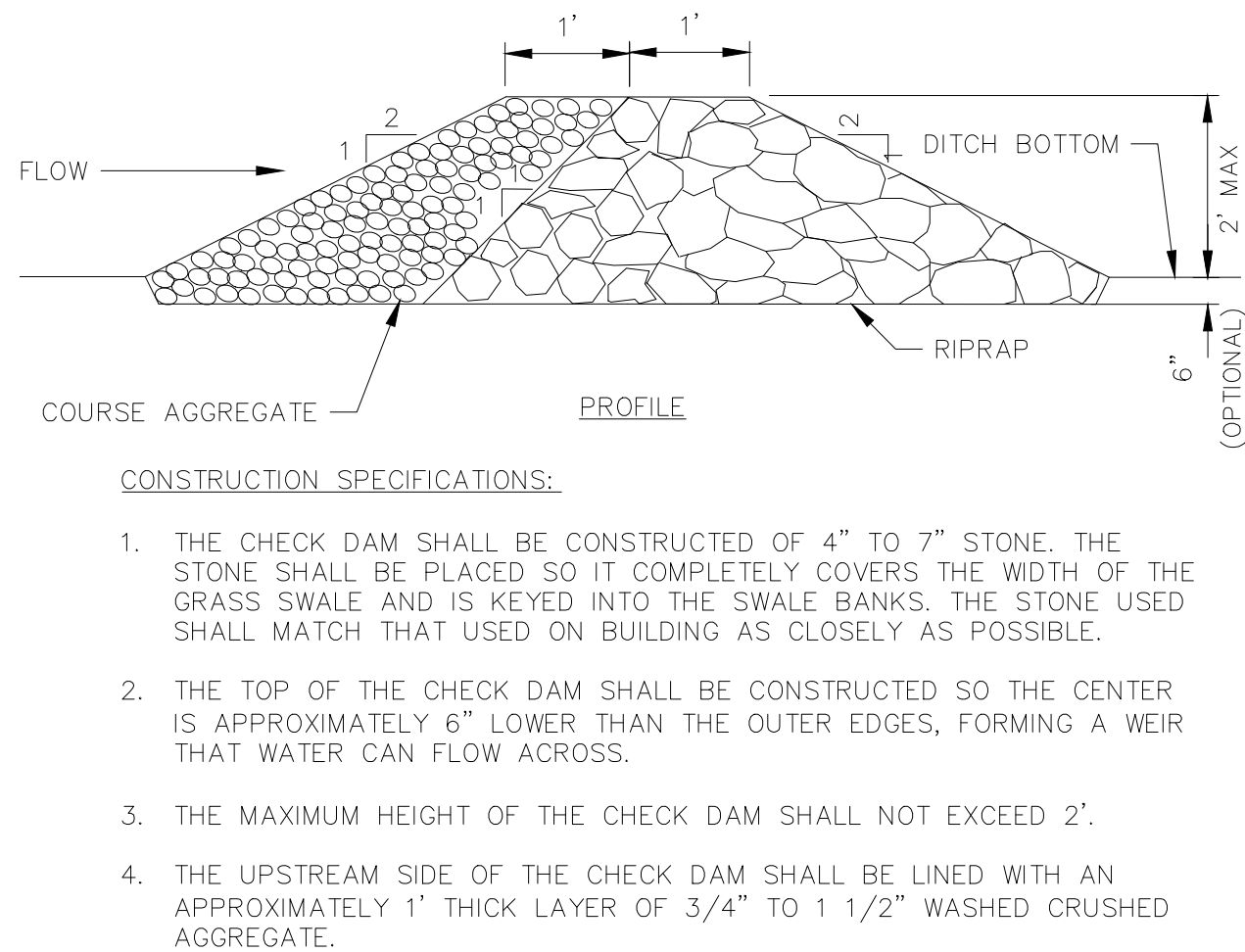
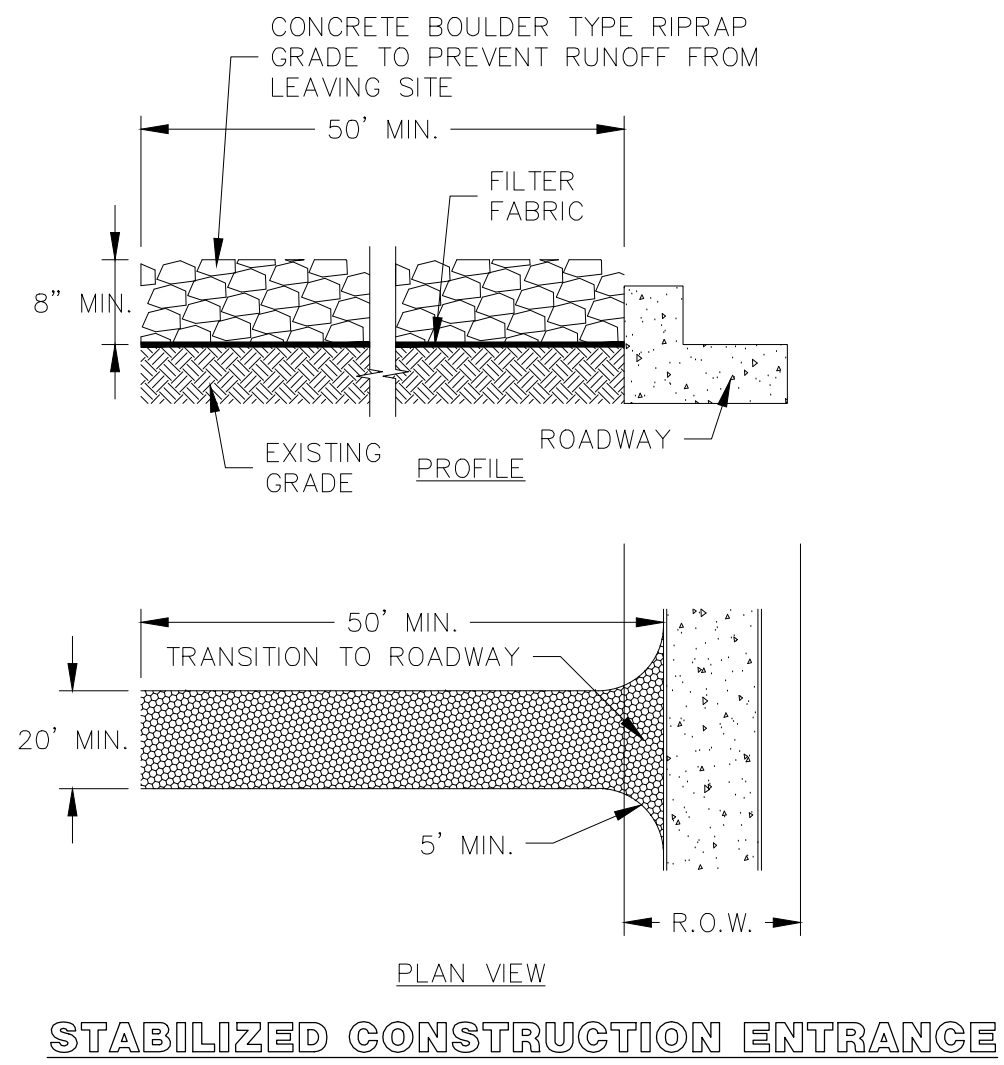
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Scale: N.T.S.  
Revisions:

**18363**

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The John R. McAdams  
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200 Company View  
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TBPE: 19762 TBPLS: 10164440  
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AMERICAN NATIONAL  
BANK & TRUST  
ROANOKE CITY CENTER  
Lot 1, Block E, 2.347 Acres  
MEP & P. RR. CO. SURVEY, ABSTRACT NO.  
923  
CITY OF ROANOKE, COUNTY, TEXAS

## EROSION CONTROL DETAILS

**PRELIMINARY PLANS**  
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OR PERMIT PURPOSES.  
G&A I MCADAMS,  
TBPE: 19762  
JUSTIN L. LANDSDOWNE,  
P.E. #121990  
DATE: 9/12/2022

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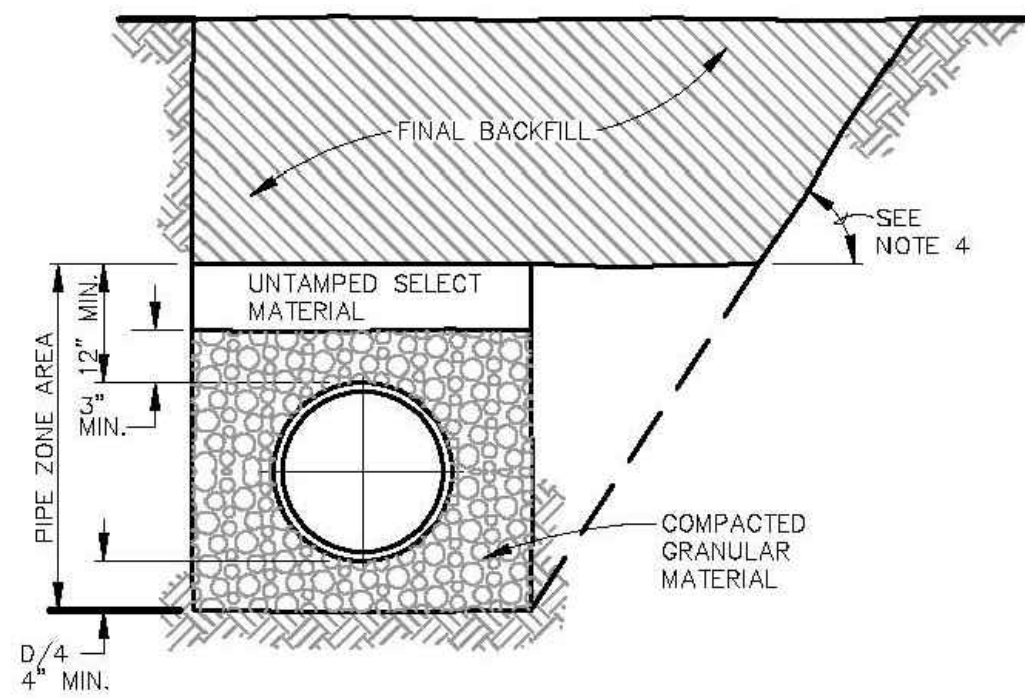
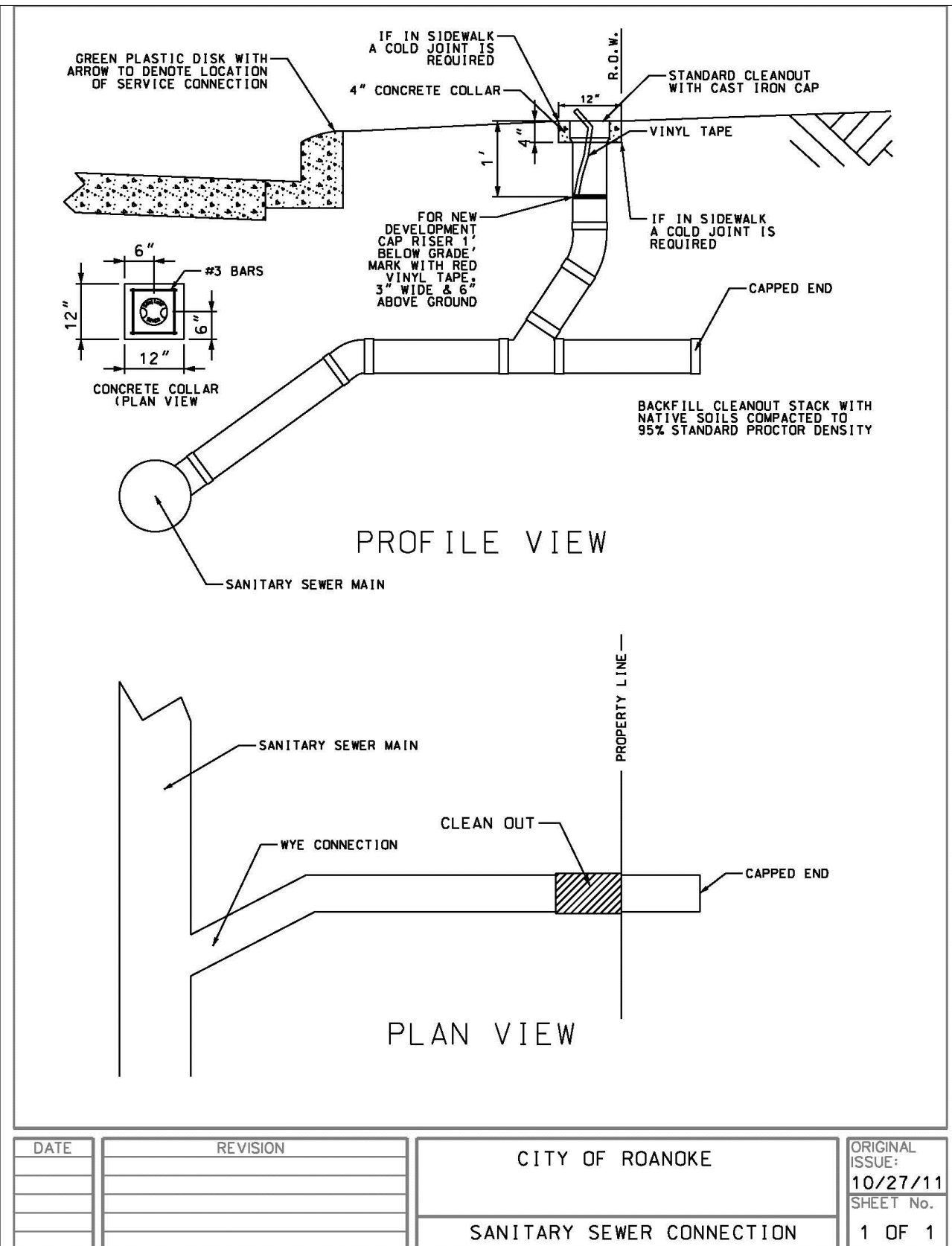
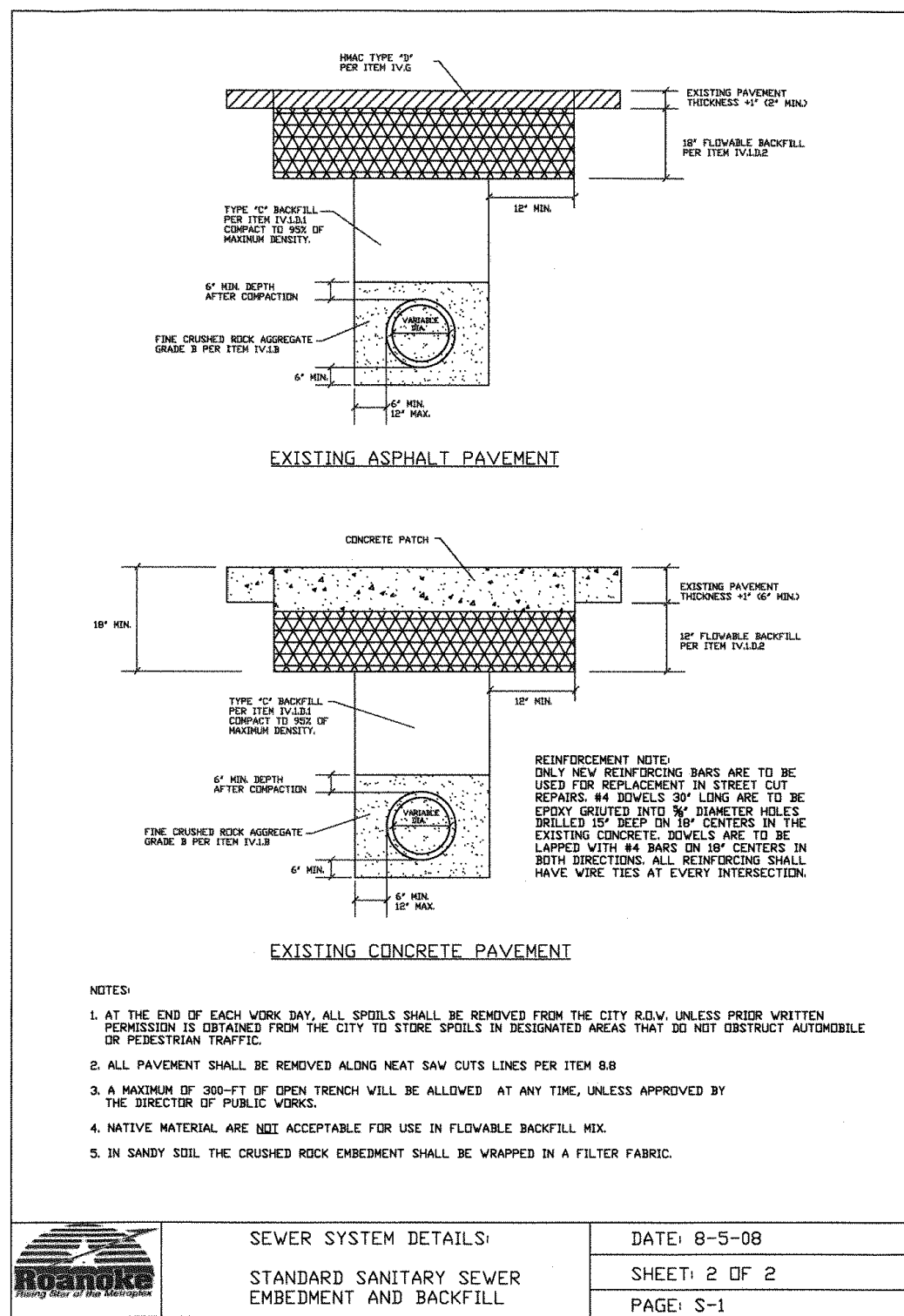
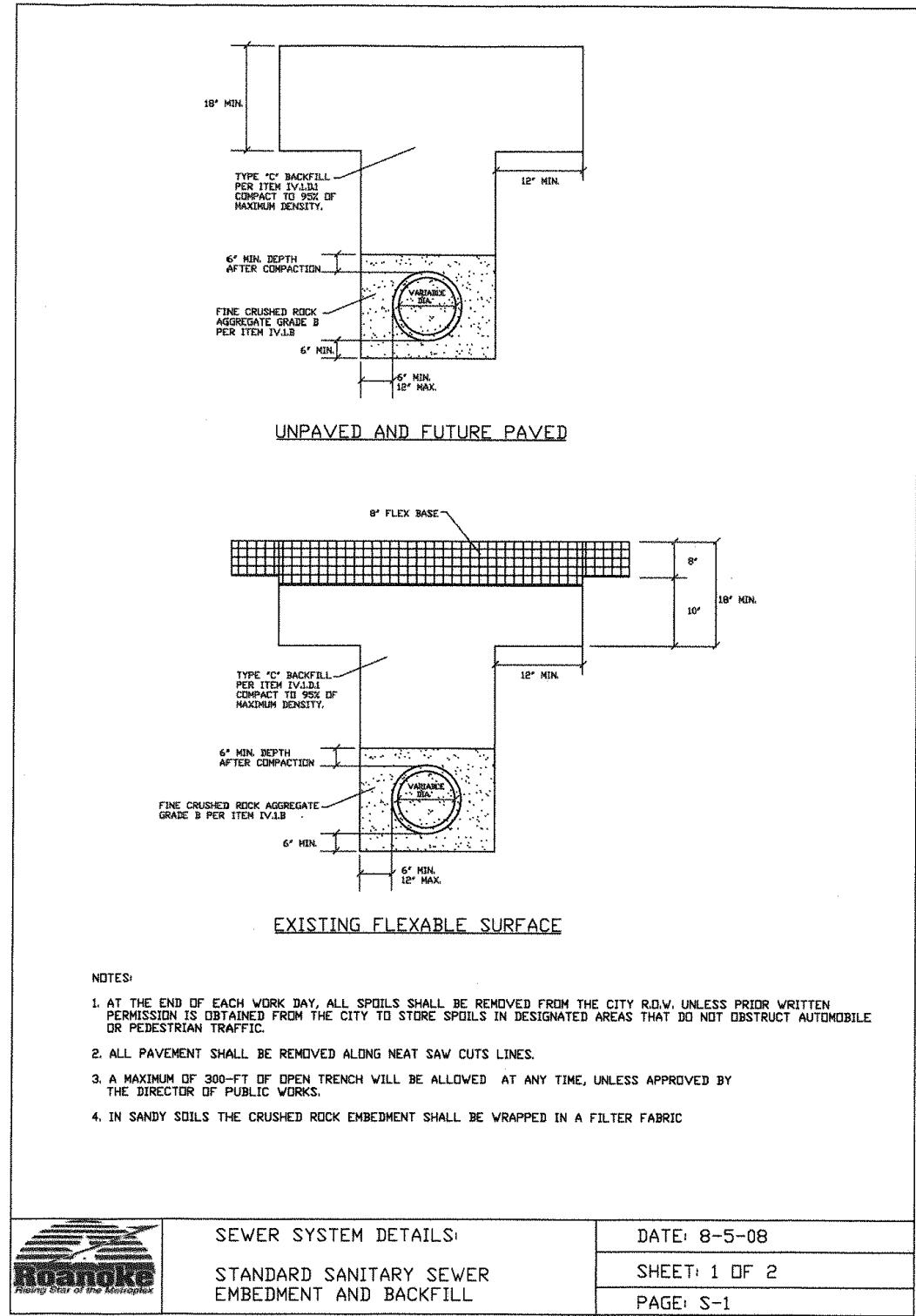
C17

OWNER/DEVELOPER  
INTEGRITY GROUP  
361 W BYRON NELSON BLVD  
ROANOKE, TEXAS 76262  
Ph: 8074303318  
Contact: JOHN DELIN

AMERICAN NATIONAL BANK & TRUST



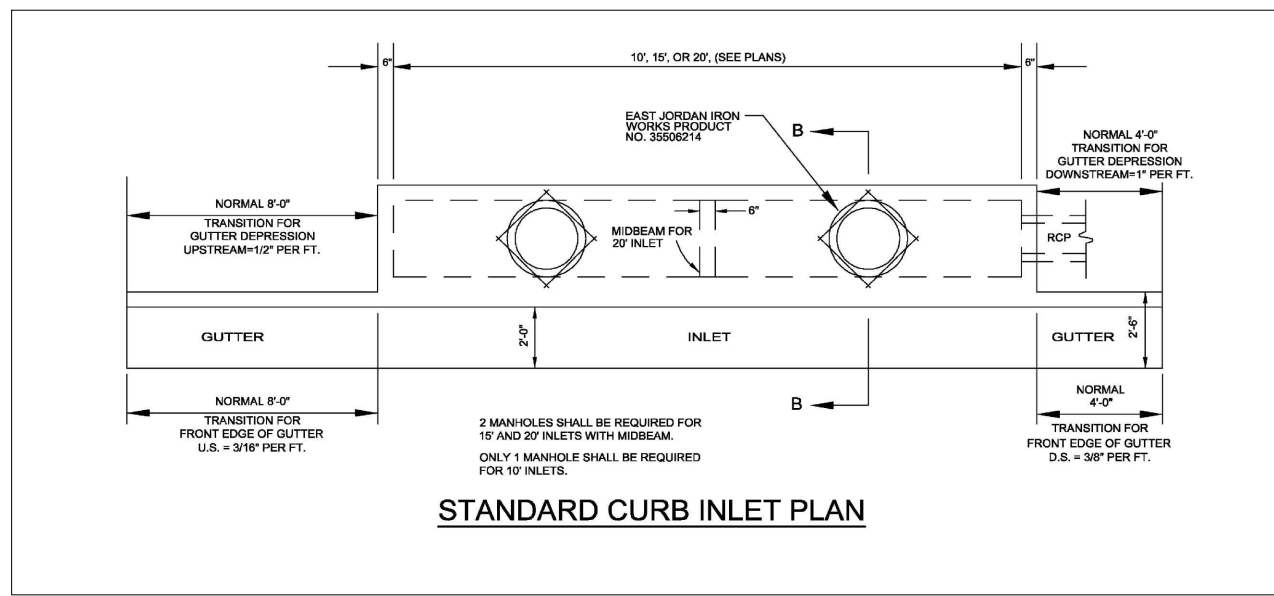
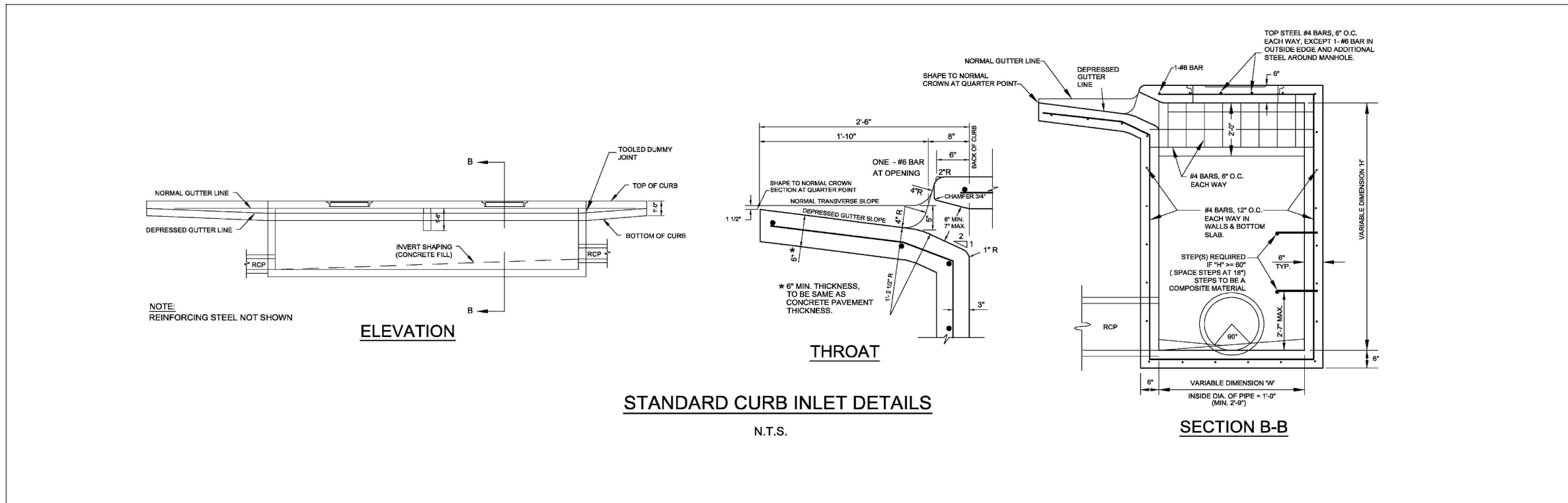
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### STORM SEWER EMBEDMENT AND BACKFILL

#### EMBEDMENT NOTES:

1. WHERE THE MAXIMUM TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SUITABLE BEDDING THAT WILL ADEQUATELY RESIST THE ADDITIONAL EXTERNAL LOAD, AND THE ADDITIONAL COST SHALL BE BORNE BY THE CONTRACTOR.
2. FINAL BACKFILL SHALL BE MATERIAL EXCAVATED FROM TRENCH MECHANICALLY COMPACTED TO A DENSITY NO LESS THAN 95% (AT OR NO MORE THAN 3% ABOVE OPTIMUM MOISTURE) OF STANDARD PROCTOR (ASTM D-698).
3. THE MINIMUM AND MAXIMUM TRENCH WIDTHS SHALL BE ESTABLISHED BY HORIZONTAL MEASUREMENTS MADE AT AN ELEVATION IN THE TRENCH WHICH IS TWELVE (12) INCHES ABOVE THE TOP OF THE PIPE WHEN IT IS LAID TO GRADE. THAT PORTION OF THE TRENCH BELOW THIS REFERENCE PLANE IS DEFINED AS THE PIPE ZONE AREA.
4. THE TRENCH WALLS IN THE PIPE ZONE AREA SHALL BE MAINTAINED VERTICAL. THE CONTRACTOR SHALL HAVE THE OPTION OF MAKING THE TRENCH WALLS ABOVE THE PIPE ZONE EITHER VERTICAL OR SLOPED, BUT IT SHALL BE HIS FULL RESPONSIBILITY TO PROVIDE ALL SHORING NECESSARY TO STAY WITHIN THE EASEMENT PROVIDED OR SECURE ADDITIONAL WORKING ROOM IF HE ELECTS TO SLOPE THE TRENCH WALLS OUTSIDE THE EASEMENT PROVIDED, ALL IN ACCORDANCE WITH THE APPLICABLE FEDERAL OCCUPATIONAL SAFETY AND HEALTH STANDARDS.



#### GENERAL NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" (5 BAGS OF CEMENT PER C.Y. AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI). ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4" UNLESS INCORPORATED INTO SIDEWALK.
2. IN GENERAL, REINFORCING STEEL SHALL BE NO. 4 BARS, ON 12" CENTERS EACH WAY FOR GUTTER, BOTTOM SLAB, ENDS, AND FRONT AND BACK WALLS, AND NO. 4 BARS ON 8" CENTERS EACH WAY FOR TOP SLAB IN BOTH INLETS AND EXTENSIONS. ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
3. ALL REINFORCING STEEL SHALL BE OPEN HEARTH NEW BILLET STEEL OF INTERMEDIATE OR HARD GRADE CONFORMING TO ASTM A-15. DEFORMATIONS SHALL CONFORM TO ASTM A-305-58F.
4. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2".
5. 8'-0" OF EXISTING CURB AND GUTTER UPSTREAM AND 4'-0" OF EXISTING CURB AND GUTTER DOWNSTREAM SHALL BE REMOVED AND RE-POURED INTEGRALLY WITH EACH INLET.
6. DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO THE CENTER OF BARS.
7. ALL BACKFILL SHALL BE PERFORMED BY MECHANICAL TAMPING.
8. PRECAST INLETS MUST BE APPROVED BY CITY ENGINEER.
9. ALL STORM SEWER MUST BE VIDEO INSPECTED BY CONTRACTOR. CONTRACTOR SHALL FURNISH THE CITY WITH DVD FOR APPROVAL PRIOR TO ACCEPTANCE.
10. ALL STORM DRAIN STRUCTURES 36" DEEP OR DEEPER MUST HAVE FIBERGLASS STEPS INSTALLED.

OWNER/DEVELOPER  
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### STANDARD SEWER & STORM DETAILS

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TBPE: 19762  
JUSTIN L. LANSDOWNE,  
P.E. #121990  
DATE: 9/12/2022

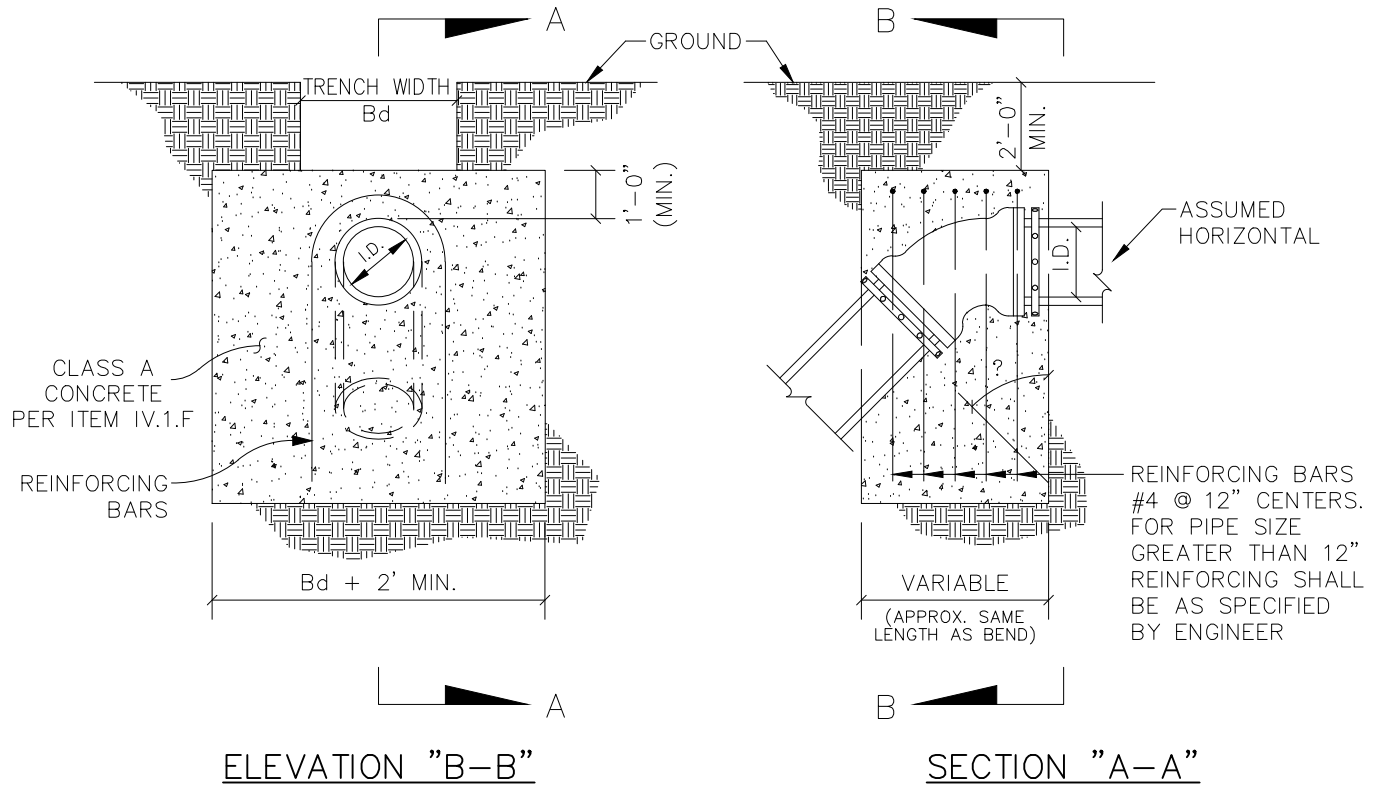
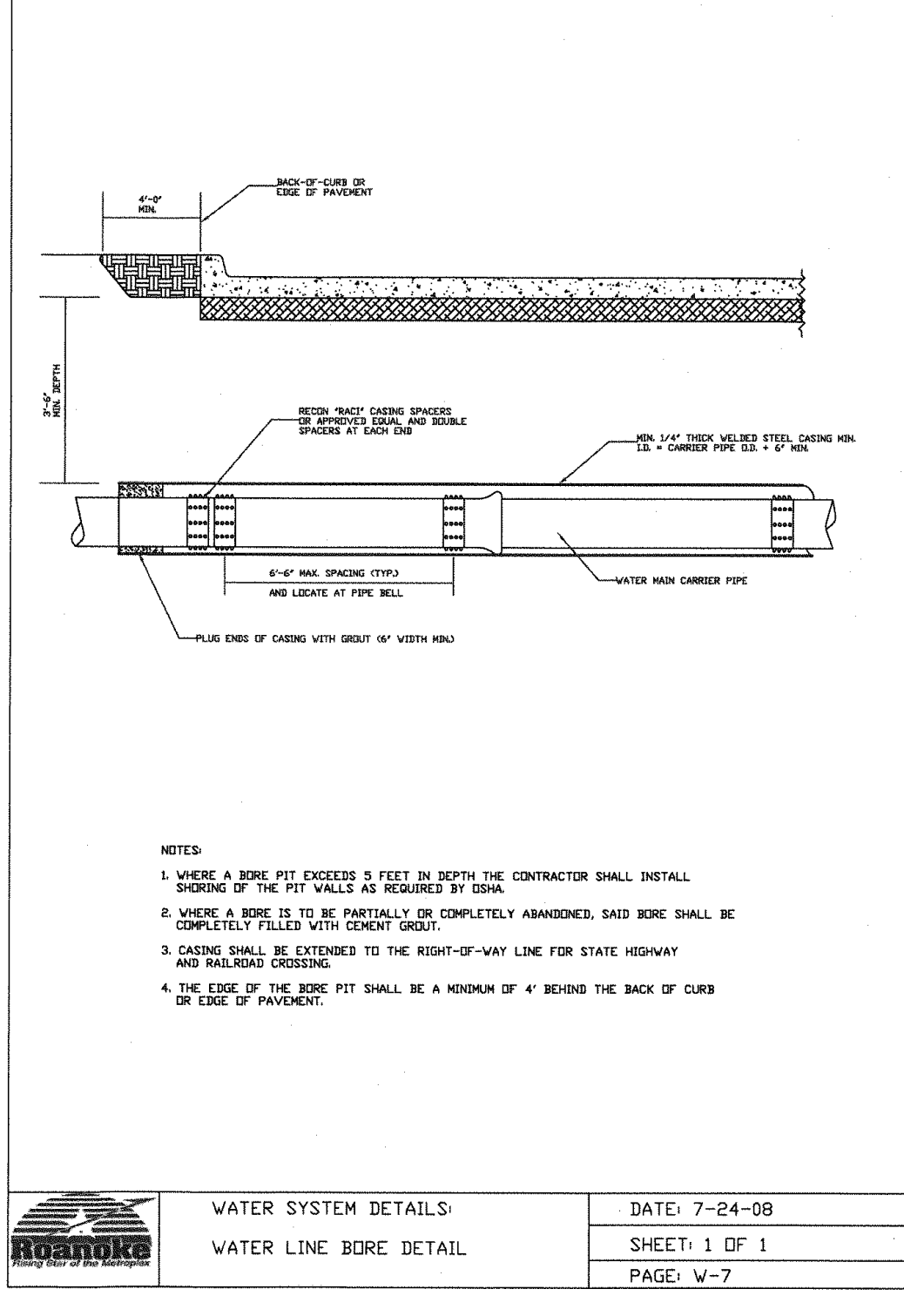
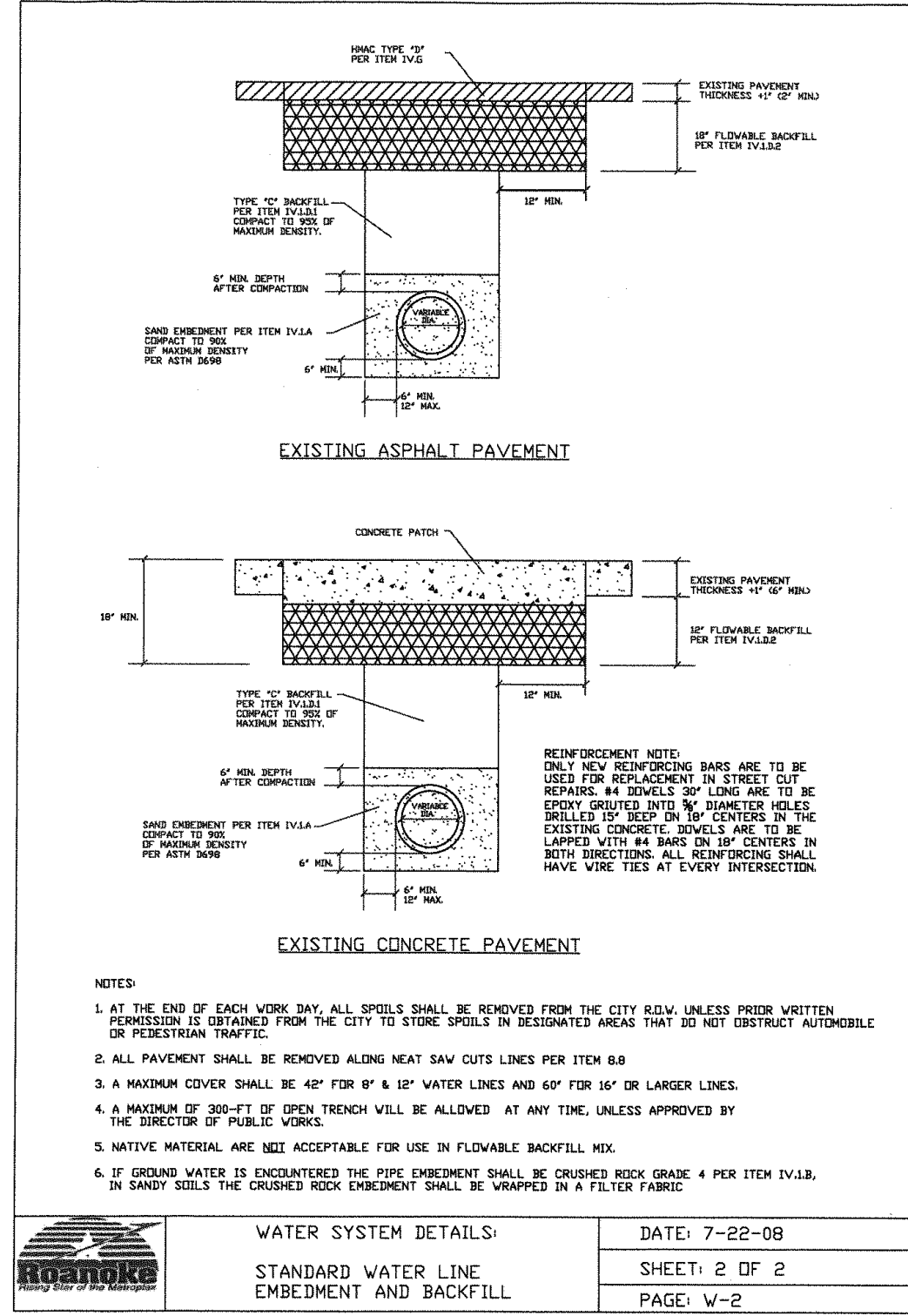
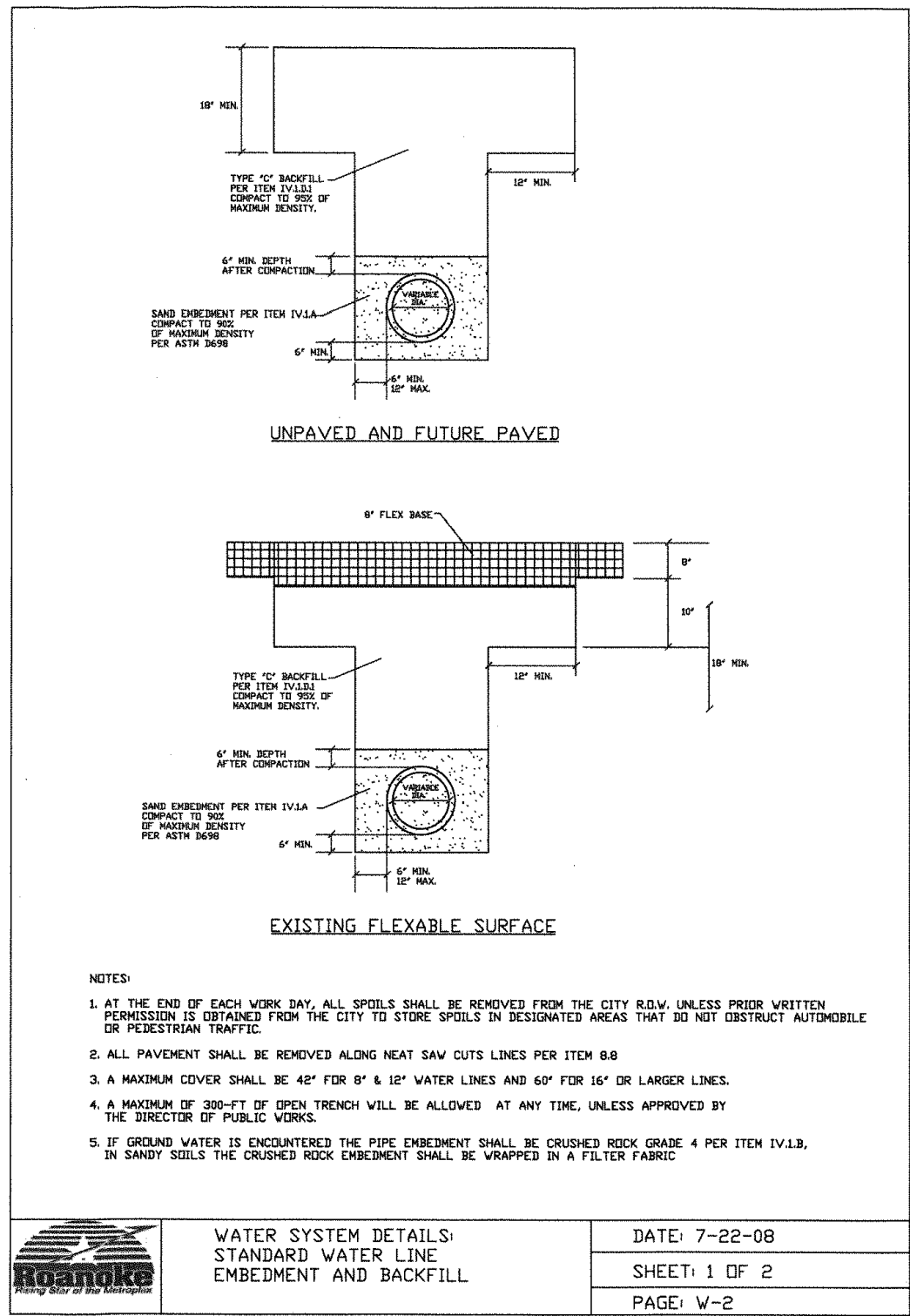
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Revisions:

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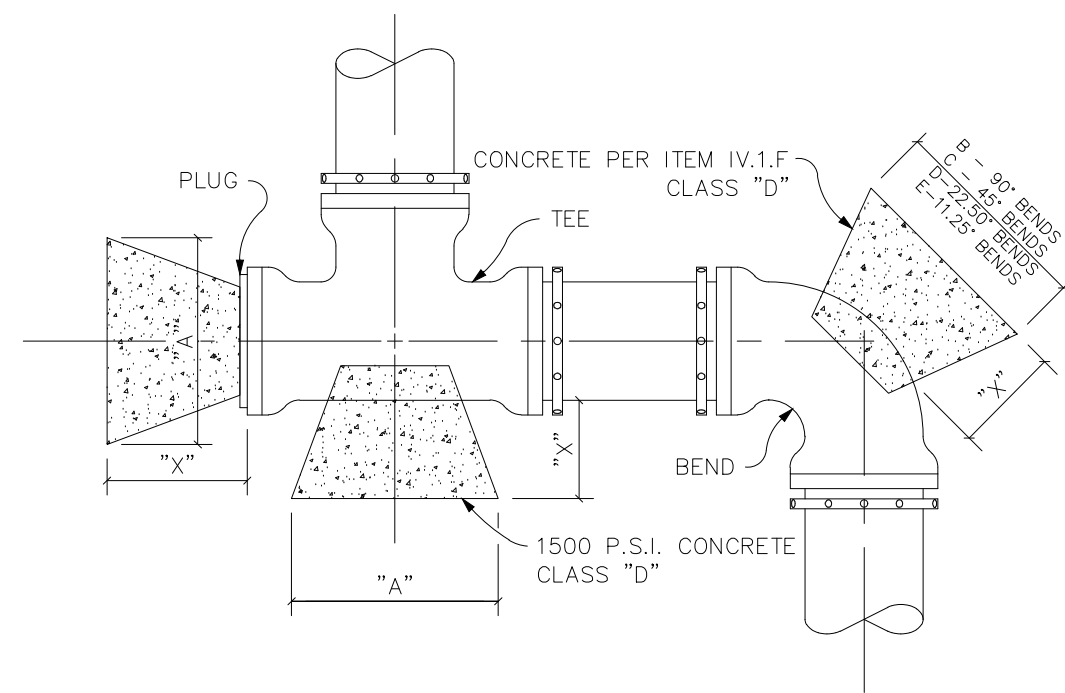
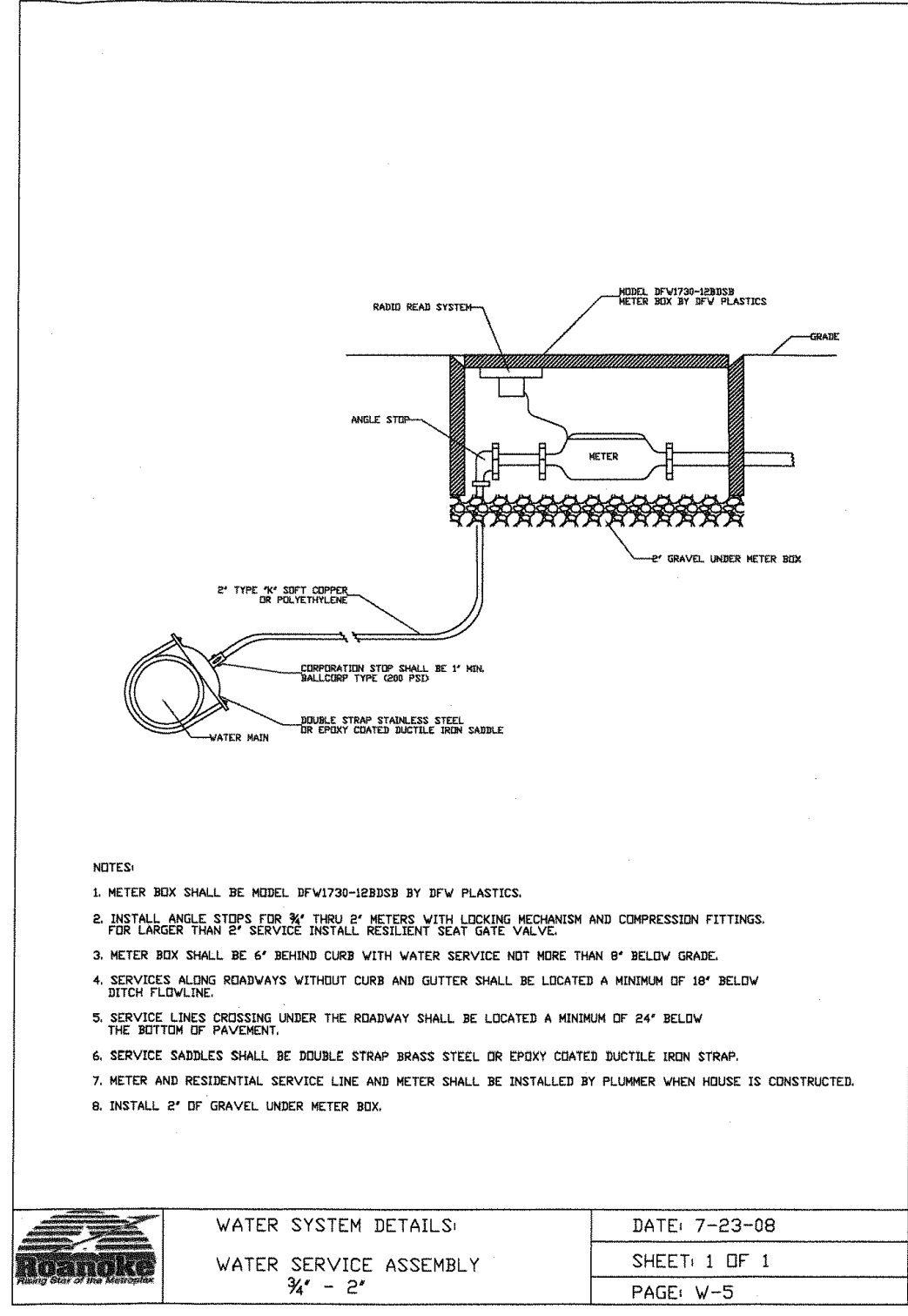
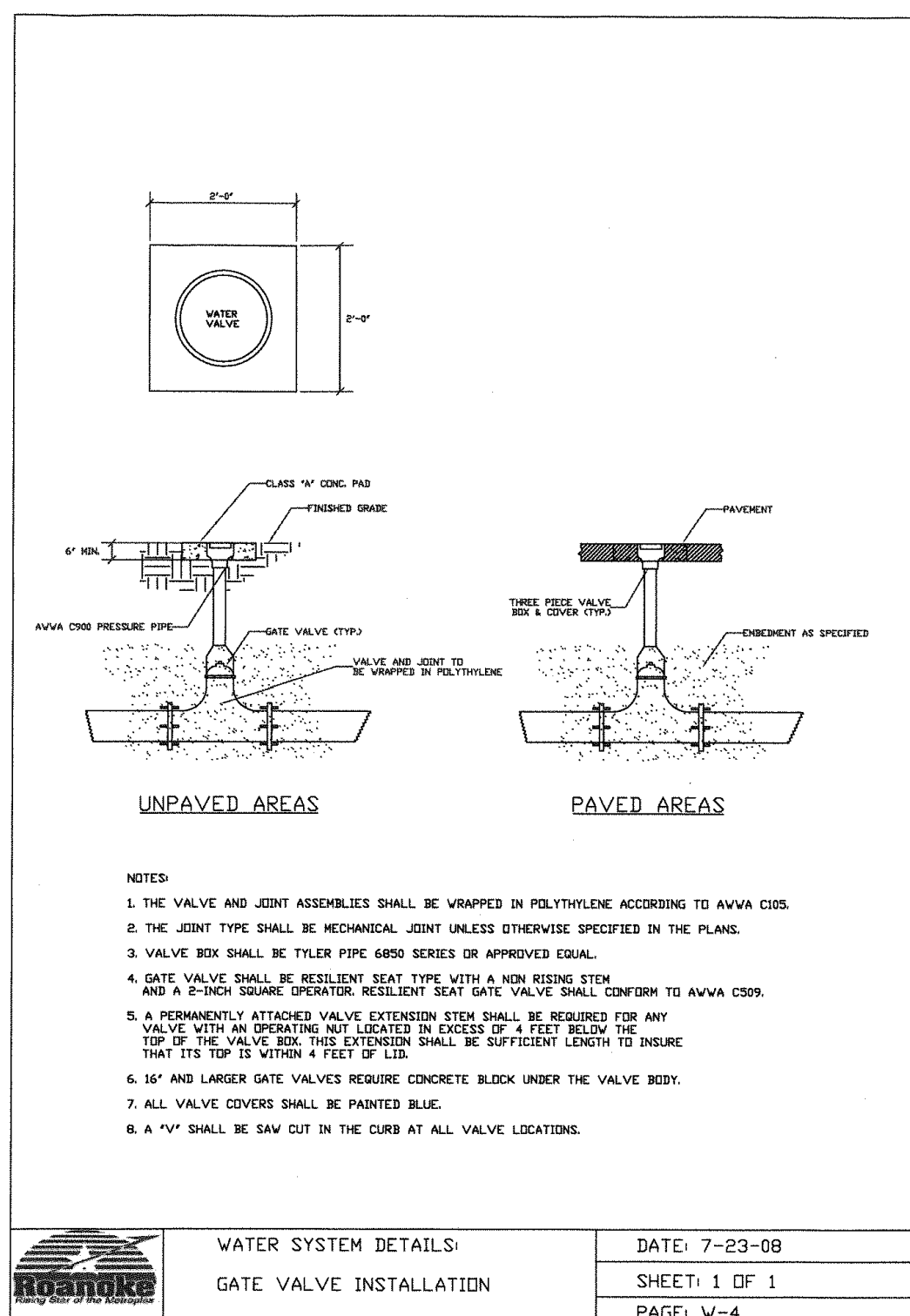
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VERTICAL THRUST BLOCKING



**HORIZONTAL BLOCKING TABLE**

DIMENSION "X" TO BE A MINIMUM OF (1) FOOT, BUT IS TO BE INCREASED WHERE NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH WALL.

| PIPE SIZE | "X" DIM. | PLUGS & TEES |              | 90° BENDS |              | 45° BENDS |              | 22.50° BENDS |              | 11.25° BENDS |              |
|-----------|----------|--------------|--------------|-----------|--------------|-----------|--------------|--------------|--------------|--------------|--------------|
|           |          | "A"          | MIN. AREA sf | "B"       | MIN. AREA sf | "C"       | MIN. AREA sf | "D"          | MIN. AREA sf | "E"          | MIN. AREA sf |
| 6"        | 1'-6"    | 1'-0"        | 1.06         | 1'-2"     | 1.50         | 1'-0"     | .83          | 1'-0"        | .83          | 1'-0"        | .83          |
| 8"        | 1'-6"    | 1'-3"        | 1.89         | 1'-6"     | 2.66         | 1'-3"     | 1.44         | 1'-0"        | .83          | 1'-0"        | .83          |
| 10"       | 1'-6"    | 1'-9"        | 2.95         | 2'-0"     | 4.17         | 1'-6"     | 2.26         | 1'-3"        | 1.15         | 1'-0"        | .83          |
| 12"       | 1'-6"    | 2'-0"        | 4.25         | 2'-3"     | 6.00         | 1'-9"     | 3.25         | 1'-3"        | 1.65         | 1'-0"        | .83          |
| 16"       | 2'-0"    | 2'-7"        | 7.54         | 3'-0"     | 10.65        | 2'-3"     | 5.76         | 1'-8"        | 2.94         | 1'-2"        | 1.48         |

- NOTES:**
1. BEARING AREAS SHOWN ARE BASED ON 150 PSI TEST PRESSURE AND 3000 PSF ALLOWABLE SOIL BEARING PRESSURE.
  2. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
  3. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

HORIZONTAL BLOCKING

The John R. McAdams Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
817.436.8712  
2900 Community College Blvd  
Roanoke, Texas 75282  
940.240.1012  
TBP#: 19762 TBP#: 10164440  
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CITY OF ROANOKE, COUNTY, TEXAS

STANDARD WATER DETAILS

**PRELIMINARY PLANS**  
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G&A I MCADAMS, TBP#: 19762  
JUSTIN L. LANSLOWNE, P.E. #121990  
DATE 9/12/2022

Drawn By: CMK  
Date: 08/25/2022  
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Revisions:

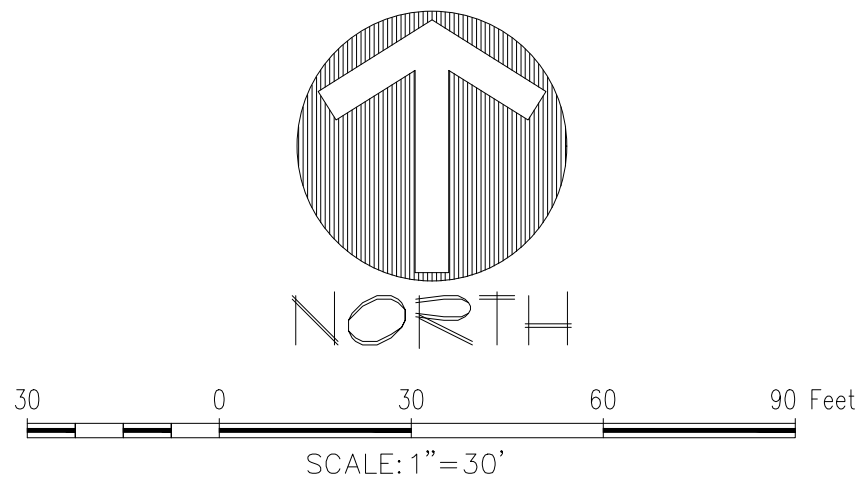
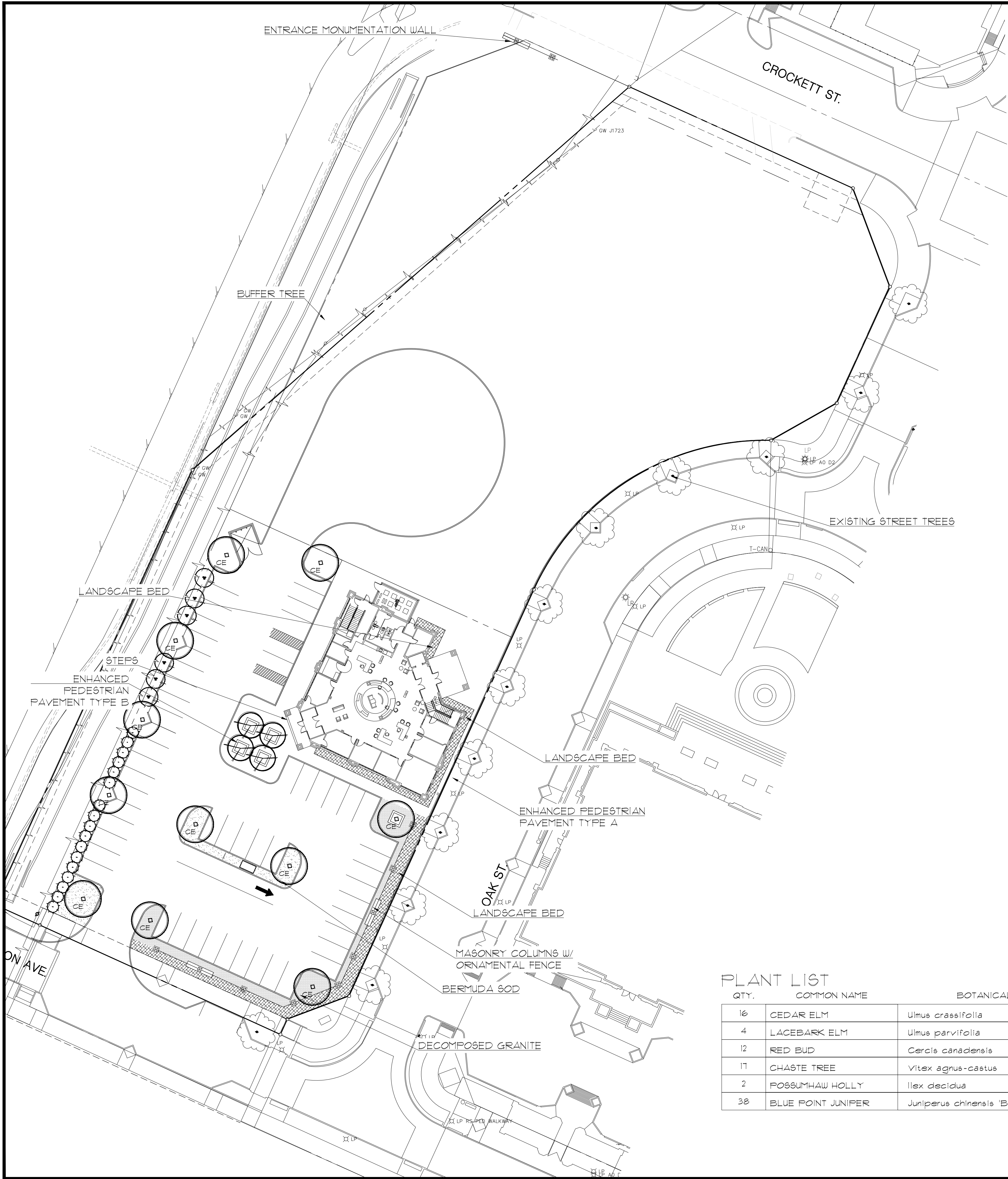
18363

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OWNER/DEVELOPER  
INTEGRITY GROUP  
361 W BYRON NELSON BLVD  
ROANOKE, TEXAS 75262  
Ph: 8074303318  
Contact: JOHN DELIN



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LEGEND

- EXISTING TREE
- PROPOSED CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED ORNAMENTAL TREE
- DECOMPOSED GRANITE
- BERMUDA SOD
- ENHANCED LANDSCAPING
- ENHANCED PAVEMENT TYPE A: BUTTERFIELD COLOR CONCRETE PERMA-CAST COLOR R26-CAPE COD GRAY FINISH - BROOM FINISH
- ENHANCED PAVEMENT TYPE B: BUTTERFIELD COLOR CONCRETE PERMA-CAST COLOR R26-CAPE COD GRAY FINISH - BROOM FINISH
- ENHANCED PAVEMENT TYPE C: HOLLAND STONE - HOLLAND 4CM COLOR - FEUTER 10% 4 BRICK RED 30%
- ENHANCED PAVEMENT TYPE D: SALT FINISHED CONCRETE SIDEWALK

LANDSCAPE ORDINANCE

CITY OF ROANOKE  
Roanoke Retail at Roanoke City Center  
Final landscape plan will meet al City of Roanoke development ordinances.  
All landscape will be maintained according to city standards.  
All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE

REQUIRED: At least 20% of the lot/tract area shall be pervious, permanently landscaped area. 102,235 x 10% = 10,223.5 sq. ft.  
PROVIDED: 11,296 sq. ft.

STREET PERIMETER LANDSCAPE

REQUIRED: A minimum 5' landscape street buffer shall be required along any streetfrontage.  
PROVIDED: 5' landscape buffer.

REQUIRED: One large shade tree and four small ornamental trees shall be required per fifty linear feet of street buffer frontage.  
Front Street/S.H. 377: 245 l.f. of street frontage / 50 l.f. = 5 large shade trees and 20 ornamental trees.  
PROVIDED: 5 new shade trees +23 new ornamental trees

PARKING LANDSCAPE

REQUIRED: Landscape areas shall be no less that five feet wide, shall equal a total of at least sixteen square feet per parking space, and shall be dispersed throughout the parking area with at least one large shade tree with in 60 feet of every parking space. There shall be a minimum of one large shade tree planted within the parking area for every 10 parking spaces for parking lot/tracts having more than twenty spaces.  
56 parking spaces x 16 sq. ft. = 896 sq. ft.

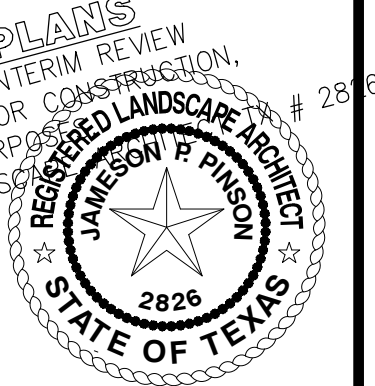
PLANT LIST

| QTY. | COMMON NAME        | BOTANICAL NAME                   | SIZE   | MIN. HT. | SPACE    | REMARKS      |
|------|--------------------|----------------------------------|--------|----------|----------|--------------|
| 16   | CEDAR ELM          | Ulmus crassifolia                | 3"     | 10'-12'  | Per Plan | Single Trunk |
| 4    | LACEBARK ELM       | Ulmus parvifolia                 | 3"     | 10'-12'  | Per Plan | Single Trunk |
| 12   | RED BUD            | Cercis canadensis                | 20gal. | 3'-4'    | Per Plan | Multi Trunk  |
| 17   | CHASTE TREE        | Vitex agnus-castus               | 20gal. | 3'-4'    | Per Plan | Multi Trunk  |
| 2    | POSSUMHAW HOLLY    | Ilex decidua                     | 20gal. | 7'-8'    | Per Plan | Multi Trunk  |
| 38   | BLUE POINT JUNIPER | Juniperus chinensis 'Blue Point' | 20gal. | 7'-8'    | Per Plan | Multi Trunk  |

OWNER/DEVELOPER  
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18363

L1.00



Drawn By: LD  
Date: 08/26/2022  
Scale: 1"=30'  
Revisions:

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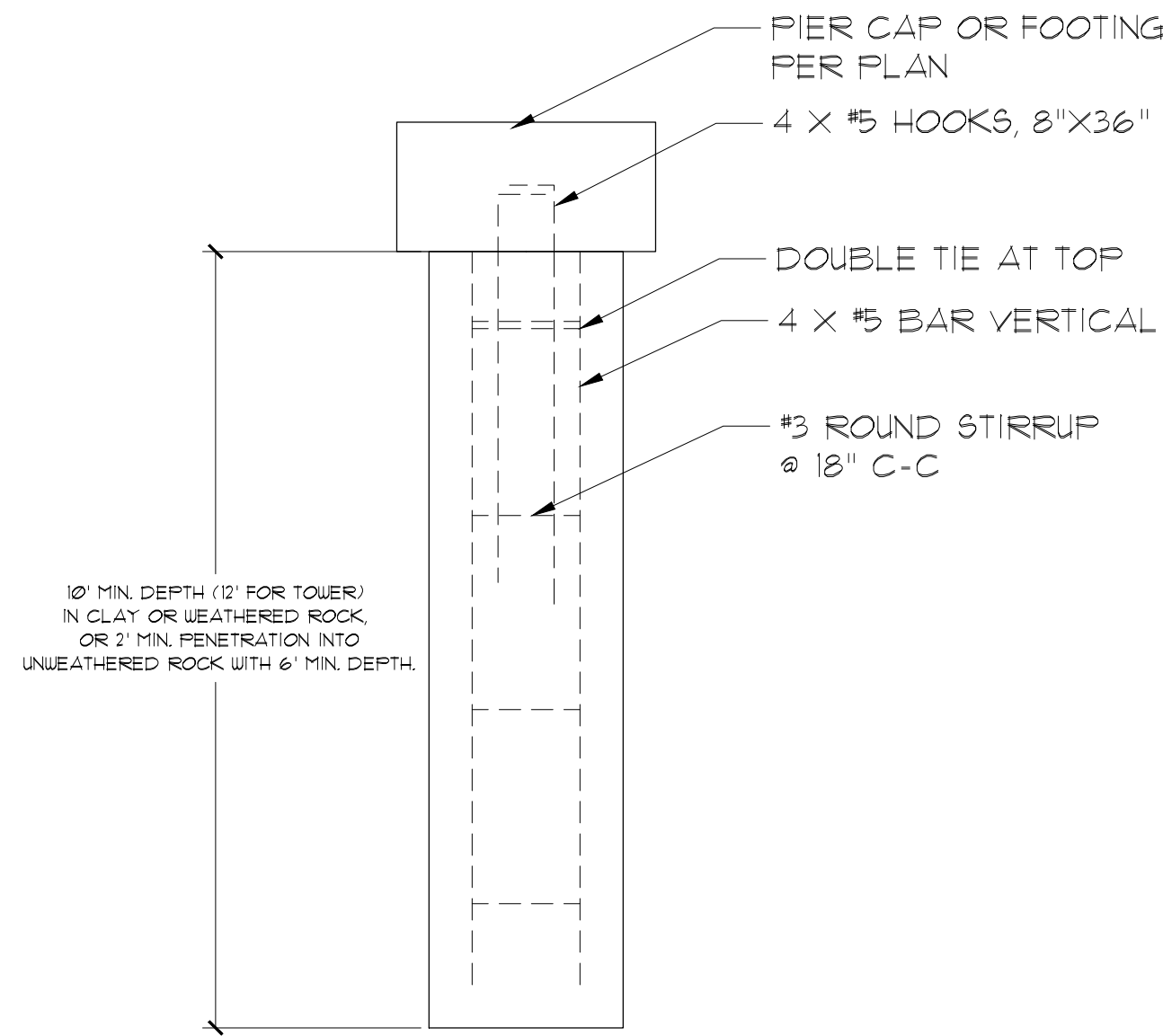


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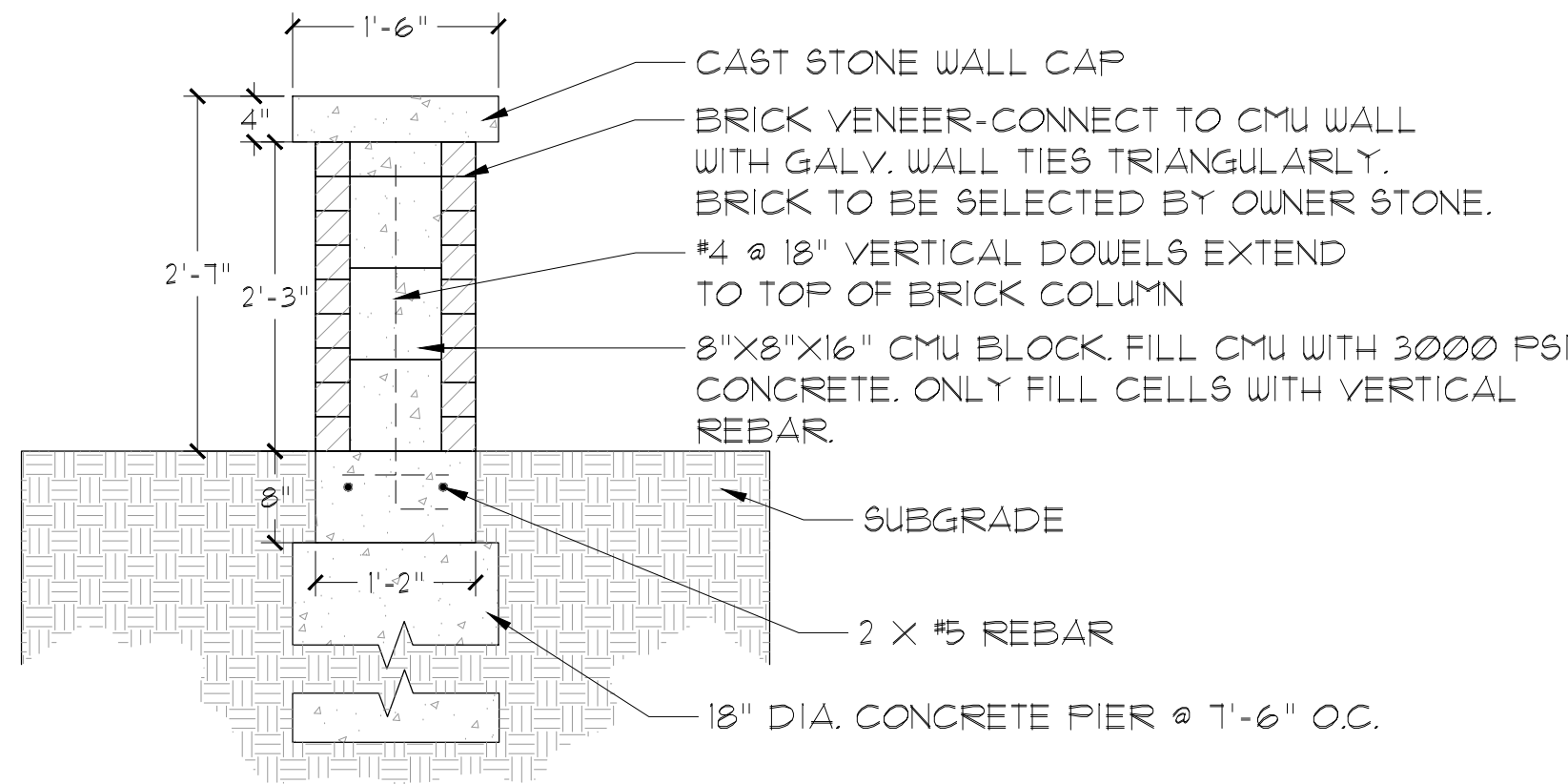
LANDSCAPE PLAN

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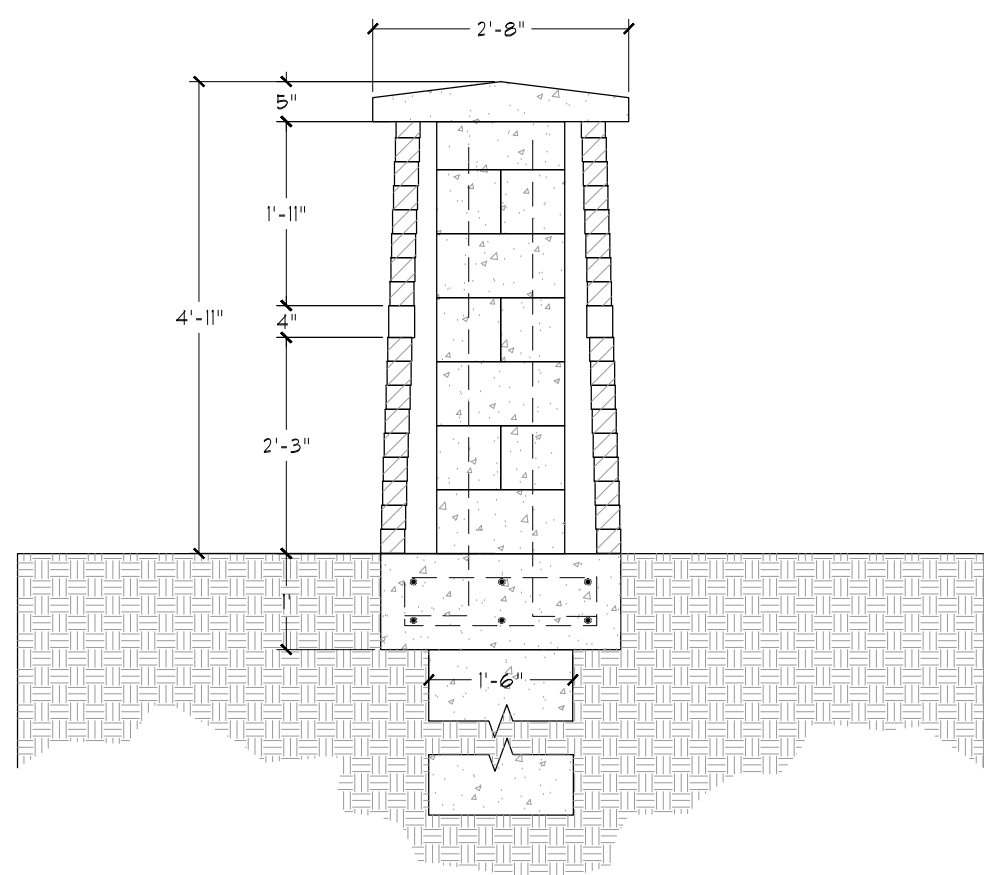




1. PIER (18" DIA.)  
SCALE: 3/4" = 1'



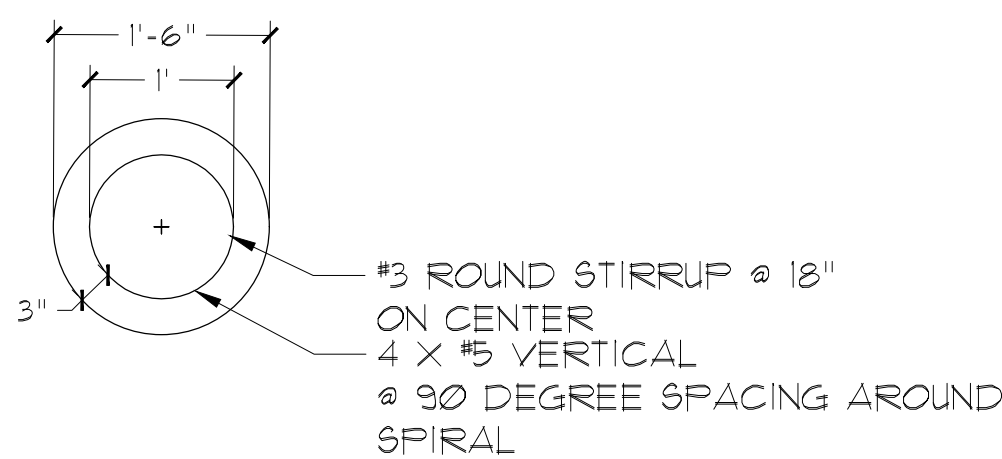
2. MASONRY WALL  
SCALE: 3/4" = 1'



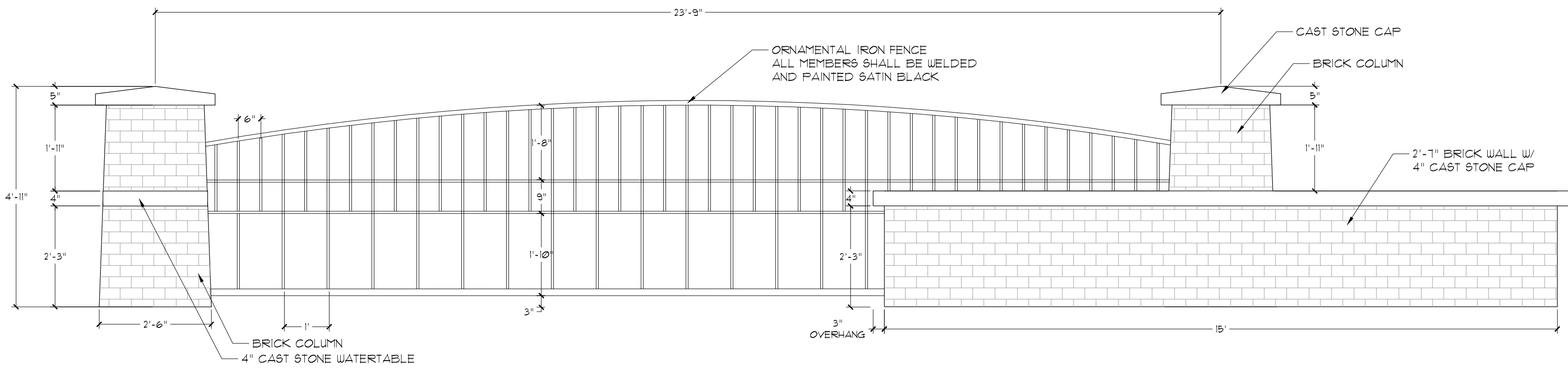
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SCALE: 1/2" = 1'

LANDSCAPE NOTES:

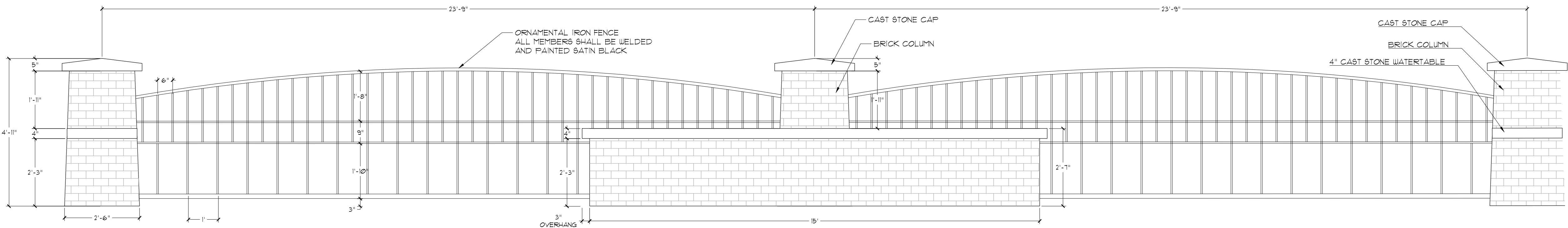
- 1) Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- 2) Contractor is responsible for verifying location of all underground utilities prior to construction.
- 3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- 4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- 5) Landscape edging shall be located as noted on plan.
- 6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- 7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- 8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- 9) All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- 10) Landscape areas shall be kept free of trash, litter and weeds.
- 11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- 12) Irrigation Controller to have a Rain and Freeze Stat.
- 13) All landscape is to be greater than 8 feet from all underground utilities.
- 14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



4. PIER (18" DIA.)  
SCALE: 3/4" = 1'



5. PARKING SCREENING ELEVATION  
SCALE: 1/2" = 1'



6. PARKING SCREENING ELEVATION  
SCALE: 1/2" = 1'

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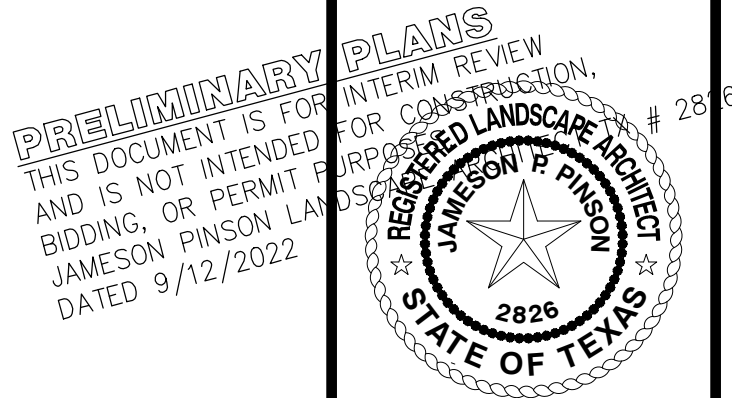
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LANDSCAPE DETAILS



Drawn By: JJP  
Date: 08/26/2022  
Scale:  
Revisions:

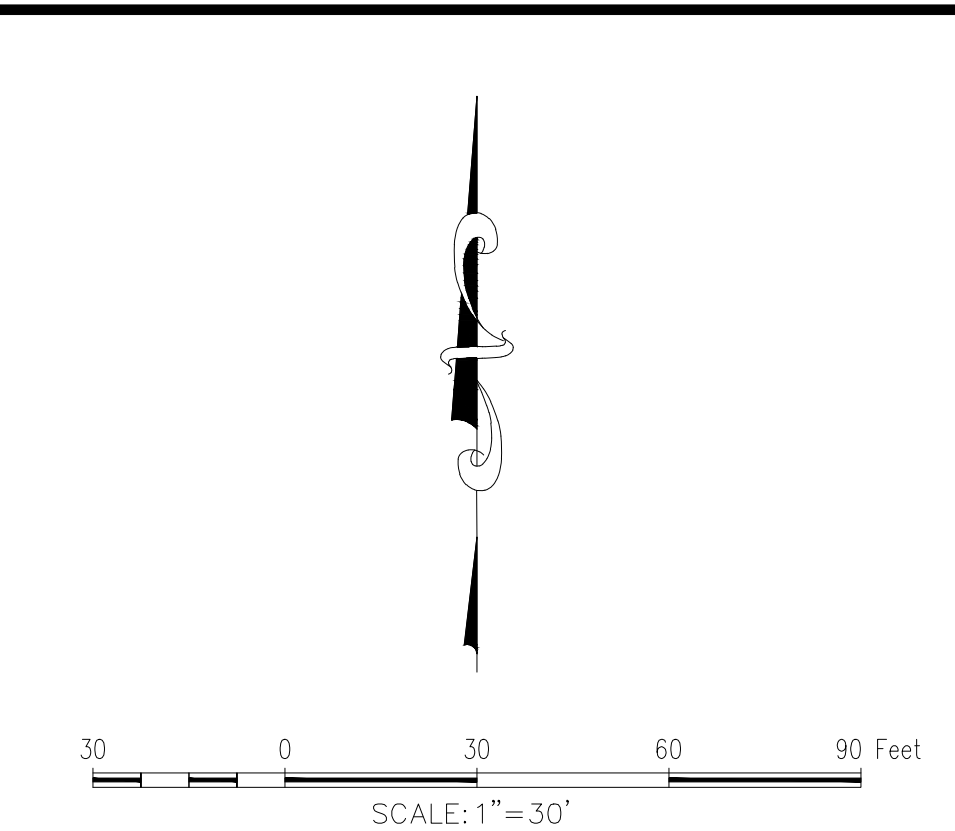
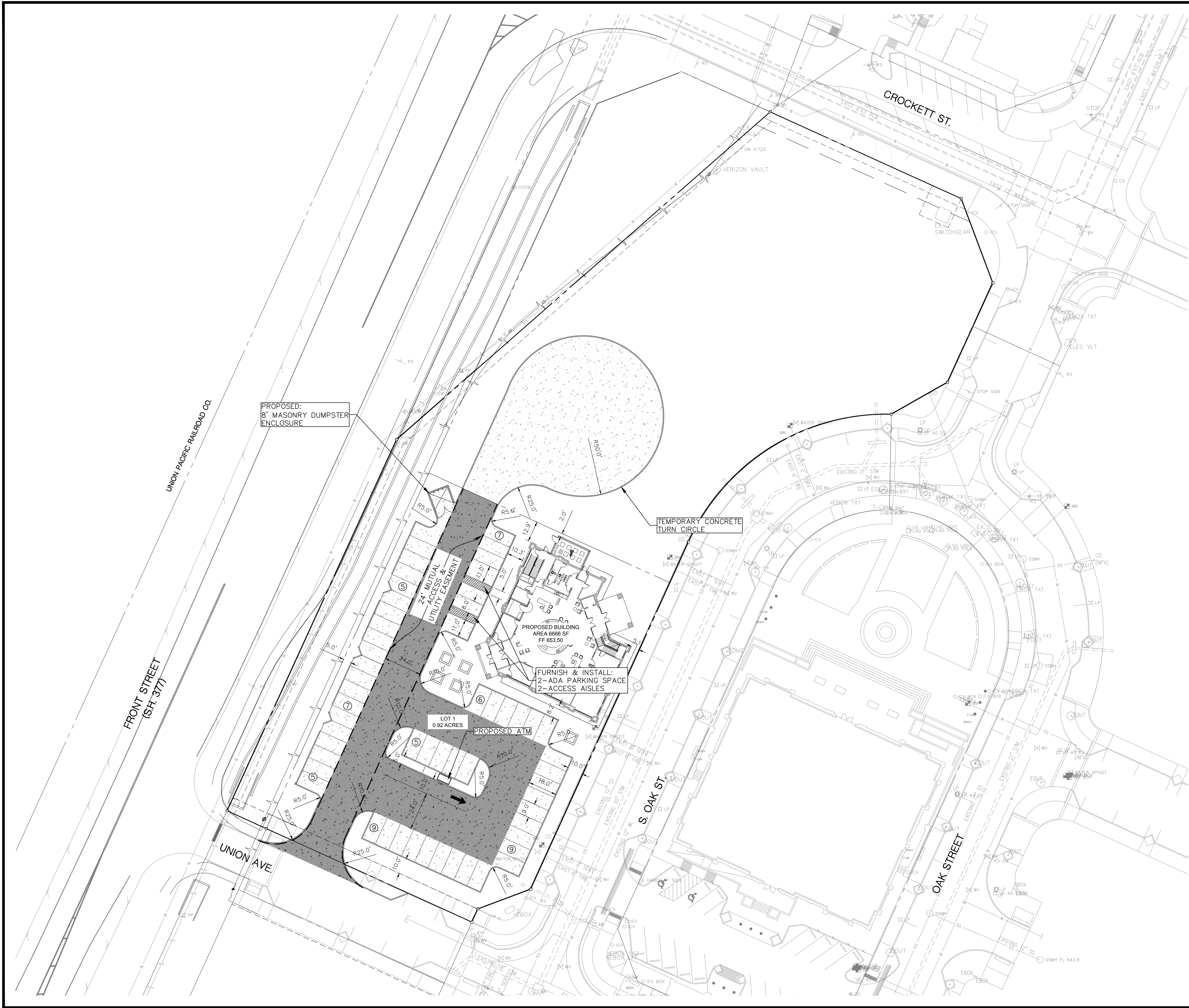
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Ph: 8074303318  
Contact: JOHN DELIN

AMERICAN NATIONAL BANK & TRUST





TBM #1: "X" CUT IN HEADWALL AT SOUTHEAST CORNER OF PARISH LANE AND HWY 377 INTERSECTION  
ELEV. 650.05

TBM #2: BOX CUT IN EAST CURB APPROXIMATELY 289 LF NORTH OF PARISH LANE AND OAK STREET INTERSECTION  
ELEV. 650.89

**GENERAL NOTES**

1. ANY IMPROVEMENTS OR CONSTRUCTION PERFORMED WITHIN TXDOT RIGHT OF WAY MUST BE COORDINATED AND PERMITTED THROUGH TXDOT.
2. BUILDING MASSING, ORIENTATION, & WALL LIMITS ARE SUBJECT TO FINAL ARCHITECTURAL DESIGN. OVERALL SQUARE FOOTAGE AS TABULATED IN THE SITE DATA SUMMARY CHART WILL REMAIN.
3. ALL SURROUNDING ARE PART OF OAK STREET CIVIC MIXED USE.

| SITE SUMMARY TABLE         |                                |
|----------------------------|--------------------------------|
| Site Address               | TBD                            |
| County                     | Denton                         |
| Project Name               | American National Bank & Trust |
| Zoning District            | Oak Street                     |
| Proposed Use               | Bank                           |
| Site Area (Acres)          | 0.92                           |
| Total Building Area        | 6,666 SF                       |
| Building Height            | 48'-2"                         |
| Lot Coverage %             | 17%                            |
| Impervious Area (Acres)    | 0.8                            |
| Impervious %               | 87%                            |
| Ratio                      | Lot 1                          |
| Area (SF)                  | 1/350                          |
| Parking Required           | 19                             |
| Proposed Parking on site   | 56                             |
| Proposed Parking on Street | 0                              |
| Parking on Street          | 10                             |
| Total Parking              | 66                             |

**PARKING PAVING:**  
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SCARIFIED MINIMUM DEPTH 6" SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

**FIRELANE PAVING:**  
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE TREATED W/ 7% HYDRATED LIME COMPACTED TO 95% STD. PROCTOR DENSITY (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

**OWNER/DEVELOPER**  
INTEGRITY GROUP  
361 W BYRON NELSON BLVD  
ROANOKE, TEXAS 76262  
Ph. 8074303318  
Contact: JOHN DELIN

The John R. McAdams  
Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
817.436.5712  
2000 Highway 202  
Roanoke, Texas 76262  
940.240.1012  
TBPE: 19762 TBPLS: 10164440  
www.mcadamsco.com



**AMERICAN NATIONAL  
BANK & TRUST**  
**ROANOKE CITY CENTER**  
Lot 1, Block E, 2.347 Acres  
MEP & P. RR. CO. SURVEY, ABSTRACT NO. 923  
CITY OF ROANOKE, COUNTY, TEXAS

## OVERALL SITE PLAN

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
G&A I MCADAMS,  
TBPE: 19762  
JUSTIN L. LANSLOWNE,  
P.E. #121990  
DATE: 9/12/2022

Drawn By: JAR  
Date: 08/26/2022  
Scale: 1" = 30'  
Revisions:

18363

C6









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<br><b>Integrity Group</b>           | Address of Applicant<br><b>361 W Byron Nelson Blvd, Roanoke, TX 76262</b> | Phone Number<br><b>817.430.3318</b>       |
| Legal Interest<br><b>Developer</b>                    |                                                                           |                                           |
| Owner<br><b>ROANWCCP2 LP</b>                          | Address<br><b>2591 Lakeside Pkwy 100, Flower Mound, TX 75022</b>          | Phone Number<br><b>817.430.3318</b>       |
| Firm preparing Site Plan Package<br><b>McAdams</b>    | Address<br><b>201 Country View Dr, Roanoke, TX, 76262</b>                 | Phone Number<br><b>940.240.1012</b>       |
|                                                       |                                                                           | Email                                     |
| Location of Property<br><b>US 377 &amp; Union Ave</b> | Name of Addition/Subdivision<br><b>Roanoke City Center</b>                | Lot / Block<br><b>1/E</b>                 |
|                                                       |                                                                           | Present Zoning<br><b>Oak Street - CMU</b> |

### Proposed Site Plan Contains:

| LAND USE            | NUMBER OF LOTS | ACRES FOR USE |
|---------------------|----------------|---------------|
| Single Family       |                |               |
| Multi-Family        |                |               |
| Planned Development |                |               |
| Office              |                |               |
| Retail              |                |               |
| Commercial          | 0.92           |               |
| 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 

Date 08-30-22

### FOR OFFICE USE ONLY

|                                          |                                      |                                     |                                             |
|------------------------------------------|--------------------------------------|-------------------------------------|---------------------------------------------|
| Site Plan Fee<br><br>Paid 9/7/2022 by JW | P&Z Meeting<br><br><b>09/19/2022</b> | CC Meeting<br><br><b>09/27/2022</b> | File for Record<br><br>SP- <u>2022 - 09</u> |
|------------------------------------------|--------------------------------------|-------------------------------------|---------------------------------------------|

## 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 1<sup>st</sup> and 3<sup>rd</sup> 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 2<sup>nd</sup> and 4<sup>th</sup> 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. N/A
- ☒ Refuse facilities and mechanical equipment, including height, materials, and elevations or proposed screening. N/A
- ☐ Lighting facilities, security lighting, screening, and glare shields. N/A
- ☐ 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) N/A
- ☒ Preliminary Engineering. (conceptual utility plan)
- ☒ 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                   | <u>5'</u>                   | <u>5'</u>                   |
| Number of Trees                       | <u>11+44</u>                | <u>11+45</u>                |
| Interior Landscape                    | <u>10%</u>                  | <u>11%</u>                  |
| Number of Trees                       | <u>                    </u> | <u>                    </u> |
| Non-vehicular Landscape               | <u>                    </u> | <u>                    </u> |
| Number of Trees                       | <u>                    </u> | <u>                    </u> |
| Total Site Area devoted to landscape: | <u>11%</u>                  | <u>          </u> %         |

- ☒ 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).**





## AGENDA ITEM

TO: Planning and Zoning Board

SUBJECT: Amendment to Site Plan (SP 2020-01)

MEETING DATE: September 19, 2022

DEPARTMENT: Planning

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### ITEM SUMMARY:

Consideration and recommendation on an amendment to Site Plan (SP 2020-01) request from BN

Roanoke Partner L.P., located at 1230 W. Hwy 114, for the screening wall requirement standard for PD-2012-111 Exhibit 1.

### INFORMATION:

(d)*Revisions to the Approved Site Plan.*

(1)*Minor revisions/ amendments.* It is recognized that final architectural and engineering design may necessitate minor changes in an approved site plan. In such cases, the City Manager, or his/her designee shall have the authority to approve minor modifications to an approved site plan and which shall be submitted as an "amended site plan" which substantially conforms to the previously approved site plan, provided that such modifications do not significantly change traffic circulation, building location(s) on the site, proximity of building(s) to nearby residential areas, increase the size or height of building(s), or any other conditions specifically attached as part of the City Council's approval of the site plan. Submission materials and requirements for approval of an amended site plan shall be as determined by the City Manager or his/her designee. ***If the City Manager or his/her designee refuses to approve an amended site plan, then the applicant shall re-submit the amended site plan as a "revised site plan" as described in Subsection (2) below, whereupon the revised site plan shall be scheduled for consideration by the Planning and Zoning Commission and City Council.***

An amendment to a site plan approved by City Council on 2-11-2020 was requested by the developer. A 6ft. screening device around the rear perimeter truck court was approved by the Council on 2-11-2020 meeting the masonry screening requirement in PD-2012-111. Exhibit 1. During design and construction of the facility, changes were



## **AGENDA ITEM**

made to the screening adjacent to the residential properties which reduced the size of the original screening wall. The revised plan includes additional trees but the wall does not extend as far as the original design.

### **STAFF RECOMMENDATION:**

Staff supports an alternate design that adds as much natural buffering such as trees and shrubs to the adjacent residential properties as possible. With the current location at the bottom of the hill along the truck court, most of the wall may not be visible and natural landscaping and trees may provide more barrier. It appears the most visibility is along the west side of the south wall from the Fairway Ranch Subdivision. Therefore, staff would recommend the screening wall extend west as proposed in the original approved site plan design.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

#### **ATTACHMENTS:**

1. Revised - SITE PLAN
2. photo exhibit 1
3. photo exhibit 2
4. Approved SITE PLAN



1230 W US 114  
Roanoke, Texas 76262

2022  
ERRIMAN ANDERSON /  
ILLUSTRATION: JAC

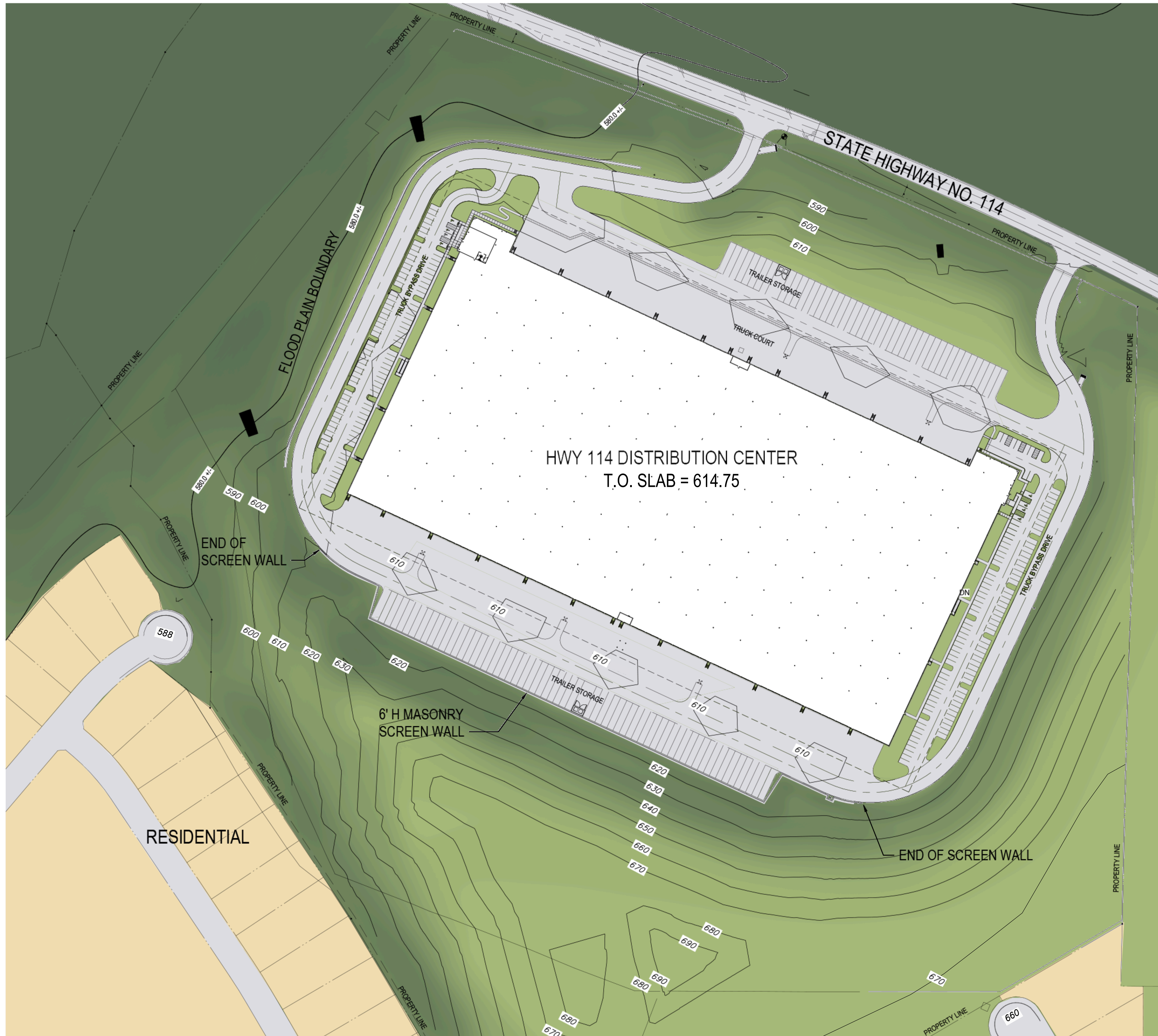
PROJECT NUMBER:  
*maa2019069*

08/29/22

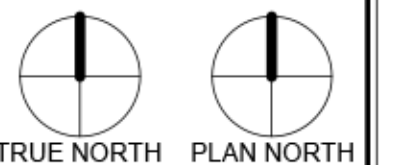
EET NAME:  
*SITE PLAN*

EET NUMBER:

# A1.01.1



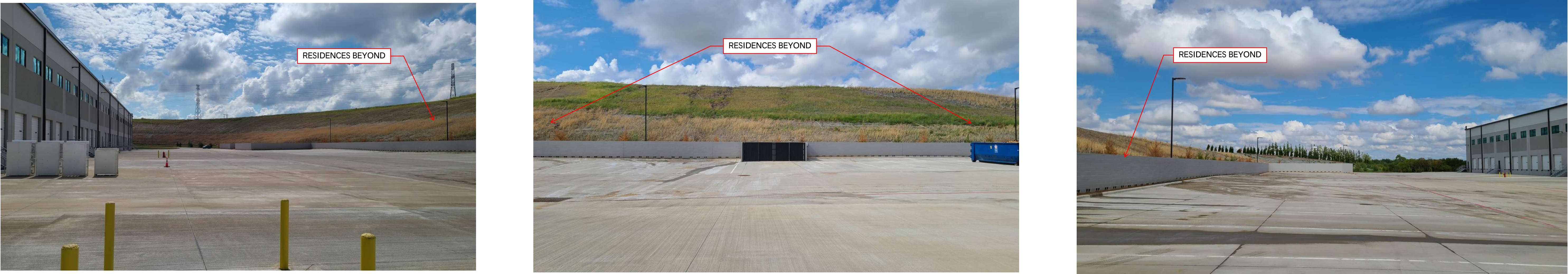
1 ARCHITECTURAL SITE PLAN  
1" = 100'-0"







VIEW FROM SW CORNER OF BUILDING

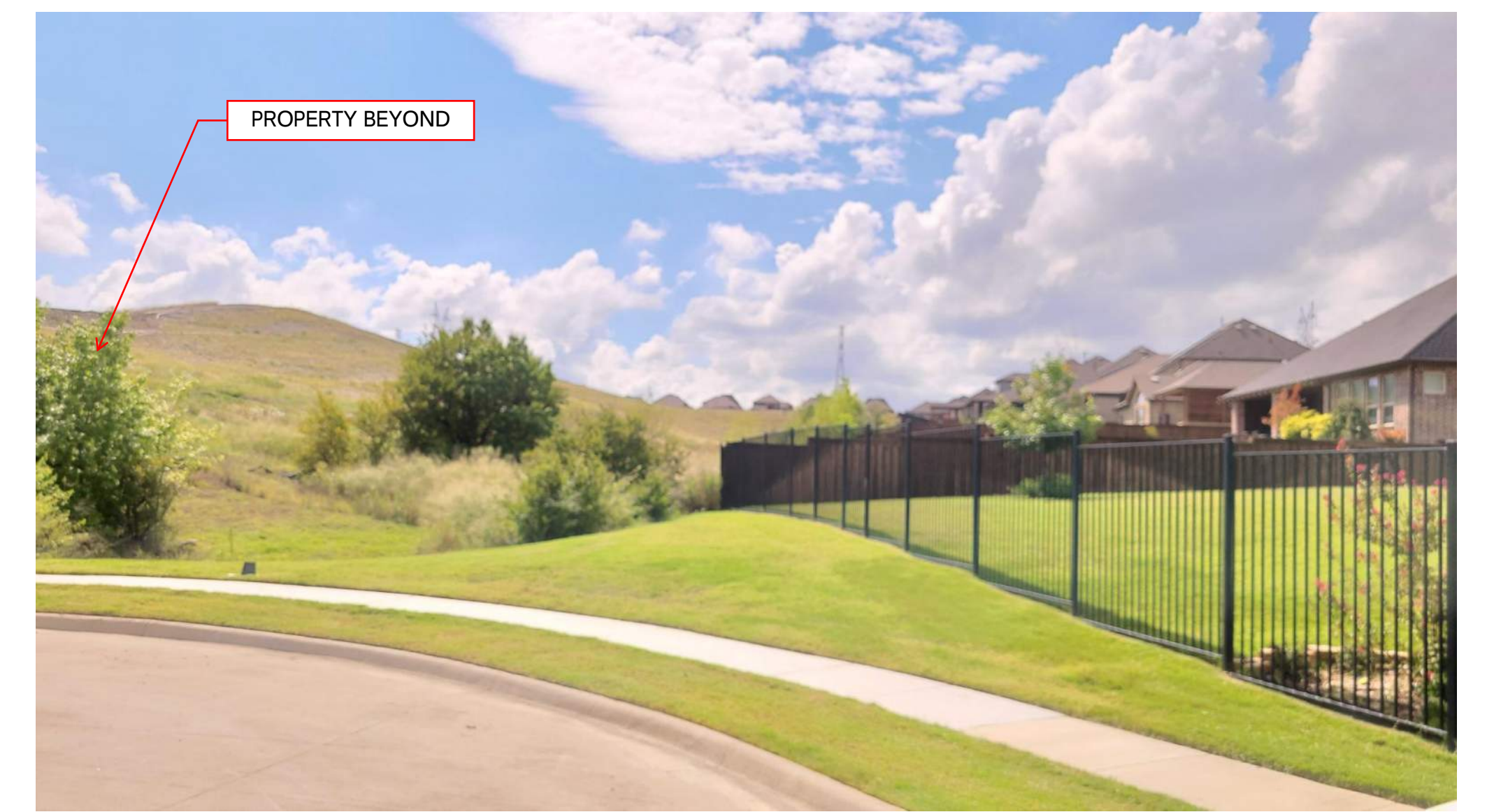


VIEW FROM CENTER OF SOUTH TRUCK COURT



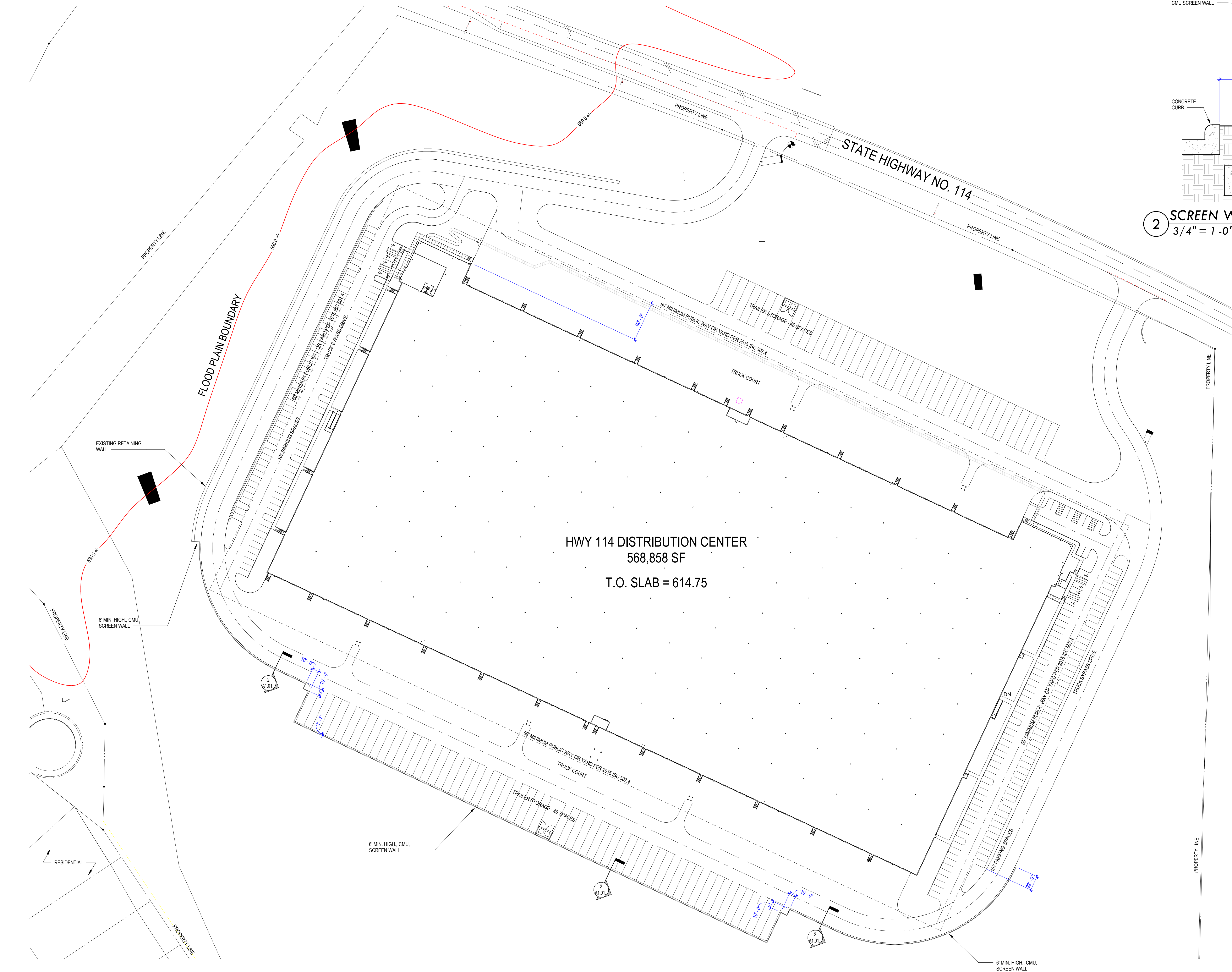


VIEW FROM TOP OF SOUTHEAST HILL



VIEW FROM GLEN GARDEN DR. CUL DE SAC FROM SOUTHWEST OF PROPERTY LINE





**1** ARCHITECTURAL SITE PLAN  
1" = 60'-0"

**2** SCREEN WALL DETAIL  
3/4" = 1'-0"

