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

Carl E. Gierisch, Jr., Mayor

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

# ROANOKE CITY COUNCIL AGENDA
# REGULAR MEETING

**SEPTEMBER 27, 2022**
**7:00 PM**
**500 S. OAK STREET**
**ROANOKE, TX 76262-6732**

## A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

## B. ANNOUNCEMENTS

## C. PUBLIC INPUT

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

## D. PROCLAMATION

1. Mayor Gierisch will read a proclamation declaring October 4, 2022 as National Night Out.

2. Mayor Gierisch will read a proclamation declaring October 9-15, 2022 as Fire Prevention Week.

## E. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember

or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on September 13, 2022.

2. Consider approval of the minutes from the City Council Strategic Planning Workshop meeting held on September 20, 2022.

3. Consider approval of Resolution No. 2022-117R finding that Oncor Electric Delivery Company LLC's ("Oncor" or "Company") application to change rates within the City should be denied.

## F. OLD BUSINESS

1. Consideration and action on approval of the sixth amended and restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement with North Texas Hotel Development Group, L.L.C., a Texas Limited Liability Company, authorizing the Mayor to execute said agreement. (Ordinance No. 2022-127)

## G. 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)
**NO ACTION TO BE TAKEN.**

2. Consideration and action 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.
**NO ACTION TO BE TAKEN.**

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)
**NO ACTION TO BE TAKEN.**

4. Consideration and action 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.
**NO ACTION TO BE TAKEN.**

5. Consideration and action on a 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 action 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.

## H. EXECUTIVE SESSION

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

**Section 551.074**
To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

**Section 551.071 and Section 551.087**
to receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:-Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center; - Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

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

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

**Section 551.074**
To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

**Section 551.071 and Section 551.087**
to receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:-Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center; - Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

**Section 551.087**
To deliberate commercial or financial information the City has received

from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

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

## I. ADJOURNMENT

**CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, September 23, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **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: Mayor and City Council

SUBJECT: 2022 National Night Out Proclamation

MEETING DATE: September 27, 2022

DEPARTMENT: City Secretary

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**ITEM SUMMARY:**
Mayor Gierisch will read a proclamation declaring October 4, 2022 as National Night Out.

**INFORMATION:**

**STAFF RECOMMENDATION:**

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

ATTACHMENTS:
1. 2022 National Night Out

# Proclamation

## NATIONAL NIGHT OUT 2022

***WHEREAS,*** *the National Association of Town Watch (NATW) sponsors a national community-building campaign on October 4th entitled "National Night Out"; and*

***WHEREAS,*** *the National Night Out event provides an opportunity for neighbors in the City of Roanoke to join 38 million people in over 16 thousand communities from all 50 states, U.S. territories, Canadian cities, and military bases worldwide; and*

***WHEREAS,*** *National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, better places to live; and*

***WHEREAS,*** *neighbors in the City of Roanoke assist the Roanoke Police Department through joint community-building efforts and support National Night Out 2022; and*

***WHEREAS,*** *it is essential that all neighbors of the City of Roanoke come together with police and work together to build a safer, better community;*

***NOW, THEREFORE I,*** *Mayor Carl E. "Scooter" Gierisch, Jr., do hereby call upon all neighbors of the City of Roanoke to join the Roanoke Police Department and the National Association of Town Watch in support for National Night Out on October 4, 2022.*

***FURTHER, LET IT BE RESOLVED THAT, I*** *Mayor Carl E. "Scooter" Gierisch, Jr., do hereby proclaim Tuesday, October 4, 2022 as "NATIONAL NIGHT OUT" in Roanoke.*

_____
*Carl E. "Scooter" Gierisch, Jr.,*

*Witness:*

_____
*April S. Hill, City Secretary*

The Unique Dining Capital of Texas ★ est. 1881
Roanoke

# AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Proclamation - 2022 Fire Prevention Week

MEETING DATE: September 27, 2022

DEPARTMENT: Fire

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**ITEM SUMMARY:**
Mayor Gierisch will read a proclamation declaring October 9-15, 2022 as Fire Prevention Week.

**INFORMATION:**

**STAFF RECOMMENDATION:**

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

ATTACHMENTS:
1. 2022 Fire Prevention Week

# Proclamation

***WHEREAS***, the City of Roanoke is committed to ensuring the safety and security of all those living in and visiting our state; and

***WHEREAS***, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

***WHEREAS***, home fires caused 2,580 civilian deaths in the United States in 2020, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 356,500 home fires; and

***WHEREAS***, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

***WHEREAS***, working smoke alarms cut the risk of dying in reported home fires in half; and

***WHEREAS***, Roanoke residents should be sure everyone in the home understands the sounds of the smoke alarms and knows how to respond; and

***WHEREAS***, Roanoke residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

***WHEREAS***, Roanoke residents will make sure their smoke and Carbon monoxide (CO) alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

***WHEREAS***, Roanoke first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

***WHEREAS***, Roanoke residents that are responsive to public education measures are better able to take personal steps to increase their safety from fire, especially in their homes; and

***WHEREAS***, the 2022 Fire Prevention Week™ theme, "Fire won't wait. Plan your escape.™," effectively serves to remind Citizens of Roanoke it is important to have a home fire escape plan.

***THEREFORE***, I Carl E. Gierisch, Jr., Mayor of the City of Roanoke do hereby proclaim

***October 9-15, 2022***

as Fire Prevention Week throughout this city, and I urge all the people of Roanoke to plan and practice a home fire escape for Fire Prevention Week 2022 and to support the many public safety activities and efforts of Roanoke's fire and emergency services.

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

Witness:

_____
April S. Hill, City Secretary

The Unique Dining Capital of Texas ★ est. 1881
Roanoke

# CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 09/13/2022 CC Minutes

MEETING DATE: September 27, 2022

DEPARTMENT: City Secretary

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**ITEM SUMMARY:**
Consider approval of the minutes from the regular City Council meeting held on September 13, 2022.

**INFORMATION:**

**STAFF RECOMMENDATION:**

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

ATTACHMENTS:
1. CCMin 09-13-2022

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

Carl E. Gierisch, Jr., Mayor

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

**MINUTES**
**ROANOKE CITY COUNCIL**
**REGULAR MEETING**
**SEPTEMBER 13, 2022**
**CITY HALL COUNCIL CHAMBERS**
**500 S. OAK STREET**
**7:00 P.M.**

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

**DEPT. STAFF:** Assistant City Manager Cody Petree, Chief of Police Jeriahme Miller, Fire Chief Chris Addington, Chief Financial Officer Vicki Rodriquez, Public Works Director Shawn Wilkinson, and Parks and Recreation Director Ronnie Angel.

## A. CALL CITY COUNCIL TO ORDER

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

## B. ANNOUNCEMENTS

Mayor Gierisch read a statement concerning the August 28th Anderson Distillery event.

## C. PUBLIC INPUT

Jay Anderson, owner of Anderson Distillery and Grill, expressed is sincerest apologies to City Council, city staff, the businesses of Roanoke and its residents for the disruption his event created and any negativity resulting from it.

Christopher Franklin, Roanoke resident, stated he was in support of the event and we need to support others who want to express themselves.

Anton van Vuuren, Roanoke resident, expressed his concerns with the event and stated the safety of children should never be compromised.

Sue Boley, Roanoke resident, expressed her concerns with the event and its attendees.

Jennifer Gallagher, Fort Worth resident, expressed her concerns with the event and stated the City Council should impose ordinances to deter this type of event.

Heather Fields, Fort Worth resident, expressed her concerns with the event, stating many citizens requested the distillery exclude children from attending the event.

Kendall Salsberry, Fort Worth resident, read multiple scriptures from the bible.

Brian Callhan, Fort Worth resident, submitted a public meeting appearance form but did not speak, as he was not in attendance.

## D. CONSENT AGENDA

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

1. Consider approval of the minutes from the regular City Council meeting held on August 23, 2022.

2. Consider approval of Resolution No. 2022-115R directing publication of notice of intention to issue combination tax and revenue certificates of obligation.

   Motion made by Holly Gray-Moore second by David Thompson to approve Consent Agenda Items 1 and 2.

Motion carried unanimously.

## E. OLD BUSINESS

1. Motion made by Holly Gray-Moore second by David Thompson to approve Ordinance No. 2022-126 adopting the Tax Roll for 2022.

Motion carried unanimously.

2. Motion made by David Thompson second by Brian Darby to table, until the September 27, 2022 City Council meeting, the sixth amended and restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement with North Texas Hotel Development Group, L.L.C., a Texas Limited Liability Company, authorizing the Mayor to execute said agreement. (Ordinance No. 2022-127)

Motion carried unanimously.

## F. NEW BUSINESS

1. Motion made by Holly Gray-Moore second by David Thompson to approve Ordinance No. 2022-130 amending Appendix A - Fee Schedule of the City of Roanoke Code of Ordinances.

Motion carried unanimously.

2. Motion made by Holly Gray-Moore second by Bryan Moyers to approve a contract between the City of Roanoke and Republic Services of Fort Worth for solid waste and recycling collection.

Motion carried unanimously.

## G. EXECUTIVE SESSION

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

**CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:38 p.m.**

**Sections 551.071 and 551.072**
Deliberations regarding the purchase, exchange, lease, or value of real property and to receive legal advice regarding the same – a 0.500 acre tract of land.

**Section 551.074**
To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

**Section 551.071 and Section 551.087**
to receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:-Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center; -Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

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

**RECONVENE INTO REGULAR SESSION**

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

**CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 9:14 P.M.**

1. **Section 551.071 and 551.072 of the TEXAS GOVERNMENT CODE** Deliberations regarding the purchase, exchange, lease, or value of real property and to receive legal advice regarding the same – a 0.500 acre tract of land.

Motion made by Holly Gray-Moore second by Brian Darby to approve a resolution authorizing the City Manager to execute a Contract of Sale, and any and all documents necessary for the purchase of an approximately 0.500 acres of land, located I the M.E.P. & P.R.R. Co. survey, Abstract No. 923, City of Roanoke, Denton County, Texas, on the terms as discussed in executive session.

Motion carried unanimously.

2. **Section 551.074 of the TEXAS GOVERNMENT CODE** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager

Motion made by Holly Gray-Moore second by David Thompson to accept the resignation of Scott Campbell as City Manager to be effective September 27, 2022, and appoint Cody Petree as Interim City Manager effective immediately.

Motion carried unanimously.

3. **Sections 551.071 and 551.087 of the TEXAS GOVERNMENT CODE** To receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:-Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center;
   - Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center

No action taken.

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

No action taken.

## H. ADJOURNMENT

Motion made by Holly Gray-Moore second by Brian Darby to adjourn the meeting at 9:18 p.m.

Motion carried unanimously.

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

_____
April S. Hill, City Secretary

# AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 09/20/22 - CC Strategic Planning Workshop Minutes

MEETING DATE: September 27, 2022

DEPARTMENT: City Secretary

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**ITEM SUMMARY:**
Consider approval of the minutes from the City Council Strategic Planning Workshop meeting held on September 20, 2022.

**INFORMATION:**

**STAFF RECOMMENDATION:**

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

ATTACHMENTS:
1. CCMin 09-20-2022 - Strategic Planning Workshop

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

Carl E. Gierisch, Jr., Mayor

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

**MINUTES**
**ROANOKE CITY COUNCIL**
**STRATEGIC PLANNING WORKSHOP**
**SEPTEMBER 20, 2022**
**CITY HALL COUNCIL CHAMBERS**
**108 S. OAK STREET**
**7:00 P.M.**

**PRESENT:** Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray-Moore; Council Members: David Brundage, Bryan Moyers, David Thompson, Hogan Page, and Brian Darby; Interim City Manager Cody Petree, and City Secretary April S. Hill.

**DEPT STAFF:** Fire Chief Chris Addington, Chief of Police Jeriahme Miller, Chief Financial Officer Vicki Rodriquez, Public Works Director Shawn Wilkinson, and Parks and Recreation Director Ronnie Angel.

## A. CALL TO ORDER

Mayor Gierisch called the Strategic Planning Workshop to order at 7:08 p.m.

## B. NEW BUSINESS

Interim City Manager Cody Petree introduced Karen Walz with Strategic Community Solutions.

Karen Walz explained that this is the first of three (3) sessions. Ms. Walz gave an overview of the objectives for the three sessions, stating the following:

- Focus on the Roanoke Downtown Area.
- Build on the principals of the existing plan and its success and accomplishments.
- The course of three sessions, focusing on next successions, continuing capital investment, and programs and collaborations.
- Draft a brief strategic plan document that communicates these priorities and helps monitor progress.

## C. ADJOURNMENT

Mayor Gierisch thanked everyone for attending the meeting and adjourned the meeting at 9:07 p.m.

Carl E. Gierisch, Jr., Mayor

April S. Hill, City Secretary

# AGENDA ITEM

TO: Mayor and City Council

SUBJECT: RES NO 2022-117R Oncor Rate Case Denial

MEETING DATE: September 27, 2022

DEPARTMENT: City Secretary

---

**ITEM SUMMARY:**
Consider approval of Resolution No. 2022-117R finding that Oncor Electric Delivery Company LLC's ("Oncor" or "Company") application to change rates within the City should be denied.

**INFORMATION:**

**Purpose:**
On May 13, 2022, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about $251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates. The impact of this requested increase on an average residential customer using 1,300 kWh/month would be about $6.02 per month.
In a prior City action, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied.
Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas where the appeal will be consolidated with Oncor's filing (i.e. PUC Docket No. 53601) currently pending at the Commission.
All cities with original jurisdiction will need to adopt the Resolution ***prior to*** **October 30, 2022.**

# AGENDA ITEM

**Explanation of "Be It Resolved" Sections:**

1. This paragraph finds that the Company's application is unreasonable and should be denied.

2. This section states that the Company's current rates shall not be changed.

3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will submit monthly invoices that will be forwarded to Oncor for reimbursement.

4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides Oncor and counsel for Cities will be notified of the City's action by sending a copy of the approved and signed resolution to counsel.

**STAFF RECOMMENDATION:**
Staff recommends approval of Resolution No. 2022-117R

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

ATTACHMENTS:
1. RES NO 2022-117R - 2022 Oncor Rate Case Denial Resolution(8401763.1)

**RESOLUTION NO. 2022-117R**

**A RESOLUTION OF THE CITY OF ROANOKE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S ("ONCOR" OR "COMPANY") APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.**

WHEREAS, the City of Roanoke, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about May 13, 2022, Oncor filed with the City an application to increase system-wide transmission and distribution rates by $251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

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

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor, Care of Howard Fisher, Oncor Electric Delivery Company, LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, TX 78701.

PASSED AND APPROVED this 27th day of September, 2022.

_____
Carl E. Gierisch, Jr., Mayor

ATTEST:

_____
April S. Hill City Secretary

APPROVED AS TO FORM:

_____
Jeff Moore, City Attorney

# AGENDA ITEM

TO: Mayor & City Council

SUBJECT: Consideration and action on approval of the sixth amended and restated Chapter 380 Economic Development Agreement.

MEETING DATE: September 27, 2022

DEPARTMENT: Assistant City Manager

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**ITEM SUMMARY:**
Consideration and action on approval of the sixth amended and restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement with North Texas Hotel Development Group, L.L.C., a Texas Limited Liability Company, authorizing the Mayor to execute said agreement. (Ordinance No. 2022-127)

**INFORMATION:**
Staff will discuss in greater specificity at Tuesday night's meeting.

**STAFF RECOMMENDATION:**
If necessary, we will adjourn into executive session to discuss the proprietary economic development components of the project prior to action.

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

ATTACHMENTS:
1. ORD NO 2022-127 - Approving Sixth Amended and Restated Chapter 380 Agreement - Peabody Hotel - jlm draft - 031522
2. Roanoke - Peabody Hotel - Sixth Amended and Restated Hotel and Conference Center Agreement -rev clean - 081922

**ORDINANCE No. 2022-127**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, APPROVING A SIXTH AMENDED AND RESTATED CHAPTER 380 ECONOMIC DEVELOPMENT, HOTEL AND CONVENTION SERVICES AND DEVELOPMENT AGREEMENT CONCERNING THE CONSTRUCTION OF THE PEABODY HOTEL AND CONVENTION CENTER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE IMMEDIATE EFFECT.**

**WHEREAS,** the City of Roanoke, Texas, possesses the legal and statutory authority under Chapter 380 of the Texas Local Government Code to make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within the City of Roanoke, Texas; and

**WHEREAS,** the City of Roanoke, Texas, has concluded and hereby finds that the Fifth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement, a copy of which is attached hereto as ***Exhibit A***, clearly promotes economic development in the City of Roanoke, Texas, and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code, and further, is in the best interests of the City of Roanoke, Texas; and

**WHEREAS,** the City of Roanoke, Texas, has concluded and hereby finds that this Agreement clearly promotes economic development in the City of Roanoke, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution by assisting in the development and diversification of the economy of the State, by eliminating unemployment or underemployment in the State, and by the development or expansion of commerce within the State.

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

**Section 1. FINDINGS INCORPORATED**
The foregoing recitals are hereby incorporated into the body of this Ordinance and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

**Section 2. APPROVAL OF SIXTH AMENDED AND RESTATED AGREEMENT.**
That the City Council of the City of Roanoke, Texas, does hereby approve the Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement, which is attached hereto as ***Exhibit A***, and is incorporated herein for all purposes.

**Section 3. AUTHORIZING EXECUTION OF SIXTH AMENDED AND RESTATED AGREEMENT.**
That the City Council of the City of Roanoke, Texas, does hereby authorize the Mayor to execute the Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement, which is attached hereto as ***Exhibit A***, and is incorporated herein for all purposes.

**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.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Roanoke, Texas, on this the _____ day of _____, 2022.

**APPROVED:**

_____
Carl E. Gierisch, Jr., Mayor

**ATTEST:**

_____
April S. Hill, City Secretary

**APPROVED AS TO FORM:**

_____
Jeff Moore, City Attorney

***Exhibit A***

Sixth Amended and Restated
Chapter 380 Economic Development,
Hotel and Convention Services
And
Development Agreement

**SIXTH AMENDED AND RESTATED**
**CHAPTER 380 ECONOMIC DEVELOPMENT,**
**HOTEL AND CONVENTION SERVICES**
**AND**
**DEVELOPMENT AGREEMENT**

THIS COMMUNICATION AND ALL RESULTING COMMUNICATIONS ARE EXEMPT FROM DISCLOSURE UNDER THE TEXAS PUBLIC INFORMATION ACT PURSUANT TO THE EXCEPTIONS UNDER SECTION 552.110 AND SECTION 552.131, TEXAS GOVERNMENT CODE, AS AMENDED.

This Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement (hereinafter referred to as the "Sixth Amendment" or "Agreement") by and between the **CITY OF ROANOKE, TEXAS**, a Texas home-rule municipality (hereinafter referred to as the "City"); and **NORTH TEXAS HOTEL DEVELOPMENT GROUP, LLC,** a Texas limited liability company and its successors or assigns (hereinafter referred to as "North Texas," or "Developer") is made and executed on the following recitals, terms, and conditions.

**RECITALS:**

**WHEREAS,** the Developer desires to enter into this Agreement pursuant to Chapter 380 of the Texas Local Government Code; and

**WHEREAS,** the City desires to provide, pursuant to Chapter 380 of the Texas Local Government Code, an incentive to Developer to develop the Project, as defined below; and

**WHEREAS,** the City possesses the legal and statutory authority under Chapter 380 of the Texas Local Government Code to make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within the City of Roanoke, Texas; and

**WHEREAS,** the City has determined that a grant of funds to the Developer will serve the public purpose of promoting local economic development, with the development and diversification of the economy of the State and City, will eliminate unemployment and underemployment in the State and City, and will enhance business and commercial activity within the City of Roanoke, Texas; and

**WHEREAS,** the City has concluded and hereby finds that this Agreement clearly promotes economic development in the City of Roanoke, Texas, and, as such, meets the requirements under Chapter 380 of the Texas Local Government Code, and further, is in the best interests of the City and the Developer; and

**WHEREAS,** the City has concluded and hereby finds that this Agreement clearly promotes economic development in the City of Roanoke, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution by assisting in the development and diversification of the economy of the State, by eliminating unemployment or underemployment in the State, and by the development or expansion of commerce within the State; and

**WHEREAS,** the Developer intends to construct within the City of Roanoke, Texas, a Peabody Hotel which shall be at the level and to the standard commensurate with the Peabody Memphis Hotel in Memphis, Tennessee and consisting of the following amenities or services: (a) a minimum two hundred and fifty (250) guestrooms furnished and maintained to four star hotel status; (b) a full service restaurant; (c) a grab and go meal and meeting space; (d) at least two (2) bars; (e) a high-end spa and fitness center; (f) an exterior swimming pool; (g) an approximately 260 stall parking garage; and (h) a fountain in the hotel lobby with ducks (hereinafter referred to as the "Peabody Hotel"); and

**WHEREAS,** the Developer, at the direction and advisement of the City, will design and construct for the City a public conference, meeting and exhibit center ("Qualified Convention Center Facility") to be located at the Peabody Hotel and which shall be used for holding conventions, meetings, exhibits and other events to attract conventions, tourists and other visitors and for the benefit of City and the general public; and

**WHEREAS**, the Developer intends to conduct and hold activities, programs, and events eligible for funding pursuant to Chapter 351 of the Texas Tax Code, as amended; and

**WHEREAS**, Chapter 351 of the Texas Tax Code addresses expenditures of the local hotel occupancy tax revenue; and

**WHEREAS,** the City intends to use a portion of the local hotel occupancy tax collected from the Peabody Hotel to reimburse the Developer and the Operator for some of activities, programs, or events in compliance with Chapter 351 of the Texas Tax Code; and

**WHEREAS**, the City has concluded and hereby finds that this Agreement promotes tourism and the convention and hotel industry within the City, and further meets the requirements contained in Chapter 351 of the Texas Tax Code, as amended; and

**WHEREAS,** this Agreement reflects the City's obligations contemplated in Texas Tax Code Sections 351.102 (b) and (c). The obligations of this Agreement will be met, in part, with the proceeds from certain tax rebates to which the City is entitled pursuant to Sections 351.102 (b) and (c); and

**WHEREAS,** in accordance with Section 351.151(3) of the Texas Tax Code, the City designates the Peabody Hotel as a "qualified hotel" to which subchapter C of Chapter 351 of the Texas Tax Code applies and is a hotel that is part of a qualified project consistent with Act; and

**WHEREAS,** on May 28, 2019, the City Developer executed a Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the construction of the Peabody Hotel; and

**WHEREAS,** the City and Developer now desire to execute this Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement.

**NOW, THEREFORE**, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

**Section 1. Findings Incorporated.**

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

**Section 2. Term and Acknowledgement.**

(a) Term. This Agreement shall be effective as of the Effective Date, as defined herein, and shall continue thereafter until a period of 360 months from the date the final Certificate of Occupancy (the "CO") is issued for the Project, unless terminated sooner under the provisions hereof. Any payment due the Developer beyond the term outlined above shall survive the Term of this Agreement.

(b) Acknowledgement. The Parties acknowledge that the receipt of a private letter ruling from the Texas Comptroller of Public Accounts satisfactory to the City and Developer concerning this Agreement and Project will be required prior to the City being able to provide certain operational funds for the Project. A "Private Letter Ruling" means a private letter ruling from the Texas Comptroller of Public Accounts on which the City and/or Developer may rely regarding whether the City and Project meet necessary requirements pursuant to Sections 351.102 and 151.429(h) of the Texas Tax Code and Section 2303.5055 of the Texas Government Code in order for the City to receive certain tax refunds.

**Section 3. Definitions.**

The following words shall have the following meanings when used in this Agreement:

(a) **Act.** The word "Act" means Chapter 351 of the Texas Tax Code, as amended.

(b) **Agreement**. The word "Agreement" means this Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement, together with all exhibits and schedules attached hereto, as the same may be amended from time to time.

(c) **Approved Tax Zone.** The words "Approved Tax Zone" mean the geographic area within, adjacent to, or near the Project and that is intended to satisfy requirements of Section 351.102(b) of the Texas Tax Code.

(d) **Building Envelope**. The words "Building Envelope" mean the area of cubic space outlined by the surface area within the Peabody Hotel survey to be prepared by a licensed surveyor selected by the City and the Developer and includes all the area between the sub-surface structure of the Peabody Hotel to a vertical level not more than 500' above the highest structure of the Peabody Hotel.

(e) **City**. The word "City" means the City of Roanoke, Texas, a Texas home-rule municipality, whose address for purposes of this Agreement is 500 S. Oak Street, Roanoke, Texas 76262.

(f) **Developer**. The word "Developer" means North Texas Hotel Development Group, LLC, a Texas limited liability company, or its successor or assignee.

(g) **Effective Date.** The words "Effective Date" for changes imposed by this Sixth Amendment mean the date of the latter to execute this Agreement by and between the Developer and the City; however, the Effective Date of the Agreement remains May 28, 2019.

(h) **Eligible Costs.** The words "Eligible Costs" mean cost incurred by the Developer with regard to the Project eligible for reimbursement by the City to the Developer under the Act.

(i) **Event of Default**. The words "Event of Default" mean and include any of the Events of Default set forth below in the section entitled "Events of Default."

(j) **Ground Lease**. The words "Ground Lease" mean a lease between the City, as landlord, and the Developer, as tenant, with respect to the area between the to be determined sub-surface level at which the structural foundation of the Peabody Hotel begins and extends into space above the surface sufficient to encompass the Building Envelope of the Peabody Hotel. The term of the Ground Lease shall be for a maximum of forty (40) years as further agreed to by the Parties.

(k) **Local Hotel Occupancy Tax Revenue**. The words "Local Hotel Occupancy Tax Revenue" mean the municipal hotel occupancy tax levied by the City pursuant to the Act, at such rates as are promulgated by the State of Texas, currently at the rate of seven percent (7%) or possibly nine percent (9%) as provided by Section 5(c) of this Agreement, which tax is attributable to the Peabody Hotel located on the Property.

(l) **Mixed Beverage Tax.** The words "Mixed Beverage Tax" or "Mixed Beverage Taxes" have the same meaning as defined by section 183.051(b) of the Texas Tax Code, as amended.

(m) **Operator**. The word "Operator" means Peabody Hotels and Resorts, or any of its affiliates, or such other management entity for the Project as may be proposed by Developer and approved by the City Council, such approval not to be unreasonably withheld. The Operator shall manage and operate the Peabody Hotel pursuant to a hotel management agreement between the Developer and the Operator.

(n) **Parking Garage.** The words "Parking Garage" mean the parking garage constructed on the Property.

(o) **Parking Garage Envelope.** The words "Parking Garage Envelope" mean the envelope of space in which the Parking Garage is to be constructed and includes all of the Property except the Building Envelope and that portion of the Property covered by the Qualified Convention Center Facility Management Agreement.

(p) **Peabody Hotel.** The words "Peabody Hotel" have the same meaning as defined in the Recitals of this Agreement.

(q) **Predevelopment Loan**. The words "Predevelopment Loan" mean a temporary loan to the City up to $5,908,771.00 to cover predevelopment expenses previously paid or incurred by Developer related to the Project, consisting of (i) $2,000,000.00 previously advanced by the City; (ii) $1,704,385.50 previously advanced by North Texas; (iii) $352,192.75 previously advanced by the Roanoke Economic and Industrial Development Corporation, a Type A economic development corporation, operating pursuant to Chapter 504 of the Texas Local Government Code; (iv) $352,192.75 previously advanced by the Roanoke Community and Economic Development Corporation, a Type B economic development corporation, operating pursuant to Chapter 505 of the Texas Local Government Code; and (v) up to $1,500,000.00 to be advanced by the architect in the form of a deferral of fees, as set forth in a predevelopment loan agreement among the City, North Texas, and the architect (the "Predevelopment Loan Agreement"), which Predevelopment Loan will be repaid as provided in Section 6(a) of this Agreement. In addition, the Parties acknowledge that an additional amount up to $500,000 may be required from the City under an amended Predevelopment Loan and, if requested by the Developer, the City Manager will bring forward such a request to the City Council.

(r) **Project.** The word "Project" refers to the development of the Peabody Hotel and the Qualified Convention Center Facility.

(s) **Project Bonds.** The words "Project Bonds" have the meaning given to them in Section 6 of this Agreement.

(t) **Property.** The word "Property" means the approximately 3.269-acre tract of land consisting of Block B, Lot 1 of the Roanoke City Center addition, and addition to the City of Roanoke, Denton County, Texas, as described and depicted in ***Exhibit A*** of this Agreement, which is attached hereto and is incorporated herein for all purposes, and Denton County Property ID # 707610.

(u) **Qualified Convention Center Facility.** The words "Qualified Convention Center Facility" mean at least 40,000 -square foot gross building area conference center as a public conference, meeting and exhibit center for holding conventions, meetings, exhibits and other events to attract conventions, tourists and other visitors and for the benefit of City and the general public. The term "Qualified Convention Center Facility" means "Qualified Convention Center Facility" as that term is defined in Section 351.151(2) of the Texas Tax Code, as amended.

(v) **Qualified Convention Center Facility Management Agreement.** The words "Qualified Convention Center Facility Management Agreement" mean a management agreement between the City, as owner, and the Qualified Convention Center Facility Manager, as operator and manager, with respect to the operation and management of the Qualified Convention Center Facility.

(w) **Qualified Convention Center Facility Manager.** The words "Qualified Convention Center Facility Manager" mean the Operator, or another party selected to by the City to manage the Qualified Convention Center Facility.

(x) **State Comptroller.** The words "State Comptroller" mean the Office of the Texas Comptroller of Public Accounts, or any successor agency.

(y) **State Hotel Occupancy Tax.** The words "State Hotel Occupancy Tax" mean the State of Texas' hotel occupancy tax imposed at the rate of six percent (6.00%) pursuant to Section 156.052 of the Texas Tax Code, as amended. The six percent (6.00%) percent state hotel tax applies to any room or space in the Peabody Hotel, as described in Chapter 156, Texas Tax Code.

(z) **State Sales and Use Tax.** The words "State Sales and Use Tax" mean the State of Texas' sales tax imposed at the rate of six and one quarter percent (6.25%) pursuant to Section 151.051(b) of the Texas Tax Code, as amended.

(aa) **Term.** The word "Term" means the term of this Agreement as specified in Section 2 of this **Agreement**.

**Section 4. <u>Obligations of the Developer</u>.**

During the Term of this Agreement, the Developer covenants and agrees to comply with the following terms and conditions:

(a) **Construction of the Peabody Hotel.** The Developer will commence construction of the Peabody Hotel and the Qualified Convention Center Facility on the Property by _____**,** which date may be extended to _____**,** subject to such condition precedents as City Manager may deem appropriate. The Developer covenants and agrees to complete construction of the Peabody Hotel located on the Property by _____, which date may be extended to _____, subject to delays due to force majeure, and subject to such condition precedents as City Manager may deem appropriate. The Developer covenants and agrees said construction of the Peabody Hotel shall comply with all federal, state and local statutes, rules, regulations, and ordinances.

(b) **Certificate of Occupancy for Peabody Hotel and Qualified Convention Center Facility.** The Developer will obtain or cause to be obtained a Certificate of Occupancy for the Peabody Hotel and the Qualified Convention Center Facility from the City by _____, which date may be extended to _____, subject to delays due to force majeure, and subject to such condition precedents as City Manager may deem appropriate.

(c) **Operate Peabody Hotel and Qualified Convention Center Facility.** The Developer will, by _____, which date may be extended to _____, subject to delays due to force majeure, and subject to such condition precedents as City Manager may deem appropriate, and during the Term of this Agreement, open and keep open to the general public the Peabody Hotel, at the level and to the standard commensurate with The Peabody Memphis Hotel in Memphis, Tennessee.

(d) **Submission of Schedule of Work, Activities and Programs; Promotional Activity.** The Developer will submit to the City monthly written draw requests accompanied by a schedule of work, activities, and programs performed, values and certificate of work, activities, and programs completed, that is reimbursable under the Act. The first written draw request shall be submitted to the City by June 1, 2019 (for predevelopment expenses), and monthly thereafter. Each request shall be due on the last day of the month for each month. The City will advance funds to defray predevelopment expenses pursuant to the Predevelopment Loan Agreement. Developer covenants and agrees that all promotional activity reimbursable pursuant to Section 351.101(a)(3) of the Texas Tax Code, as amended, shall include the word or words "The Peabody Roanoke," "Roanoke" or "City of Roanoke" within said promotional activity.

(e) **City Use of Qualified Convention Center Facility.** The Qualified Convention Center Facility Management Agreement will require the Qualified Convention Center Facility Manager to allow the City to use the Qualified Convention Center Facility for a minimum fifteen (15) events per year. The City will notify the Qualified Convention Center Facility Manager within ninety (90) days of the City's planned use and scheduled event, and will be flexible in scheduling the City's use of the Qualified Convention Center Facility in the event the Qualified Convention

Center Facility Manager has previously booked the space. The City also agrees that the City may be charged for any food and beverage consumed during these events as required by law and/or code. The City shall have the right to maintain control over event scheduling in consultation with the Qualified Convention Center Facility Manager including prohibiting any events that the City deems offensive, dangerous or disreputable.

(f) **Debt Service for Certificates of Obligations or other public securities for Construction of Qualified Convention Center Facility.** In the event for any year during the Term of this Agreement, the Local Hotel Occupancy Tax Revenue collected at the Peabody Hotel is insufficient to satisfy any debt service payment for the Certificates of Obligations or other public securities issued by the City pursuant to Section 5(e) of this Agreement, the City and the Developer agree that any shortfall amount will be either withheld from the rebate of State Sales and Use Tax and/or State Hotel Occupancy Tax as described in Section 5(h) of this Agreement; or, derived from an escrow account maintained by the City in an amount equaling the annual debt payment as described in Section 5(e) of this Agreement; or a combination of either of these options.

(g) **Performance**. The Developer will perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between the Developer and the City.

**Section 5. <u>Obligations of the City</u>.**

During the Term of this Agreement, the City covenants and agrees to comply with the following terms and conditions:

(a) **Reimbursement of Local Hotel Occupancy Tax Revenue.** The City shall reimburse the Developer, on a quarterly basis, following the Developer's submittal of a written draw request identified in Section 5(b) of this Agreement, the following: six percent (6%) of the City's seven percent (7%) Local Hotel Occupancy Tax Revenue (less any amounts representing debt service payments pursuant to Section 5(e) of this Agreement), for the three hundred and sixty month (360) month period following the date the City collects its first Local Hotel Occupancy Tax Revenue generated from the Peabody Hotel. The City covenants and agrees to submit the first reimbursement (less amounts required for debt service payments for the City Debt) to Developer within three (3) months of Developer's receipt of a certificate of occupancy for the Peabody Hotel consistent with Section 4(b) of this Agreement, and quarterly thereafter. The Developer's right to reimbursement shall be limited to costs that are eligible for funding with the Local Hotel Occupancy Tax Revenue under the Act, as amended, including servicing of debt for the Qualified Convention Center Facility. If the Local Hotel Occupancy Tax Revenue rate is increased from seven percent (7%) to nine percent (9%) pursuant to Section 5(c) of this Agreement, the reimbursement provided by this

Section 5(a) of this Agreement shall be increased to eight percent (8%) of the nine percent (9%) Local Hotel Occupancy Tax Revenue.

(b) **Determination of Eligible Costs.** The City shall determine whether the written draw requests submitted by the Developer pursuant to Section 4(d) of this Agreement are reimbursable under the Act. The City Manager shall cause the requested amount of each reimbursement request to be paid to the Developer within thirty (30) days after its receipt unless a determination is made that an item is not reimbursable under the Act. Should the City determine an item submitted by the Developer is not reimbursable under the Act, the Developer may appeal such determination to the City Council. The City Council's determination on the matter shall be final.

(c) **Nine Percent (9%) Hotel Occupancy Tax Rate.** Subject to applicable law and within the discretion of the City Council, the City will use its best efforts to order an election within twelve (12) months of Developer commencing construction on the Peabody Hotel to increase the Local Hotel Occupancy Tax rate from seven percent (7.0%) to nine percent (9.0%), pursuant the authority contained in Chapter 334 or 335 of the Texas Local Government Code, as amended.

(d) **Reimbursement of Mixed Beverage Tax.** To the extent permitted by law, and consistent with Section 5(j) of this Agreement. the City covenants and agrees to reimburse the Developer on an annual basis one hundred percent (100%) of the Mixed Beverage Tax received by the City from the State Comptroller's office during the Term of this Agreement for mixed beverage tax revenues attributable to sales at the Peabody Hotel and Qualified Convention Center Facility.

(e) **City Debt.** The City covenants and agrees, but subject to the discretion of the City Council, to commence with the issuance of Certificates of Obligations or other public security of the City ("City Debt") in the maximum amount of **Thirty Million and No/100 Dollars ($30,000,000.00)** for the construction of the Qualified Convention Center Facility. Proceeds of City Debt shall be kept under the exclusive control of the City and used to remit periodic payments towards construction of the Qualified Convention Center Facility as described in Section 4 of this Agreement.

(f) **Qualified Convention Center Facility Design.** The City will cooperate fully with the Developer in the design of the Qualified Convention Center Facility so to allow the Project to proceed on the schedule and budget provided for in this Agreement.

(g) **Qualified Convention Center Facility Management Agreement.** Prior to the issuance of the City Debt, the City covenants and agrees to enter into the Qualified Convention Center Facility Management Agreement concerning the management and maintenance of the Qualified Convention Center Facility.

(h) **Quarterly Request to State Comptroller's Office and Reimbursement of State Sales and Use Tax and State Hotel Occupancy Tax.** The City covenants and agrees to submit quarterly to the State Comptroller's office a written request for a rebate of the State Sales and Use Tax and the State Hotel Occupancy Tax from the Approved Tax Zone. On an annual basis, the City covenants and agrees to remit to the Developer one hundred percent (100%) of the State Sales and Use Tax and one hundred percent (100%) of the State Hotel Occupancy Tax remitted to the City from the State Comptroller's office from the Approved Tax Zone and less any amounts representing debt service payments pursuant to Sections 5(e) and 5(j) of this Agreement, for a period of ten (10) years, commencing on the first day of the first month following the month in which a certificate of occupancy is issued for the Peabody Hotel. The City shall make said payment to the Developer within thirty (30) days of receipt of said revenue from the State Comptroller's office.

(i) **Record-Keeping.** If an item is reimbursable under the Act, the City Manager shall maintain records of each scheduled activity, program, and event in accordance with the terms of the Act, including, but not limited to, Section 351.108 of the Act, as amended.

(j) **Segregated Reserve Accounts.** All amounts eligible to be paid to the Developer under this Section 5 of this Agreement shall be deposited into at least two (2) internally segregated accounts held by the City - Peabody 380 Revenue Account and Peabody 380 Revenue Reserve Account No transfers will be made to Developer until the following items have been satisfied:

(1) the City has available funds or has budgeted for available funds to pay, when due, the annual principal and interest on the City Debt for the then-current fiscal year as described in Section 5(e) of this Agreement;

(2) a reserve account for the City Debt (the "**Peabody 380 Revenue Reserve Account**") contains the required reserve amount equal to the maximum annual debt service on the City Debt.

Available funds of the City are limited to the available State Hotel Occupancy Tax, State Sales and Use Tax, Local Hotel Occupancy Tax Revenue, and Local Mixed Beverage Tax. City shall pay said sums, if any, to the Developer at such time as the Developer submits its annual draw request for costs that are reimbursable under this Agreement and the Act.

(k) **Performance**. The City agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between the Developer, the Operator, the Qualified Convention Center Facility Manager, and/or the City.

(l) **Financing Confirmation**. The City will take all reasonable actions that may be required by the Developer in order to complete the financing of the Project contemplated among the City and the Developer; including amending this Agreement or entering into other mutually acceptable agreements that may be required by the Developer to complete the financing and ownership contemplated by this Agreement.

(m) **Preparation of Property.** The City will, prior to the Developer's obligation to enter in the Ground Lease or to commence construction of the Project, prepare, to the Developer's reasonable satisfaction, the Property for construction of the Project including, but not limited to, providing stubbed utilities to the Property at the City's expense.

(n) **Designation of Qualified Hotel.** In accordance with Section 351.151(3) of the Texas Tax Code, the City designates the Peabody Hotel as a "Qualified hotel" to which subchapter C of Chapter 351 of the Texas Tax Code applies and is a hotel that is part of a qualified project consistent with Act.

(o) **Against Reduction of Certain Local Taxes.** The City hereby covenants that it shall not initiate proceedings to reduce the local hotel occupancy tax rate or the mixed beverage tax rate attributable to the Peabody Hotel.

**Section 6. <u>Project Financing Conditions</u>.**

(a) **<u>Project Financing</u>**. The Developer will request the assistance of a qualified issuer to issue revenue bonds in one or more series from time to time, in an aggregate principal amount currently estimated not to exceed $120,000,000 (the "Project Bonds"), the proceeds of which will be used to make a loan to the Developer to (a) finance or refinance the costs of acquiring, designing, constructing and equipping the Peabody Hotel, (b) finance or refinance reserves, initial operating costs and other required amounts in connection therewith, and (c) finance or refinance costs of issuance of the Project Bonds. THE PROJECT BONDS WILL NOT BE OBLIGATIONS OF THE CITY AND THE CITY SHALL HAVE NO LIABILITY OR OBLIGATION TO PAY OR PROVIDE FOR THE PAYMENT OF THE PROJECT BONDS. The Project Bonds shall be payable solely from the revenues generated from the operation of the Project and certain rebates as further defined herein. Proceeds of the Project Bonds shall be used first to repay the Predevelopment Loan in full including the City's $2,000,000 portion of the Predevelopment Loan and all accrued interest, upon issuance of the Project Bonds.

(b) **<u>Disposition of the Project</u>**. The Developer will operate, construct, manage and dispose of the Qualified Convention Center Facility for the exclusive benefit of the City. The City acknowledges to the Developer that the City shall be required in the future to take one of the following actions, as elected by the City, in its sole discretion, by written notice to the Developer:

i) Accept a transfer of the Qualified Convention Center Facility to the City or to a governmental agency designated by the City;

ii) Direct the transfer of the Qualified Convention Center Facility to a third party and direct the donation of the proceeds derived from the sale to the City or to a governmental agency designated by the City; or

iii) Only in the case where the Project Bonds are paid in full, direct the Developer to continue to operate the Peabody Hotel for the benefit of the City, and direct that the Developer grant or donate to the City all surplus cash flow derived from the continued operation of the Peabody Hotel.

iv) The foregoing provisions shall be covenants running with the Property, and may not be deleted or amended by the Developer or any other person or entity, including without limitation the trustee for the benefit of the Project Bond holders, or any person or entity acquiring the Property or the Peabody Hotel following a foreclosure or deed in lieu of foreclosure, without the City's prior written consent, which may be granted or withheld in its sole discretion. The City shall have the right but not the obligation to consent. The Developer will record an instrument approved by the City encumbering the Property with the restrictions and covenants set forth in this Section 6, which restrictions and covenants shall be covenants running with the land and binding on the Developer, and its successors and assigns.

(c) **Condominium Structure.** The Project will be subjected to a Master Condominium (the "Condominium") that will contain two units, appurtenant common elements and appropriate easements. Developer will file a Condominium Declaration in the Official Public Records of Denton County, Texas, that will provide the following: The Condominium will contain two units (a Hotel Unit and a Qualified Convention Center Facility). The Hotel Unit will be comprised of all of the floors in the building to be built on the Property (except the Qualified Convention Center Facility) and will be owned by Developer. The Qualified Convention Center Facility will consist of the area specified as the Qualified Convention Center Facility and will be owned by the City. An access easement and a specific use easement (on condition) will be granted by the Developer for the benefit of the Qualified Convention Center Facility. The Project (including the Qualified Convention Center Facility) will be constructed by Developer.

**Section 7. Events of Default.**

Each of the following shall constitute an Event of Default under this Agreement:

(a) **General Event of Default.** Failure of any party to comply with or to perform any term, obligation, covenant or condition contained in this Agreement, or failure of any party to comply with or to perform any term, obligation, covenant or condition contained in any other agreement by and between the parties or any of them is an Event of Default.

(b) **False Statements.** Any warranty, representation, or statement made or furnished to the City by or on behalf of the Developer under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.

(c) **Insolvency.** The Developer's insolvency, appointment of receiver for any part of the Developer's property, any assignment for the benefit of creditors of the Developer, any type of creditor workout for the Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against the Developer is an Event of Default.

(d) **Ad Valorem Taxes.** The Developer allows its ad valorem taxes owed to the City to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such taxes and to cure such failure within thirty (30) days after written notice thereof from the City and/or Denton Central Appraisal District is an Event of Default.

**Section 8. <u>Effect of an Event of Default</u>.**

Failure of either party to comply with or perform any term, obligation or condition of this Agreement shall constitute an Event of Default. The non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have forty-five (45) days to cure said default. Should said default remain uncured after the 45-day cure period, the non-defaulting party shall have the right to terminate this Agreement, enforce specific performance as appropriate, or maintain a cause of action for damages caused by the event(s) of default. In the event the Developer defaults and is unable or unwilling to cure said default within the prescribed time period, the financial assistance provided by the City to the Developer pursuant to Section 5 of this Agreement, shall become immediately due and payable by the Developer to the City.

**Section 9. <u>Indemnification</u>.**

**To the extent allowed by law, each party agrees to release, defend, indemnify, and hold harmless the other (and its officers, agents, and employees) from and against all claims or causes of action for injuries (including death), property damages (including loss of use), and any other losses, demand, suits, judgments and costs, including reasonable attorneys' fees and expenses, in any way arising out of, related to or resulting from its performance under this Agreement, or caused by its negligent acts or omissions (or those of its respective officers, agents, employees, or any other third parties for whom it is legally responsible) in connection with performing this Agreement.**

**Section 10. <u>Miscellaneous Provisions</u>.**

The following miscellaneous provisions are a part of this Agreement:

(a) **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. The City and the Developer understand that this Agreement may be amended from time to time throughout the design and funding period subject to lender's review and other advisor's approval. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(b) **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Denton County, Texas. Any right to trial by jury in any action, proceeding, or counterclaim (whether based upon contract, tort or otherwise) in connection with any dispute arising out of this Agreement or any conduct in connection with, or matters contemplated by, this Agreement is hereby waived by the parties hereto.

(c) **Assignment.** This Agreement, in whole or in part, may be assigned with the express written consent of the other party except that the right, duty, obligation and ability of the Developer to request, earn and receive revenues and funds, including funds or revenues from the City, all as contemplated by this Agreement may be assigned by the Developer without the written consent of the City. In the event this Agreement is assigned in part, references to Developer shall mean North Texas Hotel Development Group, LLC or the assignee, as applicable.

(d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. The Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

(e) **Caption Headings.** Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.

(f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(g) **Enforcement.** The City Attorney or his or her designee may enforce all legal rights and obligations under this Agreement without further authorization. The Developer shall provide to the City Attorney all documents and records that the City Attorney requests to assist in determining the Developer's compliance with this Agreement.

(h) **Force Majeure.** It is expressly understood and agreed by the parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, inclement weather, fire or other casualty, or court injunction, acts of terrorism (both domestic and international), or the collapse of the financial markets, on a scale similar to that witnessed between 2008-2011, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or requirement shall be extended for a period of time equal to the period such party was delayed.

(i) **Notices**. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to Developer:
North Texas Hotel Development Group LLC
c/o Peabody Hotels & Resorts
5118 Park Avenue, Suite 249
Memphis, TN 38117
Attn: Martin Belz
Phone Number: (901) 762-5466
E-mail: marty.belz@phg.net

Copy to:
Dorsey & Whitney LLP
300 Crescent Court
Suite 400
Dallas, TX 75201
Attn: Gina Betts
Phone Number: (214) 981-9910
E-mail: betts.gina@dorsey.com

if to the City:
City of Roanoke, Texas
500 S. Oak Street
Roanoke, Texas 76262
Attn: Scott Campbell, City Manager
Phone Number: (817) 491-2411
E-mail: scampbell@roanoketexas.com

Copy to: Brown and Hofmeister, LLP
740 East Campbell Road, Suite 800
Richardson, Texas 75081
Attn: Jeffrey L. Moore
Phone Number: (214) 747-6100
E-mail: jmoore@bhlaw.net

(j) **Ordinance Applicability.** The signatories hereto shall be subject to all ordinances of the City, whether now existing or in the future arising. This Agreement shall confer no vested rights on the Developer unless specifically enumerated herein.

(k) **Severability.** In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, this Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

(l) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

(m) **Undocumented Workers.** The Developer certifies that the Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, the Developer is convicted of a violation under 8 U.S.C. § 1324a(f), the Developer shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of six percent (6%), not later than the 120th day after the date the City notifies the Developer of the violation.

(n) The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

(1) https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf ,
(2) https://comptroller.texas.gov/purchasing/docs/iran-list.pdf , or
(3) https://comptroller.texas.gov/purchasing/docs/fto-list.pdf

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. Each of the Underwriters understands "affiliate"

to mean any entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

(o) **Survival.** The rights and obligations of the respective parties in Sections 6(b) and 9 of this Agreement will survive any termination of this Agreement.

(p) **Delegated Authority.** The City hereby designates the City Manager as the representative of the City and delegates to the City Manager the authority to take all actions required of the City under this Agreement, except for those actions which are reserved to the City Council by State law or the action of the City Council.

(q) **Report Agreement to Comptroller's Office.** City covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code, as added by Texas House Bill 2404, 87th Tex. Reg. Session (2021) (effective September 1, 2021).

(r) **Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) full-time employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

(s) **Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) full-time employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

**[The Remainder of this Page Intentionally Left Blank]**

**THE PARTIES ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND THE PARTIES AGREE TO ITS TERMS. THIS AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS DEFINED HEREIN.**

**CITY:**

**CITY OF ROANOKE, TEXAS,**
a Texas home-rule municipality

By: _____
Carl E. Gierisch, Jr., Mayor
Date Signed: _____

**ATTEST:**

_____
April S. Hill, City Secretary

**APPROVED AS TO FORM:**

_____
Jeff Moore, City Attorney

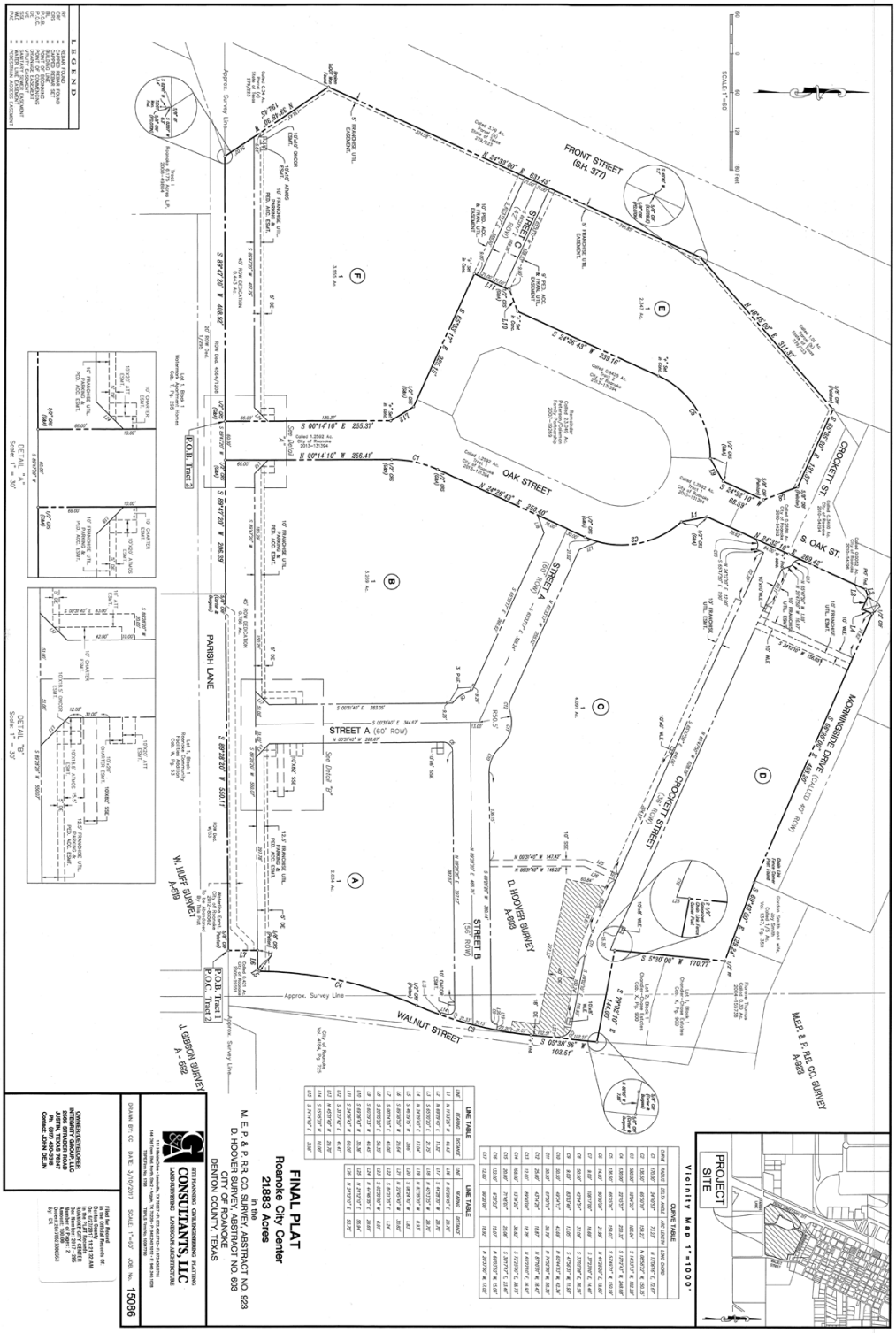
**DEVELOPER:**

**NORTH TEXAS HOTEL DEVELOPMENT GROUP LLC**
a Texas limited liability company

By: _____
Name: _____
Title: _____
Date Signed: _____

***Exhibit A***

Legal Description and/or Depiction of the Property


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
CONSULTANTS, LLC
15086
FRONT STREET (S.H. 377)
OAK STREET
CROCKETT STREET
WALNUT STREET
PARISH LANE
WORNINGSIDE DRIVE
STREET A (60' ROW)
STREET B (50' ROW)
D. HOOVER SURVEY A-603
W. HUFF SURVEY A-589
J. GIBSON SURVEY A-592
M.E.P. & P. R.R. CO. SURVEY A-923
P.O.B. Tract 1
P.O.C. Tract 2
P.O.B. Tract 3
PROJECT SITE
Vicinity Map 1"=1000'
DETAIL "A"
DETAIL "B"
LEGEND
OWNER/DEVELOPER:
ANTHEMY GROUP, LLC
DRAWN BY: CC DATE: 3/10/2017 SCALE: 1"=60' JOB No.

# CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: September 27, 2022

DEPARTMENT: City Secretary

---

**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)

**The Planning and Zoning commission tabled the item until October 17, 2022. The commission recommended there be an additional exit from the complex.**

**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. **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: Mayor and City Council

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

MEETING DATE: September 27, 2022

DEPARTMENT: Planning

---

## ITEM SUMMARY:

Consideration and action 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 to establish a Planned Development with multi-family uses 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% |

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

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, viewscapes, 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.

**Planning and Zoning Commission:**

The board tabled the item until October 17, 2022. The board recommended there be an additional exit from the complex.

**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

# AGENDA ITEM

6. The Agave - Concept Utility Layout
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

Paid 8/8/2022 by JW

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

# ZONING APPLICATION

| Applicant/Agent Name | Home Phone | Mobile Phone |
|---|---|---|
| Adam Smith | | 817.689.6165 |
| **Address** | **City / State** | **Zip** |
| 205 N. Oak - Suite A | Roanoke, TX | 76262 |
| **Property Owner(s)** | **Home Phone** | **Work Phone** |
| LVL UP Roanoke, LLC | | 817.205.6050 |
| **Property Owner Address** | | |
| 2034 Churchill Downs Ln Trophy Club, TX 76262 | | |

| Present Zoning Classification | Requested Zoning Classification | Acreage/Lot of Requested Zoning Classification |
|---|---|---|
| Retail | PD- Multifamily | 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

# TABULATIONS

**MULTI FAMILY**
SITE AREA: 15.036 AC.

UNIT TABULATION:
STUDIO: 32 UNITS (10.92%)
1 BEDROOM: 147 UNITS (50.17%)
2 BEDROOM: 114 UNITS (38.91%)
**TOTAL: 293 UNITS**

PARKING TABULATION:
180 SURFACE PARKING SPACES
333 PARKING GARAGE SPACES
**513 TOTAL PARKING SPACES**
**@ 1.75 PARKING/UNIT**
**@ 1.26 PARKING/BED**
*497 PARKING REQUIRED
(1.5P/STUDIO + 1.5P/1B

OPENNESS: 61%

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°12'05" W | 88.21' |

HEDK ARCHITECTS.

COPYRIGHT © HEDK ARCHITECTS ALL RIGHTS RESERVED

## 3LB ROANOKE SCHEMATIC SITE PLAN #3

Roanoke, Texas

20253 / 09.29.2021
3LB Equities

SCALE 1:60

N

# CONCEPT PACKAGE

# THE AGAVE

# A PROPOSED PLANNED DEVELOPMENT IN ROANOKE, TEXAS

3LB Equities

THE AGAVE

# 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 |
| | | | | |
| **293** | | | | |

# 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 | PAINT 2: TRIM | PAINT 3: ACCENT & | 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"**

COPYRIGHT © Beeler Guest Owens Architects ALL RIGHTS RESERVED

# 3LB ROANOKE SCHEMATIC ELEVATION

## Roanoke, Texas

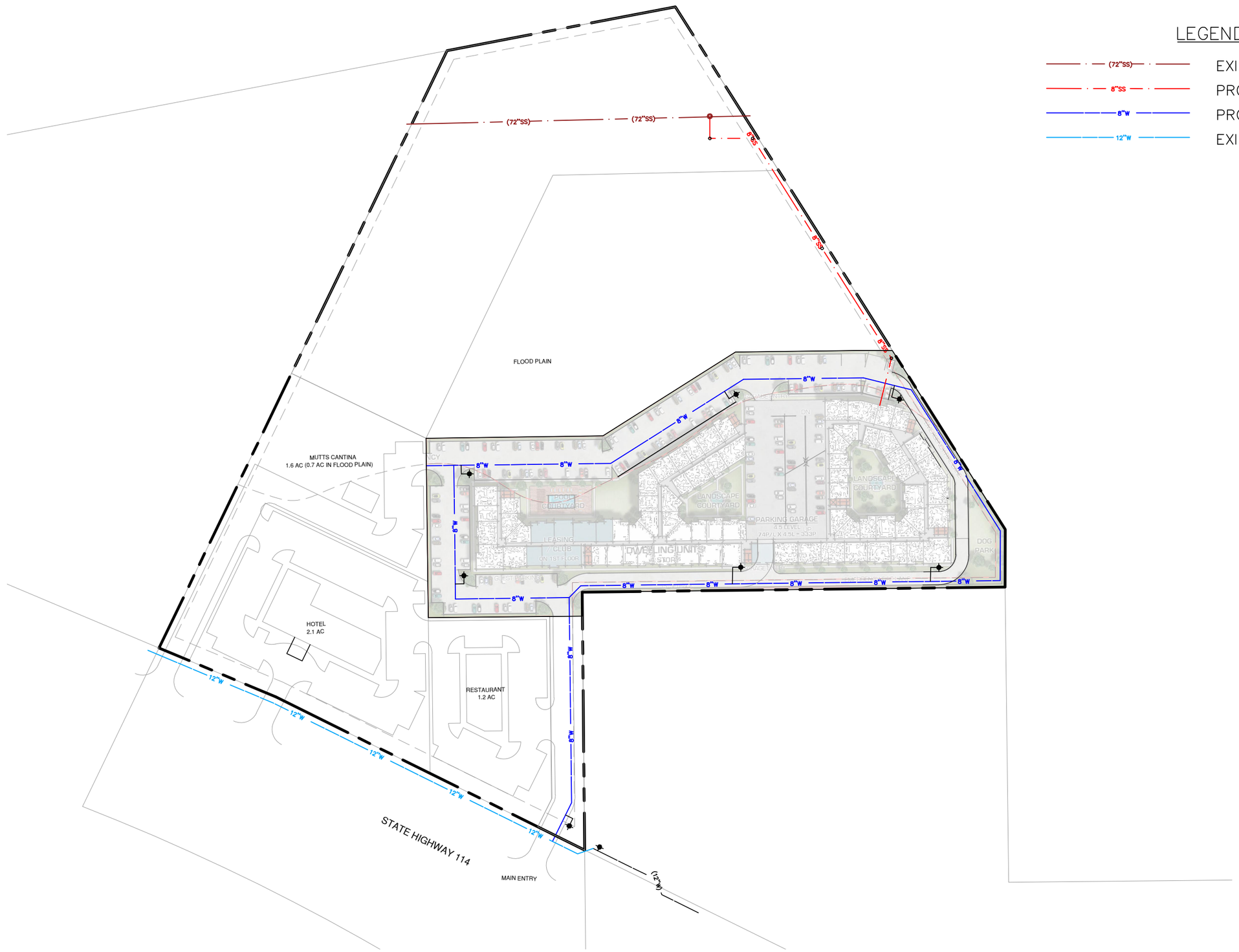
SCALE 1/16"=1'-0"
0' 20' 40'

HDK ARCHITECTS

# 20253
06.14.2022
3LB

# 1 NORTH ELEVATION

SCALE: 1:20




## LEGEND

- EXISTING 72" SEWER
- PROPOSED 8" SEWER
- PROPOSED 8" WATER
- EXISTING 12" WATER

0 75 150 300

SCALE: 1"=150'

DEC | ENGINEERING EXCELLENCE

T.B.P.E.L.S. FIRM REGISTRATION NO. F-8996
3030 LBJ Freeway, Suite 855, Dallas, TX 75234-7720, (972) 239-3002

DENTON COUNTY

3LB ROANOKE

ROANOKE, TEXAS

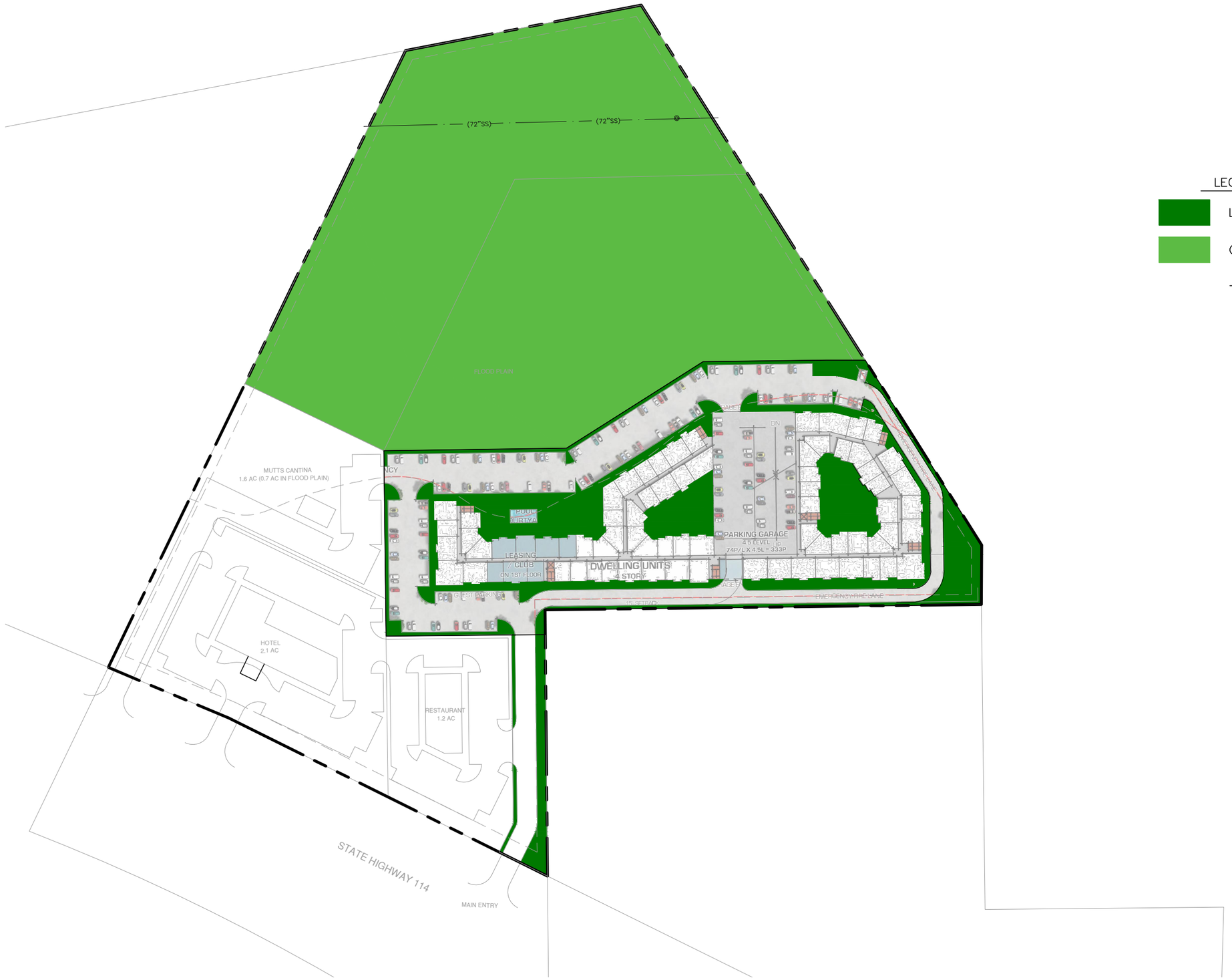
SEWER & WATER IMPROVEMENTS

EXHIBIT A

| | | |
|---|---|---|
| DESIGN BY: SS | DATE: 3/30/2022 | SHEET No. 01 OF |
| DRAWN BY: SS | | |
| APPROVED: WG | SCALE: | JOB No. |

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3

G:\1220\9146-06 AGAVE\2203 ROANOKE 15\CAD\EXHIBITS\EXHIBIT A.DWG




LEGEND

LANDSCAPED AREAS = 75,957 SF

OPEN SPACE = 376,659 SF

TOTAL LANDSCAPE = 452,616 SF

0 75 150 300

SCALE: 1"=150'

DEC ENGINEERING EXCELLENCE

T.B.P.E.L.S. FIRM REGISTRATION NO. F-8996
3030 LBJ Freeway, Suite 910, Dallas, TX 75234-7725 (972) 216-2022

DENTON COUNTY

3LB ROANOKE

ROANOKE, TEXAS

LANDSCAPE & OPEN SPACE

EXHIBIT B

| | | |
|---|---|---|
| DESIGN BY: SS | DATE: 3/30/2022 | SHEET No. 01 OF |
| DRAWN BY: SS | | |
| APPROVED: WG | SCALE: | JOB No. |

PLOTTED: Mar 30,2022 - 4:07pm XREFS:
G:\1220\9146-06 Agave\2203 Roanoke 15\CAD\Exhibits\Exhibit B.dwg Mar 30,2022-4:07pm lmatsuoka

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

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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;

**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 27th day of September, 2022.

**APPROVED:**

_____
Carl E. Gierisch, Jr., Mayor

**ATTEST:**

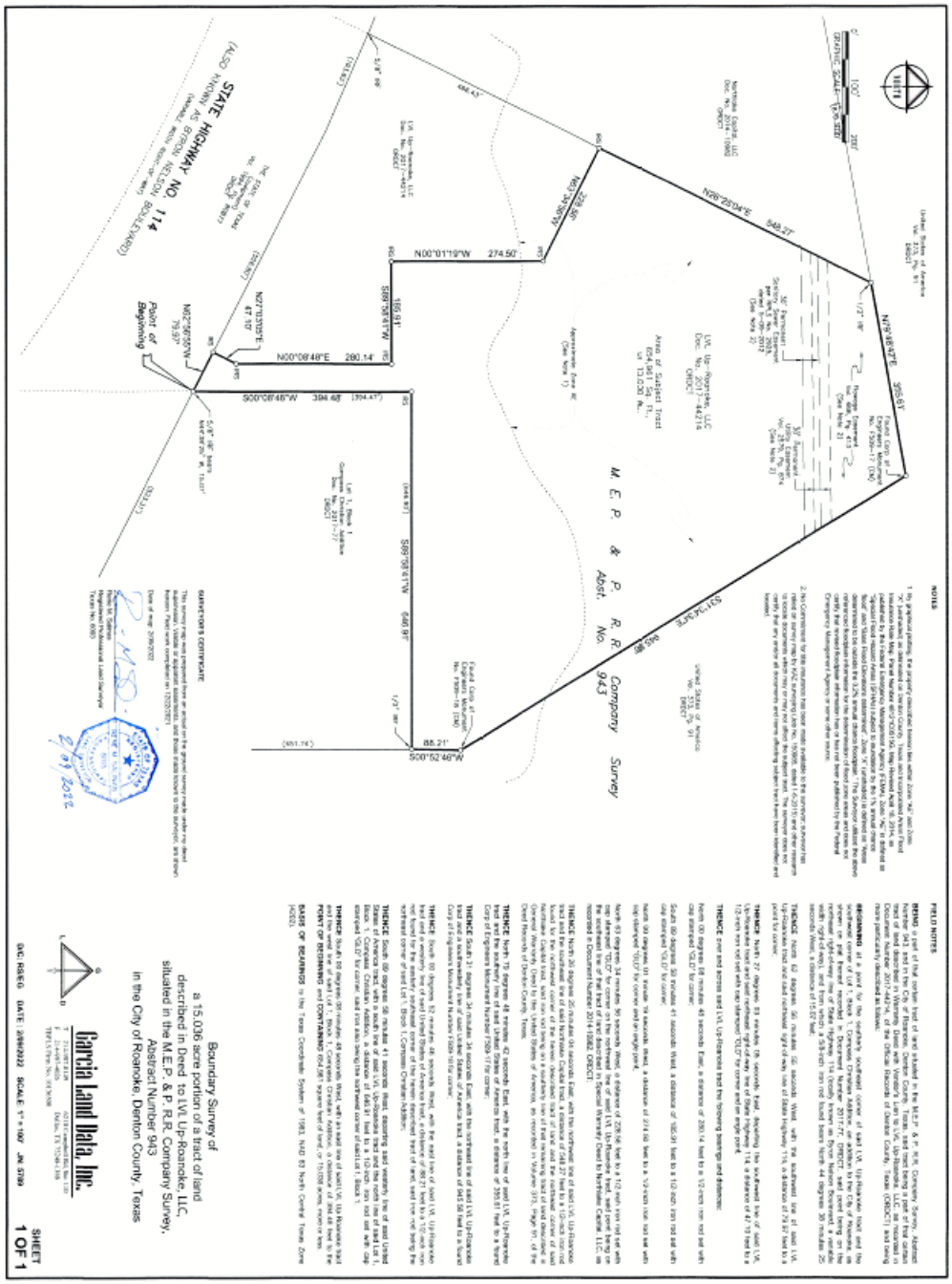
_____
April S. Hill, City Secretary

**APPROVED AS TO FORM:**

_____
Jeff Moore, City Attorney

## *Exhibit A*

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 |

| Proposed |
| --- |
| 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 |

# CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: September 27, 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.

**Due to an oversight on the legal publication, no action will be taken on this item. This item is being rescheduled for October 25, 2022.**

**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. **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: Mayor and City Council

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

MEETING DATE: September 27, 2022

DEPARTMENT: Planning

---

**ITEM SUMMARY:**

Consideration and action 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.

**Due to an oversight on the legal publication, no action will be taken on this item. This item is being rescheduled for October 25, 2022.**

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

**STAFF RECOMMENDATION:**
Recommend approval.

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

# AGENDA ITEM

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 | Address, City, State, Zip | Phone Number |
|---|---|---|
| Kyle Bingham | 645 FM 303, Meadow TX, 79345 | (806) 585-6616 |
| **Type of permit requested** | **Name of Business** | **Email** |
| Specific Use Permit, Alcohol sales over 50% | Bingham Family Cellars, DBA Bingham Family Vineyards | TexasGrapes@bingham.wine |
| **Property Owner(s)** | **Address, City, State, Zip** | **Phone Number** |
| John Critz | 1220 Hibiscus Dr, Keller, TX 76248 | 8172292804 |

| Legal Description – Lot/Block/Subdivision | Property Address | Present Zoning |
|---|---|---|
| O T ROANOKE BLK 21 LOT 10R | 409 N Oak St, suit 100<br>Roanoke TX 76262-6191 | 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.

Owner(s) Signature

Owner(s) Signature

8/30/2022
Date

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 | P&Z Meeting | CC Meeting | File for Record |
|---|---|---|---|
| Paid 8/30/2022 | 09/19/2022 | 09/27/2022 | SUP- 2022 - 07 |

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 (15th) 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 27th 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: Mayor and City Council

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

MEETING DATE: September 27, 2022

DEPARTMENT: Planning

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**ITEM SUMMARY:**

Consideration and action on a 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

**Planning and Zoning Commission:**

The board recommended approval on September 19, 2022.

**STAFF RECOMMENDATION:**

Recommend approval.

**SPECIAL CONSIDERATION:**

# AGENDA ITEM

**FINANCIAL CONSIDERATION:**

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

NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES
ONLY

DATE: AUGUST 31, 2022

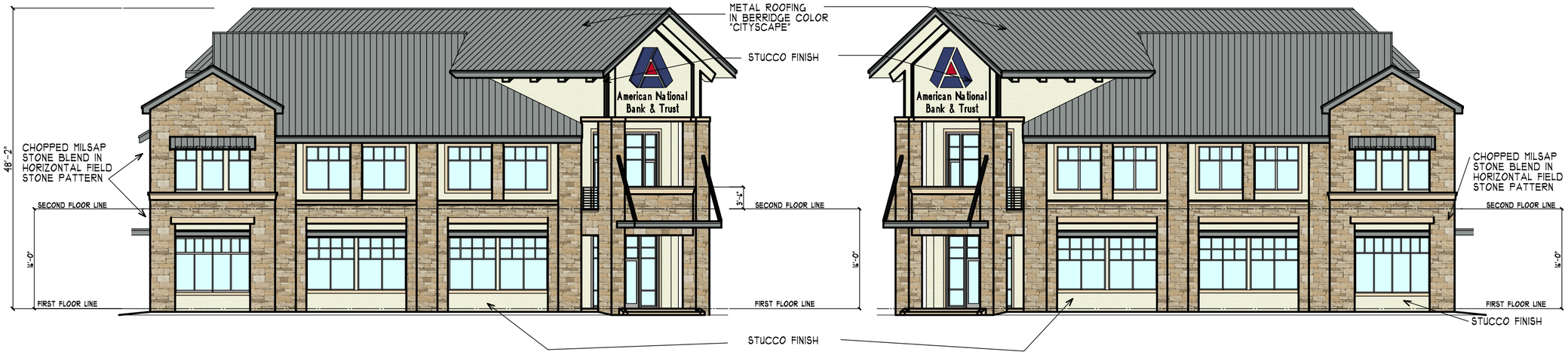
REGISTERED ARCHITECT STATE OF TEXAS

TX.#15,174 EXP. 12/31/2022

NEW PLANS FOR:

# AMERICAN NATIONAL BANK AND TRUST

ROANOKE, TEXAS

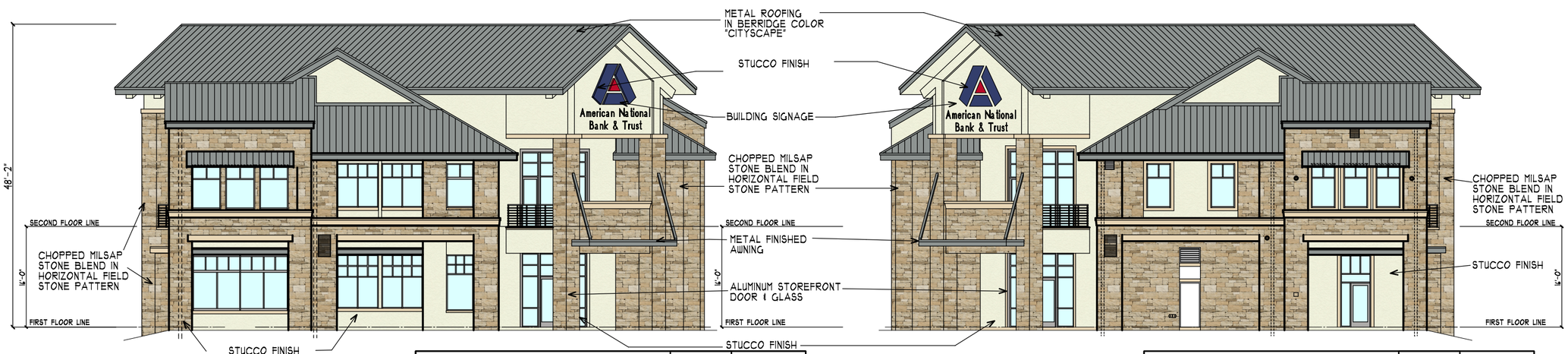



2 WEST ELEVATION
SCALE 1/16" = 1'-0"

| 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 1/16" = 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% |



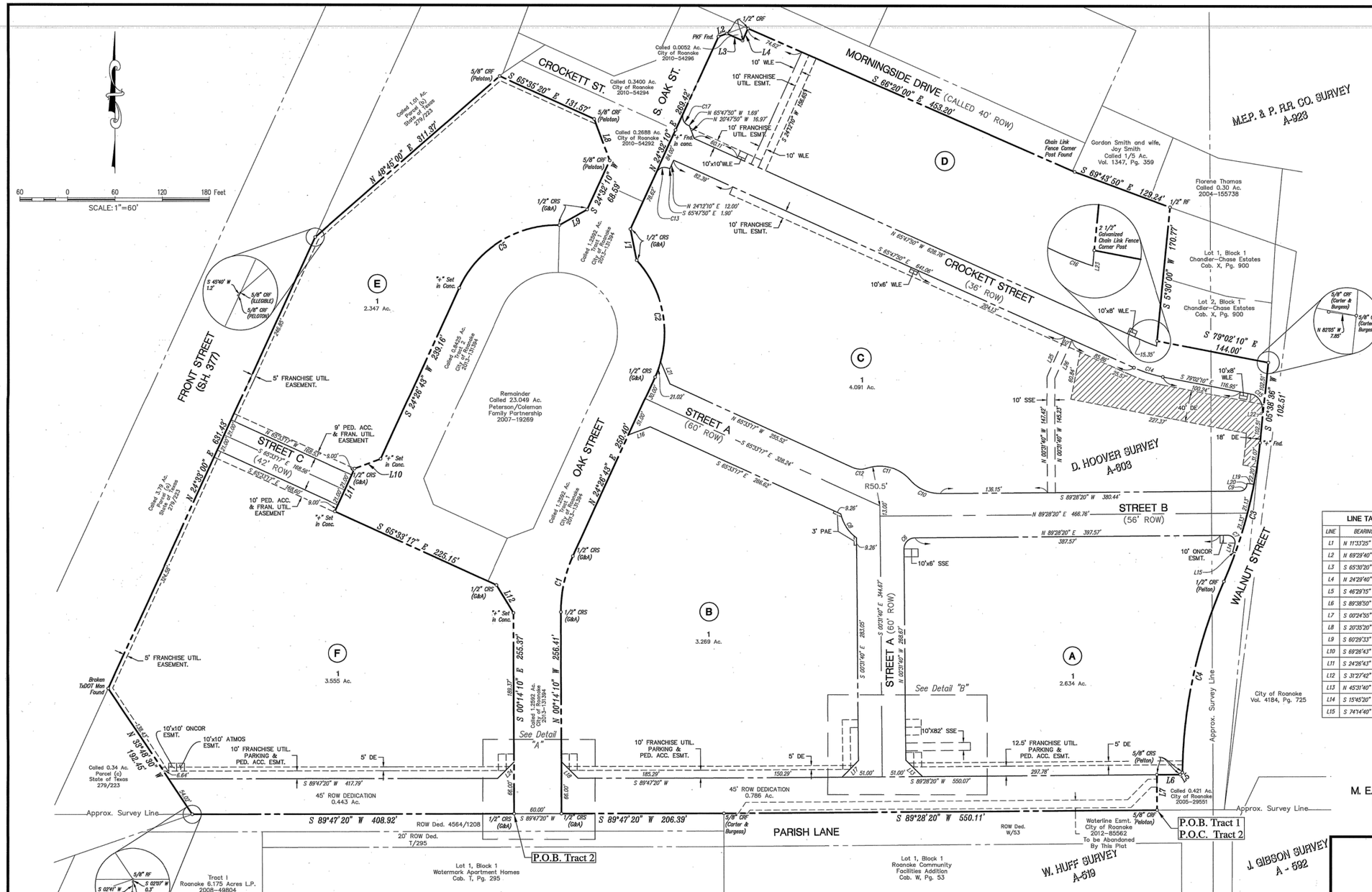

4 EAST ELEVATION
SCALE 1/16" = 1'-0"

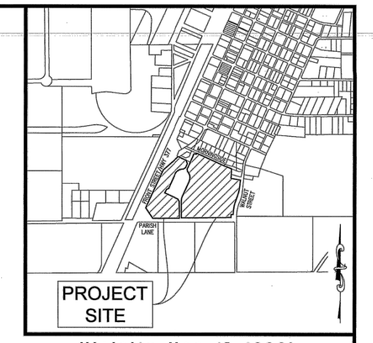
| MATERIALS | SQ. FT. | PERCENT |
|---|---|---|
| MASONRY FINISHES (1ST FLOOR) | 694 | 63% |
| TRANSPARENCY (1ST FLOOR) | 411 | 37% |
| MASONRY FINISHES (2ND FLOOR) | 407 | 55% |
| TRANSPARENCY (2ND FLOOR) | 335 | 45% |

3 NORTH ELEVATION
SCALE 1/16" = 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% |


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




Vicinity Map 1"=1000'

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C1 | 170.00' | 24°40'53" | 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 | 580.00' | 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 | 9.00' | 106°17'00" | 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 | 9.00' | 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°14'28" | 18.87' | N 87°10'31" W, 18.42' |
| C13 | 12.00' | 89°40'00" | 18.78' | N 69°22'10" E, 16.92' |
| C14 | 168.00' | 13°14'20" | 38.82' | S 72°25'00" E, 38.73' |
| C15 | 20.00' | 71°48'07" | 25.06' | S 30°17'47" E, 23.46' |
| C16 | 132.00' | 6°32'23" | 15.07' | N 69°03'52" W, 15.06' |
| C17 | 12.00' | 90°20'00" | 18.92' | N 20°37'50" W, 17.02' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 11°33'25" W | 40.43' |
| L2 | N 69°29'40" 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 00°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' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L16 | N 69°26'45" E | 29.70' |
| L17 | S 44°28'20" W | 29.70' |
| L18 | N 45°13'25" W | 29.70' |
| L19 | N 83°35'20" W | 8.93' |
| L20 | S 06°24'40" W | 1.83' |
| L21 | N 22°45'40" W | 30.82' |
| L22 | S 84°21'25" E | 1.24' |
| L23 | S 05°30'00" W | 5.61' |
| L24 | N 44°46'35" E | 29.69' |
| L25 | N 24°12'10" E | 55.94' |
| L26 | N 24°12'10" E | 53.75' |

# FINAL PLAT

## Roanoke City Center

## 21.883 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 75057 • P: 972.436.9712 • F: 972.436.9715
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

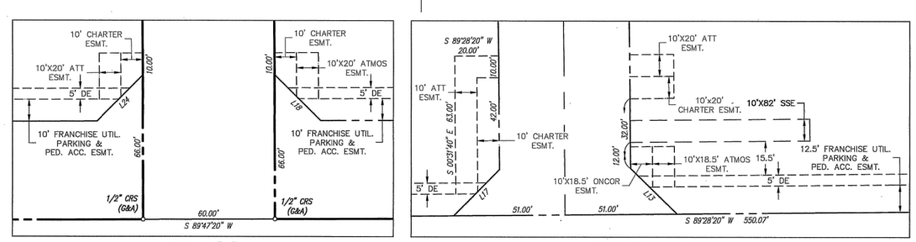


Filed for Record
in the Official Records Of:
Denton County
On: 6/27/2017 11:21:32 AM
In the PLAT Records
ROANOKE CITY CENTER
Doc Number: 2017-285
Number of Pages: 2
Amount: 100.00
Order#:201706270003363
By: CR


C1

## LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRF | = | CAPPED REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| P.O.B. | = | POINT OF BEGINNING |
| P.O.C. | = | POINT OF COMMENCING |
| DE | = | DRAINAGE EASEMENT |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |




DETAIL "A"
Scale: 1" = 30'

DETAIL "B"
Scale: 1" = 30'

File: Z:\2015\15086\Drawings\FP & Const Plans\15086 FP
Plotted: 3/28/2017 4:33 PM, by Cole Baker; Saved: 3/24/2017 3:38 PM, by Cole

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :

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

LEGAL DESCRIPTION
Tract 1
15.375 ACRES

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

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

THENCE S 89°28'20"W, 550.11 feet with the south line of said 36-1/5 acre tract, the south line of said 23.049 acre tract and the north line of said Roanoke Community Facilities Addition, in Parish Lane, to a 5/8" capped rebar found (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, 266.39 feet continuing with the south line of said 36-1/5 acre tract and the south line of said 23.049 acre tract, and with the north line of said 0.363 acre tract in Parish Lane to a 1/2" capped rebar set (G&A) at the POINT OF BEGINNING, being the southwest corner of that certain called 1.2592 acre tract of land described in deed to the City of Roanoke recorded in Instrument Number 2013-131394 of the Real Property Records of Denton County, Texas;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEDICATION STATEMENT

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

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

Managing Member
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.

Notary Public in and for the State of Texas
My commission expires the 29 day of, July 2018

LISA CAROL ASHKAR
MY COMMISSION EXPIRES
July 29, 2018

Roanoke Economic & Industrial Development Corporation
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 Kirby Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas
My commission expires the 15th day of, June, 2018

APRIL SONYA HILL
Notary Public, State of Texas
My Commission Expires
June 15, 2018

Integrity Retirement Group, LLC
Authorized Representative

STATE OF TEXAS:
COUNTY OF DENTON:
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared John 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.

Notary Public in and for the State of Texas
My commission expires the 29 day of, July 2018

LISA CAROL ASHKAR
MY COMMISSION EXPIRES
July 29, 2018

ROANWCCP2, LP
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.

Notary Public in and for the State of Texas
My commission expires the 29 day of, July 2018

LISA CAROL ASHKAR
MY COMMISSION EXPIRES
July 29, 2018

Enclave Roanoke City Centre, LP
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 20 day of June, 2017.

Notary Public in and for the State of Texas
My commission expires the 10 day of, May 2020

JENNIFER LICK
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 130656869

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.

Notary Public in and for the State of Texas
My commission expires the 15th day of, June, 2018

APRIL SONYA HILL
Notary Public, State of Texas
My Commission Expires
June 15, 2018

APPROVAL OF THE PLANNING & 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 ~~2017~~ 2016

By: Randy Corp, Chairman

ATTEST: April S. Hill, Secretary

CITY OF ROANOKE TEXAS

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 ~~2017~~ 2016

By: Carl E. Gierisch, Jr., Mayor

ATTEST: April S. Hill, City Secretary

CITY OF ROANOKE TEXAS

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 this plat represents that survey made by me or under my supervision.

MARK PAINE
REGISTERED PROFESSIONAL LAND SURVEYOR
Mark Paine Reg. No. 5078
04/04/2017

# FINAL PLAT
## Roanoke City Center
## 21.883 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 75057 • P: 972.436.9712 • F: 972.436.9715
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: N/A 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

FILED _____ DOC # _____ P.R.D.C.T.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Field observations performed during the month of February 2016.

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C2

# 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 UTLITY 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 | Setback 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− | Contours | 500 501 |
| | Asphalt Pavement | |
| | Wood Fence | |
| | Chain Link Fence | |
| | Wire Fence | |
| | Masonry Wall | |
| | Centerline of Creek, Swale, or Waterway | |
| W | Waterline | |
| SS | Sanitary Sewer | |
| | Storm Sewer | |
| | Overhead Power | |
| E | Buried Power | E |
| G | Gas Line | G |
| FH | Fire Hydrant | |
| WV | Water Valve | |
| WM | Water Meter | |
| SSMH | Sanitary Sewer Manhole | |
| GW | Guy Wire | |
| LP | Light Pole | |
| PP | Power Pole | |
| | Tree | |
| | Benchmark | |

**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
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

MCADAMS


**AMERICAN NATIONAL BANK & TRUST**

**AMERICAN NATIONAL BANK & TRUST**
ROANOKE CITY CENTER
**Lot 1, Block E, 2.347 Acres**
M.E.P & P. R.R. 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 | MCADAMS,
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 8/26/2022

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

**18363**

**C3**

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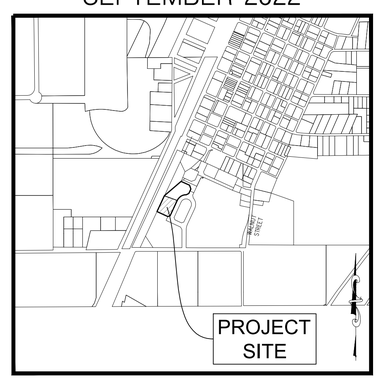
# SITE PLANS
for
# AMERICAN NATIONAL BANK & TRUST

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**


The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com
Contact: Justin L. Lansdowne, P.E.


## Sheet List Table


| | |
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| C2 | FINAL PLAT |
| C3 | GENERAL NOTES |
| C4 | ROANOKE GENERAL NOTES |
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| C6 | OVERALL SITE PLAN |
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| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE PLAN |



The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
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**AMERICAN NATIONAL BANK & TRUST**
ROANOKE CITY CENTER
Lot 1, Block E, 2.347 Acres
M.E.P & P. R.R. CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, COUNTY, TEXAS

**COVER SHEET**

PRELIMINARY PLANS
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G&A | MCADAMS,
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JUSTIN L. LANSDOWNE,
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DATE 9/12/2022

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

**18363**

C

**SITE PLANS**

**AMERICAN NATIONAL BANK & TRUST**

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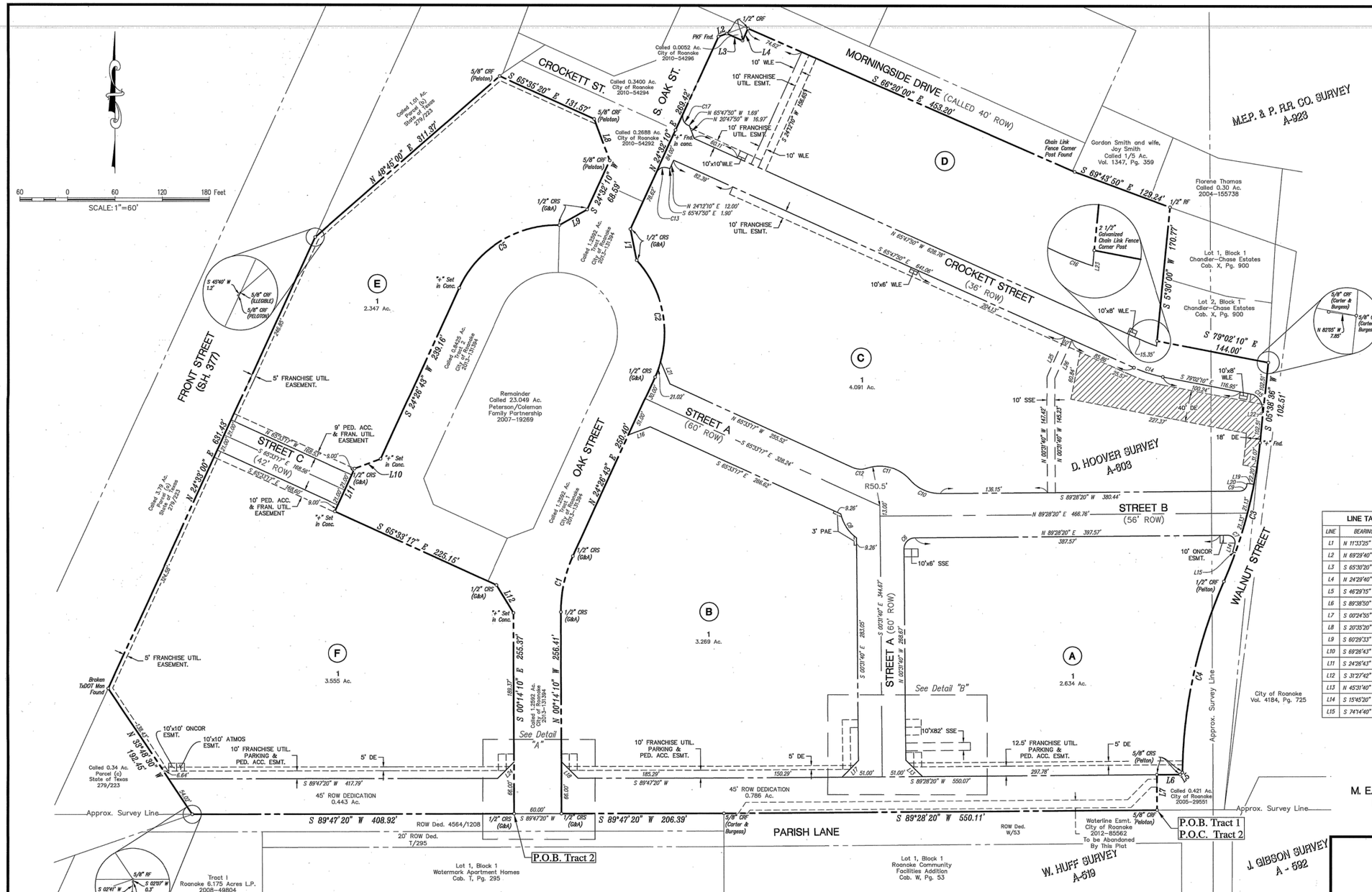


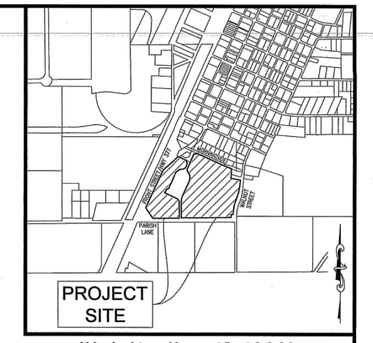


Vicinity Map 1"=1000'

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C1 | 170.00' | 24°40'53" | 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 | 580.00' | 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 | 9.00' | 106°17'00" | 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 | 9.00' | 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°14'28" | 18.87' | N 87°10'31" W, 18.42' |
| C13 | 12.00' | 89°40'00" | 18.78' | N 69°22'10" E, 16.92' |
| C14 | 168.00' | 13°14'20" | 38.82' | S 72°25'00" E, 38.73' |
| C15 | 20.00' | 71°48'07" | 25.06' | S 30°17'47" E, 23.46' |
| C16 | 132.00' | 6°32'23" | 15.07' | N 69°03'52" W, 15.06' |
| C17 | 12.00' | 90°20'00" | 18.92' | N 20°37'50" W, 17.02' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 11°33'25" W | 40.43' |
| L2 | N 69°29'40" 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 00°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' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L16 | N 69°26'45" E | 29.70' |
| L17 | S 44°28'20" W | 29.70' |
| L18 | N 45°13'25" W | 29.70' |
| L19 | N 83°35'20" W | 8.93' |
| L20 | S 06°24'40" W | 1.83' |
| L21 | N 22°45'40" W | 30.82' |
| L22 | S 84°21'25" E | 1.24' |
| L23 | S 05°30'00" W | 5.61' |
| L24 | N 44°46'35" E | 29.69' |
| L25 | N 24°12'10" E | 55.94' |
| L26 | N 24°12'10" E | 53.75' |

# FINAL PLAT

## Roanoke City Center

## 21.883 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 75057 • P: 972.436.9712 • F: 972.436.9715
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


C1

LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRF | = | CAPPED REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| P.O.B. | = | POINT OF BEGINNING |
| P.O.C. | = | POINT OF COMMENCING |
| DE | = | DRAINAGE EASEMENT |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :

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

LEGAL DESCRIPTION
Tract 1
15.375 ACRES

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

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

THENCE S 89°28'20"W, 550.11 feet with the south line of said 36-1/5 acre tract, the south line of said 23.049 acre tract and the north line of said Roanoke Community Facilities Addition, in Parish Lane, to a 5/8" capped rebar found (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, 266.39 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 (C&A) at the most easterly corner of said 0.363 acre tract, being 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;

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 5/8" capped rebar found (Peloton) at the most southerly corner of said 0.363 acre tract, being 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 138.55 feet a "+" found in concrete at the most easterly corner thereof, and being the most southerly corner of that certain called 0.3400 acre tract of land described in deed to the City of Roanoke recorded in Instrument Number 2010-54294 of the Real Property Records of Denton County, Texas, and being on the northerly line of said 23.049 acre tract and the southerly line of said 2.958 acre tract, continuing with the easterly line of said 0.3400 acre tract a total distance of 269.42 feet to a PK nail with shiner (SPRY 5647) found at the south end of a corner clip;

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

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

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

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

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

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

THENCE S 79°02'10"E, 144.00 feet with the northerly line of said 23.049 acre tract and the south line of said Lot 2 to a 5/8" capped rebar found (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 "+" found in concrete at the most northerly corner of the aforementioned 0.421 acre tract;

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

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

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

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

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

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

Field observations performed during the month of February 2016.

LEGAL DESCRIPTION
Tract 2
6.508 ACRES

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

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

THENCE S 89°28'20" W, 550.11 feet with the south line of said 36-1/5 acre tract, the south line of said 23.049 acre tract and the north line of said Roanoke Community Facilities Addition, in Parish Lane, to a 5/8" capped rebar found (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, 266.39 feet continuing with the south line of said 36-1/5 acre tract and the south line of said 23.049 acre tract, and with the north line of said 0.363 acre tract in Parish Lane to a 1/2" capped rebar set (G&A) at the POINT OF BEGINNING, being the southwest corner of that certain called 1.2592 acre tract of land described in deed to the City of Roanoke recorded in Instrument Number 2013-131394 of the Real Property Records of Denton County, Texas;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEDICATION STATEMENT

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

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

Managing Member
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 Carol Ashkar
Notary Public in and for the State of Texas
My commission expires the 29 day of, July 2018

LISA CAROL ASHKAR
MY COMMISSION EXPIRES
July 29, 2018

Roanoke Economic & Industrial Development Corporation
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 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 Sonya Hill
Notary Public in and for the State of Texas
My commission expires the 15th day of, June, 2018

APRIL SONYA HILL
Notary Public, State of Texas
My Commission Expires
June 15, 2018

Integrity Retirement Group, LLC
Authorized Representative

STATE OF TEXAS:
COUNTY OF DENTON:
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared John 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 Carol Ashkar
Notary Public in and for the State of Texas
My commission expires the 29 day of, July 2018

LISA CAROL ASHKAR
MY COMMISSION EXPIRES
July 29, 2018

ROANWCCP2, LP
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 Carol Ashkar
Notary Public in and for the State of Texas
My commission expires the 29 day of, July 2018

LISA CAROL ASHKAR
MY COMMISSION EXPIRES
July 29, 2018

Enclave Roanoke City Centre, LP
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 20 day of June, 2017.

Jennifer Lick
Notary Public in and for the State of Texas
My commission expires the 10 day of, May 2020

JENNIFER LICK
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 130656869

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 Sonya Hill
Notary Public in and for the State of Texas
My commission expires the 15th day of, June, 2018

APRIL SONYA HILL
Notary Public, State of Texas
My Commission Expires
June 15, 2018

FILED _____ DOC # _____ P.R.D.C.T.

APPROVAL OF THE PLANNING & 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 ~~2017~~ 2016

By: Randy Cook
Randy Cook, Chairman

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

CITY OF ROANOKE TEXAS

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 ~~2017~~ 2016

By: _____
Carl E. Gierisch, Jr. Mayor

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

CITY OF ROANOKE TEXAS

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 this plat represents that survey made by me or under my supervision.

MARK PAINE
REGISTERED PROFESSIONAL LAND SURVEYOR
Mark Paine RPLS No. 5078
04/04/2017

# FINAL PLAT
## Roanoke City Center
## 21.883 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 75057 • P: 972.436.9712 • F: 972.436.9715
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: N/A 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


C2

File: Z:\2015\15086\Drawings\FP & Const Plans\15086 FP
Plotted: 3/30/2017 4:32 PM, by Dave Bowen Saved: 3/30/2017 3:35 PM, by Dave

# 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 UTLITY 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 | Setback 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 | Contours | 500 501 |
| | Asphalt Pavement | |
| | Wood Fence | |
| | Chain Link Fence | |
| | Wire Fence | |
| | Masonry Wall | |
| | Centerline of Creek, Swale, or Waterway | |
| W | Waterline | |
| SS | Sanitary Sewer | |
| | Storm Sewer | |
| | Overhead Power | |
| E | Buried Power | E |
| G | Gas Line | G |
| FH | Fire Hydrant | |
| WV | Water Valve | |
| WM | Water Meter | |
| SSMH | Sanitary Sewer Manhole | |
| GW | Guy Wire | |
| LP | Light Pole | |
| PP | Power Pole | |
| | Tree | |
| | Benchmark | |

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


The John R. McAdams Company, Inc.
111 Huffman Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
972. 436. 9712

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

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**AMERICAN NATIONAL BANK & TRUST**

**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. LANSDOWNE,
P.E. #121990
DATE 9/12/2022

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

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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.II.2; SHALL NOT BE DONE WITHOUT THE WRITTEN CONSENT OF THE DIRECTOR OF PUBLIC WORKS EXCEPT FOR WORK DONE IN CONNECTION WITH THE CARE, MAINTENANCE OR PROTECTION OF EQUIPMENT OR ALREADY COMPLETED WORK OR TO CORRECT CONDITIONS THAT ARE UNSAFE TO THE PUBLIC.

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


The John R. McAdams Company, Inc.
111 Hillady Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1172

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

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

**ROANOKE GENERAL NOTES**

**PRELIMINARY PLANS**

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G&A | MCADAMS,
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JUSTIN L. LANSDOWNE,
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Revisions:

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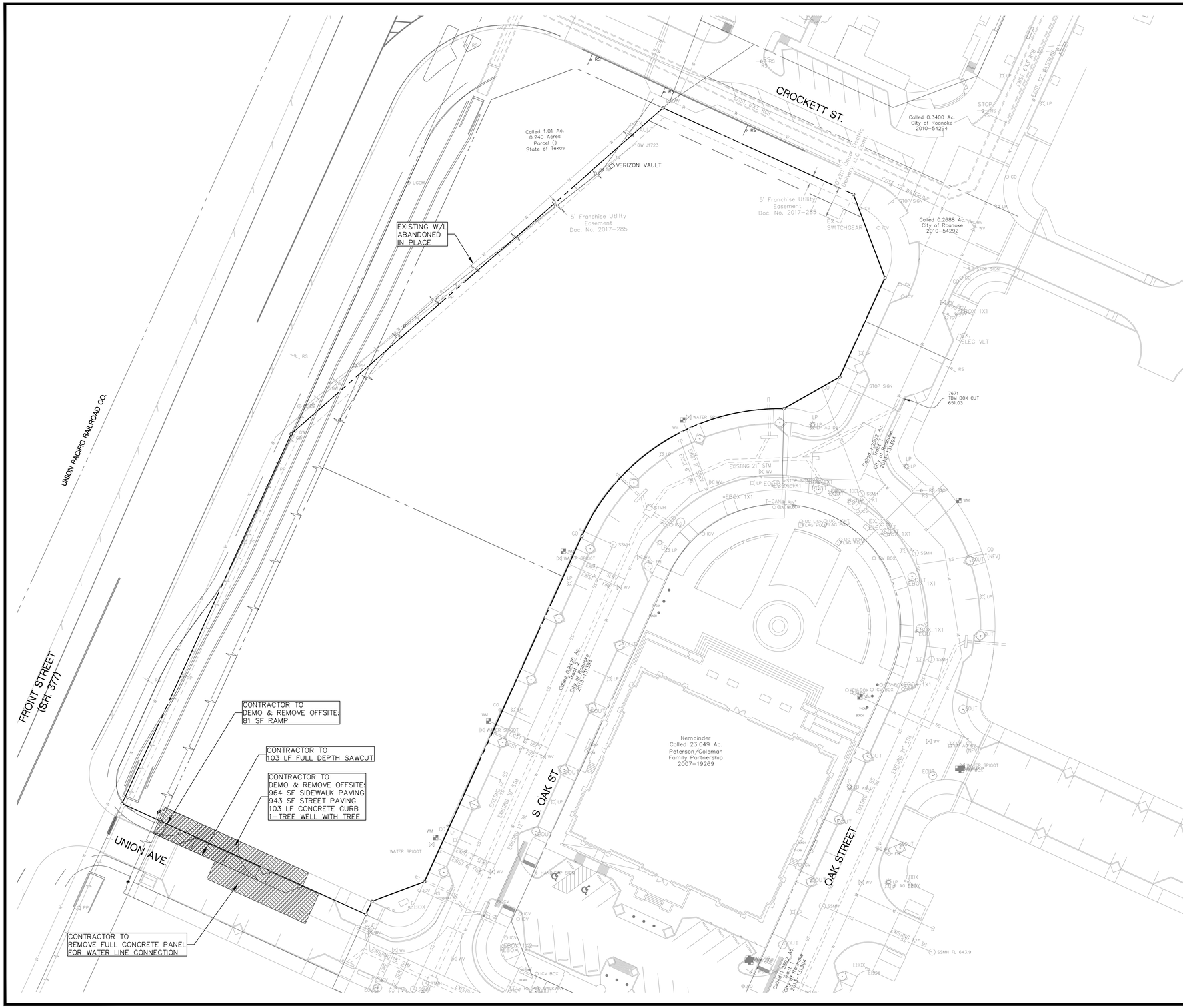


30 0 30 60 90 Feet

SCALE: 1"=30'

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

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

The John R. McAdams Company, Inc.
1111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
972. 436. 9712
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**ROANOKE CITY CENTER**
**Lot 1, Block E, 2.347 Acres**
MEP & P. RR. CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, COUNTY, TEXAS

# DEMOLITION PLAN

**PRELIMINARY PLANS**

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

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

**18363**

**C5**

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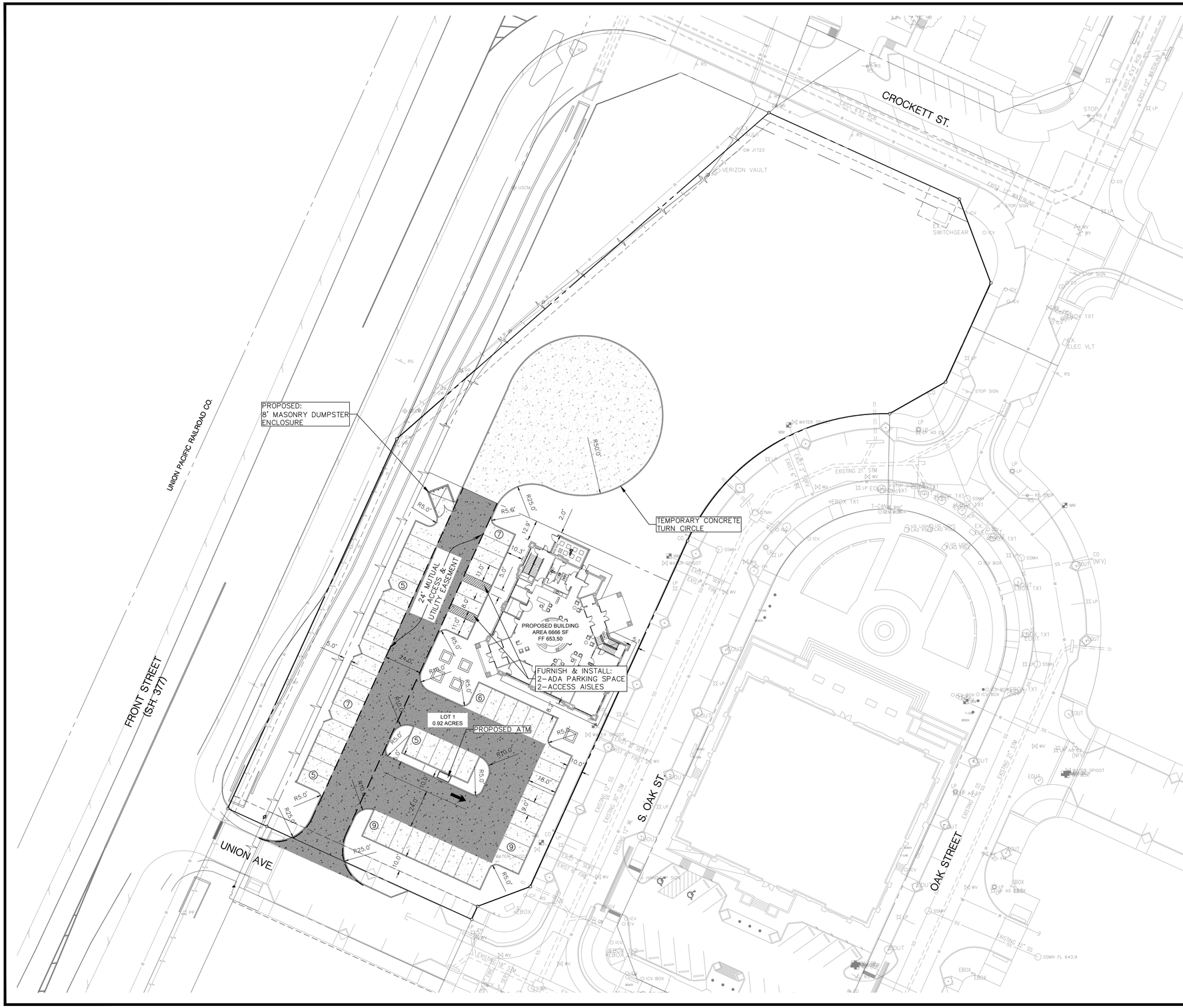
Plotted: 9/12/2022 3:15 PM, by Julie Rios Saved: 9/9/2022 3:02 PM, by jrios




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 TXODT.
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% |
| | Lot 1 |
| Ratio | 1/350 |
| Area (SF) | 6,666 |
| 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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**ROANOKE, TEXAS 76262**
**Ph. 8074303318**
**Contact: JOHN DELIN**

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Lewisville, Texas 75057
972. 436. 9712

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Roanoke, Texas 76262
(940) 440. 0172

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CITY OF ROANOKE, COUNTY, TEXAS

# OVERALL SITE PLAN

**PRELIMINARY PLANS**

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

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

**18363**

**C6**

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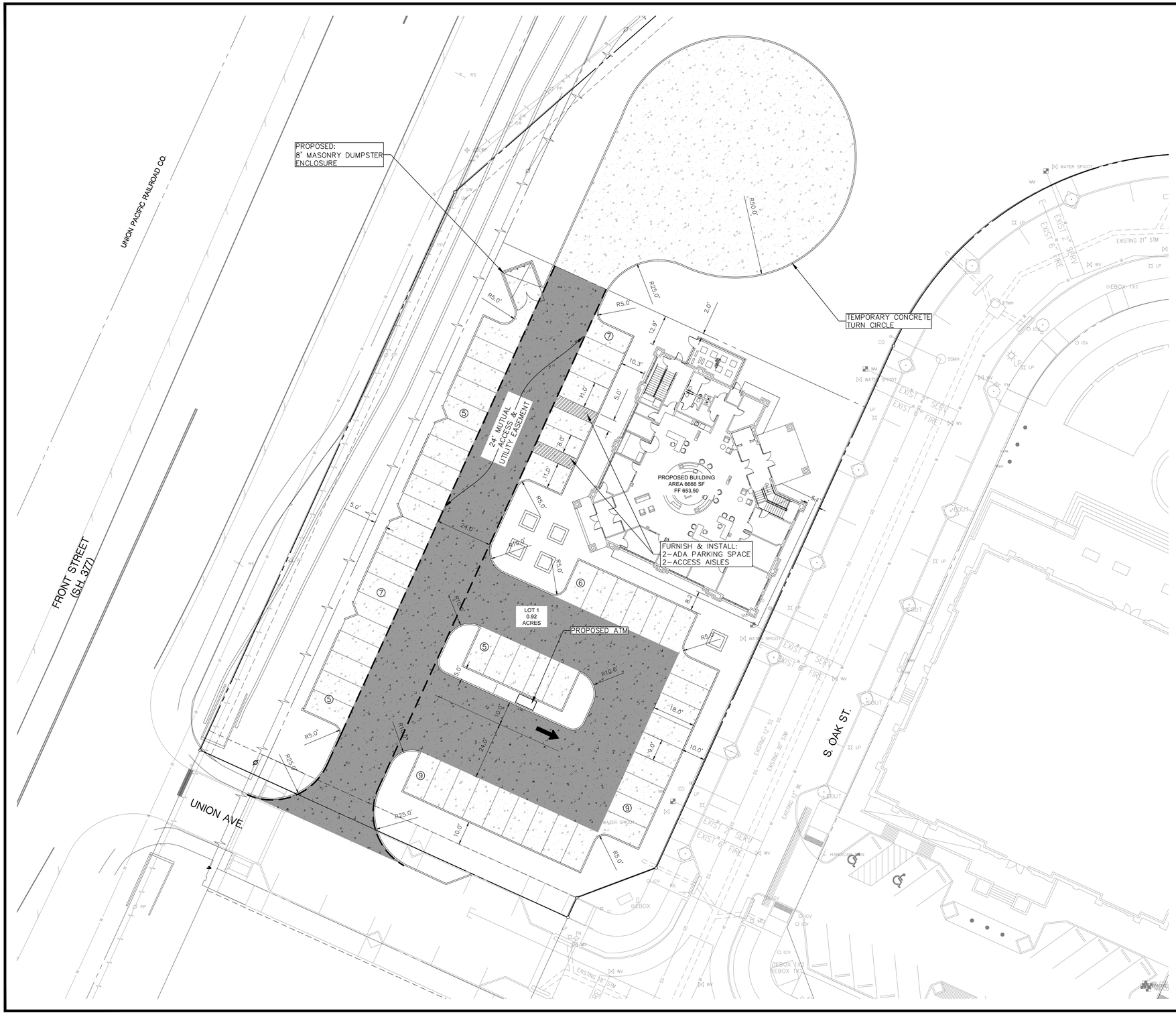


20 0 20 40 60 Feet

SCALE: 1"=20'

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 TXODT.
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 OVERLAY DISTRICT.

| 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% |
| | Lot 1 |
| Ratio | 1/350 |
| Area (SF) | 6,666 |
| 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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**ROANOKE, TEXAS 76262**
**Ph. 8074303318**
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972. 436. 9712

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Roanoke, Texas 76262
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CITY OF ROANOKE, COUNTY, TEXAS

# SITE PLAN

**PRELIMINARY PLANS**

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

Drawn By: JAR
Date: 08/26/2022
Scale: 1"=20'
Revisions:

**18363**

C7

File: Z:\2018\18363\Drawings\CIP & Const Plans\SHEETS\18363 SITE
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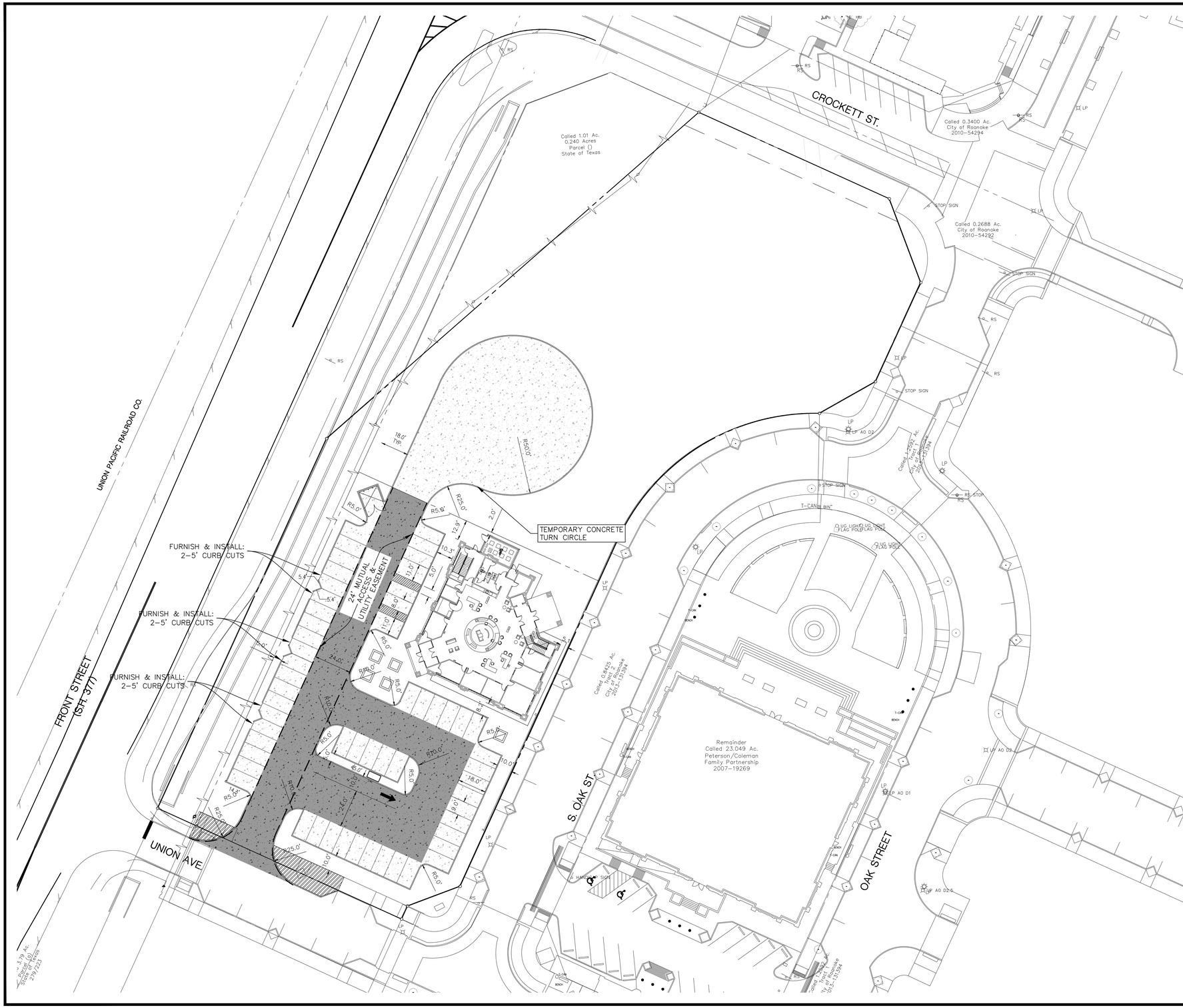


30 0 30 60 90 Feet

SCALE: 1"=30'

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

**OWNER/DEVELOPER**
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**Ph. 8074303318**
**Contact: JOHN DELIN**


The John R. McAdams Company, Inc.
111 Hebron Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
972. 940. 7072

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CITY OF ROANOKE, COUNTY, TEXAS

# PAVING & DIMENSIONAL CONTROL PLAN

PRELIMINARY PLANS

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

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

**18363**

**C8**

File: Z:\2018\18363\Drawing\PP & Const Plans\SHEETS\18363 PAVNOW
Plotted: 9/12/2022 3:15 PM, by Julio Ricci Saved: 9/12/2022 11:13 AM, by jrico

| EXISTING DRAINAGE AREAS | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Q=CiA (C FACTOR OF 0.7 USED PER OAK STREET EXTENSION PLANS) Tc = 10 MIN | | | | | | | | | | | | | |
| Area | Acreage | C | I5 | I10 | I25 | I50 | I100 | 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 | |

40 0 40 80 120 Feet

SCALE: 1"=40'

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. EXISTING DRAINAGE AREAS RETRIEVED FROM G&A CONSULTANTS, LLC. PROPOSED DRAINAGE AREA MAP FROM THE ROANOKE CITY CENTER PROJECT DATED 03/24/2017.
2. 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.

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


The John R. McAdams Company, Inc.
111 Hulen Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 491. 1972

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CITY OF ROANOKE, COUNTY, TEXAS

# EXISTING DRAINAGE AREA MAP

PRELIMINARY PLANS

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

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

**18363**

**C9**

File: Z:\2018\18363\Drawing\CP & Civil Plans\SHEETS\18363 EDAM
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| PROPOSED DRAINAGE AREAS | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Q=CIA Tc=10 MIN | | | | | | | | | | | | | |
| Area | Acreage | C | I5 | I10 | I25 | I50 | I100 | 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 | |

40 0 40 80 120 Feet

SCALE: 1"=40'

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

**OWNER/DEVELOPER**
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# PROPOSED DRAINAGE AREA MAP

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

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

**18363**

**C10**

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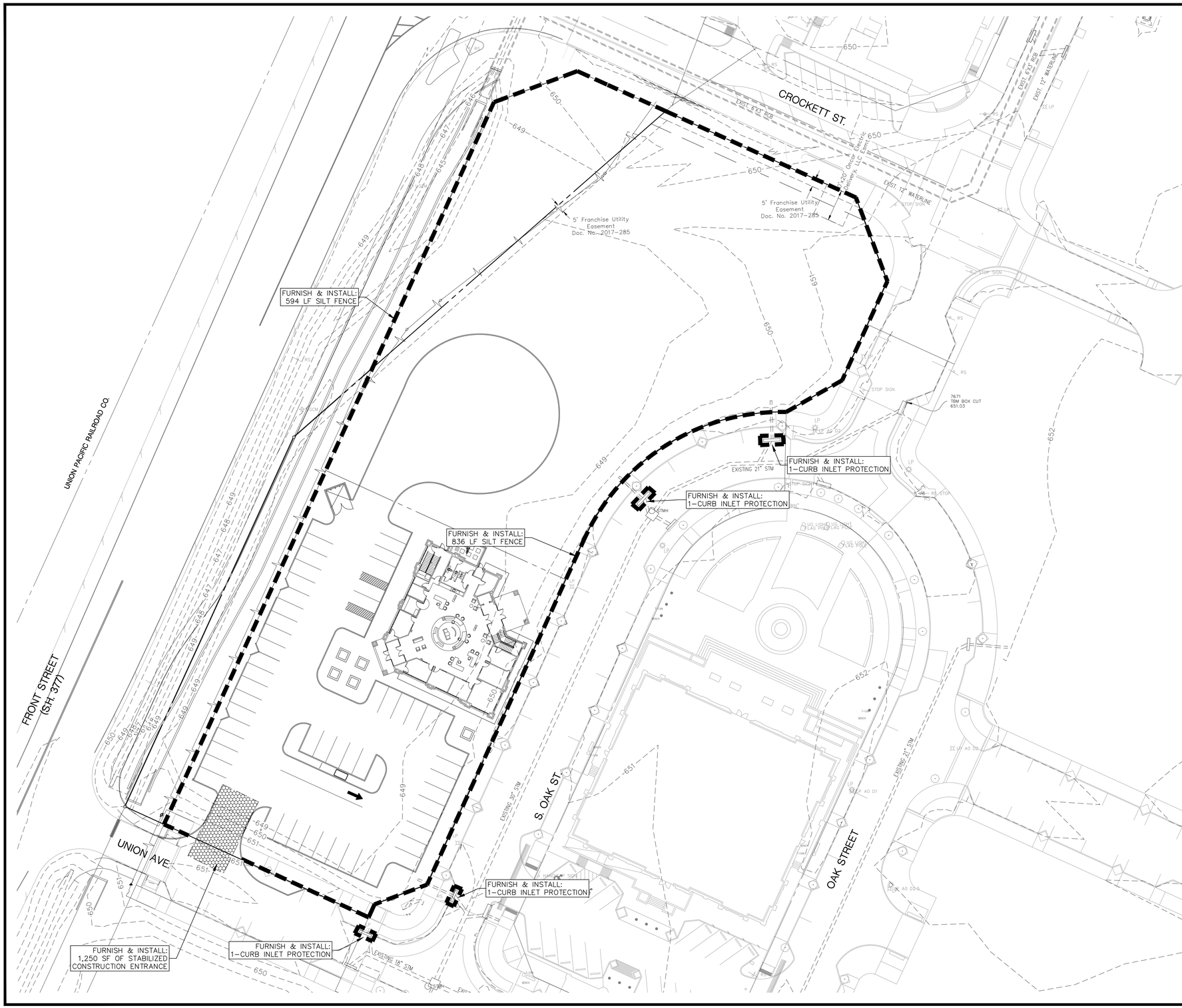


30 0 30 60 90 Feet

SCALE: 1"=30'

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. EROSION CONTROL TO BE INSTALLED PER CITY REQUIREMENTS.

**OWNER/DEVELOPER**
**INTEGRITY GROUP**
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**ROANOKE, TEXAS 76262**
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# EROSION CONTROL PLAN

PRELIMINARY PLANS

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

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

**18363**

**C12**

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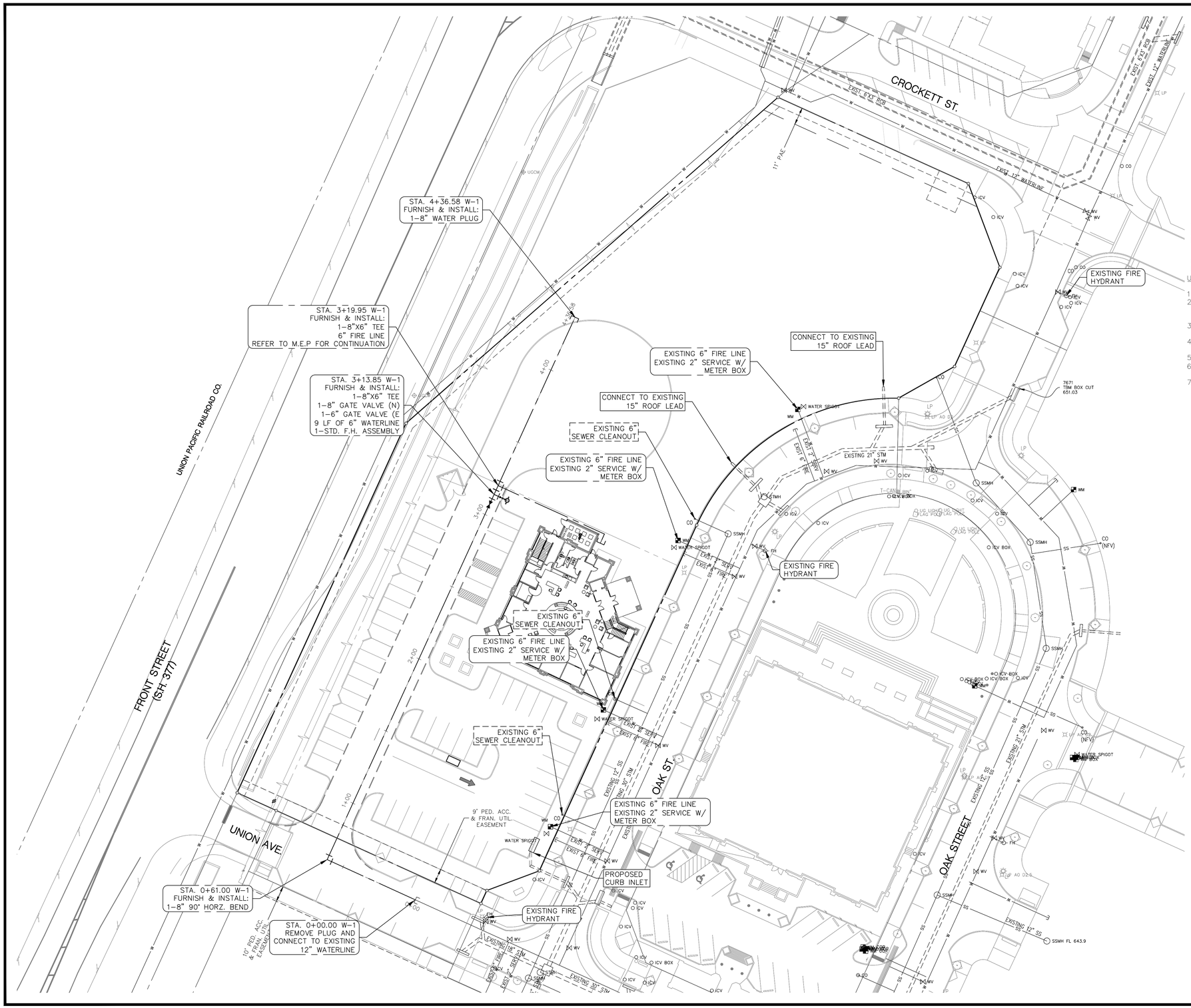


30 0 30 60 90 Feet

SCALE: 1"=30'

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

UTILITY NOTES

1. ALL T.C.E.Q. SEPARATION REQUIREMENTS MUST BE MET.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER TOWN STANDARDS.
4. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
5. ALL WATER METER BOXES SHALL BE LOCATED IN R.O.W.
6. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER LCMUA STANDARD CONSTRUCTION DETAILS.
7. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.

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


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# UTILITY 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. LANSDOWNE,
P.E. #121990
DATE 9/12/2022

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

**18363**

**C13**

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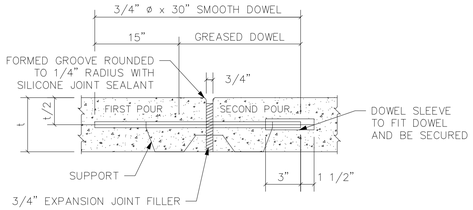
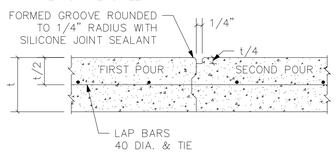


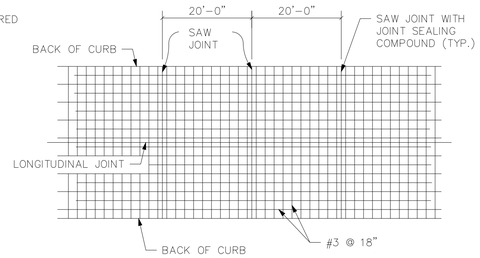

## EXPANSION JOINT

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. HOT-POURED RUBBER MAY BE USED AS A SUBSTITUTE FOR SILICONE JOINT SEALANT WITH THE APPROVAL OF THE TOWN ENGINEER.



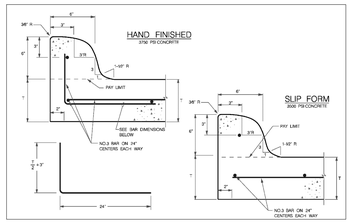

## CONSTRUCTION JOINT

## CONCRETE PAVEMENT JOINTS

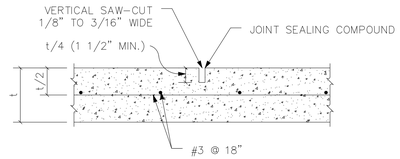



NOTES:
1. CONSTRUCT SAW JOINTS AT 20' (MAX).
2. EXPANSION JOINTS TO BE AT INTERSECTIONS, BRIDGES AND OTHER STRUCTURES.
3. EXPANSION JOINT SPACING SHALL NOT EXCEED 400'.
4. ALL JOINTS TO BE PROPERLY SEALED.
5. MONOLITHIC CURB SHALL BE USED WITH THIS TYPE OF PAVING.
6. LONGITUDINAL SAW JOINT REQUIRED FOR EACH LANE SEPARATION.

## STEEL LAYOUT PLAN

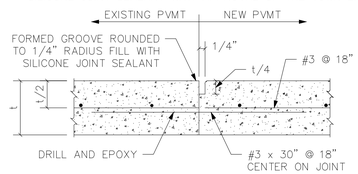



## 6" INTEGRAL CURB DETAIL (N.T.S.)



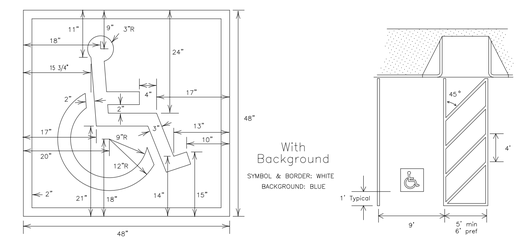

## SAW JOINT

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.

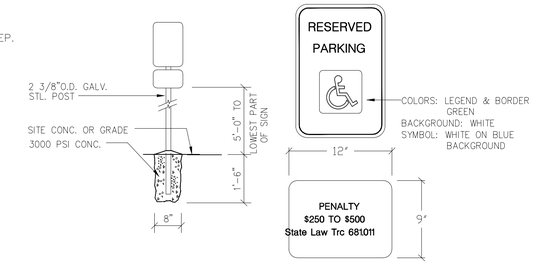



## SAWED CONSTRUCTION JOINT

## CONCRETE PAVEMENT JOINTS

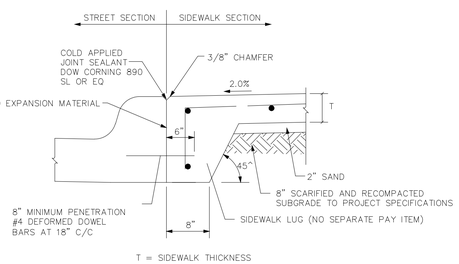



## ADA STRIPING

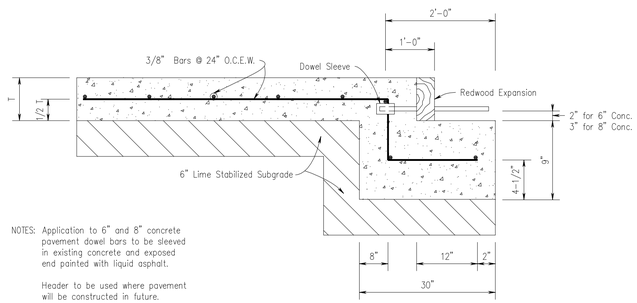



NOTES:
1. NOTICE OF PENALTY SHALL BE SET OUT IN A SEPARATE SIGN, (12" WIDE x 9" HIGH) LOCATED IMMEDIATELY BENEATH THE SIGN THAT DEPICTS THE WHEEL CHAIR WITH THE LANGUAGE STATED ON THE SIGN. (REF: PLAN FOR SIGN LOCATION)

## HANDICAPPED SIGNAGE



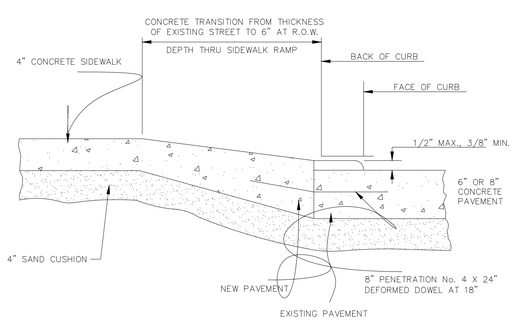

## SIDEWALK LUG DETAIL



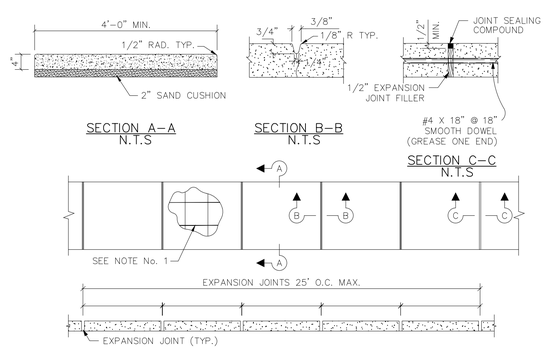

NOTES: Application to 6" and 8" concrete pavement dowel bars to be sleeved in existing concrete and exposed end painted with liquid asphalt.

Header to be used where pavement will be constructed in future.

## STREET HEADER

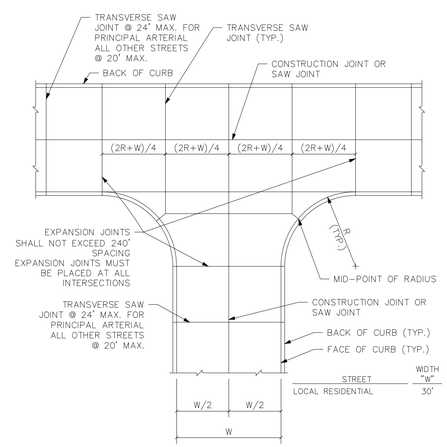



## ACCESSIBLE RAMP




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




| STREET | WIDTH "W" |
|---|---|
| LOCAL RESIDENTIAL | 30' |

## INTERSECTION JOINT SPACING

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


The John R. McAdams Company, Inc.
111 Hulen Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 440. 1572
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com
McADAMS


**AMERICAN NATIONAL BANK & TRUST**

**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

**STANDARD PAVING DETAILS**

**PRELIMINARY PLANS**
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G&A | MCADAMS,
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JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/12/2022

Drawn By: CMK
Date: 08/26/2022
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Revisions:

**18363**

**C14**

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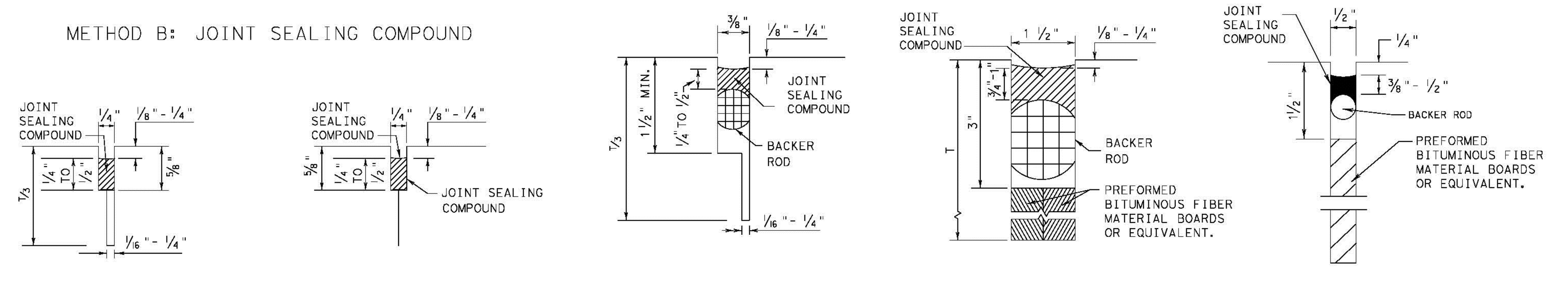
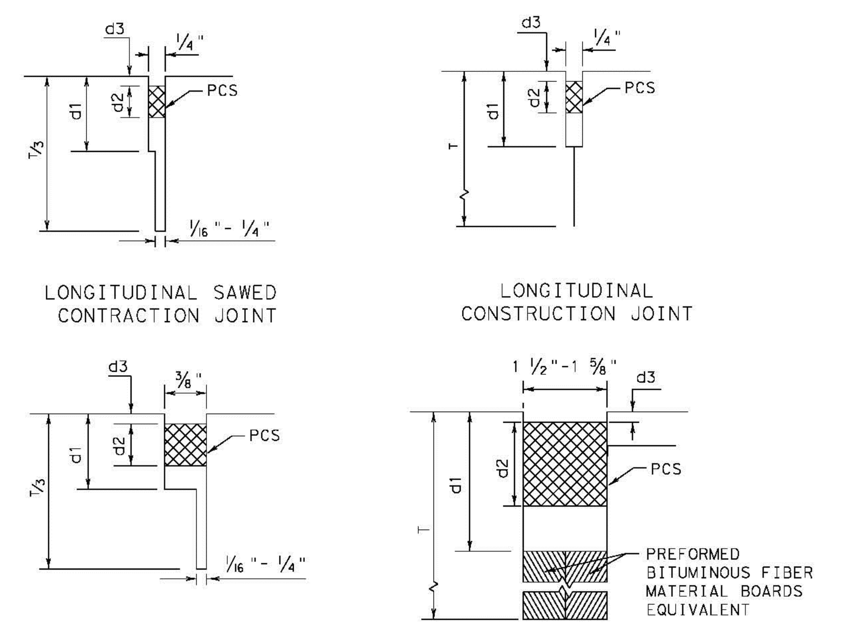
## METHOD B: JOINT SEALING COMPOUND




LONGITUDINAL SAWED CONTRACTION JOINT — LONGITUDINAL OR TRANSVERSE CONSTRUCTION JOINT — TRANSVERSE SAWED CONTRACTION JOINT — TRANSVERSE FORMED EXPANSION JOINT — FORMED ISOLATION JOINT

## METHOD A: PREFORMED COMPRESSION SEALS (PCS)(DMS-6310 CLASS 6)




LONGITUDINAL SAWED CONTRACTION JOINT — LONGITUDINAL CONSTRUCTION JOINT — TRANSVERSE SAWED CONTRACTION JOINT — TRANSVERSE FORMED EXPANSION JOINT

### GENERAL NOTES

1. UNLESS OTHERWISE SHOWN IN THE PLANS, EITHER METHOD "A" OR METHOD "B" MAY BE USED.
2. THE LOCATION OF JOINTS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS.
3. THE JOINT RESERVOIR FOR SEALANT OR PCS SHALL BE SAWED UNLESS OTHERWISE SHOWN ON THE PLANS FOR THE LONGITUDINAL AND TRANSVERSE CONSTRUCTION JOINTS AND THE SAWED JOINTS.
4. DIMENSIONS d1, d2, AND d3 SHOWN IN METHOD A SHALL BE IN ACCORDANCE WITH THE PREFORMED COMPRESSION SEAL MANUFACTURER'S RECOMMENDATION.
5. REFER TO DMS-6310 "JOINT SEALANTS AND FILLERS" FOR THE CLASSIFICATIONS.
6. FOR SAWED LONGITUDINAL JOINT, LONGITUDINAL OR TRANSVERSE CONSTRUCTION JOINT, USE JOINT SEALANT CLASS 5 OR 8 UNLESS OTHERWISE SHOWN ON THE PLAN OR APPROVED.
7. FOR TRANSVERSE SAWED CONTRACTION, TRANSVERSE FORMED EXPANSION JOINT, AND ISOLATION JOINT USE JOINT SEALANT CLASS 5 OR 8 AT NEW JOINTS. USE JOINT SEALANT CLASS 4,5,7,OR 8 FOR MAINTAINING EXISTING JOINTS.
8. THE JOINTS SHALL BE CLEANED IN ACCORDANCE WITH THE ITEM 438 "CLEANING AND SEALING JOINTS" OR ITEM 713 "CLEANING AND SEALING JOINTS AND CRACKS (CONCRETE PAVEMENT)".
9. ISOLATION JOINTS ACCOMMODATE HORIZONTAL AND VERTICAL MOVEMENTS THAT OCCUR BETWEEN A PAVEMENT AND A STRUCTURE. ISOLATION JOINTS MAY BE USED FOR BRIDGE ABUTMENTS, INTERSECTIONS, CURB AND GUTTER, OLD AND NEW PAVEMENTS, OR AROUND DRAINAGE INLETS, MANHOLES, FOOTINGS AND LIGHTING STRUCTURES.

Texas Department of Transportation — Design Division Standard

**CONCRETE PAVING DETAILS**
**JOINT SEALS**
**JS-14**

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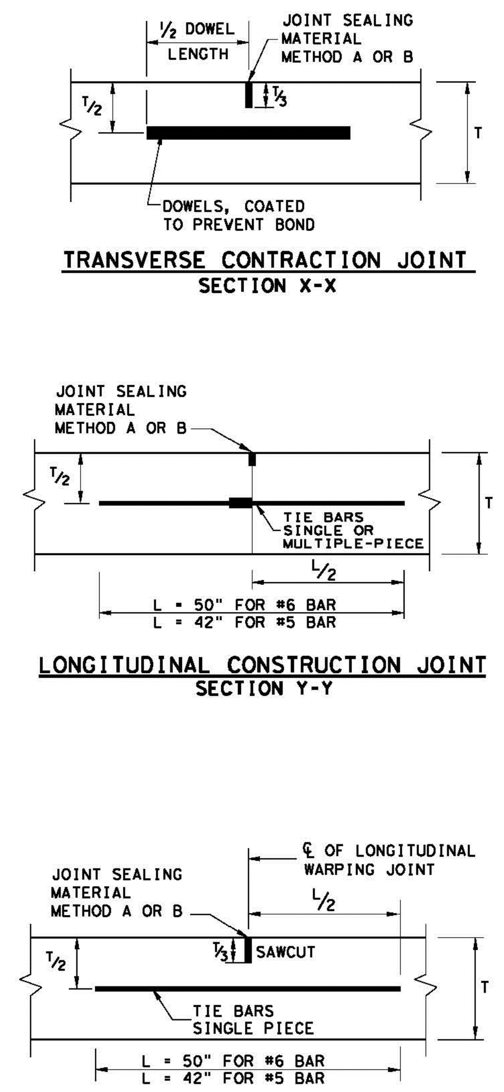
REVISIONS | DIST | COUNTY | SHEET NO.

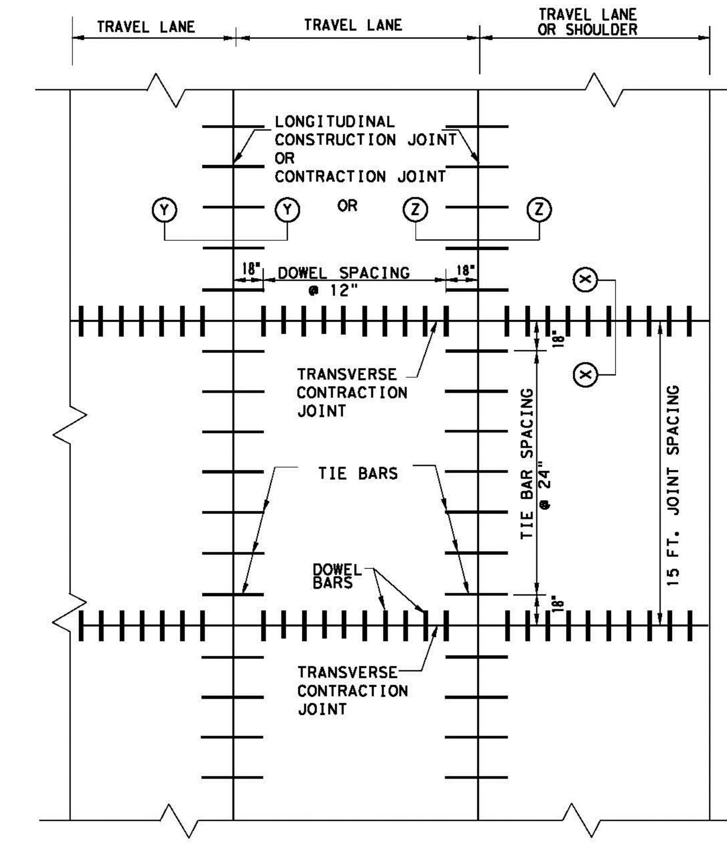
DATE: FILE:




**TRANSVERSE CONTRACTION JOINT**
**SECTION X-X**

**LONGITUDINAL CONSTRUCTION JOINT**
**SECTION Y-Y**

**LONGITUDINAL CONTRACTION JOINT**
**SECTION Z-Z**




**TYPICAL PAVEMENT LAYOUT**
PLAN VIEW (NOT TO SCALE)

TABLE NO.1 DOWELS (SMOOTH BARS)

| SLAB THICKNESS T (IN.) | BAR DIA. AND LENGTH | AVERAGE SPACING (IN.) |
|---|---|---|
| 6 to 7.5 | 1" X 18" | 12 |
| 8 to 10 | 1 ¼" X 18" | 12 |
| >= 10.5 | 1 ½" X 18" | 12 |

TABLE NO.2 TIE BARS (DEFORMED BARS)

| SLAB THICKNESS T (IN.) | BAR SIZE | AVERAGE SPACING (IN.) |
|---|---|---|
| 6 to 7.5 | #5 | 24 |
| >= 8 | #6 | 24 |

### GENERAL NOTES

1. DETAILS FOR PAVEMENT WIDTH, PAVEMENT THICKNESS AND THE CROWN CROSS-SLOPE SHALL BE SHOWN ELSEWHERE IN THE PLANS. PAVEMENTS WIDER THAN 100 FT. WITHOUT A FREE LONGITUDINAL JOINT ARE NOT COVERED BY THIS STANDARD.
2. FOR FURTHER INFORMATION REGARDING THE PLACEMENT OF CONCRETE AND LOAD TRANSFER DEVICES REFER TO THE GOVERNING SPECIFICATION FOR "CONCRETE PAVEMENT".
3. THE SPACING BETWEEN TRANSVERSE CONTRACTION JOINTS SHALL BE 15 FT. UNLESS OTHERWISE SHOWN IN THE PLANS.
4. TRANSVERSE CONSTRUCTION JOINTS MAY BE FORMED BY USE OF METAL OR WOOD FORMS EQUAL IN DEPTH TO THE DEPTH OF PAVEMENT, OR BY METHODS APPROVED BY THE ENGINEER.
5. USE HAND-OPERATED IMMERSION VIBRATORS TO CONSOLIDATE THE CONCRETE ADJACENT TO ALL THE FORMED JOINTS.
6. PAVEMENT WIDTHS OF MORE THAN 15 FT. SHALL HAVE A LONGITUDINAL JOINT (SECTION Z-Z OR SECTION Y-Y). THESE JOINTS SHALL BE LOCATED WITHIN 6 IN. OF THE LANE LINE UNLESS THE JOINT LOCATION IS SHOWN ELSEWHERE ON THE PLANS.
7. THE JOINT BETWEEN OUTSIDE LANE AND SHOULDER SHALL BE A LONGITUDINAL CONTRACTION JOINT (SECTION Z-Z) UNLESS OTHERWISE SHOWN IN THE PLANS. THE SAW CUT DEPTH FOR THE LONGITUDIANL CONTRACTION JOINT (SECTION Z-Z) SHALL BE ONE THIRD OF THE SLABTHICKNESS (T/3).
8. WHEN TYING CONCRETE GUTTER AT A LONGITUDINAL JOINT, THE TIE BAR LENGTH OR POSITION MAY BE ADJUSTED. PROVIDE 3 IN. OF CONCRETE COVER FROM THE BACK OF GUTTER TO THE END OF TIE BAR.
9. REPLACE MISSING OR DAMAGED TIE BARS WITHOUT ADDITIONAL COMPENSATION BY DRILLING MIN. 10 IN. DEEP AND GROUTING TIE BARS WITH TYPE III, CLASS C EPOXY. MEET THE PULL-OUT TEST REQUIREMENTS IN ITEM 361.
10. WHEN AN MONOLITHIIC CURB IS SPECIFIED, THE JOINT IN THE CURB SHALL COINCIDE WITH PAVEMENT JOINTS AND MAY BE FORMED BY ANY MEANS APPROVED BY THE ENGINEER.
11. DOWEL BAR PLACEMENT TOLERANCE SHALL BE +/- 1/4 IN. HORIZONTALLY AND VERTICALLY UNLESS OTHERWISE SPECIFIED. WHERE DOWEL BAR BASKETS ARE USED, REMOVE THE SHIPPING WIRES.
12. THE DETAIL FOR JOINT SEALANT AND RESERVOIR IS SHOWN ON STANDARD SHEET "CONCRETE PAVING DETAILS, JOINT SEALS."

SHEET 1 OF 2

Texas Department of Transportation — Design Division Standard

**CONCRETE PAVEMENT DETAILS**
**CONTRACTION DESIGN**
**T-6 to 12 INCHES**
**CPCD-14**

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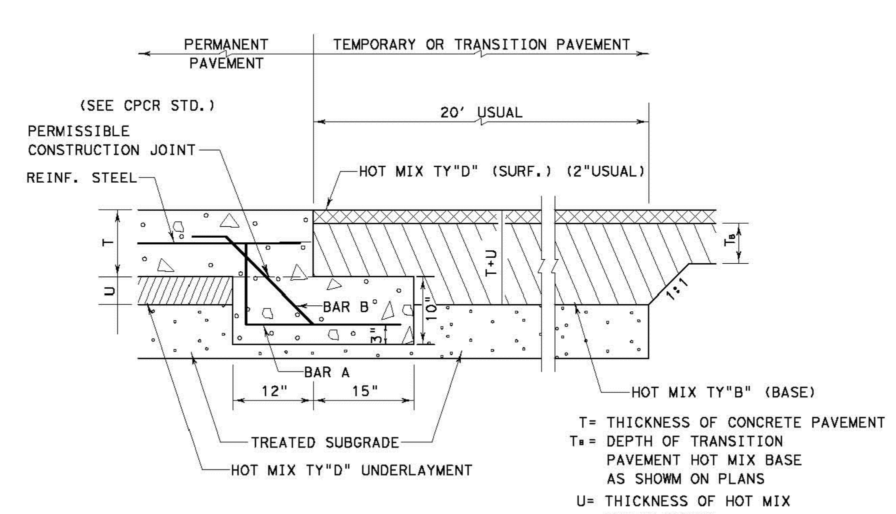
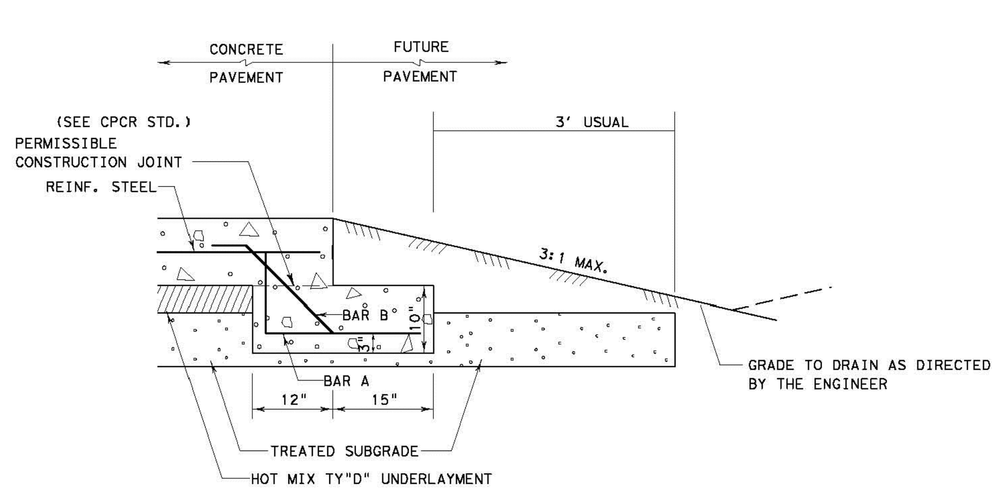
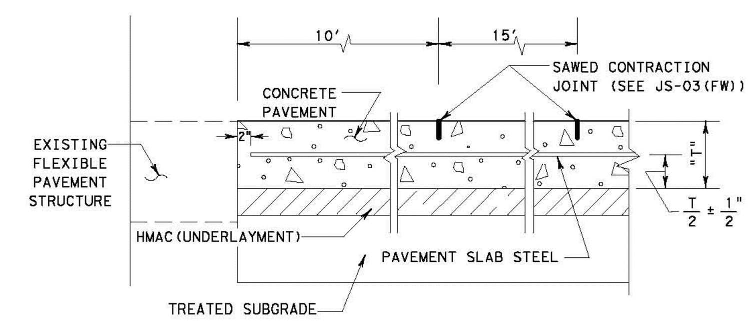


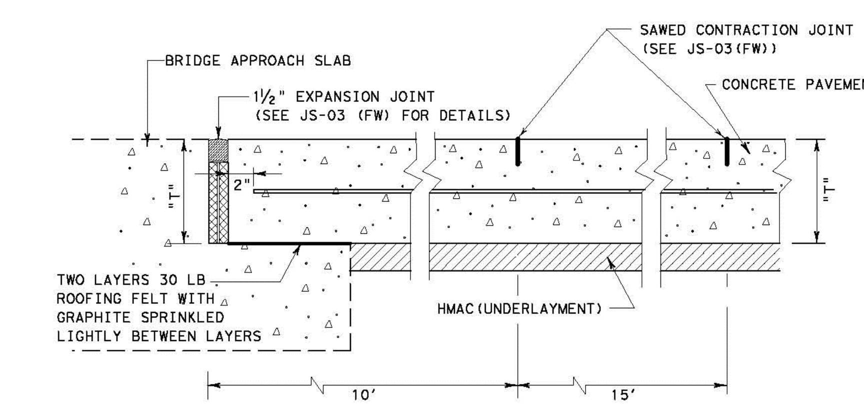

**CONCRETE PAVEMENT TERMINUS**
AT HOT MIX TRANSITION OR TEMPORARY PAVEMENT




**CONCRETE PAVEMENT TERMINUS**
W/O HOT MIX TRANSITION OR TEMPORARY PAVEMENT

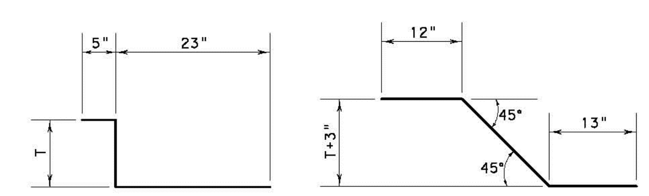



**CONCRETE PAVEMENT TERMINUS**
AT FLEXIBLE PAVEMENT




**CONCRETE PAVEMENT TERMINUS**
AT BRIDGE APPROACH SLAB

"T" = THICKNESS OF CONCRETE PAVEMENT AND BRIDGE APPROACH SLAB (8" MIN.). THICKNESS TO BE SHOWN ELSEWHERE IN THE PLANS. IF NORMAL PAVEMENT THICKNESS IS LESS THAN 8", 10' ADJACENT TO BRIDGE APPROACH SLAB TO BE 8" THICK, TAPERING TO NORMAL PAVEMENT THICKNESS OVER NEXT 15'. NO ADJUSTMENT IN PAY WILL BE MADE DUE TO INCREASED DEPTH OF CONCRETE PAVEMENT.




**BAR "A" (#5)** @12" C-C — **BAR "B" (#5)** @12" C-C

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Texas Department of Transportation — FORT WORTH DISTRICT

**CONCRETE PAVEMENT TERMINUS DETAILS**
**CP-TD-03 (FW)**

ORIG DRAW MAY 2003 | FED. RD. DIV. NO. 6 | PROJECT NO. | SHEET NO.
REVISIONS: 04/10-Added graphite on sleeper slab; 07/10-Updated reference to JS-03(FW)
STATE TEXAS | STATE DIST. NO. FTW | COUNTY
CONT. | SECT. | JOB | HIGHWAY NO.

http://www.dot.state.tx.us/ftw/specinfo/standard.htm — cptdfw.dgn

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## PAVEMENT DETAILS

### GENERAL:

A. All construction shall be in accordance with the following specifications as indicated in the plans:
   1. Standard Specifications of the City of Roanoke
   2. "Standard Specifications for Public Works Construction - North Central Texas" herein referred to as "NCTCOG" specifications.
   3. "Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges" by the Texas Department of Transportation (TxDOT).

B. For Sub-Grade Treatments refer to TxDOT Item 200 "Subgrade Treatments and Base" specifications.

C. For Pavements refer to TxDOT Item 300 "Surface Courses and Pavement" specifications.

### LIME STABILIZED SUBGRADE:

The provisions of TxDOT Item 260 "Lime Treatment (Road-Mixed) shall apply except as modified below:

A. Refer to the geotechnical engineering report for Oak Street prepared by CMJ Engineering, Inc., dated September 2007 for the lime stabilization information for the lime content, optimum moisture content, depth of lime and compaction. The geotechnical report is located in the Oak Street Reconstruction Specifications and Contract Documents.

B. Mix and compact lime, water, and sub-grade in the roadway (Road-Mixed).

C. Lime shall be applied by slurry placement.

D. The lime stabilization shall extend a minimum of 1-ft beyond the edge of pavement.

### CONCRETE PAVEMENT:

The provisions of TxDOT Item 360 "Concrete Pavement" shall apply except as modified below:

A. Concrete for all paving and curbs within the Right-of-Way shall be Class 'P' concrete design to meet a minimum average flexural strength of 680 psi or a minimum average compressive strength of 4,400 psi at 28 days per the provisions of TxDOT Item 421 "Hydraulic Cement Concrete".

B. Fly Ash may be used per the provisions of TxDOT Item 421 "Hydraulic Cement Concrete".

C. Slump requirements for pavement are defined under the provisions of TxDOT Item 421 "Hydraulic Cement Concrete".

D. Joint Sealants shall be installed per Method 'B'. Refer to TxDOT Standard Sheet "Concrete Paving Details, Joint Sealants" (JS-94) for details and general notes.

E. Joint Sealants shall be a grey color that matches the pavement.

F. Pavement Texture shall be obtained with a carpet drag as defined in 360.3.D.1. "Texturing Equipment".

G. Contractor shall provide a paving and quality control plan for approval by the Design Engineer and City before beginning pavement construction operations as defined by TxDOT Item 360.4.A "Construction".

H. Pavement curbs shall be poured monolithically. Concrete for monolithic curb shall be the same as the pavement and, if carried back from the paving mixer, shall be placed within 20-minutes after being mixed. Concrete may be placed from the separate mixer if desired but in any case must be placed while the pavement concrete is still plastic. After the concrete has been struck off and sufficiently set, the exposed surfaces shall be thoroughly worked with a wooden flat. The exposed edges shall be rounded by the use of an edging tool to the radius indicated on the plans. When the concrete in the curb has been sufficiently set, the inside form shall be carefully removed and the surface may be plaster with a mortar consisting of one part of Portland cement and two parts fine aggregate. The mortar shall be applied with a template or "mule" made to conform to curb dimensions. All exposed surfaces of curb shall be brushed to a smooth and uniform surface.

I. Expansion joints shall be used in all block-outs for driveways, inlets, manholes water valves, as indicated in the pavement details.

J. Refer to TxDOT Standard Concrete Paving Detail "Joint Seals" (JS-94) for saw joint depth and sealant requirements.

K. The concrete saw must be stationed on the job-site prior to placing the pavements. All joints shall be sawed within an eighteen (18) hour period from the time of the pour.

L. The Contractor shall submit a Jointing Plan, for review by the Design Engineer and City, prior to placing. Refer to "Typical Jointing Layout" Sheet PD-3 in the Pavement Details and TxDOT Standard Concrete Paving Detail "Contraction Design T-8 through T-15 Inches" (CPCD-94) for spacing requirements.

### ASPHALT PAVEMENT:

The provisions of TxDOT Item 340 "Dense-Graded Hot-Mix Asphalt (Method)" shall apply except as modified below:

A. Recycled Asphalt Pavement (RAP) is not allowed in the asphalt mixtures.

B. Contractor shall provide asphalt mixture designs for approval by the Design Engineer and City before beginning pavement construction operations.

C. See typical sections and paving plans for type of asphalt.

### SODDING AND SEEDING:

A. Parkway and adjacent disturbed areas for paving of roadways in undeveloped areas shall be seeded with Bermuda grass.

B. Parkway and adjacent disturbed areas for paving of roadways in developed areas shall be block sodded with either Bermuda or St. Augustine to match the adjacent private property.

C. Medians may be seeded with Bermuda grass with the placement of straw mats (the mats must not have synthetics to avoid any damage to mowing equipment).

D. Refer to Table 202.6.3.(a) "Seeding Turfgrass" under NCTCOG Item 202.6 for planting season, seed, and rate.

E. All sodding and seeding will be placed on four-inches of topsoil.

F. The Contractor is responsible for maintenance, including mowing and watering until vegetation is established

### TESTING:

A. The City is responsible for all material testing. All reports shall be provided to the Contractor, Engineer, and City within 48 hours.

B. Refer to the provisions of TxDOT Item 421.4.G "Sampling and Testing of Concrete".

**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
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

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**AMERICAN NATIONAL BANK & TRUST**

**AMERICAN NATIONAL BANK & TRUST**
ROANOKE CITY CENTER
**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**
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 9/12/2022

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

**18363**

**C14**

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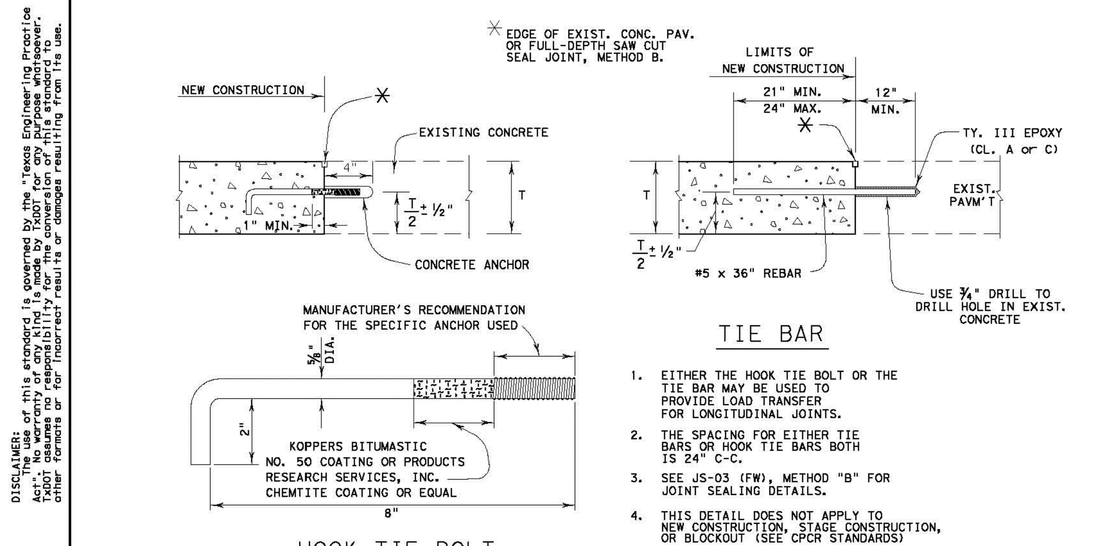
http://www.dot.state.tx.us/ftw/specinfo/standard.htm cptepfw.dgn

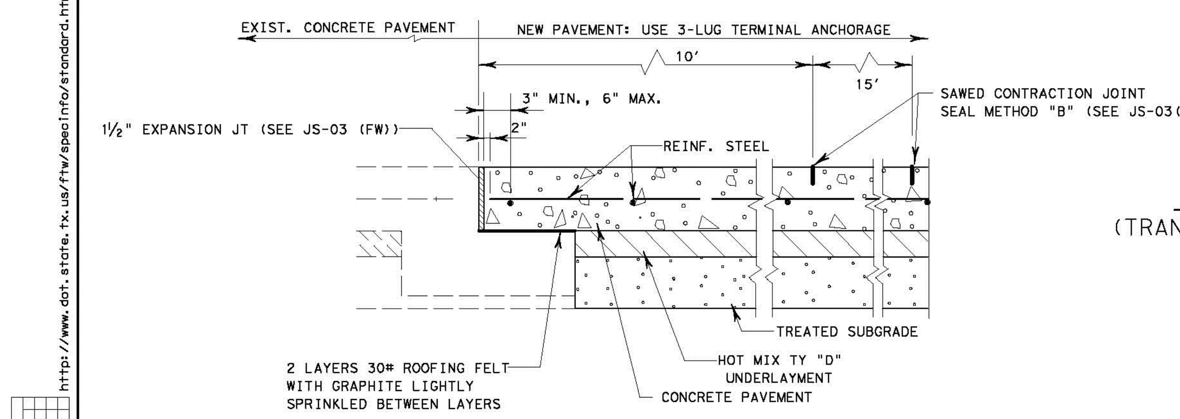



HOOK TIE BOLT

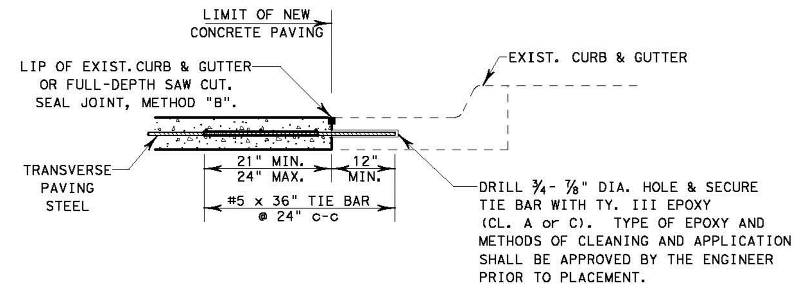
TIE BAR

1. EITHER THE HOOK TIE BOLT OR THE TIE BAR MAY BE USED TO PROVIDE LOAD TRANSFER FOR LONGITUDINAL JOINTS.
2. THE SPACING FOR EITHER TIE BARS OR HOOK TIE BARS BOTH IS 24" C-C.
3. SEE JS-03 (FW), METHOD "B" FOR JOINT SEALING DETAILS.
4. THIS DETAIL DOES NOT APPLY TO NEW CONSTRUCTION, STAGE CONSTRUCTION, OR BLOCKOUT (SEE CPCR STANDARDS)

## TIE TO EXIST. CONC. PAVEMENT
(LONGITUDINAL JOINTS)



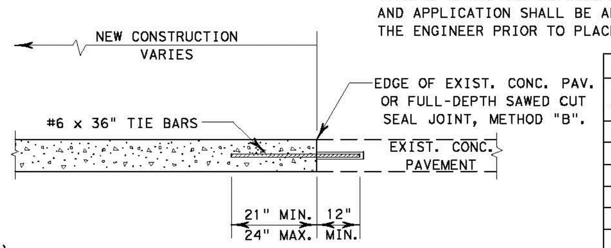

## TIE TO EXIST. CONCRETE PAVEMENT
(TRANSVERSE JOINTS W/EXISTING "SLEEPER" SLAB)




## TIE TO EXIST. CONC. CURB & GUTTER

NOTE:
SAWING OF PAVEMENT AND REMOVAL OF EXISTING CONC. WILL NOT BE PAID FOR DIRECTLY, BUT WILL BE SUBSIDIARY TO THE VARIOUS BID ITEMS.

DRILL 7/8" DIA. HOLE & SECURE TIE BARS WITH TY. III EPOXY (CL. A or C). TYPE OF EPOXY AND METHODS OF CLEANING AND APPLICATION SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.




| TIE BAR SPACING | |
|---|---|
| PAVEMENT THICKNESS | BAR SPACING |
| 8" | 12" |
| 9" | 10" |
| 10" | 8.5" |
| 11" | 7" |
| 12" | 6" |
| >12" | 6" |

## TIE TO EXIST. CONC. PAVEMENT
(TRANSVERSE JOINTS W/O EXISTING "SLEEPER" SLAB)

NOTE: DETAILS SHOWN APPLY WHEN MULTIPLE-PIECE TIE BARS HAVE NOT BEEN INCLUDED IN THE PREVIOUS CONCRETE PLACEMENT

GENERAL NOTES:

TIE BARS SHALL BE GROUTED INTO THE EXISTING CONCRETE THE MINIMUM LENGTHS SHOWN, AND MUST MEET THE REQUIREMENTS OF THE PULL-OUT TEST SPECIFIED IN ITEM 361, WHEN REQUIRED BY THE ENGINEER.

Texas Department of Transportation Fort Worth District

**CONCRETE PAVEMENT TIES TO EXISTING PAVEMENT**

**CP-TEP-03 (FW)**

| ORIG DRAW APR 2003 | FED. RD. DIV. NO. | PROJECT NO. | | SHEET NO. |
|---|---|---|---|---|
| REVISIONS: JAN. 2008-SPECIFY TYPE OF EPOXY 10/09 - UPDATED REFERENCES TO JS-03 (FW) 04/10 - ADDED GRAPHITE ON SLEEPER SLAB 07/10 - UPDATED REFERENCES TO JS-03(FW) | 6 | | | |
| | STATE | STATE DIST. NO. | COUNTY | |
| | TEXAS | FTW | | |
| | CONT. | SECT. | JOB | HIGHWAY NO. |

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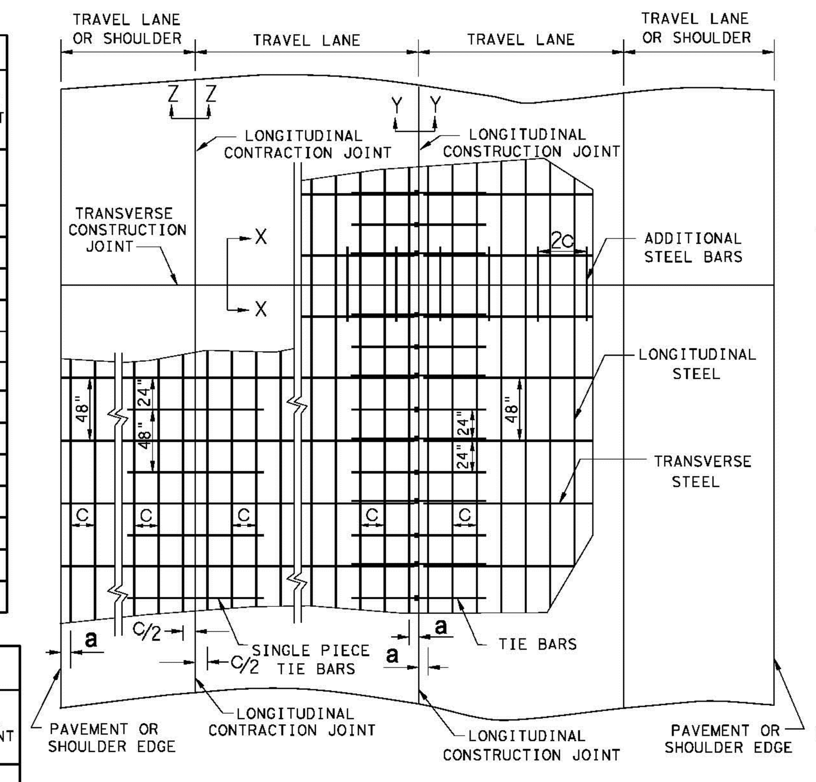
DATE: FILE:

**TABLE NO. 1 LONGITUDINAL STEEL**

| SLAB THICKNESS AND BAR SIZE | | REGULAR STEEL BARS | FIRST SPACING AT EDGE OR JOINT | ADDITIONAL STEEL BARS AT TRANSVERSE CONSTRUCTION JOINT (SECTION X-X) | |
|---|---|---|---|---|---|
| T (IN.) | BAR SIZE | SPACING c (IN.) | SPACING a (IN.) | SPACING 2 x c (IN.) | LENGTH L (IN.) |
| 7.0 | #5 | 6.5 | 3 TO 4 | 13 | 50 |
| 7.5 | #5 | 6.0 | 3 TO 4 | 12 | 50 |
| 8.0 | #6 | 9.0 | 3 TO 4 | 18 | 50 |
| 8.5 | #6 | 8.5 | 3 TO 4 | 17 | 50 |
| 9.0 | #6 | 8.0 | 3 TO 4 | 16 | 50 |
| 9.5 | #6 | 7.5 | 3 TO 4 | 15 | 50 |
| 10.0 | #6 | 7.0 | 3 TO 4 | 14 | 50 |
| 10.5 | #6 | 6.75 | 3 TO 4 | 13.5 | 50 |
| 11.0 | #6 | 6.5 | 3 TO 4 | 13 | 50 |
| 11.5 | #6 | 6.25 | 3 TO 4 | 12.5 | 50 |
| 12.0 | #6 | 6.0 | 3 TO 4 | 12 | 50 |
| 12.5 | #6 | 5.75 | 3 TO 4 | 11.5 | 50 |
| 13.0 | #6 | 5.5 | 3 TO 4 | 11 | 50 |

**TABLE NO. 2 TRANSVERSE STEEL AND TIE BARS**

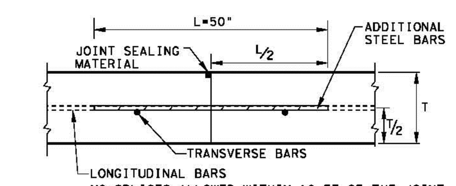
| SLAB THICKNESS (IN.) | TRANSVERSE STEEL | | TIE BARS AT LONGITUDINAL CONTRACTION JOINT (SECTION Z-Z) | | TIE BARS AT LONGITUDINAL CONSTRUCTION JOINT (SECTION Y-Y) | |
|---|---|---|---|---|---|---|
| | BAR SIZE | SPACING (IN.) | BAR SIZE | SPACING (IN.) | BAR SIZE | SPACING (IN.) |
| 7.0 - 7.5 | #5 | 48 | #5 | 48 | #5 | 24 |
| 8.0 - 13.0 | #5 | 48 | #6 | 48 | #6 | 24 |



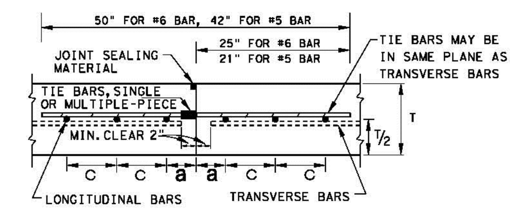

## TYPICAL PAVEMENT LAYOUT
PLAN VIEW (NOT TO SCALE)

GENERAL NOTES

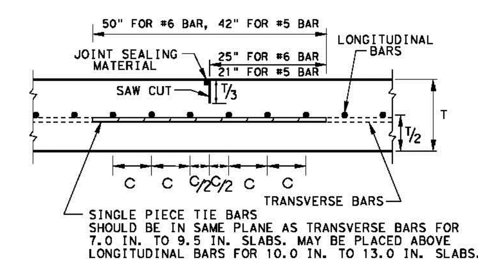
1. DETAILS FOR PAVEMENT WIDTH, PAVEMENT THICKNESS AND THE CROWN CROSS-SLOPE SHALL BE SHOWN ELSEWHERE IN THE PLANS. PAVEMENTS WIDER THAN 100 FT. WITHOUT A FREE LONGITUDINAL JOINT ARE NOT COVERED BY THIS STANDARD.
2. USE COARSE AGGREGATES TO PRODUCE CONCRETE WITH A COEFFICIENT OF THERMAL EXPANSION (CTE) NOT MORE THAN 5.5 X $10^{-6}$ IN/IN/°F.
3. ALL THE REINFORCING STEEL AND TIE BARS SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A 615 (GRADE 60) OR ASTM A 996 (GRADE 60) OR ABOVE. STEEL BAR SIZES AND SPACINGS SHALL CONFORM TO TABLE NO. 1 AND TABLE NO. 2.
4. WHEN LOW CTE CONCRETE (NOT MORE THAN 4.0 X $10^{-6}$ IN/IN/°F) IS PRODUCED. TABLE NO. 1A MAY BE USED FOR LONGITUDINAL STEEL AS APPROVED BY THE ENGINEER.
5. STEEL BAR PLACEMENT TOLERANCE SHALL BE +/- 1 IN. HORIZONTALLY AND +/- 0.5 IN. VERTICALLY. CALCULATED AVERAGE BAR SPACING (CONCRETE PLACEMENT WIDTH / NUMBER OF LONGITUDINAL BARS) SHALL CONFORM TO TABLE NO. 1 OR TABLE NO. 1A.
6. PAVEMENT WIDTHS OF MORE THAN 15 FT. SHALL HAVE A LONGITUDINAL JOINT (SECTION Z-Z OR SECTION Y-Y). THESE JOINTS SHALL BE LOCATED WITHIN 6 IN. OF THE LANE LINE UNLESS THE JOINT LOCATION IS SHOWN ELSEWHERE ON THE PLANS.
7. THE SAW CUT DEPTH FOR THE LONGITUDINAL CONTRACTION JOINT (SECTION Z-Z) SHALL BE ONE THIRD OF THE SLAB THICKNESS (T/3).
8. WHEN TYING CONCRETE GUTTER AT A LONGITUDINAL JOINT, THE TIE BAR LENGTH OR POSITION MAY BE ADJUSTED. PROVIDE 3 IN. OF CONCRETE COVER FROM THE BACK OF GUTTER TO THE END OF TIE BAR.
9. REPLACE MISSING OR DAMAGED TIE BARS WITHOUT ADDITIONAL COMPENSATION BY DRILLING MIN. 10 IN. DEEP AND GROUTING TIE BARS WITH TYPE III, CLASS C EPOXY. MEET THE PULL-OUT TEST REQUIREMENTS IN ITEM 361.
10. OMIT TIE BARS LOCATED WITHIN 18 IN. OF THE TRANSVERSE CONSTRUCTION JOINTS (SECTION X-X). USE HAND-OPERATED IMMERSION VIBRATORS TO CONSOLIDATE THE CONCRETE ADJACENT TO ALL FORMED JOINTS.
11. LONGITUDINAL REINFORCING STEEL SPLICES SHALL BE A MINIMUM OF 25 IN. STAGGER THE LAP LOCATIONS SO THAT NO MORE THAN 1/3 OF THE LONGITUDINAL STEEL IS SPLICED IN ANY GIVEN 12-FT. WIDTH AND 2-FT. LENGTH OF THE PAVEMENT.
12. THE DETAIL FOR THE JOINT SEALANT AND RESERVOIR IS SHOWN ON STANDARD SHEET "CONCRETE PAVING DETAILS, JOINT SEALS."




TRANSVERSE CONSTRUCTION JOINT
SECTION X - X




LONGITUDINAL CONSTRUCTION JOINT
SECTION Y - Y




LONGITUDINAL CONTRACTION JOINT
SECTION Z - Z

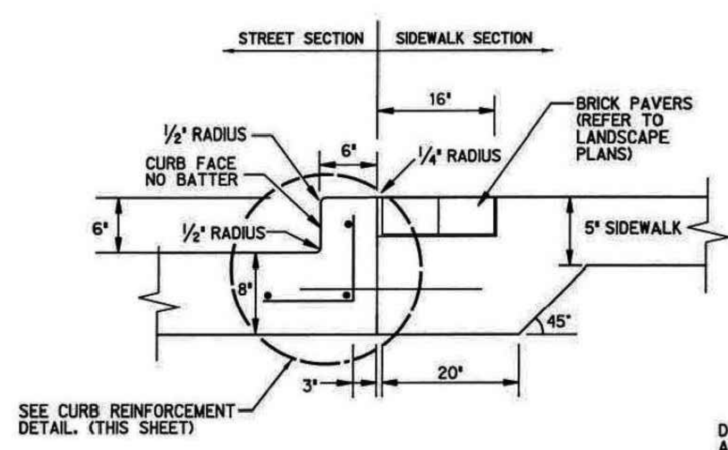
SHEET 1 OF 2

Texas Department of Transportation — Design Division Standard

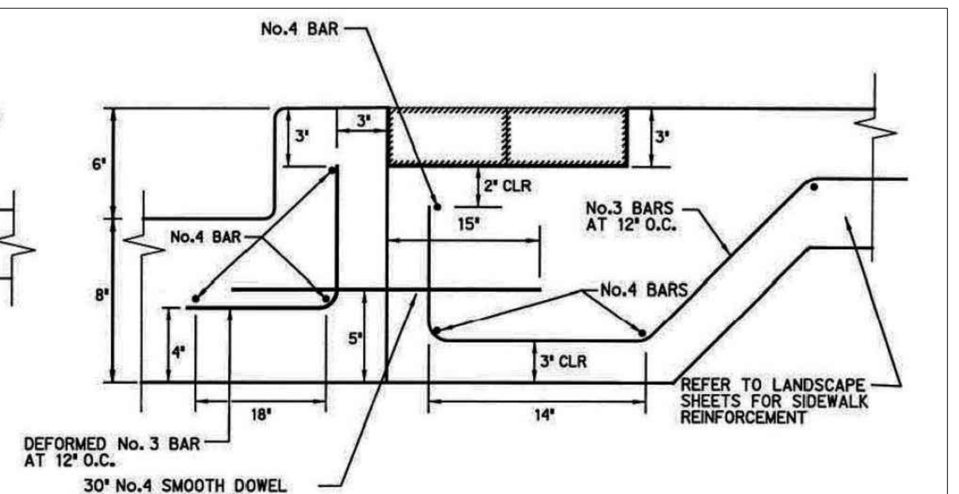
**CONTINUOUSLY REINFORCED CONCRETE PAVEMENT**
**ONE LAYER STEEL BAR PLACEMENT T - 7 to 13 INCHES**

**CRCP(1)-13**

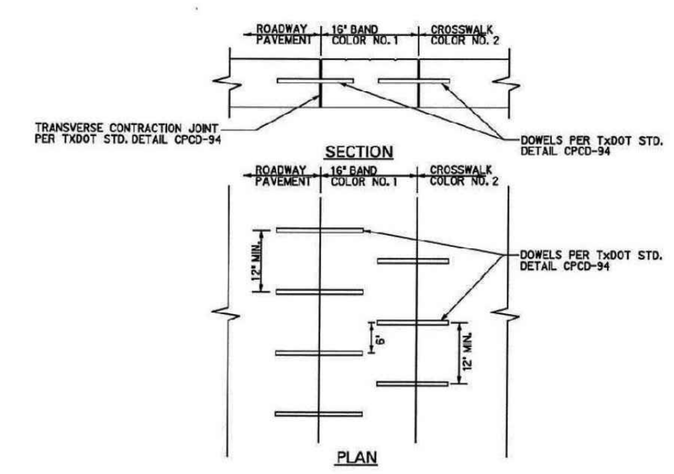
| FILE: crcp113.dgn | DN: TxDOT | CK: AN | DW: HC | CK: RM |
|---|---|---|---|---|
| ©TxDOT October 2013 | CONT | SECT | JOB | HIGHWAY |
| REVISIONS 10/10/2011 ADD ON #12 04/09/2013 REMOVE 6" AND 6.5" ADD CTE REQUIREMENTS | DIST | COUNTY | | SHEET NO. |




CENTRAL BUSINESS DISTRICT CURB DETAIL
NOT TO SCALE

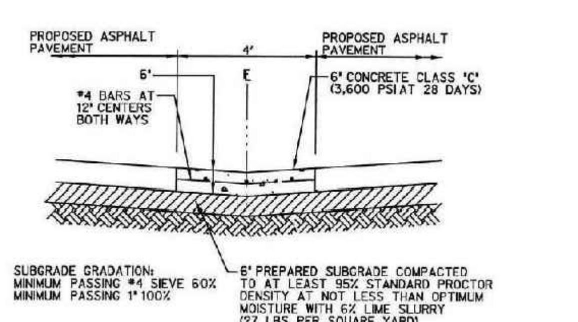



CURB REINFORCEMENT DETAIL
NOT TO SCALE

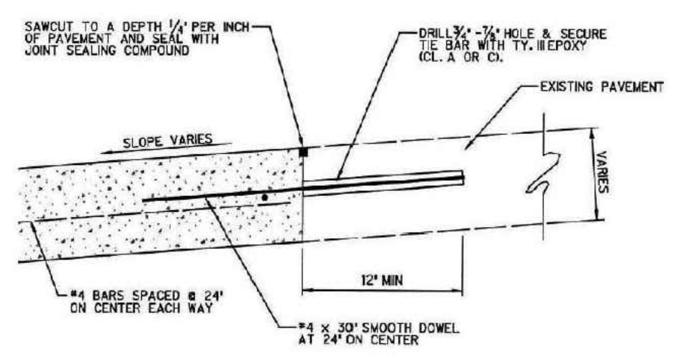



COLORED TEXTURED CONCRETE CROSSWALK DETAIL
NOT TO SCALE

NOTES:
1. REFER TO TXDOT SPECIFICATION ITEM 528 (COLORED AND TEXTURED CONCRETE AND LANDSCAPE PAVERS) FOR CONSTRUCTION DETAILS.
2. REFER TO TXDOT STD. DETAIL CPCD-94 FOR TRANSVERSE CONTRACTION JOINT DETAILS.
3. REFER TO HARDSCAPE SHEETS AND DETAILS FOR PAVEMENT COLOR AND TEXTURING INFORMATION.

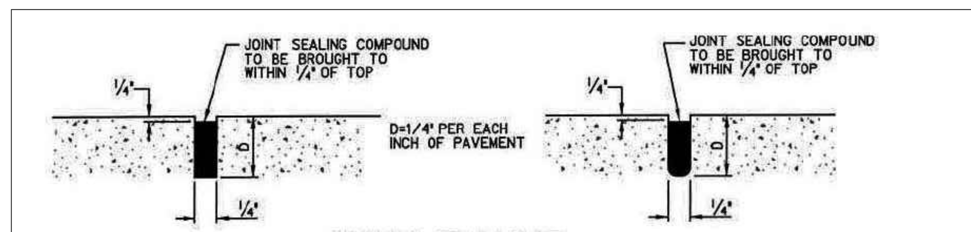



CONCRETE VALLEY GUTTER PAVEMENT DETAIL
N.T.S.



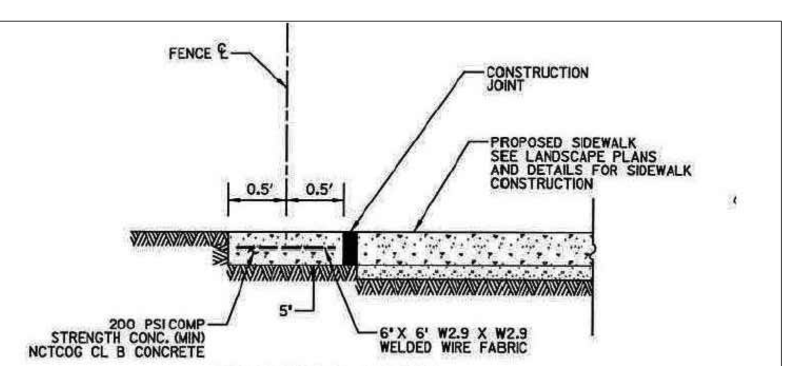

TIE TO EXISTING PAVEMENT
NOT TO SCALE

PAVEMENT TIE NOTES:
1. JOINT SEALING COMPOUND TO MEET COG. ITEM 303.5.4.7 , OR USE SEALTIGHT 164 HOT POUR RUBBER ASPHALTIC SEALING COMPOUND MANUFACTURED BY W.R. MEADOWS INC. OR APPROVED EQUAL.
2. SAWING OF EXISTING PAVEMENT AND REMOVAL OF EXISTING CONC. WILL BE SUBSIDIARY TO THE INSTALLATION OF CONCRETE CURB AND GUTTER.



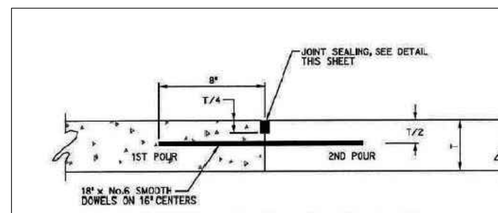

JOINT SEALING
NOT TO SCALE

NOTE:
JOINT SEALING COMPOUND TO MEET COG. ITEM 303.5.4.7 , OR USE SEALTIGHT 164 HOT POUR RUBBER ASPHALTIC SEALING COMPOUND MANUFACTURED BY W.R. MEADOWS INC. OR APPROVED EQUAL.

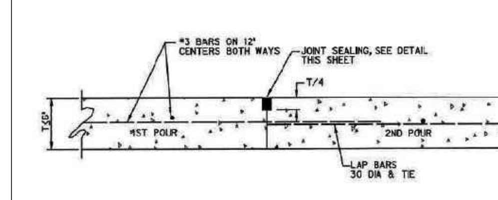



SECTION VIEW

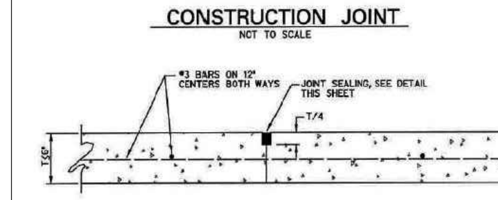
FENCE MOW STRIP ADJACENT TO SIDEWALK
NOT TO SCALE




DOWELED CONTRACTION JOINT
NOT TO SCALE




CONSTRUCTION JOINT
NOT TO SCALE




SAWED CONTRACTION JOINT
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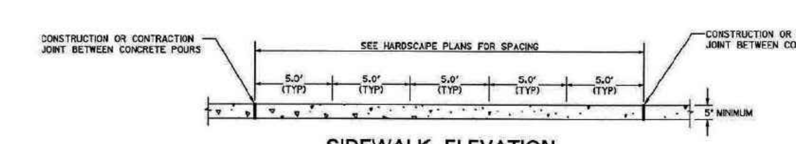
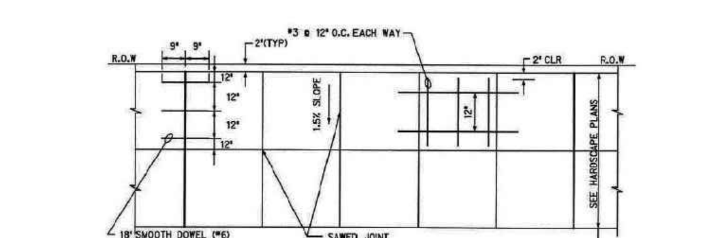
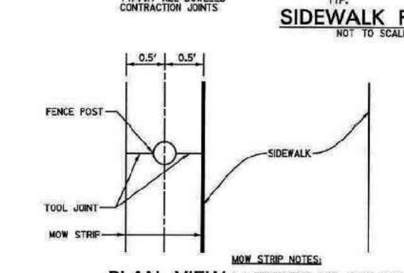



SIDEWALK ELEVATION
NOT TO SCALE

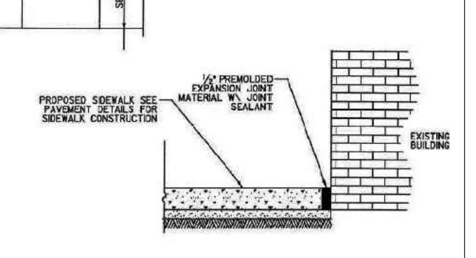



SIDEWALK PLAN
NOT TO SCALE




PLAN VIEW

MOW STRIP NOTES:
1. A TRANSVERSE TOOL JOINT SHALL BE PROVIDED AT EACH FENCE POST. THE JOINT SHALL BE 1' DEEP x 3/8" WIDE WITH A 1/4" RADIUS.




SIDEWALK ADJACENT TO EXISTING BUILDING
NOT TO SCALE

**OWNER/DEVELOPER**
INTEGRITY GROUP
361 W BYRON NELSON BLVD
ROANOKE, TEXAS 76262
Ph. 8074303318
Contact: JOHN DELIN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111 Hillside Drive
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CITY OF ROANOKE, COUNTY, TEXAS

# STANDARD PAVING DETAILS

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

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

18363

C16

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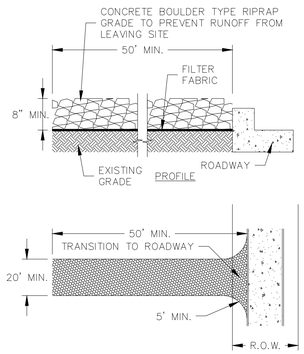
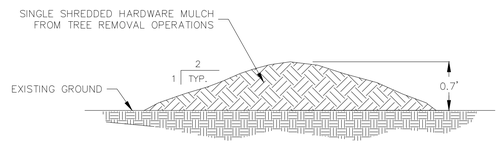
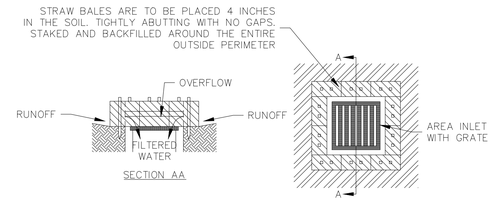


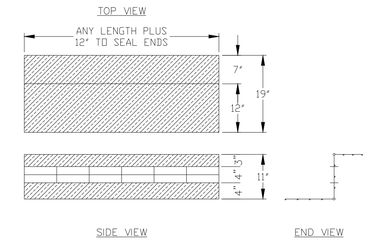

STABILIZED CONSTRUCTION ENTRANCE




TYPICAL MULCH BERM




STRAW BALE FILTER FOR AREA DROP INLET



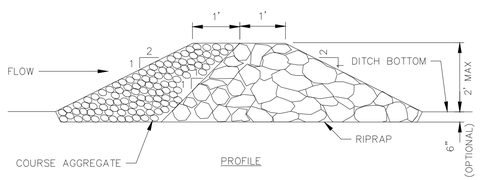

NOTE:

1. STRUCTURE: 1/4" GALVANIZED HOG PANEL FRAME.
2. FABRIC: GTF-400 9OZ WOVEN MONOFILIMENT
3. FABRIC SECURED WITH "J" CUPS EVERY 8" INCHES
4. GRAVEL BAGS: UV PROTECTED FILL WITH GRAVEL OR ON SITE DIRT.
5. GRAVEL BAG PLACEMENT: ENDS, TOP AND CENTER.

ADVANTAGES:

A. EASE OF INSTALLATION
B. EASE OF MAINTENANCE
C. HINGED AT TOP AND BOTTOM TO FIT MOST CURBS
D. CAN BE REUSED

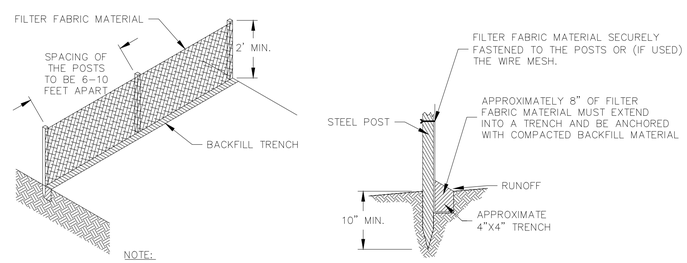
HEAVY DUTY CURB INLET PROTECTOR




CONSTRUCTION SPECIFICATIONS:

1. THE CHECK DAM SHALL BE CONSTRUCTED OF 4" TO 7" STONE. THE STONE SHALL BE PLACED SO IT COMPLETELY COVERS THE WIDTH OF THE GRASS SWALE AND IS KEYED INTO THE SWALE BANKS. THE STONE USED SHALL MATCH THAT USED ON BUILDING AS CLOSELY AS POSSIBLE.
2. THE TOP OF THE CHECK DAM SHALL BE CONSTRUCTED SO THE CENTER IS APPROXIMATELY 6" LOWER THAN THE OUTER EDGES, FORMING A WEIR THAT WATER CAN FLOW ACROSS.
3. THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL NOT EXCEED 2'.
4. THE UPSTREAM SIDE OF THE CHECK DAM SHALL BE LINED WITH AN APPROXIMATELY 1' THICK LAYER OF 3/4" TO 1 1/2" WASHED CRUSHED AGGREGATE.

STONE CHECK DAM




NOTE:

1. FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL MUST BE ATTACHED TO A 6" (MAX.) MESH WIRE WHICH HAS BEEN FASTENED TO THE POSTS.

INSTALLING A FILTER FABRIC SILT FENCE

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


The John R. McAdams Company, Inc.
1111 Hillady Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
(940) 440. 0172

TBPE: 19762 TBPLS: 10194440
www.gacon.com
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**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**

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

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

**18363**

C17


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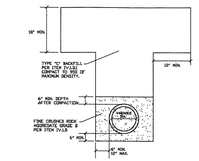


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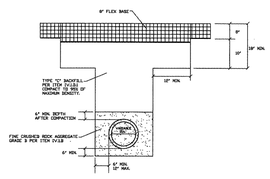
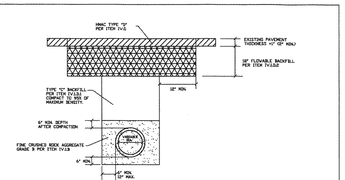



EXISTING FLEXABLE SURFACE

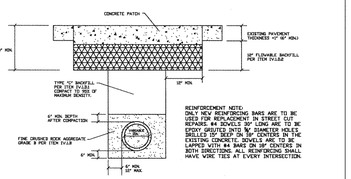
NOTES:

1. AT THE END OF EACH WORK DAY, ALL SPOILS SHALL BE REMOVED FROM THE CITY R.O.V. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE CITY TO STORE SPOILS IN DESIGNATED AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUTS LINES.
3. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
4. IN SANDY SOILS THE CRUSHED ROCK EMBEDMENT SHALL BE WRAPPED IN A FILTER FABRIC

| | | |
|---|---|---|
| Roanoke Making Most of the Moments | SEWER SYSTEM DETAILS: | DATE: 8-5-08 |
| | STANDARD SANITARY SEWER EMBEDMENT AND BACKFILL | SHEET: 1 OF 2 |
| | | PAGE: S-1 |




EXISTING ASPHALT PAVEMENT



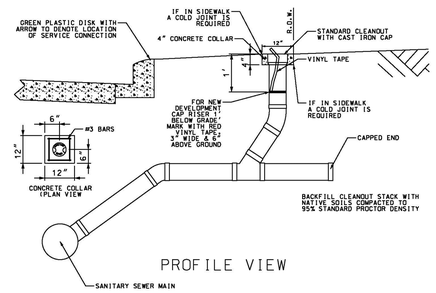

REINFORCEMENT NOTE:
ONLY NEW REINFORCING BARS ARE TO BE USED FOR REPLACEMENT IN STREET CUT. REINFORCING BARS SHALL BE DOWELED AND EPOXY GROUTED INTO 5/8" DIAMETER HOLES, SPACED 24" DEEP ON 24" CENTERS IN THE EXISTING CONCRETE. DOWELS ARE TO BE SPACED 24" CENTERS ALONG THE PATCH IN BOTH DIRECTIONS. ALL REINFORCING SHALL HAVE WIRE TIES AT EVERY INTERSECTION.

EXISTING CONCRETE PAVEMENT

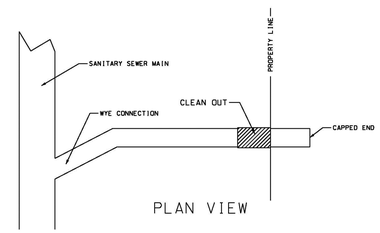
NOTES:

1. AT THE END OF EACH WORK DAY, ALL SPOILS SHALL BE REMOVED FROM THE CITY R.O.V. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE CITY TO STORE SPOILS IN DESIGNATED AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUTS LINES PER ITEM 8.8
3. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
4. NATIVE MATERIAL ARE NOT ACCEPTABLE FOR USE IN FLOWABLE BACKFILL MIX.
5. IN SANDY SOIL THE CRUSHED ROCK EMBEDMENT SHALL BE WRAPPED IN A FILTER FABRIC.

| | | |
|---|---|---|
| Roanoke Making Most of the Moments | SEWER SYSTEM DETAILS: | DATE: 8-5-08 |
| | STANDARD SANITARY SEWER EMBEDMENT AND BACKFILL | SHEET: 2 OF 2 |
| | | PAGE: S-1 |

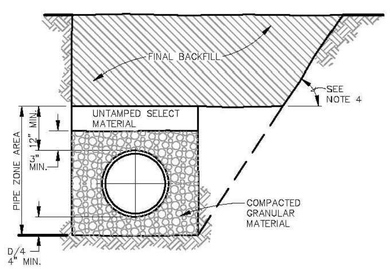



PROFILE VIEW




PLAN VIEW

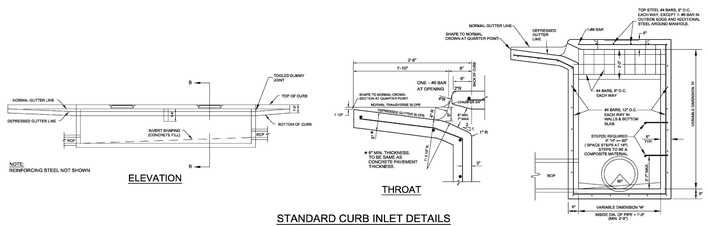
| DATE | REVISION | CITY OF ROANOKE | ORIGINAL ISSUE: 10/27/11 |
|---|---|---|---|
| | | SANITARY SEWER CONNECTION | SHEET No. 1 OF 1 |




STORM SEWER EMBEDMENT AND BACKFILL

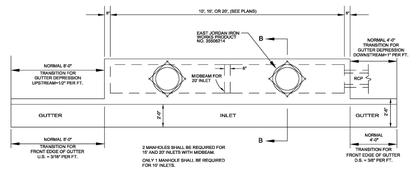
EMBEDMENT NOTES:

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.




STANDARD CURB INLET DETAILS

N.T.S.




STANDARD CURB INLET PLAN

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 6" 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-305-56T.
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 RELATING 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**
**INTEGRITY GROUP**
**361 W BYRON NELSON BLVD**
**ROANOKE, TEXAS 76262**
**Ph. 8074303318**
**Contact: JOHN DELIN**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972. 436. 9712

201 Country View Drive
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**Lot 1 Block E, 2.347 Acres**
MEP & P. RR. CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, COUNTY, TEXAS

**STANDARD SEWER & STORM DETAILS**

PRELIMINARY PLANS

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

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

**18363**

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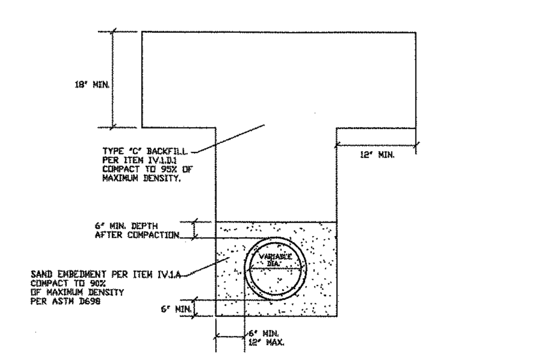
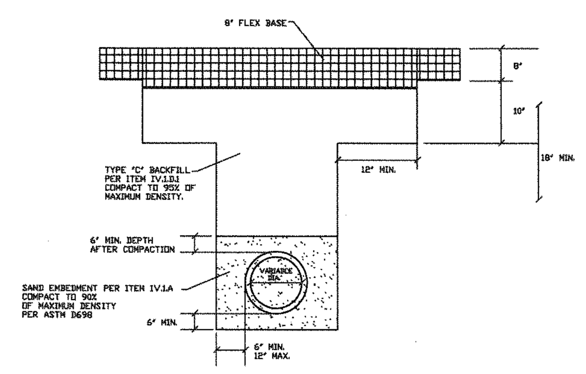



UNPAVED AND FUTURE PAVED




EXISTING FLEXABLE SURFACE

NOTES:

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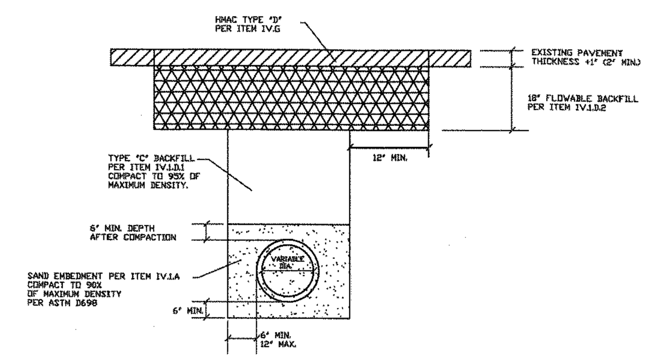
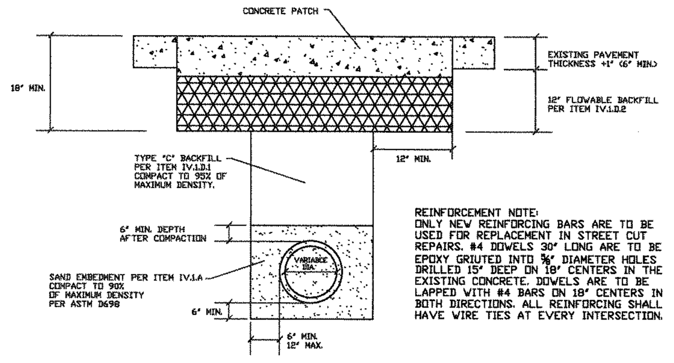
2. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUTS LINES PER ITEM 8.8
3. A MAXIMUM COVER SHALL BE 42" FOR 8" & 12" WATER LINES AND 60" FOR 16" OR LARGER LINES.
4. A MAXIMUM OF 300-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
5. IF GROUND WATER IS ENCOUNTERED THE PIPE EMBEDMENT SHALL BE CRUSHED ROCK GRADE 4 PER ITEM IV.1.B, IN SANDY SOILS THE CRUSHED ROCK EMBEDMENT SHALL BE WRAPPED IN A FILTER FABRIC

Roanoke — Rising Star of the Metroplex

| WATER SYSTEM DETAILS: STANDARD WATER LINE EMBEDMENT AND BACKFILL | DATE: 7-22-08 |
|---|---|
| | SHEET: 1 OF 2 |
| | PAGE: W-2 |




EXISTING ASPHALT PAVEMENT




REINFORCEMENT NOTE:
ONLY NEW REINFORCING BARS ARE TO BE USED FOR REPLACEMENT IN STREET CUT REPAIRS. #4 DOWELS 30" LONG ARE TO BE EPOXY GRIUTED INTO 5/8" DIAMETER HOLES DRILLED 15" DEEP ON 18" CENTERS IN THE EXISTING CONCRETE. DOWELS ARE TO BE LAPPED WITH #4 BARS ON 18" CENTERS IN BOTH DIRECTIONS. ALL REINFORCING SHALL HAVE WIRE TIES AT EVERY INTERSECTION.

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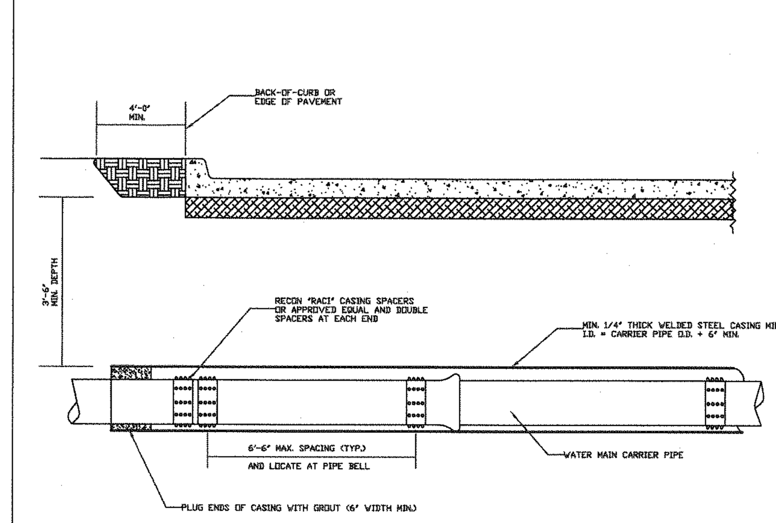
Roanoke — Rising Star of the Metroplex

| WATER SYSTEM DETAILS: STANDARD WATER LINE EMBEDMENT AND BACKFILL | DATE: 7-22-08 |
|---|---|
| | SHEET: 2 OF 2 |
| | PAGE: W-2 |

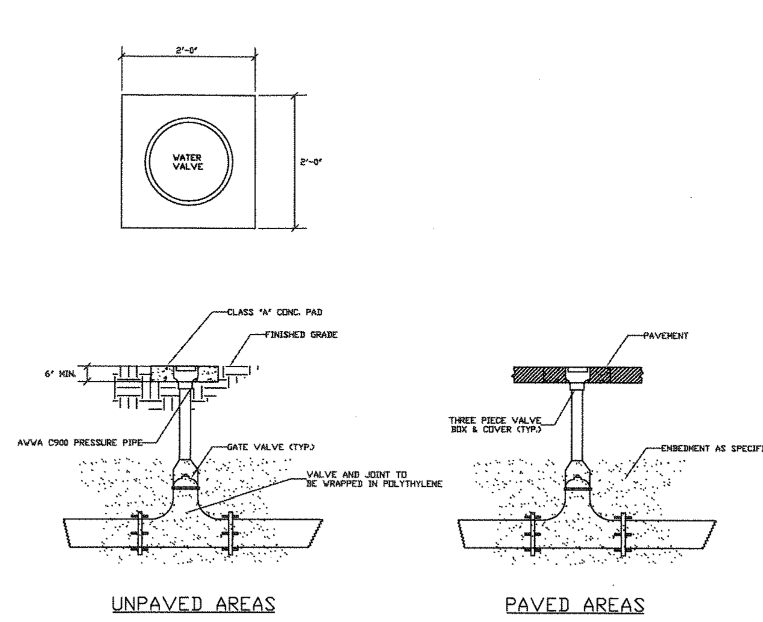



NOTES:

1. WHERE A BORE PIT EXCEEDS 5 FEET IN DEPTH THE CONTRACTOR SHALL INSTALL SHORING OF THE PIT WALLS AS REQUIRED BY OSHA.
2. WHERE A BORE IS TO BE PARTIALLY OR COMPLETELY ABANDONED, SAID BORE SHALL BE COMPLETELY FILLED WITH CEMENT GROUT.
3. CASING SHALL BE EXTENDED TO THE RIGHT-OF-WAY LINE FOR STATE HIGHWAY AND RAILROAD CROSSING.
4. THE EDGE OF THE BORE PIT SHALL BE A MINIMUM OF 4' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.

Roanoke — Rising Star of the Metroplex

| WATER SYSTEM DETAILS: WATER LINE BORE DETAIL | DATE: 7-24-08 |
|---|---|
| | SHEET: 1 OF 1 |
| | PAGE: W-7 |

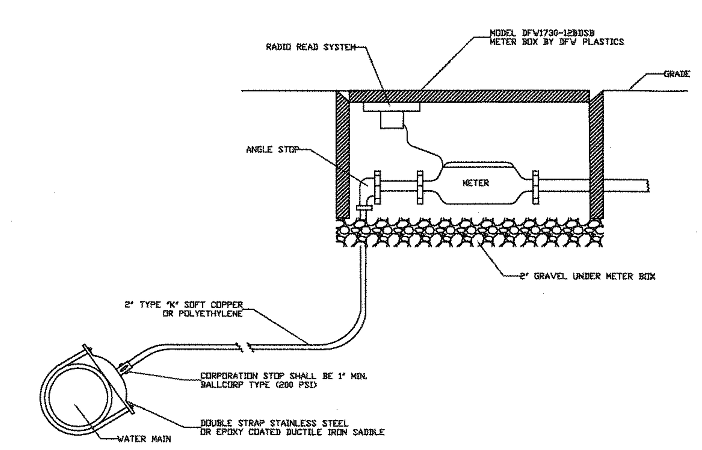



NOTES:

1. THE VALVE AND JOINT ASSEMBLIES SHALL BE WRAPPED IN POLYTHYLENE ACCORDING TO AWWA C105.
2. THE JOINT TYPE SHALL BE MECHANICAL JOINT UNLESS OTHERWISE SPECIFIED IN THE PLANS.
3. VALVE BOX SHALL BE TYLER PIPE 6850 SERIES OR APPROVED EQUAL.
4. GATE VALVE SHALL BE RESILIENT SEAT TYPE WITH A NON RISING STEM AND A 2-INCH SQUARE OPERATOR. RESILIENT SEAT GATE VALVE SHALL CONFORM TO AWWA C509.
5. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WITH AN OPERATING NUT LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4 FEET OF LID.
6. 16" AND LARGER GATE VALVES REQUIRE CONCRETE BLOCK UNDER THE VALVE BODY.
7. ALL VALVE COVERS SHALL BE PAINTED BLUE.
8. A "V" SHALL BE SAW CUT IN THE CURB AT ALL VALVE LOCATIONS.

Roanoke — Rising Star of the Metroplex

| WATER SYSTEM DETAILS: GATE VALVE INSTALLATION | DATE: 7-23-08 |
|---|---|
| | SHEET: 1 OF 1 |
| | PAGE: W-4 |

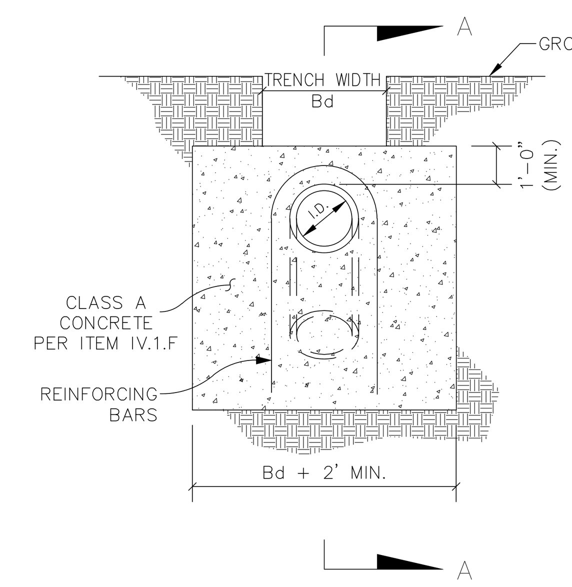



NOTES:

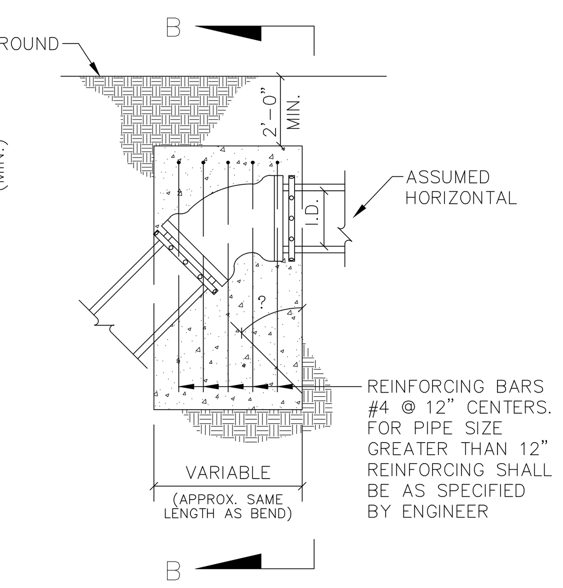
1. METER BOX SHALL BE MODEL DFW1730-12BDSB BY DFW PLASTICS.
2. INSTALL ANGLE STOPS FOR 3/4" THRU 2" METERS WITH LOCKING MECHANISM AND COMPRESSION FITTINGS. FOR LARGER THAN 2" SERVICE INSTALL RESILIENT SEAT GATE VALVE.
3. METER BOX SHALL BE 6" BEHIND CURB WITH WATER SERVICE NOT MORE THAN 8" BELOW GRADE.
4. SERVICES ALONG ROADWAYS WITHOUT CURB AND GUTTER SHALL BE LOCATED A MINIMUM OF 18" BELOW DITCH FLOWLINE.
5. SERVICE LINES CROSSING UNDER THE ROADWAY SHALL BE LOCATED A MINIMUM OF 24" BELOW THE BOTTOM OF PAVEMENT.
6. SERVICE SADDLES SHALL BE DOUBLE STRAP BRASS STEEL OR EPOXY COATED DUCTILE IRON STRAP.
7. METER AND RESIDENTIAL SERVICE LINE AND METER SHALL BE INSTALLED BY PLUMMER WHEN HOUSE IS CONSTRUCTED.
8. INSTALL 2" OF GRAVEL UNDER METER BOX.

Roanoke — Rising Star of the Metroplex

| WATER SYSTEM DETAILS: WATER SERVICE ASSEMBLY 3/4" - 2" | DATE: 7-23-08 |
|---|---|
| | SHEET: 1 OF 1 |
| | PAGE: W-5 |




ELEVATION "B–B"



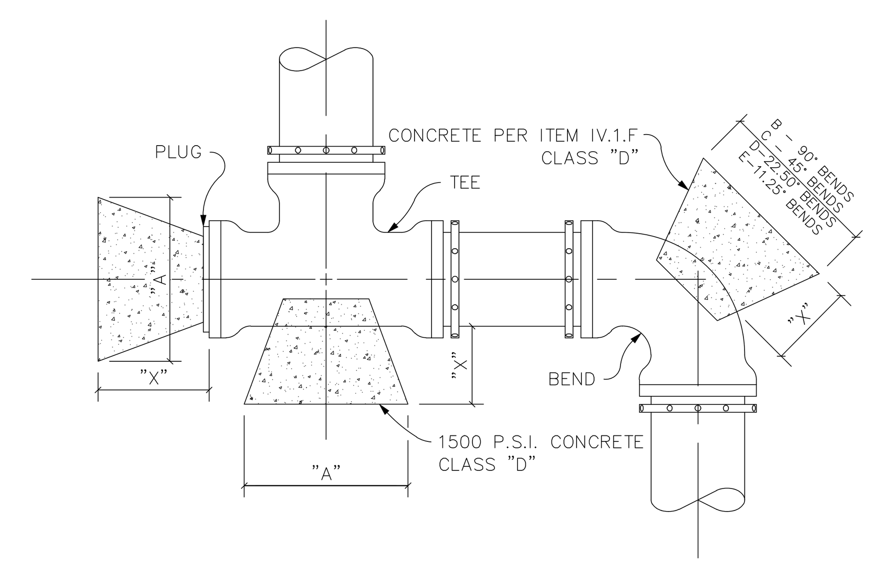

SECTION "A–A"

VERTICAL THRUST BLOCK TABLE

| △ → | 11.25' | | 22.50' | | 30.00' | | 45.00' | | 67.50' | | 90.00' | | ← △ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| I.D. (IN.) | THRUST (TONS) | VOL. (C.Y.) | THRUST (TONS) | VOL. (C.Y.) | THRUST (TONS) | VOL. (C.Y.) | THRUST (TONS) | VOL. (C.Y.) | THRUST (TONS) | VOL. (C.Y.) | THRUST (TONS) | VOL. (C.Y.) | I.D. (IN.) |
| 4,6,8 | 1.0 | 0.5 | 2.0 | 1.0 | 2.5 | 1.3 | 3.6 | 1.8 | 4.6 | 2.3 | 5.0 | 2.5 | 4,6,8 |
| 10,12 | 2.2 | 1.1 | 4.3 | 2.2 | 5.7 | 2.8 | 8.0 | 4.0 | 10.5 | 5.2 | 11.3 | 5.7 | 10,12 |

NOTES:
1. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
2. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

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

**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
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com


McADAMS

**AMERICAN NATIONAL BANK & TRUST**

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

# STANDARD WATER DETAILS

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

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

**18363**

**C19**

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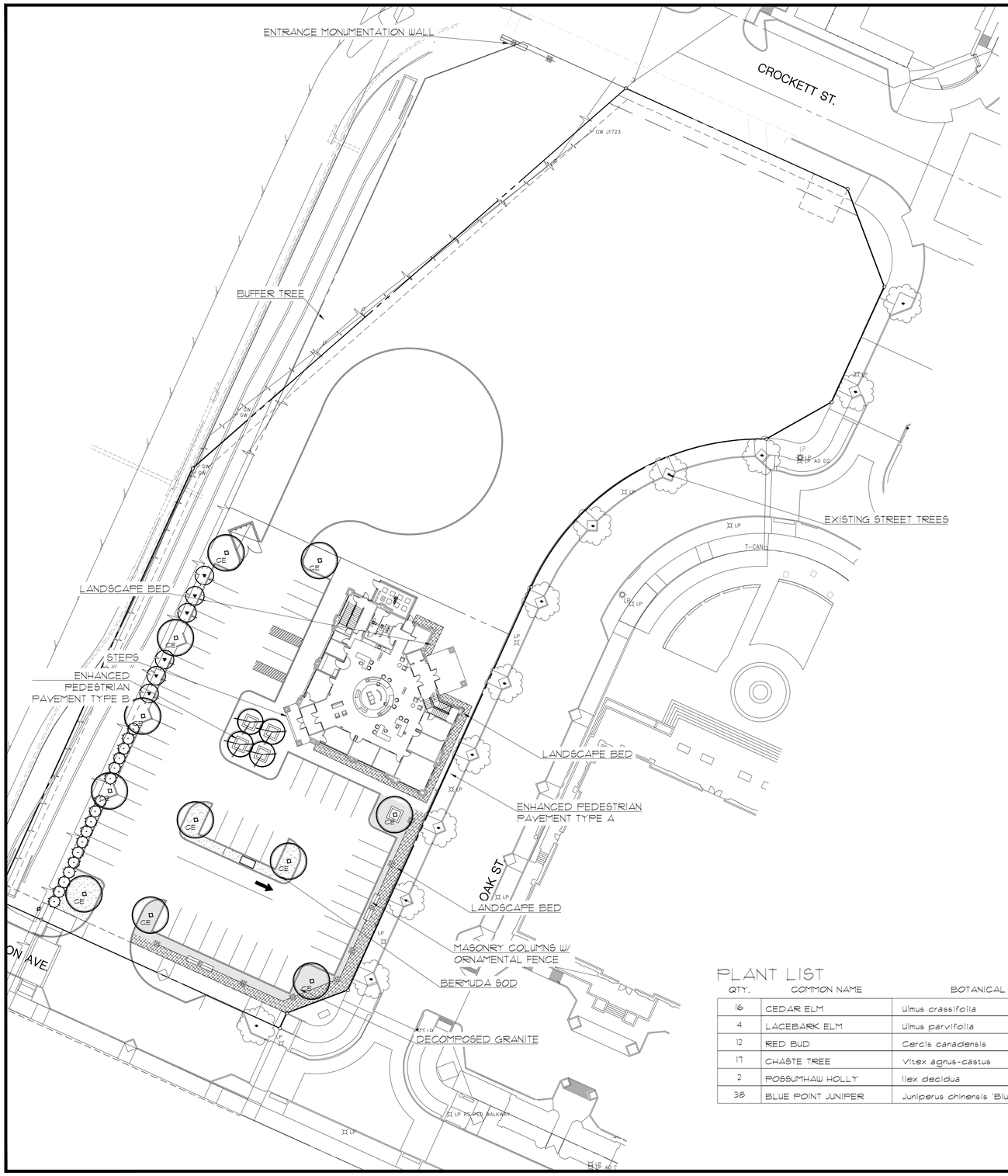


NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'

## 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 R10 STAMPED FINISH - BROOM FINISH
- ENHANCED PAVEMENT TYPE C. PAVESTONE PAVERS HOLLAND STONE - HOLLAND 4CM COLOR - PEWTER 70% & BRICK RED 30%
- ENHANCED PAVEMENT TYPE D. SALT FINISHED CONCRETE SIDEWALK

BUTTERFIELD COLOR CONCRETE
625 W ILLINOIS AVE
AURORA, IL 60506
800 . 282 . 3388
WWW.BUTTERFIELDCOLOR.COM

## 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**
**INTEGRITY GROUP**
**361 W BYRON NELSON BLVD**
**ROANOKE, TEXAS 76262**
**Ph. 8074303316**
**Contact: JOHN DELIN**


The John R. McAdams Company, Inc.
1111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1972

TBPE: 19762 TBPLS: 10194440
www.gacon.com
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McADAMS


**AMERICAN NATIONAL BANK & TRUST**

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**ROANOKE CITY CENTER**
**Lot 1, Block E, 2.347 Acres**
MEP & P. R.R. CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, COUNTY, TEXAS

# LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT
JAMESON PINSON LANDSCAPE ARCHITECT
08/12/2022
REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS

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

**18363**

**L1.00**

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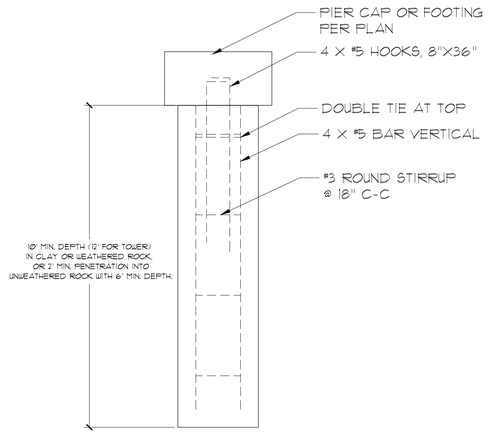
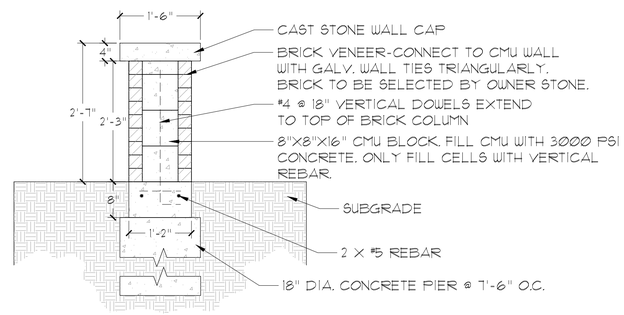
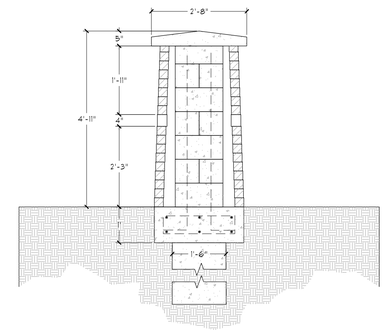



## 1. PIER (18" DIA.)
SCALE: 3/4"=1'



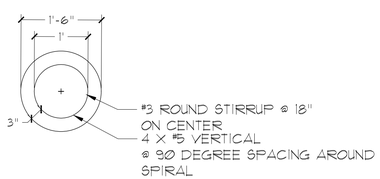

## 2. MASONRY WALL
SCALE: 3/4"=1'




## 3. MASONRY COLUMN
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.)
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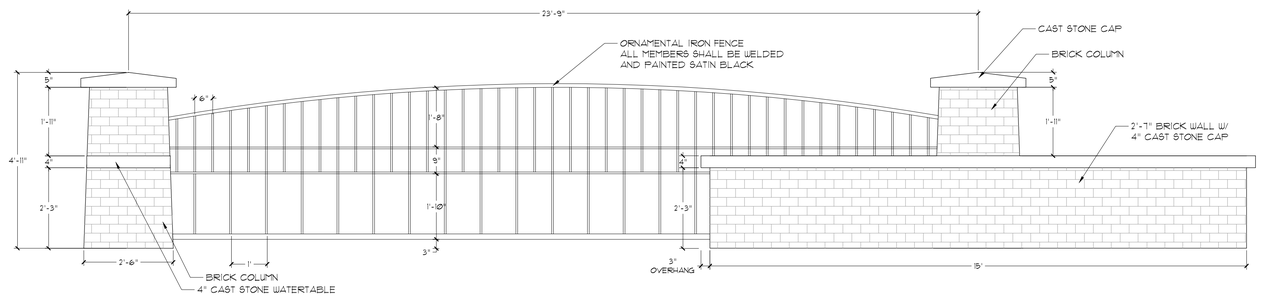
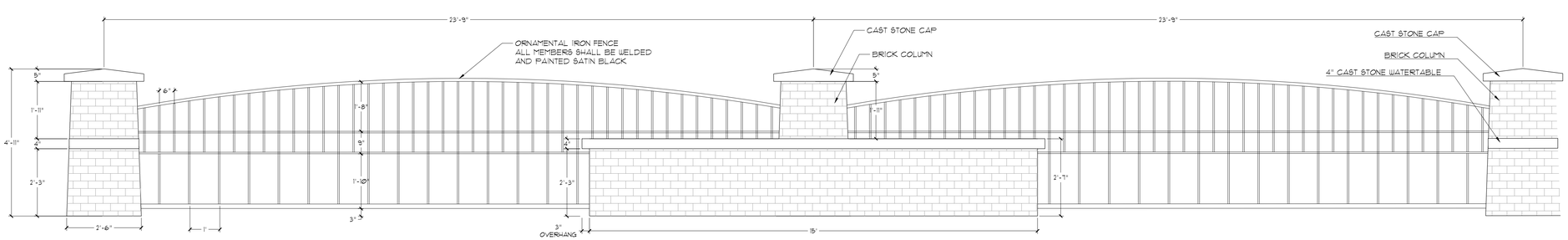



## 5. PARKING SCREENING ELEVATION
SCALE: 1/2"=1'




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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT # 2826
DATED 9/12/2022

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS

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


The John R. McAdams Company, Inc.
1111 Hillady Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1072

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS


**AMERICAN NATIONAL BANK & TRUST**

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**ROANOKE CITY CENTER**
**Lot 1, Block E, 2.347 Acres**
MEP & P. R.R. CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, COUNTY, TEXAS

**LANDSCAPE DETAILS**

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

**18363**

**L1.00**

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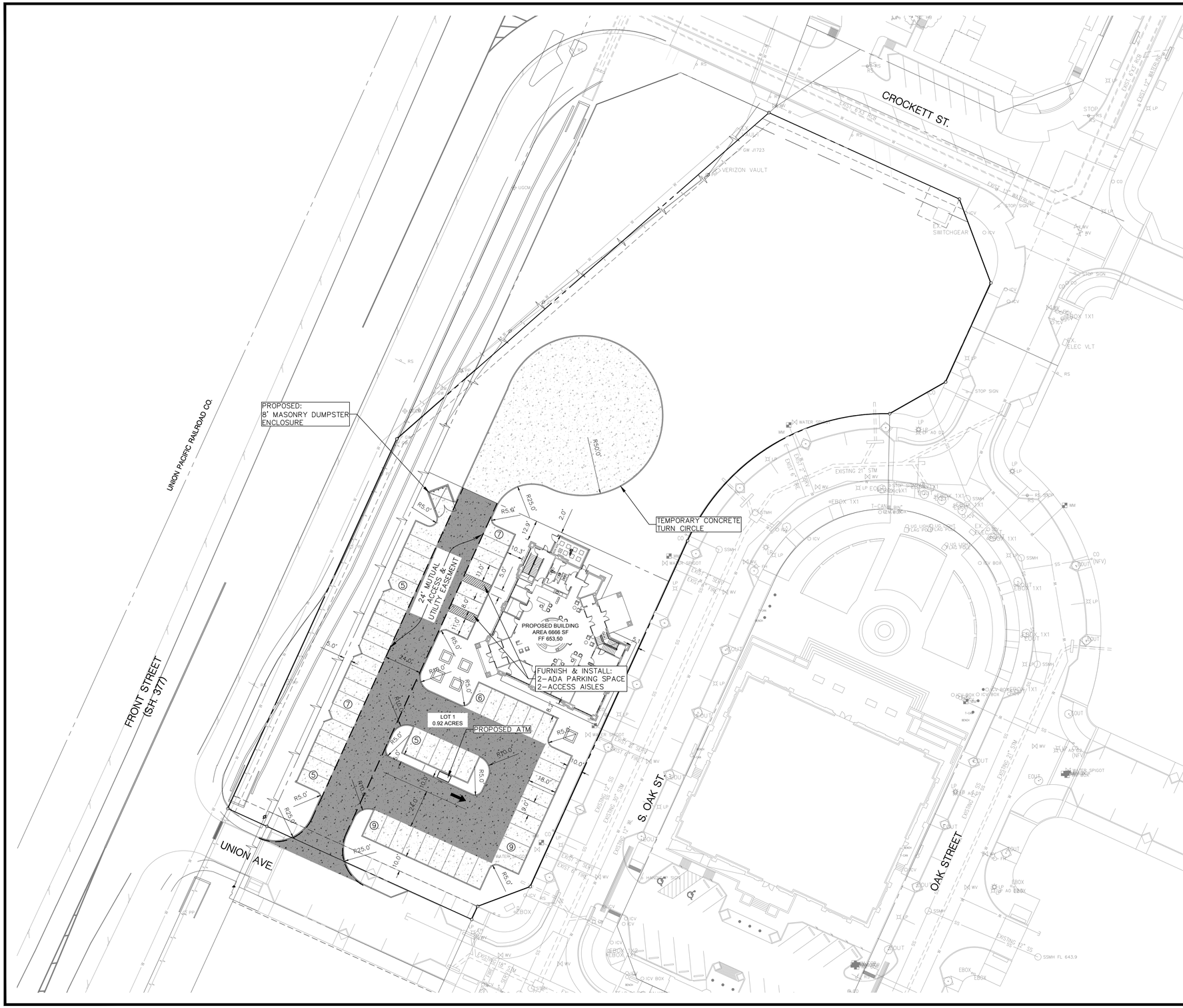


30 0 30 60 90 Feet

SCALE: 1"=30'

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 TXODT.
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% |
| | Lot 1 |
| Ratio | 1/350 |
| Area (SF) | 6,666 |
| 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 Hulen Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
(940) 440. 0172

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

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

**18363**

**C6**

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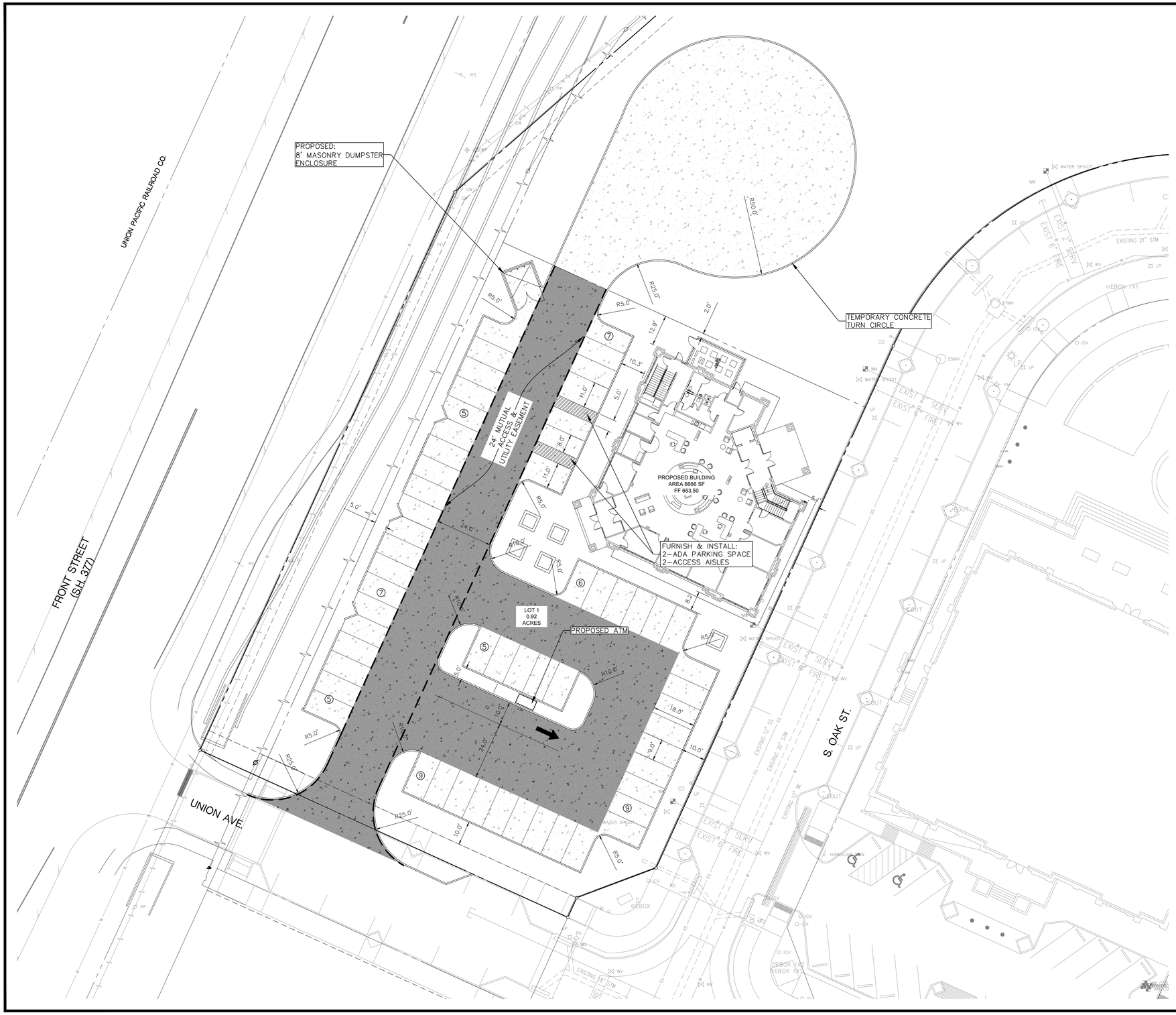


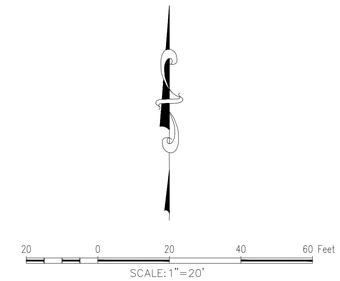


TBM #1: "X" CUT IN HEADWALL AT SOUTHEAST CORNER OF PARISH LANE AND HWY 377 INTERSECTION
ELEV. 650.05

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

GENERAL NOTES

1. ANY IMPROVEMENTS OR CONSTRUCTION PERFORMED WITHIN TXDOT RIGHT OF WAY MUST BE COORDINATED AND PERMITTED THROUGH TXODT.
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 OVERLAY DISTRICT.

| 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% |
| | Lot 1 |
| Ratio | 1/350 |
| Area (SF) | 6,666 |
| 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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**Ph. 8074303318**
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MEP & P. RR. CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, COUNTY, TEXAS

# SITE PLAN

**PRELIMINARY PLANS**

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

Drawn By: JAR
Date: 08/26/2022
Scale: 1"=20'
Revisions:

**18363**

**C7**

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Plotted: 9/12/2022 3:15 PM, by Julio Rios; Saved: 9/12/2022 3:15 PM, by Jhin

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

**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

08-30-22
Date

**FOR OFFICE USE ONLY**

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

08/23/2019

**City of Roanoke Site Plan Checklist**

## Submission Requirements

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

## Print Requirements

Staff Review

☐ Two (2) sets of prints (**folded copies**) for staff discussion.(Plans shall be received thirty (30) days prior to P&Z meeting.)

Planning & Zoning Commission

☐ Two (2) 24x36 (**folded into sets**) Black line prints of the complete site package. (Plans shall be received thirty (30) days prior to P&Z meeting.)

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

City Council

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

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

## Site Plan

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

## Site Plan Continued

- ☒ Property boundaries with dimensions.
- ☒ Zoning districts adjacent to the property.
- ☒ Adjoining streets including existing and proposed median openings, curbs, sidewalks, street intersections, driveways, and alleys within 300 hundred feet of the property.
- ☒ Indicate spacing between driveways within the subject property and adjacent properties.
- ☒ Parking layout and driveways, including loading areas, dedicated fire lanes if required, access easements, and parking space dimensions.
- ☒ All existing and proposed drainage and utility easements.
- ☒ Topography with contour intervals of two (2) feet in 100 feet and minimum finished floor elevations, both referenced to mean sea level datum.
- ☐ Show location of the FEMA 100 year flood plain. 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 | 5' | 5' |
| Number of Trees | 11+44 | 11+45 |
| Interior Landscape | 10% | 11% |
| Number of Trees | | |
| Non-vehicular Landscape | | |
| Number of Trees | | |

Total Site Area devoted to landscape: 11% %

☒ 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 27, 2022

DEPARTMENT: Planning

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**ITEM SUMMARY:**
Consideration and action 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 parimeter 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 made to the screening adjacent to the residential properties which reduced the size of

the original screwing wall. The revised plan includes additional trees but the wall does not extend as far as the original design.

**Planning and Zoning Commission:**

The board recommended approval on September 19, 2022 with the condition the applicant plant a minimum of fifty (50) trees instead of completing the wall.

**STAFF RECOMMENDATION:**

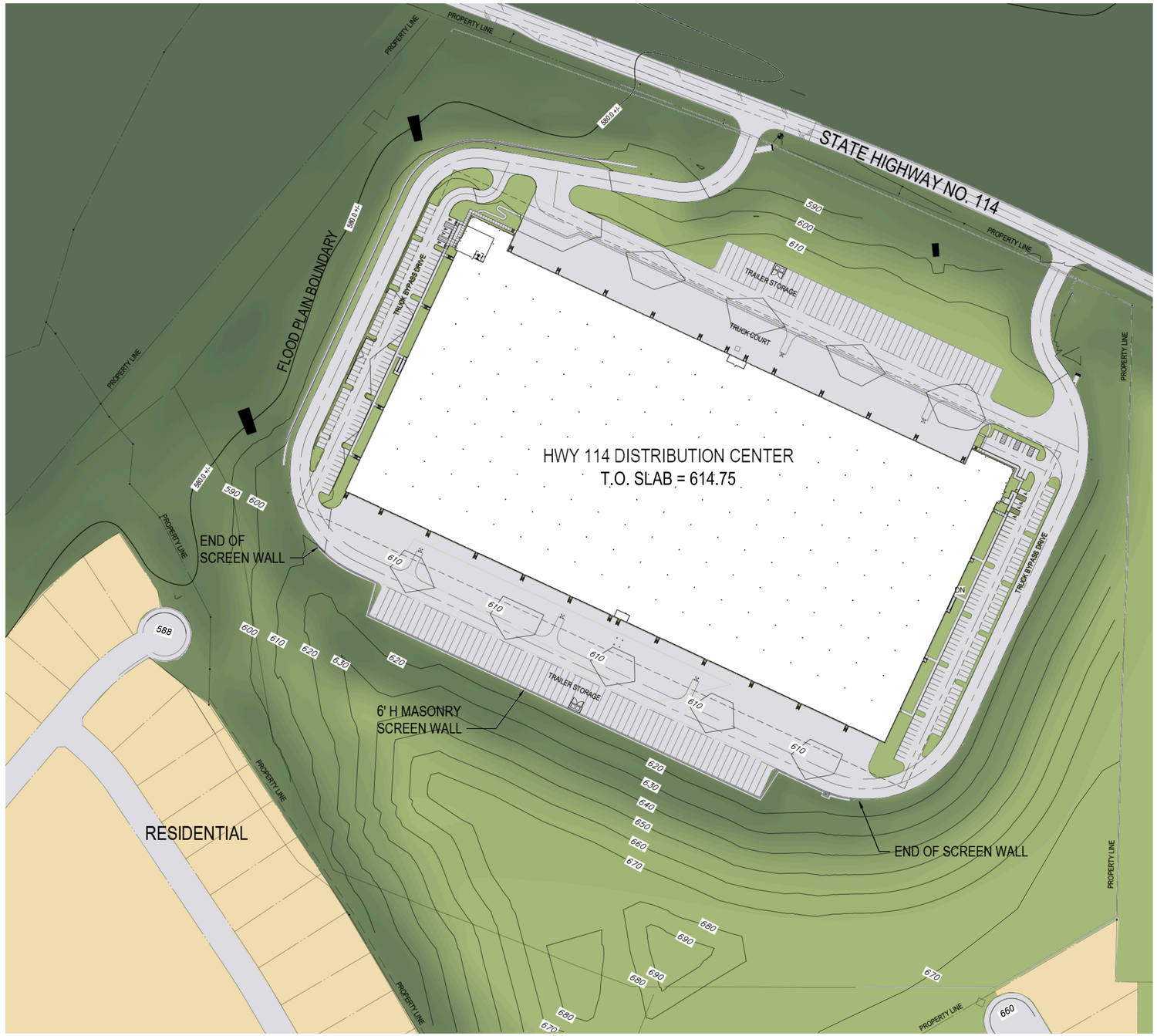
Staff supports an alternate design that adds as much natural buffering such as trees and shrubs to the adjacent residential properties as possible. With the current location at the bottom of the hill along the truck court, most of the wall may not be visible and natural landscaping and trees may provide 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




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

TRUE NORTH PLAN NORTH


architects
maa
merriman anderson
architecture · planning
interior design
300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)


REVIEW

REVISIONS:

BN Roanoke Partner L.P.
Hwy 114 Dist. Center

1230 W US 114
Roanoke, Texas 76262

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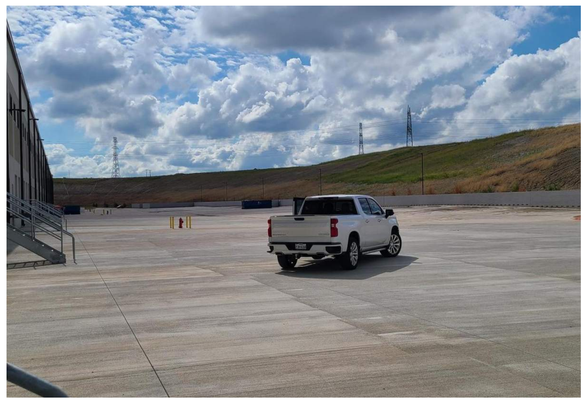
MERRIMAN ANDERSON / ARCHITECTS, INC.

PROJECT NUMBER:
maa2019069

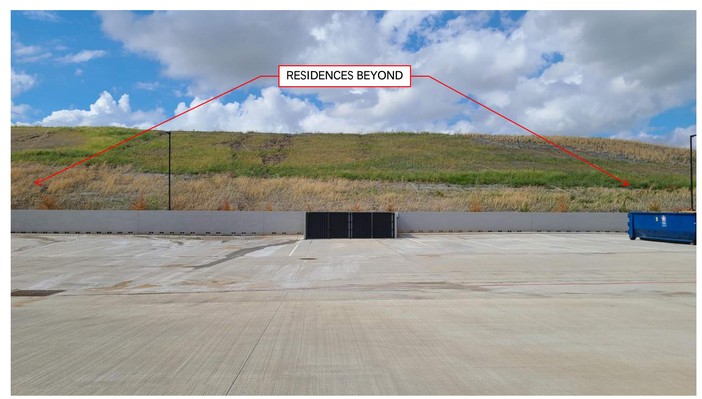
ISSUE DATE:
08/29/22

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1.01.1

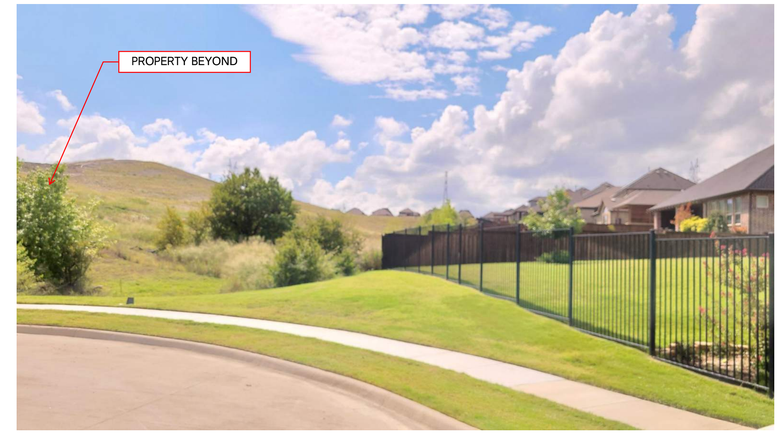


VIEW FROM SW CORNER OF BUILDING

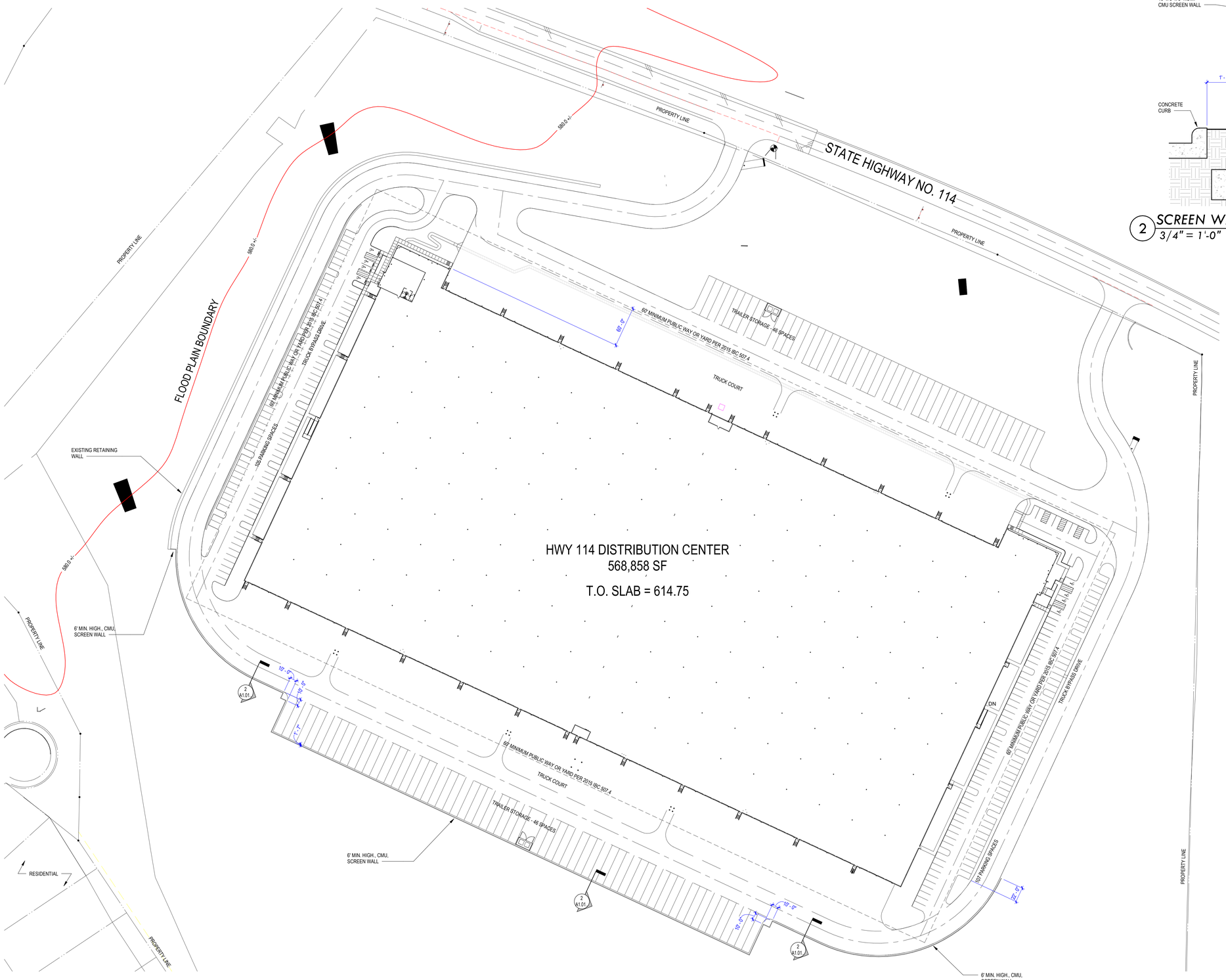


VIEW FROM CENTER OF SOUTH TRUCK COURT

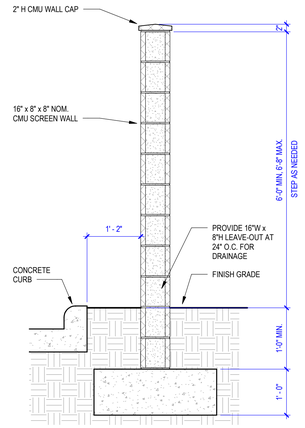
VIEW FROM TOP OF SOUTHEAST HILL




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"


architects
maa
merriman anderson
architecture · planning
interior design
300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)


ISSUE FOR CONSTRUCTION

REGISTERED ARCHITECT
KURT RICK S. HAZLETT
20056
STATE OF TEXAS
EXP: 06 / 30 / 2022
06 / 22 / 2022

# BN Roanoke Partner L.P.
# Hwy 114 Dist. Center

1230 W US 114
Roanoke, Texas 76262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REVISIONS:

PROJECT NUMBER:
maa2019069

ISSUE DATE:
06 / 22 / 2022

SHEET NAME:
SITE PLAN AND DETAIL

SHEET NUMBER:
A1.01

TRUE NORTH

6/22/2022 3:26:56 PM