

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



Kristie Womack, Chairman

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

**ROANOKE PLANNING AND ZONING AGENDA
OCTOBER 17, 2022
7:00 PM**

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

A. CALL TO ORDER

B. PUBLIC INPUT

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

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on September 19, 2022.

D. OLD BUSINESS

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

E. NEW BUSINESS



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**October 17, 2022
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1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone – Specific Use Permit (Oak Street Corridor Zoning District – Oak Street Zone – SUP) to allow the sale of alcoholic beverages at Lot 10R, Block 21 of the Original Town of Roanoke Addition, and having a street address of 409 N. Oak Street, Roanoke, Denton County, Texas. The property is generally located on the SW corner of N Oak Street and Denton Street. (Ordinance No. 2022-129 / SUP 2022-07)
2. Consideration and recommendation on approval of Ordinance No. 2022-129 an ordinance of the city of Roanoke, Texas, amending the comprehensive zoning ordinance and as heretofore amended, by granting a change in zoning from Oak Street Corridor - Oak Street to Oak Street Corridor-Oak Street - Specific Use Permit (SUP 2022-07) to allow the sale of alcoholic beverages on block 21 lot 10R in the Old Town Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 409 N Oak Street suite #100. The property is generally located on the SW corner of N Oak Street and Denton Street.
3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 4.29-acre tract of land in the MEP & PRR Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Office (O) District to Office– Specific Use Permit District (O-SUP) to allow a limited service hotel use. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties. (Ordinance No. 2022-131 / SUP 2022-03)
4. Consideration and recommendation on a Specific Use Permit (SUP 2022-03) request from Icon Lodging to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 4.29-acre tract of land in the MEP & PRR Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Office (O) District to Office– Specific Use Permit District (O-SUP) to allow a limited service hotel use. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties. (Ordinance No. 2022-131)



**AGENDA FOR THE PLANNING AND
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5. Consideration and recommendation on a site plan (SP 2022-10) request from ICON Lodging for two hotels on an approximately 4.29-acre tract of land in the MEP & PRR Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City of Roanoke, Denton County, Texas. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties.
6. Consideration and recommendation on a site plan (SP 2022-11) from Dino Idoski for townhomes on an approximate 0.96 acre tract of land located in the First United Methodist Church Of Roanoke Blk A Lot 2(E Pt), and having an address of 620 Lois, Roanoke, Denton County, Texas. The property is generally located at the intersection of Lois Street and Hwy 114.
7. Consideration and recommendation on a site plan (SP 2022-12) request from Elborai Group, LLC for lots 4, 5, and 6, Block A of the Morningside Addition, an addition located within the City of Roanoke, Denton County, Texas, to allow the proposed development of single-family residential attached dwellings (townhomes). The property is generally located on the north side of Morningside Drive, across the street from an existing townhome development, approximately .08 of a mile from city hall.

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

F. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, October 13, 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.**



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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 09/19/2022 - P&Z Minutes

MEETING DATE: October 17, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on September 19, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 09-19-2022

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



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

**ROANOKE PLANNING AND ZONING MINUTES
SEPTEMBER 19, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

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

Absent: Vice Chairman Jason Kasal and Commissioner Victor Molaschi.

A. CALL TO ORDER

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

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Donald J. Glacy second by Mark McCullough to approve the minutes from the regular Planning and Zoning Commission meeting held on August 15, 2022.

Motion carried unanimously.

D. NEW BUSINESS

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



**MINUTES FOR THE REGULAR
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MEETING**

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Public hearing started at 7:02 p.m.

No one wished to speak.

Public hearing ended at 7:02 p.m.

2. Motion made by Donald J. Glacy second by Larry Granados to table until October 17, 2022 Planning and Zoning Commission meeting, 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.

Motion carried 4-1-0. Commissioner Jesse Terrell was opposed.

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 was taken on this item.

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

No action was taken on this item.

5. Motion made by Mark McCullough second by Donald J. Glacy to approve 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.

Motion carried unanimously.

6. Motion made by Jesse Terrell second by Donald J. Glacy to approve, contingent with 50 additional trees being planted throughout the back side of the property, an amendment to Site Plan (SP 2020-01) request from BN Roanoke Partner L.P.,



**MINUTES FOR THE REGULAR
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MEETING**

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located at 1230 W. Hwy 114, for the screening wall requirement standard for PD-2012-111 Exhibit 1.
Motion carried unanimously.

E. ADJOURNMENT

Motion made by Mark McCullough second by Larry Granados to adjourn the meeting at 8:00 p.m.
Motion carried unanimously.

Kristie Womack, Chairman

Sherry Gragg, P&Z Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

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

MEETING DATE: October 17, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

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

INFORMATION:

This zoning change request was brought before the Planning and Zoning Commission on September 19, 2022. The board's motion was that the applicant return in 30 days with a revised site plan.

The applicant is returning to the board with a site plan that includes a second exit connection to the adjacent property and informed staff that although it won't be contemplated as part of the PD submission, it at least gives the commissioners a better sense of the second exit routing.

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

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

Description	MF-12	Proposed MF
Max. Height	2.5 story / 35'	4 story / 50'8"



AGENDA ITEM

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. 2 spaces for each two-bedroom unit. • Required: 497	4.5 story parking garage: 333 spaces Surface Parking: 180 spaces • 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.



AGENDA ITEM

(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, views, or wildlife habitats;
- (5) To protect or preserve existing historical buildings, structures, features or places;
- (6) To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
- (7) To meet or exceed the standards of this chapter.

STAFF RECOMMENDATION:

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

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:



AGENDA ITEM

1. Roanoke Zoning app -PD15 acres
2. The Agave - Site Plan
3. The Agave - Site Plan (Commercial Component Unmasked)
4. The Agave - Concept Package v 7 7.18.2022
5. The Agave - Color Elevations
6. ELEV
7. The Agave - Concept Utility Layout
8. The Agave - Concept Landscape
9. Metes and Bounds
10. ORD NO 2022-128 - HWY 114 - Rezone R to PD-Multi-family - 15.026 acre tract - 080822
11. Summary Table



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

Paid 8/8/2022 by JW

ZONING APPLICATION

Applicant/Agent Name Adam Smith		Home Phone	Mobile Phone 817.689.6165
Address 205 N. Oak - Suite A		City / State Roanoke, TX	Zip 76262
Property Owner(s) LVL UP Roanoke, LLC		Home Phone	Work Phone 817.205.6050
Property Owner Address 2034 Churchill Downs Ln Trophy Club, TX 76262			
Present Zoning Classification Retail	Requested Zoning Classification PD- Multifamily	Acreage/Lot of Requested Zoning Classification 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/1BD + 2P/2BD)

OPENNESS: 61%



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

A TRACT OF LAND DESCRIBED
 AS TRACT 2 IN A DEED TO
 HIGHLAND MEADOWS CHRISTIAN CHURCH
 D/B/A COMPASS CHRISTIAN CHURCH
 CCF# 2014-63711
 R.P.R.D.C.T.

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



PROPOSED SITE PLAN



PRINCIPALS & TEAM

DEVELOPER AND PRINCIPALS

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

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

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

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

MANAGEMENT COMPANY

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

DEVELOPMENT TEAM

GENERAL CONTRACTOR

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

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

ARCHITECT

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

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

PROJECT INFORMATION

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

AREA SNAPSHOT



PROJECT DESCRIPTION

SITE IMPROVEMENTS (EXISTING AND PROPOSED)

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

SITE IMPROVEMENTS (EXISTING AND PROPOSED), CONTINUED

PROPOSED UNIT MIX

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



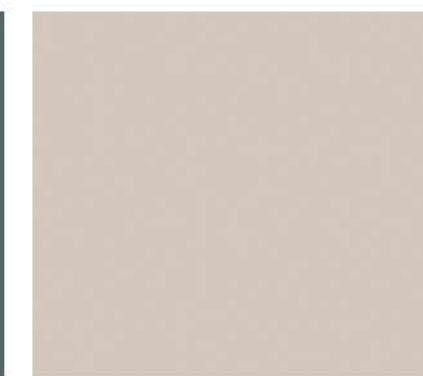
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PAINT 3: ACCENT &



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”

3LB ROANOKE SCHEMATIC ELEVATION

Roanoke, Texas

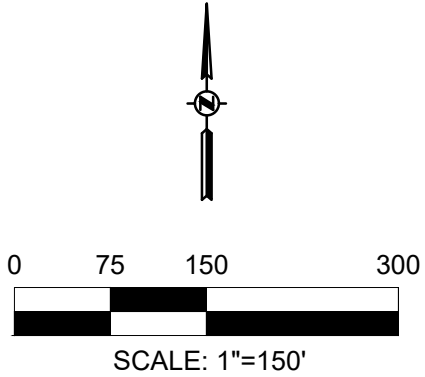


1 NORTH ELEVATION

SCALE: 1:20

LEGEND

- (72"SS) EXISTING 72" SEWER
- 8"SS PROPOSED 8" SEWER
- 8"W PROPOSED 8" WATER
- 12"W EXISTING 12" WATER



DECI ENGINEERING EXCELLENCE
T.B.P.E.L.S. FIRM REGISTRATION NO. F-8996
3000 USA Parkway, Suite 900, Dallas, TX 75244-2720, (972) 270-2002

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	SCALE:	JOB No.
APPROVED: WG		

PLOTTED: Mar 30, 2022 - 4:59pm
G:\1220\9146-06 Agave\2203 Roanoke 15\CAD\EXHIBIT A.dwg
G:\1220\9146-06 Agave\2203 Roanoke 15\CAD\Exhibit A.dwg
G:\1220\9146-06 Agave\2203 Roanoke 15\CAD\Exhibit A.dwg

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

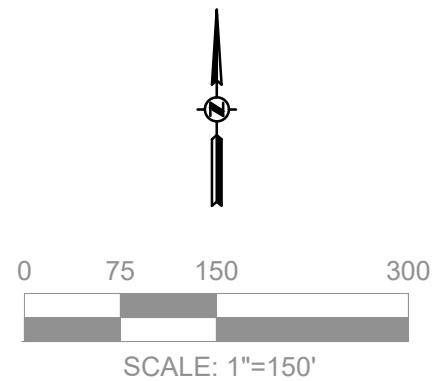
G:\1220\9146-06 AGAVE\2203 ROANOKE 15\CAD\EXHIBIT A.dwg

PLOTTED: Mar 30, 2022 - 4:57pm
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G:\1220\9146-06 Agave\2203 Roanoke 15\CAD\Exhibits\Exhibit B.dwg - 11x17.dwg



LEGEND

- LANDSCAPED AREAS = 75,957 SF
- OPEN SPACE = 376,659 SF
- TOTAL LANDSCAPE = 452,616 SF



DECI ENGINEERING EXCELLENCE
T.B.P.E.L.S. FIRM REGISTRATION NO. F-8996
3000 USA Parkway, Suite 900, Dallas, TX 75244-2720, (972) 278-2002

DENTON COUNTY
3LB ROANOKE
ROANOKE, TEXAS

LANDSCAPE & OPEN SPACE
EXHIBIT B

DESIGN BY: SS	DATE: 3/30/2022	SHEET No. 01 OF 04
DRAWN BY: SS	SCALE:	JOB No.
APPROVED: WG		

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ORDINANCE No. 2022-128

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

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

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

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

Section 3.

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

Section 4.

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

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

Section 5. PENALTY CLAUSE

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

Section 6. SEVERABILITY CLAUSE

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

Section 7. EFFECTIVE DATE

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

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

APPROVED:

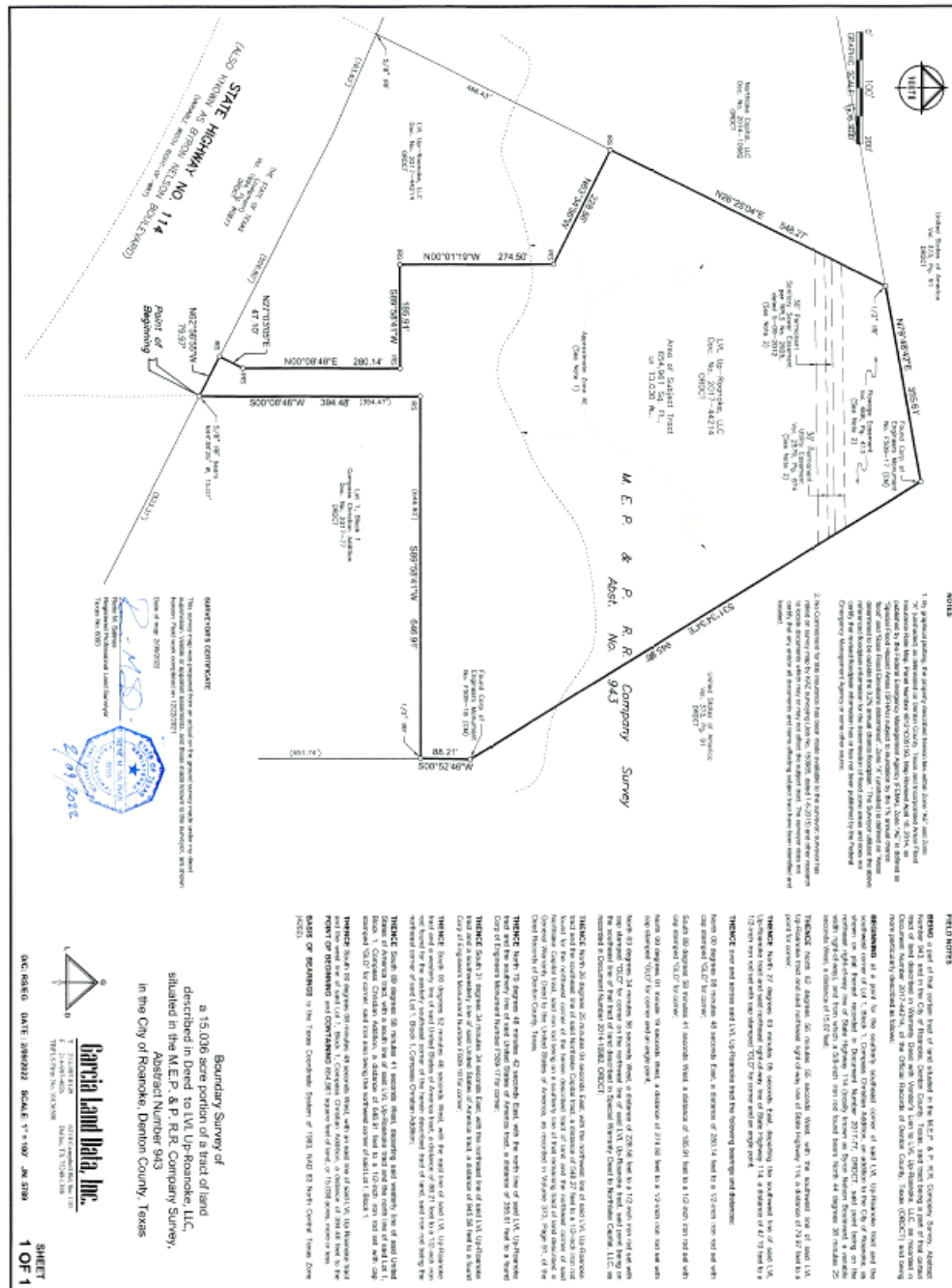
Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



Section	Title	Subtitle	Ordinance	Proposed
12.312	Height Regulations		2.5 stories for main building	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"
12.313	Area Regulations		12 units per acre (calculated on gross)	Maximum of 20 units per gross 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	Some Units may be slightly further but valet trash pickup 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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2022-129 / SUP 2022-07

MEETING DATE: October 17, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone – Specific Use Permit (Oak Street Corridor Zoning District – Oak Street Zone – SUP) to allow the sale of alcoholic beverages at Lot 10R, Block 21 of the Original Town of Roanoke Addition, and having a street address of 409 N. Oak Street, Roanoke, Denton County, Texas. The property is generally located on the SW corner of N Oak Street and Denton Street. (Ordinance No. 2022-129 / SUP 2022-07)

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 - Lot 10R Block 21 OT Roanoke



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, OCTOBER 17, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE – SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET 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, OCTOBER 25, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT - OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT - OAK STREET ZONE - SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT - OAK STREET 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 23, 2022, by 5:00 p.m.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

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

MEETING DATE: October 17, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

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

INFORMATION:

The applicant is planning to use the space as a wine tasting room. This location is more than 1,000 feet from any like use and is greater than 300 feet from the Baptist Church located at 512 N Oak St.

Sec. 12.492. - Schedule of Uses. Any use with on- and off-premise alcohol sales as more than 50% of its gross sales revenue requires a Specific Use Permit (SUP).

Ordinance 2010-108 was approved by City Council requiring a SUP for the operation of any Bar or Liquor Store in the City of Roanoke meeting the following criteria.

Sec. 12.649. - Bars and Liquor Stores.

(a)

An SUP is required for the use of a bar or liquor store, subject to review and approval of City Council.

(b)

A lot containing a bar or liquor store should be located at least one thousand (1,000)



AGENDA ITEM

feet from any lot containing another like use, as measured in a straight line between the nearest points of one (1) lot to the other lot.

(c)

Prior to the issuance of a certificate of occupancy, the business shall provide the City with a copy of its state permit to operate as a bar or liquor store.

(d)

All alcohol related activities must meet all standards found in [Chapter 4, Article 4.400](#) of the Code of Ordinances of the City of Roanoke, Texas.

(Ord. No. 2010-108, § 2, adopted 7/27/2010)

Sec. 4.420. - Sale of Alcoholic Beverages Prohibited Near Public Schools, Private Schools, Ch Hospitals. (A)It shall be unlawful for any dealer to sell alcoholic beverages from or at a place c within this city within three hundred (300) feet of a church, public or private school, or public l

STAFF RECOMMENDATION:

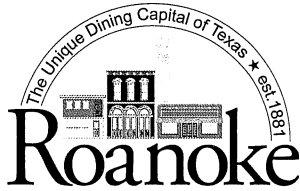
Recommend approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP-2022-07 - Kyle Bingham - 409 N Oak Wine Tasting Sales
2. ORD NO 2022-129 - SUP 2022-07 - Alcohol - Lot 10R Block 21 OT Roanoke



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

SPECIFIC USE PERMIT APPLICATION

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

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? NO

Justification for request for Special Use Permit: Alcohol sales over 50%

Authorization:

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

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

Owner(s) Signature

Date

Attach the following:

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

Kyle Bingham
Applicants Signature

8/30/2022
Date

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

FOR OFFICE USE ONLY

Application Fee Paid 8/30/2022	P&Z Meeting <u>09/19/2022</u>	CC Meeting <u>09/27/2022</u>	File for Record SUP- <u>2022</u> - <u>07</u>
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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 - OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT - OAK STREET ZONE - SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT - OAK STREET ZONE - 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 - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone - Specific Use Permit (Oak Street Corridor Zoning District - Oak Street 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 25th day of October, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2022-131 / SUP 2022-03

MEETING DATE: October 17, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 4.29-acre tract of land in the MEP & PRR Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Office (O) District to Office– Specific Use Permit District (O-SUP) to allow a limited service hotel use. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties. (Ordinance No. 2022-131 / SUP 2022-03)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP 2022-03) Two Hotels on Dallas Drive

MEETING DATE: October 17, 2022

DEPARTMENT: Planning

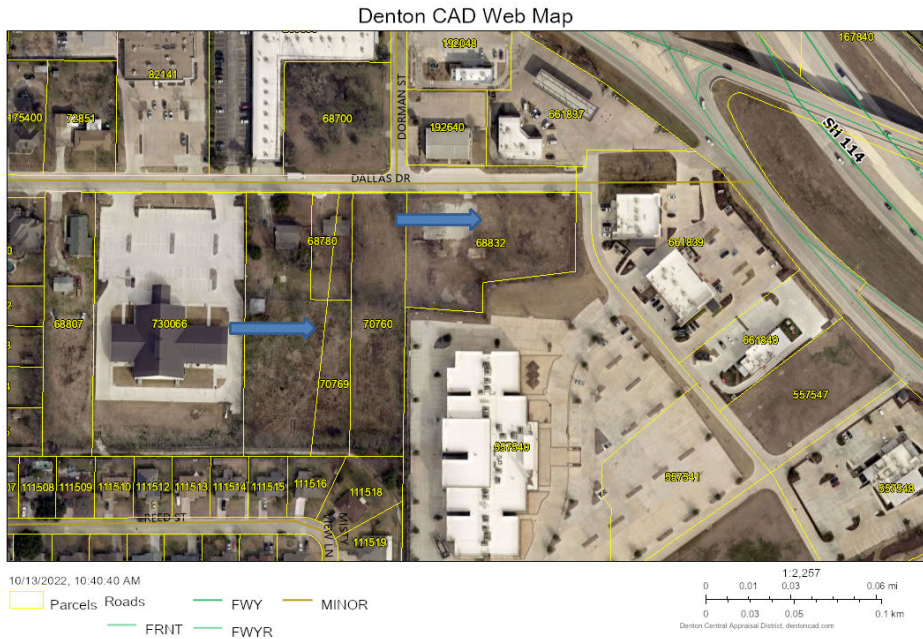
ITEM SUMMARY:

Consideration and recommendation on a Specific Use Permit (SUP 2022-03) request from Icon Lodging to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 4.29-acre tract of land in the MEP & PRR Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Office (O) District to Office—Specific Use Permit District (O-SUP) to allow a limited service hotel use. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties. (Ordinance No. 2022-131)

INFORMATION:

Location:

AGENDA ITEM



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Denton County

Zoning: Office-O. Limited service hotels are allowed by a Specific Use Permit. The land use may be approved as a conditional use/Specific Use Permit (SUP) in the zoning district indicated

History

A zoning change from Retail to Office was approved on July 26, 2022.

A text amendment from three floors to four floors for limited service hotels was approved on January 11, 2022.

Planning Analysis: The applicant is proposing to build two four-story limited service hotels. Each hotel has a pool and a meeting room that meet the minimum requirements as outlined in our code of ordinances for Limited Service Hotels.

- Residence Inn - 104 Rooms
- Home 2 Suites - 105 Rooms
- Parking - the parking requirement is met
- Landscape - the landscape requirement is met
- An engineered utility plan will be accepted prior to construction.



AGENDA ITEM

- An engineered drainage plan will be accepted prior to construction.

STAFF RECOMMENDATION:

Recommend approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP Application
2. Residence Inn Colored Elevation
3. Home 2 Suites Colored Elevation
4. 2022-09-14 SPEC21071 704 Dallas Drive - McAdams - Landscape Plan



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

SPECIAL USE PERMIT APPLICATION

Name of Applicant/Agent ICON LODGING	Address, City, State, Zip 8951 CYPRESS WATERS BLVD, SUITE 160 COPPELL, TX 75019	Phone Number 919-673-4443
Type of permit requested LIMITED SERVICE LODGING	Name of Business HOME2 SUITES BY HILTON	Email VIREN@ZEALHOTELSGROUP.COM
Property Owner(s) Oldenwood Investment Partners LLC Group	Address, City, State, Zip 3301 Westover Ct Grapevine Tx 76051	Phone Number 817-994-1702
Legal Description - Lot/Block/Subdivision A0923A MEP & PRR, TR 50, .191 ACRES, OLD DCAD TR #19(5A) OLD DCAD TR #19(5A) A1565A J. BACON, TR 14, .036 ACRES, OLD DCAD TR	Property Address 614 Dallas Dr Roanoke Tx 76262	Present Zoning Single Family Retail

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? _____

Justification for request for Special Use Permit: **DEVELOPMENT OF TWO (2) LIMITED SERVICE HOTELS**

Authorization: Group

I/We **Oldenwood Investment Partners LLC** owner(s) of the above described property do hereby authorize **Icon Lodging** to act on my/our behalf in making and representing this special use permit application.

DocuSigned by:
Kerry Boyle
Owner(s) Signature
11/30/2021
Date

DocuSigned by:
Teja McArthur
Owner(s) Signature
11/30/2021
Date

Attach the following:

Special Use Permit application fee of \$200.00**. 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 due at least 5 days prior to Council Meeting.

DocuSigned by:
Viren Patel
Applicant's Signature

12/2/2021

Date

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

FOR OFFICE USE ONLY

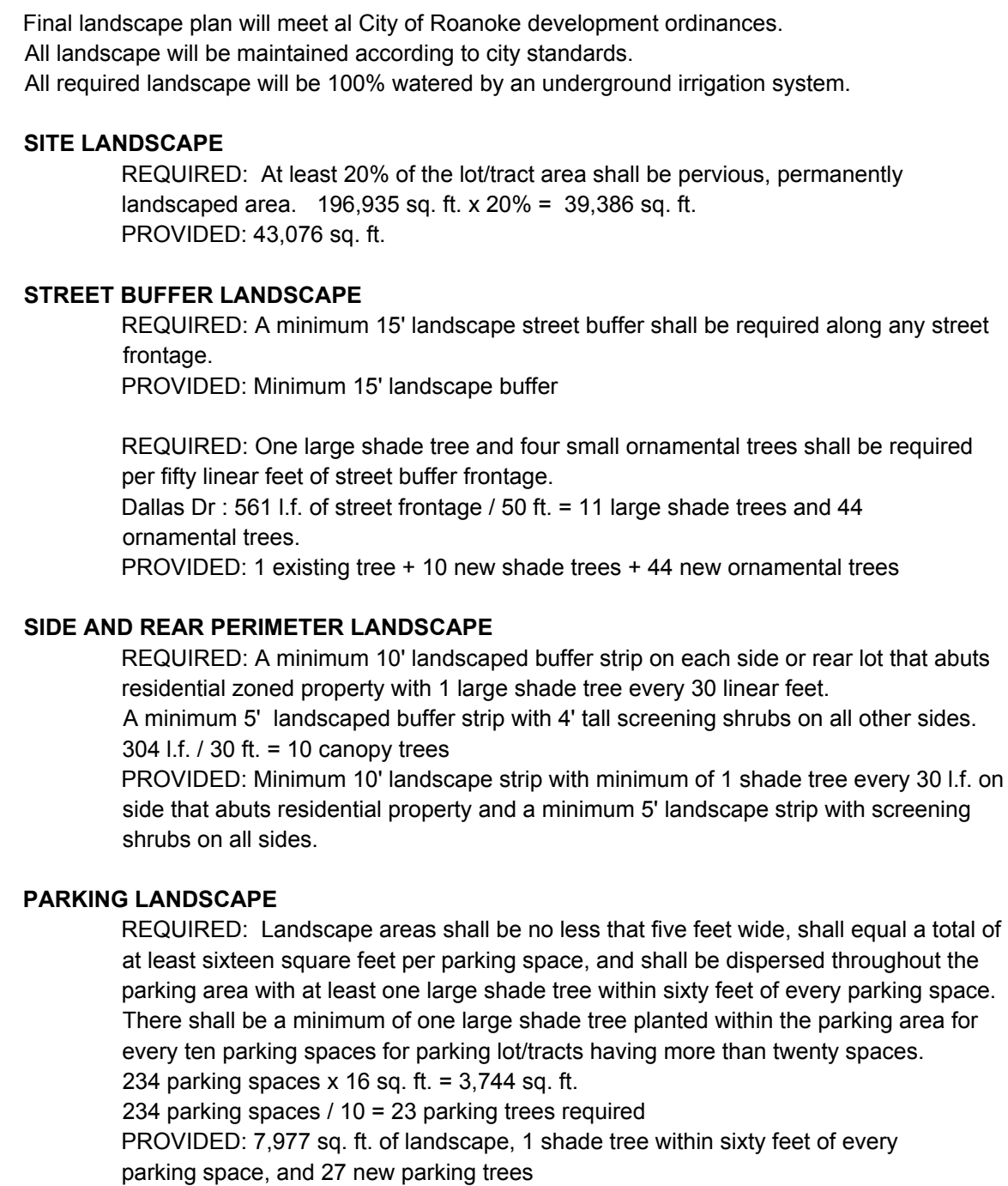
Application Fee Paid 12/3/2021 by Krista White	P&Z Meeting JUN 20 2022	CC Meeting JUN 28 2022	File for Record SUP- 2022 - 03
--	-----------------------------------	----------------------------------	--

8/23/2019



Dallas Drive
Roanoke, Texas





*NOTES:
234 INCHES PROVIDED IN REPLACEMENT TREES = 10 (3") CANOPY TREES
AND 51 (4") CANOPY TREES

OWNER/DEVELOPER
ICON LODGING
PRESS WATERS BLVD. SUITE 160
COPPELL, TX
Ph. 512.619.6467
Contact: Nirmish Patel

Drawn By: MR
Date: 05/11/2022
Scale: 1"=30'
Revisions:

L5.01



704 DALLAS DRIVE
www.mcadamsco.com

**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: 10194444C
www.gacon.com
www.mcadamsco.com



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site plan (SP 2022-10) Two Hotels on Dallas Drive

MEETING DATE: October 17, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan (SP 2022-10) request from ICON Lodging for two hotels on an approximately 4.29-acre tract of land in the MEP & PRR Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City of Roanoke, Denton County, Texas. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties.

INFORMATION:

Zoning: Office-O. Limited service hotels are allowed by a Specific Use Permit.

Planning Analysis: The applicant is proposing to build two four-story limited service hotels. Each hotel has a pool and a meeting room that meet the minimum requirements as outlined in our code of ordinances for Limited Service Hotels.

- Residence Inn - 104 Rooms
- Home 2 Suites - 105 Rooms
- Parking - the parking requirement is met
- Landscape - the landscape requirement is met
- An engineered utility plan will be accepted prior to construction.
- An engineered drainage plan will be accepted prior to construction.
- A Traffic Impact Study was accepted by our engineering consultant.

STAFF RECOMMENDATION:

Recommend approval



AGENDA ITEM

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Site Plan Application - Icon Lodging
2. Residence Inn Colored Elevation
3. Home 2 Suites Colored Elevation
4. 2022-09-14 SPEC21071 704 Dallas Drive - McAdams - Landscape Plan
5. 2022.03.31-TIA 704 Dallas Drive
6. C3.01 DRAINAGE AREA MAP
7. C4.01 OVERALL UTILITY PLAN (003)



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 ICON Lodging / Viren Patel	Address of Applicant 3501 Olympus Blvd, STE 340, Dallas, TX 75019	Phone Number 919-673-4443
Legal Interest		
Owner Oldenwood Investment Group LLC	Address 33014 Westover Ct, Grapevine, TX 76051	Phone Number
Firm preparing Site Plan Package McAdams	Address 201 Country View, Roanoke, TX 76262	Phone Number 972-436-9712
		Email dpowell@mcadamsco.com
Location of Property 704 Dallas Drive	Name of Addition/Subdivision	Lot / Block
		Present Zoning R / SF-7 <i>Retail</i>

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial	1	4.521
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.

Viren Patel

Digitally signed by Viren Patel
DN: cn=Viren Patel, o=ou,
email=viren@zealhotelsgroup.com, c=US
Date: 2022.02.04 13:22:12 -06'00'

2/4/2022

Applicants Signature

Date

FOR OFFICE USE ONLY

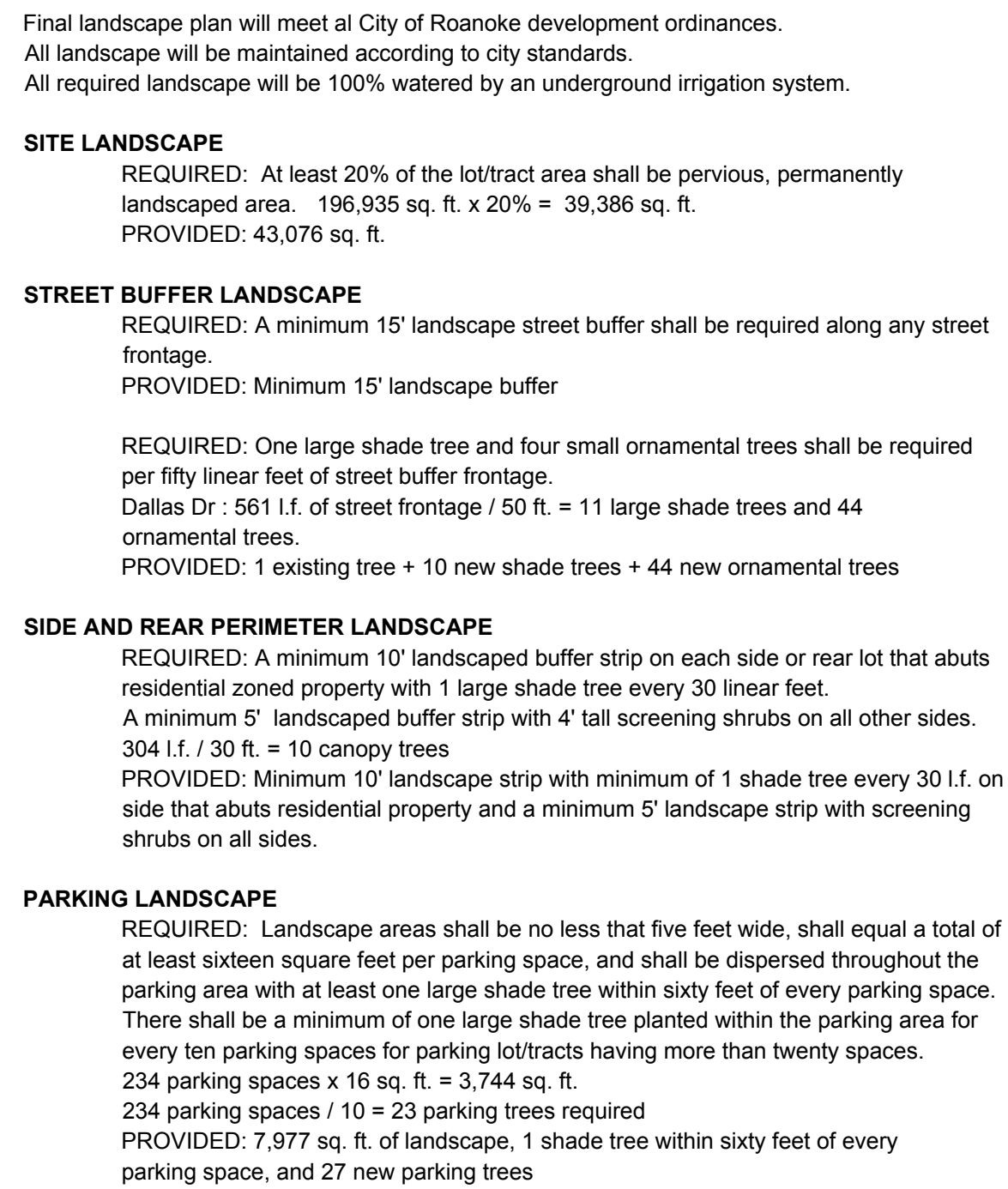
Site Plan Fee	P&Z Meeting	CC Meeting	File for Record
	10/17/2022	10/25/2022	SP- 2022 - 10

08/23/2019



Dallas Drive
Roanoke, Texas





*NOTES:
234 INCHES PROVIDED IN REPLACEMENT TREES = 10 (3") CANOPY TREES
AND 51 (4") CANOPY TREES

OWNER/DEVELOPER
ICON LODGING
PRESS WATERS BLVD. SUITE 160
COPPELL, TX
Ph. 512.619.6467
Contact: Nimish Patel

Drawn By: MR
Date: 05/11/2022
Scale: 1"=30'
Revisions:

L5.01

MCADAMS

704 DALLAS DRIVE
4.521 Acres
in the
RICHARD EADS SURVEY, ABSTRACT NO. 393
CITY OF ROANOKE
DENTON COUNTY, TEXAS

704 DALLAS DRIVE

LANDSCAPE PLAN

e 53 of 94

March 31, 2022

J. R. Hames
Development Services Administrator
City of Roanoke
500 S Oak Street
Roanoke TX 76262

**RE: Integrated Real Estate Group Resubmittal for 704 Dallas Drive
Traffic Impact Analysis Review for submittal dated 3/11/2022**

Mr. Hames

Teague Nall and Perkins, Inc. (tnp), on behalf of the City of Roanoke, has reviewed the above referenced Traffic Impact Analysis (TIA), dated March 2022 by Lee Engineering. The assumptions and projections are reasonable.

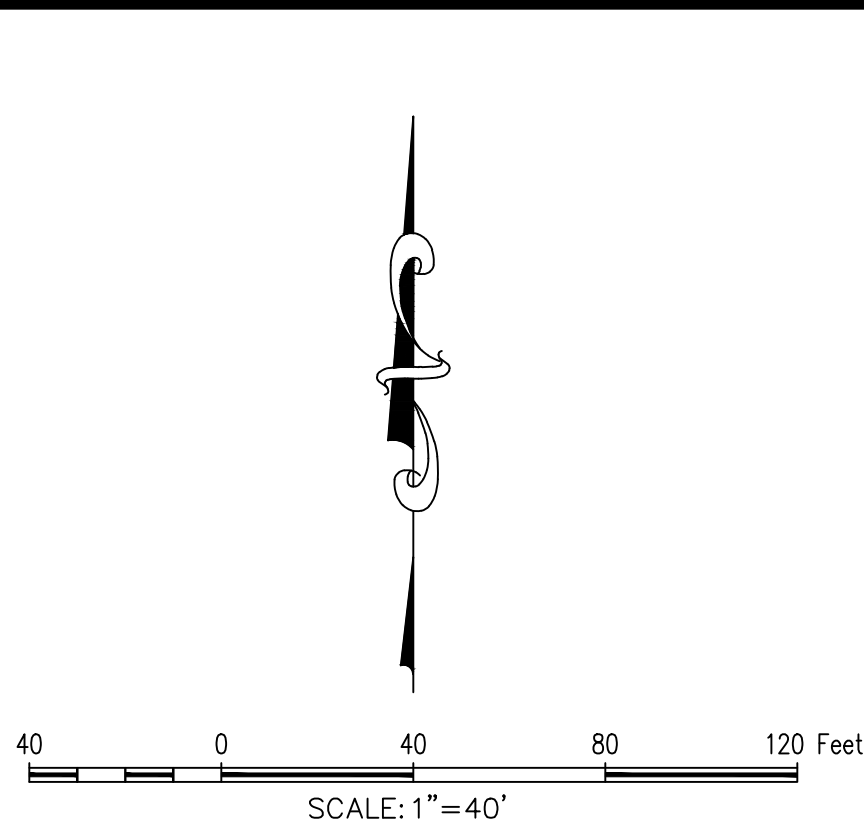
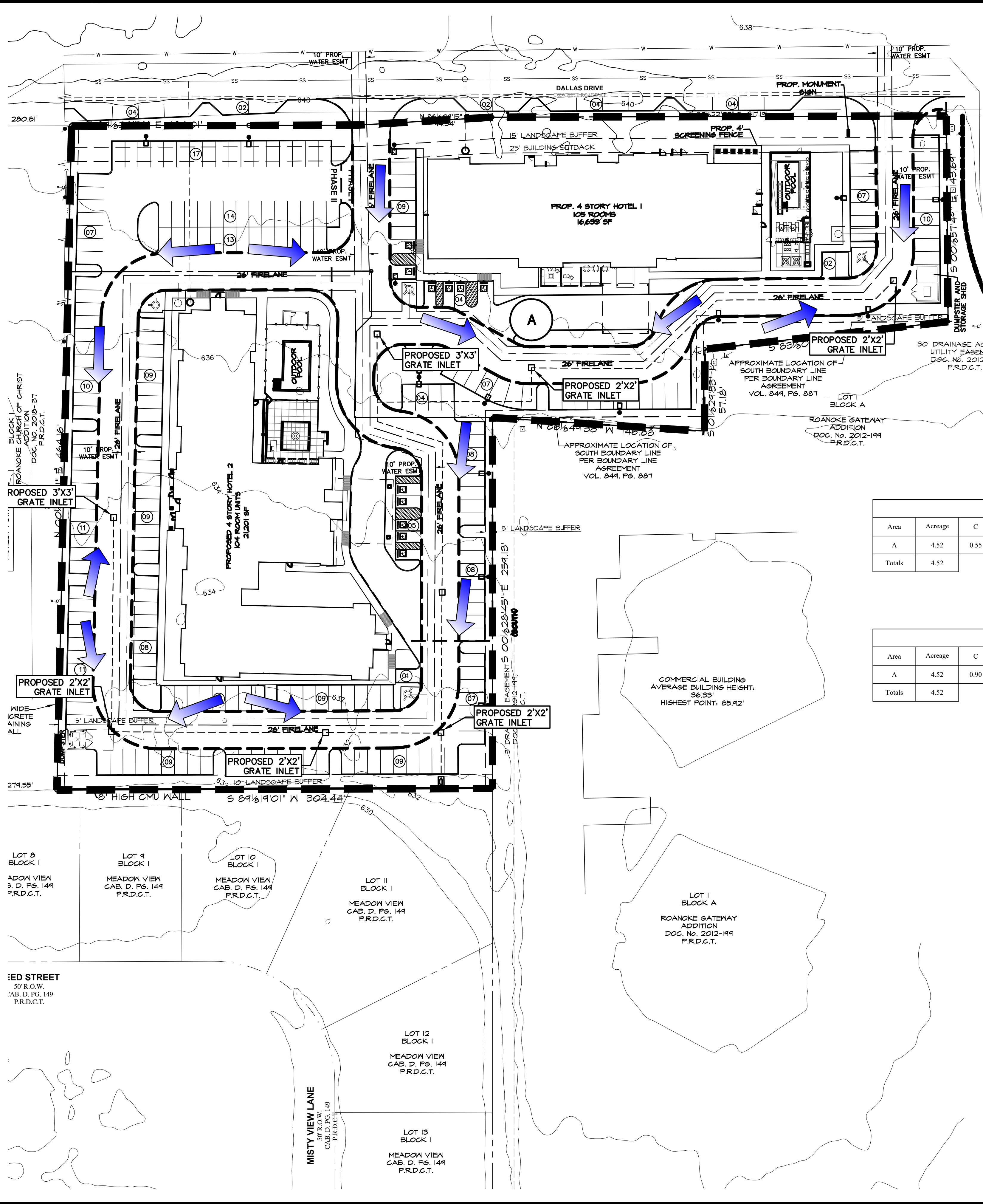
No Comments

Please let me know if you have any questions.
Sincerely,

tnp
teague nall & perkins



Christopher Hartke, P.E., CFM
Director of Engineering Services, Associate Principal



EXISTING Tc=20 min Q-CFIA																	Comments
Area	Acreage	C	Cf,5	I5	Cf,10	I10	Cf,25	I25	Cf,50	I50	Cf,100	I100	Q5	Q10	Q25	Q50	
A	4.52	0.55	1.00	4.21	1.00	4.79	1.10	5.60	1.20	6.27	1.25	6.96	10.47	11.91	15.32	18.71	
Totals	4.52												10.47	11.91	15.32	18.71	21.63

PROPOSED Tc=20 min Q-CFIA																	Comments
Area	Acreage	C	Cf,5	I5	Cf,10	I10	Cf,25	I25	Cf,50	I50	Cf,100	I100	Q5	Q10	Q25	Q50	
A	4.52	0.90	1.00	4.21	1.00	4.79	1.10	5.60	1.20	6.27	1.25	6.96	17.13	19.49	25.06	28.35	
Totals	4.52												17.13	19.49	25.06	28.35	31.47

OWNER/DEVELOPER
ICON LODGING
8951 CYPRESS WATERS BLVD. SUITE 160
COPPELL, TX
Ph. 512.819.8487
Contact: Nimish Patel

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762, TBPLS: 10194440
www.mcadamsco.com



704 DALLAS DRIVE
4.521 Acres
in the
RICHARD EADS SURVEY, ABSTRACT NO. 393
CITY OF ROANOKE
DENTON COUNTY, TEXAS

DRAINAGE AREA MAP

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
DARREN A. ANDREWS,
P.E. #90067
DATE 4/27/2022

Drawn By: CR
Date: 04/27/2022
Scale: 1"=40'
Revisions:

SPEC21071

C3.01



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site plan (SP 2022-11) Multi-family 620 Lois

MEETING DATE: October 17, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan (SP 2022-11) from Dino Idoski for a multi-family development on an approximate 0.96 acre tract of land located in the First United Methodist Church Of Roanoke Blk A Lot 2(E Pt), and having an address of 620 Lois, Roanoke, Denton County, Texas. The property is generally located at the intersection of Lois Street and Hwy 114.

INFORMATION:

History:

On March 25, 2020 this plan was approved by City Council.. The applicant did not develop the property and the site plan expired.

Sec. 12.169. - Lapse of Site Plan Approval.

The approval of a site plan shall be effective for a period of two (2) years, in accordance with the provisions of Section 245.005 of the Texas Local Government Code,

August 9, 2022. the applicant requested to rezone the front parcel from Retail to Multi-family in order build a 24 unit apartment complex. City Council denied the request. .

Planning Analysis: The applicant has filed a new application and fee for the same proposal that was approved in March of 2020.

- **Zoning:** Multi-family -MF12
- **Parking:** A two-car garage is provided for each unit and guest parking is also included.
- **Landscaping:** The landscaping meets the minimum requirements in area and material.



AGENDA ITEM

- **Access:** The access drive to the site will be off of Lois Street, crossing the adjacent one acre parcel that has frontage on Lois Street. The applicant owns both lots.
- **Buildings:**
 - Five (5) two-story buildings, total of ten units
 - Proposed Building height - 35 ft.- Max. Permitted - 35 ft.
 - Proposed lot coverage -49.5% - Max. Permitted - 50%

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application
2. Site Plan
3. Elevations
4. SP-2022-11- Dino Idoski - Lois Monterey 1st United Methodist Church Trophy Club Addition (003)



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 Alejandro Delgadillo	Address of Applicant 400 Chisholm Pl, Suite 310, Plano, TX	Phone Number 469-971-0848
Legal Interest Architect		
Owner Beadin Idoski	Address 505 W. Northwest Hwy, Grapevine, TX	Phone Number
Firm preparing Site Plan Package FK+architect, LLC	Address 400 Chisholm Pl, Suite 310, Plano, TX	Phone Number 469-971-0848
		Email alejandro@fkarchitect.com
Location of Property 40 Monterey Dr. Roanoke TX	Name of Addition/Subdivision First United Methodist Church Roanoke - Trophy Club Addition	Lot / Block Lot 2
		Present Zoning Multi-Family

Proposed Site Plan Contains:

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

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

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

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

Applicants Signature

10-07-2022
Date

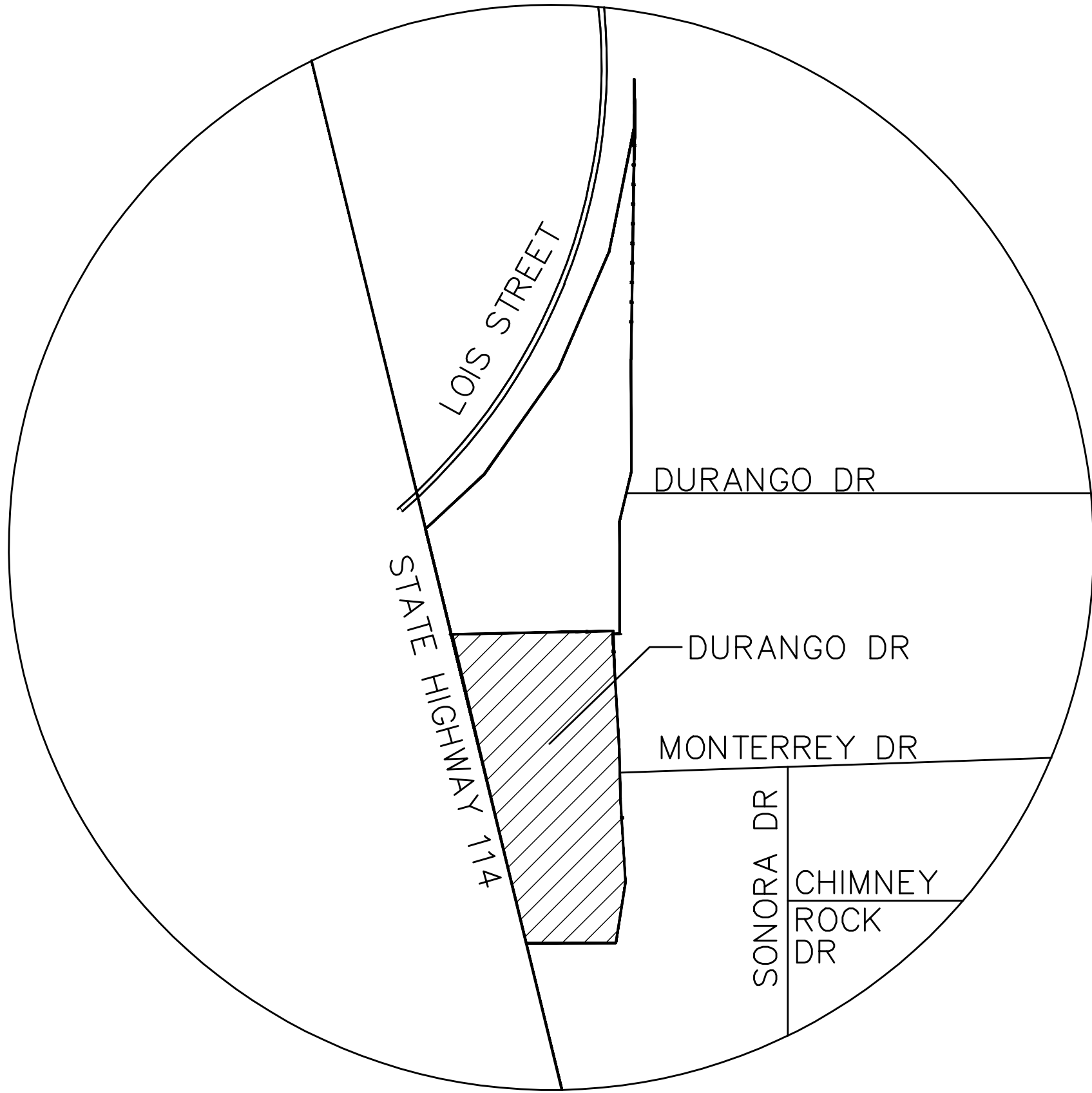
FOR OFFICE USE ONLY

Site Plan Fee Paid Feb 11, 2022 by KW	P&Z Meeting	CC Meeting	File for Record SP- _____ - _____
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CONDOMINIUM DEVELOPMENT

BEADIN IDOSKI, INST. # 2016-10456
40 MONTEREY DRIVE, ROANOKE
2.089 ACRES BEING A PORTION OF 1.12 ACRES
AND
LOT 2 FIRST UNITED METHODIST CHURCH
ROANOKE -TROPHY CLUB ADDITION IN THE
JESSE EADS SURVEY, ABSTRCT NO. 392
SITUATED IN DENTON COUNTY, TEXAS

CONDOMINIUM DEVELOPMENT



INDEX

C-1	COVER SHEET
C-2	PLAT
C-3	SITE PLAN
C-4	CITY OF ROANOKE GENERAL NOTES
C-5	GENERAL NOTES
C-6	EXISTING CONDITION & DEMOLITION PLAN
C-7	PAVING & DIMENSION CONTROL PLAN
C-8	GRADING PLAN
C-9	DRAINAGE AREA MAP & CALCULATIONS
C-10	WATER, STORM & SANITARY SEWER PLAN
C-11	EROSION CONTROL PLAN
C-12	EROSION CONTROL PLAN DETAILS
	LANDSCAPE PLAN

CAUTION ! ! !
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE. CONTRACTOR TO CONTACT ALL POSSIBLE UTILITY AND UNDERGROUND FACILITY OWNERS.
CALL 1-800-DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

OWNER/DEVELOPER

TEXAS DINO LLC
CONTACT: DINO
ADDRESS: 505 W. NORTHWEST HWY, GRAPVINE, TEXAS
PH. 817 966 9729

CITY OF ROANOKE
DENTON COUNTY, TEXAS
June, 2019



**PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW ONLY**

Md. Naim Uddin Khan 6-10-2019
ENGINEER NO. 87776. THESE PLANS WERE
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF MD. NAIM UDDIN KHAN REGISTERED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.
#87776

ND & Associates, LLC
2105 Canyon Creek Dr.
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

LEGEND			
	WATER MANHOLE		FIRE HYDRANT
	TELEPHONE RISER		IRON ROD SET WITH A "TQ BURKS #5509 CAP"
	WATER METER		IRON ROD FOUND
	WATER VALVE		AIR CONDITIONER
	UNDERGROUND CABLE MARKER		SANITARY SEWER MANHOLE
	IRRIGATION CONTROL VALVE		EXIST. LIGHT POLE
	POWER POLE		

SITE DATA SUMMARY TABLE

ITEM	
GENERAL SITE DATA	
ZONING	(from zoning map) MF
LAND USE	(from zoning ordinance) MULTI-FAMILY/CONDOMINIUM
LOT AREA	(square feet & acres) 42,075.78 SF ± (0.9659 AC±)
PROP. TOTAL BUILDING FOOT PRINT AREAS	20,840 S.F.
BUILDING HEIGHT	TWO-STOREY
MAXIMUM BUILDING HEIGHT	35 FT.
PROPOSED LOT COVERAGE	49.52%
FLOOR AREA RATIO	0.4952:1
IMPERVIOUS AREA	25,176 SF

BUILDING SUMMARY TABLE

TYPE-A	
FLOOR PLAN AREA CALCULATION:	
1ST FLOOR AREA:	
GARAGE AREA:	310SF
CONDITIONED AREA:	590SF
TOTAL 1ST FLOOR AREA:	900SF
2ND FLOOR AREA:	
CONDITIONED AREA:	860SF
PATIO AREA:	40SF
TOTAL 2ND FLOOR AREA:	900SF

TYPE-B	
FLOOR PLAN AREA CALCULATION:	
1ST FLOOR AREA:	
GARAGE AREA:	310SF
CONDITIONED AREA:	900SF
TOTAL 1ST FLOOR AREA:	1,210SF
2ND FLOOR AREA:	
CONDITIONED AREA:	1,160SF
PATIO AREA:	50SF
TOTAL 2ND FLOOR AREA:	1,210SF

BUILDING AREA CALCULATION:		TOTAL
BUILDING-1 (2-TYPE-B)		
NON CONDITION AREA:	720SF	
CONDITONED AREA:	4,120SF	
		4,840SF
BUILDING-2 (2-TYPE-A)		
NON CONDITION AREA:	700SF	
CONDITONED AREA:	2,900SF	
		3,600SF
BUILDING-3 (2-TYPE-B)		
NON CONDITION AREA:	720SF	
CONDITONED AREA:	4,120SF	
		4,840SF
BUILDING-4 (2-TYPE-A)		
NON CONDITION AREA:	700SF	
CONDITONED AREA:	2,900SF	
		3,600SF
BUILDING-5 (2-TYPE-A)		
NON CONDITION AREA:	700SF	
CONDITONED AREA:	2,900SF	
		3,600SF
TOTAL BUILDING AREA:		20,840SF

OWNER/APPLICANT:
TEXAS DINO LLC
CONTACT: DINO
ADDRESS: 505 W. NORTHWEST HWY, GRAPVINE, TEXAS
PH. 817 966 9729

ARCHITECT
FK DESIGN
Contact: Fahim Khan, RA, LEED AP
400 Chisholm Plaza, Suite 410
Plano, Texas 75075
PH. 972 424 1325 (W)
469 258 9322 (C)
E-MAIL: fahim2582@aol.com
WEB: fk-architects.com

ENGINEER
ND & ASSOCIATES, LLC
Contact: Naim Khan, P.E. CFM
2105 Canyon Creek Dr.
Garland, Texas 75042
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com

LANDSCAPE ARCHITECT
AROLD'S LANDSCAPE
Contact: Mohammad Salam
5901 Indian Hills Drive
GARLAND, TX 75044
PH. 214-403-2034

NOTE:
INSTALL STEPS FROM GARAGE TO BUILDING.

CONN. PROP. 1-8"
& 1-6" WATER
LINE TO EXIST. WATER LINE
INSTALL:
1-8" & 1-6" GATE VALVE

CONN. PROP. 8" SANITARY
SEWER LINE TO EXISTING
MANHOLE

BEADIN IDOSKI
INST#2018-27479
O.R.D.C.T.

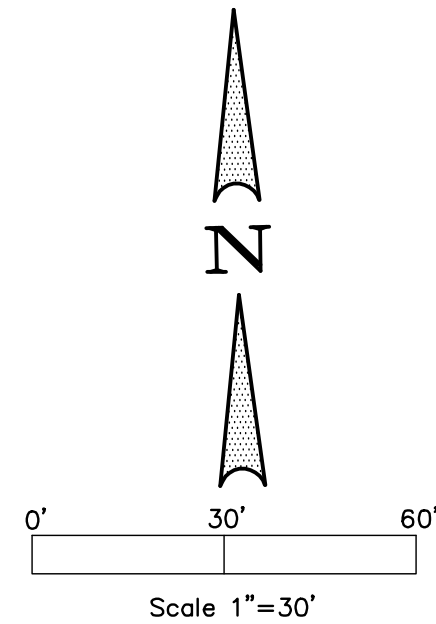
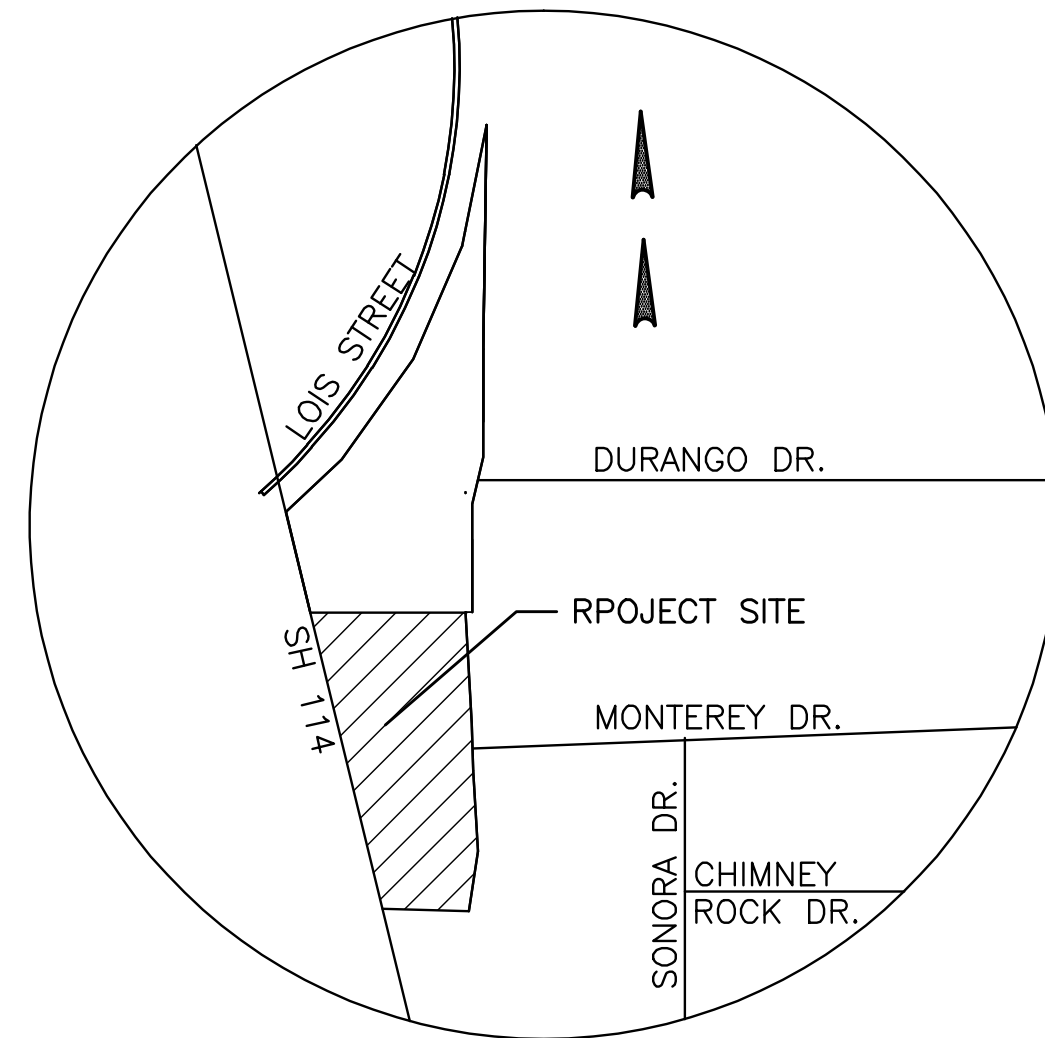
INSTALL:
1-4" DIA
MANHOLE

REMOVE & REPLACE
EXIST. LIGHT POLE

INSTALL:
1-8"x6" TEE
1-6" GATE VALVE
1-FIRE HYDRANT

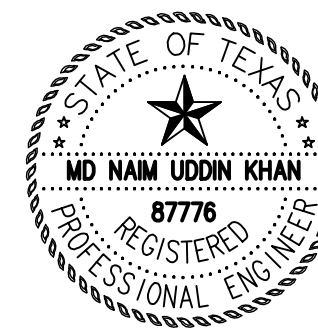
REMOVE & REPLACE
EXIST. LIGHT POLE

ADRIANA VILLALOBOS
INST#D2006-60767-393



I.D	TYPE	SIZE	NO.	SAN. SEWER	REMARKS
	DOMESTIC	2.0"	1	6"	PROPOSED
	DOMESTIC	2.0"	1	6"	PROPOSED
	DOMESTIC	2.0"	1	6"	PROPOSED
	DOMESTIC	2.0"	1	6"	PROPOSED
	DOMESTIC	2.0"	1	6"	PROPOSED
	IRRIGATION	1.0"	1	N/A	PROPOSED

* IRRIGATION LINE W/BACK FLOW PREVENTER



Md. Naim Uddin Khan
Md. Naim Uddin Khan
ENGINEER NO. 87776. THESE PLANS WERE
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF MD. NAIM UDDIN KHAN REGISTERED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.
#87776

SITE PLAN

BEADIN IDOSKI
INST. # 2016-10456
40 MONTEREY DRIVE, ROANOKE
2.089 ACRES BEING A PORTION OF 1.12 ACRES
AND
LOT 2 FIRST UNITED METHODIST CHURCH
ROANOKE -TROPHY CLUB ADDITION
IN THE
JESSE EADS SURVEY, ABSTRCT NO. 392
SITUATED IN
DENTON COUNTY, TEXAS

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
Contact: Naim Khan, P.E., CFM
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

Scale: 1"=30'

Date : 6/10/2019

Design : ND

Draft : ND

Checked : ND

PROJECT NO :
2019-822-ROAN

File: Site

C-3

[illegible][illegible]

Mr. Naim Uddin Khan
ENGINEER NO. 87776, THESE PLANS WERE
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF NAIM UDDIN KHAN, REGISTERED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.
#87776

DATE: 6/10/19	SCALE: N.T.S.
DRAWN: NDA	CHECKED BY: NDA
PROJECT # 2019-822-ROAN	
SHEET NO: C-4	

CONDOMINIUM DEVELOPMENT
 BEADON, JUDITH, TRST. D. 2015-10-15/56
 40 MONTEREY DRIVE, ROANOK, VA 24060
 2089 ACRES BEING A PORTION OF 112 ACRES AND
 LOT 2 FIRST UNITED METHODIST CHURCH
 RIDGEMORE - TROPHY CLUB ADDITION IN THE
 JESSE EADS SURVEY, ABSTRACT NO. 392
 SITUATED IN DENTON COUNTY, TEXAS
 OWNER/DEVELOPER: TEXAS DIND LLC
 CONTACT: DIND, ADDRESS: 505 W. NORTHWEST HWY.,
 GRAPENINE, TEXAS
 PH. 817 966 9729

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

- LEGEND
- | | | | |
|----|--------------------------|------|--|
| W | WATER MANHOLE | ● | FIRE HYDRANT |
| T | TELEPHONE RISER | IRSC | IRON ROD SET WITH A "TQ BURKS #5509 CAP" |
| W | WATER METER | IRF | IRON ROD FOUND |
| W | WATER VALVE | A | AIR CONDITIONER |
| W | UNDERGROUND CABLE MARKER | S | SANITARY SEWER MANHOLE |
| W | IRRIGATION CONTROL VALVE | LP | EXIST. LIGHT POLE |
| PP | POWER POLE | | |

FULL DEPTH SAWCUT, REMOVE & DISPOSE 63 SY OF EXIST. CONC. PAVEMENT & SIDEWALK

FULL DEPTH SAWCUT, REMOVE & DISPOSE 154 SY OF EXIST. CONC. FLATWORK

FULL DEPTH SAWCUT, REMOVE & DISPOSE 1945 SY OF EXIST. ASPHALT PAVEMENT

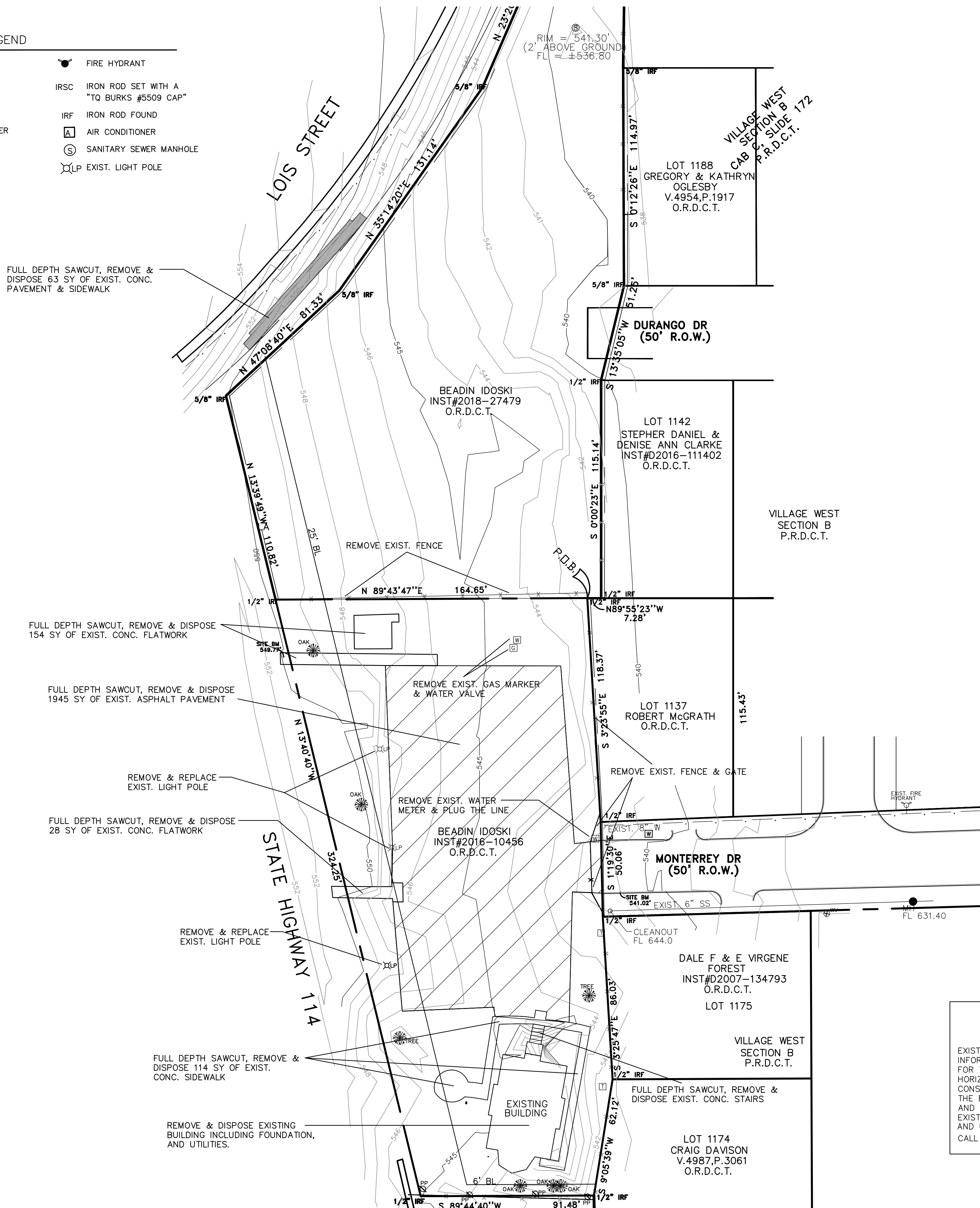
REMOVE & REPLACE EXIST. LIGHT POLE

FULL DEPTH SAWCUT, REMOVE & DISPOSE 28 SY OF EXIST. CONC. FLATWORK

REMOVE & REPLACE EXIST. LIGHT POLE

FULL DEPTH SAWCUT, REMOVE & DISPOSE 114 SY OF EXIST. CONC. SIDEWALK

REMOVE & DISPOSE EXISTING BUILDING INCLUDING FOUNDATION, AND UTILITIES.



GENERAL NOTES:

- SUBMISSION OF PROPOSAL WILL BE CONSIDERED AN ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE PROJECT SITE AND HAS VERIFIED ALL EXISTING CONDITIONS WITH REGARD TO THE SCOPE OF WORK. IF DURING DEMOLITION THE CONTRACTOR SUSPECTS HE/SHE HAS ENCOUNTERED ASBESTOS CONTAINING MATERIALS AND/OR ANY HAZARDOUS MATERIAL, WORK SHALL HALT UNTIL FURTHER TESTING CAN BE COMPLETED ON SUSPECTED MATERIALS.
- ANY ITEM NOT INDICATED TO REMOVE SHALL BE PROTECTED AT ALL TIMES.
- EXISTING BUILDINGS, FEATURES (POST BOX, SIGN, MONUMENTS ETC.), STREETS, FRANCHISE (PHONE, ELECTRIC, GAS, CABLE, FIBER OPTICS ETC.) & WET (WATER, SEWER, STORM LINE, METER, VALVE, FIRE HYDRANT, MANHOLE, CLEANOUT, INLET, HEADWALL ETC.) UTILITIES, PAVING, CURBS, SIDEWALKS ETC., WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO A LIKE NEW CONDITIONS AS DIRECTED BY THE ARCHITECT/ENGINEER AT NO COST TO THE OWNER, OR ANY OF HIS STAFF, AGENT OR CONSULTANTS.
- DEMOLITION WORK SHALL COMPLY WITH AND BE COORDINATED SO AS TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, AND THE STANDARDS.
- CONTRACTOR SHALL LEGALLY DISPOSE ALL CONSTRUCTION DEBRIS, EXCESS SOIL, EXTRA MATERIALS AND DEMOLISHED ITEMS. DO NOT BURY ANY PART OF THE DEMOLITION MATERIALS ON SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND PAYING ALL REQUIRED FEES. CONTRACTOR SHALL COORDINATE WITH AND ADVISE THE CITY OF PLANO AND OTHER LOCAL AGENCIES THE DEMOLITION START DATE AND AFFORD THE AGENCY THE REQUIRED TIME TO INSPECT THE WORK/ACTIVITY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER AND NOTIFY ALL APPROPRIATE UTILITY COMPANIES PRIOR TO BEGINNING ANY DEMOLITION WORK.
- SEE APPROVED TREE MITIGATION PLAN BEFORE REMOVING ANY TREE.
- TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO INSTALL CONSTRUCTION FENCE AND SILT FENCE (IF ANY DIRT WORK IS REQUIRED DURING THE DEMOLITION WORK) BEFORE STARTING DEMOLITION WORK AT NO COST TO THE OWNER OR HIS STAFF, AGENT OR CONSULTANTS.
- CONTRACTOR SHALL TAKE NECESSARY AND ADEQUATE MEASURES TO PREVENT POLLUTION LIKE NOISE, DUST ETC.

CAUTION !!!
UNDERGROUND UTILITIES

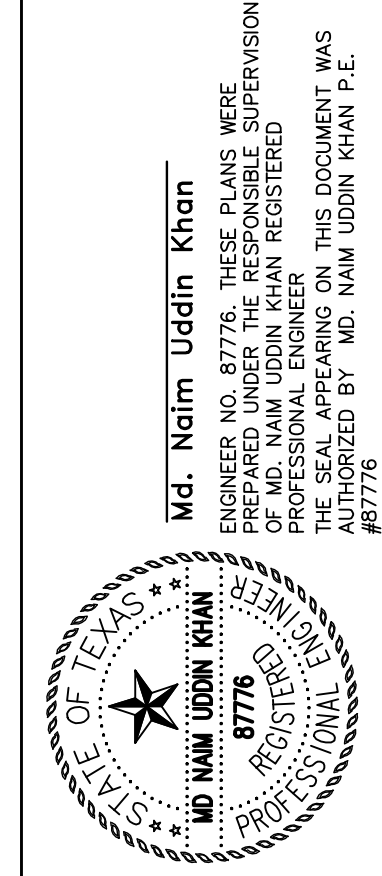
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE. CONTACT ALL POSSIBLE UTILITY AND UNDERGROUND FACILITY OWNERS.
CALL 1-800-DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

PRELIMINARY / NOT FOR CONSTRUCTION
FOR REVIEW ONLY

EXIST. CONDITION
&
DEMOLITION PLAN

DATE: 6/10/19
DRAWN: NDA
PROJECT #: 2019-622-ROAN
SHEET NO: C-6

SCALE: 1"=30'
CHECKED BY: NDA



MD. Na'im Uddin Khan
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE NO. 87776
I HEREBY CERTIFY THAT THE ENGINEER
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF MD. NA'IM UDDIN KHAN, REGISTERED
PROFESSIONAL ENGINEER, STATE OF TEXAS,
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MD. NA'IM UDDIN KHAN, P.E.
#87776

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

CONDOMINIUM DEVELOPMENT
BEADIN IDOSKI, INST# 2018-27479
2.089 ACRES BEING A PORTION OF 112 ACRES AND
LOT 2 FIRST UNITED METHODIST CHURCH
ROANKE - TROPHY CLUB ADDITION IN THE
JESSE EADS SURVEY, ABSTRACT NO. 392
SITUATED IN DENTON COUNTY, TEXAS
OWNER/DEVELOPER: TEXAS BIND LLC
CONTACT: DIND, ADDRESS: 505 W. NORTHWEST HWY,
GRAPVINE, TEXAS
PH. 817 966 9729

PROP. CONC. DRIVEWAY PER CITY DETAILS.
DOWEL TO AND MATCH WITH EXIST. CONC PAVEMENT.
INSTALL LONGITUDINAL BUTT JOINT WHEN
CONNECTING EXISTING CONCRETE PAVEMENT
TO PROPOSED PAVEMENT AS PER THE CITY
OF ROANOKE SPECIFICATIONS.

DOWEL & MATCH PROP.
SIDEWALK W/EXIST. SIDEWALK

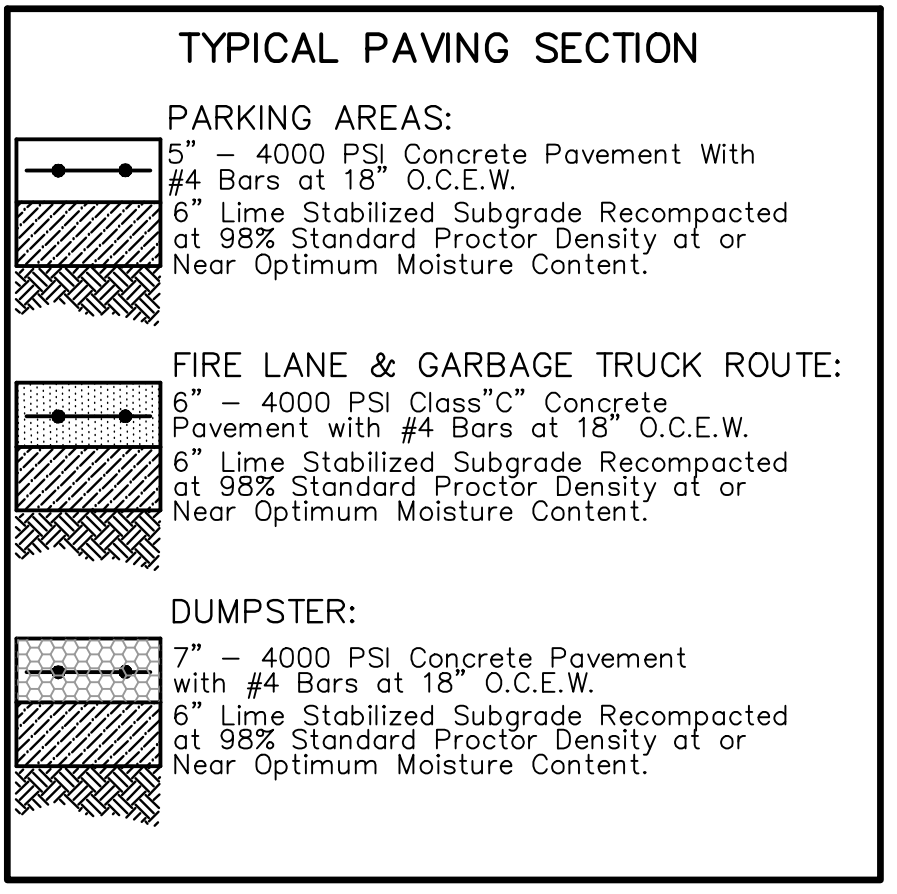
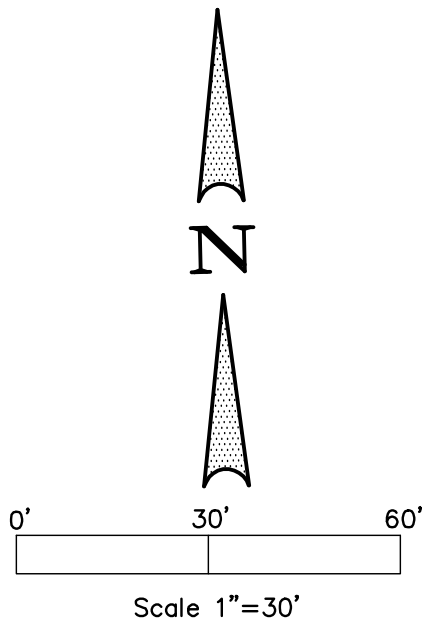
DOWEL & MATCH PROP.
SIDEWALK W/EXIST. SIDEWALK

REMOVE & REPLACE
EXIST. LIGHT POLE

PROP. CONC. DRIVEWAY PER CITY DETAILS.
DOWEL TO AND MATCH WITH EXIST. CONC PAVEMENT.
INSTALL LONGITUDINAL BUTT JOINT WHEN
CONNECTING EXISTING CONCRETE PAVEMENT
TO PROPOSED PAVEMENT AS PER THE CITY
OF ROANOKE SPECIFICATIONS.

GENERAL NOTES

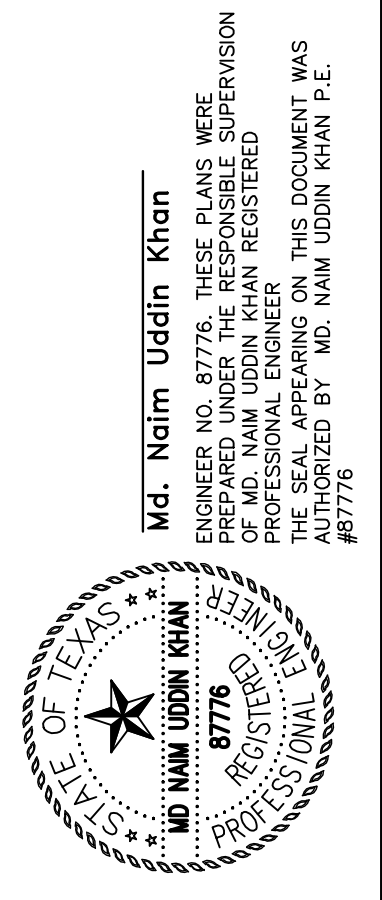
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROANOKE STANDARDS, SPECIFICATIONS AND DETAILS.
2. ALL SIGNS INCLUDING HANDICAP SIGNS, SYMBOL, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - LATEST EDITION. TRAFFIC CONTROL WILL BE CONTRACTOR'S RESPONSIBILITIES.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES(SHOWN OR NOT SHOWN) WITHIN THE SCOPE OF CONSTRUCTION. IF ANY EXISTING STRUCTURES, FEATURES AND UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OR HER EXPENSE.
4. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPPING.
5. ALL DIMENSION SHOWN ARE FACE OF CURB UNLESS INDICATED OTHERWISE.
6. ALL CURB RADII ARE 2.5' UNLESS INDICATED OTHERWISE.
7. THE CONTRACTOR SHALL SUBMIT A JOINT LAYOUT PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO THE START OF PAVEMENT CONSTRUCTION
8. ALL JOINT SHALL EXTEND THRU THE CURB.
9. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET.
10. ALL JOINTS INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS SHALL BE SEALED WITH JOINT SEALANT WITH CITY OF ROANOKE APPROVED MATERIALS.
11. TRANSVERSE JOINTS MAY BE SKEWED OR ADJUSTED BY SHIFTING TO MEET MANHOLES, INLETS, OTHER STRUCTURES, ETC.
12. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
13. SEE LANDSCAPE PLANS FOR SIDEWALKS AND HANDICAP RAMPS LOCATIONS
14. ALL SLEEVES FOR LIGHTING, IRRIGATION, ELECTRIC, CABLE AND TELEPHONE SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION.
15. BUILDING FOOTPRINT SHOWN ARE FOUNDATION OUTLINE.
16. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSION.
17. BARRIER FREE RAMPS MUST COMPLY WITH FEDERAL AND STATE ADA REQUIREMENTS.
18. REFER TO GEOTECHNICAL REPORT BEFORE STARTING ANY DIRT WORK AND ALSO TO DETERMINE THE PERCENTAGE OF LIME FOR SUBGRADE STABILIZATION. SUBGRADE SHOULD BE MINIMUM 6" LIME STABILIZED.
19. FIRE LANE STRIPING IS TO BE AS PER THE CITY OF ROANOKE STANDARDS.
20. PAVEMENT UNDER DUMPSTER PAD TO BE 7" THICK.
21. USE LONGITUDINAL BUTT JOINT WHEN CONNECTING NEW TO EXISTING PAVING IN THE RIGHT OF WAY.
22. GENERAL CONTRACTOR TO PROVIDE AND GET THE APPROVAL OF TRAFFIC CONTROL PLAN FROM THE CITY BEFORE CONSTRUCTION.
23. EXISTING PAVEMENT REPAIR AFTER UTILITY INSTALLATION MUST BE AS PER CITY OF ROANOKE STANDARD DETAILS AND SPECIFICATIONS.
24. SEE MEP DRAWINGS FOR EXACT LOCATION OF PROPOSED LIGHTS. EXISTING LIGHT POLES ARE SHOWN IN THIS DRAWING.
25. FIRE PROTECTION WATER SUPPLIES AND FIRE LANES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
26. ENGINEERING DEPARTMENT WILL INSPECT PARKING LOT & FIRE LANE PAVING INSTALLATION.
27. CONSTRUCTION WITHIN TxDOT ROW MUST BE AS PER TxDOT STANDARDS & SPECIFICATIONS.



PRELIMINARY / NOT FOR CONSTRUCTION
FOR REVIEW ONLY

PAVING & DIMENSION CONTROL PLAN

DATE:	6/10/19	SCALE:	1"=30'
DRAWN:	NDA	CHECKED BY:	NDA
PROJECT #	2019-822-ROAN		
SHEET NO.	C-7		



CONDOMINIUM DEVELOPMENT

BEADIN IDOSKI, INST. # 2016-10456
40 MONTEREY DRIVE, ROANOKE
2089 ACRES BEING A PORTION OF 112 ACRES AND
BEADIN IDOSKI, INST. # 2016-10456
ROANOKE, TEXAS 75042
JESSE EADS SURVEY, ABSTRACT NO. 392
SITUATED IN DENTON COUNTY, TEXAS
OWNER/DEVELOPER: TEXAS DIND LLC
CONTACT: DIND, ADDRESS: 505 W. NORTHWEST HWY,
GRAPVINE, TEXAS
PH. 817 966 9729

ND & Associates, LLC
2105 Canyon Creek Drive
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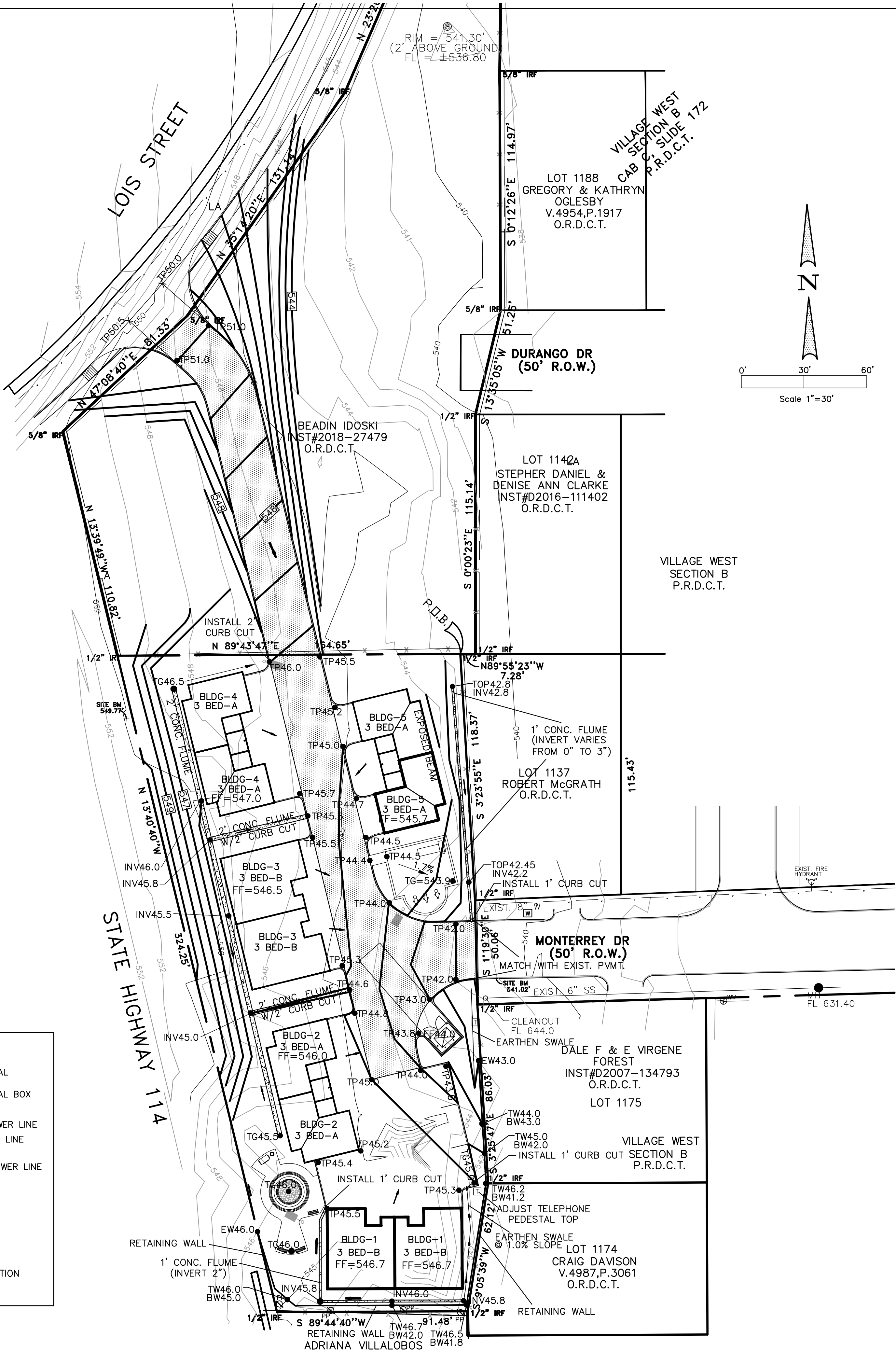
GRADING GENERAL NOTES:

1. REFER TO GEOTECHNICAL REPORT BEFORE COMMENCING ANY GRADING WORK. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROCEED.
2. GRADING PLAN IS DESIGNED AS PER THE EXISTING CONTOURS AND SPOT ELEVATIONS INFORMATION PROVIDED BY THE OWNER AND HIS SURVEYOR. DESIGN ENGINEER WILL NOT TAKE RESPONSIBILITY FOR THE DISCREPANCIES RESULTING FROM SURVEY DATA. CONTRACTOR MUST VERIFY ALL PROJECT BENCHMARKS AND EXISTING SITE TOPOGRAPHY BEFORE STARTING ANY GRADING WORK AND NOTIFY DESIGN ENGINEER ANY DISCREPANCIES.
3. THE SPREADING AND COMPACTION OF ANY WASTE OR EXCESS MATERIALS NOT SUITABLE FOR FILLING, SUCH AS LARGE ROCK, CONCRETE, TREES, TRASH AND VEGETATION, SHALL BE DISPOSED OFFSITE AT THE CONTRACTOR'S EXPENSE ONLY IN THE CITY APPROVED DISPOSAL SITE. NO BURNING OF ANY MATERIALS AT ANY TIME SHALL BE ALLOWED ON THIS SITE UNLESS PERMITTED BY CITY FIRE DEPARTMENT.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ANY EXISTING UTILITIES ONSITE AS PER THE DEMOLITION PLAN. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SAFETY LAWS IN ACCORDANCE WITH THE CITY, STATE, AND FEDERAL LAWS WHICH GOVERN CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. MINIMUM SLOPE IN ANY DIRECTION IN UNPAVED AREA IS 1.0% UNLESS OTHERWISE MENTIONED.
8. MAXIMUM SLOPE IN ANY DIRECTION IS 3:1 OR FLATTER UNLESS INDICATED OTHERWISE.
9. ALL WALKS SHALL NOT EXCEED THE MAXIMUM SLOPES ALLOWED BY THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE MAXIMUM CROSS SLOPE IS 2% AND THE MAXIMUM DIRECTIONAL SLOPE IS 5%.
10. H.C. ACCESSIBLE PARKING SPACES AND ACCESS AISLES MUST HAVE SLOPES NOT EXCEEDING A MAXIMUM OF 2.0% SLOPE IN ANY DIRECTION. H.C. ACCESSIBLE PARKING SPACES AND ACCESS AISLES EXCEEDING A 2.0% SLOPE IN ANY DIRECTION WILL BE REJECTED. NO TOLERANCE WILL BE ALLOWED.
11. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR GUTTER ELEVATIONS UNLESS OTHERWISE NOTED.
12. ALL PROPOSED GRADE MUST MATCH WITH EXIST. GRADE AT PROPERTY LINE.
13. ALL SPOT ELEVATIONS ARE 500 PLUS THE NUMBER SHOWN IN THIS SHEET.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS AND ENSURE THERE ARE NO AREAS OF PONDING. PRIOR TO PLACING PAVEMENT, NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES IDENTIFIED IN THE FIELD. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
15. ALL AREAS SHALL BE TRIMMED AND COMPACTED TO THE FINISHED GRADE TO PRODUCE SMOOTH SURFACES AND UNIFORM CROSS-SECTIONS. THE SLOPES OF ALL EXCAVATIONS AND EMBANKMENTS SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, TREES, AND OTHER WASTE MATERIALS SHALL BE REMOVED AND DISPOSED OFF SITE. ALL VOIDS SHALL BE FILLED AND ANY SOFT SPOTS OCCURRING ON THIS SITE SHALL BE RECOMPACTED PER THE GEOTECHNICAL REPORT OR THE SPECIFICATIONS. VERIFY ALL GRADES TO AVOID PONDING OF WATER.
16. PARKWAY TO BE GRADED AT ¼" PER FOOT.
17. CONTRACTOR MUST CONTACT DESIGN ENGINEER AFTER PRELIMINARY GRADING AND BEFORE POURING CONCRETE.
18. INSTALL STEPS FROM GARAGE TO BUILDING AS NECESSARY.

RETAINING WALL NOTES:

1. RETAINING WALLS AND TYPICAL WALL DETAIL SHOWN ON THIS PLAN ARE FOR LOCATION AND ELEVATION PURPOSES ONLY. STRUCTURAL AND STABILITY ENGINEERING OF THE RETAINING WALLS ARE NOT PART OF THE DESIGN RESPONSIBILITY OF ND & ASSOCIATES, LLC.
2. BOTTOM OF WALLS (BW) SHOWN IN THIS DRAWING ARE THE FINISHED GRADE/BOTTOM OF EXPOSED WALL, NOT BOTTOM OF FOOTING.
3. FACE OF WALL MUST BE AT LEAST 2' OFF THE PAVEMENT.
4. NO PORTION OF THE RETAINING WALL IS ALLOWED WITHIN ANY PUBLIC EASEMENT

LEGEND			
X TC	EXISTING TOP OF CURB	✱ STS	EXISTING TRAFFIC SIGNAL LIGHT POLE
X GT	EXISTING GUTTER	▢ TSB	EXISTING TRAFFIC SIGNAL BOX
X TSW	EXISTING TOP OF SIDEWALK	—W—W—W—	EXISTING WATER LINE
● TC	PROPOSED TOP OF CURB	—SS—SS—	EXISTING SANITARY SEWER LINE
● TP	PROPOSED TOP OF PAVEMENT	—STM—STM—	EXISTING STORM SEWER LINE
● TSW	PROPOSED TOP OF SIDEWALK	—G—G—G—	EXISTING GAS LINE
● TW	PROPOSED TOP OF WALL	—OHP—OHP—	EXISTING OVERHEAD POWER LINE
● BW	PROPOSED BOTTOM OF WALL	—535—	EXISTING CONTOURS
● EW	PROPOSED END OF WALL	—535—	PROPOSED GRADE LINE
●	EXISTING FIRE HYDRANT	⌈ T	TELEPHONE RISER
●	EXISTING MANHOLE	⌈ W	WATER METER
● PP	EXISTING POWER POLE	FF	FINISHED FLOOR ELEVATION
TW	TOP OF WALL	IRF	IRON ROD FOUND
BW	BOTTOM OF WALL		
EW	END OF WALL		
TG	TOP OF GROUND		
⊗ LP	LIGHT POLE		
G	GAS MARKER		



PRELIMINARY / NOT FOR CONSTRUCTION
FOR REVIEW ONLY

GRADING PLAN

DATE:	6/10/19	SCALE:	1"=30'
DRAWN:	NDA	CHECKED BY:	NDA
PROJECT #	2019-822-ROAN		
SHEET NO:	C-8		

Md. Naim Uddin Khan
ENGINEER NO. 87776, THESE PLANS WERE
PREPARED UNDER HIS RESPONSIBLE SUPERVISION
AND HE IS A duly Licensed Professional Engineer
NOT BE USED OR APPEARING ON THIS DOCUMENT WAS
NOT DRAFTED BY: MD. NAIM UDDIN KHAN P.E.
#87776

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
MD. NAIM UDDIN KHAN
87776

No.	DATE	REVISION/REVISION
2	6/10/19	
1	2/27/19	

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

CONDOMINIUM DEVELOPMENT
BEADIN IDOSKI, INST. # 2016-10456
40 MONTEREY DRIVE, ROANKE
2.089 ACRES BEING A PORTION OF 112 ACRES AND
LOT 2 FIRST UNITED METHODIST CHURCH
TRUST, CLARK COUNTY, TEXAS
JESSE LEADS SURVEY, ABSTRACT NO. 398
SITUATED IN BENTON COUNTY, TEXAS
OWNER/DEVELOPER: TEXAS DIND LLC
CONTACT: DIND, ADDRESS: 505 W. NORTHWEST HWY,
GRAPVINE, TEXAS
PH. 817 966 9729

LEGEND

TC Top of Curb
TP Top of Pavement
TG Top of Ground
TW Top of Wall
BW Bottom of Wall
EW End of Wall

625 Existing Contour
625 Proposed Contours
00.00 Proposed Spot Elevation
X00.00 Existing Spot Elevation

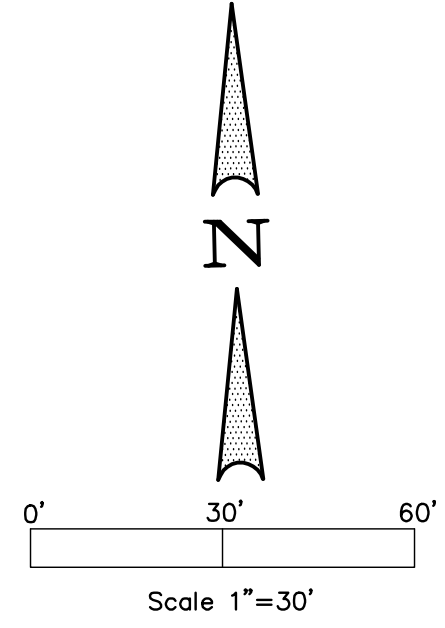
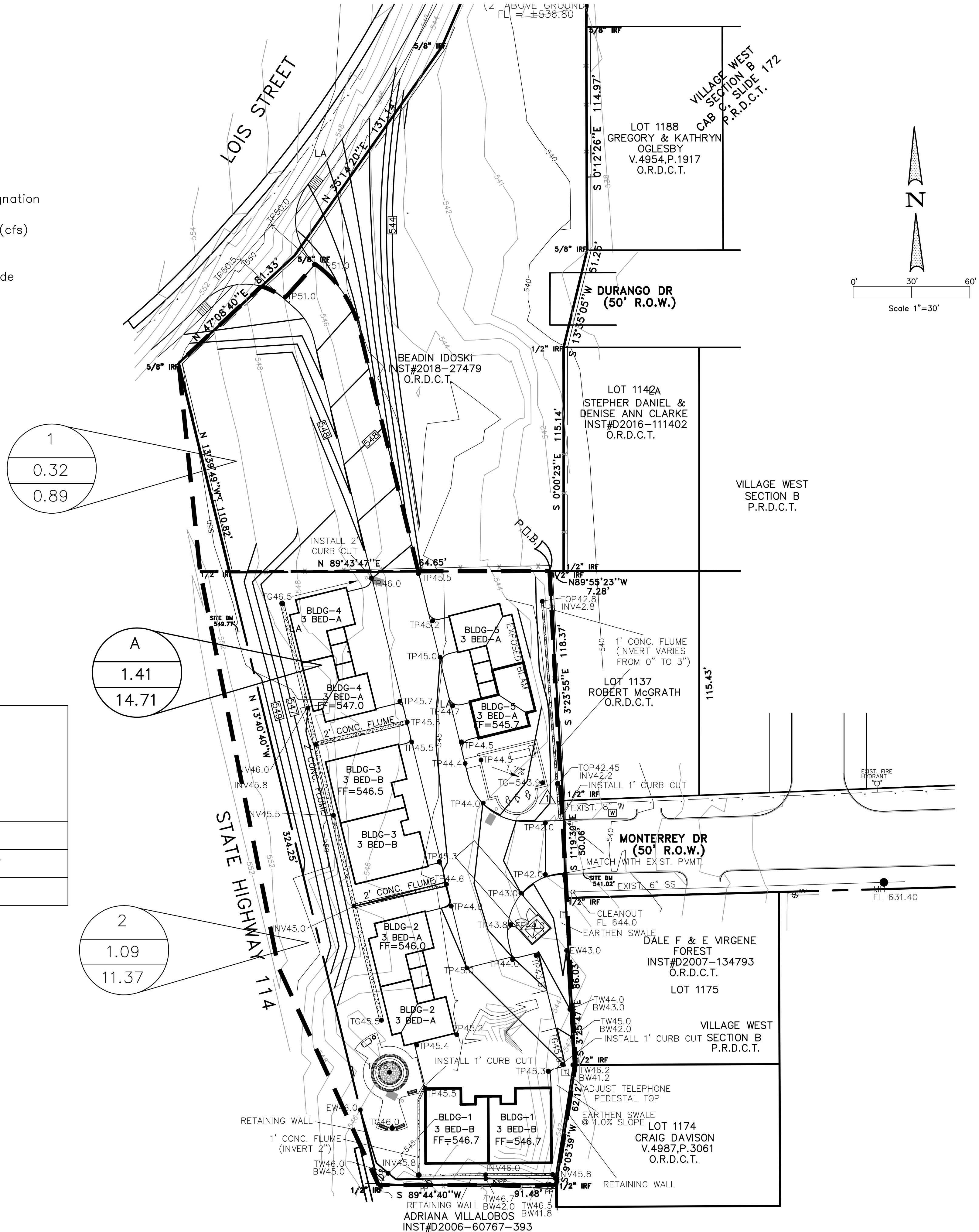
1 Existing Drainage Area Designation
0.90 Existing Drainage Area (Ac.)
7.08 Pre-developed 100-yr Flow (cfs)

A Proposed Drainage Area Designation
0.90 Proposed Drainage Area (Ac.)
7.08 Post-developed 100-yr Flow (cfs)

Existing Drainage Divide
Proposed Drainage Divide

1. PRE & POST DEVELOPMENT FLOW CALCULATIONS

AREA DESIGNATION	AREA (AC.)	HYDROLOGIC COMPUTATIONS (RATIONAL METHOD - TP 40)								COMMENTS
		PRE-DEVELOPED CONDITION				POST-DEVELOPED CONDITION				
		RUNOFF COEFF. C	TIME OF CONC. (MIN.)	INTENSITY I ₁₀₀ (IN./HR.)	"Q100" = C*I*A (CFS)	RUNOFF COEFF. C	TIME OF CONC. (MIN.)	INTENSITY I ₁₀₀ (IN./HR.)	"Q100" = C*I*A (CFS)	
A	1.41					0.90	10	11.59	14.71	TOWARDS MONTERREY DRIVE
1	0.32	0.40	20	6.93	0.89					TOWARDS PROPERTY ON THE EAST
2	1.09	0.90	10	11.59	11.37					TOWARDS MONTERREY DRIVE



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CONDOMINIUM DEVELOPMENT
BEADIN IDOSKI, JUST # 2016-10456
40 MONTERREY DRIVE, ROANKE
2,089 ACRES BEING A PORTION OF 112 ACRES AND
LOT 2 FIRST UNITED METHODIST CHURCH
ROANKE - TROPHY CLUB ADDITION IN THE
JESSE EADS SURVEY, ABSTRACT NO. 392
SITUATED IN DENTON COUNTY, TEXAS
OWNER/DEVELOPER: TEXAS DINO LLC
ADDRESS: 505 W. NORTHWEST HWY,
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CONTACT: DINO, PH. 817 966 9729

ND & Associates, LLC
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FIRM # F - 13340

No.	DATE	REVISION
2	6/10/19	
1	4/29/19	
1	2/27/19	

Md. Naim Uddin Khan
ENGINEER NO. 87776, THESE PLANS WERE
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF MD. NAAM UDDIN KHAN, REGISTERED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS
FORGED BY MD. NAAM UDDIN KHAN P.E.
#87776

**DRAINAGE AREA
MAP &
CALCULATIONS**

DATE: 6/10/19	SCALE: 1"=30'
DRAWN: NDA	CHECKED BY: NDA
PROJECT # 2019-822-ROAN	
SHEET NO: C-9	

WATER AND SANITARY SEWER GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL ADHERE TO THE CITY OF ROANOKE STANDARDS, DETAILS, AND SPECIFICATIONS. ALL MATERIALS SHALL BE U.L. LISTED UNLESS DIRECTED OTHERWISE BY THE ARCHITECT, ENGINEER, OR THE CITY OF ROANOKE.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY IF A CONFLICT IS DISCOVERED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.

4. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE CITY OF ROANOKE WATER DEPARTMENT AND/OR CODE ENFORCEMENT INSPECTOR PRIOR TO BE COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS.
5. ALL WATER MAINS ARE TO BE AS SHOWN ON THE DRAWINGS. WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCH FROM FINISHED GRADE TO TOP OF PIPE AND SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE CITY OF ROANOKE STANDARD DETAILS. ALL FIRE HYDRANTS, BENDS AND PIPE ENDS SHALL BE RESTRAINED WITH MECHANICAL JOINT W/EBBA SERIES 2000 PV RESTRAINTS OR EQUAL APPROVED BY THE CITY OF ROANOKE.

6. ALL FIRE HYDRANTS SHALL BE PRIMED AND PRINTED WITH A MACHINE IMPLEMENT GRADE ENAMEL PAINT. THE HYDRANT BODY AND BONNET SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF ROANOKE STANDARDS.

7. ALL APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT THE CITY OF ROANOKE FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS.

8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN PREPARED, SIGNED AND SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS FOR ALL CONSTRUCTION IN EXCAVATIONS DEEPER THAN 5 FEET, PRIOR TO START OF CONSTRUCTION. SAID SAFETY PLAN SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS REGARDING EXCAVATION AND TRENCHING OPERATIONS.

9. FIRE HYDRANTS & WATER METER TO BE PROTECTED BY BOLLARDS/CONCRETE CURB

10. ALL PVC PIPE FOR WATER LINE MUST CONFORM TO AWWA C900 OR C905 (FOR LARGER PIPE); FIRE MAIN TO BE DR-14 (CLASS 200).

11. ALL FITTINGS MUST CONFORM TO AWWA C-110 AND SHALL BE EQUIPPED WITH MECHANICAL RESTRAINTS (EBBA OR ENGINEER-APPROVED EQUAL)

12. CONTRACTOR MUST CHECK WITH THE CITY FOR THRUST BLOCK REQUIREMENTS; PROVIDE THE DETAIL TO THE CITY AND GET APPROVAL BEFORE INSTALLATION.

13. CONTRACTOR RESPONSIBLE FOR:
- a. APPROPRIATE TRAFFIC CONTROL AND SAFETY MEASURES.
 - b. PROTECTION OF TREES FROM DAMAGE BY HEAVY EQUIPMENT
 - c. RESTORATION OF ALL DISTURBED AREAS TO PRE-PROJECT CONDITION.

14. SAWCUT, REMOVE AND REPLACE CONCRETE PAVING ON LOIS STREET FOR WATER LINE INSTALLATION PER CITY DETAILS.

15. FIRE PROTECTION WATER SUPPLIES AND FIRE LANES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

16. BUILDING INSPECTIONS INSPECTS WATER AND SANITARY SEWER SERVICES FROM PROPERTY LINE TO STRUCTURE.

17. PUBLIC WORKS DEPARTMENT INSPECTS WATER AND SEWER SERVICES FROM MAIN TO PROPERTY LINE/WATER METER.

18. ALL SANITARY SEWER SERVICE LINES WILL BE 6" PVC

LEGEND

- | | | | |
|-----|-----------------|-----|-----------------------|
| TC | TOP OF CURB | ⊘ | POWER POLE |
| TSW | TOP OF SIDEWALK | ⊘LP | LIGHT POLE |
| GT | GUTTER | IRF | IRON ROD FOUND |
| T | TELEPHONE RISER | LA | LANDSCAPE AREA |
| W | WATER METER | ⬮ | EXISTING FIRE HYDRANT |
| WV | WATER VALVE | | |
| G | GAS MARKER | | |

WATER & SANITARY SEWER NOTES:

1. 5-2" WATER METER WITH 5-2" WATER LINE WILL BE INSTALLED FOR DOMESTIC WATER LINE. SERVICE FOR DOMESTIC WATER SERVICE WILL BE INSTALLED BY THE OWNER/DEVELOPER AT OWNER'S EXPENSE.
2. 1" WATER METER AND SERVICE FOR IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE OWNER/DEVELOPER AT OWNER'S EXPENSE.
3. ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF STREET ROW SHALL BE INSTALLED BY A STATE LICENSED PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.

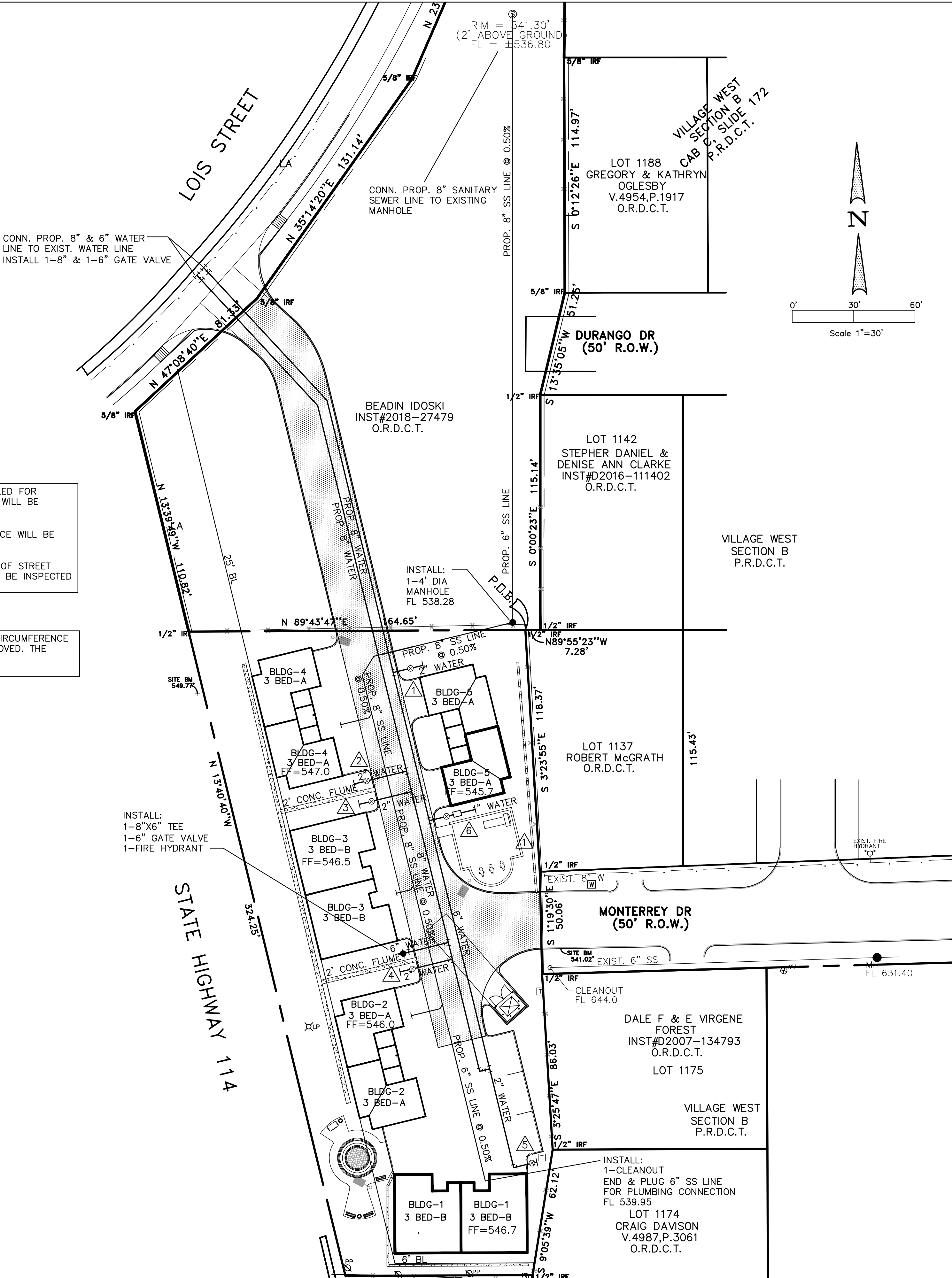
FIRE HYDRANT NOTE:

- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. THE EXPANSION OF THE TREES MUST BE CONSIDERED.

WATER METER SCHEDULE

I.D	TYPE	SIZE	NO.	SAN.SEWER	REMARKS
1	DOMESTIC	2.0"	1	6"	PROPOSED
2	DOMESTIC	2.0"	1	6"	PROPOSED
3	DOMESTIC	2.0"	1	6"	PROPOSED
4	DOMESTIC	2.0"	1	6"	PROPOSED
5	DOMESTIC	2.0"	1	6"	PROPOSED
*6	IRRIGATION	1.0"	1	N/A	PROPOSED

* IRRIGATION LINE W/BACK FLOW PREVENTER



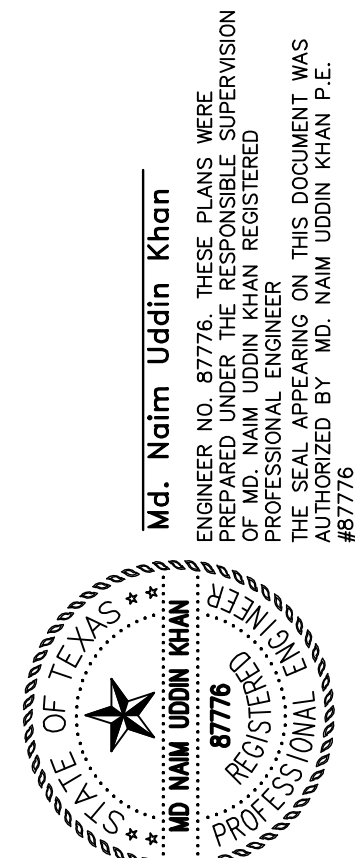
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40 MONTEREY DRIVE, ROANOKE
2.089 ACRES BEING A PORTION OF 1.12 ACRES AND
LOT 2 FIRST UNITED METHODIST CHURCH
ROANOKE TROPHY CLUB ADDITION IN THE
JESSE LEADS SURVEY, ABSTRACT NO. 39E
SITUATED IN DENNIN COUNTY, TEXAS
OWNER/DEVELOPER: TEXAS DIND LLC
CONTACT: DIND, ADDRESS: 505 W. NORTHWEST HWY,
GRAPVINE, TEXAS
PH. 817 966 9729

ND & Associates, LLC

2105 Canyon Creek Drive
Garland, Texas 75042
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EMAIL: naim1207@yahoo.com
FIRM # - 13340



WATER, SANITARY & STORM SEWER PLAN

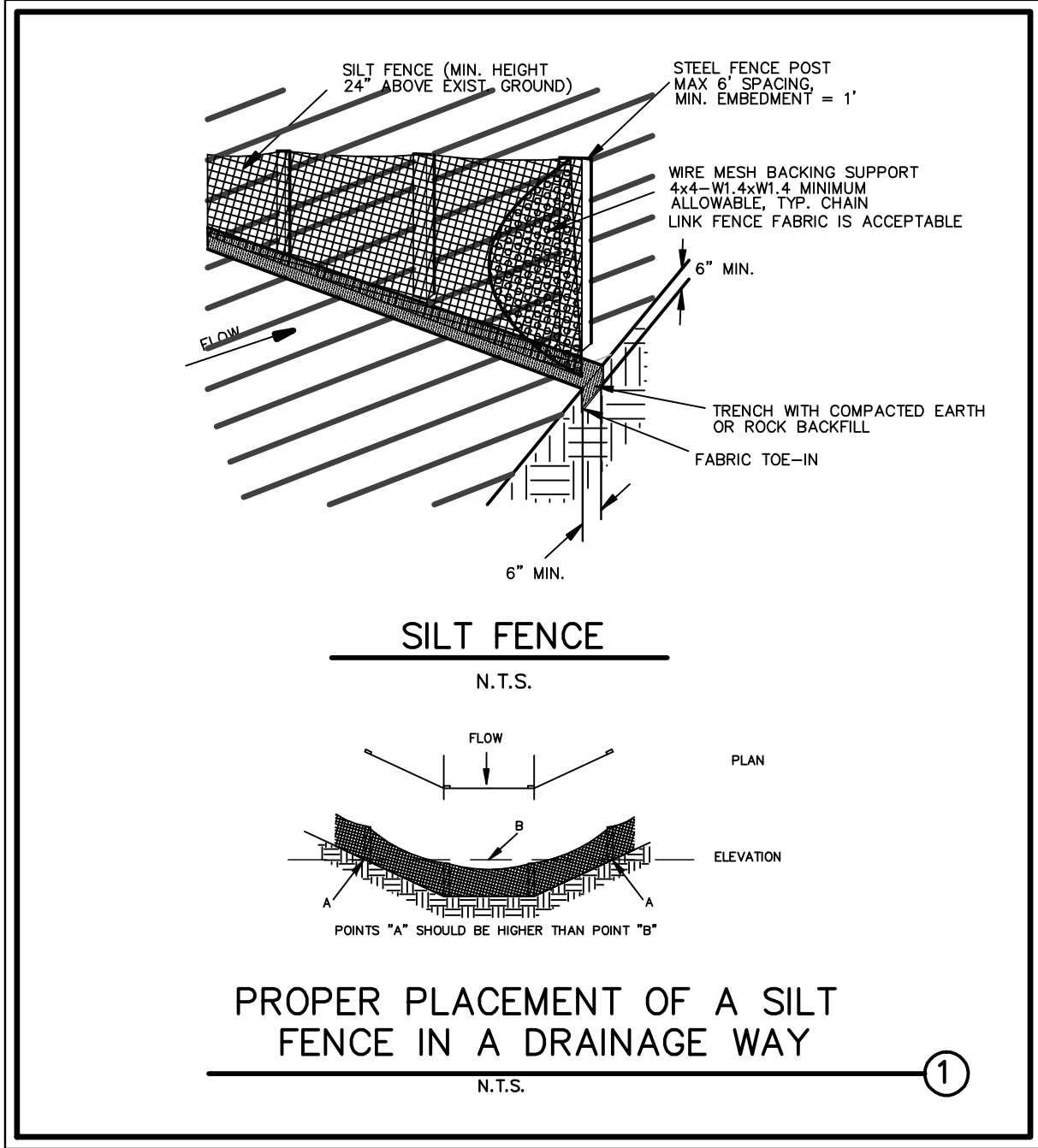
DATE: 6/10/19
DRAWN: NDA
PROJECT # 2019-822-ROAN
SHEET NO: C-10
SCALE: 1"=30'
CHECKED BY: NDA

EROSION CONTROL NOTES

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVAL PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF ROANOKE ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. OFF-SITE SOIL BORROW AND SPOIL AREAS ARE CONSIDERED AS PART OF THE PROJECT SITE, AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMPS TO CONTROL OFFSITE SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT.
5. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OF MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST GOING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OF THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
6. CONTRACTOR SHALL HAVE A COPY OF THE CITY OF ROANOKE EROSION AND SEDIMENT CONTROL MANUAL ON SITE AT ALL TIME.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T AND ANY ADDITIONAL INFORMATION REQUIRED BY EPA. AND TCEQ. CONTRACTOR SHALL COMPLY WITH ALL EPA AND TCEQ STORM WATER POLLUTION PREVENTION REQUIREMENTS.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
10. ALL SEEDING AND FERTILIZATION OF DISTURBED AREAS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL CONTRACTOR.
11. EROSION PROTECTION WILL BE DELETED OR ADDED PER THE CITY OF ROANOKE.
12. THE EROSION CONTROL CONTRACTOR SHALL MAKE INSPECTIONS OF THE EROSION CONTROL DEVICES EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH.
13. THE EROSION CONTROL CONTRACTOR SHALL SEED, WATER, AND FERTILIZE ALL DISTURBED AREAS BY THE 14TH DAY AFTER THE LAST DISTURBANCE (EXCEPT THOSE WITHIN LANDSCAPED AREAS) UNTIL SUFFICIENT GRASS GROWTH HAS BEEN PROVIDED TO STOP EROSION. SILT FENCES SHALL REMAIN IN GOOD WORKING CONDITION UNTIL GRASS HAS BEEN ESTABLISHED.
14. THE POST DEVELOPMENT RUNOFF COEFFICIENT IS 0.90.

EROSION CONTROL SEQUENCING

1. THE EROSION CONTROL CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE AND CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
2. THE GRADING CONTRACTOR SHALL STRIP, CLEAR AND MASS GRADE THE SITE. THE GRADING CONTRACTOR IS TO ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING GRADING OPERATIONS AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER GRADING IS COMPLETE, THE GRADING CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
3. BEGIN UTILITY INSTALLATION. THE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER THE STORM DRAIN INLET INVERT AND WALLS ARE ERECTED, THE CONTRACTOR SHALL PROTECT THE INLET FROM SILTATION BY SURROUNDING IT WITH SILT FENCE OR HAY BALES. AFTER THIS PHASE OF UTILITY INSTALLATION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
4. BEGIN PAVING CONSTRUCTION. THE PAVING CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING PAVING CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER PAVING CONSTRUCTION IS COMPLETE, THE PARKWAYS SHALL BE BACKFILLED TO A FINISHED SLOPE OF 1/4" PER FOOT. THE PAVING CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
5. THE UTILITY CONTRACTOR SHALL REMOBILIZE AND FINISH THE STORM DRAIN INLET CONSTRUCTION BY COMPLETING THE ERECTION OF THE WALLS AND TOP. AFTER PUBLIC UTILITY CONSTRUCTION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
6. THE EROSION CONTROL CONTRACTOR SHALL INSTALL THE CURB INLET PROTECTION DETAILED ON THIS PLAN.
7. BEGIN FRANCHISE UTILITY CONSTRUCTION. EACH FRANCHISE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING FRANCHISE UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER FRANCHISE UTILITY CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
8. AFTER CONSTRUCTION IS COMPLETE, THE EROSION CONTROL CONTRACTOR SHALL SEED ALL DISTURBED AREAS. WHEN SUFFICIENT GRASS GROWTH HAS BEEN ESTABLISHED, ALL SILT FENCE AND OTHER EROSION CONTROL DEVICES SHALL BE REMOVED FROM THE SITE.



STANDARDS FOR SILT FENCE ①

DEFINITION

TEMPORARY BARRIER FENCE MADE OF BURLAP OR POLYPROPYLENE MATERIAL WHICH IS WATER PERMEABLE BUT WILL TRAP WATER – BORNE SEDIMENT.

PURPOSE

TO INTERCEPT AND DETAIN WATER – BORNE SEDIMENT FROM UNPROTECTED AREAS OF LIMITED EXTENT.

CONDITIONS WHERE PRACTICE APPLIES

SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA. THIS FENCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY.

DESIGN CRITERIA

DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. SILT FENCE IS CONSTRUCTED NEAR THE PERIMETER OF A DISTURBED SITE WITHIN THE DEVELOPING AREA. IT IS NOT TO BE CONSTRUCTED OUTSIDE THE PROPERTY LINES WITHOUT OBTAINING A LETTER OF PERMISSION FROM THE AFFECTED ADJACENT PROPERTY OWNERS.

A DESIGN IS NOT REQUIRED FOR THE INSTALLATION OF THE SILT FENCE. HOWEVER, THE FOLLOWING CRITERIA SHALL BE OBSERVED :

- DRAINAGE AREA – LESS THAN TWO ACRES
- HEIGHT – 30 INCHES MINIMUM HEIGHT MEASURED FROM EXISTING OR GRADED GROUND.
- MATERIAL – BURLAP, POLYPROPYLENE FABRIC, OR NYLON REINFORCED WITH POLYESTER NETTING. THE MULLEN BURST STRENGTH SHALL BE GREATER THAN 150 PSI. THE EDGES SHALL BE TREATED TO PREVENT UNRAVELING.
- SUPPORT – STEEL FENCE POSTS SPACED A MAXIMUM OF 8 FEET APART. WOVEN WIRE WILL BE USED TO SUPPORT THE MATERIAL.

STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

THE TRENCH SHOULD BE A MINIMUM OF 4 INCHES DEEP AND 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.

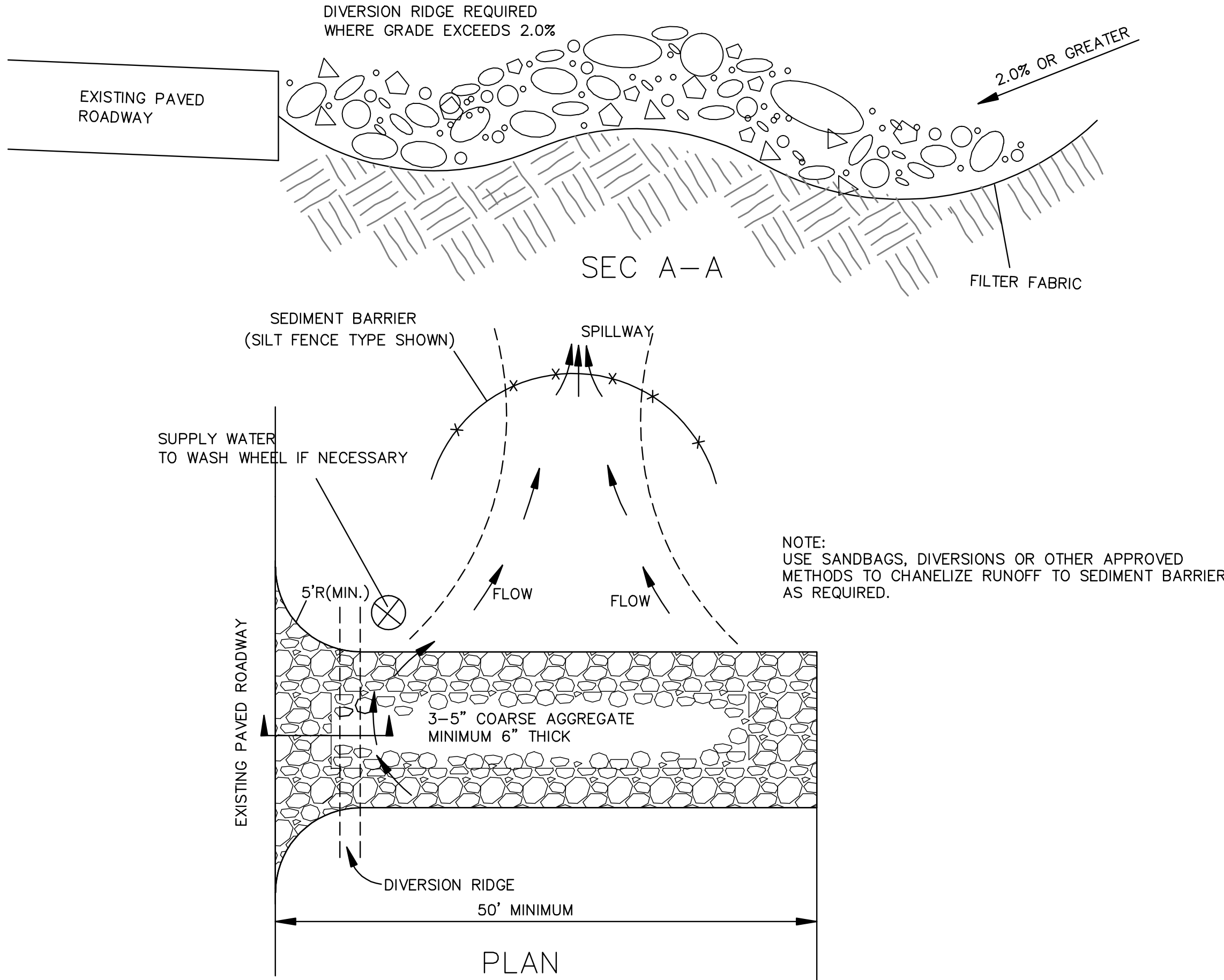
SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

OUTLET

SILT FENCE SHALL BE PLACED AND CONSTRUCTED IN SUCH A MANNER THAT RUNOFF FROM A DISTURBED SURFACE OR EXPOSED UPLAND AREA SHALL BE INTERCEPTED, SEDIMENT TRAPPED, AND THE SURFACE RUNOFF ALLOWED TO PERCOLATE THROUGH THE STRUCTURE.

SILT FENCE SHALL BE PLACED IN SUCH A MANNER THAT SURFACE RUNOFF WHICH PERCOLATES THROUGH WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET.

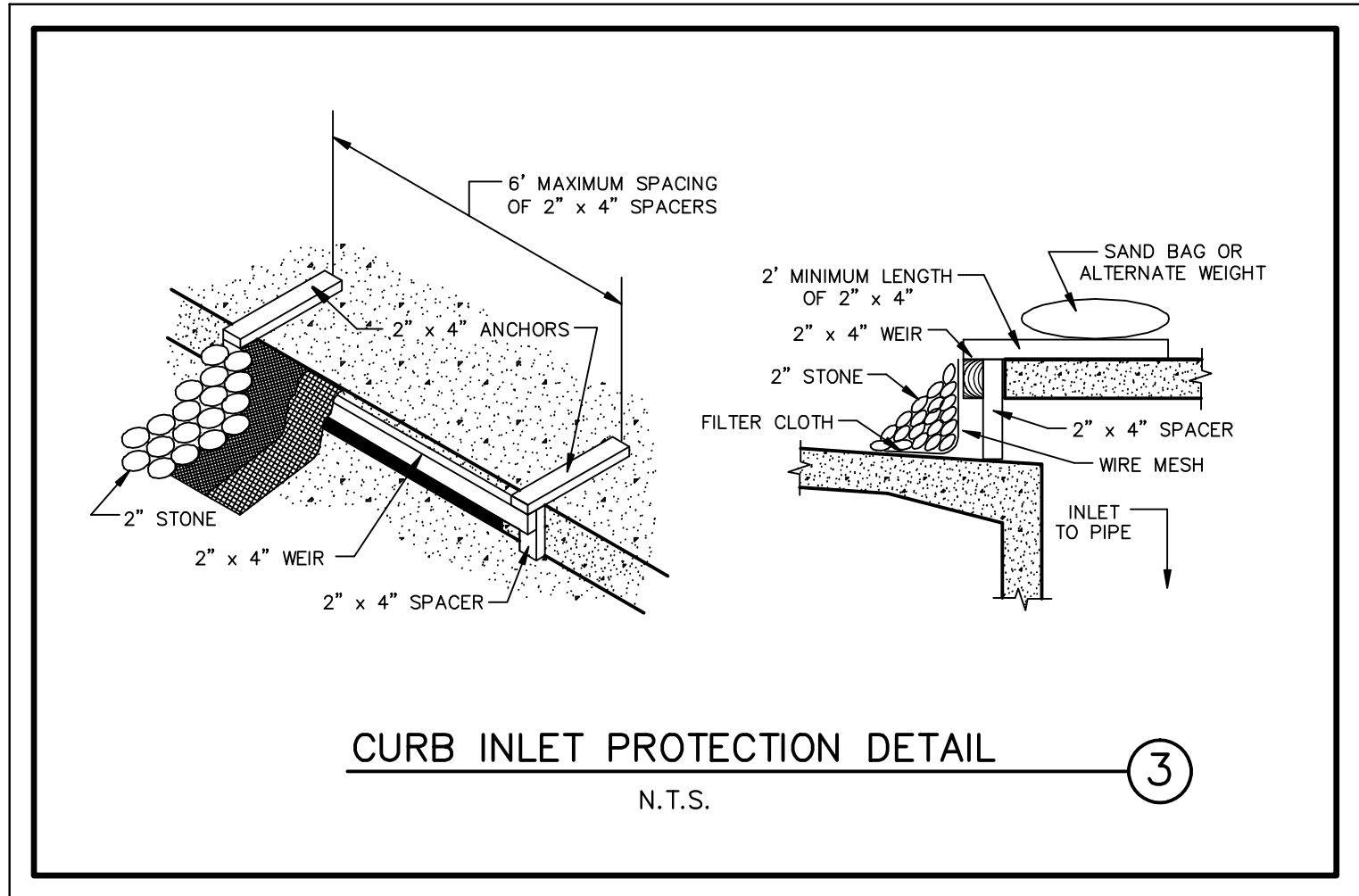
WHEN SILT REACHES 4–6 INCHES HIGH, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY BY THE CONTRACTOR.



TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT ②

GENERAL NOTES – STABILIZED CONSTRUCTION ENTRANCE

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



STORM DRAIN INLET PROTECTION CONSTRUCTION SPECIFICATIONS ③

1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC, AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE; RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, 40–85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER FABRIC IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

CONDOMINIUM DEVELOPMENT
BEADON DISCOUNT, INC. # 2015-14456
40 MONTEREY DRIVE, ROANOKE
2,089 ACRES BEING A PORTION OF 112 ACRES AND
LOT 2 FIRST UNITED METHODIST CHURCH
ROANOKE –TROPHY CLUB ADDITION IN THE
JESSE EADS SURVEY, ABSTRACT NO. 392
SITUATED IN DENTON COUNTY, TEXAS
OWNER/DEVELOPER: TEXAS DIND LLC
ADDRESS: 505 W. NORTHWEST HWY,
GRAPYVINE, TEXAS
CONTACT: DIND, PH. 817 966 9729

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

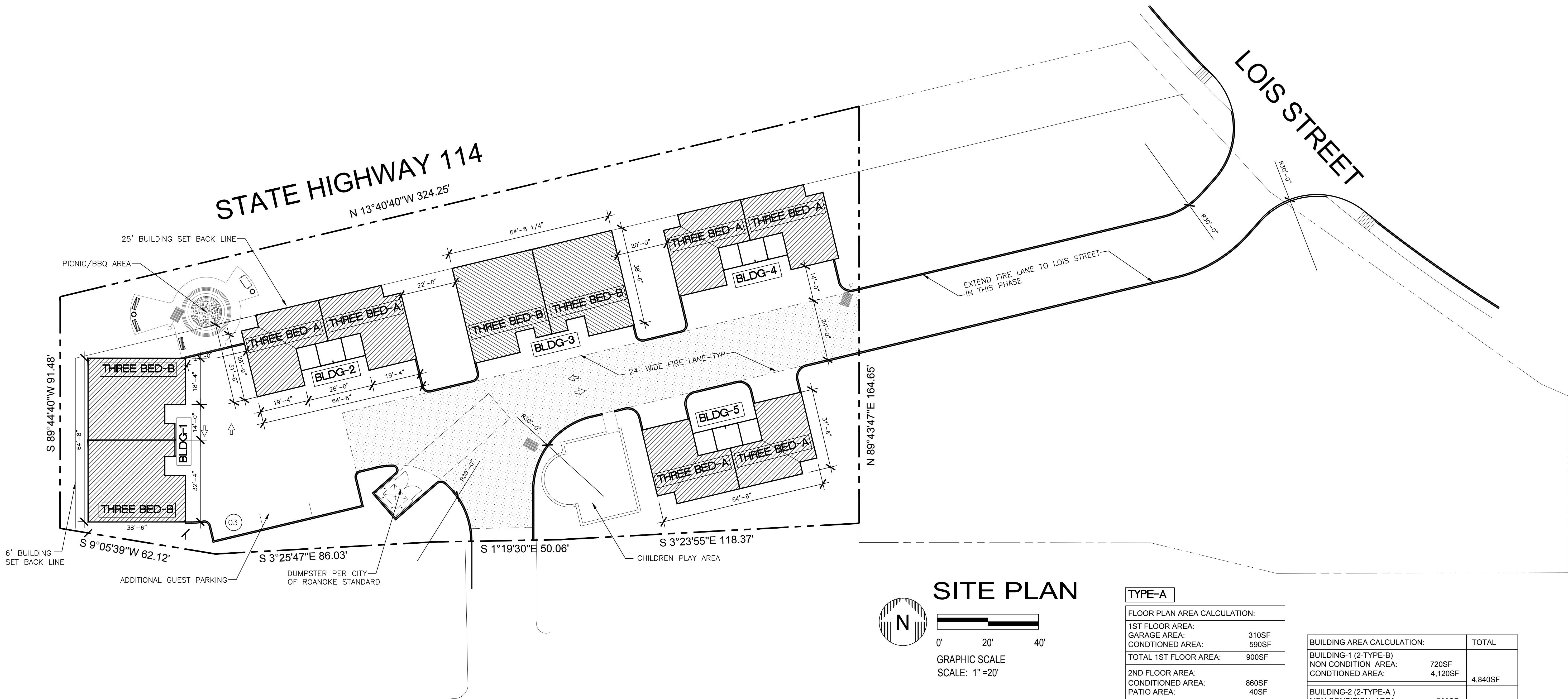
No.	DATE	REVISION/REVISION
2	6/10/19	
1	4/29/19	
1	2/27/19	

Md. Naim Uddin Khan
ENGINEER NO. 87776, THESE PLANS WERE
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF MD. NAIM UDDIN KHAN, A LICENSED
PROFESSIONAL ENGINEER REGISTERED
IN THE STATE OF TEXAS.
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.
#87776

SEAL OF THE STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
NO. 87776
MD. NAIM UDDIN KHAN

EROSION CONTROL PLAN DETAILS

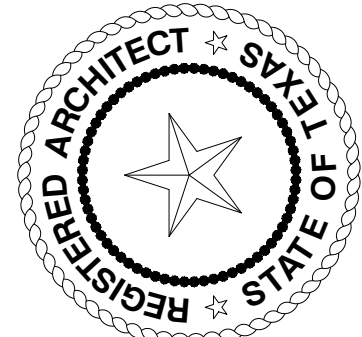
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DRAWN: NDA	CHECKED BY: NDA
PROJECT # 2019-822-ROAN	
SHEET NO: C-12	



TYPE-A	
FLOOR PLAN AREA CALCULATION:	
1ST FLOOR AREA:	
GARAGE AREA:	310SF
CONDITIONED AREA:	590SF
TOTAL 1ST FLOOR AREA:	900SF
2ND FLOOR AREA:	
CONDITIONED AREA:	860SF
PATIO AREA:	40SF
TOTAL 2ND FLOOR AREA:	900SF

TYPE-B	
FLOOR PLAN AREA CALCULATION:	
1ST FLOOR AREA:	
GARAGE AREA:	310SF
CONDITIONED AREA:	900SF
TOTAL 1ST FLOOR AREA:	1,210SF
2ND FLOOR AREA:	
CONDITIONED AREA:	1,160SF
PATIO AREA:	50SF
TOTAL 2ND FLOOR AREA:	1,210SF

BUILDING AREA CALCULATION:	TOTAL
BUILDING-1 (2-TYPE-B)	
NON CONDITION AREA:	720SF
CONDITIONED AREA:	4,120SF
	4,840SF
BUILDING-2 (2-TYPE-A)	
NON CONDITION AREA:	700SF
CONDITIONED AREA:	2,900SF
	3,600SF
BUILDING-3 (2-TYPE-B)	
NON CONDITION AREA:	720SF
CONDITIONED AREA:	4,120SF
	4,840SF
BUILDING-4 (2-TYPE-A)	
NON CONDITION AREA:	700SF
CONDITIONED AREA:	2,900SF
	3,600SF
BUILDING-5 (2-TYPE-A)	
NON CONDITION AREA:	700SF
CONDITIONED AREA:	2,900SF
	3,600SF
TOTAL BUILDING AREA:	20,840SF



Original Date:
MARCH 21, 2019
Issue Log
ISSUED FOR PERMIT 05/20/2019
ISSUED FOR CONSTRUCTION 05/20/2019
ISSUED FOR SITE PLAN APPROVAL 02/27/2020

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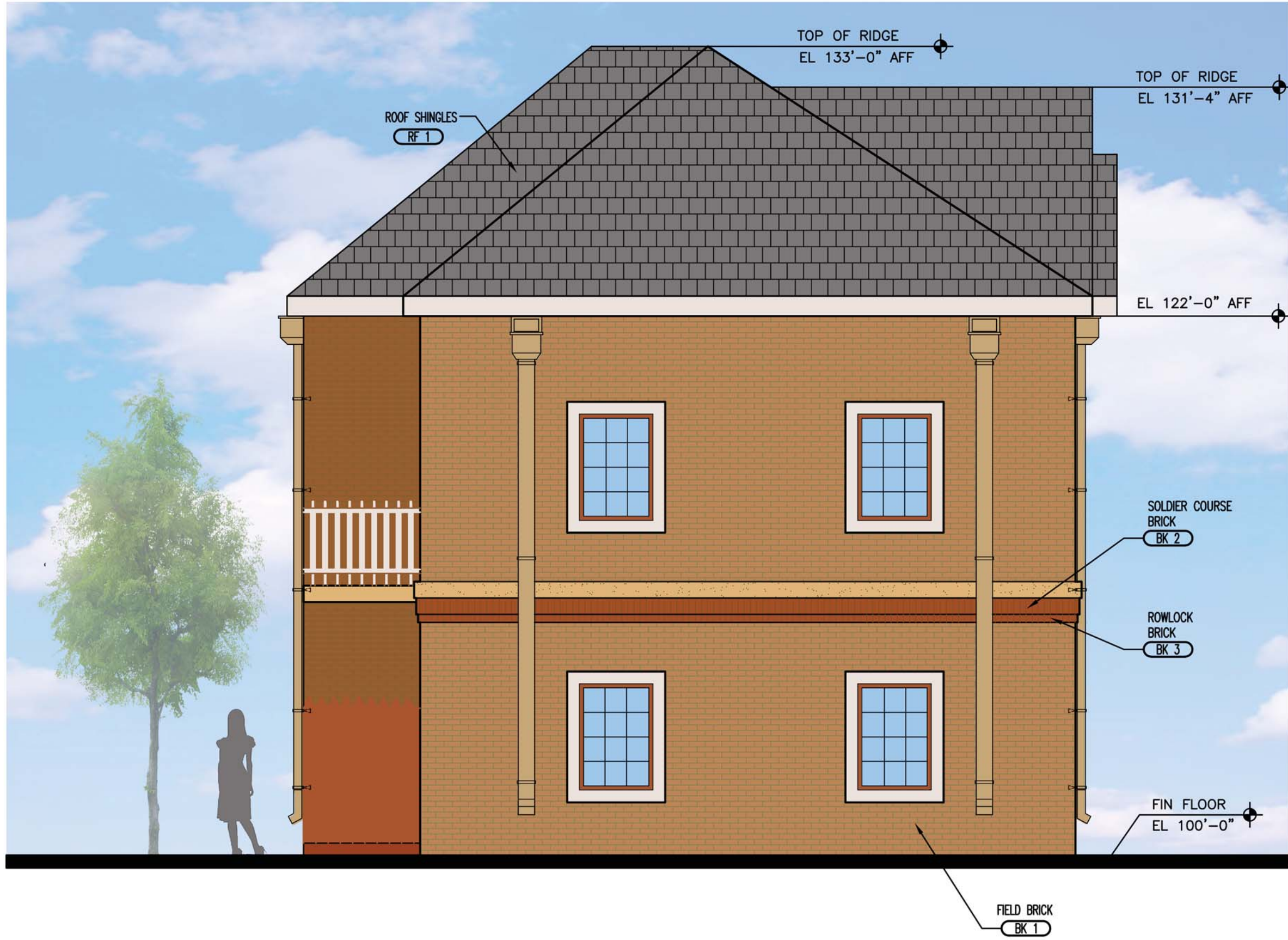
MULTI-FAMILY SHELL AND INTERIOR FINISH OUT AT 40 MONTERREY DRIVE ROANOKE, TEXAS 76262

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Sheet Number:
A100
Project Number:
19-022



01 FRONT ELEVATION (TYPE A)
SCALE: 1/4"=1'-0"



02 LEFT SIDE ELEVATION (TYPE A)
SCALE: 1/4"=1'-0"

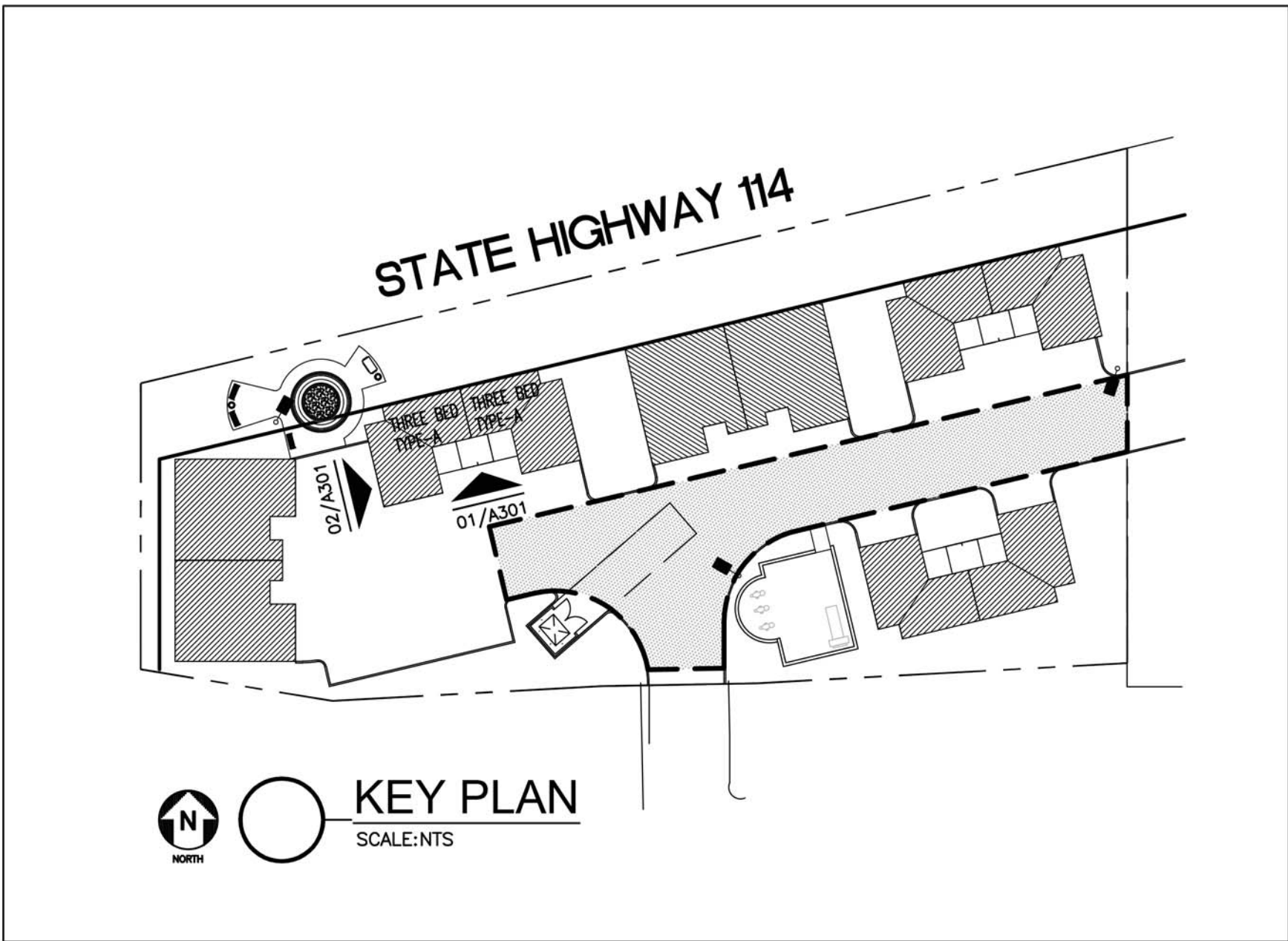
FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	18 SF	2.98%
BRICK	585 SF	97.02%
TOTAL MASONRY	603 SF	100%
TOTAL (EXCLUDING GLASS AREA)	603 SF	100%

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	200 SF	20.49%
CAST STONE/CMU	176 SF	18.03%
BRICK	600 SF	61.48%
TOTAL MASONRY	976 SF	100%
TOTAL (EXCLUDING GLASS AREA)	976 SF	100%

EXTERIOR MATERIAL LIST

BRICK BK 1-ACME BLEND TWILIGHT (FIELD) BK 2-ACME BLEND SLATE (ACCENT) BK 3-ACME BLEND SLATE (ACCENT) BK 1-ELGIN PLANT BK 2-DENVER PLANT BK 3-DENVER PLANT ACME BRICK P-(972) 241-1400 F-(972) 406-9374	ROOF SHINGLES RF 1- WEATHERED WOOD CERTAIN TEED ROOFING P-(800)-233-8990
MANUFACTURED STONE MS 1-CHIPPEWA FALLS LEDGESTONE SUPPLIER: LONE STAR STONE MORTAR: NATURAL GREY P-(972) 517-9997 F (972) 661-3322	STUCCO ST 1-PPG1094-3 ST 1-BIRCH BEIGE PPG: (PITTSBURGH PAINTS) P-(888) PPG-IDEA
	PAVERS PV 1-ACME PINE HALL BURGUNDY BLEND

NOTES:
PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER AND THE ARCHITECT PRIOR TO APPLICATION.



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469-258-9922 (c)
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05/21/2019
J. Chisholm



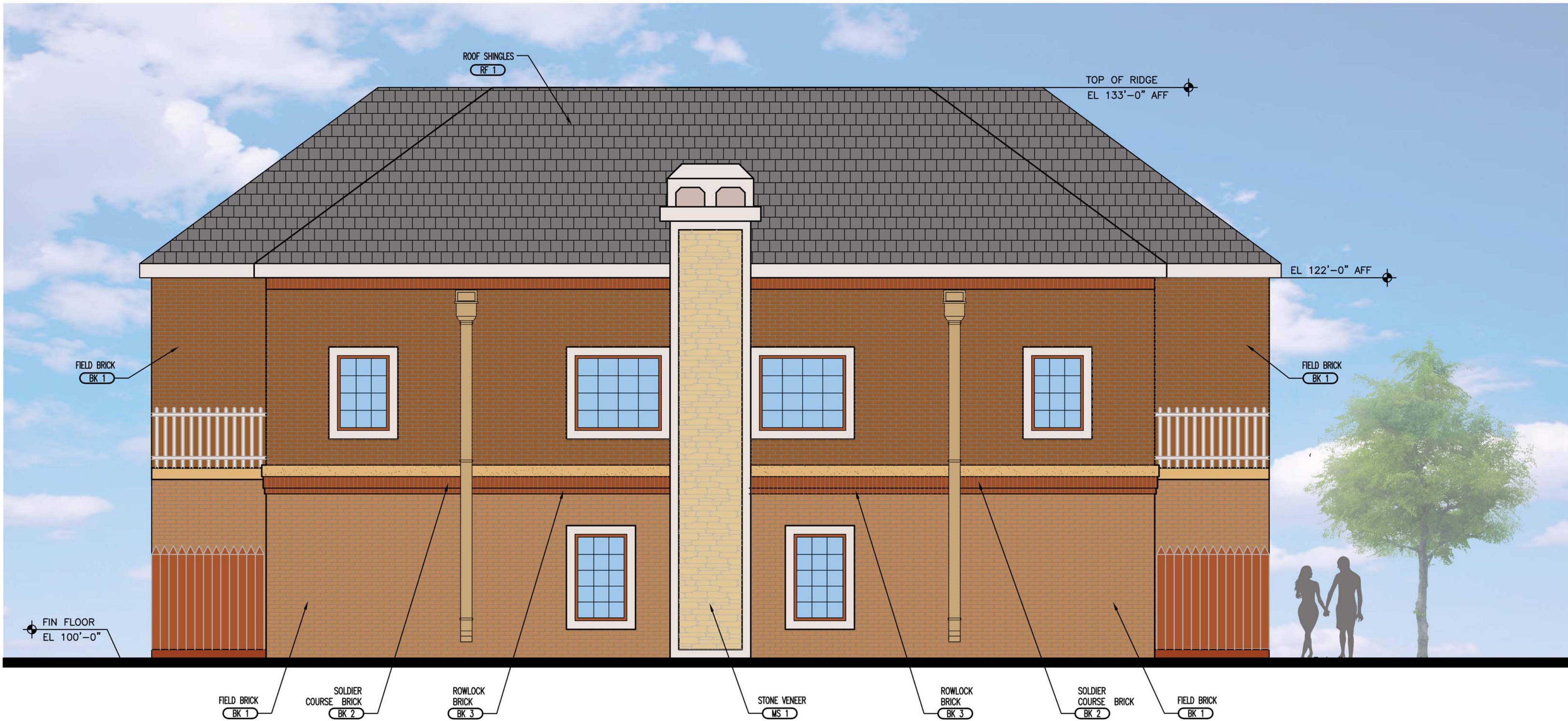
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MARCH 21, 2019
Issue Log
ISSUED FOR PERMIT 05/20/2019
ISSUED FOR CONSTRUCTION 05/20/2019

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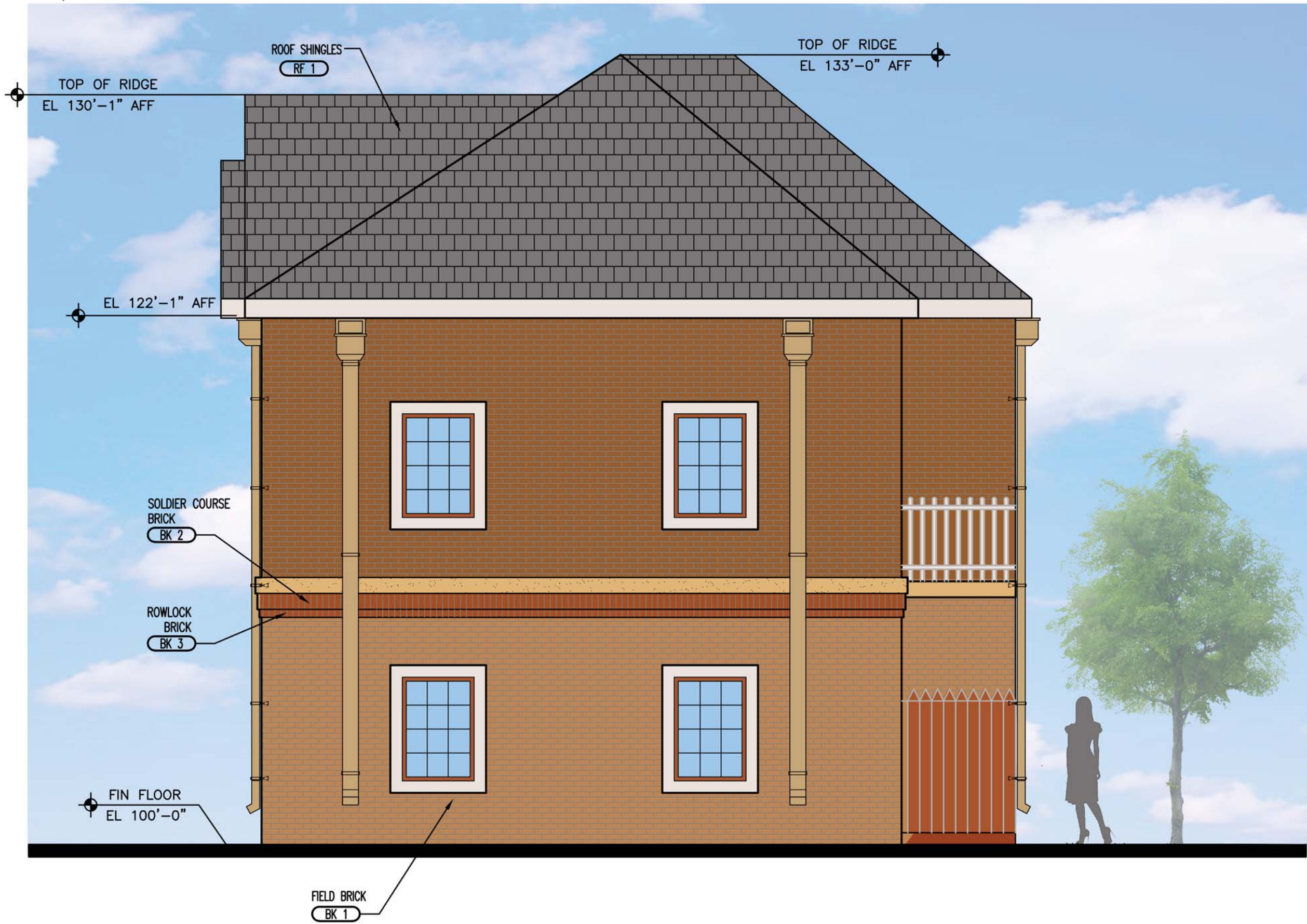
MULTI-FAMILY
SHELL AND INTERIOR FINISH OUT
AT 40 MONTERREY DRIVE
ROANOKE, TEXAS 76262

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Sheet Number:
A301
Project Number:
19-022



01 REAR ELEVATION (TYPE A)
SCALE: 1/4"=1'-0"



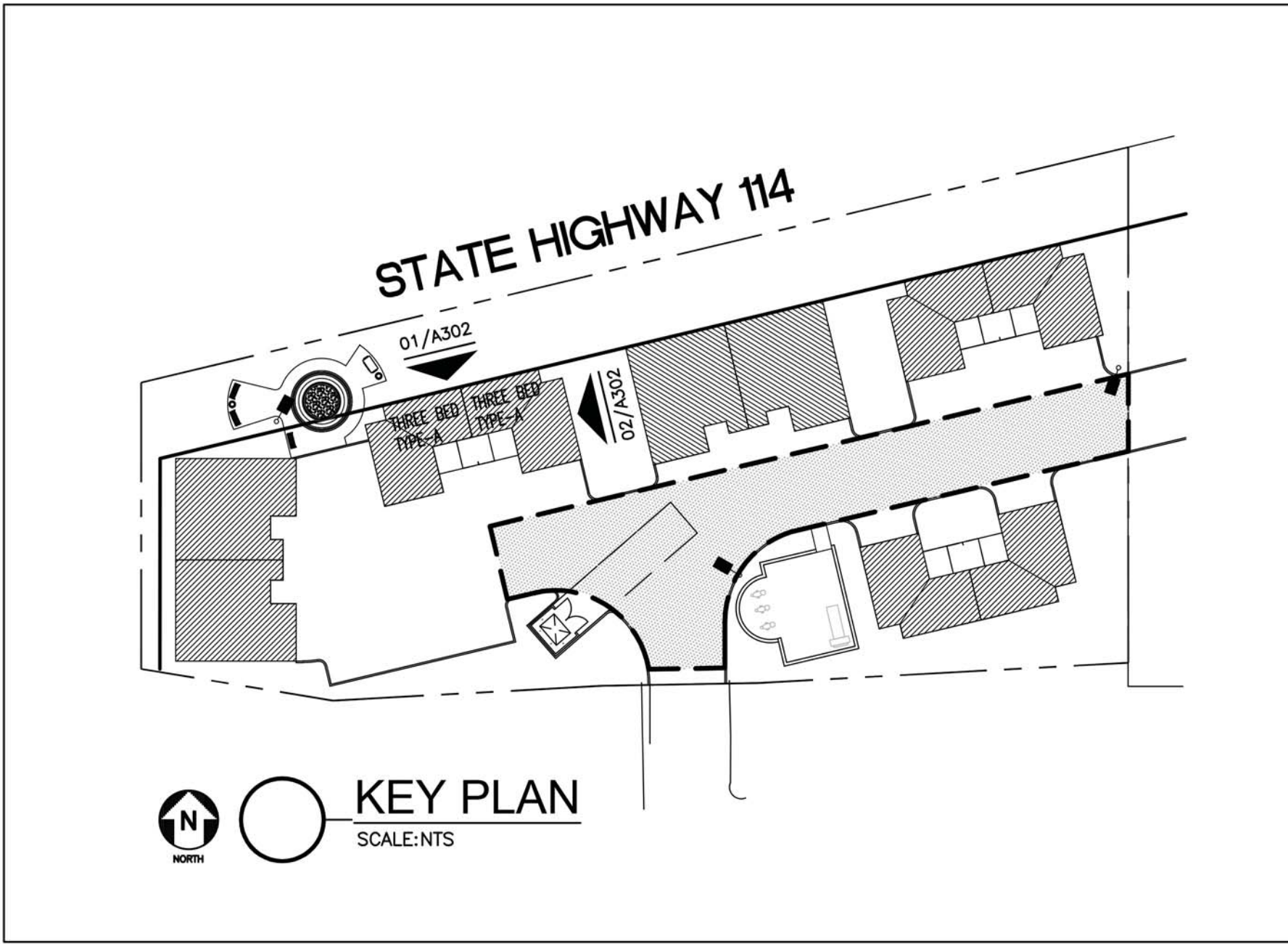
02 RIGHT SIDE ELEVATION (TYPE A)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	32 SF	2.58%
CAST STONE/CMU	89 SF	7.17%
BRICK	1120 SF	90.25%
TOTAL MASONRY	1241 SF	100%
TOTAL (EXCLUDING GLASS AREA)	1241 SF	100%

EXTERIOR MATERIAL LIST

BRICK BK 1-ACME BLEND TWILIGHT (FIELD) BK 2-ACME BLEND SLATE (ACCENT) BK 3-ACME BLEND SLATE (ACCENT) BK 1-ELGIN PLANT BK 2-DENVER PLANT BK 3-DENVER PLANT ACME BRICK P-(972) 241-1400 F-(972) 406-9374	ROOF SHINGLES RF 1- WEATHERED WOOD CERTAIN TEED ROOFING P-(800)-253-8990 STUCCO ST 1-PPG1094-3 ST 1-BIRCH BEIGE PPG: (PITTSBURGH PAINTS) P-(888) PPG-IDEA PAVERS PV 1-ACME PINE HALL BURGUNDY BLEND
MANUFACTURED STONE MS 1-CHIPPEWA FALLS LEDGESTONE SUPPLIER: LONE STAR STONE MORTAR: NATURAL GREY P-(972) 517-9997 F (972) 661-3322	

NOTES:
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FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	18 SF	2.98%
BRICK	585 SF	97.02%
TOTAL MASONRY	603 SF	100%
TOTAL (EXCLUDING GLASS AREA)	603 SF	100%

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469-258-9322 (c)
fahim2502@aol.com
web: fk-architect.com

05/21/2019
W. Shukhan



Original Date:
MARCH 21, 2019
Issue Log
ISSUED FOR PERMIT 05/20/2019
ISSUED FOR CONSTRUCTION 05/20/2019

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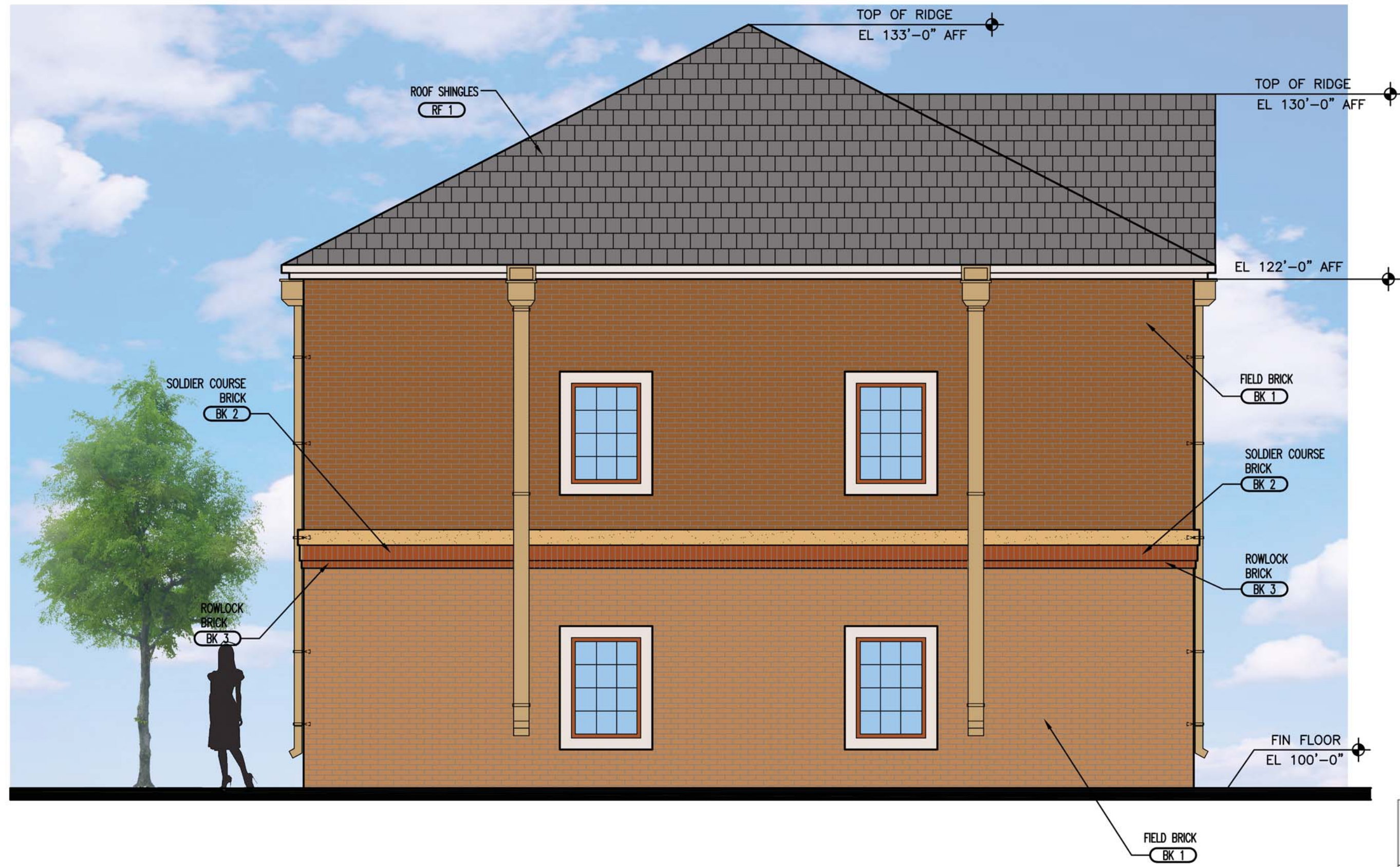
MULTI-FAMILY
SHELL AND INTERIOR FINISH OUT
AT 40 MONTERREY DRIVE
ROANOKE, TEXAS 76262

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Sheet Number:
A302
Project Number:
19-022



01 FRONT ELEVATION (TYPE B)
SCALE: 1/4"=1'-0"



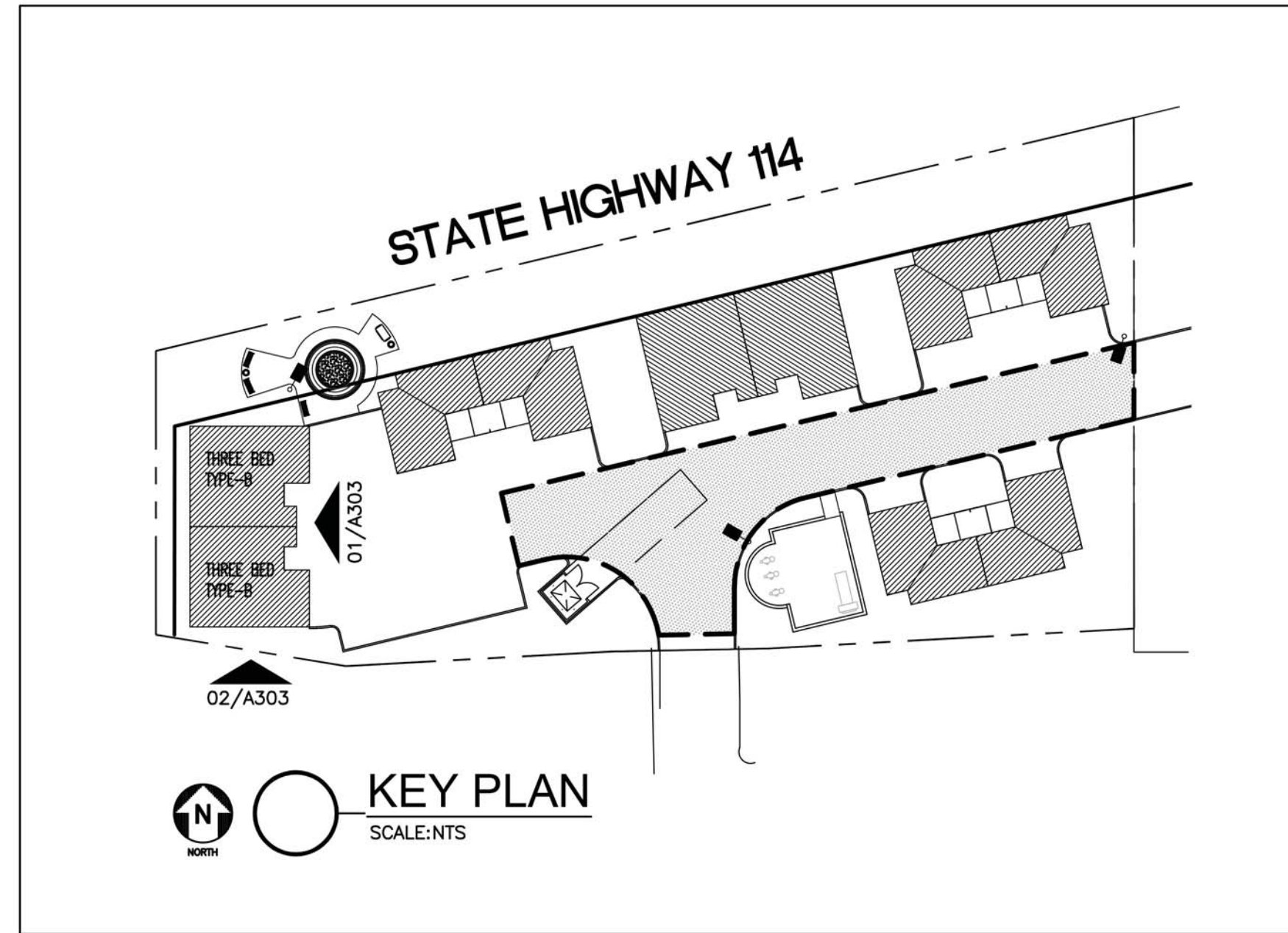
02 LEFT SIDE ELEVATION (TYPE B)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	109 SF	20.49%
CAST STONE/CMU	195 SF	18.03%
BRICK	491 SF	61.48%
TOTAL MASONRY	976 SF	100%
TOTAL (EXCLUDING GLASS AREA)	976 SF	100%

EXTERIOR MATERIAL LIST

BRICK BK 1-ACME BLEND TWILIGHT (FIELD) BK 2-ACME BLEND SLATE (ACCENT) BK 3-ACME BLEND SLATE (ACCENT) BK 1-ELGIN PLANT BK 2-DENVER PLANT BK 3-DENVER PLANT ACME BRICK P-(972) 241-1400 F-(972) 406-9374	ROOF SHINGLES RF 1- WEATHERED WOOD CERTAIN TEED ROOFING P-(800)-233-8990 STUCCO ST 1-PPG1094-3 ST 1-BIRCH BEIGE PPG: (PITTSBURGH PAINTS) P-(888) PPG-IDEA PAVERS PV 1-ACME PINE HALL BURGUNDY BLEND
MANUFACTURED STONE MS 1-CHIPPEWA FALLS LEDGESTONE SUPPLIER: LONE STAR STONE MORTAR: NATURAL GREY P-(972) 517-9997 F (972) 661-3322	

NOTES:
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FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	26 SF	3.40%
BRICK	738 SF	96.60%
TOTAL MASONRY	764 SF	100%
TOTAL (EXCLUDING GLASS AREA)	764 SF	100%

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web: fk-architect.com

05/21/2019
J. Khan



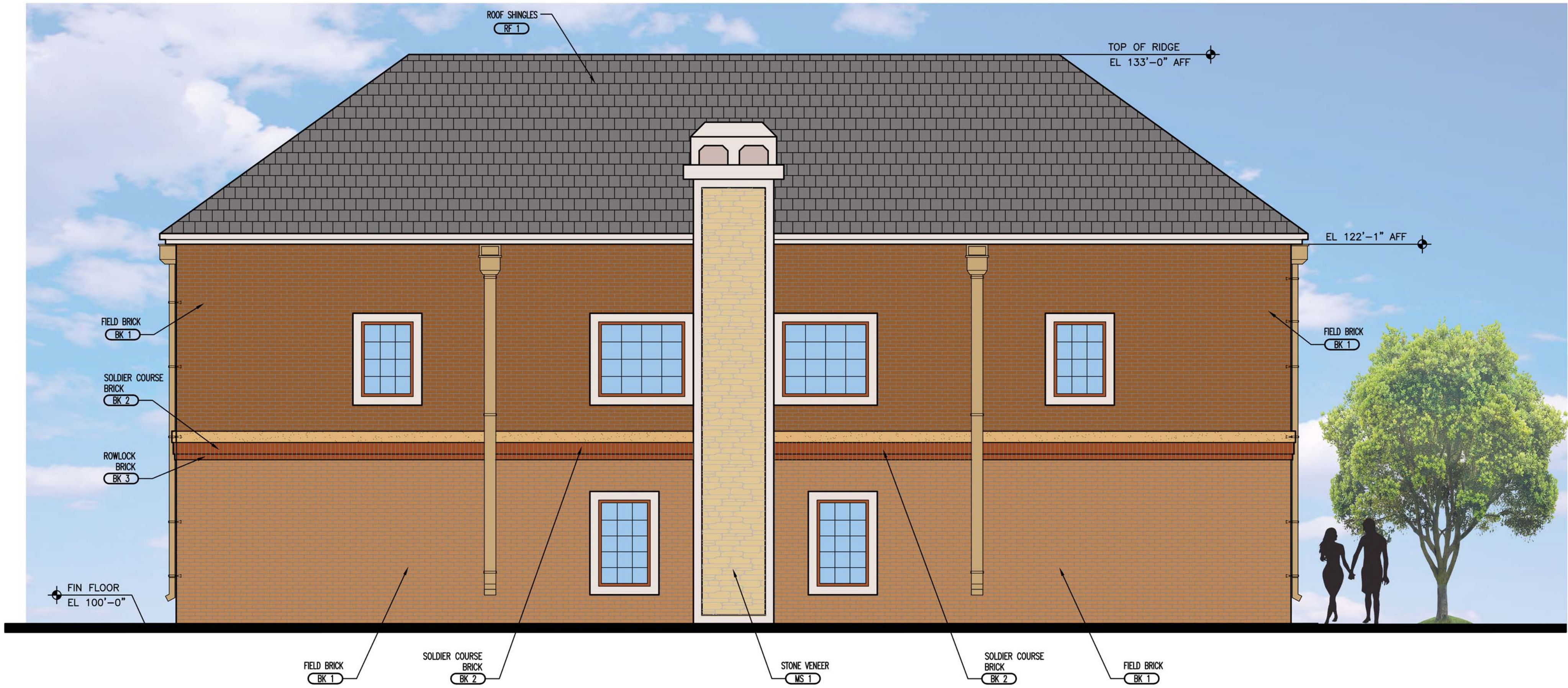
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Sheet Number:
A303
Project Number:
19-022



01 REAR ELEVATION (TYPE B)
SCALE: 1/4"=1'-0"



02 RIGHT SIDE ELEVATION (TYPE B)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	26 SF	3.40%
BRICK	738 SF	96.60%
TOTAL MASONRY	764 SF	100%
TOTAL (EXCLUDING GLASS AREA)	764 SF	100%

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	40 SF	3.18%
CAST STONE/CMU	91 SF	7.24%
BRICK	1126 SF	89.58%
TOTAL MASONRY	1257 SF	100%
TOTAL (EXCLUDING GLASS AREA)	1257 SF	100%

EXTERIOR MATERIAL LIST

BRICK

BK 1-ACME BLEND TWILIGHT (FIELD)
BK 2-ACME BLEND SLATE (ACCENT)
BK 3-ACME BLEND SLATE (ACCENT)
BK 1-ELGIN PLANT
BK 2-DENVER PLANT
BK 3-DENVER PLANT
ACME BRICK
P-(972) 241-1400
F-(972) 408-9374

MANUFACTURED STONE

MS 1-CHIPPEWA FALLS LEDGESTONE
SUPPLIER: LONE STAR STONE
MORTAR: NATURAL GREY
P-(972) 517-9997
F (972) 661-3322

ROOF SHINGLES

RF 1- WEATHERED WOOD
CERTAIN TEED ROOFING
P-(800)-233-8990

STUCCO

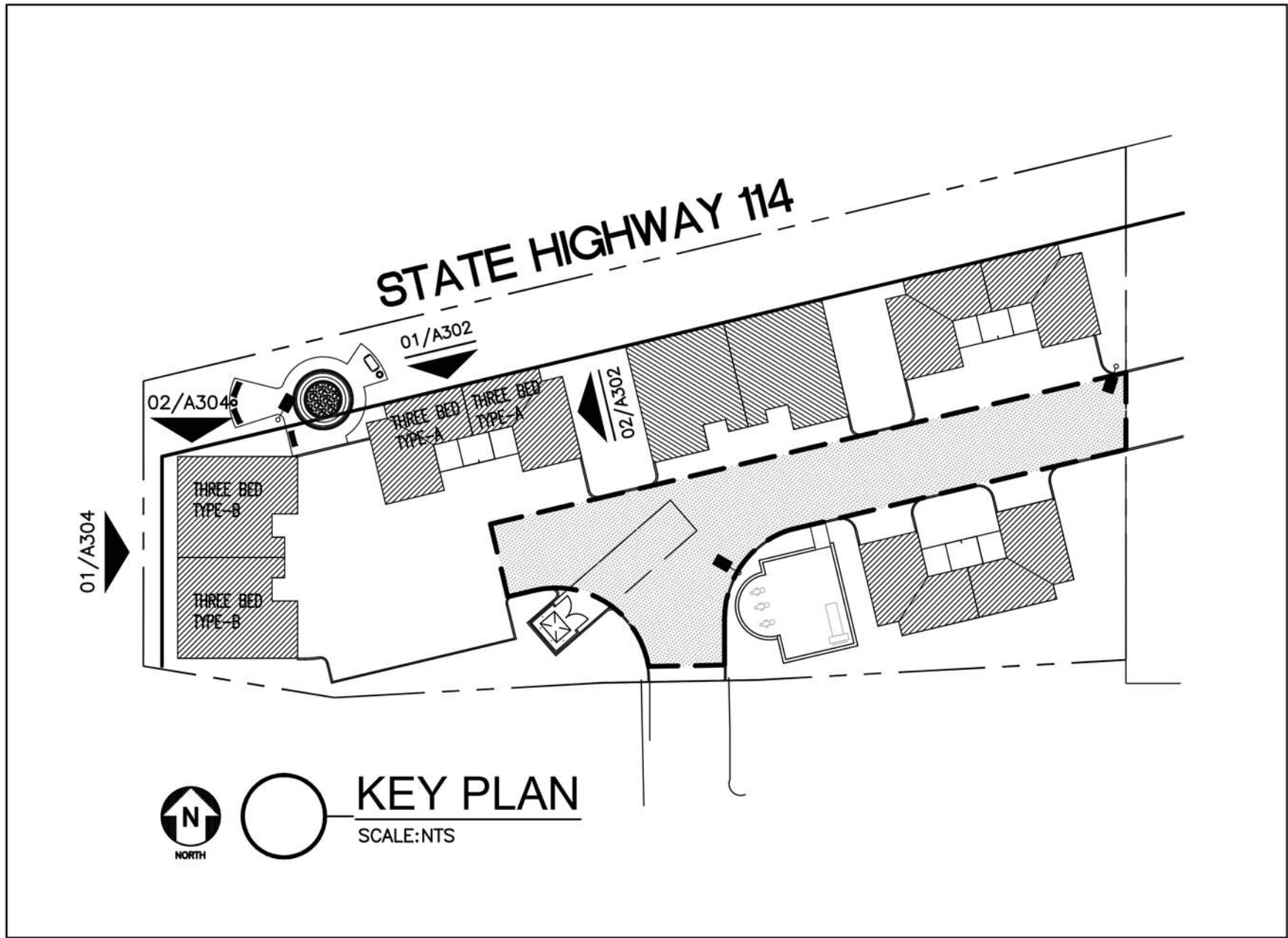
ST 1-PPG1094-3
ST 1-BIRCH BEIGE
PPG: (PITTSBURGH PAINTS)
P-(888) PPG-IDEA

PAVERS

PV 1-ACME PINE HALL BURGUNDY BLEND

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fahim2582@aol.com
web: fk-architect.com

05/21/2019
J. Khan



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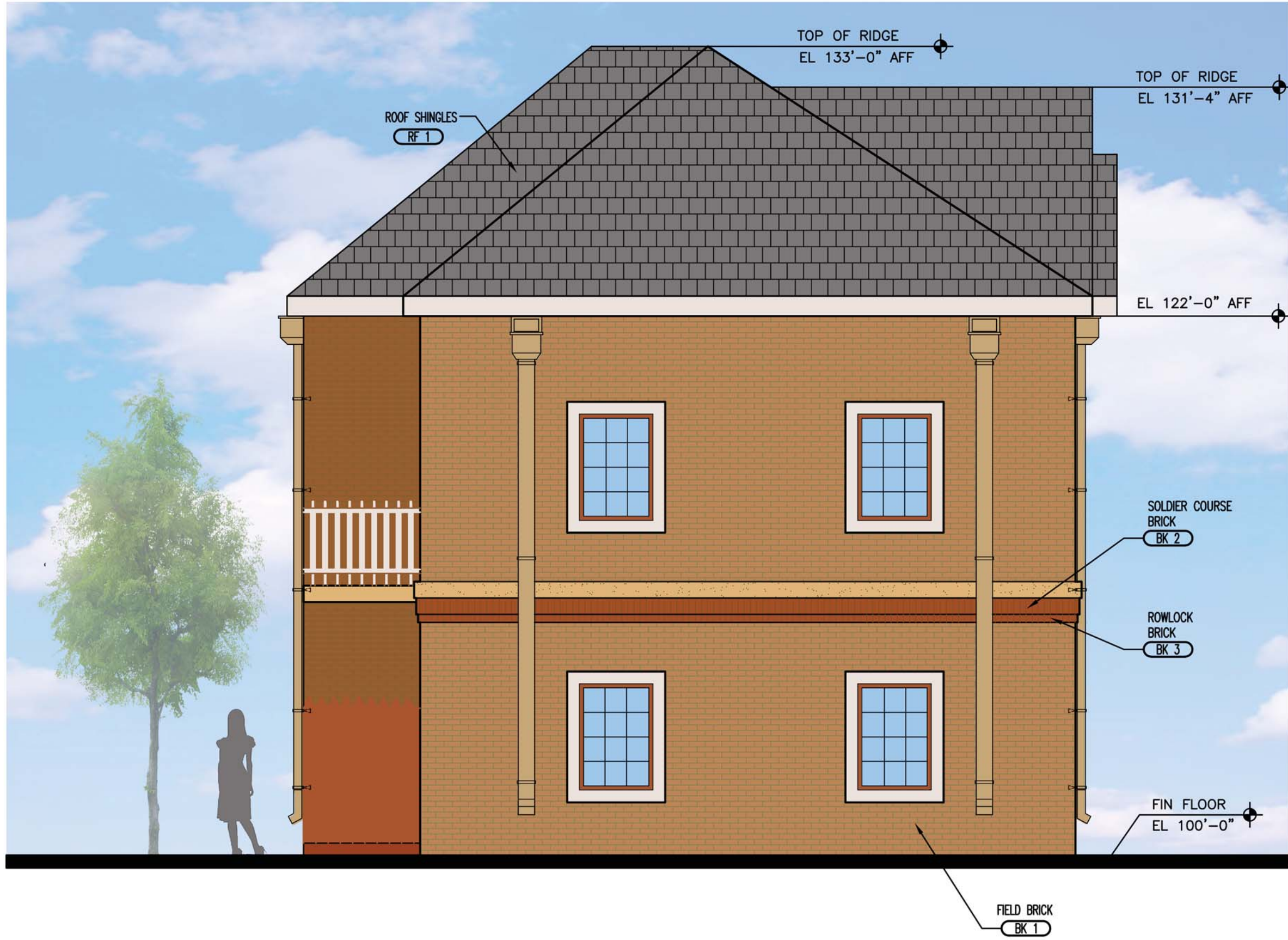
A304

Project Number:

19-022



01 FRONT ELEVATION (TYPE A)
SCALE: 1/4"=1'-0"



02 LEFT SIDE ELEVATION (TYPE A)
SCALE: 1/4"=1'-0"

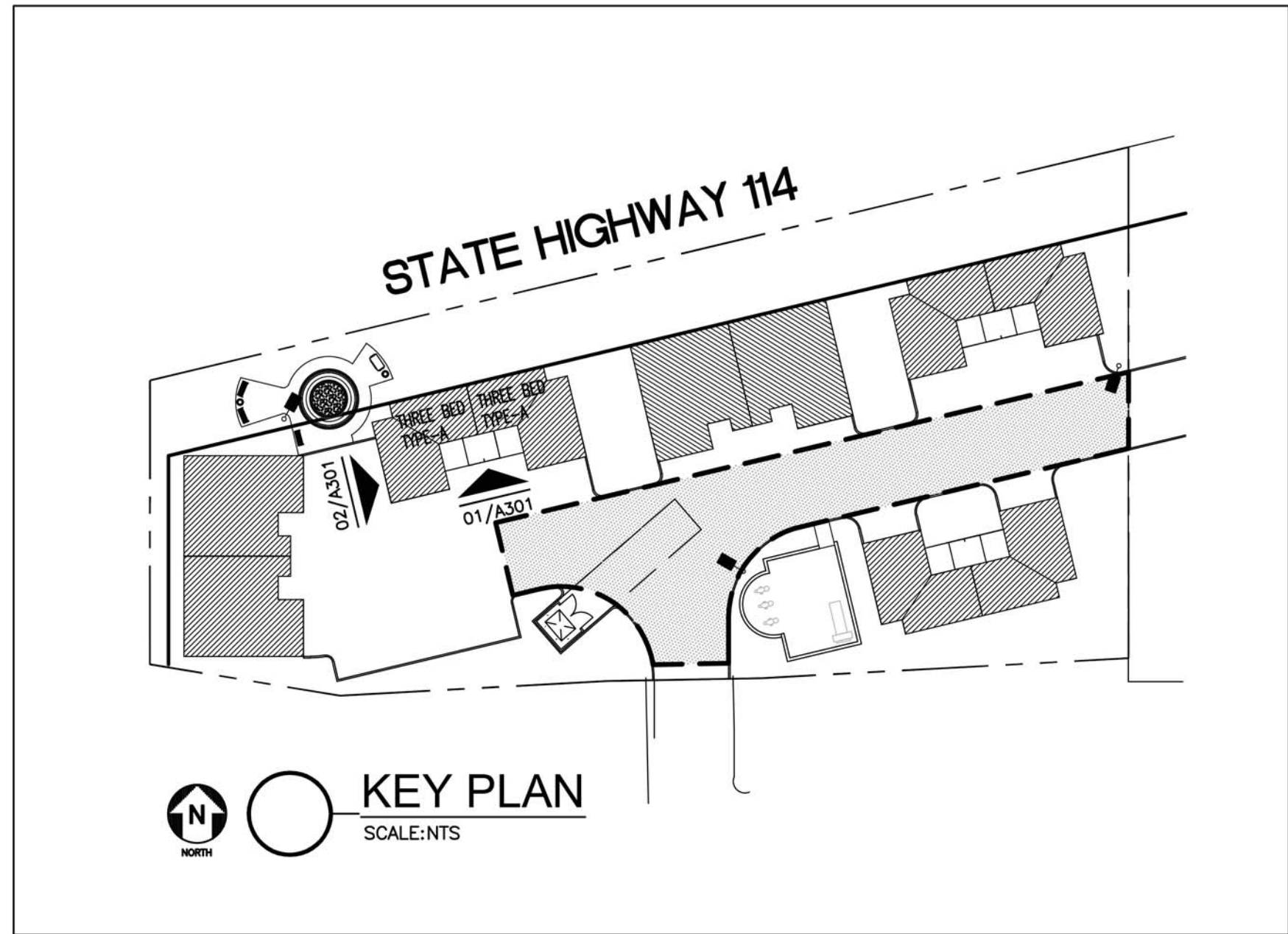
FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	18 SF	2.98%
BRICK	585 SF	97.02%
TOTAL MASONRY	603 SF	100%
TOTAL (EXCLUDING GLASS AREA)	603 SF	100%

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	200 SF	20.49%
CAST STONE/CMU	176 SF	18.03%
BRICK	600 SF	61.48%
TOTAL MASONRY	976 SF	100%
TOTAL (EXCLUDING GLASS AREA)	976 SF	100%

EXTERIOR MATERIAL LIST

BRICK BK 1-ACME BLEND TWILIGHT (FIELD) BK 2-ACME BLEND SLATE (ACCENT) BK 3-ACME BLEND SLATE (ACCENT) BK 1-ELGIN PLANT BK 2-DENVER PLANT BK 3-DENVER PLANT ACME BRICK P-(972) 241-1400 F-(972) 406-9374	ROOF SHINGLES RF 1- WEATHERED WOOD CERTAIN TEED ROOFING P-(800)-233-8990
MANUFACTURED STONE MS 1-CHIPPEWA FALLS LEDGESTONE SUPPLIER: LONE STAR STONE MORTAR: NATURAL GREY P-(972) 517-9997 F (972) 661-3322	STUCCO ST 1-PPG1094-3 ST 1-BIRCH BEIGE PPG: (PITTSBURGH PAINTS) P-(888) PPG-IDEA
	PAVERS PV 1-ACME PINE HALL BURGUNDY BLEND

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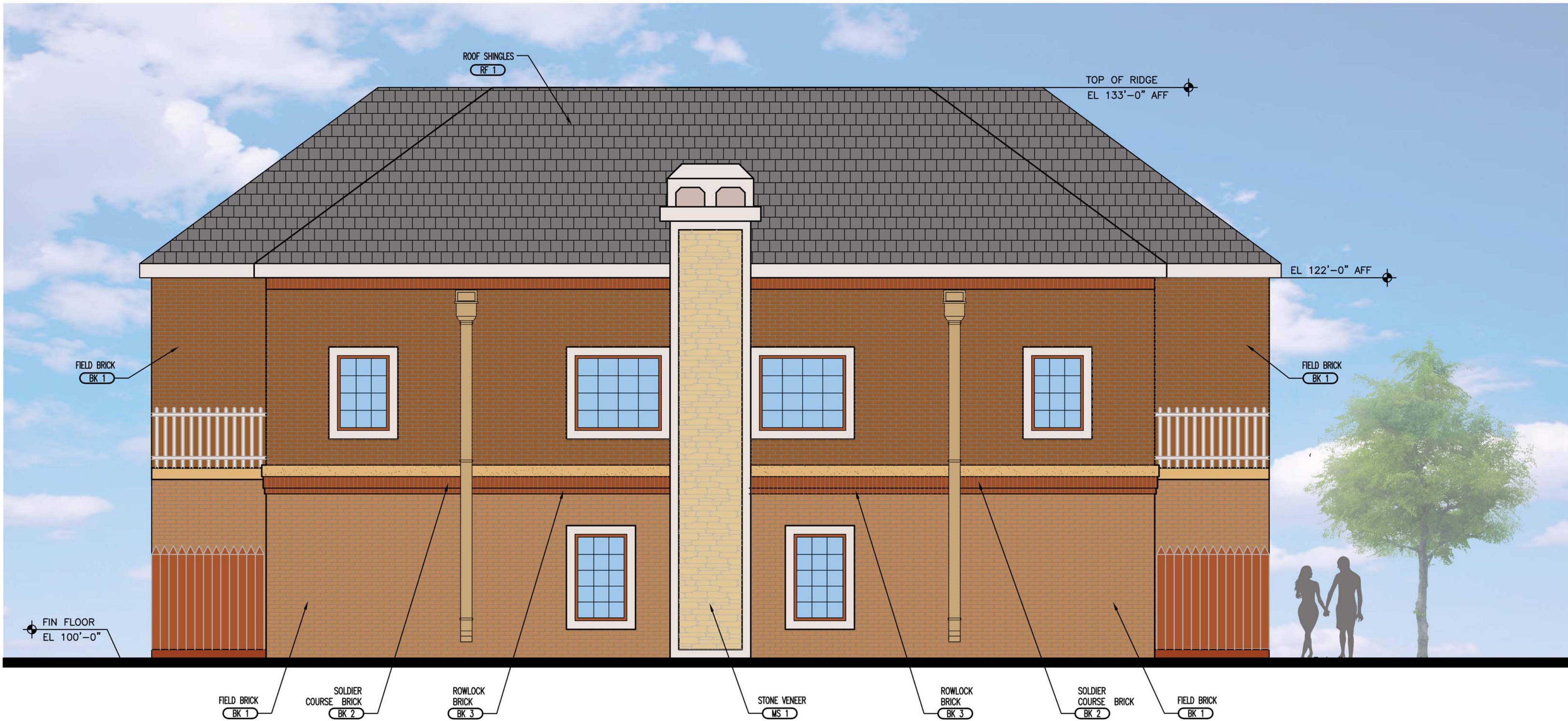
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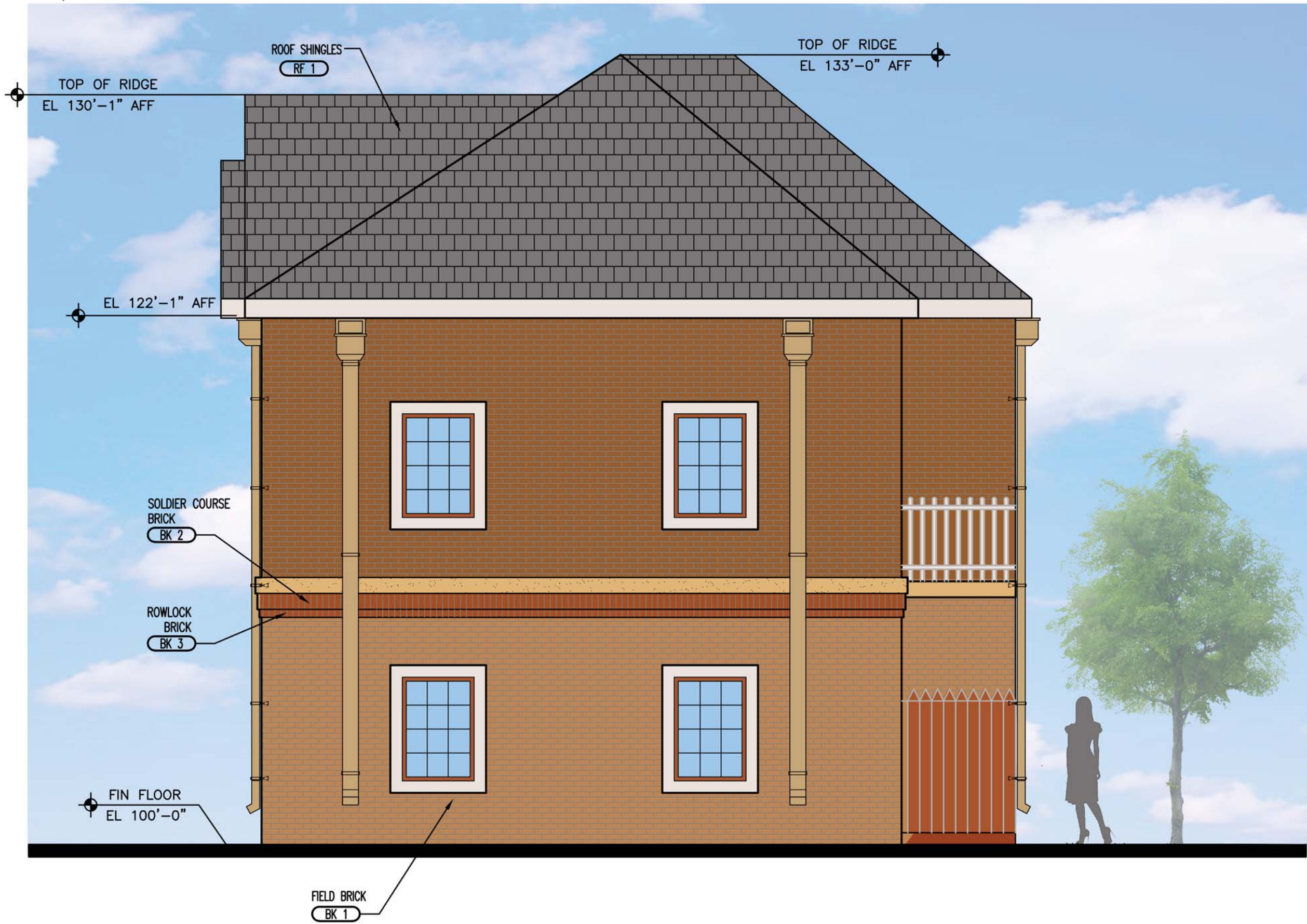
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Sheet Number:
A301
Project Number:
19-022



01 REAR ELEVATION (TYPE A)
SCALE: 1/4"=1'-0"



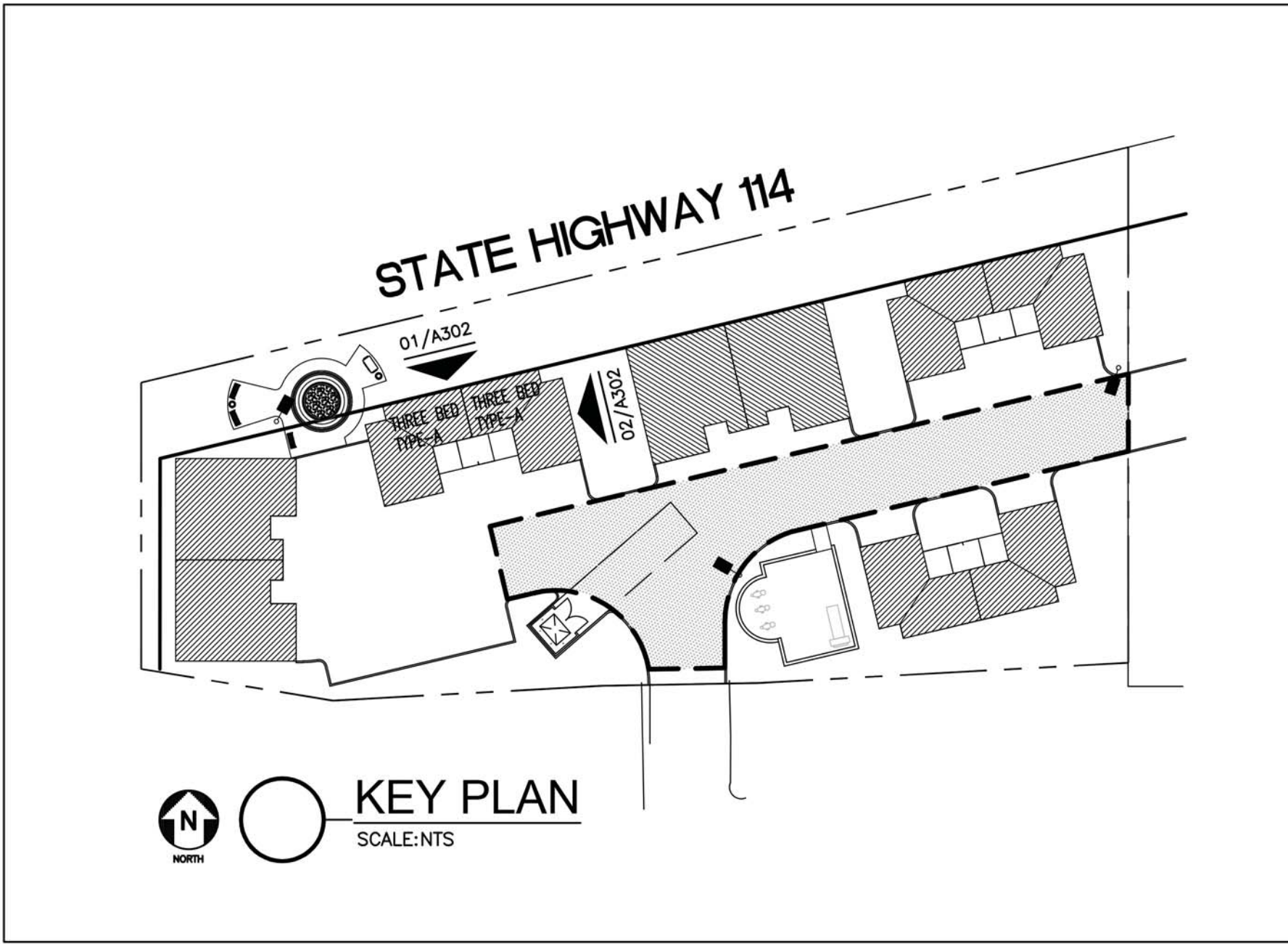
02 RIGHT SIDE ELEVATION (TYPE A)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	32 SF	2.58%
CAST STONE/CMU	89 SF	7.17%
BRICK	1120 SF	90.25%
TOTAL MASONRY	1241 SF	100%
TOTAL (EXCLUDING GLASS AREA)	1241 SF	100%

EXTERIOR MATERIAL LIST

BRICK BK 1-ACME BLEND TWILIGHT (FIELD) BK 2-ACME BLEND SLATE (ACCENT) BK 3-ACME BLEND SLATE (ACCENT) BK 1-ELGIN PLANT BK 2-DENVER PLANT BK 3-DENVER PLANT ACME BRICK P-(972) 241-1400 F-(972) 406-9374	ROOF SHINGLES RF 1- WEATHERED WOOD CERTAIN TEED ROOFING P-(800)-253-8990
MANUFACTURED STONE MS 1-CHIPPEWA FALLS LEDGESTONE SUPPLIER: LONE STAR STONE MORTAR: NATURAL GREY P-(972) 517-9997 F (972) 661-3322	STUCCO ST 1-PPG1094-3 ST 1-BIRCH BEIGE PPG: (PITTSBURGH PAINTS) P-(888) PPG-IDEA
	PAVERS PV 1-ACME PINE HALL BURGUNDY BLEND

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FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	18 SF	2.98%
BRICK	585 SF	97.02%
TOTAL MASONRY	603 SF	100%
TOTAL (EXCLUDING GLASS AREA)	603 SF	100%

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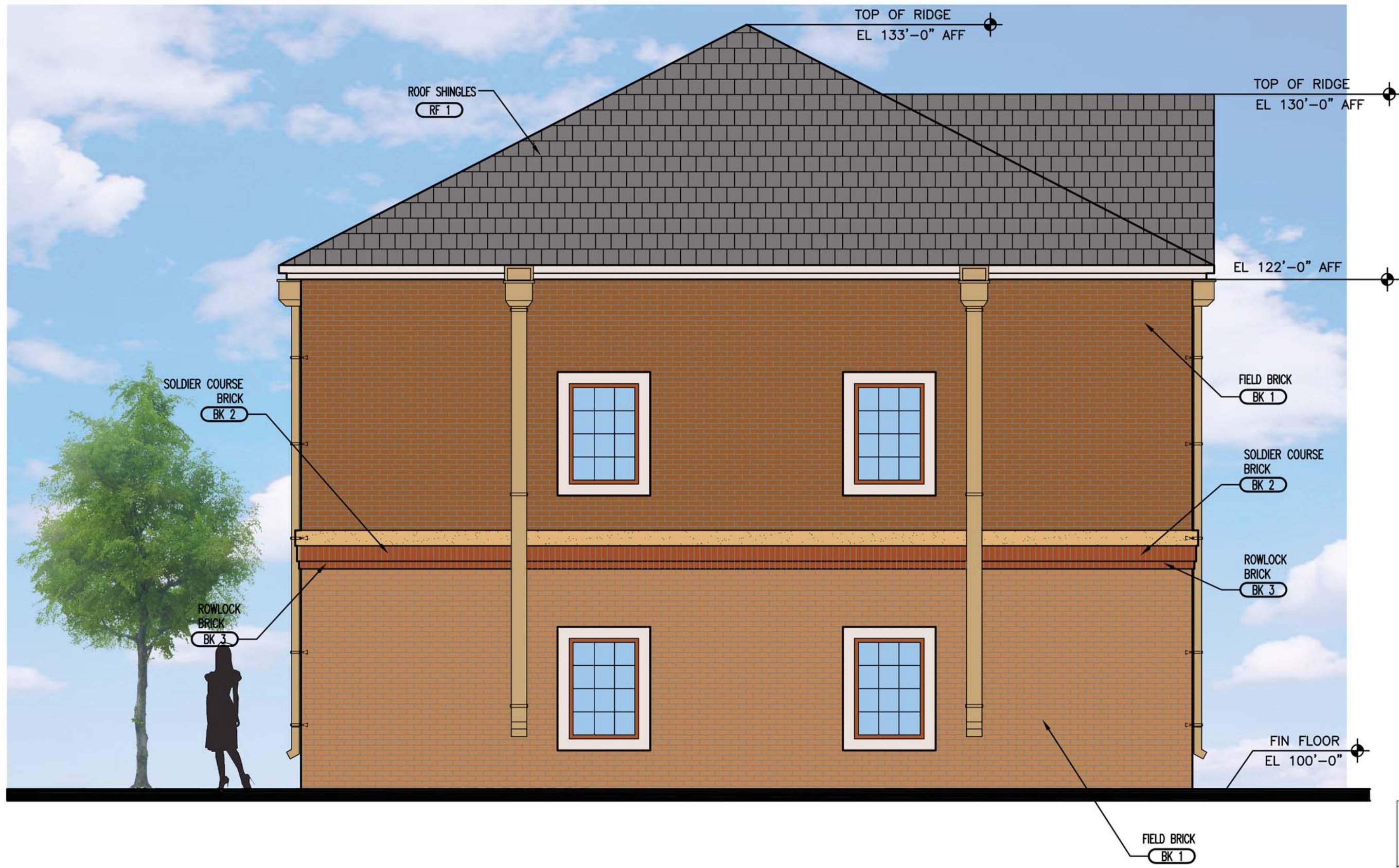
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Sheet Number:
A302
Project Number:
19-022



01 FRONT ELEVATION (TYPE B)
SCALE: 1/4"=1'-0"

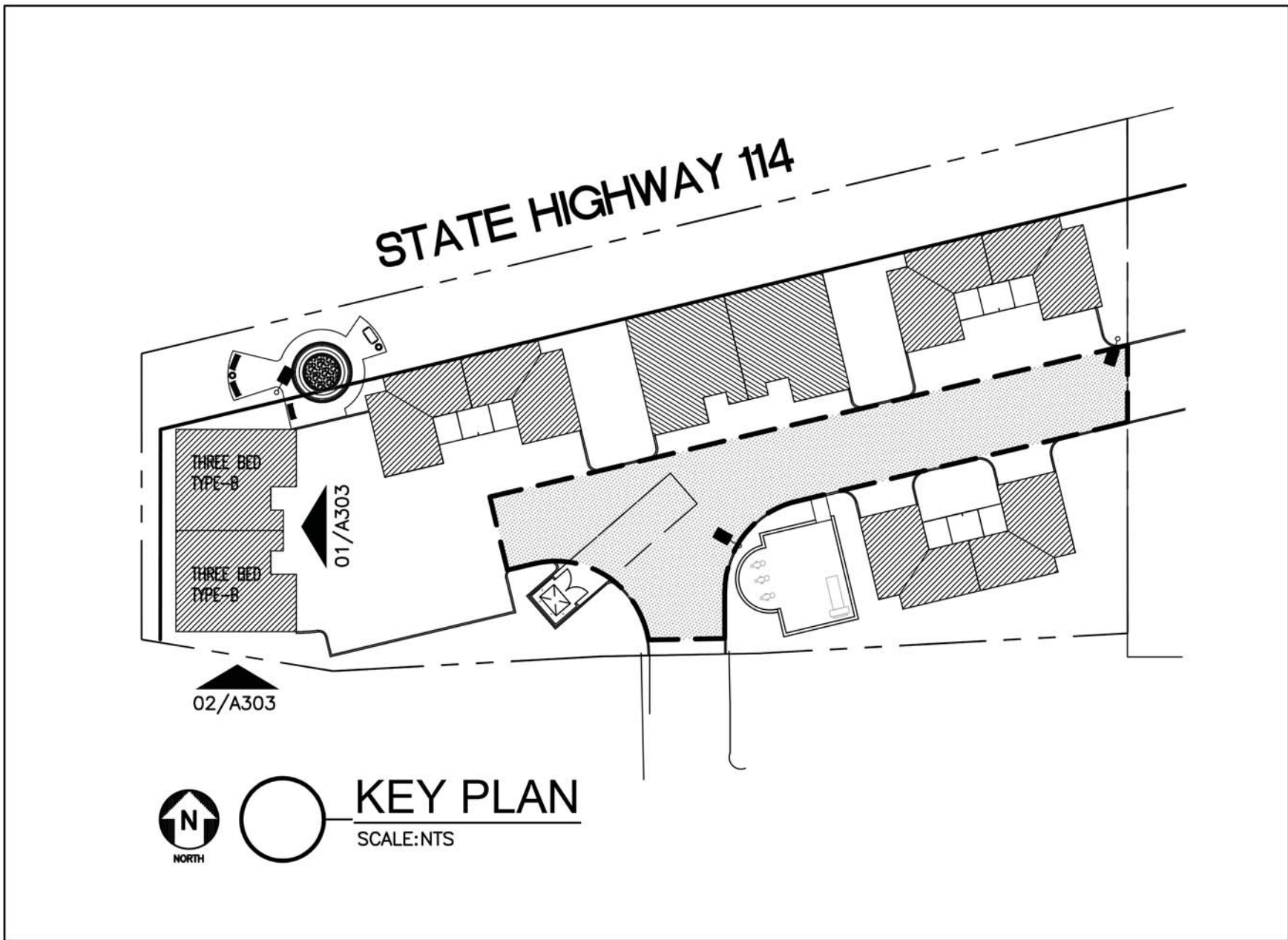


02 LEFT SIDE ELEVATION (TYPE B)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	109 SF	20.49%
CAST STONE/CMU	195 SF	18.03%
BRICK	491 SF	61.48%
TOTAL MASONRY	976 SF	100%
TOTAL (EXCLUDING GLASS AREA)	976 SF	100%

EXTERIOR MATERIAL LIST	
BRICK BK 1-ACME BLEND TWILIGHT (FIELD) BK 2-ACME BLEND SLATE (ACCENT) BK 3-ACME BLEND SLATE (ACCENT) BK 1-ELGIN PLANT BK 2-DENVER PLANT BK 3-DENVER PLANT ACME BRICK P-(972) 241-1400 F-(972) 406-9374	ROOF SHINGLES RF 1- WEATHERED WOOD CERTAIN TEED ROOFING P-(800)-233-8990 STUCCO ST 1-PPG1094-3 ST 1-BIRCH BEIGE PPG: (PITTSBURGH PAINTS) P-(888) PPG-IDEA PAVERS PV 1-ACME PINE HALL BURGUNDY BLEND
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FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	26 SF	3.40%
BRICK	738 SF	96.60%
TOTAL MASONRY	764 SF	100%
TOTAL (EXCLUDING GLASS AREA)	764 SF	100%

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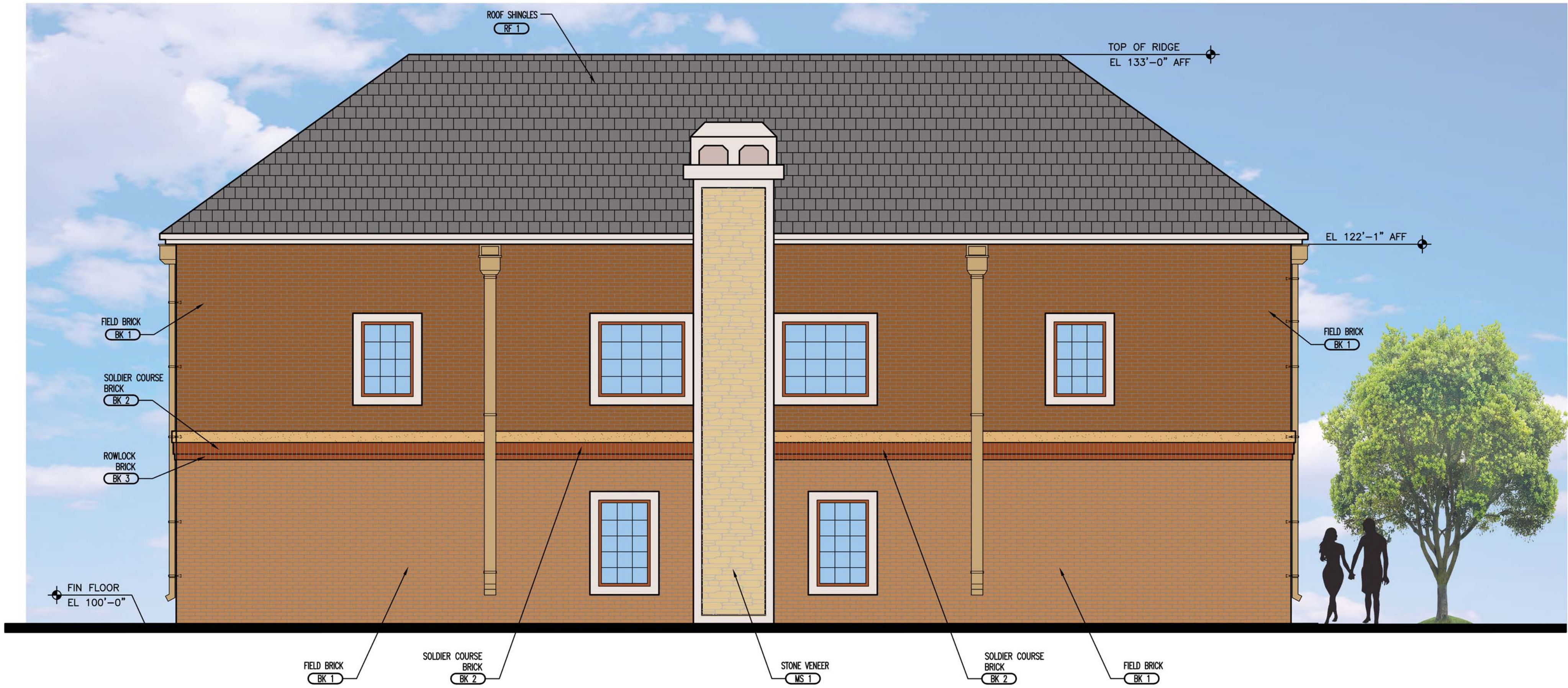
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Sheet Number:
A303
Project Number:
19-022



01 REAR ELEVATION (TYPE B)
SCALE: 1/4"=1'-0"



02 RIGHT SIDE ELEVATION (TYPE B)
SCALE: 1/4"=1'-0"

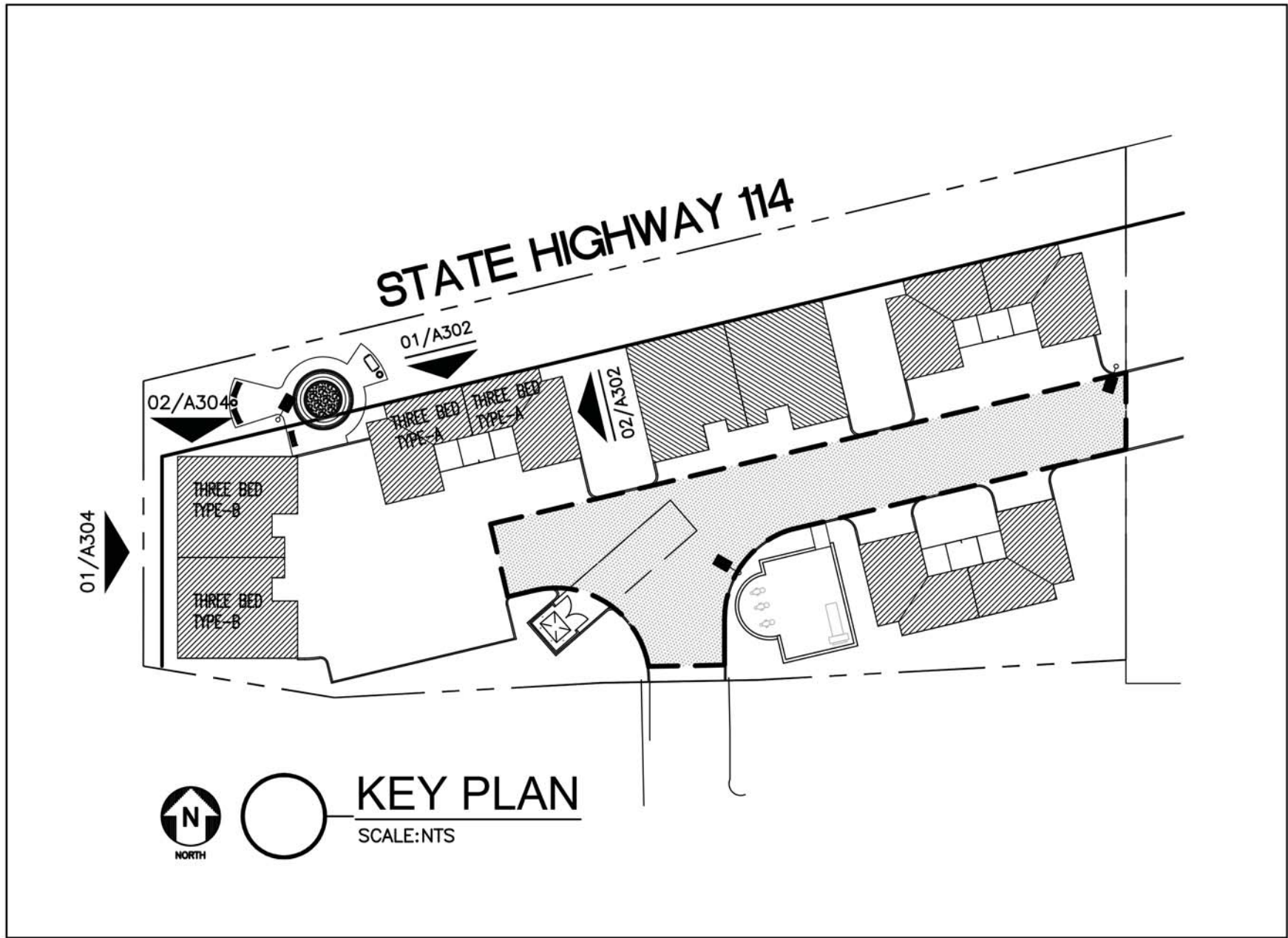
FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	26 SF	3.40%
BRICK	738 SF	96.60%
TOTAL MASONRY	764 SF	100%
TOTAL (EXCLUDING GLASS AREA)	764 SF	100%

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STUCCO ON WALL	40 SF	3.18%
CAST STONE/CMU	91 SF	7.24%
BRICK	1126 SF	89.58%
TOTAL MASONRY	1257 SF	100%
TOTAL (EXCLUDING GLASS AREA)	1257 SF	100%

EXTERIOR MATERIAL LIST

BRICK BK 1-ACME BLEND TWILIGHT (FIELD) BK 2-ACME BLEND SLATE (ACCENT) BK 3-ACME BLEND SLATE (ACCENT) BK 1-ELGIN PLANT BK 2-DENVER PLANT BK 3-DENVER PLANT ACME BRICK P-(972) 241-1400 F-(972) 408-9374	ROOF SHINGLES RF 1- WEATHERED WOOD CERTAIN TEED ROOFING P-(800)-233-8990
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05/21/2019
J. Khan



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Sheet Number:
A304

Project Number:
19-022



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 Alejandro Delgadillo	Address of Applicant 400 Chisholm Pl, Suite 310, Plano, TX	Phone Number 469-971-0848
Legal Interest Architect		
Owner Beadin Idoski	Address 505 W. Northwest Hwy, Grapevine, TX	Phone Number
Firm preparing Site Plan Package FK+architect, LLC	Address 400 Chisholm Pl, Suite 310, Plano, TX	Phone Number 469-971-0848
		Email alejandro@fkarchitect.com
Location of Property 40 Monterey Dr. Roanoke TX	Name of Addition/Subdivision First United Methodist Church Roanoke - Trophy Club Addition	Lot / Block Lot 2
		Present Zoning Multi-Family

Proposed Site Plan Contains:

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

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

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

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

Applicants Signature

Date

10-07-2022

FOR OFFICE USE ONLY

Site Plan Fee Paid Feb 11, 2022 by KW	P&Z Meeting 10/17/2022	CC Meeting 10/25/2022	File for Record SP- 2022 - 11
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AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2022-12) Townhomes on Morningside Drive

MEETING DATE: October 17, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan (SP 2022-12) request from Elborai Group, LLC for lots 4, 5, and 6, Block A of the Morningside Addition, an addition located within the City of Roanoke, Denton County, Texas, to allow the proposed development of single-family residential attached dwellings (townhomes). The property is generally located on the north side of Morningside Drive, across the street from an existing townhome development, approximately .08 of a mile from city hall.

INFORMATION:

Zoning: Oak Street Corridor Zoning District – Neighborhood Transition Zone – Specific Use Permit (SUP)

History:

On April 13, 2021 Ord. No. 2021-108 was approved, amending Chapter 12, Article III, Division 15, Section 12.492, Table 1 – Schedule Of Uses of the Code of Ordinances of The City Of Roanoke, Texas, by amending the schedule of uses within the Oak Street Corridor Zoning District to allow single-family residential attached dwelling units (townhomes) use by Specific Use Permit (SUP) in the Neighborhood Transition Zone on Morningside Drive.

On August 23, 2022, Specific Use Permit (SUP 2022-06) was approved for this townhome proposal.

Planning Analysis:

The site plan includes six (6) townhomes on Morningside Drive.

- *Four (4) units at 3,956 sf.*
- *Two (2) units at 3,900 sf.*
- *Three (3) car garage at the back of each residence*
- *Four (4) bedrooms*
- *An elevator in each residence*
- *Open air courtyard in each residence*



AGENDA ITEM

- *Second floor outdoor deck*
- Drainage and utility plans will be accepted by the engineering consultant prior to construction.
- A Minor Plat shall be filed with Denton County prior to construction.

STAFF RECOMMENDATION:

Staff recommends approval of the site plan.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2022-12 - Elborai Group - Morningside Townhomes Lots 4-5-6 Blk A
2. Morningside Townhomes Review Set
3. Colored Elevation
4. 926-4-22 SITE PLAN SET 9-26-22
5. Survey



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 ELBORAI GROUP, LLC / AMR ELBORAI	Address of Applicant 720 S. KIMBALL AVENUE SOUTHLAKE, TX 76092	Phone Number (817) 330-9125
Legal Interest 100% OWNER/DEVELOPER		
Owner ELBORAI GROUP, LLC / AMR ELBORAI	Address 720 S. KIMBALL AVENUE SOUTHLAKE, TX 76092	Phone Number (817) 330-9125
Firm preparing Site Plan Package JDR ENGINEERS & CONSULTANTS, INC. / JIM DEWEY, JR.	Address 2500 TEXAS DRIVE #100 IRVING, TX 75062	Phone Number (972) 252-5357 Email debrae@jdreng.com amr@elborai-group.com
Location of Property 209, 211, 301 MORNINGSIDE STREET	Name of Addition/Subdivision MORNINGSIDE ADDITION	Lot / Block LOTS 4, 5, 6 BLOCK A
Present Zoning		

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family	6	0.807
Multi-Family		
Planned Development		
Office		
Retail		
Commercial		
Industrial		
Flood Plain		

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

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

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

Applicants Signature

Date

FOR OFFICE USE ONLY

Site Plan Fee PAID 9/27/2022 BY jw	P&Z Meeting 10/17/2022	CC Meeting 10/25/2022	File for Record SP- 2022 - 12
--	----------------------------------	---------------------------------	---

City of Roanoke Site Plan Checklist



Submission Requirements

- ☒ Completed Application Form/Filing Fee
- ☐ Transmittal Letter
- ☒ Electronic Copy (PDF) *ELECTRONIC SUBMITTAL TO
KELLY CARLSON kcarlson@roanoketexas.com
JR HAMES jhames@roanoketexas.com*

Print Requirements

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

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

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

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

Site Plan

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

Site Plan Continued

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

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

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

Landscape Plan

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

Landscape Plan Cont.

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

	Required	Provided
Perimeter Landscape	_____	_____
Number of Trees	_____	4
Interior Landscape	_____	_____
Number of Trees	_____	_____
Non-vehicular Landscape	_____	_____
Number of Trees	_____	_____
Total Site Area devoted to landscape: _____ %		

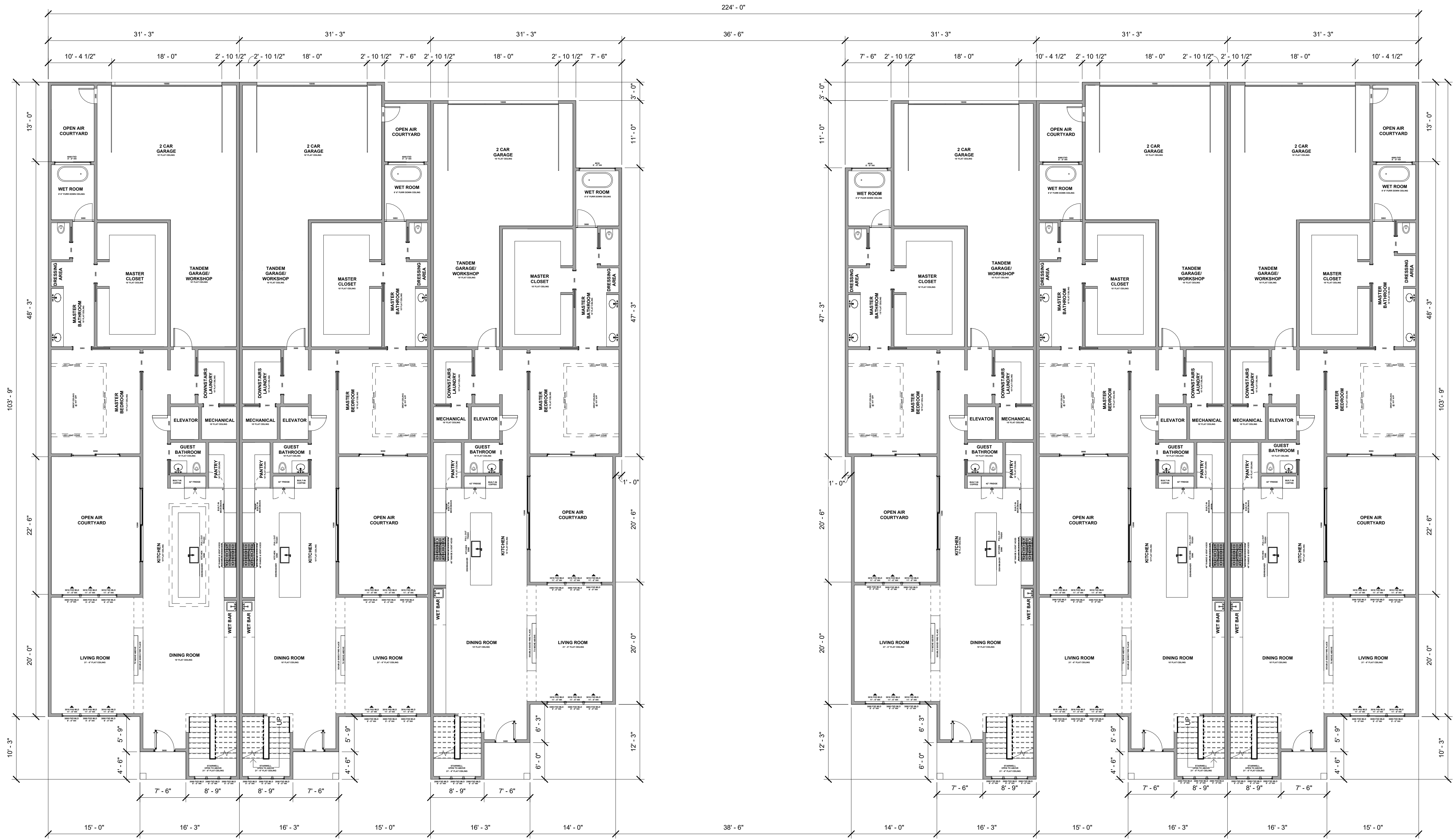
- ☒ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- ☒ A Plant Legend, if symbols or abbreviations are used.
- ☒ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter,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

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

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

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

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



1 First Floor
1/8" = 1'-0"

LOT 1

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 2

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 3

SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

LOT 4

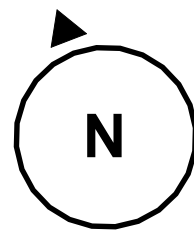
SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

LOT 5

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 6

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460



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Morningside Townhomes
Morningside Drive
Roanoke, TX 76262

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Elborai Group

REVISIONS / DATE
5/18/2022 10:37:12 AM

SHEET NO.

A.01

FIRST FLOOR
PLAN



1 Second Floor
1/8" = 1'-0"

LOT 1

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 2

SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

LOT 3

SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

LOT 4

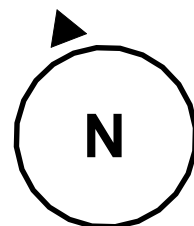
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FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

LOT 5

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 6

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460



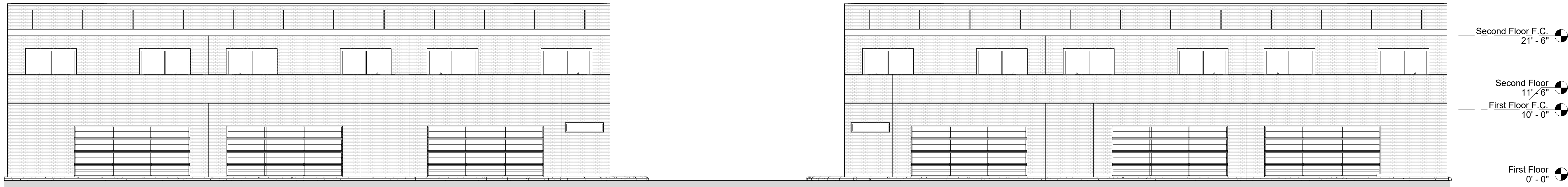
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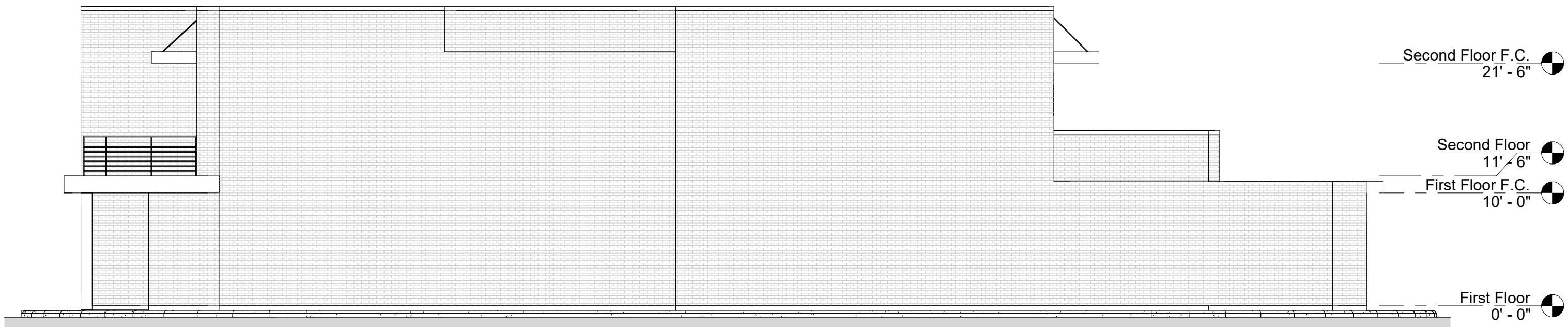
PREPARED FOR
Elborai Group

REVISIONS / DATE
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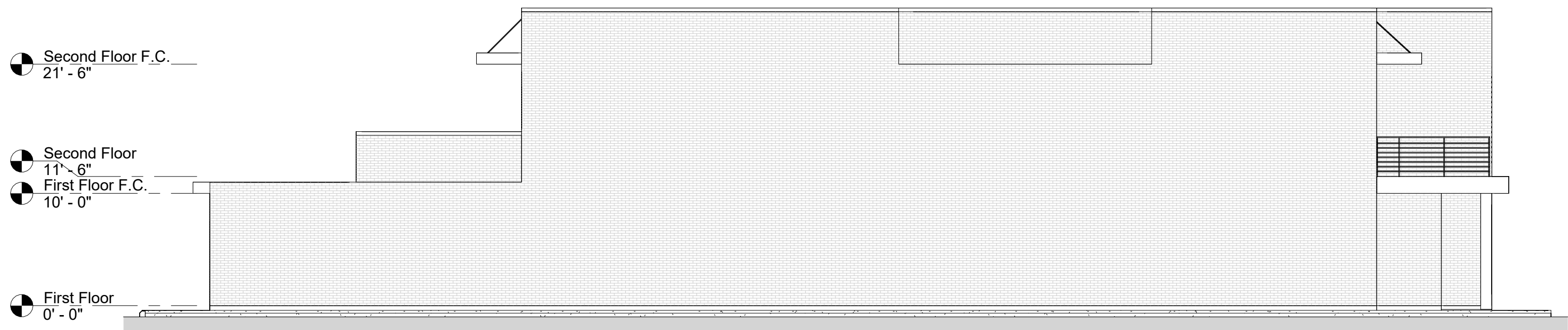
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A.02
SECOND
FLOOR PLAN



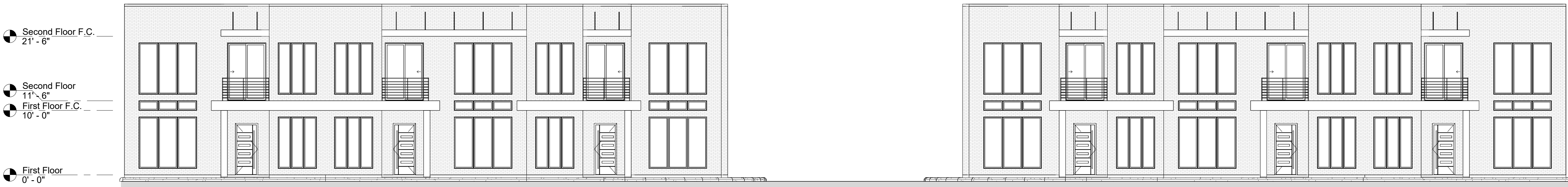
② REAR ELEVATION
1/8" = 1'-0"



④ RIGHT ELEVATION
1/8" = 1'-0"



③ LEFT ELEVATION
1/8" = 1'-0"

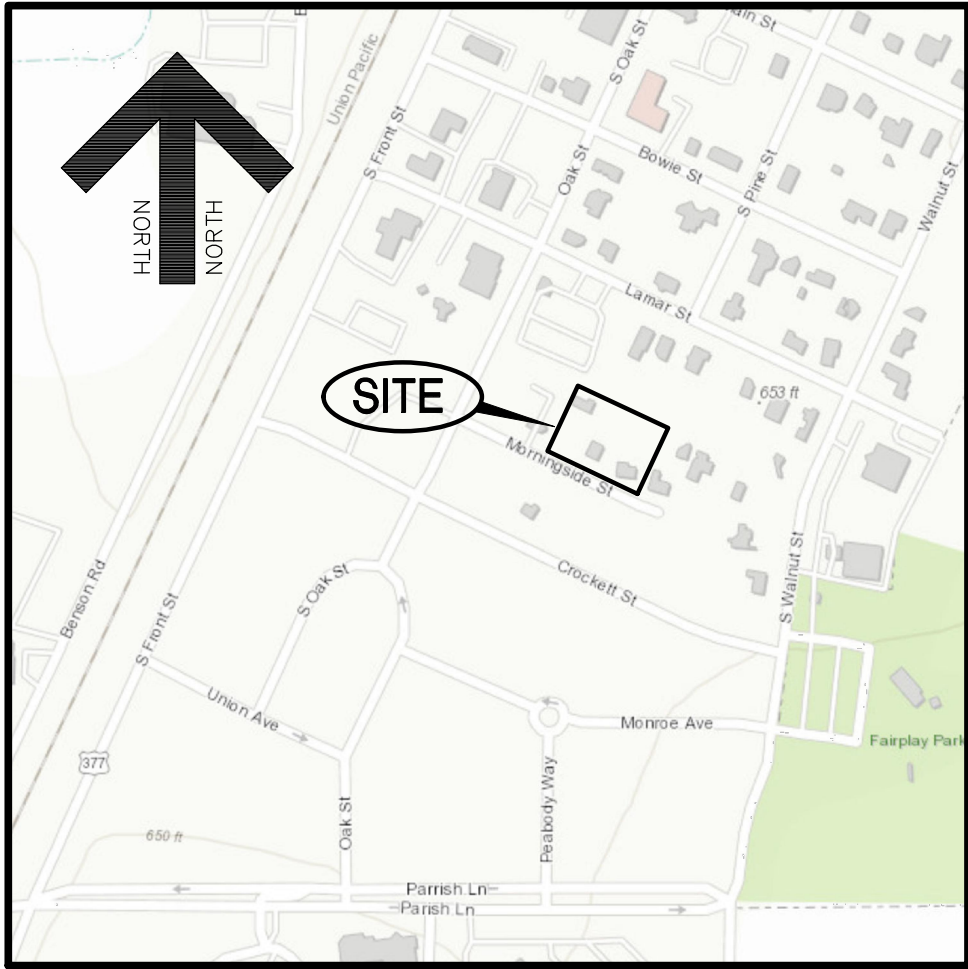


① FRONT ELEVATION
1/8" = 1'-0"

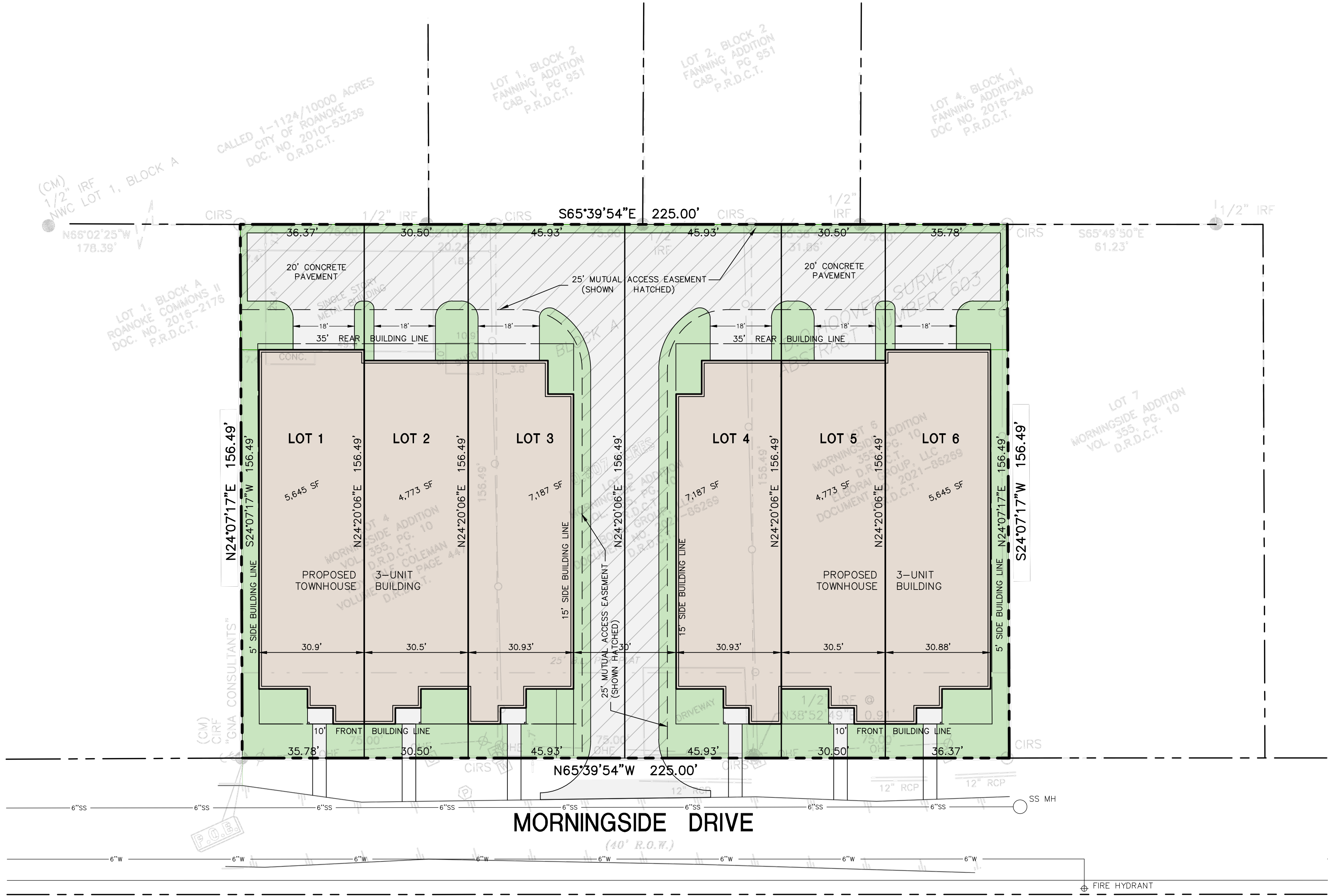




SCALE: 1" = 20'



LOCATION MAP
NO SCALE



SITE DATA TABLE

EXISTING ZONING	— OAK STREET DISTRICT
PROPOSED USE	— SINGLE FAMILY ATTACHED (TOWNHOUSE)
GROSS AREA	— 35,210 SQ. FT.
BUILDING AREA (GROSS)	— LOT 1 — 3,217 SQ. FT. LOT 2 — 3,073 SQ. FT. LOT 3 — 3,039 SQ. FT. LOT 4 — 3,039 SQ. FT. LOT 5 — 3,073 SQ. FT. LOT 6 — 3,217 SQ. FT.
PARKING	— 2 OFF STREET SOACES (2 CAR GARAGE)
LOT COVERAGE	— LOT 1 AND LOT 6 — 0.570 (57.0%) LOT 2 AND LOT 5 — 0.644 (64.4%) LOT 3 AND LOT 4 — 0.425 (42.5%)

REVISIONS:	

CASE NO.

OWNER/DEVELOPER:

ELBORAI GROUP, LLC
720 SOUTH KIMBALL AVENUE
SOUTHLAKE, TEXAS 76092
TEL: 817-330-9125
CONTACT: AMR ELBORAI
email: amr@elboraigroup.com

SHEET TITLE:
SITE PLAN
MORNINGSIDE TOWNHOMES
LOTS 4, 5, AND 6 BLOCK A, MORNINGSIDE ADDITION
ROANOKE, TEXAS

PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8827

ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

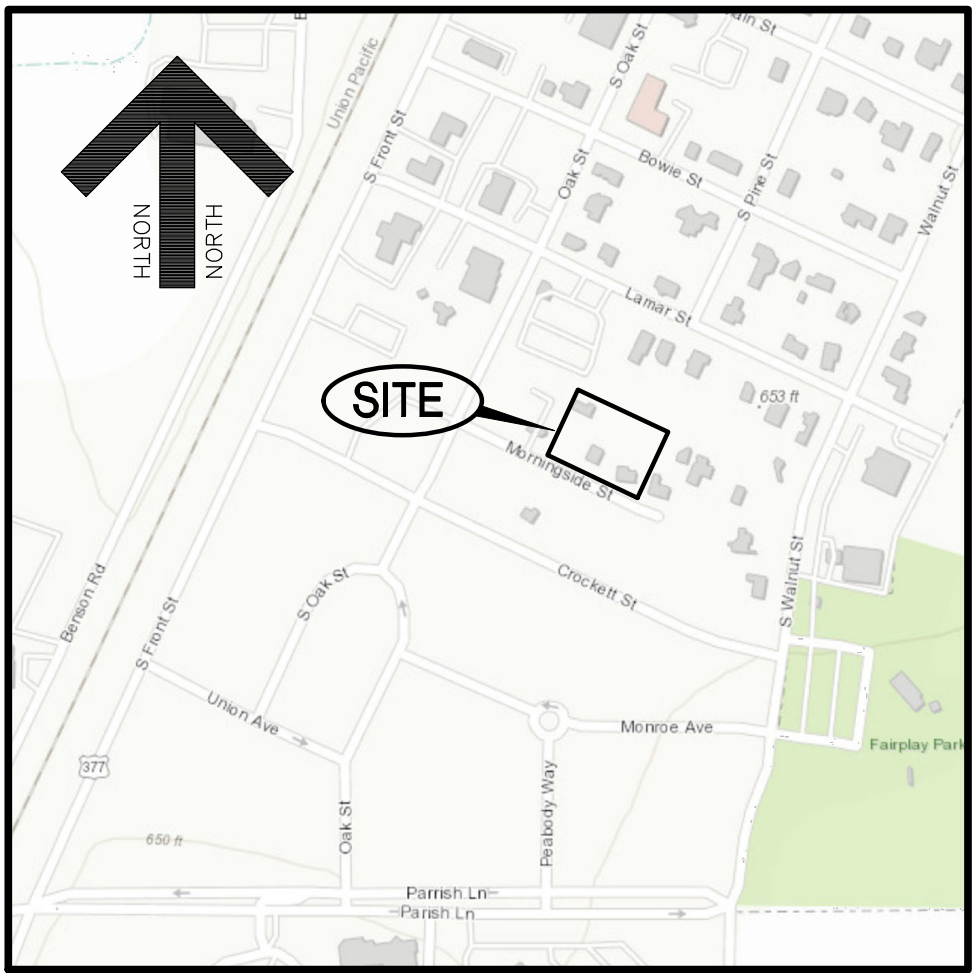
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CHECKED BY: JDJR

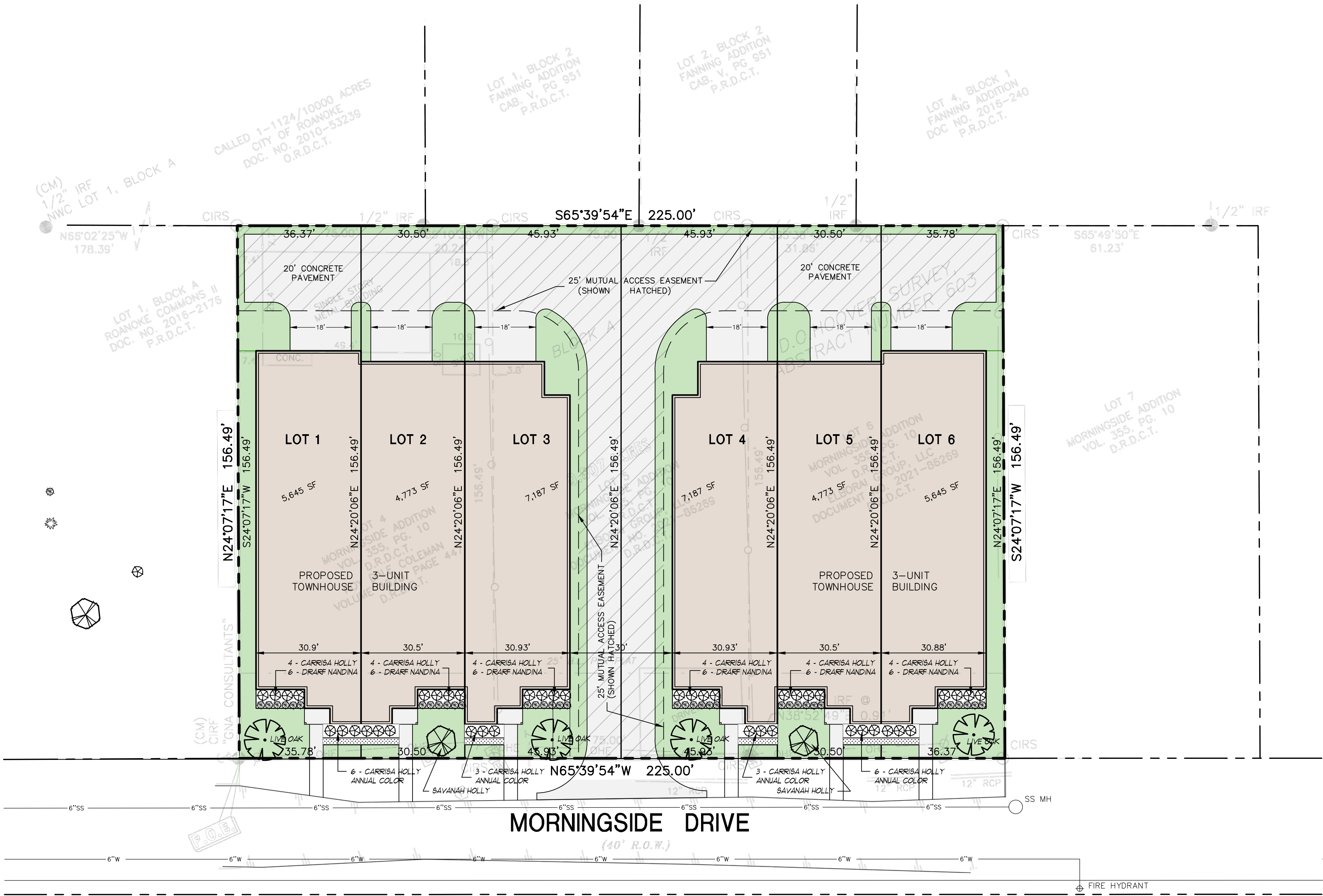
SHEET NO.
1 OF 3



SCALE: 1" = 20'



LOCATION MAP
NO SCALE



- NOTES:
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
 3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
 4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.
 5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND AND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).
 6. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
 7. ALL BED AREAS SHALL BE SEPERATED FROM TURF AREAS USING RYERSON STEEL EDGING.

LANDSCAPE LEGEND

- LIVE OAK (HIGH RISE)
- AMERICAN HOLLY TREE
- CARRISA HOLLY SHRUB
- DWARF NANDINA SHRUB
- ANNUAL COLOR
- BERMUDA TURF

REVISIONS:	

CASE NO.

SHEET TITLE:
**LANDSCAPE PLAN
MORNINGSIDE TOWNHOMES
LOTS 4, 5, AND 6 BLOCK A, MORNINGSIDE ADDITION
ROANOKE, TEXAS**

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8827
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 09-27-22	DRAWN BY: JDJR	SHEET NO. 2 OF 3
SCALE: 1" = 20'	CHECKED BY: JDJR	

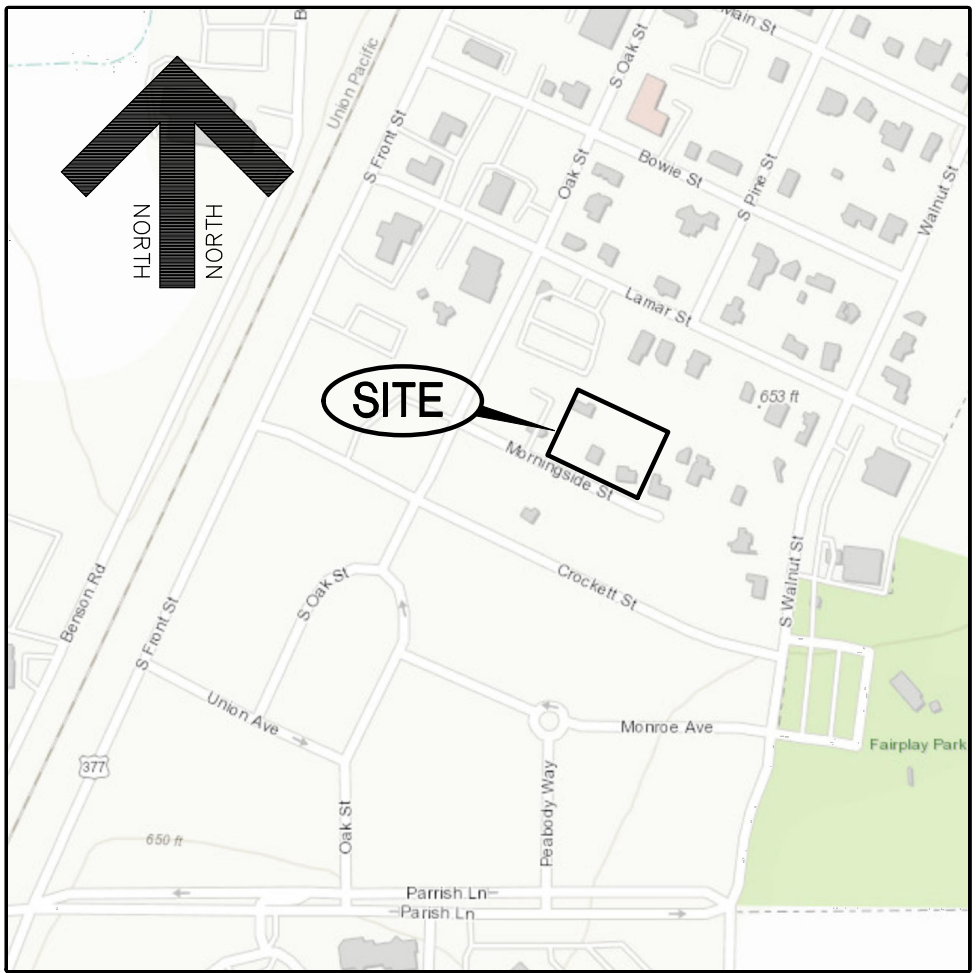
OWNER/DEVELOPER:

ELBORAI GROUP, LLC
720 SOUTH KIMBALL AVENUE
SOUTHLAKE, TEXAS 76092
TEL: 817-330-9125
CONTACT: AMR ELBORAI
email: amr@elboraigroup.com

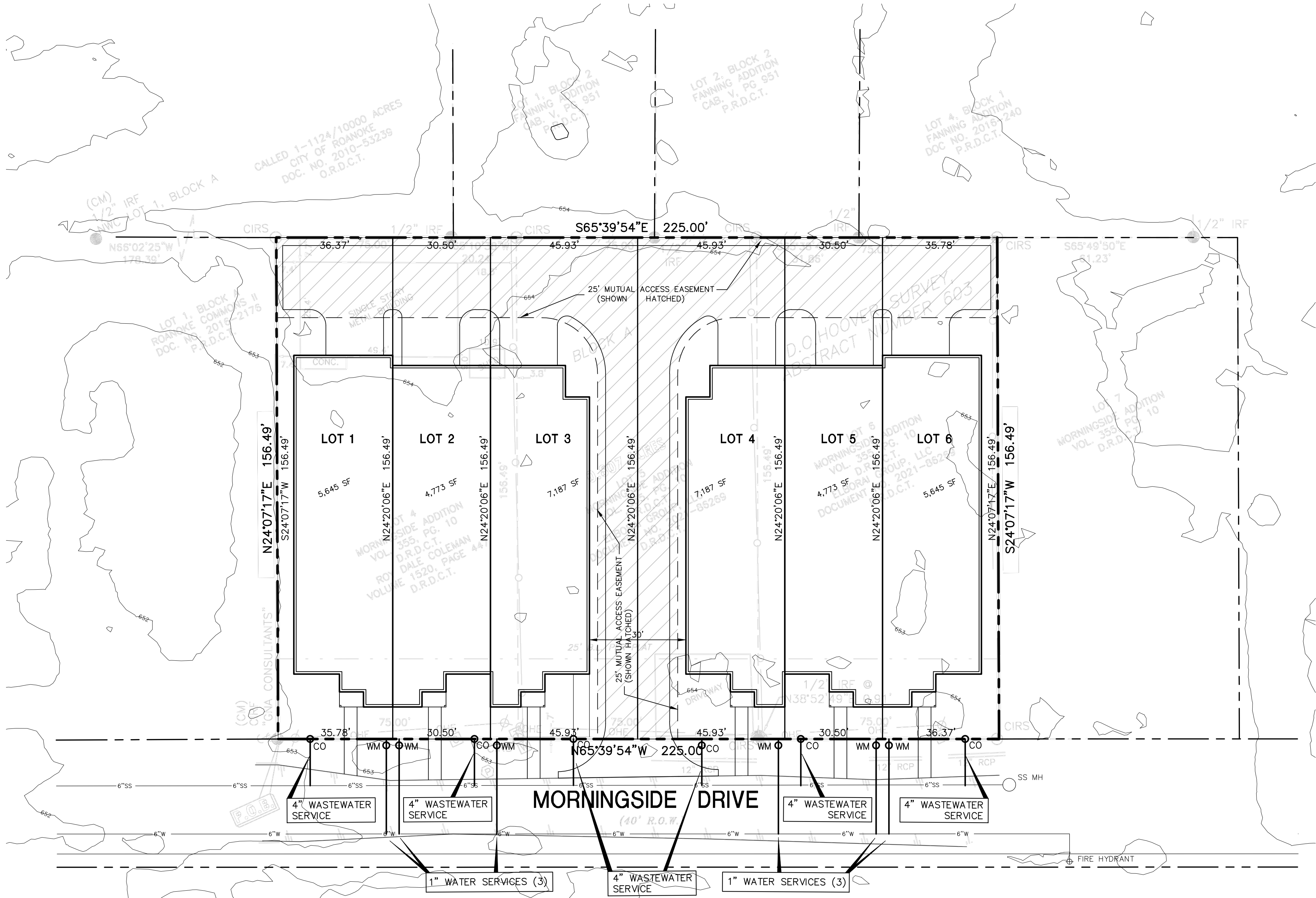
PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA "HIGH RISE"	4	3" CAL.	AS SHOWN	BALLED/BURLAP
SAVANAH HOLLY	ILEX X "SAVANAH"	2	3" CAL.	AS SHOWN	BALLED/BURLAP
CARRISA HOLLY	ILEX CORNUTA "CARRISA"	42	5 GAL.	36"	CONTAINER
DWARF NANDINA	NANDINA DOMESTICA "FIREPOWER"	36	3 GAL.	24"	CONTAINER
ANNUAL COLOR	ANNUALS	135 SF	4"	8"	4" POTS
BERMUDA TURF	CYNADON DACTYLON	8,148 SF	-	-	SOD OR HYDROMULCH



SCALE: 1" = 20'



LOCATION MAP
NO SCALE



REVISIONS:	

CASE NO.

OWNER/DEVELOPER:

ELBORAI GROUP, LLC
720 SOUTH KIMBALL AVENUE
SOUTHLAKE, TEXAS 76092
TEL: 817-330-9125
CONTACT: AMR ELBORAI
email: amr@elboraigroup.com

SHEET TITLE:
**PRELIMINARY WATER & WASTEWATER PLAN
MORNINGSIDE TOWNHOMES**
LOTS 4, 5, AND 6 BLOCK A, MORNINGSIDE ADDITION
ROANOKE, TEXAS

JDJR

PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8827

ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 08-15-22
SCALE: 1" = 20'

DRAWN BY: JDJR
CHECKED BY: JDJR

SHEET NO.
1 OF 3

Page 93 of 94

legal description

Being a 0.807 acre tract land situated in the D.O. Hoover survey, Abstract Number 603, in the city of Roanoke, Denton County, Texas, and being all of lots 4, 5, and lot 6, in block a of Morningside Addition, an addition to the city of Roanoke, Denton county, Texas, as recorded in volume 335, page 10, of the plat records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at capped iron rod stamped "GNA CONSULTANTS" found at the Southwest corner of said Lot 4, same being the Southeast corner of Lot 1, Block A of Roanoke Commons II, as recorded in Document Number 2016-2176, of said plat records, and in the north right-of-way line of Morningside drive;

THENCE N24°07'17"E, with the West line of said Lot 4 and the East line of said Roanoke Commons II, a distance of 156.49 feet to a capped iron rod with a plastic cap stamped "LANDPOINT" (herein after referred to as a capped iron rod set) for corner at the Northwest corner of said Lot 4, the Northeast corner of said Roanoke Commons II, same being the Northwest corner of the tract being described herein, from which a 1/2" iron rod found for the northwest corner of said Roanoke Commons II bears N66°02'25"W a distance of 178.39 feet;

THENCE S65°39'54"E, with the North line of said Block A, a distance of 225.00 feet to a capped iron rod set for corner at the Northeast corner of said Lot 6, the Northwest corner of Lot 7, of said Morningside addition, and for the Northeast corner of the tract being described herein;

THENCE S24°07'17"W, with the East line of said Lot 6 and the West line of said Lot 7 a distance of 156.49 feet to a capped iron rod set in the South line of said Block A, in the North right-of-way line of said Morningside drive, at the Southeast corner of said Lot 6, and the Southwest corner of said Lot 7;

THENCE N65°39'54"W, with the South line of said block a and the North right-of-way line of said Morningside Drive a distance of 225.00 feet to the place of beginning and containing 0.807 acres of land.

LEGEND / ABBREVIATIONS

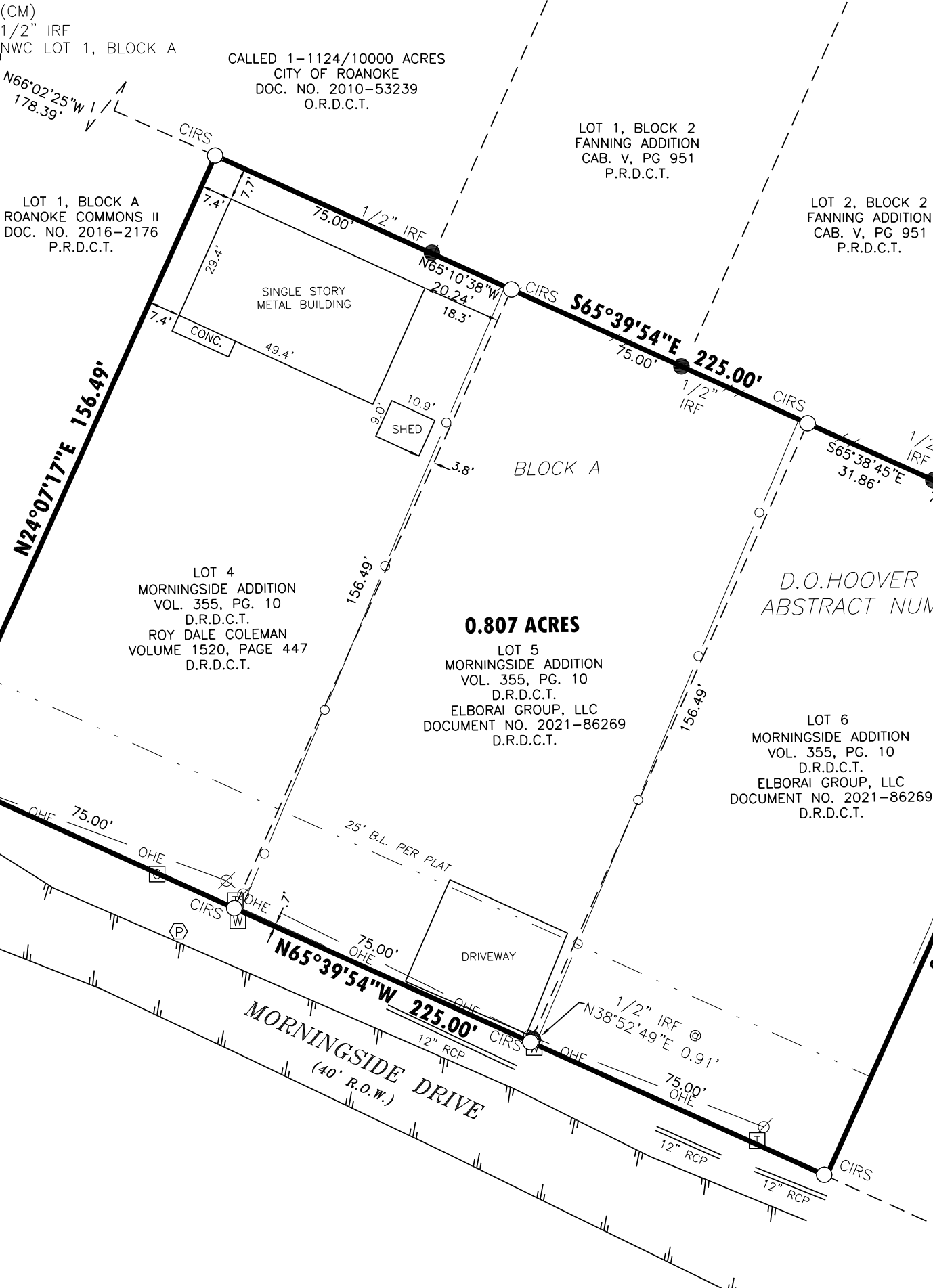
---	ADJOINER LINE
---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE
---	ASPHALT
X	WIRE FENCE
o	CHAINLINK FENCE
//	WOOD FENCE
OHE	OVERHEAD ELEC LINE
●	IRON ROD FOUND
○	CAPPED IRON ROD SET
T	TELEPHONE JUNCTION BOX
□	POWER POLE
G	GAS METER
←	GUY WIRE
W	WATER MANHOLE
P	PIPELINE MARKER
O.R.T.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on April 19, 2022 that this plat correctly represents the facts found at the time of said survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

FOR PRELIMINARY REVIEW ONLY

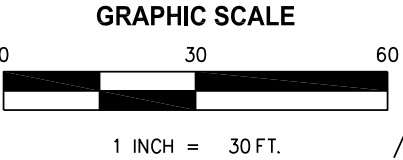
04/25/2022

Robert Glen Maloy Texas R.P.L.S. No. 6028



GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
2. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
3. All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
4. Flood Statement: This site is situated in Non-shaded Zone "X" in The City of Roanoke, Denton County, Texas according to FEMA map number 48121C0655G, dated APRIL 18, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



BOUNDARY SURVEY
LOT 4, 5, & , IN BLOCK A
MORNINGSIDE ADDITION
VOLUME 335, PAGE 10
PLAT RECORDS
CITY OF ROANOKE
DENTON COUNTY, TEXAS



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220