

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
DECEMBER 5, 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 October 17, 2022.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District – Civic Mixed Use Zone to Oak Street Corridor Zoning District – Civic Mixed Use Zone – Specific Use Permit (Oak Street Corridor Zoning District – Civic/Mixed Use Zone – SUP) to allow the sale of alcoholic beverages at Lot 1, Block D of the Roanoke City Center Brownstones Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 320 S. Oak Street, Suite No. 120, Roanoke, Texas. (Ordinance No. 2022-135 / SUP 2022-08)



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**December 5, 2022
Page 2 of 3**

2. Consideration and recommendation on Ordinance No. 2022-135 a Specific Use Permit (SUP 2022-08) on granting a change in zoning from Oak Street Corridor Zoning District – Civic Mixed Use Zone to Oak Street Corridor Zoning District – Civic Mixed Use Zone - Specific Use Permit (Oak Street Corridor Zoning District – Civic/Mixed Use Zone - SUP) to allow the sale of alcoholic beverages on Lot 1, Block D of the Roanoke City Center Brownstones Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 320 S. Oak Street Suite No. 120, Roanoke, Texas.
3. Consideration and recommendation on a site plan request (SP 2022-13) from Austin Haynes for an automotive oil change shop on an approximate 0.366 acre tract of land located in the Homestead Retail Addition, Lot 1BR-2A, Block 6, and having an address of 1211 N Hwy 377, Roanoke, Denton County, Texas. The property is generally located on the west side of N US Hwy 377 between Hwy 114 and Marshall Creek Rd.
4. Consideration and recommendation on a site plan request (SP 2022-14) from Craig Jacobson with RGA Architects on an approximate 1.7 acre tract of land located in the Henrietta Creek Business Park Addition, Lot 7, Block 1, Roanoke, Denton County, Texas. The property is generally located on the north side of Henrietta Creek Rd., approximately 1/4 mile west of S US Hwy 377.

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

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, December 1, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

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



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**December 5, 2022
Page 3 of 3**

- 📶 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: 10/17/2022 - P&Z Minutes

MEETING DATE: December 5, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on October 17, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 10-17-2022

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
OCTOBER 17, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262

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

Absent: Commissioners: Jesse Terrell and Donald J. Glacy.

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 Mark McCullough second by Larry Granados to approve the minutes from the regular Planning and Zoning Commission meeting held on September 19, 2022.

Motion carried unanimously.

D. OLD BUSINESS

1. Motion made by Victor Molaschi second by Larry Granados to approve, subject to two (2) points of entrance/exit to Hwy 114, 6,000 square feet of commercial permitted space prior to residential leasing. 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.



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

**October 17, 2022
Page 2 of 5**

Motion carried unanimously.

Chairman Kristie Womack read the following emails, which were submitted regarding Old Business Item #D1.

- Larry William Merchant, Dallas:
“Please consider this correspondence my approval of the development of the multi-family home develop on 114 behind the Compass Church. It is my thought this will be a win for tax revenue and with a minimal anticipated increase of school-age children will not put a strain on our school system.”
- Tacy Baker, Heimbakers Market & Deli, Roanoke:
“I am writing to you in support of the development John Heilman with BrairPath is proposing. As a business owner and resident of Roanoke, I believe the multi-family plans he has presented to the City to develop on 114 behind the Compass Church would be a widely beneficial development that would bring more residents to Oak Street. I believe his plans are the absolute best use of the undeveloped land. Brairpath has a solid reputation and I know they will ensure to protect the values, vision and mission of Roanoke, Texas.”
- Richard Rushton, Cathedral City, California:
“My name is Rick Rushton. As a local resident and the fact that I know John Heilman I thought it appropriate to voice my resounding approval for the Elizabeth Creek development. I honestly believe that it will greatly benefit Roanoke and it's residents. I also believe the impacts to the city will be only positive. It will provide much needed rental housing that is in very short supply. The future residents will bolster the vitality of the local businesses especially the downtown that could really use their support. The economics of this type of development for the city would strengthen its budget. It seems to me that this project is the best use for this property.”
- Todd Whitehurst, Trophy Club, Texas:
“I'm sending this email in support of the proposed multi-family project on the parcel of land behind Compass Church, on the north side of Hwy. 114 in Roanoke. I believe the property to be conducive for multi-family development and I think it would be an asset to the community, while providing an attractive and needed housing option for that corridor.”
- Brittany Blyth, Roanoke, Texas:
“I am writing to support the development for the multifamily project on 114 behind Compass Church. I have been a resident in downtown Roanoke since 2019 and think this will provide great value to our city!”
- Leilani Steffan, Grapevine, Texas:
“Good evening. I'm writing as a native Texan and long-time local to the area. I'm also writing as not only a lover of the Roanoke and surrounding area, but also as a mother of a small child and master-degreed citizen who is a proponent for our community.



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

**October 17, 2022
Page 3 of 5**

I would like to express my support for the multifamily development that is being proposed in Roanoke behind HWY114 and Compass Church for various reasons.

First and foremost, I came to this area from Grapevine and had the privilege of watching it not only grow but absolutely blossom over the last 5+ years. I did so first as a young professional who enjoyed luxury living and a safe and community-driven environment for restaurants and bars and now as a new mother with a different eye for family and healthy economic growth while maintaining safety. That said, I am proud to be in Roanoke, having come from such a thriving community as Grapevine and pray to see Roanoke continue to flourish. As a believer in family, I support this proposal and believe it will foster a further growing community while maintaining the close-knitness that we all love.

Secondly, this proposal is healthy for our growing community for simple economic reasons. From a supply/demand perspective, there is only upside to increasing residential options in Roanoke right now, particularly with the relatively limited multifamily housing options available. People want to live here and the tightness in the market reflects limited supply for more to do so without proposals like this moving forward. This kind of local investment would also allow for increased tax dollars and general growth as well as keep the funds (and gains) local (vs building-to-sell where outside investors drive up housing by acquiring investment properties to lease out).

Finally, I support this proposal simply for the fact that those wanting to build our community should be allowed to continue to do so, particularly when they have successfully done so with other investments in the past, which have only led to the thriving of both this city economically and the community locally. It's important to maintain our local culture and I believe this group can continue to build our community while staying integrous to our local values and community/family feel."

E. NEW BUSINESS

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)

Public hearing started at 8:07 p.m.

Jennifer Carol, manager for Tasting Room Grapevine and Roanoke location, stated they will be opening a wine tasting room, and not a bar at 409 N. Oak Street.

Public hearing ended at 8:08 p.m.



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

**October 17, 2022
Page 4 of 5**

2. Motion made by Mark McCullough second by Victor Molaschi to approve 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.

Motion carried unanimously.

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)

Public hearing started at 8:11 p.m.

Doug Powell, Roanoke, with McAdams gave an overview of the project and stated he is available for any questions the Planning and Zoning Commission may have.

Gary Cantrell, Colleyville, stated he and his wife own the shopping center to the north of this property (Roanoke Center). Mr. Cantrell stated the ingress/egress to Byron Nelson Blvd. is Dorman Street and believes this will create more traffic through the retail shopping center.

Public hearing ended at 8:16 p.m.

4. Motion made by Victor Molaschi second by Mark McCullough to approve 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)

Motion carried unanimously.

5. Motion made by Mark McCullough second by Larry Granados to approve 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



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

**October 17, 2022
Page 5 of 5**

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.

Motion carried unanimously.

6. Motion made by Jason Kasal second by Larry Granados to approve 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.

Motion carried unanimously.

7. Motion made by Mark McCullough second by Victor Molaschi to approve 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.

Motion carried unanimously.

F. ADJOURNMENT

Motion made by Victor Molaschi second by Mark McCullough to adjourn the meeting at 8:30 p.m.

Motion carried unanimously.

Kristie Womack, Chairman

Sherry Gragg, P&Z Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2022-135 / SUP 2022-08

MEETING DATE: December 5, 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 – Civic Mixed Use Zone to Oak Street Corridor Zoning District – Civic Mixed Use Zone – Specific Use Permit (Oak Street Corridor Zoning District – Civic/Mixed Use Zone – SUP) to allow the sale of alcoholic beverages at Lot 1, Block D of the Roanoke City Center Brownstones Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 320 S. Oak Street, Suite No. 120, Roanoke, Texas. (Ordinance No. 2022-135 / SUP 2022-08)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-135 - SUP-2022-08 alcohol - Lot 1 Block D - 320 S Oak Street - jlm draft - 101422



City of Roanoke Notice of Public Hearing Zoning Amendment

CITY OF ROANOKE PLANNING AND ZONING COMMISSION SUP-2022-08

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, DECEMBER 5, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – CIVIC MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – CIVIC MIXED USE ZONE – SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE – SUP) TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES AT LOT 1, BLOCK D OF THE ROANOKE CITY CENTER BROWNSTONES ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A STREET ADDRESS OF 320 S. OAK STREET SUITE NO. 120, 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-2022-08

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, DECEMBER 13, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – CIVIC MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – CIVIC MIXED USE ZONE – SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT – CIVIC MIXED USE ZONE – SUP) TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES AT LOT 1, BLOCK D OF THE ROANOKE CITY CENTER BROWNSTONES ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A STREET ADDRESS OF 320 S. OAK STREET SUITE NO. 120, 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 Tuesday, November 15, 2022, by 5:00 p.m.


April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP 2022-08) 320 S Oak Suite No. 120 Alcohol Sales

MEETING DATE: December 5, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on Ordinance No. 2022-135 a Specific Use Permit (SUP 2022-08) on granting a change in zoning from Oak Street Corridor Zoning District – Civic Mixed Use Zone to Oak Street Corridor Zoning District – Civic Mixed Use Zone - Specific Use Permit (Oak Street Corridor Zoning District – Civic/Mixed Use Zone - SUP) to allow the sale of alcoholic beverages on Lot 1, Block D of the Roanoke City Center Brownstones Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 320 S. Oak Street Suite No. 120, Roanoke, Texas.

INFORMATION:

Planning Analysis:

Ordinance 2010-108 was approved by City Council requiring a Specific Use Permit (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 1,000 feet from any lot containing another like use, as measured in a straight line between the nearest points of one 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."

This location is less than 1,000 feet from lots that contain uses with on- and off-premise alcohol sales as more than 50% of its gross sales revenue.

STAFF RECOMMENDATION:



AGENDA ITEM

Staff supports the SUP.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP 2022-08 - The Ro SUP Application
2. ORD NO 2022-135 - SUP 2022-08 - Alcohol - Lot 1 Block D OT Roanoke - 320 S. Oak Street - jlm draft - 101422 (002)



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

SPECIAL USE PERMIT APPLICATION

Name of Applicant/Agent The Ro on Oak LLC	Address, City, State, Zip 7003 Irongate Lane Dallas, TX 75214	Phone Number 818-571-5405
Type of permit requested alcohol over 50%	Name of Business The Ro Lounge	Email jcondos1@yahoo.com
Property Owner(s) Sons & Grace LLC	Address, City, State, Zip 3231 Harwood Bedford, TX 76021	Phone Number 818-571-5405
Legal Description – Lot/Block/Subdivision LOT 1R, BLOCK D / Oak Street Zone	Property Address 320 S. Oak Street, Ste 200	Present Zoning Oak Street Zone

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: An afternoon lounge / bar with limited food menu, kitchen not large enough to out pace alcohol sales.

Authorization:

I/ We The Ro on Oak LLC owner(s) of the above described property do here by authorize Craig Jacobson to act on my/our behalf in making and representing this special use permit application.

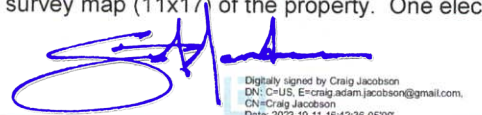

Owner(s) Signature
10/11/2022
Date

Owner(s) Signature

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.


Applicants Signature Craig Jacobson

10/11/2022
Date

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

FOR OFFICE USE ONLY

Application Fee <u>Paid CC 10/13/22 by JW</u>	P&Z Meeting <u>12/05/2022</u>	CC Meeting <u>12/13/2022</u>	File for Record SUP- <u>2022</u> - <u>08</u>
--	----------------------------------	---------------------------------	---

ORDINANCE No. 2022-135

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 – CIVIC MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – CIVIC MIXED USE ZONE - SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE - SUP) TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES ON LOT 1, BLOCK D OF THE ROANOKE CITY CENTER BROWNSTONES ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A STREET ADDRESS OF 320 S. OAK STREET SUITE NO. 120, ROANOKE, 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 1, Block D of the Roanoke City Center Brownstones 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 13th day of December, 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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: SP-2022-13 - Site Plan - Take 5 Express Oil Change

MEETING DATE: December 5, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan request (SP 2022-13) from Austin Haynes for an automotive oil change shop on an approximate 0.366 acre tract of land located in the Homestead Retail Addition, Lot 1BR-2A, Block 6, and having an address of 1211 N Hwy 377, Roanoke, Denton County, Texas. The property is generally located on the west side of N US Hwy 377 between Hwy 114 and Marshall Creek Rd.

INFORMATION:

Planning Analysis

The location is the previous Chicken Express. The building was demolished and the lot is being platted into two (2) lots. The north side is the location for the Take 5 Oil Change business.

The applicant proposes a 1,060 square feet building that will provide drive-through oil change service while the customer stays in the vehicle.

Zoning - PD 1996-117 Homestead Retail Addition

- **Landscape**- The landscape plan meets the required area and materials.
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Parking**- The parking meets the required amount for the proposed use (1/500).



AGENDA ITEM

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2022-13 - Site Plan Application 1211 US North Hwy 377 - Take 5 Express Oil Change
2. Site Plan
3. 3-Colored Building Elevations
4. 2-T5-Roanoke-Civil Set-10-12-2022
5. L-100 LANDSCAPE PLAN
6. Tree-Preservation-App-2019
7. TP-100 - TREE PRESERVATION PLAN
8. Minor Plat



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 Austin Haynes	Address of Applicant 11615 Spring Cypress, Tomball TX 77377		Phone Number 281-794-3015
Legal Interest Take 5 Express Oil Change			
Owner Rebecca McAllister	Address 440 S. Church St., Ste 700 Charlotte, NC 28202		Phone Number 713-817-4452
Firm preparing Site Plan Package Altar Group, PLLC	Address PO Box 1305 Cypress, TX 77410		Phone Number 281-794-3015
			Email austin@altargrp.com
Location of Property 1211 1209 US North Hwy 377, Roanoke, TX	Name of Addition/Subdivision	Lot / Block	Present Zoning PD 96-117 LI-LIGHT IND

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial		
Industrial	1	0.92
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.

Arthur Pisana Jr

10/18/2022

Applicants Signature

Date

FOR OFFICE USE ONLY

Site Plan Fee Paid 10/19/2022 by JW	P&Z Meeting DEC 05 2022	CC Meeting DEC 13 2022	File for Record SP- <u>2022-13</u>
--	--------------------------------	-------------------------------	---

08/23/2019

City of Roanoke Site Plan Checklist



Submission Requirements

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

Print Requirements

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

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

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

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

Site Plan

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

Site Plan Continued

- ☒ Property boundaries with dimensions.
- ☒ Zoning districts adjacent to the property.
- ☒ Adjoining streets including existing and proposed median openings, curbs, sidewalks, street intersections, driveways, and alleys within 300 hundred feet of the property.
- ☒ Indicate spacing between driveways within the subject property and adjacent properties.
- ☒ Parking layout and driveways, including loading areas, dedicated fire lanes if required, access easements, and parking space dimensions.
- ☒ All existing and proposed drainage and utility easements.
- ☒ Topography with contour intervals of two (2) feet in 100 feet and minimum finished floor elevations, both referenced to mean sea level datum.
- ☒ Show location of the FEMA 100 year flood plain.
- ☒ 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	_____	2728 sf
Number of Trees	_____	3
Interior Landscape	_____	1369 sf
Number of Trees	_____	2
Non-vehicular Landscape	_____	13215 sf
Number of Trees	_____	_____
Total Site Area devoted to landscape:	44.4	%

- ☒ 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.

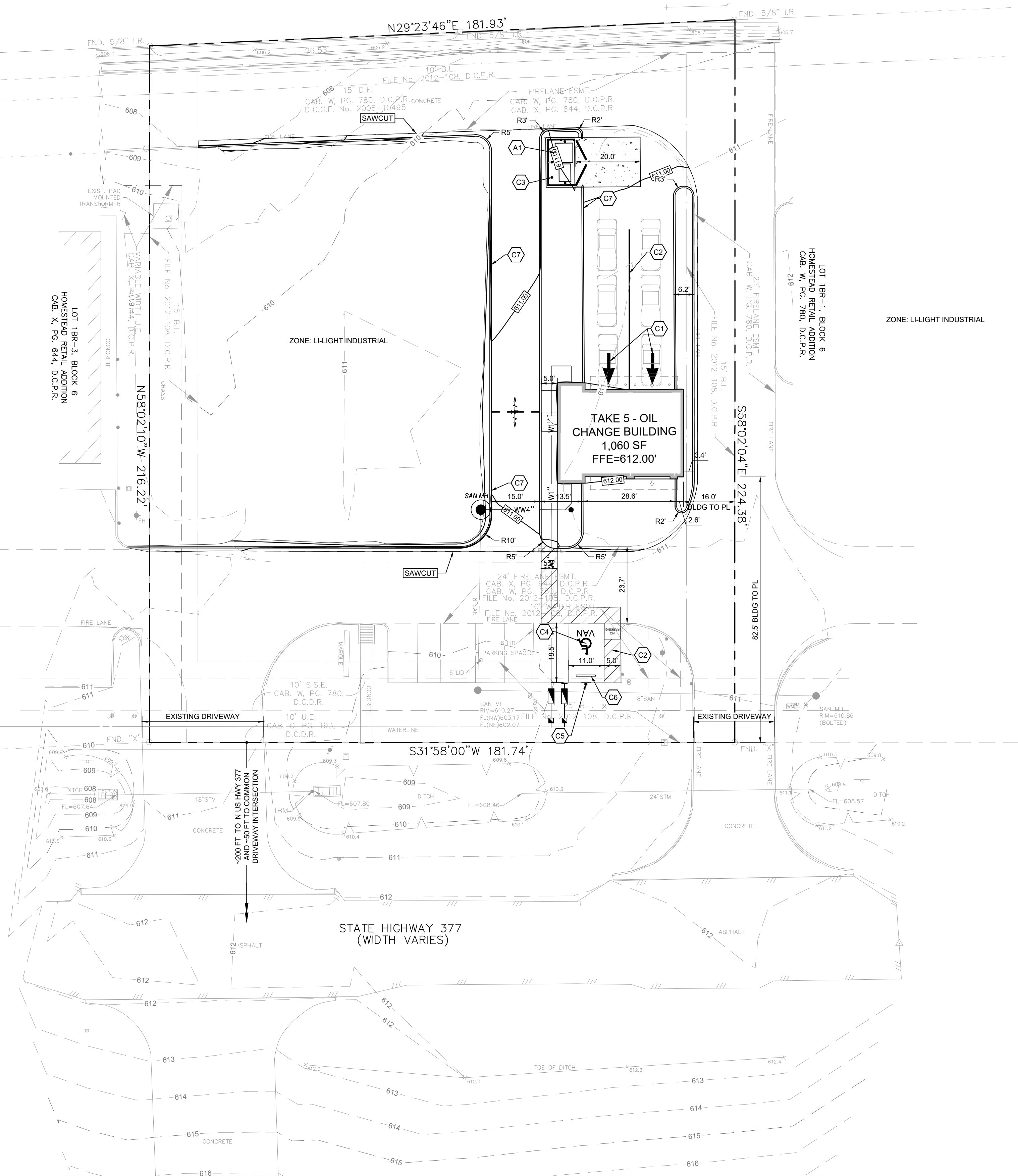
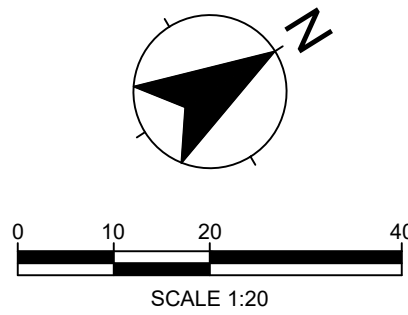
- ☐ Utility meters will not be visible except in areas clearly intended as service areas where the public is generally excluded.
- ☐ Mechanical equipment located on rooftops will be screened.

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).



VICINITY MAP
SCALE : 1" = 200'

LOT 1AR, BLOCK 6
HOMESTEAD ADDITION
CAB. O, PG. 193, D.C.P.R.



LEGEND	
	SAWCUT LIMITS
	VAN ACCESSIBLE PARKING
	ACCESSIBLE PARKING
	SIGN
	LIGHT

SITE FEATURES KEYNOTES	
A1	DUMPSTER ENCLOSURE. REFERENCE ARCH SHEET ASP2 FOR DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-510 FOR DETAILS.
C2	4" WHITE STRIPING. REFERENCE SHEET C-510 FOR DETAILS.
C3	BOLLARD TYPE I. REFERENCE SHEET C-510 FOR DETAILS.
C4	ACCESSIBLE PARKING. REFERENCE SHEET C-510 FOR DETAILS.
C5	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-510 FOR DETAILS.
C6	WHEEL STOP. REFERENCE SHEET C-510 FOR DETAILS.
C7	6" CONCRETE CURB

SITE DATA SUMMARY TABLE	
ZONING:	LI-LIGHT INDUSTRIAL
PROPOSED USE:	OIL CHANGE FACILITY
SITE AREA:	0.92 AC (40,038 S.F.)
BUILDING AREA:	0.02 AC (1,060 S.F.)
BUILDING HEIGHT:	19'-10"
LANDSCAPE AREA:	0.47 AC (20,283 S.F.)
PAVEMENT AREA:	0.43 AC (18,695 S.F.)
IMPERVIOUS AREA:	0.45 AC (19,755 S.F.)
PARKING REQUIRED: 1 SPACE PER 200 S.F. = 1,060 X (1/200) = 5.3	≈ 6 SPACES
PARKING PROVIDED:	
ADA STALL:	1 SPACE
REGULAR:	6 SPACES (EXISTING)
TOTAL:	7 SPACES

- DIMENSIONAL CONTROL NOTES**
- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
 - SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
 - PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
 - DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
 - CURB RADI:** ALL CURB RADI SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
 - TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
SURVEYOR:
LANDPOINT, LLC
1311 BROADFIELD BOULEVARD, SUITE 275
HOUSTON, TX 77084
CONTACT: HAROLD L. MOYER
PHONE: 713-993-0327
 - HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
 - SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.

NOTE:
ALL SIGNAGE SHALL COMPLY WITH ALL SIGN CODE ORDINANCES AND SHALL BE PERMITTED SEPARATELY.

NO.	DATE	ISSUE

Drawn
Checked

KC
AH

10/12/2022

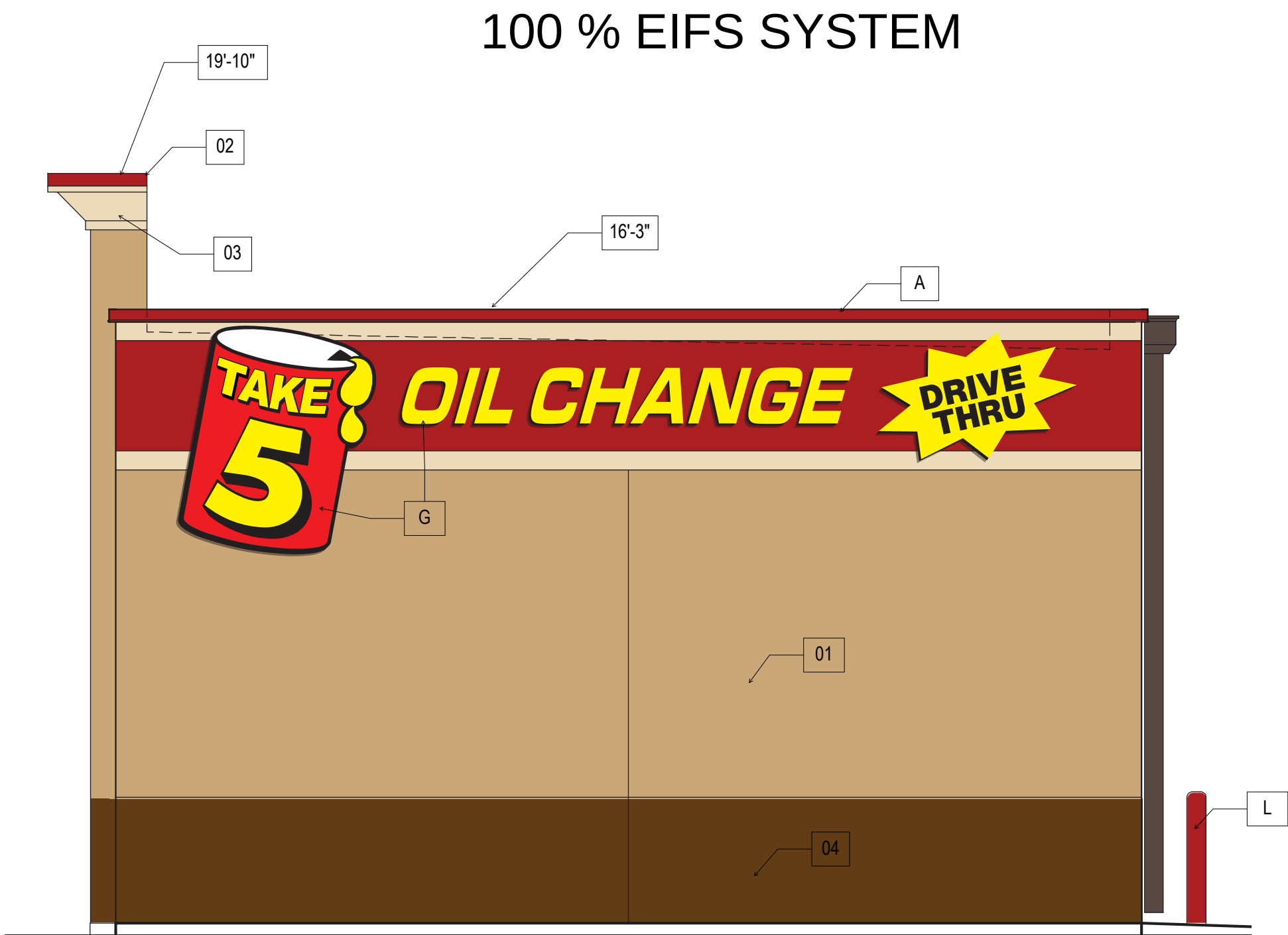
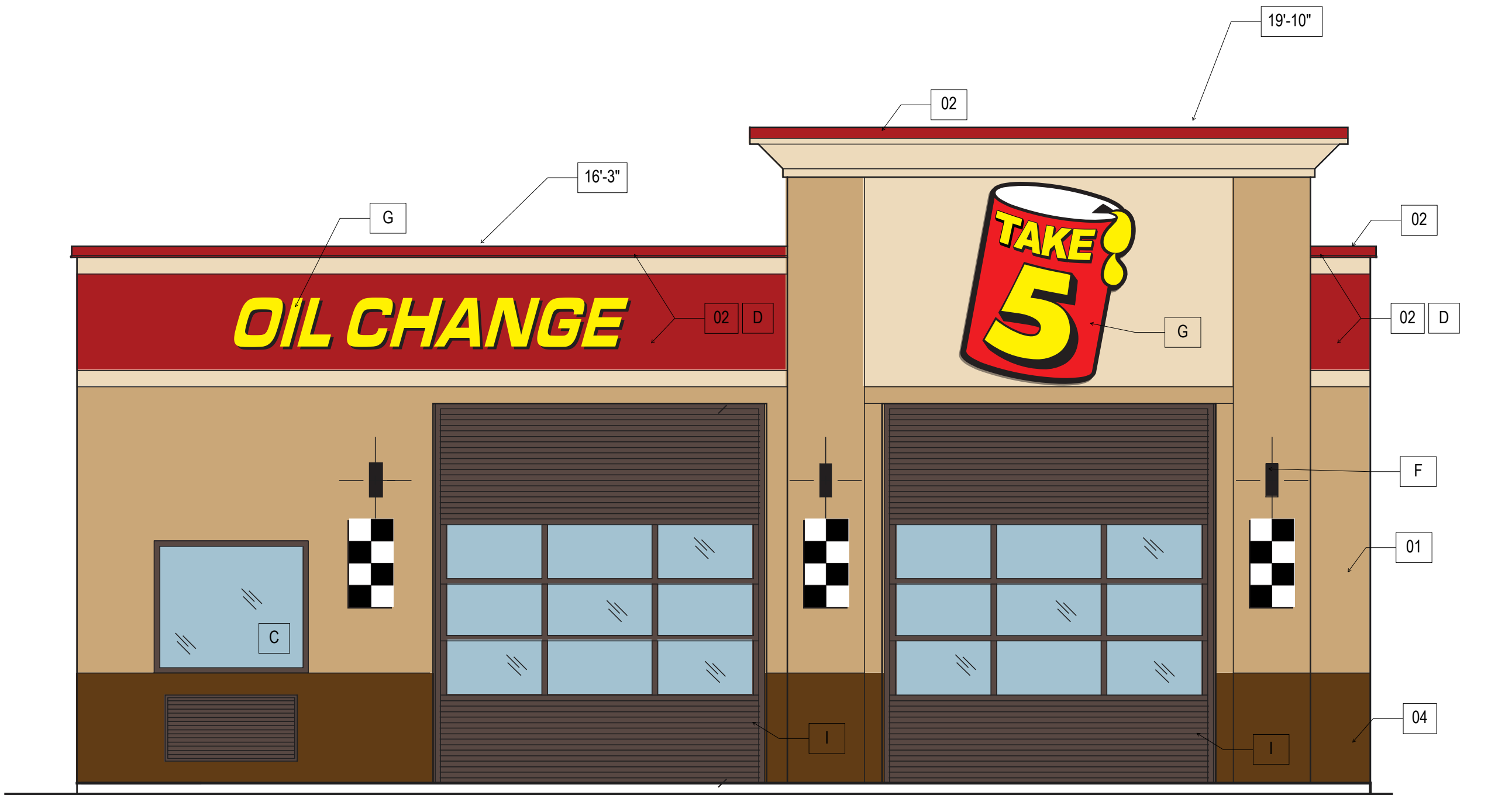
Project No. 22-074

Title

SITE PLAN

Sheet No.

C-100



100 % EIFS SYSTEM

ELEVATION LEGEND

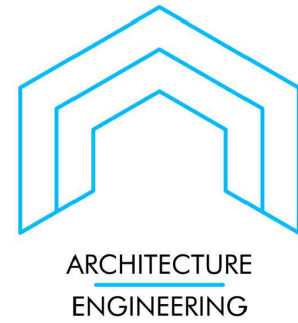
KEYED NOTES

- A METAL COPING
FINISH - MATCH SW COLOR #6871, POSITIVE RED
- B DRYVIT EIFS SYSTEM MAIN BODY
MATCH SW COLOR #7693, STONEBRIAR
- C DRYVIT EIFS SYSTEM BAND AND FACE
MATCH SW COLOR #7678, COTTAGE CREAM
- D DRYVIT EIFS SYSTEM SECONDARY COLOR AND CORNICE
MATCH SW COLOR #6871, POSITIVE RED
- E 6"x12" SCUPPER, COLLECTION BOX AND DOWNSPOUTS
- F EXTERIOR LIGHTING SCONCE
SEE MEP PLANS FOR DETAILS
- G EXTERIOR SIGNAGE - BY OTHERS UNLESS NOTED
OTHERWISE IN CONTRACT, BOXMAN TO PROVIDE BLOCKING.
- H HOLLOW METAL DOOR AND FRAME TO BE PAINTED
SEE B101 FOR DETAILS
- I OVERHEAD GARAGE DOOR - SEE G003 FOR DETAILS
- J EIFS CORNICE
FINISH - MATCH SW COLOR #7678, COTTAGE CREAM
(TOP PORTION OF CORNICE TO MATCH SW COLOR #6871
POSITIVE RED)
- K STOREFRONT WINDOW - SEE G003 FOR DETAILS
- L 6" DIAMETER BOLLARDS
SITE INSTALLED BY OTHERS UNLESS NOTED OTHERWISE
- M MINI-SPLIT AIR CONDITIONING SYSTEM
SEE MECHANICAL DRAWINGS

COLOR SCHEDULE

- 01 SW COLOR #7693 STONEBRIAR
- 02 SW COLOR #6871 POSITIVE RED
- 03 SW COLOR #7678 COTTAGE CREAM
- 04 SW COLOR #6701 STURDY BROWN

ALTAR GROUP



CYPRESS, TEXAS 77429
832-390-1714



FIRM# 20340



TAKE 5 OIL CHANGE

1209 US NORTH HWY 377
ROANOKE, TX 76262

No.	DATE	ISSUE	ISSUE FOR PERMIT	GM	JL
1	08/25/22	ISSUE FOR PERMIT			

Drawn
Checked

08/25/22
ISSUE FOR PERMIT

Project No. 22-074
Title

ELEVATIONS

Sheet No.

A200

PERMIT DOCUMENTS
FOR

TAKE 5 OIL CHANGE

1209 US NORTH HWY 377

ROANOKE, TX 76262

October 2022

LESEE:
DRIVEN BRANDS, INC.
440 S. CHURCH STREET, SUITE 700
CHARLOTTE, NC 28202
CONTACT: REBECCA MCALLISTER
PHONE: 713-817-4452
E-MAIL: REBECCA.MCALLISTER@DRIVENBRANDS.COM

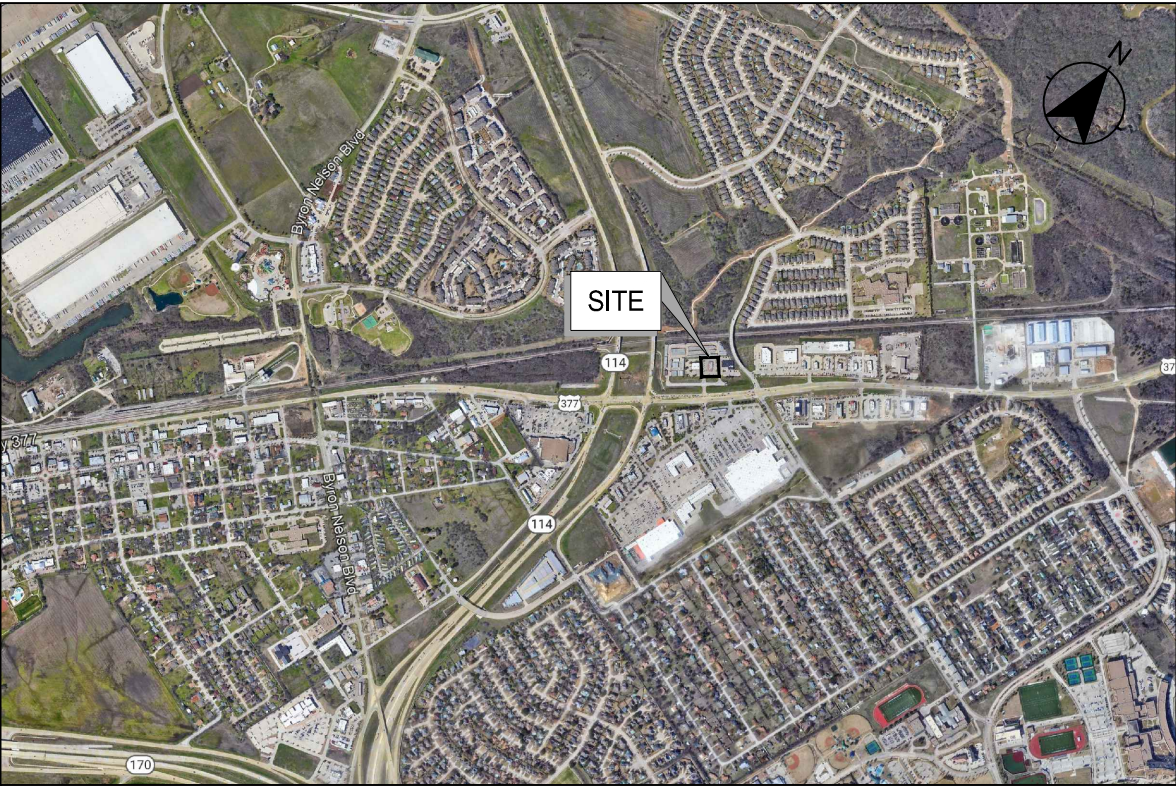
ARCHITECT:
ALTAR GROUP, PLLC
PO BOX 1305
CYPRESS, TX 77410
CONTACT: JOHN LINTON
PHONE: 713-248-7752
E-MAIL: JOHN@ALTARGRP.COM

CIVIL ENGINEER:
ALTAR GROUP, PLLC
PO BOX 1305
CYPRESS, TX 77410
CONTACT: AUSTIN HAYNES
PHONE: 281-794-3015
E-MAIL: AUSTIN@ALTARGRP.COM

LANDSCAPE ARCHITECT:
INTEGRATED LANDSCAPE ARCHITECTURE, LLC
765 ROLLINGS OAKS DRIVE
DRIFTWOOD, TX 78619
CONTACT: DUANE BUNGO
PHONE: 713-973-7851
E-MAIL: BUNGO@LANDARCHTX.COM

SURVEYOR:
LANDPOINT, LLC
1311 BROADFIELD BLVD. SUITE 275
HOUSTON, TX 77084
CONTACT: JEREMY J. KOWIS
PHONE: 713-993-0327

GEOTECHNICAL ENGINEER:
ECS SOUTHWEST, LLP
431 ISOM ROAD,
SAN ANTONIO, TX 78216
CONTACT: RICHARD E. WEBB, P.E.
PHONE: 210-528-1430
E-MAIL: REWEBB@ECSLIMITED.COM
REPORT NO: ECS PROJECT NO 36:1698
REPORT DATE: AUGUST 10, 2022



LOCATION MAP
SCALE : 1" = 2,000'

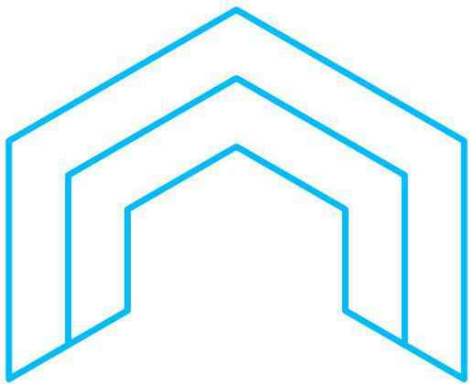


VICINITY MAP
SCALE : 1" = 100'

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL CONSTRUCTION NOTES
	SURVEY
C-030	DEMOLITION PLAN
C-100	SITE PLAN
C-130	EROSION AND SEDIMENT CONTROL PLAN
C-131	EROSION AND SEDIMENT CONTROL DETAILS
C-200	PAVING PLAN
C-300	GRADING PLAN
C-400	EXISTING AND PROPOSED DRAINAGE PLAN
C-500	UTILITY PLAN
C-510	SITE PLAN DETAILS
C-520	PAVING DETAILS
C-540	UTILITY DETAILS



ALTAR GROUP



ARCHITECTURE
ENGINEERING

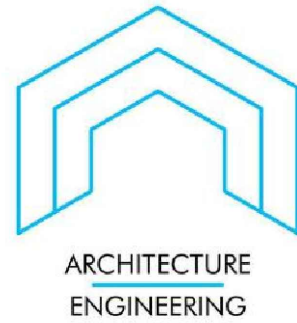
GENERAL CONSTRUCTION NOTES

1. **STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CITY OF ROANOKE GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED OR AMENDED BY THE PROJECT CONTRACT DOCUMENTS.
2. **EXAMINATION OF SITE:** THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INVESTIGATED AND SATISFIED HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING PERFORMANCE OF THE WORK. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INSPECTED THE SITE OF THE WORK AND IS FAMILIAR WITH THE SOIL CONDITIONS TO BE ENCOUNTERED. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE DEVELOPER ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIS OF THE INFORMATION MADE AVAILABLE BY THE DEVELOPER.
3. **SUBSURFACE INVESTIGATION:** SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK, IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS HE DEEMS NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES. THE DEVELOPER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER.
4. **TOPOGRAPHIC SURVEY:** TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.
5. **COMPLIANCE WITH LAWS:** THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE DEVELOPER FOR RESOLUTION.
6. **PUBLIC CONVENIENCE AND SAFETY:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- MATERIALS STORED ON THE WORK SITE SHALL BE SO PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DEVELOPER. THE MATERIALS EXCAVATED SHALL BE PLACED SO AS NOT TO ENDANGER THE WORK OR PREVENT FREE ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES, AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
- THE DEVELOPER RESERVES THE RIGHT TO REMEDY ANY NEGLECT ON THE PART OF THE CONTRACTOR WITH REGARDS TO THE PUBLIC CONVENIENCE AND SAFETY WHICH MAY COME TO THE DEVELOPER'S ATTENTION, AFTER 24 HOURS NOTICE IN WRITING TO THE CONTRACTOR, SAVE IN CASES OF EMERGENCY, WHEN THE DEVELOPER SHALL HAVE THE RIGHT TO REMEDY ANY NEGLECT WITHOUT NOTICE; AND, IN EITHER CASE, THE COST OF SUCH WORK DONE BY THE DEVELOPER SHALL BE DEDUCTED FROM THE MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AND THE GOVERNING AUTHORITIES WHEN ANY STREET IS TO BE CLOSED OR OBSTRUCTED. THE CONTRACTOR SHALL KEEP ANY STREET OR STREETS IN CONDITION FOR UNOBSTRUCTED USE BY EMERGENCY SERVICES. WHERE THE CONTRACTOR IS REQUIRED TO CONSTRUCT TEMPORARY BRIDGES OR TO MAKE OTHER ARRANGEMENTS FOR CROSSING OVER DITCHES OR STREAMS, HIS RESPONSIBILITY FOR ACCIDENTS SHALL INCLUDE THE ROADWAY APPROACHES AS WELL AS THE STRUCTURES OF SUCH CROSSINGS.
7. **STORM WATER POLLUTION PREVENTION PLAN (SWP3):** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWP3 WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWP3 INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWP3) DURING PROJECT CONSTRUCTION.
8. **PERMITS AND LICENSES:** THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.
9. **IMPACT FEES:** THE DEVELOPER WILL PAY ALL IMPACT FEES APPLICABLE TO THE PROJECT.
10. **BONDS:** PERFORMANCE, PAYMENT AND MAINTENANCE BONDS WILL BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES.
11. **VENDOR'S CERTIFICATION:** ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A VENDOR'S CERTIFIED TEST REPORT. TEST REPORTS SHALL BE DELIVERED TO THE ENGINEER BEFORE PERMISSION WILL BE GRANTED FOR USE OF THE MATERIAL. ALL VENDOR'S TEST REPORTS SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND SHALL BE SUBJECT TO VERIFICATION BY TESTING FROM SAMPLES OF MATERIALS AS RECEIVED FOR USE ON THE PROJECT. IN THE EVENT ADDITIONAL TESTS ARE REQUIRED, THEY SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE CONTRACTOR.
12. **TESTING:** THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE DEVELOPER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE FURNISHED AND PAID BY THE CONTRACTOR AS DIRECTED BY THE DEVELOPER. PAYMENT WILL BE MADE BY DEDUCTION FROM PAYMENT DUE THE CONTRACTOR.
13. **INSPECTION:** INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER. COSTS FOR INSPECTION SERVICES WILL BE PAID BY THE DEVELOPER. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER FOR SCHEDULING OF INSPECTION SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING, CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.
14. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
15. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

16. **EXISTING STRUCTURES:** THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES; HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
17. **PROTECTION OF EXISTING UTILITIES:** AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-344-8377) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS, ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCE'S OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES, THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.
18. **DAMAGE TO EXISTING FACILITIES:** ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.
19. **FIRE AND LIFE SAFETY SYSTEMS:** CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
20. **TRENCH SAFETY:** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING. THE CONTRACTOR SHALL PROVIDE TRENCH SAFETY SYSTEM PLANS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, FOR THE IMPLEMENTATION OF SAFETY CONTROL MEASURES MEETING THE REQUIREMENTS OF THE GOVERNING AUTHORITIES THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
21. **SAFETY RESTRICTIONS - WORK NEAR HIGH VOLTAGE LINES:** THE FOLLOWING PROCEDURES WILL BE FOLLOWED REGARDING THE SUBJECT ITEM ON THIS CONTRACT:
- A. A WARNING SIGN NOT LESS THAN FIVE INCHES BY SEVEN INCHES PAINTED YELLOW WITH BLACK LETTERS THAT ARE LEGIBLE AT 12 FEET SHALL BE PLACED INSIDE AND OUTSIDE VEHICLES SUCH AS CRANES, DERRICKS, POWER SHOVELS, DRILLING RIGS, PILE DRIVER, HOISTING EQUIPMENT OR SIMILAR APPARATUS. THE WARNING SIGN SHALL READ AS FOLLOWS: "WARNING - UNLAWFUL TO OPERATE THIS EQUIPMENT WITHIN SIX FEET OF HIGH VOLTAGE LINES".
- B. EQUIPMENT THAT MAY BE OPERATED WITHIN TEN FEET OF HIGH VOLTAGE LINES SHALL HAVE AN INSULATING CAGE-TYPE OF GUARD ABOUT THE BOOM OR ARM, EXCEPT BACKHOES OR DIPPERS, AND INSULATOR LINKS ON THE LIFT HOOK CONNECTIONS.
- C. WHEN NECESSARY TO WORK WITHIN SIX FEET OF HIGH VOLTAGE ELECTRIC LINES, NOTIFY THE POWER COMPANY WHO WILL ERECT TEMPORARY MECHANICAL BARRIERS, DE-ENERGIZE THE LINE OR RAISE OR LOWER THE LINE. THE WORK DONE BY THE POWER COMPANY SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE NOTIFYING DEPARTMENT SHALL MAINTAIN AN ACCURATE LOG OF ALL SUCH CALLS TO THE POWER COMPANY AND SHALL RECORD ACTION TAKEN IN EACH CASE.
- D. THE CONTRACTOR IS REQUIRED TO MAKE ARRANGEMENTS WITH THE POWER COMPANY FOR THE TEMPORARY RELOCATION OR RAISING OF HIGH VOLTAGE LINES AT THE CONTRACTOR'S SOLE COST AND EXPENSE.
- E. NO PERSON SHALL WORK WITHIN SIX FEET OF A HIGH VOLTAGE LINE WITHOUT PROTECTION HAVING BEEN TAKEN AS OUTLINED IN PARAGRAPH C. ABOVE.
22. **TRAFFIC CONTROL:** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:
- A. CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH THE "2011 TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION.
- B. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.
- C. THE CONTRACTOR SHALL PERFORM THEIR WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. TWO WAY TRAFFIC MUST BE MAINTAINED ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS WRITTEN PERMISSION IS GRANTED BY THE GOVERNING AUTHORITIES.
- D. ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.
- E. ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.
- F. THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL WHICH CURRENTLY EXISTS WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.
- G. THE CONTRACTOR SHALL MAINTAIN AND REPLACE, WHERE NECESSARY, ALL SIGNS, LIGHTS, MARKINGS AND TEMPORARY PAVEMENT THROUGHOUT THE CONSTRUCTION PERIOD.
- H. THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
23. **ACCESS TO ADJACENT PROPERTIES:** ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR DEVELOPER.
24. **ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS:** ALL PRIVATE HAUL ROADS, ACCESS ROUTES, STAGING AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCED WORK ON THE PROJECT.
25. **PARKING OF CONSTRUCTION EQUIPMENT:** AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS APPROVED BY THE DEVELOPER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE DEVELOPER, THE GOVERNING AUTHORITIES, THE PUBLIC, ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
26. **WATER FOR CONSTRUCTION:** THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

27. **TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION:** THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
28. **FENCES:** ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS, AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT.
29. **DRAINAGE CHANNELS:** WHERE EXISTING DRAINAGE CHANNELS ARE TEMPORARILY DISTURBED OR BLOCKED DURING CONSTRUCTION, IT SHALL BE RESTORED TO THE ORIGINAL CONDITION, GRADE AND CROSS SECTION AFTER CONSTRUCTION IS COMPLETED.
30. **COORDINATION WITH OTHERS:** IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
31. **CONDITION OF SITE DURING CONSTRUCTION:** DURING CONSTRUCTION OF THE WORK, THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE. IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR UNDER HIS CONTRACT, OR WHERE SUFFICIENT CONTRACT FUNDS ARE UNAVAILABLE FOR THIS PURPOSE, THE CONTRACTOR OR HIS SURETY SHALL REIMBURSE THE DEVELOPER FOR ALL SUCH COSTS.
32. **EXISTING ROADWAYS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. ALL COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
33. **DUST CONTROL:** THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES, AND SHALL PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED TO PREVENT DUST FROM BECOMING A NUISANCE TO THE ADJACENT PROPERTIES.
34. **CLEAN-UP FOR FINAL ACCEPTANCE:** THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE DEVELOPER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
35. **REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK:** ALL WORK WHICH HAS BEEN REJECTED OR CONDEMNED SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE DEVELOPER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE DEVELOPER, THE DEVELOPER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.
36. **DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS:** ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
37. **SEEDING:** THE CONTRACTOR SHALL PROVIDE SEEDING, WATERING, FERTILIZING AND REQUIRED MAINTENANCE FOR THE GRASSING OF ALL UNPAVED AREAS OF DEDICATED RIGHT-OF-WAY, EASEMENTS, AND ALL OTHER DISTURBED AREAS OF CONSTRUCTION NOT COVERED BY THE LANDSCAPE PLAN FOR THE PROJECT. SEEDING SHALL ALSO BE PROVIDED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN IN ORDER TO ESTABLISH A GRASS COVER ON DISTURBED AREAS SUBJECTED TO THE EROSION OF THE SOIL SURFACE.
38. **RECORD DRAWINGS:** THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THESE RECORD PRINTS WILL BE REVIEWED BY THE DEVELOPER EACH MONTH PRIOR TO THE PRELIMINARY REVIEW OF CONTRACTOR'S REQUEST FOR PAYMENT. IF THE DRAWINGS ARE NOT COMPLETE, ACCURATE AND UP-TO DATE, THE DEVELOPER WILL NOT ACCEPT THE PAYMENT REQUEST. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE DEVELOPER BEFORE REQUESTING FINAL PAYMENT.

ALTAR GROUP



CYPRESS, TEXAS 77429
832-390-1714



Driven Brands

TAKE 5 EXPRESS
OIL CHANGE

1325 N US HIGHWAY 377
ROANOKE, TX 76262

No.	DATE		ISSUE	

Drawn
Checked

KC
AH

10/12/2022

Project No.

22-074

Title

GENERAL
CONSTRUCTION
NOTES

Sheet No.

C-002

GENERAL NOTES

- This survey reflects boundary and easement information as per a commitment for title insurance issued by Chicago Title Insurance Company, Commitment Number 4000412202043, issued August 9, 2022, OF# SAT-41-4000412202043-CV, effective July 28, 2022; no additional research regarding the existence of easements or restrictions of record has been performed by Landpoint, LLC.
- Flood Statement: This tract lies partially in Zone "X"(Unshaded), areas determined to be outside of the 0.2% annual chance flood; according to the National Flood Insurance Program FIRM Map Number 48121C0515G, with an effective date of 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.
- All bearings and coordinates shown hereon are based on the Texas Coordinate System, North Central Zone (4202), NAD83.
- Address: 1209 U.S. North, US-377, Roanoke, TX 76262
- The elevations shown hereon are based on NAVD 88 GEOID 18.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There was no observed evidence of recent street or sidewalk construction or repairs during the process of conducting the fieldwork.

SITE BENCHMARK

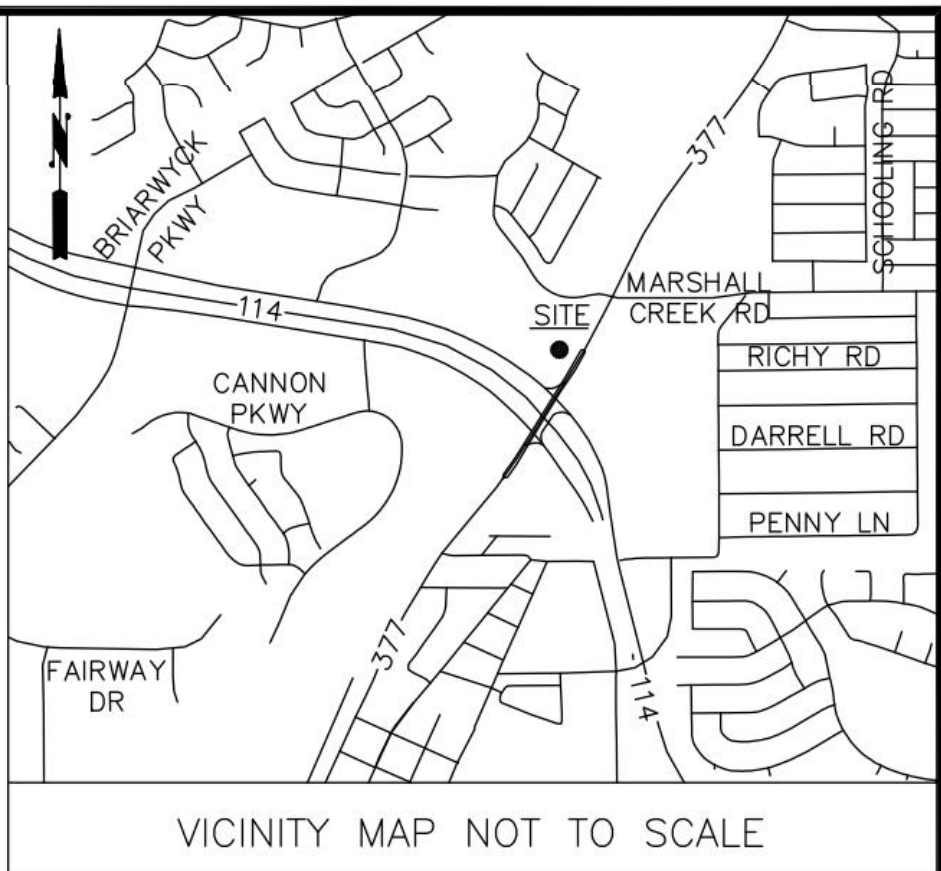
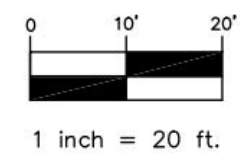
TBM SET SQUARE CUT ON TOP OF A CONCRETE HEADWALL CONTAINING AN 18" RCP, LOCATED NEAR THE SOUTH CORNER OF THE SUBJECT TRACT, ON THE NORTHWEST LINE OF STATE HIGHWAY 377, AS SHOWN HEREON. ELEV.=609.90'



SYMBOLS LEGEND

- BOLLARD
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC JUNCTION BOX
- FIBER OPTIC CABLE MARKER
- FIRE HYDRANT
- GATE POST
- GREASE TRAP
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MANHOLE
- POWER POLE
- SIGN
- STOP SIGN
- SPRINKLER HEAD
- TRANSFORMER
- WATER METER
- WATER VALVE

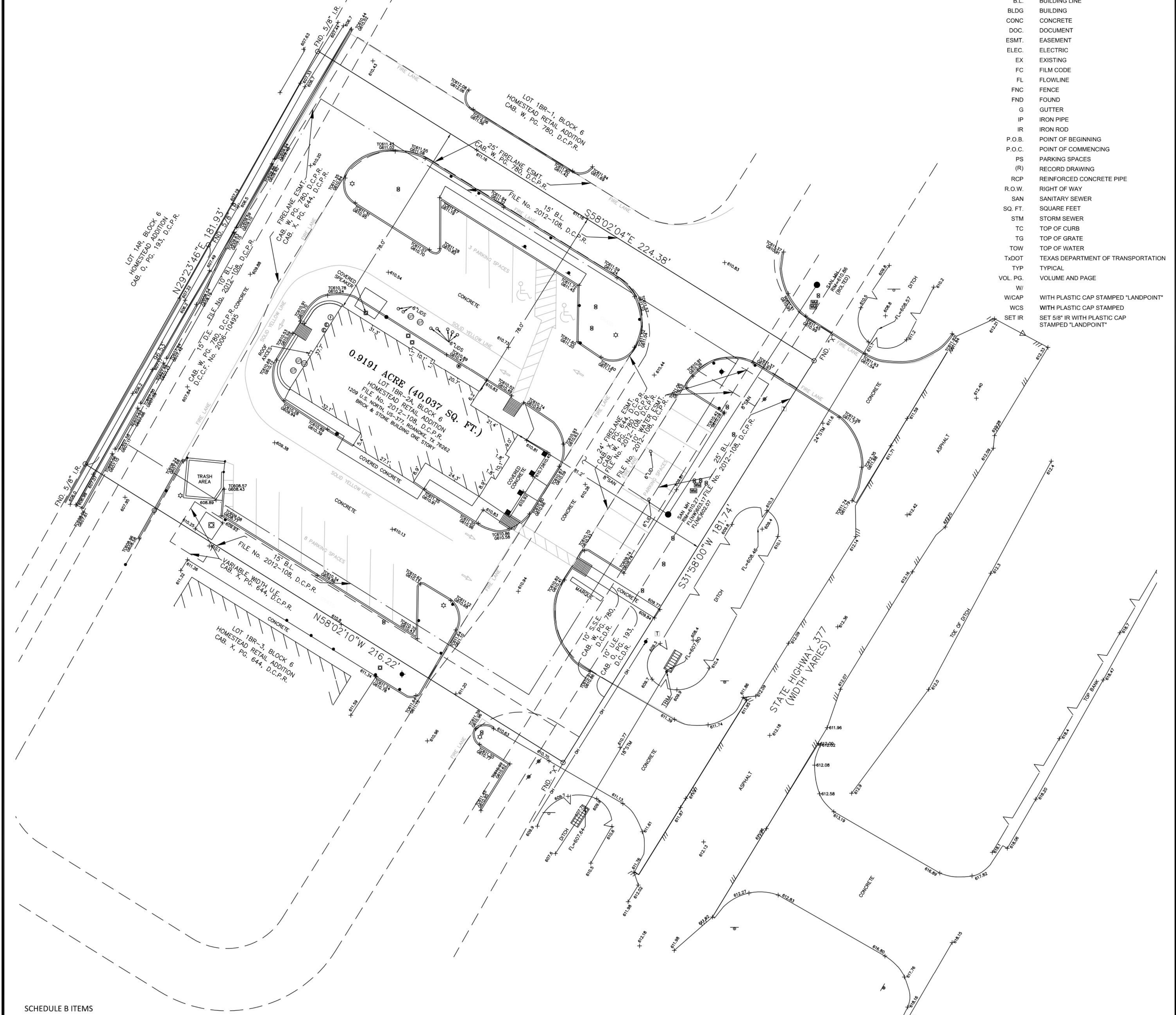
GRAPHIC SCALE



VICINITY MAP NOT TO SCALE

ABBREVIATIONS LEGEND

- | | |
|----------|--|
| B.L. | BUILDING LINE |
| BLDG | BUILDING |
| CONC | CONCRETE |
| DOC. | DOCUMENT |
| ESMT. | EASEMENT |
| ELEC. | ELECTRIC |
| EX | EXISTING |
| FC | FILM CODE |
| FL | FLOWLINE |
| FNC | FENCE |
| FND | FOUND |
| G | GUTTER |
| IP | IRON PIPE |
| IR | IRON ROD |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PS | PARKING SPACES |
| (R) | RECORD DRAWING |
| RCP | REINFORCED CONCRETE PIPE |
| R.O.W. | RIGHT OF WAY |
| SAN | SANITARY SEWER |
| SQ. FT. | SQUARE FEET |
| STM | STORM SEWER |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TOW | TOP OF WATER |
| TxDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| TYP | TYPICAL |
| VOL. PG. | VOLUME AND PAGE |
| W/ | WITH PLASTIC CAP STAMPED "LANDPOINT" |
| W/CAP | WITH PLASTIC CAP STAMPED |
| WCS | WITH PLASTIC CAP STAMPED |
| SET IR | SET 5/8" IR WITH PLASTIC CAP STAMPED "LANDPOINT" |



SCHEDULE B ITEMS

- D. Building Lines and Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat recorded under Clerk's File No. 2012-108 Plat Records, Denton County, Texas;
- 25', 15' and 10' Building Lines
 - 24' and Variable width Firelane Easement
 - 10' Water Easement
 - 15' Drainage Easement
 - Variable width Utility Easement
 - 10' Sanitary Sewer Easement
 - 10' Utility Easement (all shown hereon)

e. Matters contained in that certain document

Entitled: Easement Agreement
Dated: January 27, 2006
Executed by: QWA-Roanoke, Ltd.
Recording Date: January 27, 2006
Recording No: under Clerk's File No. 2006-10495 Real Property Records, Denton County, Texas (shown hereon)

LEGAL DESCRIPTION:

BEING Lot 1BR-2A, Block 6, Homestead Retail Addition, a Subdivision to the City of Roanoke, Denton County, Texas, according to the Map or Plat thereof recorded in Clerk's File No. 2012-108, Plat Records of Denton County, Texas.

To: Take 5 Properties SPV, LLC, Roanoke GE, LLC, a Texas limited liability company and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 16, 17, 18 and 19, of Table A thereof.

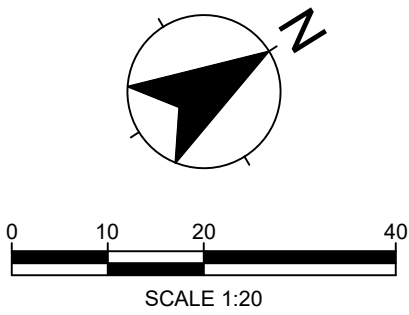
Date of Plat or Map: August 18, 2022.

August 18, 2022
Jeremy J. Kowis
Registered Professional Land Surveyor
Texas Registration No. 6361



REV. NO.	DESCRIPTION	DATE	APP.

AN ALTA/NSPS SURVEY OF A 0.9191 ACRE TRACT LOT 1BR-2A, BLOCK 6 HOMESTEAD RETAIL ADDITION FILE No. 2012-108, D.C.P.R. LOCATED IN THE J.D. HUNTER SURVEY, A-606 DENTON COUNTY, TEXAS		
 1311 BROADFIELD BLVD. - SUITE 275 HOUSTON, TEXAS 77084 (713) 993-0327 - FAX (713) 993-9231 T.B.F.E.L.S. FIRM NO. 10043600		
DRAWN BY: TH	SCALE: 1"=20'	KEY MAP:
CHECKED BY: CEG	DATE: 08-18-22	PROJECT No. 22-1370
APPROVED BY: JJK	FIELD BOOK:	SHEET 1 OF 1



DEMOLITION LEGEND

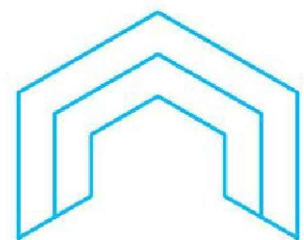
- | | |
|---|--|
|  | EXISTING TREE TO BE REMOVED |
|  | SAWCUT LIMITS |
|  | EXISTING CURB AND GUTTER TO BE REMOVED |
|  | EXISTING CONCRETE PAVEMENT TO BE REMOVED |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |

KEYNOTES

- | | |
|---|---|
| 1 | CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING BUILDING. |
| 2 | CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT. |
| 3 | CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING CURB. |
| 4 | CONTRACTOR TO REMOVE & DISPOSE OF EXISTING UTILITIES AND APPURTENANCES. |
| 5 | CONTRACTOR TO REMOVE & DISPOSE OF EXISTING GREASE TRAP. |
| 6 | CONTRACTOR TO REMOVE & DISPOSE OF EXISTING LIGHT POLE, ELECTRIC LINE AND APPURTENANCES. |
| 7 | CONTRACTOR TO REMOVE & DISPOSE OF EXISTING SIGNS. |
| 8 | CONTRACTOR TO REMOVE & DISPOSE OF EXISTING BOLLARDS. |
| 9 | CONTRACTOR TO REMOVE EXISTING STRIPING. |

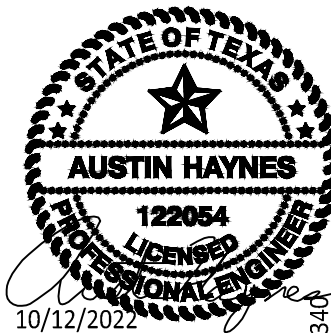
GENERAL DEMOLITION NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFERENCE TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **INGRESS AND EGRESS:** THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES.
3. **PROTECTION OF EXISTING FACILITIES:** CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, ADJUTENANCES, TREES AND LANDSCAPING, AND TO PREVENT MATERIALS FROM SETTING OFF OF EXISTING STRUCTURE WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
4. **HAZARDOUS AND/OR CONTAMINATED MATERIALS:** THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES AND THE DEVELOPER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
5. **STORAGE OF MATERIALS FOR RE-USE:** CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
6. **FRANCHISE UTILITY COORDINATION:** THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITIES TO DISCONNECT, REMOVE, AND/OR RELOCATE THE UTILITIES AND/OR RELOCATE THE RESPECTIVE UTILITY LINES AND APPARATUS USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL, RELOCATION AND/OR MODIFICATIONS ARE TO BE COMPLETED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES.
7. **TREE REMOVAL:** NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
8. **SAW CUTTING OF EXISTING PAVEMENT:** SAW CUTTING, WHEN INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALL DIRECTIONS.
9. **REMOVAL OF UTILITIES:** THE CONTRACTOR SHALL DISCONNECT, REMOVE AND/OR CAP ALL UTILITIES WHERE INDICATED ON THE DRAWINGS, AND SHALL DOCUMENT THE LOCATION OF CAPPED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
10. **BUILDING/STRUCTURE REMOVAL:** DEMOLITION AND REMOVAL OF DESIGNATED BUILDINGS AND STRUCTURES SHALL INCLUDE, IN ADDITION TO ALL ABOVE GROUND MATERIALS, THE SLAB, FLOOR, CEILING, ROOF, CHIMNEY, ROOF TRASH, REUSE OF OTHER DEBRIS, AND AT LEAST 5 FEET BELOW PROPOSED FINISHED GRADE, OR AT LEAST 2 FEET BELOW THE BOTTOM OF ANY PROPOSED IMPROVEMENTS IN THAT LOCATION, WHICHEVER IS GREATER.
11. **BACKFILLING:** THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF CONSTRUCTION AND PROVIDE PROPER DRAINAGE TO THE ADJACENT AREAS.
12. **REMOVAL OF MATERIALS FROM SITE:** ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO CONCRETE CURB AND PAVEMENT; ASPHALT PAVEMENT; BUILDING MATERIALS, EXCESS OR UNSUITABLE EARTHEN MATERIAL; UTILITY PIPING, TREES, AND EXCESS CURB, FENCING, BRACING, ROCK TRASH, REUSE OF OTHER DEBRIS, ALL BECOME TO PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
13. **REPLACEMENT OF DAMAGED FACILITIES:** ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS GOOD OR BETTER THAN THE ORIGINALS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.



ARCHITECTURE
ENGINEERING

CYPRESS, TEXAS 77429
832-390-1714



FIRM# 20



TAKE 5 EXPRESS OIL CHANGE

1325 N US HIGHWAY 377
ROANOKE, TX 76262

[illegible]

Drawn	KC
Checked	AH

10/12/2022

Project No.	22-07
Title	

DEMOLITION PLAN

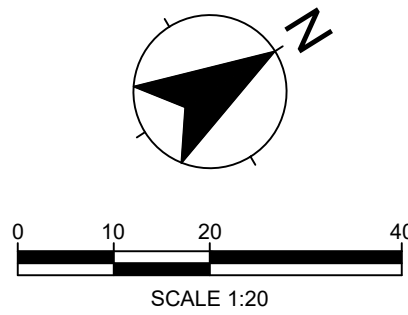
Sheet No

C-030



VICINITY MAP
SCALE : 1" = 200'

LOT 1AR, BLOCK 6
HOMESTEAD ADDITION
CAB. O, PG. 193, D.C.P.R.



LEGEND

- SAWCUT LIMITS
VAN ACCESSIBLE PARKING
ACCESSIBLE PARKING
SIGN
LIGHT

SITE FEATURES KEYNOTES

- A1 DUMPSTER ENCLOSURE. REFERENCE ARCH SHEET ASP2 FOR DETAILS.
C1 PAVEMENT MARKINGS. REFERENCE SHEET C-510 FOR DETAILS.
C2 4" WHITE STRIPING. REFERENCE SHEET C-510 FOR DETAILS.
C3 BOLLARD TYPE I. REFERENCE SHEET C-510 FOR DETAILS.
C4 ACCESSIBLE PARKING. REFERENCE SHEET C-510 FOR DETAILS.
C5 ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-510 FOR DETAILS.
C6 WHEEL STOP. REFERENCE SHEET C-510 FOR DETAILS.
C7 6" CONCRETE CURB

SITE DATA SUMMARY TABLE

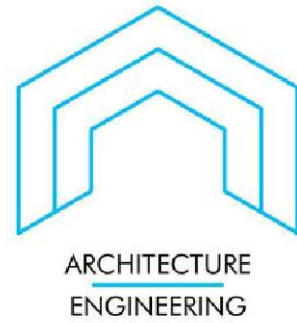
ZONING:	LI-LIGHT INDUSTRIAL
PROPOSED USE:	OIL CHANGE FACILITY
SITE AREA:	0.92 AC (40,038 S.F.)
BUILDING AREA:	0.02 AC (1,060 S.F.)
BUILDING HEIGHT:	19'-10"
LANDSCAPE AREA:	0.47 AC (20,283 S.F.)
PAVEMENT AREA:	0.43 AC (18,695 S.F.)
IMPERVIOUS AREA:	0.45 AC (19,755 S.F.)
PARKING REQUIRED: 1 SPACE PER 200 S.F. = 1,060 X (1/200) = 5.3	≈ 6 SPACES
PARKING PROVIDED: ADA STALL: REGULAR: TOTAL:	1 SPACE 6 SPACES (EXISTING) 7 SPACES

DIMENSIONAL CONTROL NOTES

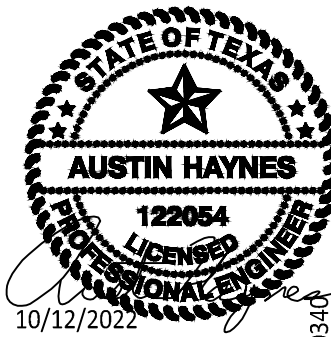
- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADI:** ALL CURB RADI SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
- TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
SURVEYOR:
LANDPOINT, LLC
1311 BROADFIELD BOULEVARD, SUITE 275
HOUSTON, TX 77084
CONTACT: HAROLD L. MOYER
PHONE: 713-993-0327
- HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
- SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.

NOTE:
ALL SIGNAGE SHALL COMPLY WITH ALL SIGN CODE ORDINANCES AND SHALL BE PERMITTED SEPARATELY.

ALTAR GROUP



CYPRESS, TEXAS 77429
832-390-1714



TAKE 5 EXPRESS
OIL CHANGE
1325 N US HIGHWAY 377
ROANOKE, TX 76262

NO.	DATE	ISSUE

Drawn
Checked

KC
AH

10/12/2022

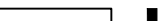
Project No. 22-074
Title

SITE PLAN

Sheet No.

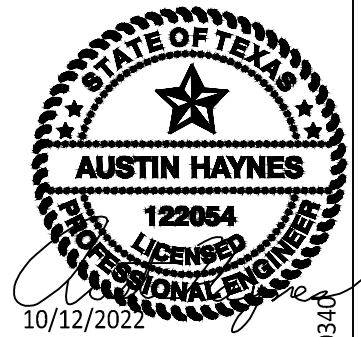
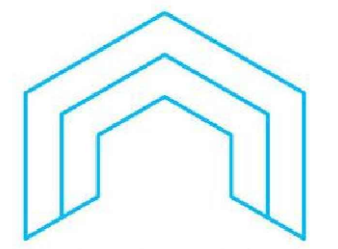
C-100

LEGEND

- | | | |
|---|---|---|
| X | RFB | FILTER FABRIC FENCE |
| |  | CONSTRUCTION ENTRANCE |
| |  | CONCRETE TRUCK WASHOUT |
| |  | INLET PROTECTION BARRIER (SEE SWPPP NOTE 3) |

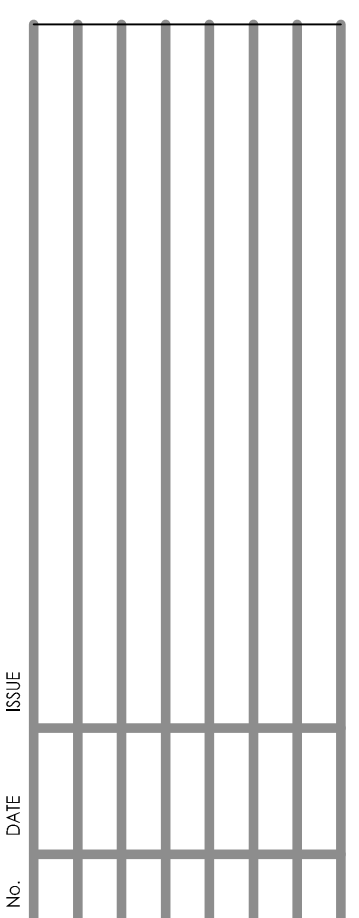
SWPPP NOTES

1. REFERENCE EROSION AND SEDIMENT CONTROL DETAILS SHEET FOR INSTALLATION INSTRUCTIONS FOR CONTROL FEATURES.
2. CONTRACTOR TO PROVIDE CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE LOCAL REGULATIONS.
3. TEMPORARY SEEDING SHALL BE APPLIED TO AREAS WHERE ACTIVITY HAS CEASED FOR 14 DAYS OR MORE.
4. HYDROMULCHING SHALL BE APPLIED TO DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
5. CONTRACTOR TO PROVIDE BROADCAST SEEDING WITH COCONUT LINER (OR APPROVED EQUIVALENT) OR SOD ANCHORED USING FOUR 6IN BY 4-IN BY 6-IN 1/2 GAUGE STEEL "U" PILES PER SOD FOR DISTURBED AREAS WITH SLOPES OF 3:1 OR STEEPER AND FOR UNPAVED AREAS AT THE TOP OF THE RETAINING WALLS.



TAKE 5 EXPRESS OIL CHANGE

1325 N US HIGHWAY 377
ROANOKE, TX 76262



Drawn KC
Checked AH

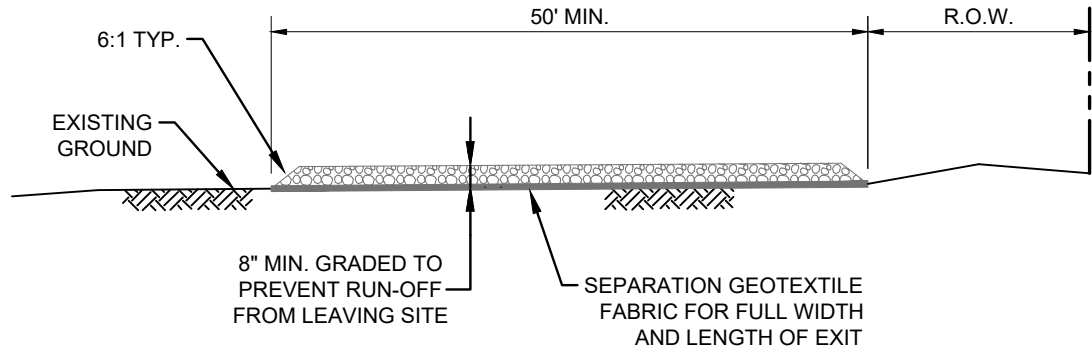
10/12/2022

Project No.	22-074
Title	

**EROSION AND
SEDIMENT CONTROL
PLAN**

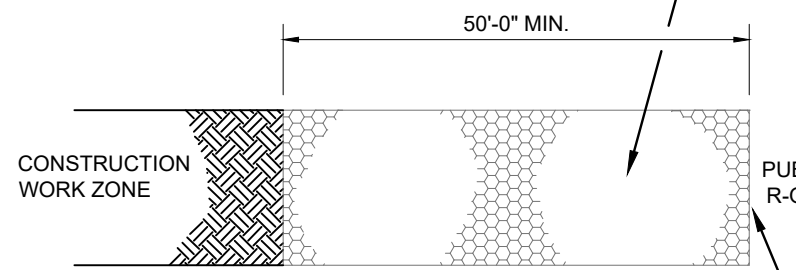
Sheet No.

C-130



PROFILE

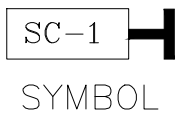
COARSE AGGREGATE - 3" TO 5"
GRANULAR FILL. BULL ROCK
(CRUSHED CONCRETE IS PERMITTED)



PLAN

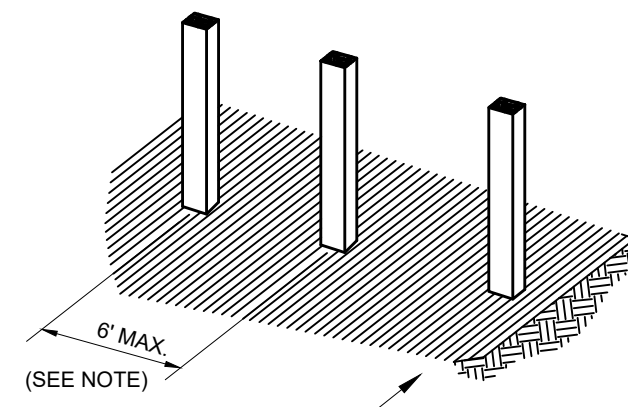
GENERAL NOTES:

1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR ENGTEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
7. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

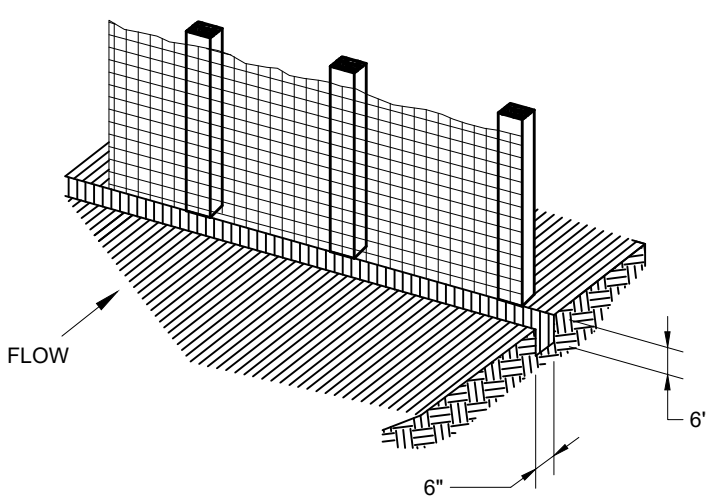


SYMBOL

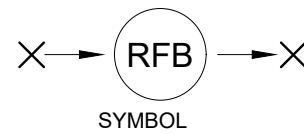
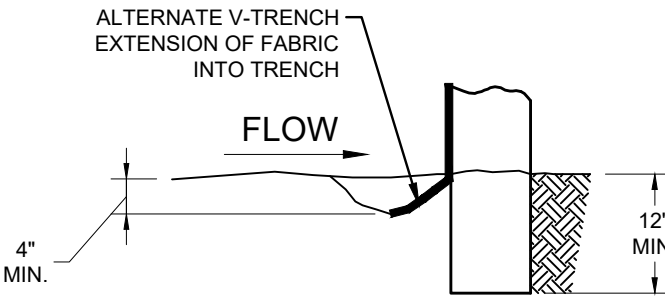
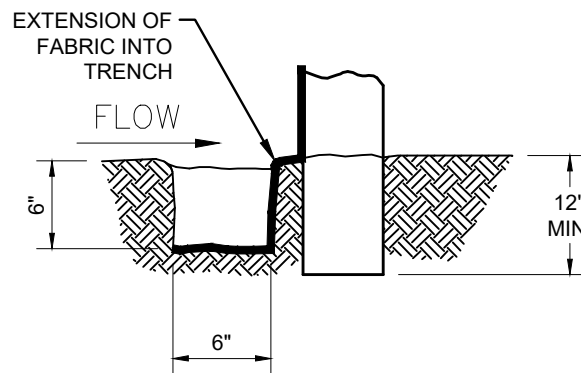
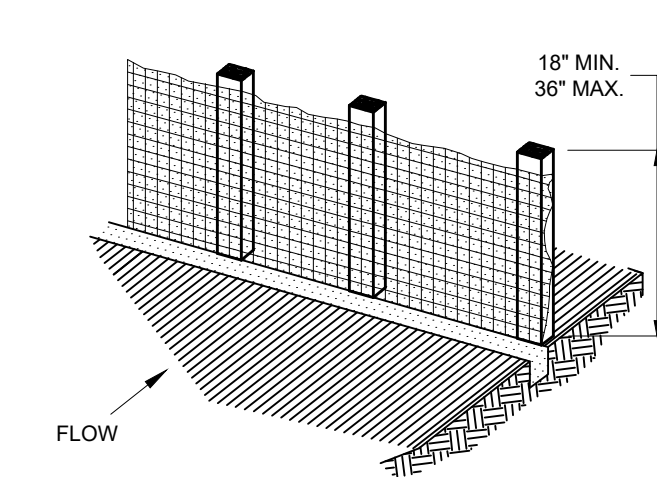
1. SET POSTS AT REQUIRED SPACING



2. EXCAVATE A 6"x6" TRENCH UPSLOPE
ALONG THE LINE OF POSTS AND
SECURE WIRE FENCE TO POSTS.



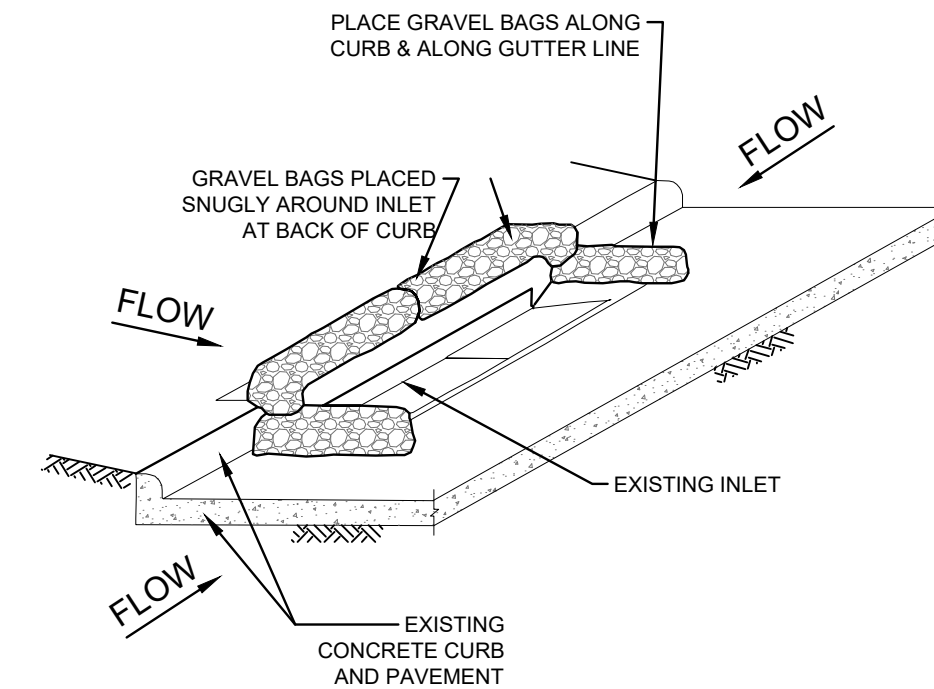
3. ATTACH FILTER FABRIC TO POSTS
AND EXTEND IT INTO THE TRENCH.
BACKFILL AND COMPACT THE
EXCAVATED SOIL.



SYMBOL

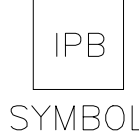
GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.



GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



SYMBOL

01

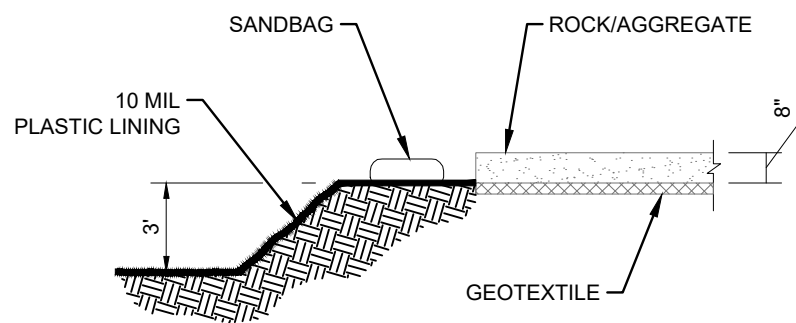
STABILIZED CONSTRUCTION ACCESS

02

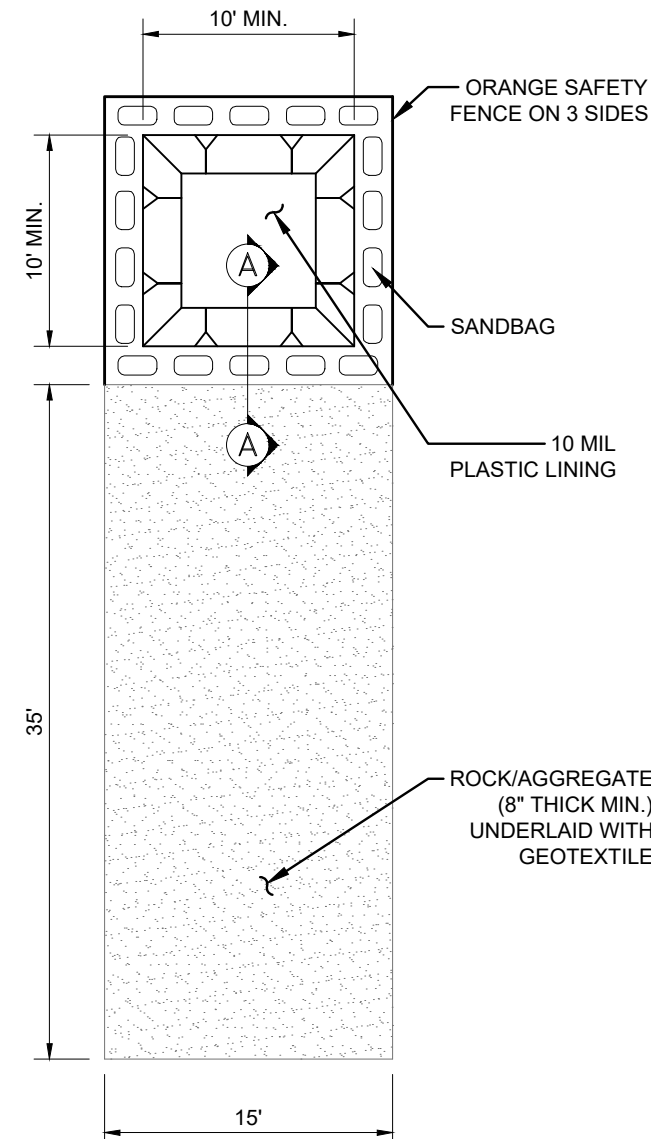
REINFORCED FILTER FABRIC BARRIER

03

INLET PROTECTION BARRIERS FOR STAGE II INLETS



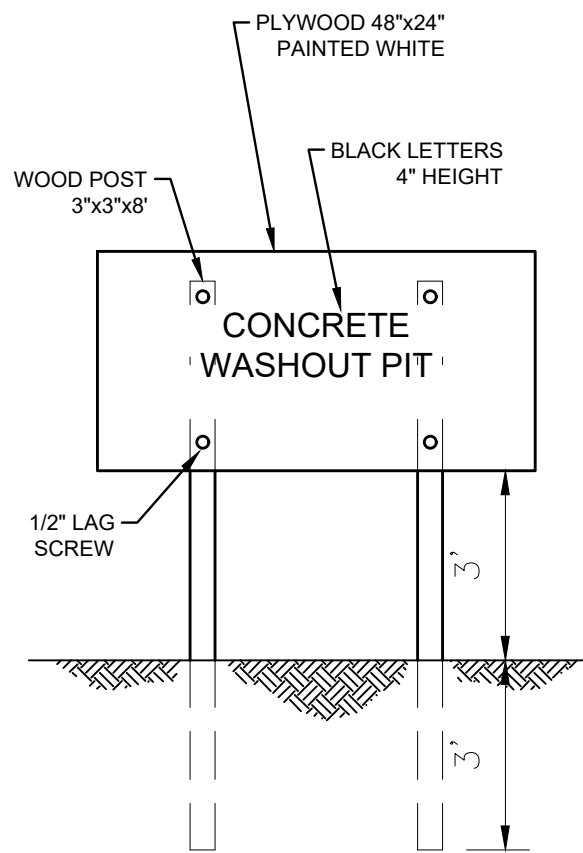
SECTION A-A



PLAN

GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



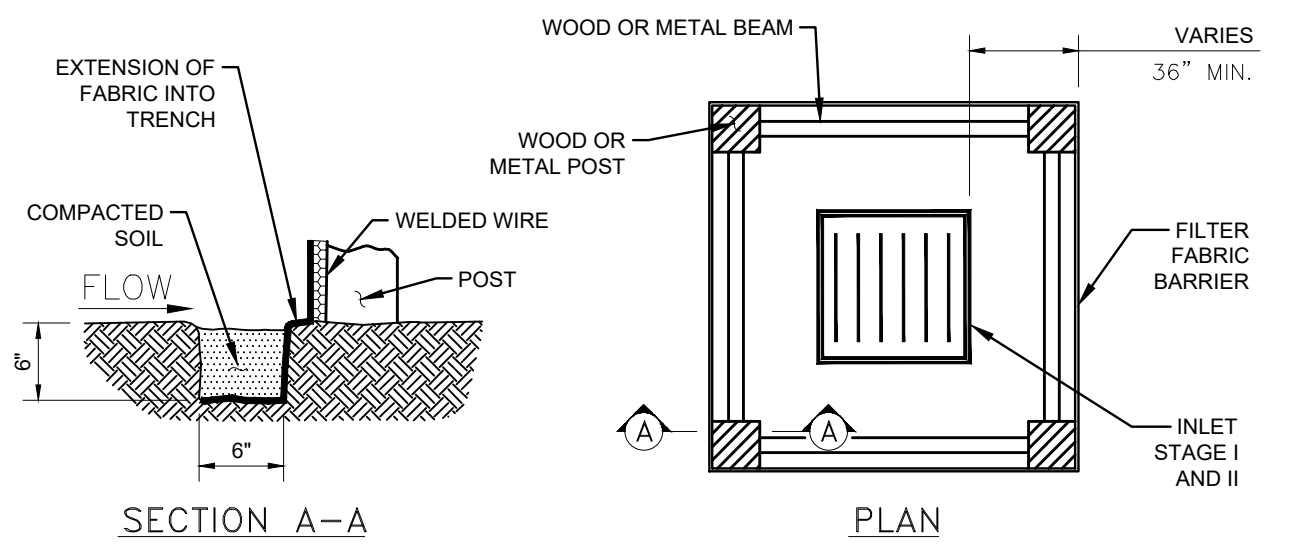
SIGN DETAIL
(OR EQUIVALENT)



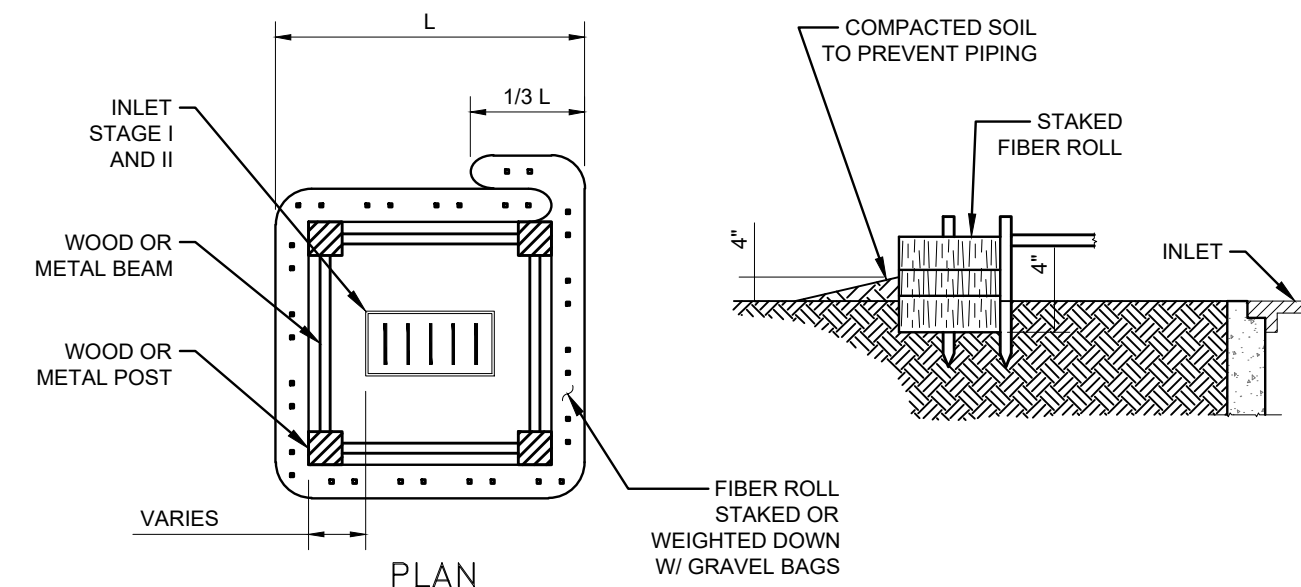
SYMBOL

04

CONCRETE TRUCK WASHOUT AREA



INLET PROTECTION BARRIER WITH
REINFORCED FILTER FABRIC



INLET PROTECTION BARRIER
WITH FILTER ROLLS

GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS
FOR STAGE I INLETS

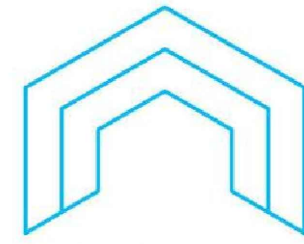


SYMBOL

05

INLET PROTECTION BARRIERS FOR STAGE I INLETS

ALTAR GROUP



ARCHITECTURE
ENGINEERING

CYPRESS, TEXAS 77429
832-390-1714



DrivenBrands

TAKE 5 EXPRESS
OIL CHANGE

1325 N US HIGHWAY 377
ROANOKE, TX 76262

DATE	ISSUE

Drawn
Checked

KC
AH

10/12/2022

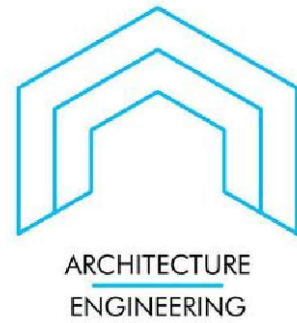
Project No. 22-074

Title

EROSION AND
SEDIMENT CONTROL
DETAILS

Sheet No.

C-131



10/12/2022



TAKE 5 EXPRESS
OIL CHANGE
1325 N US HIGHWAY 377
ROANOKE, TX 76262

NO.	DATE	ISSUE

Drawn
Checked

KC
AH

10/12/2022

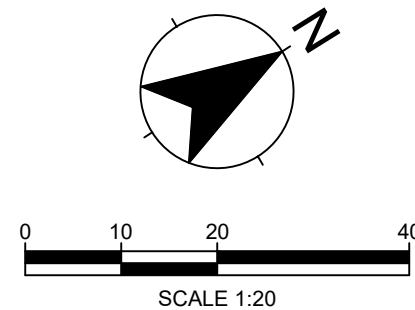
Project No. 22-074

Title

PAVING PLAN

Sheet No.

C-200



PAVING LEGEND

EXISTING ASPHALT PAVEMENT

MEDIUM DUTY DRIVEWAY PAVEMENT
6" 4,000 PSI AT 28 DAYS REINFORCED CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" LIME STABILIZED SOIL OR CRUSHED LIMESTONE BASE MATERIAL AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D1557) WITHIN 2 TO 5 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.

PARKING STALL PAVEMENT
5" 4,000 PSI AT 28 DAYS REINFORCED CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" LIME STABILIZED SOIL OR CRUSHED LIMESTONE BASE MATERIAL AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D1557) WITHIN 2 TO 5 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.

SIDEWALK & FLATWORK
4" 4,000 PSI AT 28 DAYS REINFORCED CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" LIME STABILIZED SOIL OR CRUSHED LIMESTONE BASE MATERIAL AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D1557) WITHIN 2 TO 5 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.

DUMPSTER PAVEMENT
6" 4,000 PSI AT 28 DAYS REINFORCED CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" LIME STABILIZED SOIL OR CRUSHED LIMESTONE BASE MATERIAL AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D1557) WITHIN 2 TO 5 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.

PAVEMENT JOINTING NOTES

- PAVEMENT JOINT LAYOUT:** CONTROL JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 12 FEET O.C.E.W. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 60 FEET. LEVEL UP SAND COURSE WILL NOT BE ALLOWED. IF A PROPOSED PAVEMENT JOINT LAYOUT PLAN HAS BEEN PROVIDED BY THE ENGINEER, THE CONTRACTOR SHALL IMPLEMENT THAT PLAN OR PROVIDE AN ALTERNATE JOINT LAYOUT TO THE ENGINEER FOR REVIEW. IF A PAVEMENT JOINT LAYOUT PLAN HAS NOT BEEN PROVIDED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE PLAN AND SUBMIT IT TO THE ENGINEER FOR REVIEW. THE CONTRACTORS' JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.
- SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN EIGHT HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. THE CONTRACTOR SHALL MARK JOINT LOCATIONS AT THE CENTERLINE OF THE DOWEL LENGTH DURING HIS PAVING OPERATIONS. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18 INCHES.
- JOINT SEALING:** ALL CONSTRUCTION & CONTROL JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY, IMMEDIATELY SEALED. JOINT SEALING MATERIAL SHALL BE HOT POURED RUBBER SEALANT OR AN APPROVED EQUAL. SPECIFICATIONS TO BE SUBMITTED TO ENGINEER PRIOR TO PLACEMENT.
- ODD SHAPED PANELS:** ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS @ 18" O.C.E.W. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
- EXPANSION JOINTS:** THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCKOUT IN THE CONCRETE PAVING.

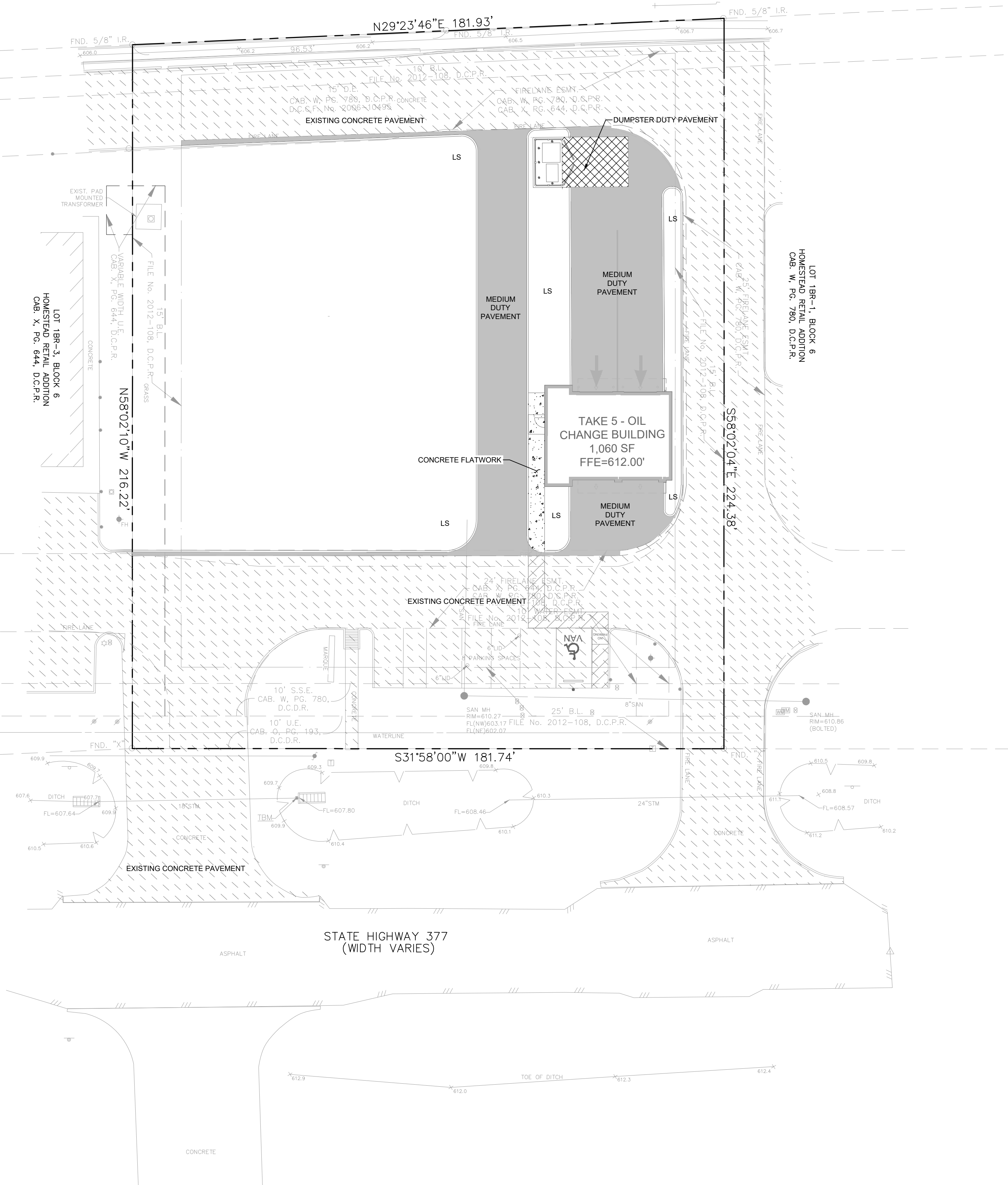
GENERAL PAVING NOTES

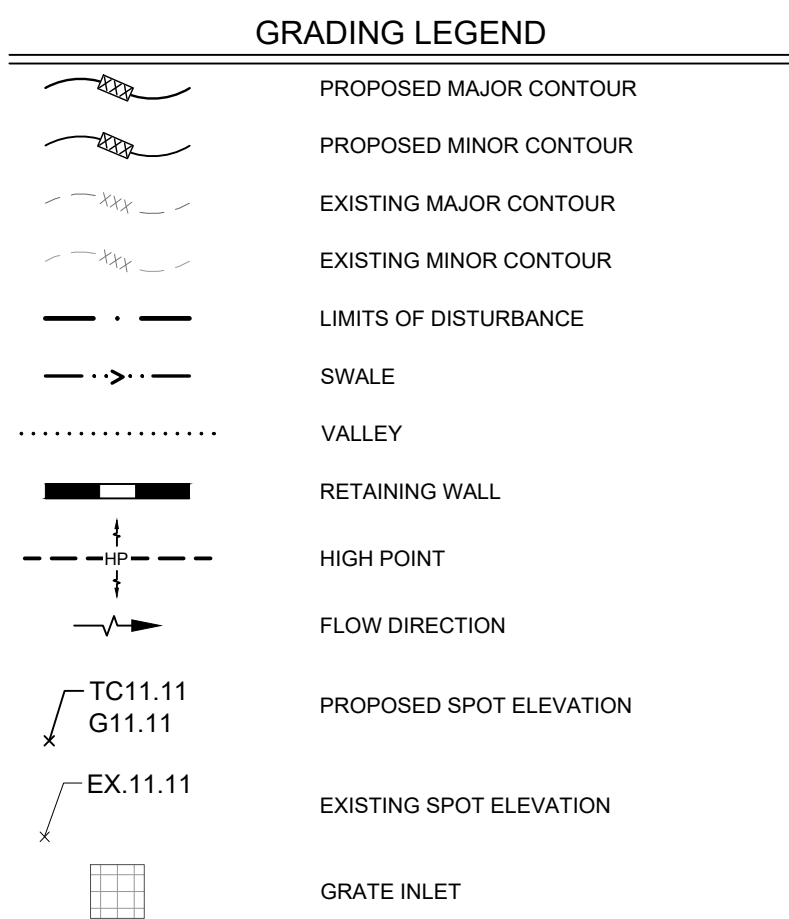
- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- PAVEMENT DESIGN:** ALL ON SITE CONCRETE PAVING SHALL BE OF THE THICKNESS AND STRENGTH SHOWN ON THE PLAN. CONCRETE SHALL BE THE DESIRED STRENGTH AT 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W.
- REINFORCING BARS:** ALL REINFORCING BARS SHALL BE GRADE 40 KSI DEFORMED REINFORCING STEEL. REINFORCING SHALL BE SUPPORTED BY CHAIRS AND SPACED AT 18" SF MAX. INTERVALS. REFER TO LEGEND FOR REINFORCEMENT SIZE AND SPACING.
- BAR CHAIRS:** ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.
- TEMPERATURE CONDITIONS FOR CONCRETE PLACEMENT:** CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READINGS SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.
- CONCRETE PAVEMENT CURING:** CONCRETE SHALL BE CURED FOR A MINIMUM OF 72 HOURS. MEMBRANE CURING TYPE 2, WHITE PIGMENTED, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SURFACES AND SHALL BE IN ACCORDANCE WITH SECTION THE TEXAS HIGHWAY STANDARD SPECIFICATIONS, ITEM 1526.
 - PREPARATION OF SUBGRADE UNDER PAVED AREAS SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS OR THE GEOTECHNICAL REPORT. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
 - PREPARATION OF THE SUBGRADE FOR PAVING WITHIN RIGHT-OF-WAY, ACCESS EASEMENTS AND/OR FIRE LANES SHALL NOT BE INITIATED UNTIL ALL TESTING OF UNDERGROUND UTILITIES HAS BEEN COMPLETED AND VERIFIED TO MEET THE GOVERNING AUTHORITIES' SPECIFICATIONS AND AUTHORIZATION TO PROCEED HAS BEEN RECEIVED FROM THE INSPECTOR.
 - PAVEMENT SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY, SOUND MATERIAL AND APPROPRIATE DENSITY ACHIEVED PRIOR TO PAVING OPERATIONS.
- PROOF-ROLL SUBGRADE:** AFTER STRIPING AND GRUBBING, CUTTING TO THE PROPOSED GRADE, AND BEFORE COMPACTING THE SUBGRADE OR PLACING OF STRUCTURAL FILL, THE EXPOSED SUBGRADE SHOULD BE REVIEWED BY THE GEOTECHNICAL ENGINEER OR AUTHORIZED REPRESENTATIVE. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED WITH PREVIOUSLY APPROVED CONSTRUCTION EQUIPMENT HAVING A MINIMUM AXLE LOAD OF 20 TONS (20,000 LBS). FULLY LOADED TRUCKS, THE AREAS SUBJECT TO PROOF ROLLING SHOULD BE TRAVELED BY THE EQUIPMENT IN TWO PERPENDICULAR (ORTHOGONAL) DIRECTIONS WITH OVERLAPPING PASSES OF THE VEHICLE UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER OR AUTHORIZED REPRESENTATIVE. THIS PROCEDURE IS INTENDED TO ASSIST IN IDENTIFYING LOCALIZED YIELDING MATERIALS. IF YIELDING OR "PUMPING" SUBGRADE IS IDENTIFIED BY THE PROOF ROLLING, THOSE AREAS SHOULD BE DISCUSSED WITH THE GEOTECHNICAL ENGINEER TO DETERMINE THE APPROPRIATE PROCEDURE ABOUT THE EXISTING CONDITIONS CAUSING THE YIELDING.
- LIME/CEMENT STABILIZED SUBGRADE:** IF REQUIRED FOR PAVEMENT SUBGRADE TREATMENT PER THE GEOTECHNICAL REPORT, HYDRATED LIME SHALL MEET THE REQUIREMENTS OF TXDOT ITEM 260. LIME TREATMENT USED AS SUBGRADE, LIME SHALL BE APPLIED AT THE MINIMUM RATE OF 45% BY WEIGHT, THOROUGHLY MIXED AND BLENDED WITH THE TOP 6 INCHES OF SUBGRADE AND UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D698) DETERMINED BY THAT TEST. THE ACTUAL AMOUNT OF LIME REQUIRED SHOULD BE CONFIRMED BY ADDITIONAL LABORATORY TESTS PRIOR TO CONSTRUCTION. LIME STABILIZATION SHALL EXTEND AT LEAST 1 FOOT BEYOND THE EDGE OF THE PAVEMENT AREA. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.
- SAND CUSHION PROHIBITED:** THE USE OF "LEVEL UP" SAND CUSHION UNDER PAVEMENT, INCLUDING SIDEWALKS, IS STRICTLY PROHIBITED.
- PAVEMENT REMOVAL:** BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY A FULL-DEPTH SAWCUT WHEN ADJACENT TO PROPOSED PAVING AND/OR CURBS.
- CONNECTION TO EXISTING PAVEMENT:** IN ALL INSTANCES WHERE THE CONTRACTOR CONNECTS PROPOSED CONCRETE PAVEMENT TO EXISTING CONCRETE PAVEMENT, AT LEAST 15-INCHES OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING CONCRETE PAVEMENT, OR THE CONTRACTOR SHALL PROVIDE HORIZONTAL DOWEL BARS PER THE DETAILS. PROPOSED CONCRETE CURBS SHALL MATCH ELEVATIONS OF EXISTING CURB.
- TESTING:** SAMPLES FOR STRENGTH TESTS OF THE CONCRETE PAVEMENT WILL BE TAKEN BY THE GEOTECHNICAL ENGINEER TO VERIFY DESIGN STRENGTH. PAVEMENT AREAS FOUND TO BE DEFICIENT IN STRENGTH SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO RANDOMLY CORE THE PAVEMENT TO VERIFY THE THICKNESS OF CONCRETE. ANY AREA FOUND TO BE DEFICIENT IN THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
- SIDEWALKS AND RAMPS:** CONSTRUCTION OF SIDEWALKS, WHEELCHAIR RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE AMERICANS DISABILITY ACT (ADA) OR TAS.
 - SLOPED SIDEWALKS ADJACENT TO BUILDING SHALL NOT HAVE SLOPES GREATER THAN 5% OR 1:20 ALONG THE TRAVEL PATH AND A MAX 2% CROSS FALL. NO RAMPS SHALL BE USED ADJACENT TO BUILDING.
- PAVEMENT MARKINGS:** CONCRETE FOR HANDICAP RAMPS SHALL BE COLOR CONDITIONED "TILE RED" WITH A COLORING ADD MIXTURE SPECIFICALLY FOR USE IN CONCRETE. CONTRACTOR SHALL USE CHROMIX ADD MIXTURES OR EQUIVALENT, AS MANUFACTURED BY L.M. SCHOFIELD STAIN COMPANY AT ALL SIDEWALKS AS NOTED ON PLAN.
 - PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2011 TEXAS "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS". FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS. REFER TO THE DIMENSION CONTROL PLAN FOR EXACT PLACEMENT. ALL HANDICAP SYMBOLS, SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH ADA AND THE TAS STANDARDS. ALL PARKING SPACES SHOWN ON PROPOSED CONSTRUCTION SHALL BE MARKED WITH 4-INCH WIDE WHITE PAINTED PAVEMENT STRIPING.
 - IRRIGATION CONDUIT:** ALL IRRIGATION CONDUIT AND SLEEVES SHALL BE TWO 4-INCH SCHEDULE 40 PVC, INSTALLED WITH A MINIMUM OF 24-INCHES OF COVER. REFERENCE THE PAVING PLAN AND/OR LANDSCAPE PLANS FOR NUMBER OF CONDUITS, SIZE AND LOCATIONS OF PROPOSED IRRIGATION CONDUITS AND SLEEVES.
 - PAVEMENT WARRANTY:** CONTRACTOR WILL PROVIDE A 2-YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON ALL PAVEMENT SURFACES.
 - PAVEMENT WITHIN TXDOT RIGHT-OF-WAY:** ALL PAVEMENT CONSTRUCTION WITHIN TXDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF TXDOT STANDARDS AND SPECIFICATIONS. THE ABOVE NOTES PERTAIN TO ALL PAVEMENT LOCATED WITHIN THE PROPERTY BOUNDARY AND SHALL NOT PERTAIN TO CONSTRUCTION OF PAVEMENT WITHIN TXDOT RIGHT-OF-WAY.

LOT 1AR, BLOCK 6
HOMESTEAD ADDITION
CAB. O, PG. 193, D.C.P.R.

LOT 1BR-1, BLOCK 6
HOMESTEAD RETAIL ADDITION
CAB. W, PG. 780, D.C.P.R.

LOT 1BR-3, BLOCK 6
HOMESTEAD RETAIL ADDITION
CAB. X, PG. 844, D.C.P.R.

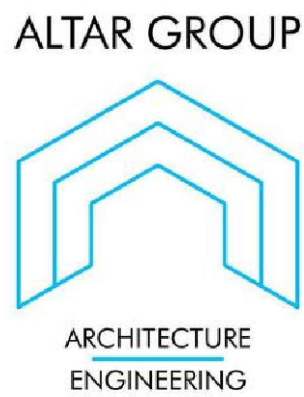




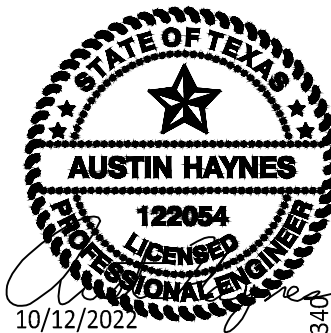
- NOTES:**
- CONTRACTOR SHALL MATCH EXISTING ELEVATION AT ALL SAWCUT LIMITS
 - LANDSCAPE GRADE SHALL NOT EXCEED A 3:1 SLOPE
 - ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED & REPLACED) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC ROW AND WHEN ADJACENT STREET GRADES EXCEED 5% THEN THE SIDEWALK GRADE RUNNING SLOPE MAY MATCH STREET GRADES
 - ALL ADA ACCESS ROUTES SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND A 2% MAXIMUM CROSS SLOPE
 - ALL ADA PARKING SPACES AND ROUTING FROM PARKING LOT SHALL MAINTAIN 2% MAXIMUM SLOPE IN ALL DIRECTIONS

GRADING NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET ##### FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- 2. UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MAKE SURE TO DEVIATE THE DISTURBED AREAS FROM THE UNDISTURBED AREAS OF THE PROJECT SITE. ALL AREAS TO BE PROTECTED AND PRESERVED, REFER TO THE "GENERAL TREE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
- 3. TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER. TESTING SHALL BE REQUIRED FOR ALL AREAS OF THE PROJECT WHERE THE GEOTECHNICAL SITE PREPARED BY EGS SOUTHWEST, LLP, WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
- 4. STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER OBSTACLES. ALL MATERIAL, INCLUDING BUT NOT LIMITED TO, STUMP REMAINS, DEBRIS, AND OTHERS, SHALL BE REMOVED. THE SURFACE SOIL CONTAINING ORGANIC MATERIAL, THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE GEOTECHNICAL ENGINEER. TESTED TOPSOIL SHALL BE REQUIRED FOR ALL AREAS OF THE PROJECT WHERE OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL CLOSURE RELATED TO THE PROJECT SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 5. BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- 6. PROFF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIAL, THE STRIPPED AREAS SHALL BE PROFF ROLLED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WAYS OR OTHERWISE OBJECTIONABLE MATERIAL THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT SETTLING. AFTER "SOFT" PROFF ROLLING, "HARD" PROFF ROLLING SHALL BE REQUIRED. "HARD" PROFF ROLLING CONSTRUCTION PROCEDURES, PROFF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR TYPE OF EQUIPMENT WEIGHING 25 TONS. THE PROFF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- 7. UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE, AND SHALL DETERMINE WHETHER OR NOT THE UNSTABLE MATERIAL IS TO BE REMOVED. IF THE UNSTABLE MATERIAL IS TO BE REMOVED, OR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SACRIFICED TO A DEPTH OF SIX INCHES. ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE MOISTURE DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D698 PRIOR TO PLACEMENT OF FILL MATERIALS.
- 8. CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DETRIMENTAL OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION, AND OTHER COLLECTOR FILL, SHOULD BE PROPOSED TO BE 10 TO 12 INCHES IN SIZE. FILL FOR THE SUBGRADE OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36 INCHES TO 72 INCHES OF PROPOSED SUB GRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72 INCHES OF PROPOSED SUBGRADE ELEVATION, SHALL BE 10 TO 12 INCHES IN SIZE. FILL FOR THE SUBGRADE SHALL BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE OR USED AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS OF 8 INCHES OR LESS. THE SUBGRADE SHOULD BE PROFF ROLLED TO DETERMINE THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 8 INCHES. EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95% AND 98% OF THE STANDARD PROCTOR TEST, ASTM D698 PRIOR TO PLACEMENT OF FILL MATERIALS.
- 9. PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
- 10. BUILDING PAVEMENT GRADINGS:** REFER TO THE BUILDING PLANS FOR A REVEALED SPOT GRADING AT THE BUILDING ENTRANCE AREA. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND LOCAL STATE GOVERNING AUTHORITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, CROSSWALKS AND ACCESSIBLE ROUTES.
- 11. LANDSCAPE AREAS:** LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE 6 INCHES OF TOPSOIL, REFLECT TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.
- 12. UNCLASSIFIED EXCAVATION:** ALL UNCLASSIFIED EXCAVATION, INCLUDING, BUT NOT LIMITED TO, CUT & FILL, HAIL, OR OTHERS ASSOCIATED WITH CONSTRUCTION OF PAVEMENT IN FINISHED GRADE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



CYPRESS, TEXAS 77429
832-390-1714



10/12/2022



Driven Brands

TAKE 5 EXPRESS OIL CHANGE

1325 N US HIGHWAY 377
ROANOKE, TX 76262

[illegible]

Drawn KC
Checked AH

10/12/2022

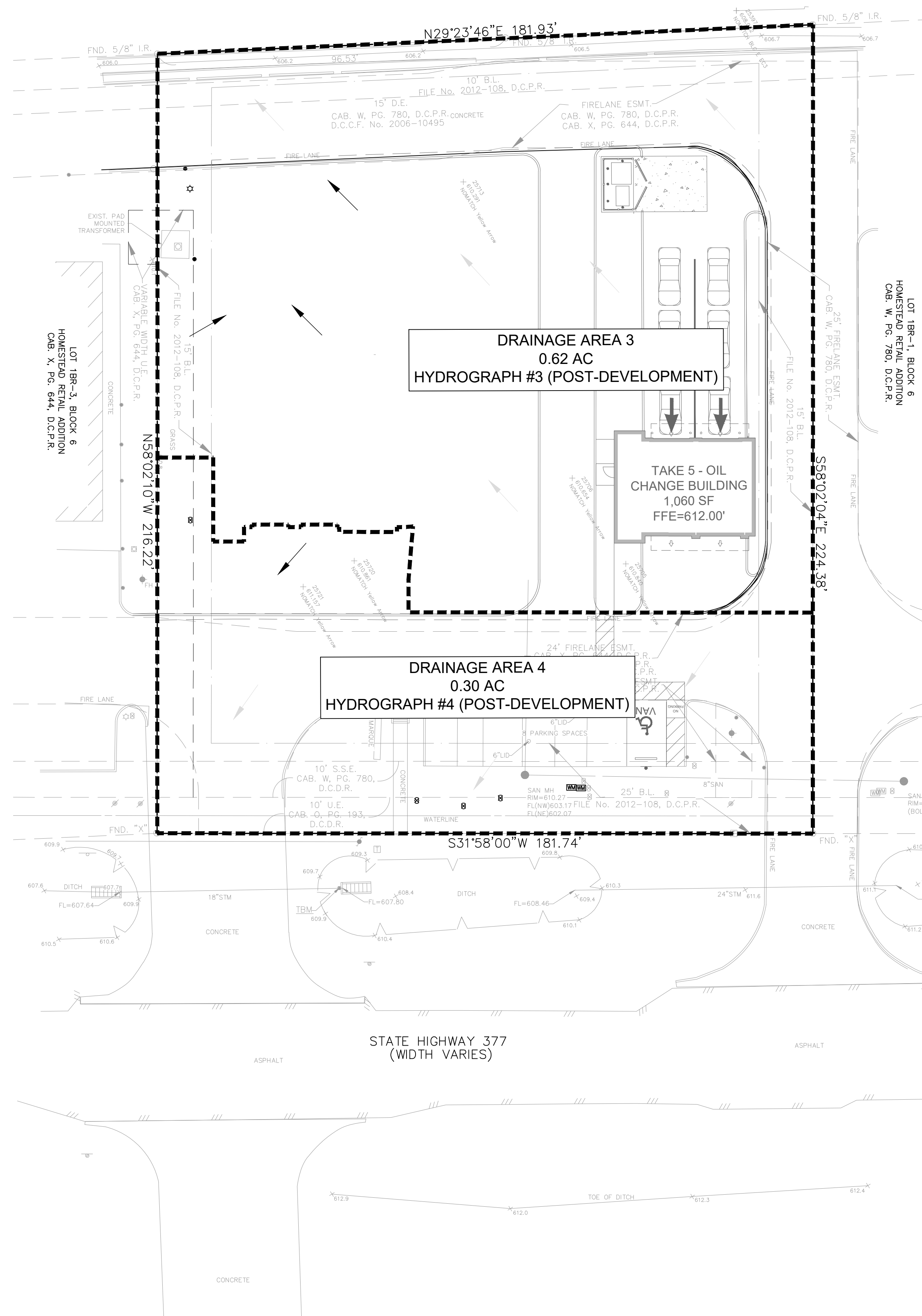
Project No. 22-074

GRADING PLAN

Sheet No.

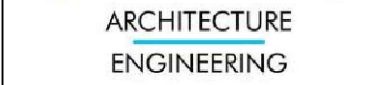
C-300

LOT 1AR, BLOCK 6
HOMESTEAD ADDITION
CAB. 0, PG. 193, D.C.P.R.



PROPOSED SITE DEVELOPMENT
SCALE 1:20

ALTAR GROUP



STATE OF TEXAS
AUSTIN HAYNES
122054
LICENSED
PROFESSIONAL ENGINEER
10/12/2022



**TAKE 5 EXPRESS
OIL CHANGE**

1325 N US HIGHWAY 377
ROANOKE, TX 76262

[illegible]

10/12/2022

EXISTING VS

Sheet No. _____

C-400

01	EMPLOYEE ACCESSIBLE VAN PARKING STRIPING				
02	ACCESSIBLE PARKING LOGO				
03	WHEEL STOP				
04	TYPICAL CROSSWALK				
05	BOLLARD TYPE I				
06	BOLLARD TYPE II (WITH PLASTIC CAP)				
07	ACCESSIBLE SIGN IN BOLLARD				
08	RETURN CURB BARRIER FREE RAMP				
09	FIRE LANE STRIPING				
10	STANDARD DRIVEWAY DETAIL				
11	NOT USED				
12	NOT USED				

ALTAR GROUP

ARCHITECTURE
ENGINEERING

CYPRESS, TEXAS 77429
832-390-1714

TAKE 5

OIL CHANGE

TAKE 5 EXPRESS
OIL CHANGE

1325 N US HIGHWAY 377
ROANOKE, TX 76262

ISSUE									
No.									
DATE									

Drawn
Checked

KC
AH

10/12/2022

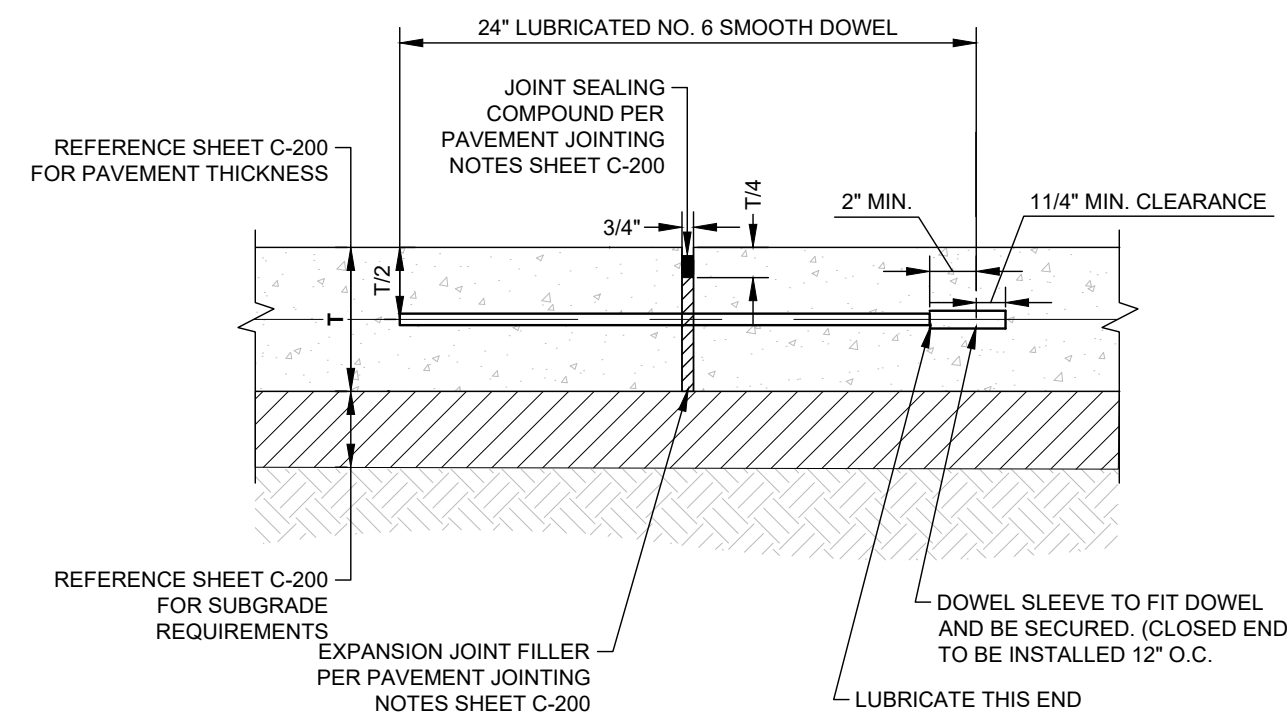
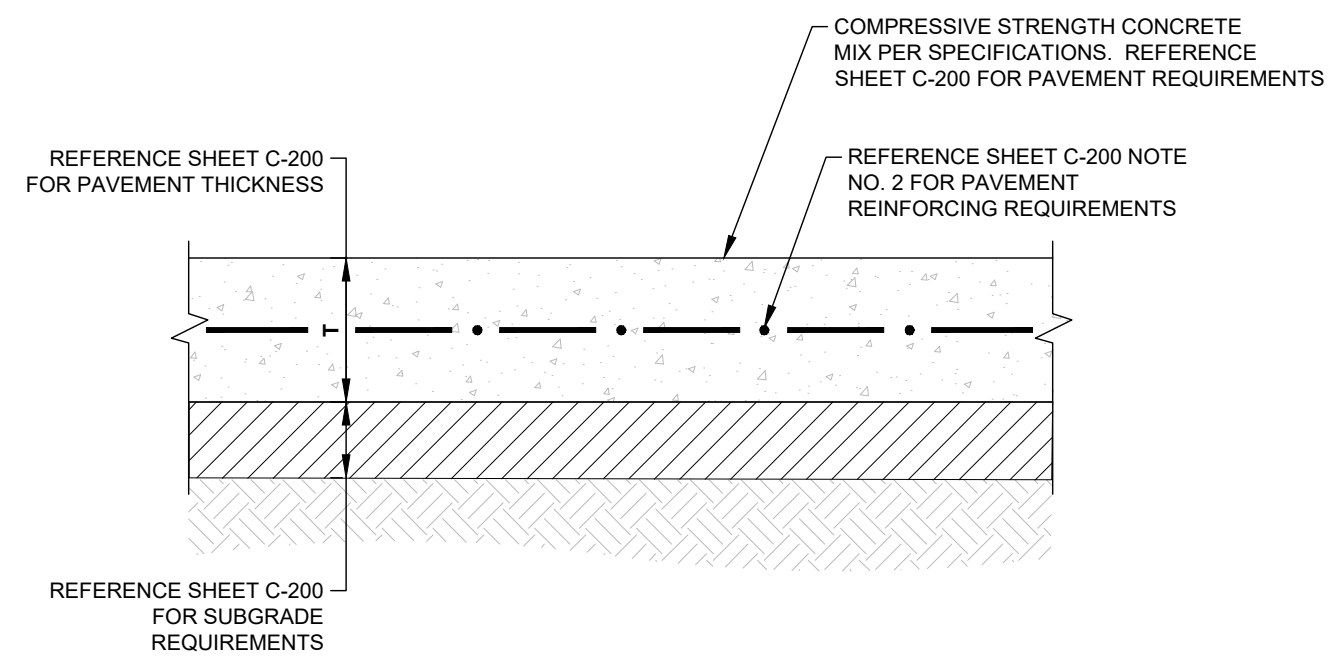
Project No. 22-074

Title

SITE PLAN DETAILS

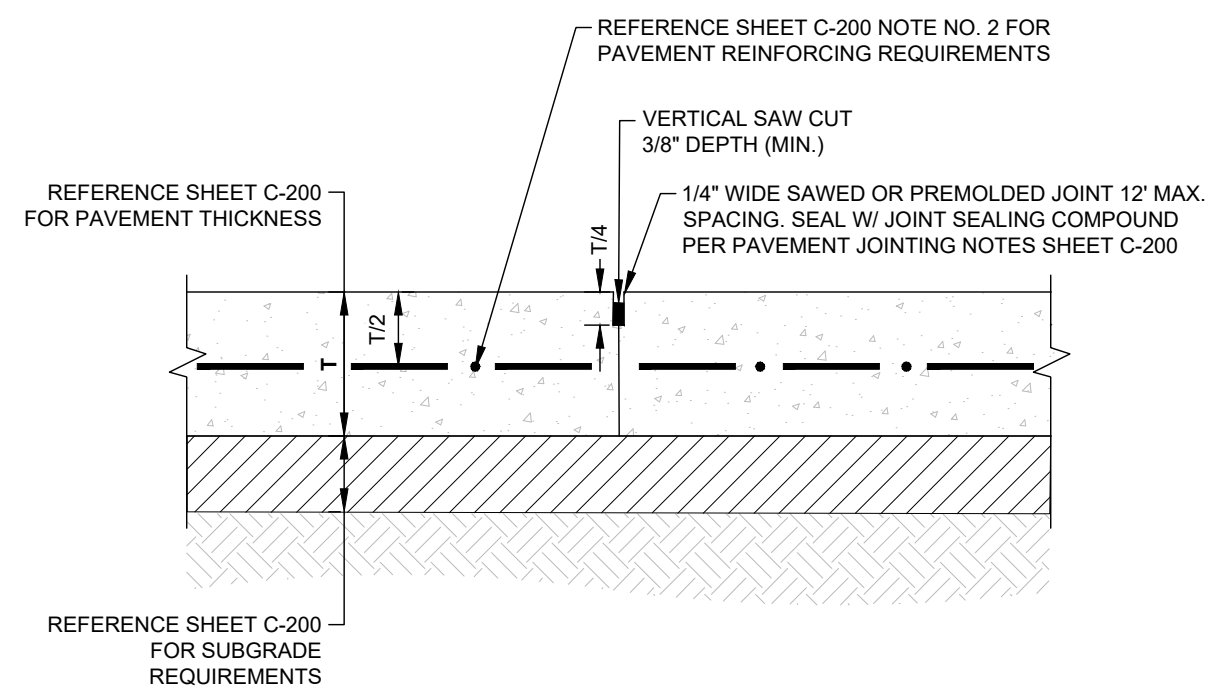
Sheet No.

C-510

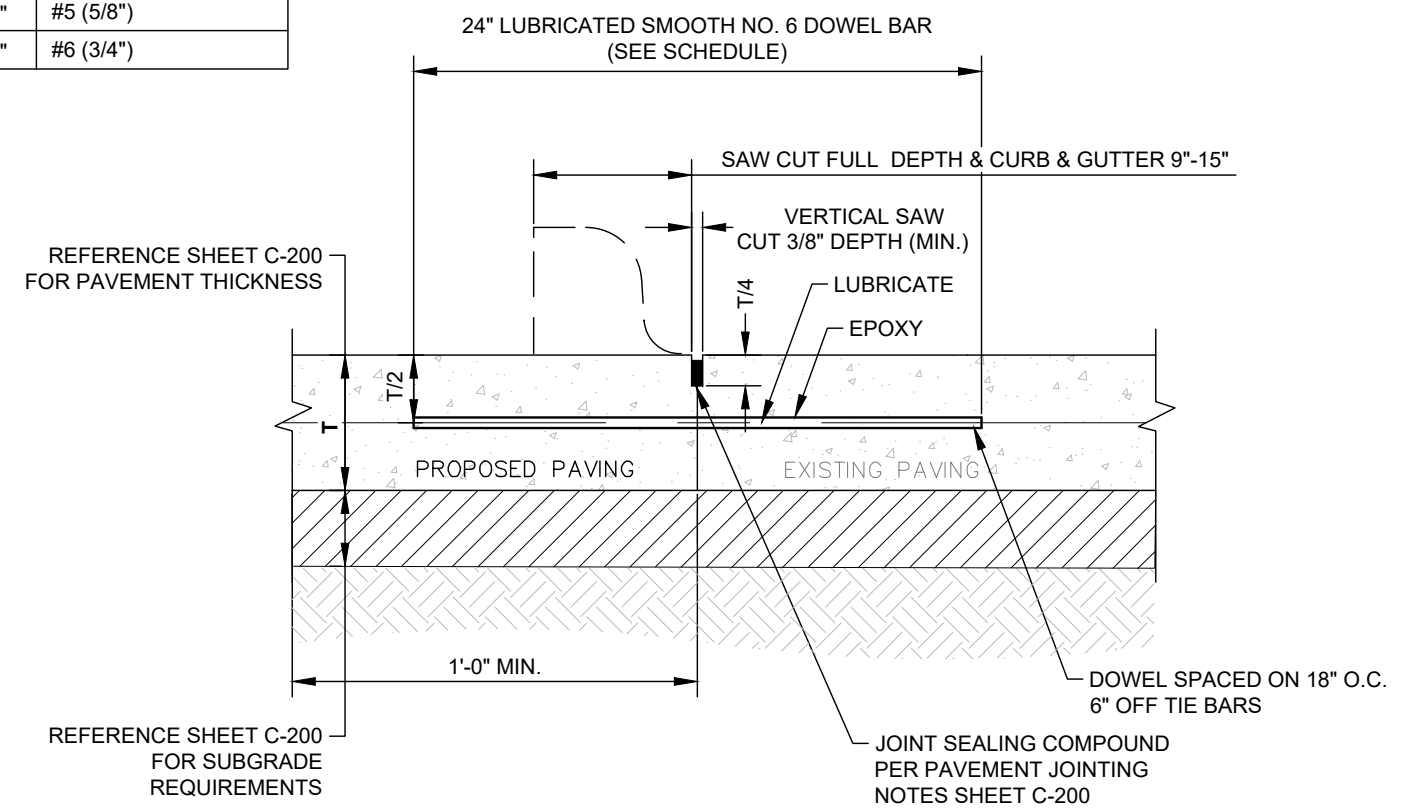


NOTE:

1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL EQUIPMENT.
4. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO WET CONCRETE IS NOT ACCEPTABLE.



T	DOWEL DIAMETER
5"	#3 (3/8")
6"	#4 (1/2")
7"	#5 (5/8")
8"	#6 (3/4")



NOTE:

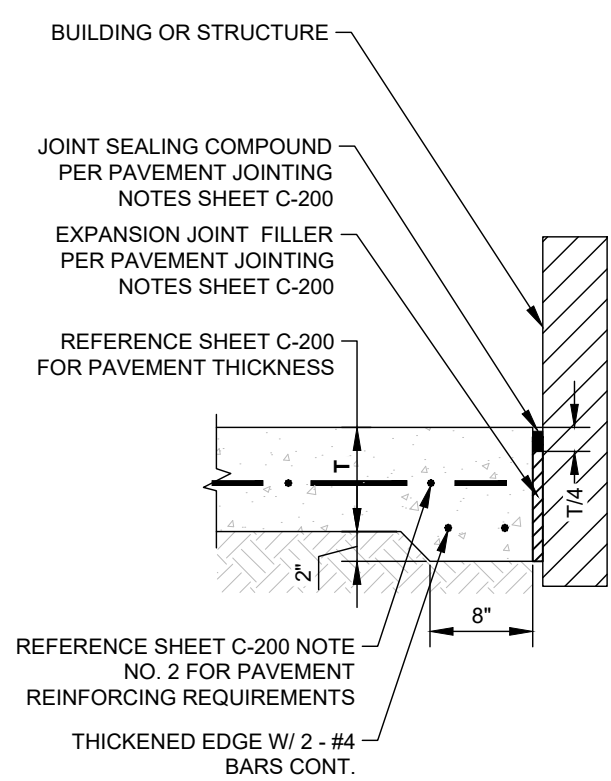
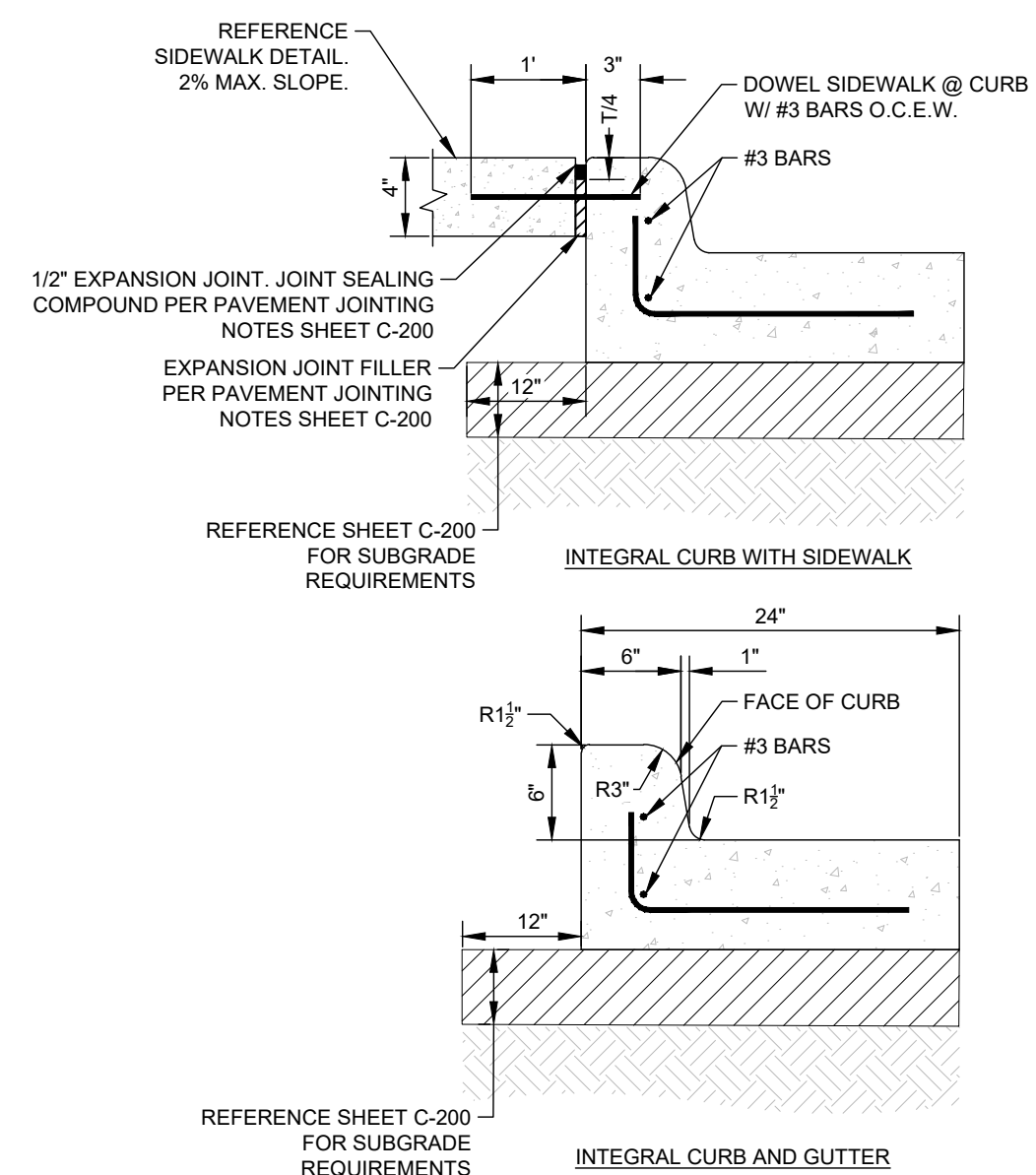
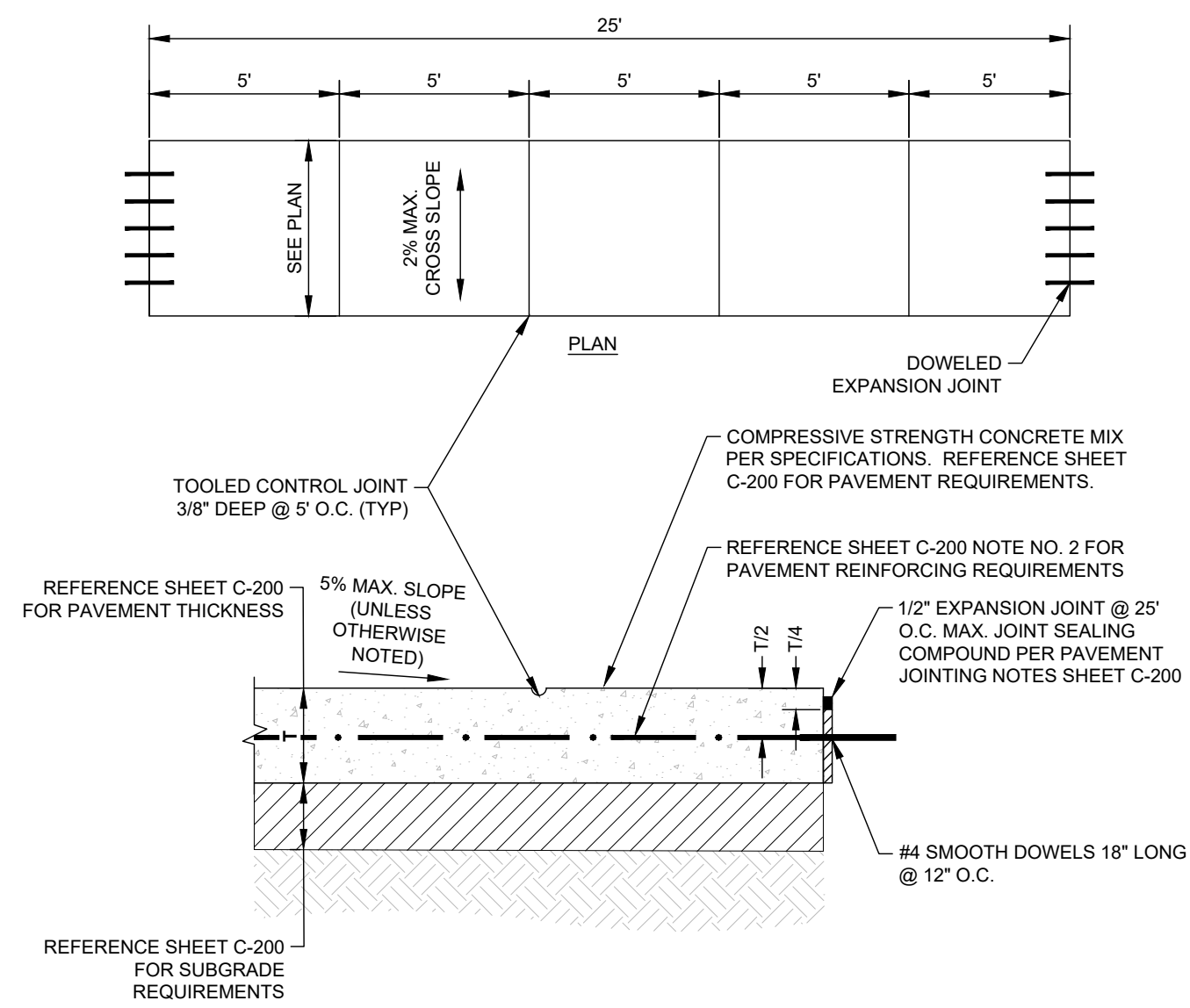
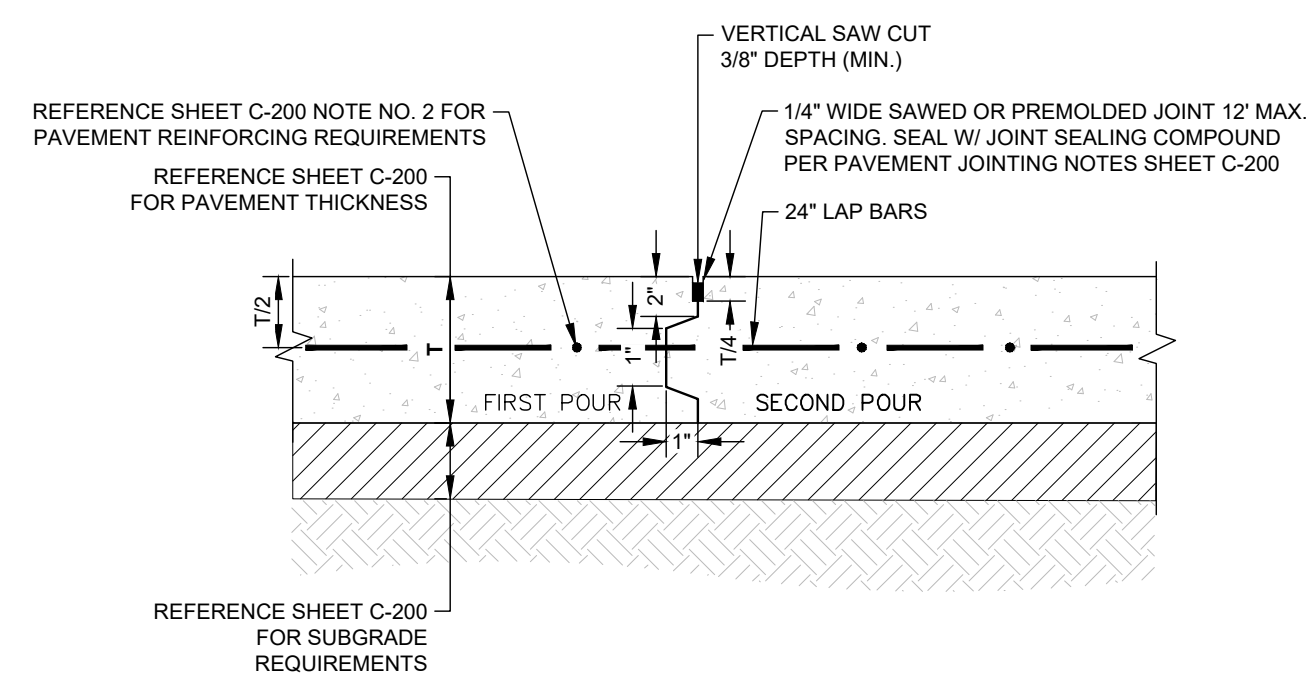
1. DOWELS MUST BE PERPENDICULAR TO PAVEMENT.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.
4. PUSHING DOWEL BARS INTO WET CONCRETE IS NOT ACCEPTABLE.

01	TYPICAL PAVEMENT SECTION
----	--------------------------

02	EXPANSION JOINT
----	-----------------

03	CONTROL JOINT
----	---------------

04	LONGITUDINAL BUTT JOINT
----	-------------------------

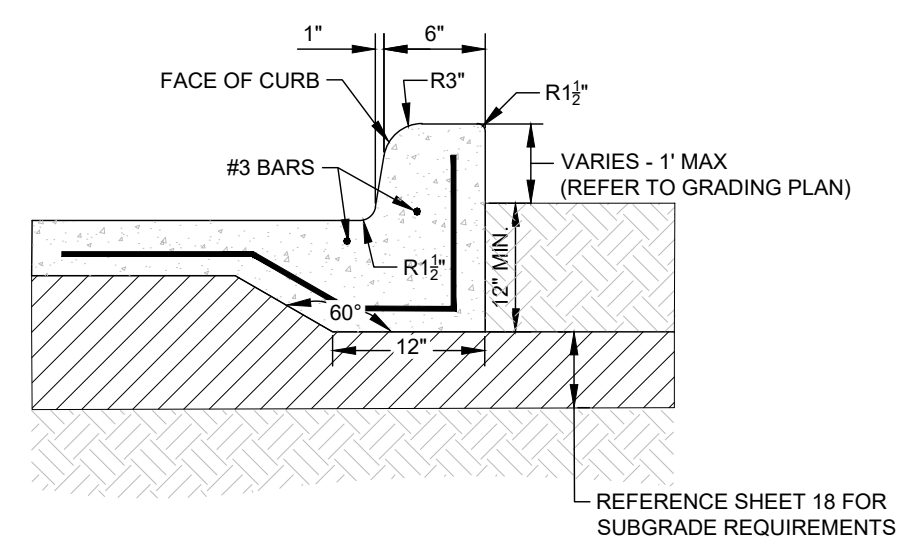
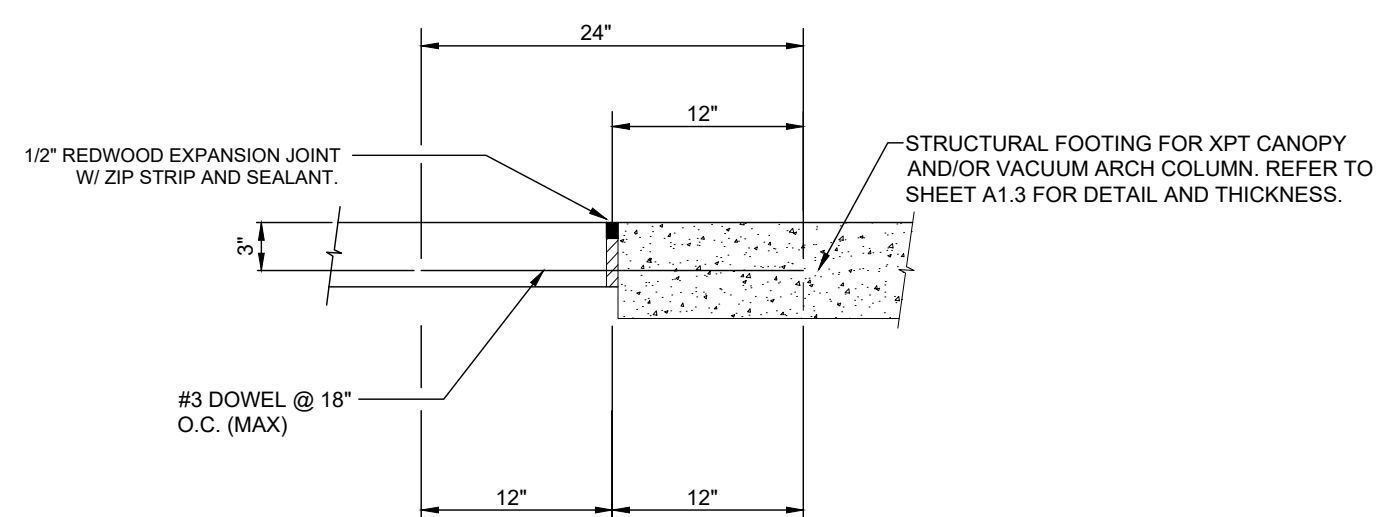
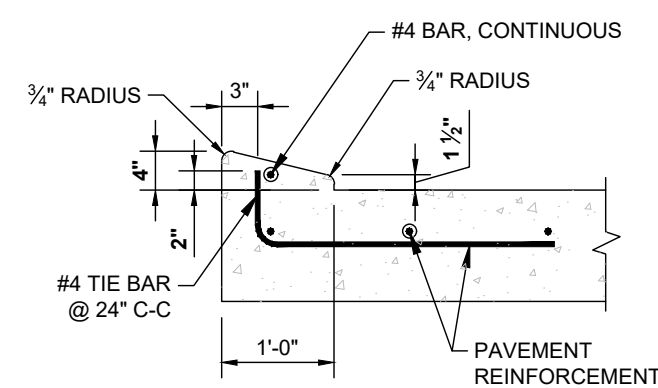
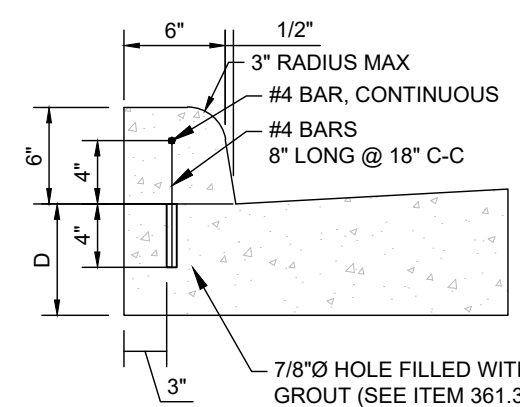


05	KEYED CONSTRUCTION JOINT
----	--------------------------

06	TYPICAL CONCRETE SIDEWALK
----	---------------------------

07	INTEGRAL CURB & GUTTER
----	------------------------

08	ISOLATION JOINT @ STRUCTURE
----	-----------------------------

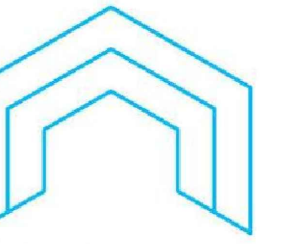


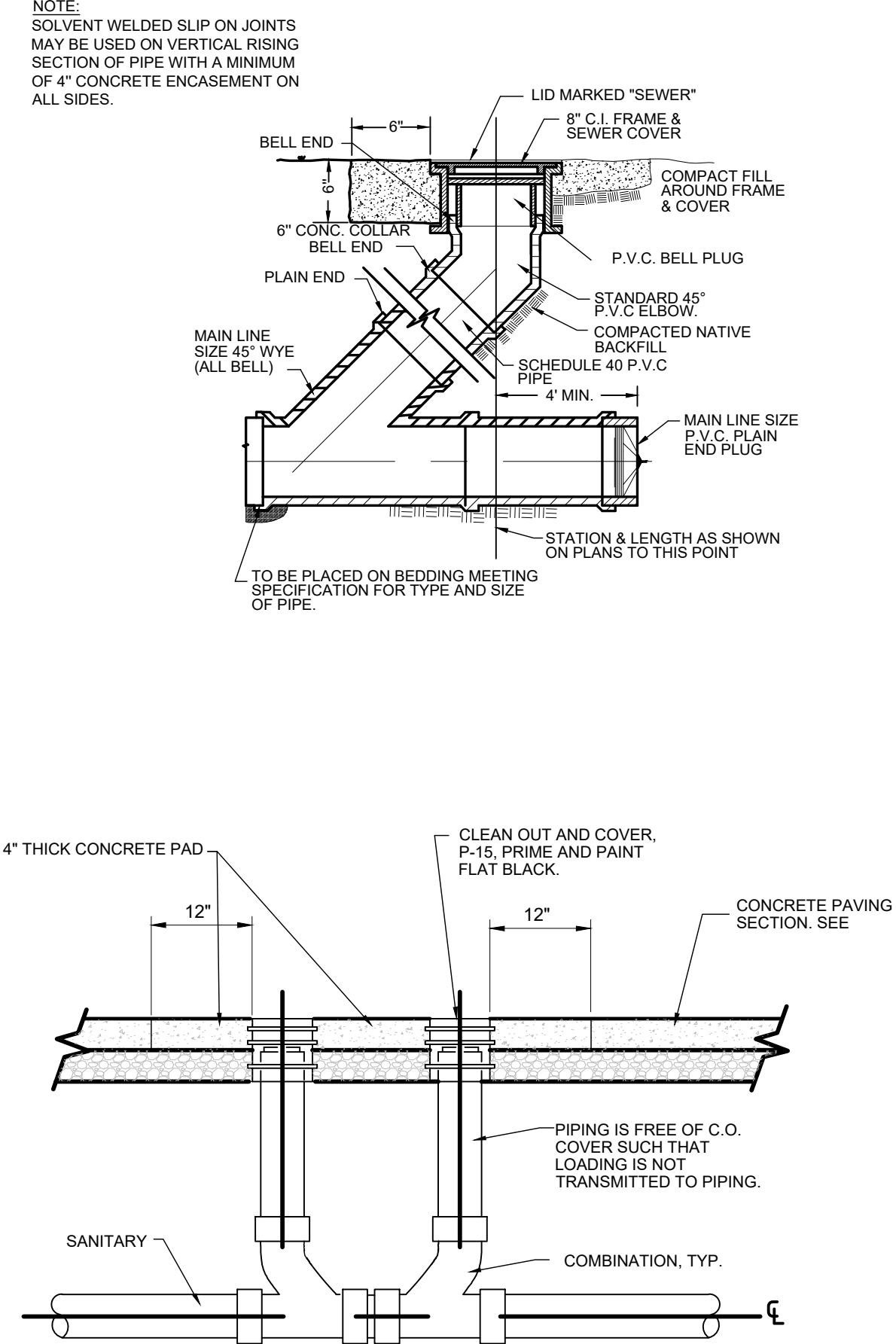
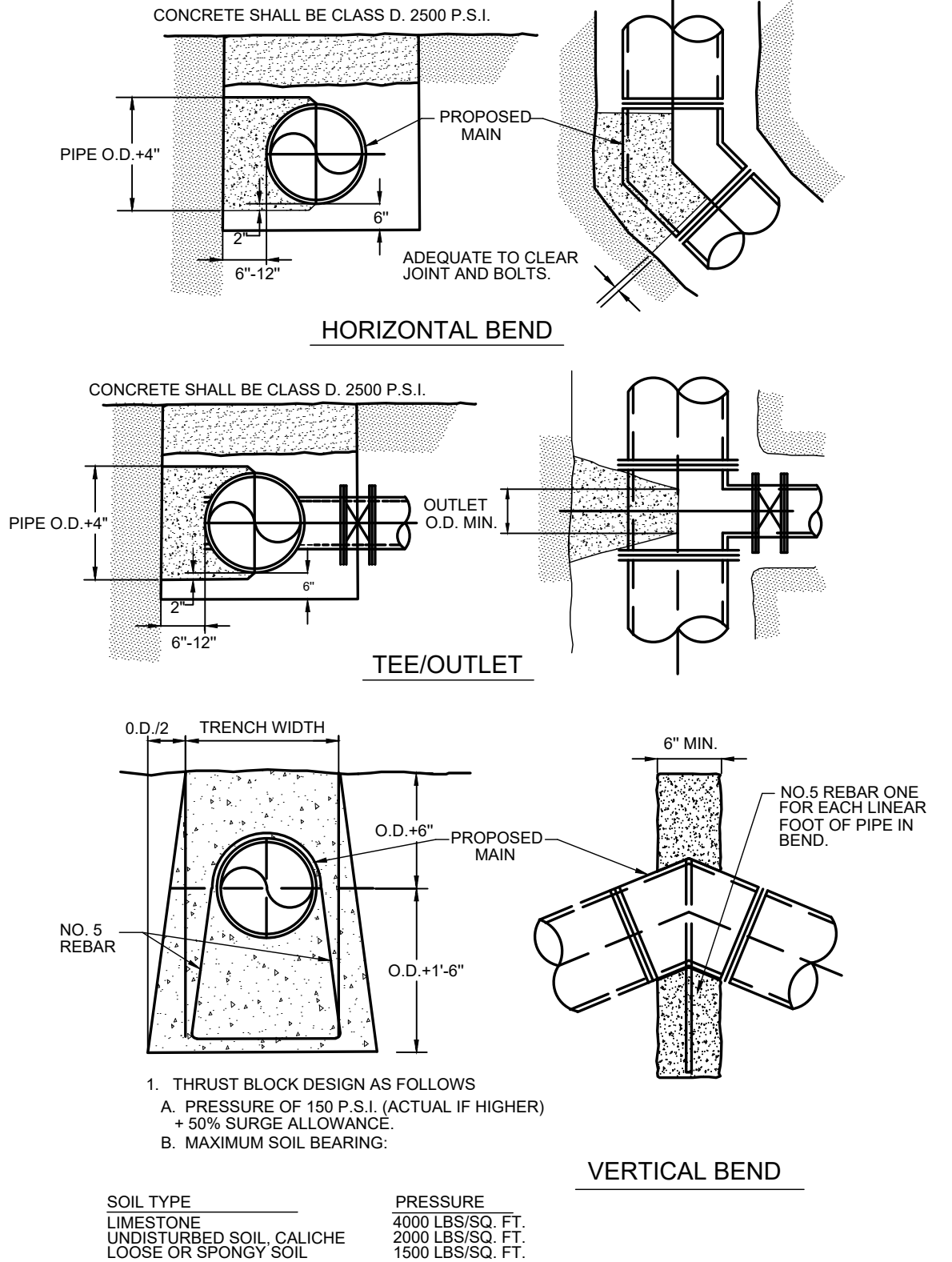
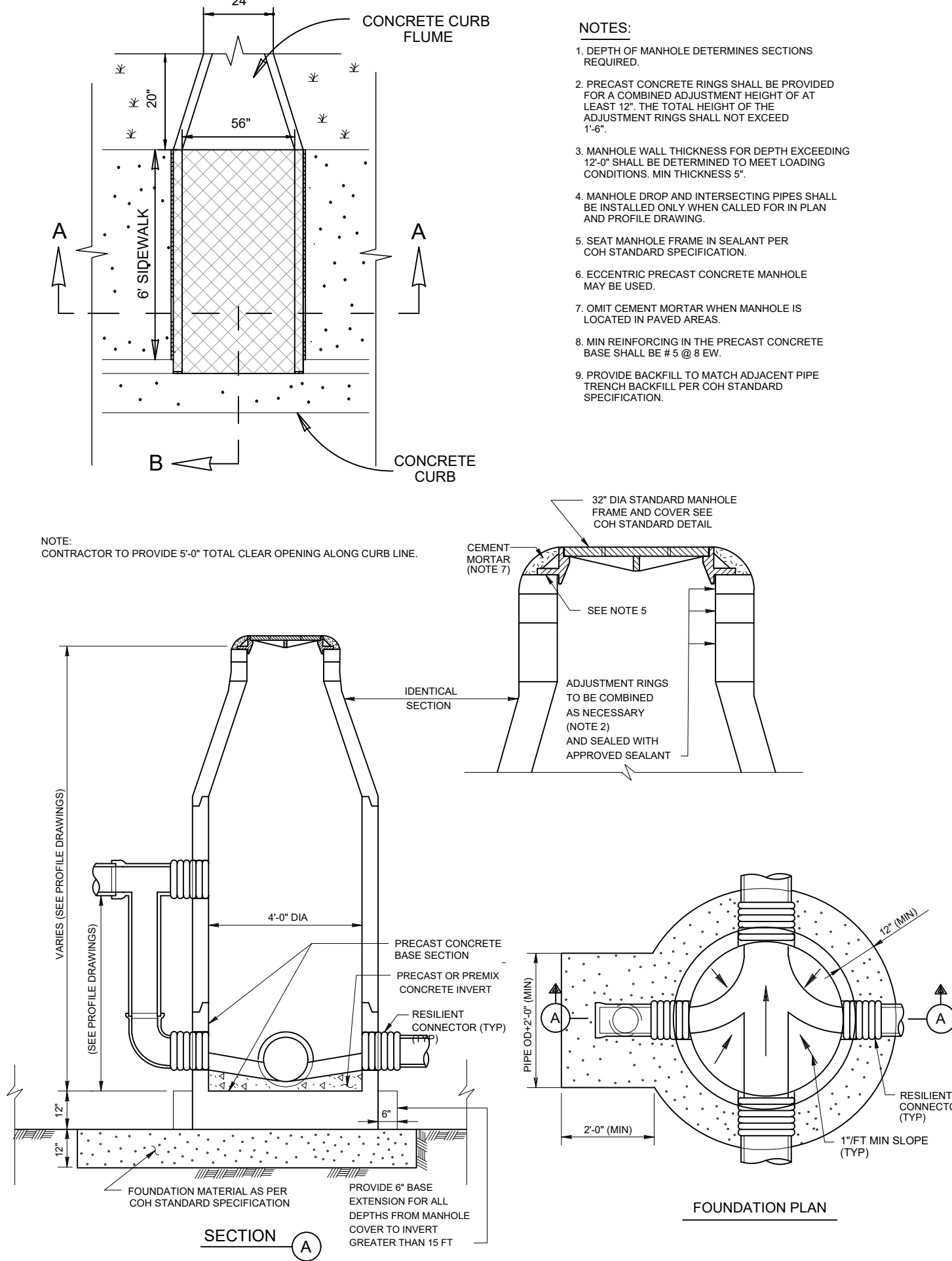
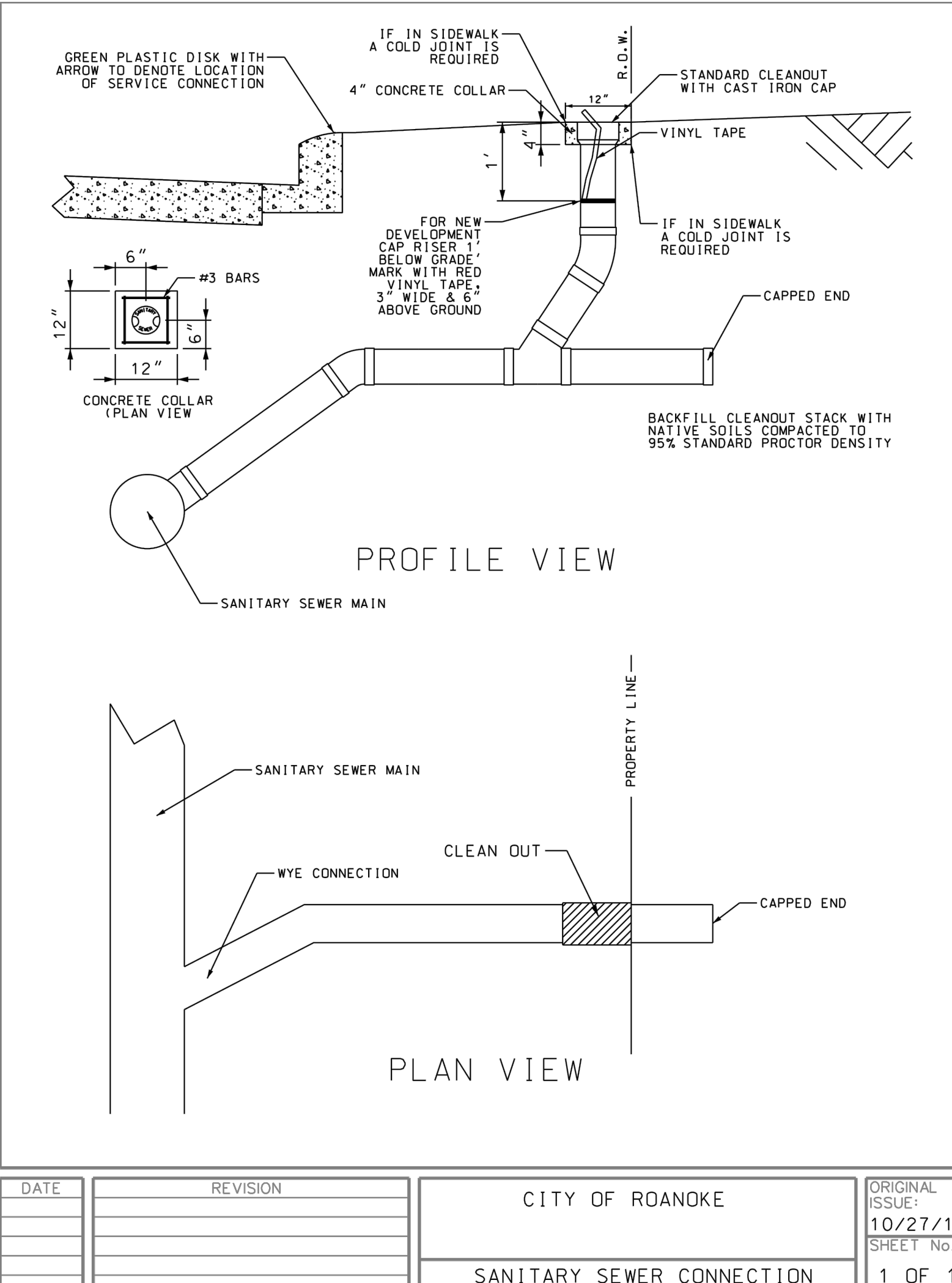
09	CONCRETE DOWELED ON CURB
----	--------------------------

10	4" X 12" CURB
----	---------------

11	STRUCTURAL FOOTING PAVEMENT LEAVE OUT
----	---------------------------------------

12	DROP CURB & GUTTER
----	--------------------



NOTE: SOLVENT WELDED SLIP ON JOINTS MAY BE USED ON VERTICAL RISING SECTION OF PIPE WITH A MINIMUM OF 4" CONCRETE ENCASEMENT ON ALL SIDES. 	 1. THRUST BLOCK DESIGN AS FOLLOWS A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50% SURGE ALLOWANCE. B. MAXIMUM SOIL BEARING: SOIL TYPE PRESSURE LIMESTONE 4000 LBS/SQ. FT. UNDISTURBED SOIL, CALICHE 2000 LBS/SQ. FT. LOOSE OR SPONGY SOIL 1500 LBS/SQ. FT.	 NOTE: CONTRACTOR TO PROVIDE 5'-0" TOTAL CLEAR OPENING ALONG CURB LINE. NOTE: 1. DEPTH OF MANHOLE DETERMINES SECTIONS REQUIRED. 2. PRECAST CONCRETE RINGS SHALL BE PROVIDED FOR A COMBINED ADJUSTMENT HEIGHT OF AT LEAST 12". THE TOTAL HEIGHT OF THE ADJUSTMENT RINGS SHALL NOT EXCEED 4'-6". 3. MANHOLE WALL THICKNESS FOR DEPTH EXCEEDING 12'-0" SHALL BE DETERMINED TO MEET LOADING CONDITIONS. MIN THICKNESS 8". 4. MANHOLE DROP AND INTERSECTING PIPES SHALL BE INSTALLED ONLY WHEN CALLED FOR IN PLAN AND PROFILE DRAWING. 5. SEAT MANHOLE FRAME IN SEALANT PER COH STANDARD SPECIFICATION. 6. ECCENTRIC PRECAST CONCRETE MANHOLE MAY BE USED. 7. OMIT CEMENT MORTAR WHEN MANHOLE IS LOCATED IN PAVED AREAS. 8. MIN REINFORCEMENT IN THE PRECAST CONCRETE BASE SHALL BE #5 @ 8" EW. 9. PROVIDE BACKFILL TO MATCH ADJACENT PIPE TRENCH BACKFILL PER COH STANDARD SPECIFICATION.	 DATE REVISION CITY OF ROANOKE ORIGINAL ISSUE: 10/27/11 SHEET No. 1 OF 1 SANITARY SEWER CONNECTION
01 WASTEWATER CLEANOUT DETAIL	02 THRUST BLOCKING DETAIL	03 MANHOLE DETAIL	04 CATCH BASIN
05 NOT USED	06 NOT USED	07 NOT USED	08 NOT USED

ALTAR GROUP

ARCHITECTURE
ENGINEERING

CYPRESS, TEXAS 77429
832-390-1714

TAKE 5 EXPRESS
OIL CHANGE

1325 N US HIGHWAY 377
ROANOKE, TX 76262

Drawn
Checked

KC
AH

10/12/2022

Project No. 22-074

Title

UTILITY DETAILS

Sheet No.

C-540

!CAUTION! CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-272-3020) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. ALTAR GROUP IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FILED CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.	 Know what's below. Call before you dig.
--	---

CITY OF ROANOKE	LANDSCAPE DATA TABLE	
	<u>REQUIRED</u>	<u>PROVIDED</u>
PERIMETER LANDSCAPE	N.A.	N.A.
181.74' LONG STREET BUFFER	25'	25'
NUMBER OF TREES	4 LARGE TREES	4
	15 SMALL ORNAMENTAL TREES	5
PARKING LOT TREE TREES	N.A.	N.A.
TOTAL LANDSCAPE AREA	8,008 SF	17,820 SF
PARKING LOT SCREENING		PROVIDED
ALL PARKING SPACES WITHIN 60' OF A TREE		PROVIDED

		PLANT LIST		
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
3	A B	ABELIA / PINK <i>Abelia grandiflora</i> 'Edward Goucher'	3 GAL.	FULL, HEALTHY, MATCHING
4	C M	CRAPE MYRTLE / "Watermelon Red" <i>Lagerstroemia indica</i>	30 GAL. 2" CAL. MIN.	MULTI-TRUNK, DOUBLE-STAG 8" - 10" HT. X 4" - 5" SPR. MAT
4	J Y	JAPANESE YEW <i>Podocarpus macrophyllum</i>	5 GAL.	3" O.C., FULL, HEALTHY, MAT 3" - 3.5' HT. X 1" MIN. SPR.
3	N W	PINK SHRUB ROSE / NEARLY WILD <i>Rosa compacta</i> 'Nearly Wild'	3 GAL.	FULL, HEALTHY, MATCHING 12" - 16" HT. X 4" - 18" SPR.
3	P L	BLUE PLUMBAGO <i>Plumbago auriculata</i>	3 GAL.	2" - 9" O.C., FULL, HEALTHY, 22" - 28" HT. X 18" - 22" SPR
0	R B	REDBUD <i>Cercis canadensis</i>	3 GAL. - 45 GAL. 2" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAG 9" - 10" HT. X 4" - 9" SPR.
3	V M	VARI. 'MISCANTHUS "CABARET" <i>Miscanthus sinensis</i> x 'vari. "Cabe	3 GAL.	FULL, HEALTHY, MATCHING 24" HT. MINIMUM
40	W L	WAXEAF LIGUSTRUM <i>Ligustrum japonicum</i>	3 GAL.	2" - 9" O.C., FULL, HEALTHY, X 28" - 34" HT. X 20" - 26" SPR
HYDRO		COMMON BERMUDA GRASS <i>Cynodon dactylon</i>	SQ. FT.	WITH GREEN CELLULOSE FIBER FERTILIZE, APPLY WHERE
SOD		COMMON BERMUDA GRASS <i>Cynodon dactylon</i>	SQ. YD.	SOLID SOD, ROLLED INSTALL WHERE INDICATED



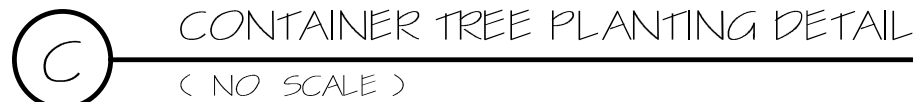
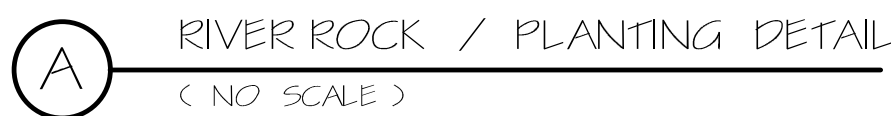
CYPRESS, TEXAS 77429
832-390-1714



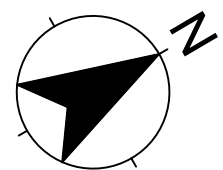
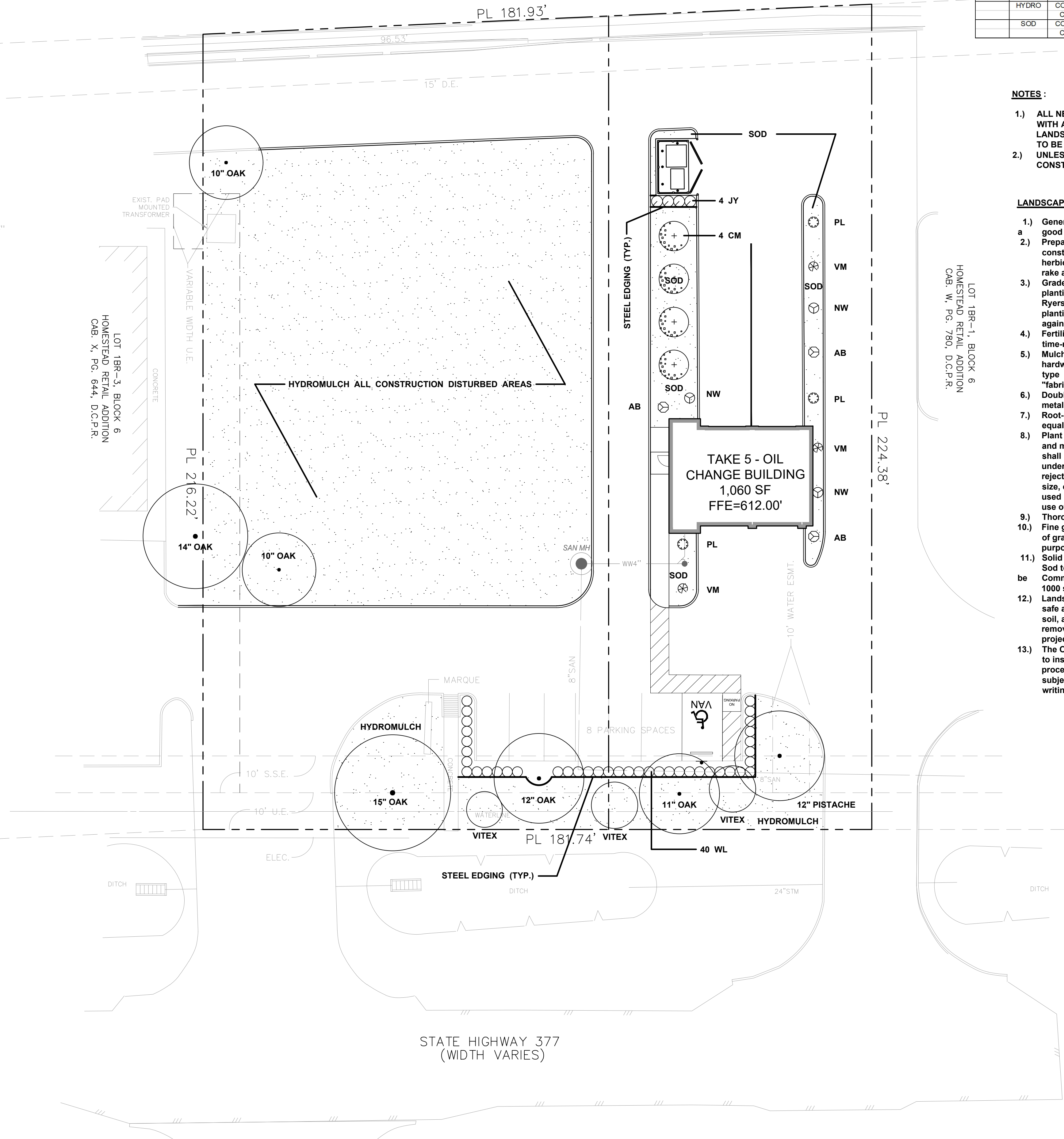
11/30/22

- 1.) ALL NEW LANDSCAPE TREES, SHRUBS AND SOLID SOD TO BE IRRIGATED WITH A PROFESSIONALLY DESIGNED AND INSTALLED AUTOMATIC LANDSCAPE IRRIGATION SYSTEM WITH RAIN SWITCH. SEE IRRIGATION PL TO BE PROVIDED AFTER SITE AND LANDSCAPE PLAN APPROVAL.
- 2.) UNLESS SPECIFICALLY LABELED AS "SOD" HYDROMULCH ALL REMAININ CONSTRUCTION DISTURBED TURF AREAS.

- 1.) General Contractor to bring all areas to final grade with a boxblade using good quality, gradable topsoil.
- 2.) Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 3" to 4" of new Soil Mix and pre-emergent herbicide (such as Pennant or Eptam) at the recommended rates, then rake all bed areas smooth prior to planting.
- 3.) Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from foundation. Install green Ryerson Soil landscape edging (18" thick x 4" tall) between turf and planting beds. Cut edges at 45° to 45 degrees when steel butts up against curbs or walkways for pedestrian safety.
- 4.) Fertilize all new trees, shrubs and groundcovers with Osmocote (or equal time-release fertilizer).
- 5.) Mulch all new planting beds and trees with a 3" (avg.) layer of shredded hardwood topdress mulch. Apply "Colorado" River Rock or other local type (2" to 5" aggregate size) on DeWitt type permeable weed barrier "fabric" in areas indicated in lieu of mulch to a minimum depth of 3" .
- 6.) Double-Stake all specified trees (see plant list) with 2 (2" tall painted metal T-Posts, multi-strand coated steel wire and clear vinyl tubing).
- 7.) Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers recommendations .
- 8.) Plant sizes shown are the minimum acceptable. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized and mislabeled plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
- 9.) Thoroughly hand water all new plantings immediately after planting.
- 10.) Fine grade all new turf areas (by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
- 11.) Solid sod within property to be 99 percent pure Common Bermudagrass. Sod to be rolled immediately after wetting and installation. Hydromulch to be Common Bermudagrass hydromulch at a rate of 2 lbs. hull seed per 1000 s.f. and includes green cellulose fiber and fertilizer.
- 12.) Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil and materials of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
- 13.) The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.



Prepared by :
Integrated Landscape Architecture
765 Rolling Oaks Drive
Driftwood, Texas 78619
PH 713-973-7851
E-Mail Info@LandArchTx.com



1325 N US HIGHWAY 377
ROANOKE TX 76262

[illegible]

Drawn	DB
Checked	AH

**PERMIT
ISSUE**

Project No.	22-074
Title	

LANDSCAPE
PLAN

Sheet No

L-100



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

TREE PRESERVATION PLAN APPLICATION

Applicant JOHN LINTON	Address, City, State 11615 SPRING CYPRESS RD STE E	Phone 7132487752 Email
Location of Property 1211 US NORTH HWY 377		Lot / Block / Subdivision J.D. HUNTER SURVEY, A-606
Name of Business TAKE 5 EXPRESS OIL CHANGE	Type of Business OIL CHANGE FACILITY	Phone
Property Owner FAITH BURNETT	Address, City, State 440 S. CHURCH ST. STE 700, CHARLOTTE, NC	Phone 7138174452

Tree Preservation Plan shall be submitted and accompanied by a site plan by a registered surveyor, engineer, architect, registered arborist or landscape architect that includes, but not limited to the following.

- ☒ Delineation of site boundaries
- ☒ Location of all existing or proposed structures and improvements including but not limited to streets, alleys and easements
- ☒ A tree survey (chart form) depicting the species, location and caliper of all protected trees to be preserved, with a numerical reference for each tree to be removed
- ☒ Proposed and existing contours
- ☒ Tree protection measures

	Preserved	Removed
Total Number of Trees	10	6

I certify that the above information is accurate to the best of my knowledge.


Applicant Signature

11/14/22

Date

FOR OFFICE USE ONLY

Development Review Committee	Parks Board	City Council	File for Record
------------------------------	-------------	--------------	-----------------



PL 181.93'

LOT 1BR-3, BLOCK 6
HOMESTEAD RETAIL ADDITION
CAB. X, PG. 644, D.C.P.R.

PL 216.22

0" OAK

— TREE PROTECTION FENCING (TYP.

14" OAK

10" OAK

– TREE PROTECTION FENCING (TYP.

8 PARKING SPACES

TAKE 5 - OIL
CHANGE BUILDING
1,060 SF
FFE=612.00'

14" OAK

TR

PL 224.38
0" OAK

LOT 1BR-1, BLOCK 6
HOMESTEAD RETAIL ADDITION
CAB. W, PG. 780, D.C.P.R.

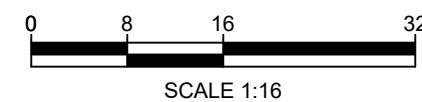
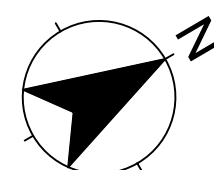
LOT 1BR-1, BLOCK 6
HOMESTEAD RETAIL ADDITION
CAB. W, PG. 780, D.C.P.R.

TR

PL 224.38
0" OAK

LOT 1BR-1, BLOCK 6
HOMESTEAD RETAIL ADDITION
CAB. W, PG. 780, D.C.P.R.

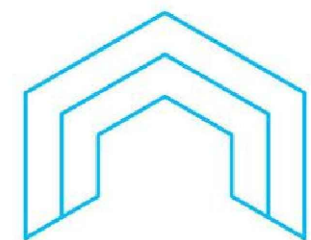
LOT 1BR-1, BLOCK 6
HOMESTEAD RETAIL ADDITION
CAB. W, PG. 780, D.C.P.R.

STATE HIGHWAY 377
(WIDTH VARIES)

- 1) Install Tree Protection Fencing in areas indicated on plan prior to site clearing, grading and construction. Remove only when necessary or prior to landscape and irrigation installation.
- 2) Prevent storage or operation of heavy equipment within tree protection fencing.
- 3) Prevent storage or mixing of any deleterious chemicals or other construction materials within tree protection fencing.
- 4) When grading or trenching must occur adjacent to protected trees any necessary cutting of tree roots must be done in a clean fashion using appropriate cutting tools such as chain-saws, pruners or hand saws to avoid ripping or fraying roots that may result in rotting and disease.
- 5) Minimize any additional fill soils on top of root zones. (See low limestone "border walls" to accommodate grade changes on Landscape Plan (L-1 sheet).

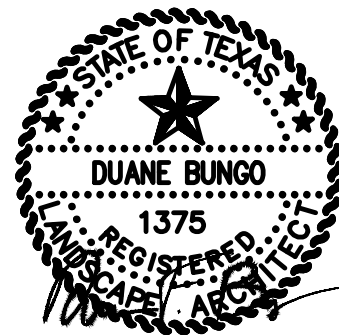
Prepared by :
Integrated Landscape Architecture
765 Rolling Oaks Drive
Driftwood, Texas 78619
PH 713-973-7851
E-Mail Info@LandArchTx.com

ALTAR GROUP



ARCHITECTURE
ENGINEERING

CYPRESS, TEXAS 77429
832-390-1714



11/30/22

— — — — TREE PROTECTION FENCING

(TREE TO BE PRESERVED)

(TREE TO BE REMOVED)

TAKE 5 EXPRESS OIL CHANGE

1325 N US HIGHWAY 377
ROANOKE, TX 76262

[illegible]

Drawn	DE
Checked	AK

PERMIT
ISSUE

Project No. 22-074

Title

**TREE
PRESERVATION
PLAN**

Sheet No.

TP-100

Field: AT/RR
Drafter:ML/ZS-DFW5595
Revision:
Revision:

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0515G, dated 2011/04/18, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ⬤ Site benchmark (see vicinity map for general location)
"+" " cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS/83,NCZ
Elevations, if shown, are NAVD88 (Geoid 18)
Bearings are based on the TxCS/83,NCZ
Distances & areas shown are represented in surface values
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

- US.SyFt. United States Survey Feet
TxCS/83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD88 North American Vertical Datum of 1988
P.R.D.C.T. Plat Records of Denton County, Texas
O.P.R.D.C.T. Official Public Records of Denton County, Texas
D.R.D.C.T. Deed Records of Denton County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
PVC/RCP Polyvinyl Chloride Pipe/Reinforced Concrete Pipe



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Roanoke CE, LLC, a Texas limited liability company, is the owner of Lot 1BR-2A, Block 6, Homestead Retail Addition, an addition in the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Instrument Number 2012-108, Plat Records, Denton County, Texas (P.R.D.C.T.), said tract being the same tract described in the Special Warranty Deed with Vendor's Lien to the Roanoke CE, LLC, a Texas limited liability company, recorded under Instrument Number 2018-51089, Official Public Records, Denton County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at an "+" cut in concrete found at the south corner of the said Lot 1BR-2A;

THENCE with the perimeter and to the corners of 1BR-2A, the following calls:

- NORTH 58°02'49" WEST, a distance of 216.22 to a found 5/8 inch capped rebar stamped "WEEKS RPLS 5332";
- NORTH 29°23'07" EAST, passing at a distance of 96.81 feet a found 5/8 inch capped rebar stamped "MSI RPLS 4224", continue said course for a total distance of 181.93 feet to a found 5/8 inch capped rebar stamped "CEI";
- SOUTH 58°02'39" EAST, a distance of 224.38 feet to a found "+" cut in concrete;
- SOUTH 31°57'21" WEST, passing at a distance of 85.03 feet a found 1/2 inch capped rebar with an illegible stamp, continue said course for a total distance of 181.74 feet returning to the **POINT OF BEGINNING** and enclosing 0.919 of an acre (±40,038 square feet).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Roanoke CE, LLC, a Texas limited liability company, does hereby adopt this Minor replat designating the hereinabove described property as Lots 1BR-2B & 1BR-2C, Block 6, **Homestead Retail Addition**, an addition in the City of Roanoke, Texas and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Tarrant County, Texas, this _____ day of _____, 20__.

By:Roanoke CE, LLC, a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, for Roanoke CE, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All corner are marked with capped 1/2 inch capped rebar stamped "JPH Land Surveying".
- The City of Roanoke has adopted the National Electric Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
- The purpose of this Minor Replat is to separate Lot 1BR-2A into two lots, Lots 1BR-2B & 1BR-2C.
- Current zoning: (PD) Planned Development. Zoning information acquired from the City of Roanoke website. (<https://roanoketexas.com/>)
- The fieldwork was completed on September 22, 2022.
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the ordinances of the City of Roanoke, Denton County, Texas

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Date: TBD

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

APPROVAL OF THE CITY OF ROANOKE, TEXAS

This Minor or Amending Plat was submitted to and considered by the City of Roanoke, Texas, and is hereby approved pursuant to Section 212.0065 and 212.016 of the Texas Local Government Code, as amended.

By: _____
Scott Campbell, City Manager

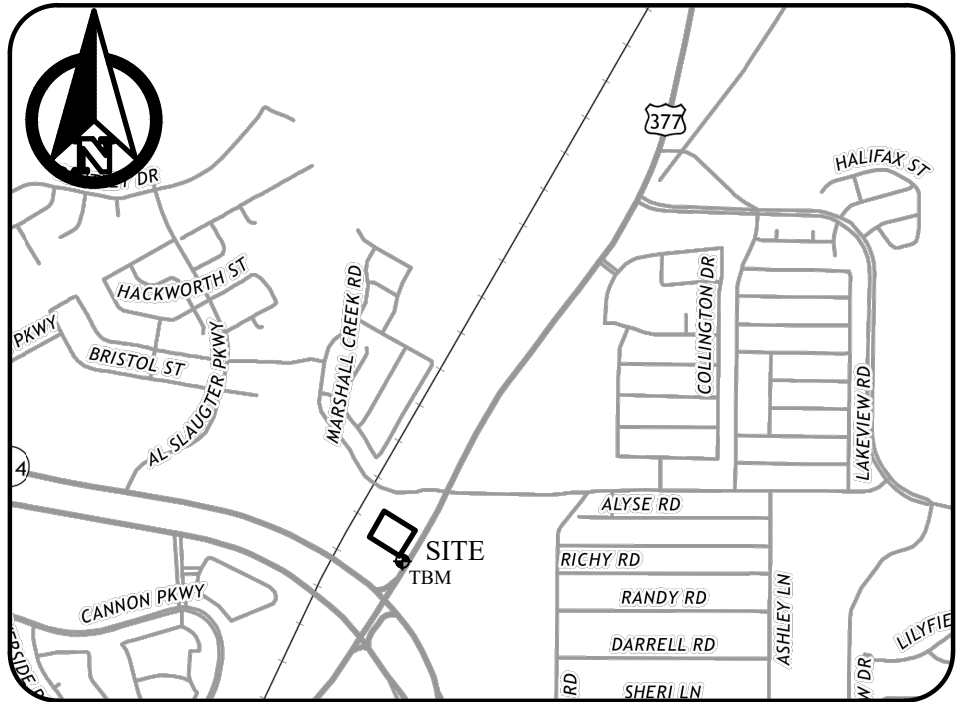
Attest: _____

Name: _____

Title: _____

VICINITY MAP

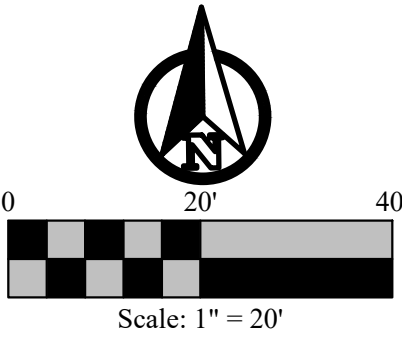
NOT TO SCALE



**MINOR REPLAT
LOTS 1BR-2B & 1BR-2C, BLOCK 6
HOMESTEAD RETAIL ADDITION**

BEING A 0.919 OF AN ACRE REPLAT OF
LOT 1BR-2A, BLOCK 6, HOMESTEAD RETAIL ADDITION
AN ADDITION IN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,
RECORDED UNDER INSTRUMENT NUMBER 2012-108, P. R.D.C.T.

J. D. HUNTER SURVEY, ABSTRACT NO. 606
DENTON COUNTY, TEXAS



OWNER
Roanoke CE, LLC, a Texas
limited liability company
P.O. Box 906
Azle, Texas 76098

SURVEYOR
JPH LAND SURVEYING, INC.
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

JPH Job/Drawing No. (see below)
2022.238.003 1209 Hwy 377 N., Roanoke, Denton Co., Tx - PLAT.dwg
© 2022 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2022-14) Mila and Rose WH - Henrietta Creek

MEETING DATE: December 5, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan request (SP 2022-14) from Craig Jacobson with RGA Architects on an approximate 1.7 acre tract of land located in the Henrietta Creek Business Park Addition, Lot 7, Block 1, Roanoke, Denton County, Texas. The property is generally located on the north side of Henrietta Creek Rd., approximately 1/4 mile west of S US Hwy 377.

INFORMATION:

Planning Analysis

The applicant proposes a 17,962 square feet warehouse made of STO's Cement Stucco Powerwall System with stone accent.

Zoning - Business Park (BP) The BP, Business Park, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesale and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.

- **Landscape**- The landscape plan meets the required area and material.
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Parking**- The parking provided exceeds the required amount for the proposed use.



AGENDA ITEM

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2022-14 - Application
2. Site Plan
3. Elevations
4. Landscape Plan
5. Civils



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 RGA Architects/ Craig Jacobson	Address of Applicant 301 S. Oak Street, Ste 100, Roanoke, Tx 76262	Phone Number 817-965-0220
Legal Interest		
Owner JSK Real Estate Ventures LLC/ John K	Address PO Box 618, Roanoke, TX 76262	Phone Number 214.335.5585
Firm preparing Site Plan Package McAdams/ Justin Lansdowne	Address 201 Country View Dr. Roanoke, TX 76262	Phone Number 469.253.5379
		Email jlansdowne@mcadamsco
Location of Property N of Henrietta Creek Rd & W of Benson	Name of Addition/Subdivision Henrietta Creek Business Pa	Lot / Block Lot 7, Block 1
		Present Zoning BP

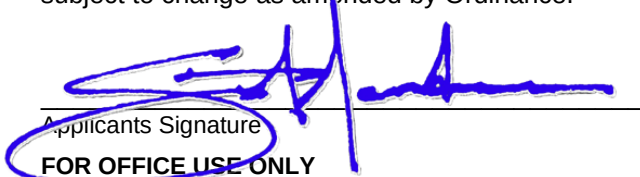
Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial		
Industrial	1	1.5651
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
FOR OFFICE USE ONLY

11/10/2022

Date

Site Plan Fee Paid 11/10/22 JW	P&Z Meeting 12/05/2022	CC Meeting 12/13/2022	File for Record SP- 2022 - 14
--	---------------------------	--------------------------	----------------------------------

City of Roanoke Site Plan Checklist



Submission Requirements

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

Print Requirements

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

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

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

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

Site Plan

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

Site Plan Continued

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

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

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

Landscape Plan

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

Landscape Plan Cont.

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

	Required	Provided
Perimeter Landscape	<u>1,660 SF</u>	<u>3,282 SF</u>
Number of Trees	<u>4</u>	<u>5</u>
Interior Landscape	<u>142 SF</u>	<u>142 SF</u>
Number of Trees	<u>1</u>	<u>1</u>
Non-vehicular Landscape	<u>12,076 SF</u>	<u>6,475 SF</u>
Number of Trees	<u>N/A</u>	<u>0</u>

Total Site Area devoted to landscape: 12.2 (8446 sf. %)

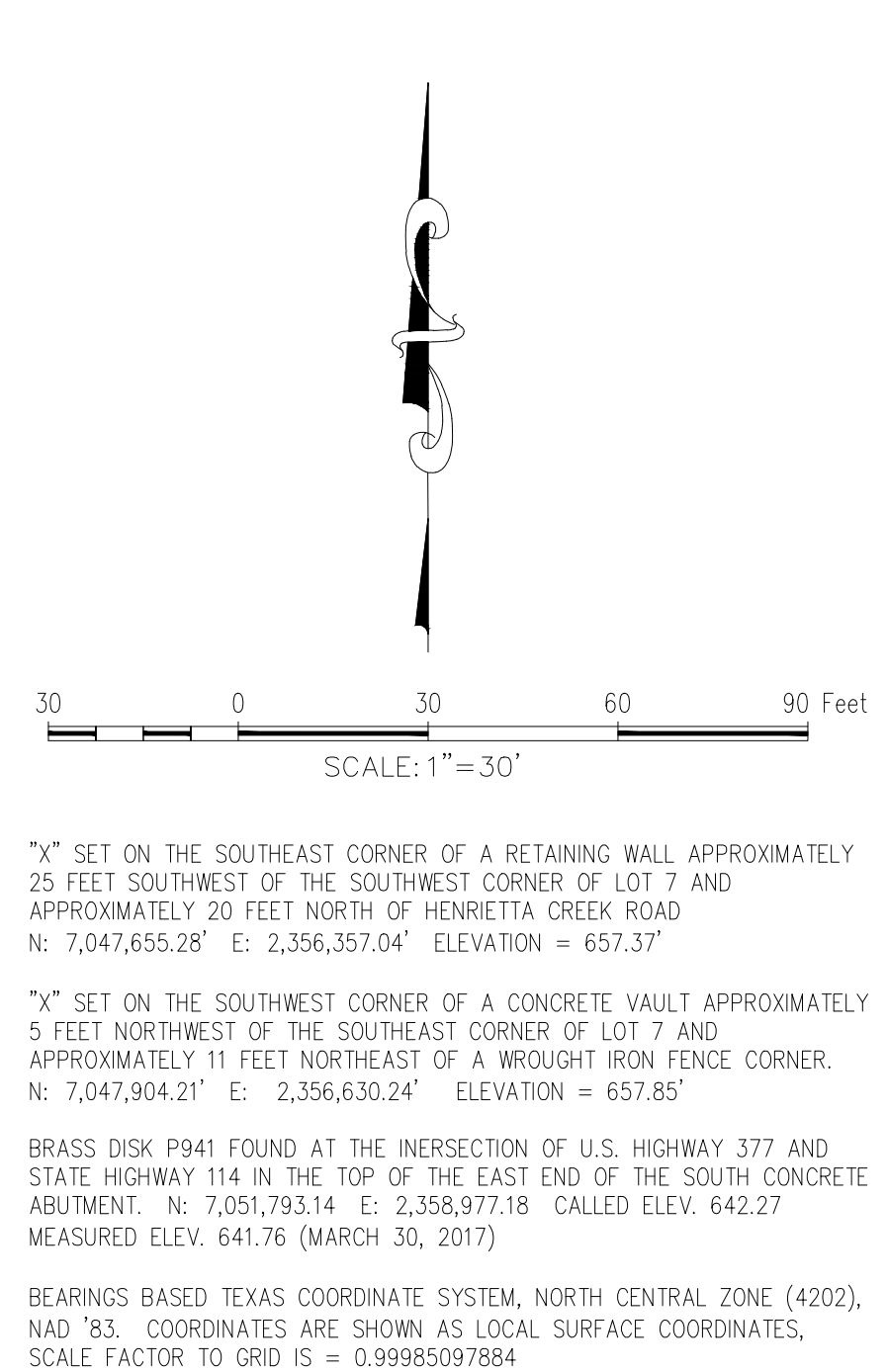
- ☒ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- ☒ A Plant Legend, if symbols or abbreviations are used.
- ☒ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter,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



SITE DATA TABLE	
PHYSICAL ADDRESS	TBD
GROSS SITE AREA	1.5651 ACRES
NET SITE AREA	1.5651 ACRES
ZONING	BP
CURRENT USE	VACANT
PROPOSED USED	LIGHT INDUSTRIAL DEVELOPMENT
LOT COVERAGE DATA	
BUILDING COVERAGE	0.328 AC
	20.97%
IMPERVIOUS AREA	0.868 AC
	55.44%
PERVIOUS AREA	0.369 AC
	23.59%
PARKING SUMMARY	
REQUIRED LT INDUST. DEV (17,962 SF) / 11000	19 SPACES
REQUIRED TOTAL	19 SPACES
PROVIDED PARKING	41 SPACES
HANDICAP PARKING	2 SPACES
BUILDING DATA	
NUMBER OF FLOORS	2
BUILDING HEIGHT (1ST LEVEL TO LOADING DOCK)	4'-0"
BUILDING HEIGHT (1ST LEVEL TO 2ND LEVEL)	14'-0"
BUILDING HEIGHT (2ND LEVEL TO ROOF EAVE)	11'-0"
BUILDING HEIGHT (ROOF EAVE TO RIDGELINE)	8'-9"
BUILDING HEIGHT TOTAL	33'-9"
TOTAL SQUARE FOOTAGE: 17,962 SF	1ST FLOOR: 14,025 SF 2ND FLOOR: 3,937 SF
FLOOR AREA RATIO: 1.0:26	

	1ST LEVEL	2ND LEVEL
LOADING DOCK	761 SF	
WAREHOUSE	8,674 SF	
PHOTO STUDIO	272 SF	
STORAGE	523 SF	274 SF
RESTROOMS	136 SF	264 SF
LOBBY	929 SF	
SAMPLE ROOM	992 SF	
PACKING ROOM	1,770 SF	
STAIRS	291 SF	
RISER ROOM	66 SF	
ELECT. ROOM	66 SF	
EXEC. OFFICE		550 SF
OFFICE		451 SF
CONF. ROOM		299 SF
OPEN WORK AREA		1,360 SF
CORRIDOR		739 SF
TOTAL:	13,793 SF	3,937 SF

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 101944403
www.mcadamsco.com



**HENRIETTA CREEK BUSINESS
PARK**
Lot 7, Block 1 (15651 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE.

SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 11/8/2022

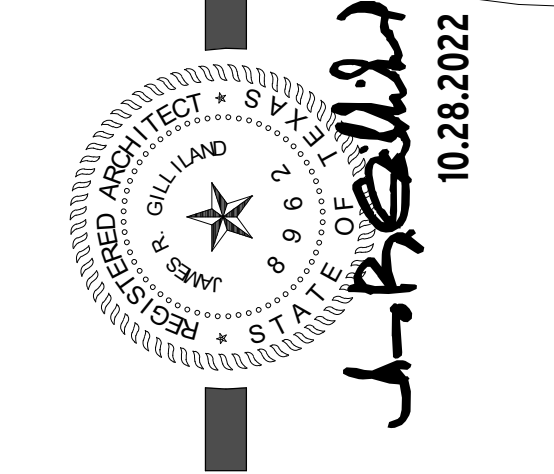
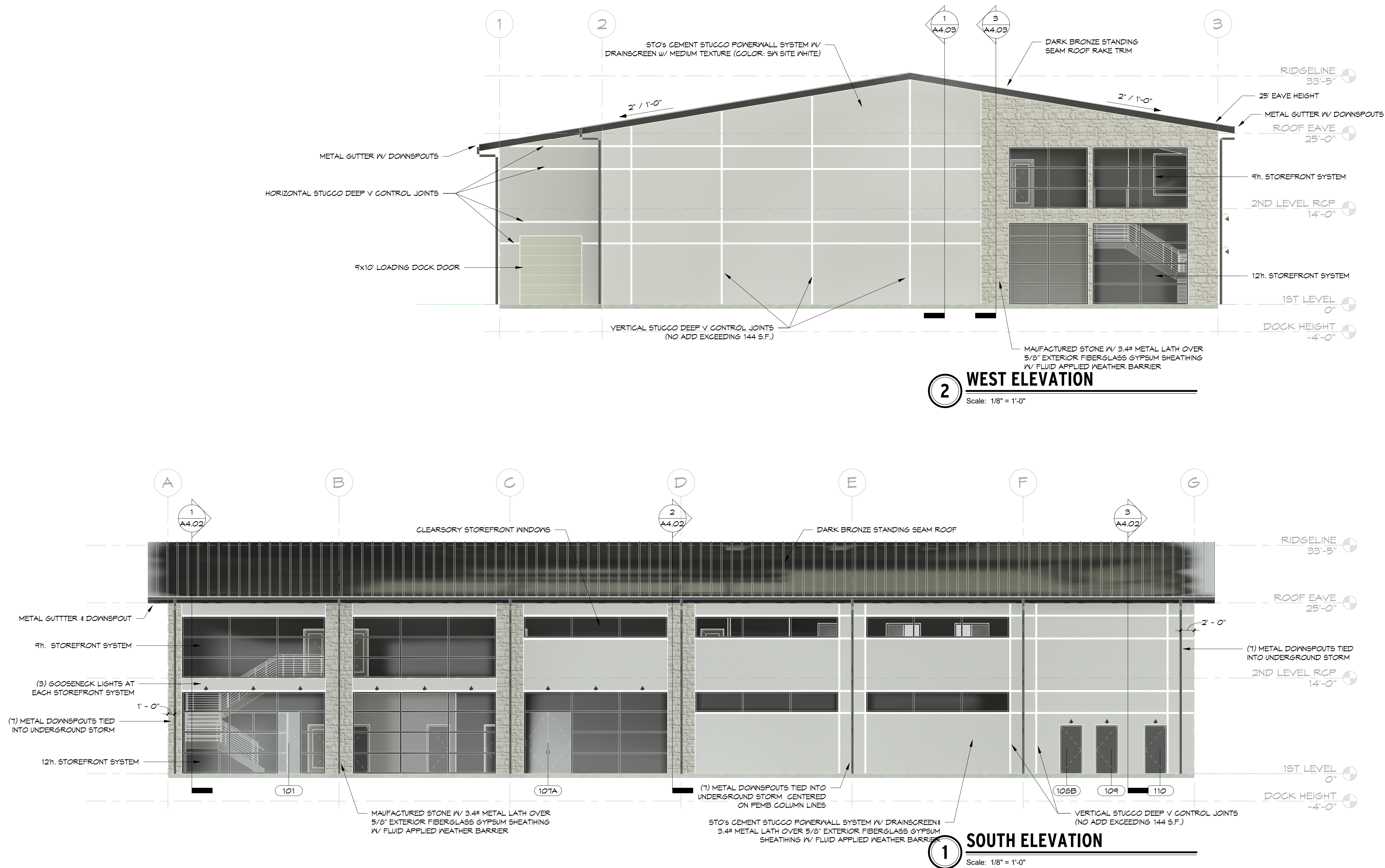
Drawn By: SDP
Date: 11/08/2022
Scale: 1"=30'
Revisions:

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 335-5585
Contact: JOHN KUELBS

SPEC22254

C2.01

11/10/2022 1:27:28 PM

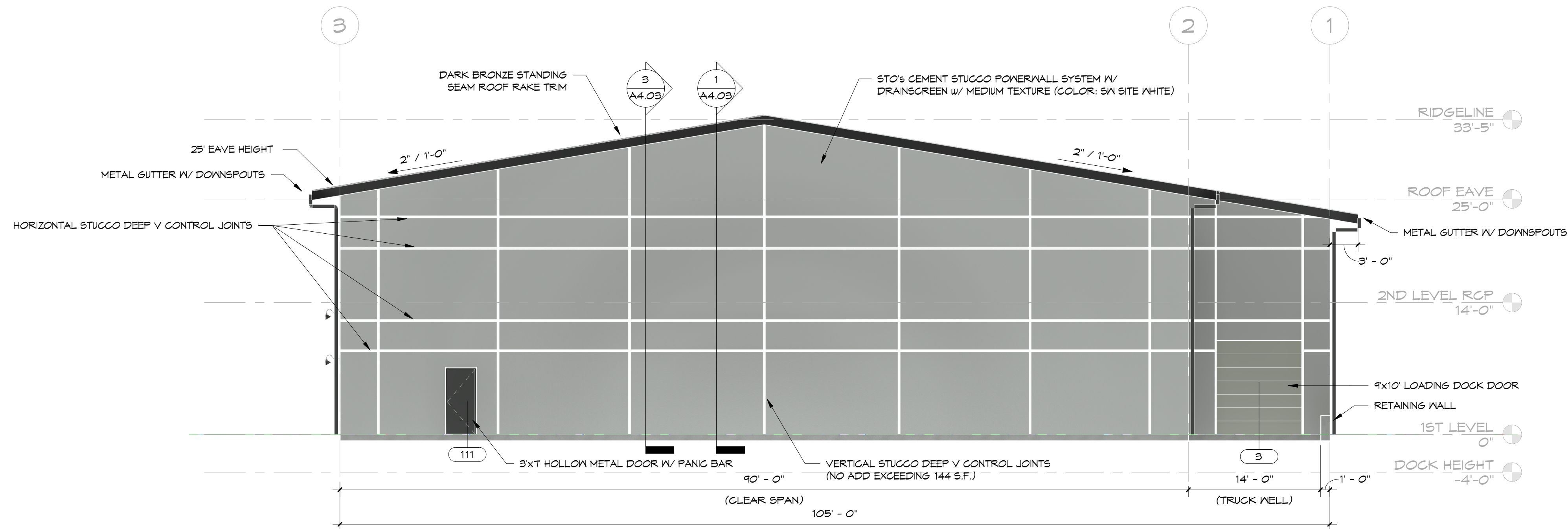


MILA & ROSE

620 Henrietta Creek
Roanoke, TX 76262

PERMIT NUMBER:	XXXXX	
RGA PROJECT NUMBER:	22070	
DATE:	10.28.2022	
REVISIONS:		
Number	Description	Date

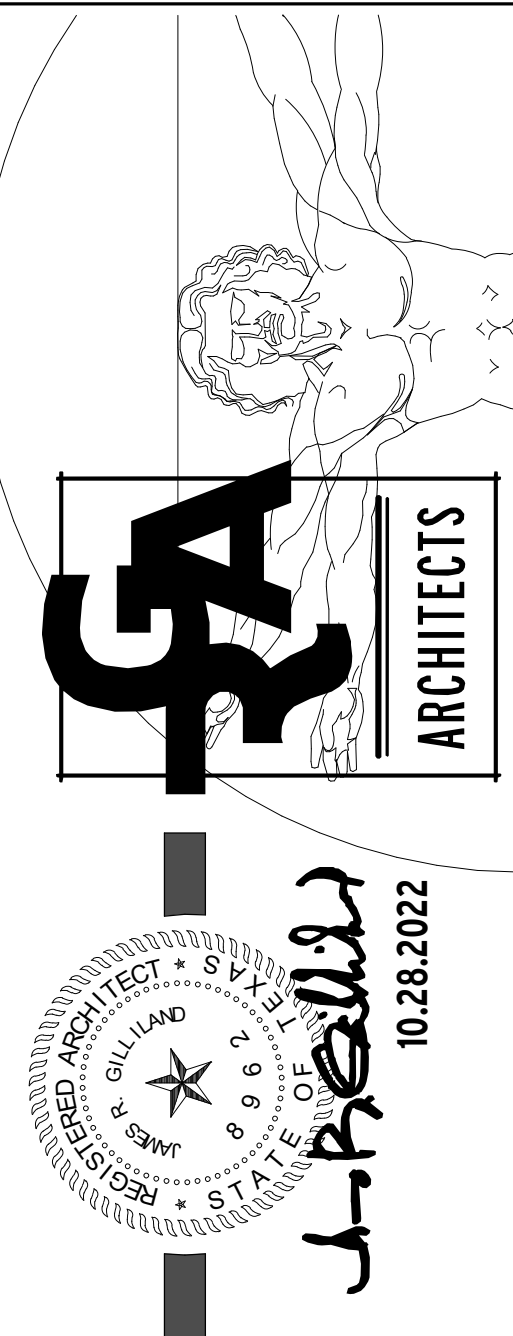
11/10/2022 1:25:00 PM



2 EAST ELEVATION
Scale: 1/8" = 1'-0"



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



MILA & ROSE

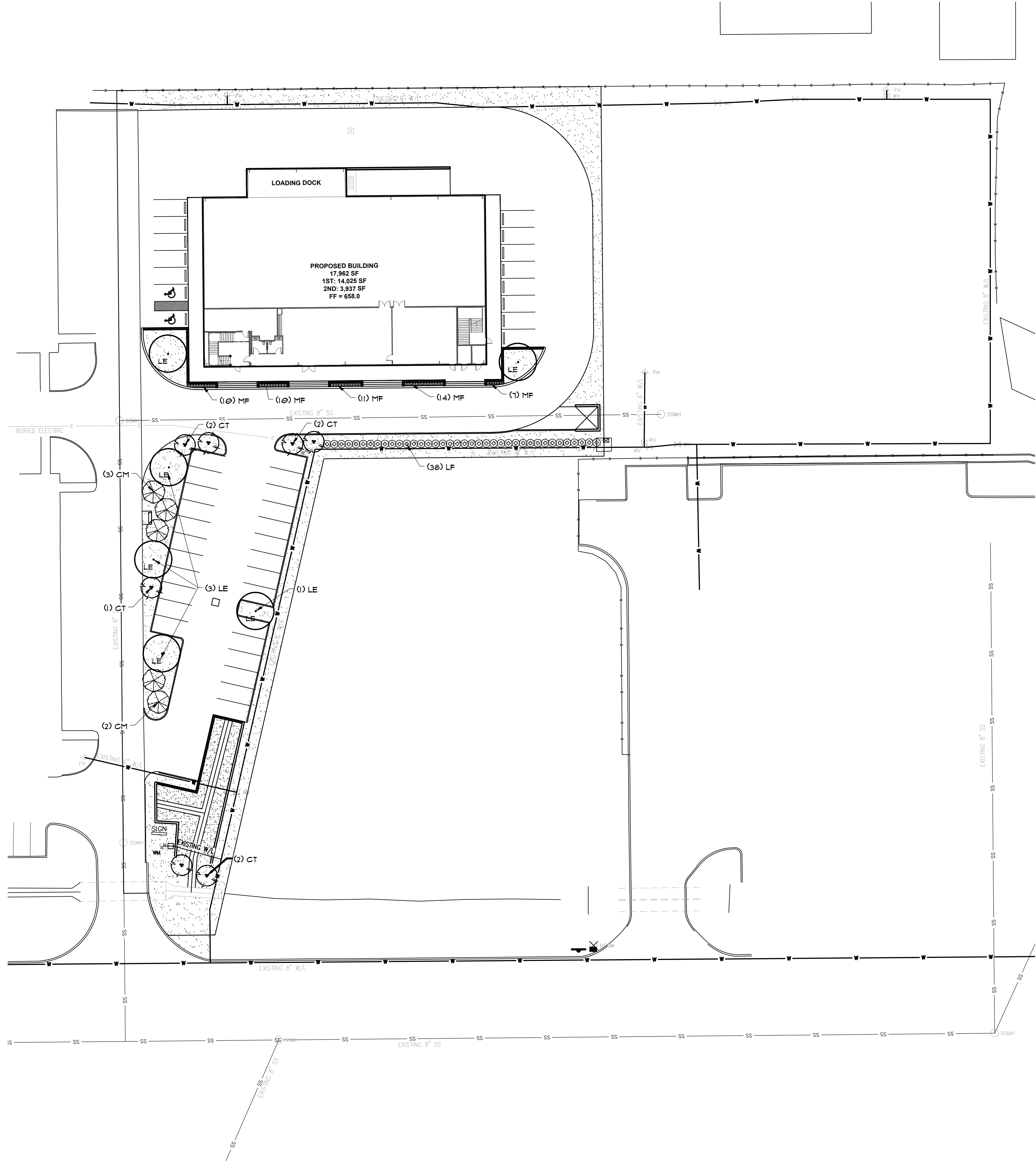
620 Henrietta Creek
Roanoke, TX 76262

PERMIT NUMBER:	XXXXX	
RGA PROJECT NUMBER:	22070	
DATE:	10.28.2022	
REVISIONS:		
Number	Description	Date

SHEET:

A3.02

File: M:\Projects\SP22\SP222254_Henrietta Creek Business
Park (04-Proposed)\Engineering\Sheet\Spec22254 - L1
Printed: 11/20/2022 3:26 PM by J. K. Stewart



PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL	HGT	REMARKS		
	LE	6	Lacebark Elm <i>Ulmus parvifolia</i>	3"	10'-12'	PER PLAN		
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL	HGT	REMARKS		
	CT	7	Chaste Tree <i>Vitex agnus-castus</i>	20 GAL	7'-8'	8"		
	CM	5	Crape Myrtle <i>Lagerstroemia indica</i>	20 GAL	7'-8'	PER PLAN		
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
	MF	52	Mexican Feathergrass <i>Nassella tenuissima</i>	1 gal	12"	2'-0"	XERI	
	LF	38	Texas Sage <i>Leucophyllum frutescens</i>	5 gal	3G"		PER PLAN	FULL
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	HEIGHT	SPREAD		
	SOD	3,648 sf	Bermuda Grass <i>Cynodon dactylon</i>	--				

LANDSCAPE ORDINANCE

CITY OF ROANOKE

Henrietta Creek Business

Final landscape plan will meet all City of Roanoke development ordinances.

All landscape will be maintained according to city standards.

All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE

REQUIRED: At least 20% of the lot/tract area shall be pervious, permanently landscaped area. $68,176 \times 20\% = 13,635$ sq. ft.

PROVIDED: 15,400 sq. ft.

STREET PERIMETER LANDSCAPE

REQUIRED: A minimum 15' landscape street buffer shall be required along any street frontage.

PROVIDED: 15' landscape buffer

REQUIRED: One large shade tree and four small ornamental trees shall be required per fifty linear feet of street buffer frontage.

Henrietta Creek Road : 40 l.f. of street frontage / 50 l.f. = 1 large shade tree

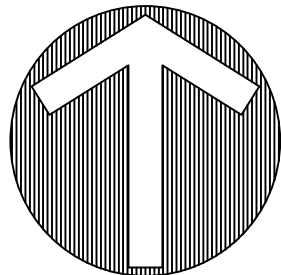
PROVIDED: 2 ornamental trees

PARKING LANDSCAPE

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

REQUIRED: 41 parking spaces x 16 sq. ft. = 656 sq. ft.

PROVIDED: 1,972 sq. ft. of landscape and 1 shade tree with in sixty feet of every parking space.



NORTH

30 0 30 60 90 Feet
SCALE: 1"=30'

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.940.1012
TBP#: 19762 TBP#: 10194440
www.mcadamsco.com



HENRIETTA CREEK BUSINESS PARK

Lot 7, Block 1 (15651 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW.
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 11/30/2022



Drawn By: BM
Date: 11/08/2022
Scale: 1"=30'
Revisions:

SPEC22254

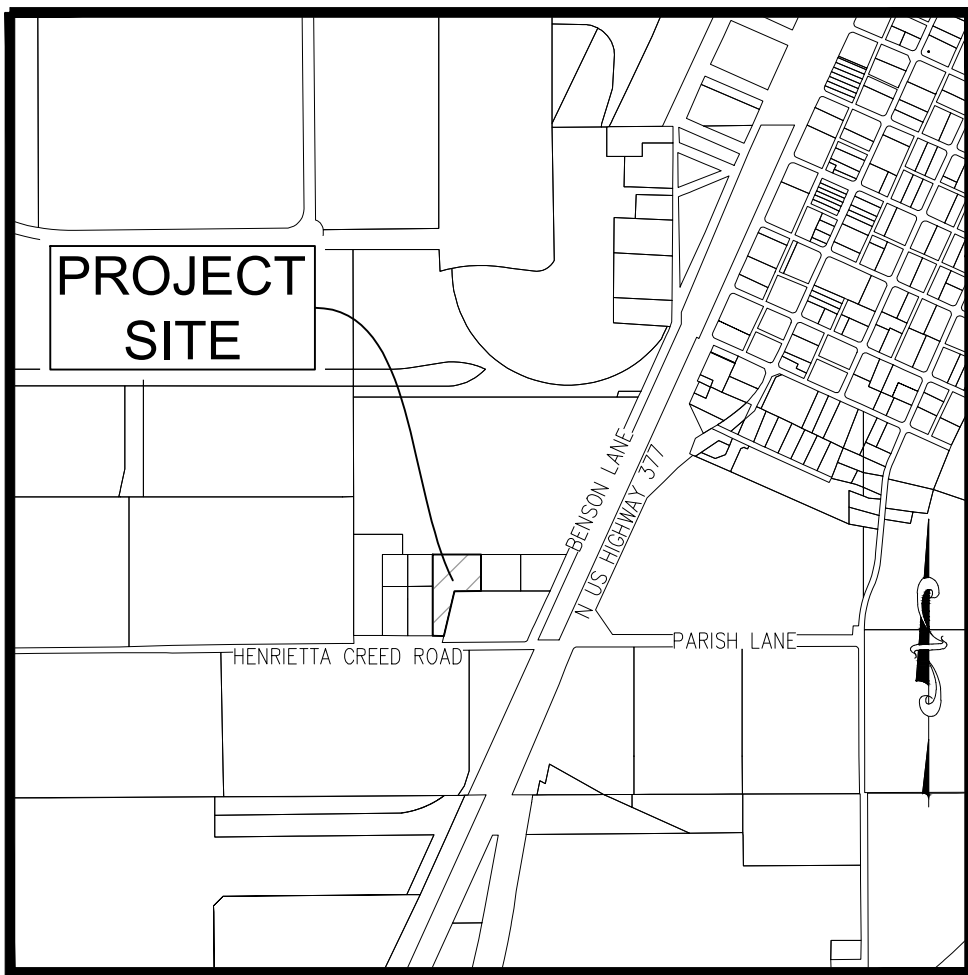
L1.00

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 335-5585
Contact: JOHN KUELBS

SITE PLAN
for
HENRIETTA CREEK
BUSINESS PARK

LOT 7, BLOCK 1 (1.5651 ACRES)

in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS
NOVEMBER 2022



Vicinity Map 1"=1000'

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 335-5585
Contact: JOHN KUELBS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

Contact: Justin L. Lansdowne, P.E.

Sheet List Table

C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.01	FINAL PLAT
C1.02	FINAL PLAT
C1.03	EXISTING SITE CONDITIONS
C1.04	DEMOLITION PLAN
C2.01	SITE PLAN
C3.01	EXISTING DRAINAGE AREA MAP
C3.02	PROPOSED DRAINAGE AREA MAP
C3.03	EXISTING DETENTION BASIN & CALCULATIONS
C3.04	PROPOSED DETENTION BASIN & CALCULATIONS
C3.05	SITE GRADING PLAN
C3.06	DETAILED GRADING & RETAINING WALL PLAN
C4.01	UTILITY PLAN
C4.02	UTILITY PROFILES
C6.01	EROSION CONTROL PLAN
C7.01	PAVING & DIMENSIONAL CONTROL PLAN
C8.01	STANDARD CONSTRUCTION DETAILS
C8.02	STANDARD CONSTRUCTION DETAILS
C8.03	STANDARD CONSTRUCTION DETAILS
C8.04	EROSION CONTROL DETAILS
C8.05	STANDARD SEWER & STORM DETAILS
C8.06	STANDARD WATER DETAILS
L1.00	LANDSCAPE PLAN

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



HENRIETTA CREEK BUSINESS
PARK
Lot 7, Block 1 (1.5651 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE: 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale: N.T.S.
Revisions:

SPEC22254

C0.00

GENERAL NOTES

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

GENERAL NOTES FOR WATER IMPROVEMENTS

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

GENERAL NOTES FOR PAVING IMPROVEMENTS

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

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

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

PROJECT GENERAL NOTES

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

CITY OF ROANOKE UTILITY CONTACTS

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

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

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	TG	Grade at Top of Grate
CRS	Capped Rebar Set	FG	Finished Grade
CP	Control Point	FF	Finished Floor
Mon.	Monument	FP	Finished Pad
BM	Benchmark	FL	Flowline
EX. TC	Existing Top of Curb	TS	Top of Stair
EX. TP	Existing Top of Pavement	BS	Bottom of Stair
EX. TW	Existing Grade at Retaining Wall	UE	Utility Easement
EX. TWE	Existing Top of Weir	DE	Drainage Easement
EX. FG	Existing Finished Grade	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Dead Records
PG	Proposed Grade	PR	Plot Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
EX. TWE	Existing Grade at Top of Weir	MAE	Mutual Access Easement
BW	Grade at Bottom of Wall		
RW	Grade at Retaining Wall		

LINE & SYMBOLS:

Existing:		Proposed:
== -500- ==	Contours	== -500- ==
— / —	Asphalt Pavement	— / —
— + —	Wood Fence	— + —
— o —	Chain Link Fence	— o —
— x —	Wire Fence	— x —
— — — — —	Masonry Wall	— — — — —
— — — — —	Centerline of Creek, Swale, or Waterway	— — — — —
— w —	Waterline	— — — — —
— ss —	Sanitary Sewer	— — — — —
== == == == ==	Storm Sewer	== == == == ==
— ⚡ —	Overhead Power	— ⚡ —
— ε —	Buried Power	— ε —
— c —	Gas Line	— c —
⦿	Fire Hydrant	⦿
⊗ wv	Water Valve	⊗
⊗ WM	Water Meter	⊗
○	Sanitary Sewer Manhole	●
~ GW	Guy Wire	~
⊕ LP	Light Pole	⊕
⊕ PP	Power Pole	⊕
⊙	Tree	⊙
⬤	Benchmark	⬤
○ RS	Stop Sign	○

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
214-972-436-5712
214-972-436-5712
Roanoke, Texas 76262
940-240-1012
TPEP: 19762 TBPIS: 0164440
www.mcadamsco.com



HENRIETTA CREEK BUSINESS
PARK
Lot 7, Block 1 (15661 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

GENERAL NOTES

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TPEP: 19762
JUSTIN L. LANDSDOWNE,
P.E. #121990
DATE: 11/30/2022

Drawn By: SDP
Date: 11/03/2022
Scale:
Revisions:

SPEC22254

C0.01

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 336-5585
Contact: JOHN KUELBS

10/11/2023 10:00 AM
10/11/2023 10:00 AM
10/11/2023 10:00 AM



BEARINGS BASED ON THE NORTH LINE OF A TRACT OF LAND BY DEED TO EXCHANGE BLVD II, INC. AS RECORDED IN REAL PROPERTY RECORDS DENTON COUNTY, TEXAS - VOLUME 02-1635 BEING S 89°57'00" E

SURVEYOR'S CERTIFICATION:

I, EDDIE L. CHEATHAM, of CHEATHAM & ASSOCIATES, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this plat correctly represents an actual survey made under my supervision on the ground.

Eddie Cheatham 10/1/23
Registered Professional Land Surveyor No. 2346
Address: 1250 E. Copeland Road Suite 900
Arlington, Texas 76011

Hillwood / Freeway, Ltd.
Vol. 2452, Pg. 739

SURVEYOR/ENGINEER

CHEATHAM & ASSOCIATES
1250 E. COPELAND ROAD SUITE 900
ARLINGTON, TEXAS 76011
(817) 548-0696
FAX (817) 265-8532
CONTACT: GORDON JOHNS

OWNER/DEVELOPER

EXCHANGE BLVD. II, INC.
2875 EXCHANGE BLVD.
SOUTH LAKE, TEXAS 76092
(817) 488-4806
FAX (817) 481-4070
CONTACT: GARY FICKES

APPROVAL OF THE PLANNING & ZONING COMMISSION OF THE CITY

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

Dated this 10th Day of October, 2003

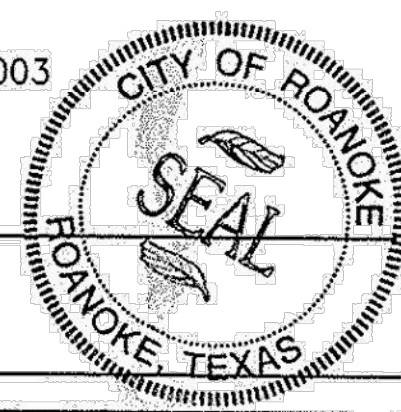
Lewis Rice
CHAIRMAN - PLANNING AND ZONING
Kelly Edwards
CITY SECRETARY

APPROVAL OF THE CITY COUNCIL

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

Dated this 6th Day of OCT., 2003

Randy W. Corn
MAYOR - CITY OF ROANOKE
Kelly Edwards
CITY SECRETARY



HENRIETTA CREEK BUSINESS PARK

AN ADDITION TO THE CITY OF ROANOKE
DENTON COUNTY, TEXAS

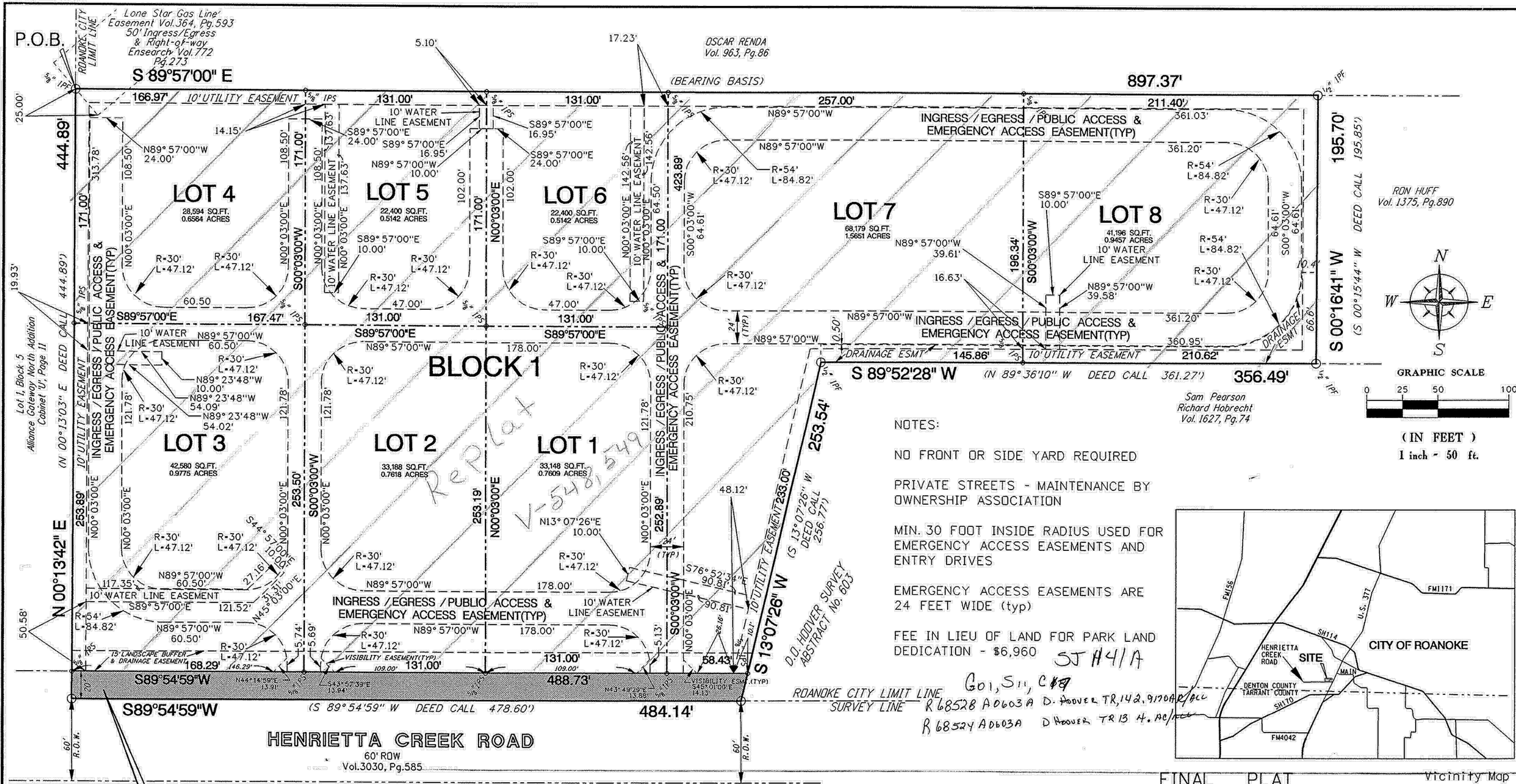
BEING 6.960 ACRES SITUATED IN THE
D.O. HOOVER SURVEY, ABSTRACT NO. 603
DENTON COUNTY, TEXAS

EIGHT LOTS
JUNE, 2003

Cab V pg 319

PAGE 1 of 2

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK
On Oct 23 2003
At 10:58am
Receipt #: 64571
Recording: 75.00
Doc/Mgmt: 11.00
Doc/Num: 2003-R0175521
Doc/Type: PLA
Deputy - Jane



NOTES:

NO FRONT OR SIDE YARD REQUIRED

PRIVATE STREETS - MAINTENANCE BY OWNERSHIP ASSOCIATION

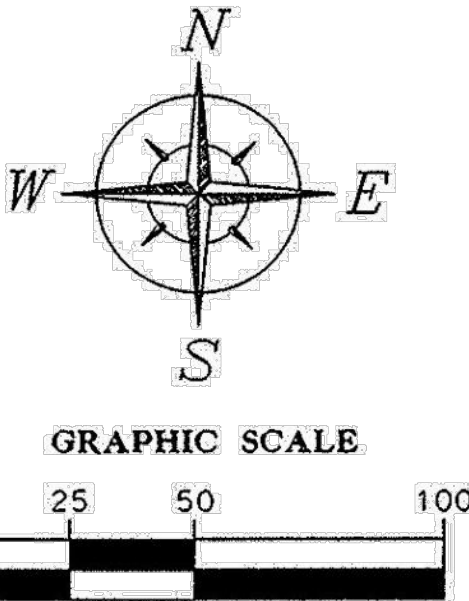
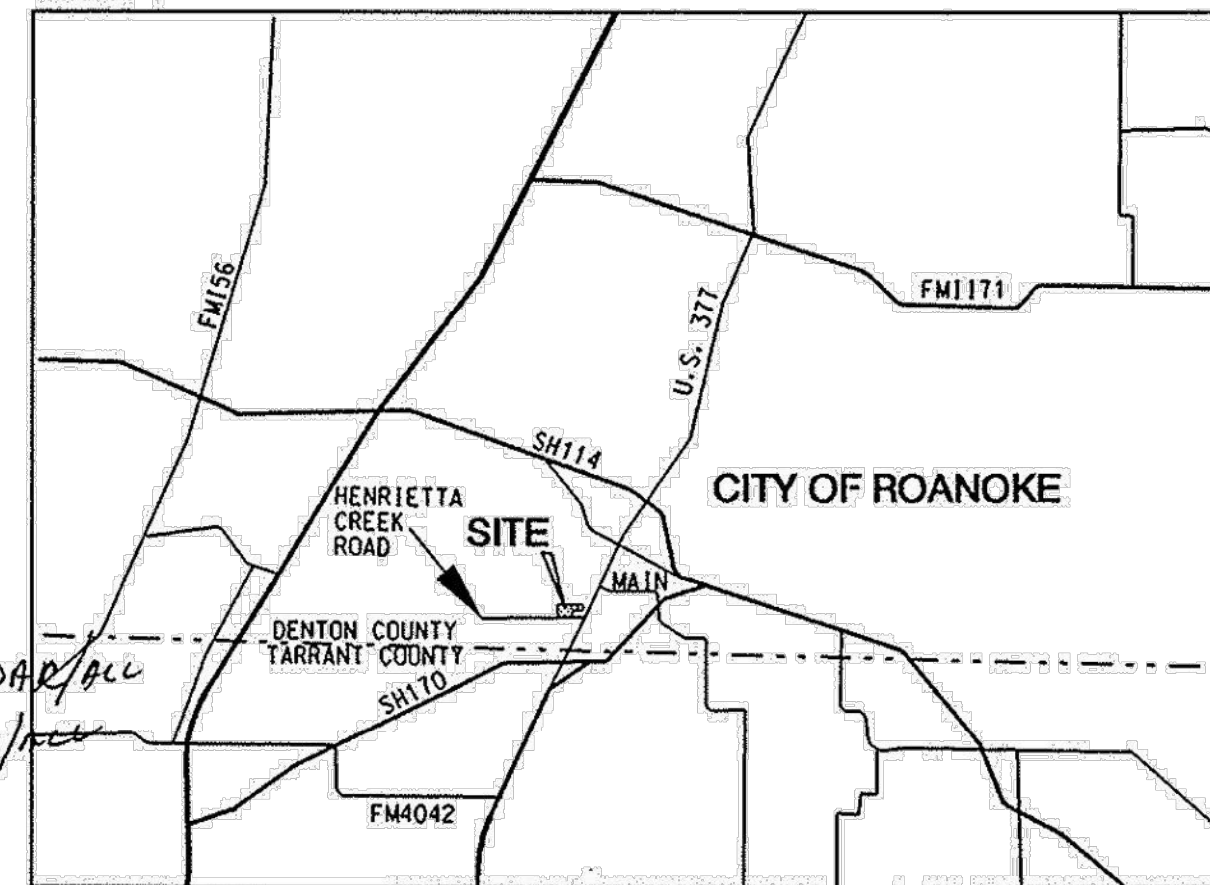
MIN. 30 FOOT INSIDE RADIUS USED FOR EMERGENCY ACCESS EASEMENTS AND ENTRY DRIVES

EMERGENCY ACCESS EASEMENTS ARE 24 FEET WIDE (typ)

FEE IN LIEU OF LAND FOR PARK LAND DEDICATION - \$6,960

Go1, S11, C47

R 68528 A 0603A D. Hoover TR 142.9170A R/ALL
R 68524 A 0603A D. Hoover TR 134.4010A R/ALL



DRAWING NUMBER
319

DRAWING NUMBER
319

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TPPE: 19762 JUSTIN L. LANSLOWNE, P.E. #121990 DATE 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale:
Revisions:

SPEC22254

C1.01

SACFO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6592

SACFO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6592

NUMBER
6592

NUMBER

HENRIETTA CREEK BUSINESS PARK

Lot 7, Block 1

15651 Acres

in the

D.O. HOOVER SURVEY, ABSTRACT NO. 603

CITY OF ROANOKE

DENTON COUNTY, TEXAS

FINAL PLAT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TPPE: 19762 JUSTIN L. LANSLOWNE, P.E. #121990 DATE 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale:
Revisions:

SPEC22254

C1.01

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TPPE: 19762 TPPLS: 1018440
www.mcadamsco.com



HENRIETTA CREEK BUSINESS PARK

STATE OF TEXAS
COUNTY OF WISE

OWNERS DEDICATION:

Whereas Exchange Blvd II, Inc. is the sole owner of a tract of land situated in the H.O. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, as shown on deed as filed in Volume 02-1635, Real Property Records (RPRDCT), Denton County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{9}{8}$ inch iron pin found for the northeast corner of said tract of land, said point being in the east line of Lot 1, Block 5, Alliance Gateway North Addition to the City of Roanoke, as recorded in Cabinet 'U', Page 11, Plat records, Denton County, Texas, said point also being the southwest corner of a tract of land by deed to Oscar Renda Contracting, Inc. as filed in Volume 963, Page 86; RPRDCT

THENCE South 89 degrees 57 minutes 00 seconds East, along the south line of said Renda tract a distance of 897.37 feet, to a $\frac{1}{2}$ inch iron pin found, said point being the northeast corner of a tract of land by deed to Ron Huff as filed in Volume 1375, Page 890, RPRDCT;

THENCE South 00 degrees 16 minutes 41 seconds West, along the west line of said Hull tract a distance of 195.70 feet, to a $\frac{1}{2}$ inch iron pin found for corner, said point being in the north line of a tract of land by deed to Sam C. Pearson III, and Richard B Hobrecht, as filed in Volume 1627, Page 74, RPRDCT;

THENCE South 89 degrees 52 minutes 28 seconds West, a distance of 356.49 feet, to a $\frac{1}{2}$ inch iron pin found for the northwest corner of said Pearson tract;

THENCE South 13 degrees 07 minutes 26 seconds West, along the west line of said Pearson tract a distance of 253.54 feet, to a point for corner, said point being in the north line of Henrietta Creek Road (an existing 60 foot wide right-of-way);

THENCE South 89 degrees 54 minutes 59 seconds West, along said north line of Henrietta Creek Road a distance of 484.14 feet, to a point for corner;

THENCE North 00 degrees 13 minutes 42 seconds East, a distance of 444.89 feet, to the POINT OF BEGINNING, and containing 303,210 square feet or 6.960 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EXCHANGE BLVD II, INC., BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 1 THRU 9, BLOCK 1, HENRIETTA CREEK ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND WE DO HEREBY DEDICATE THE RIGHTS OF WAY AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

WITNESS MY HAND AT THIS THE 3 DAY OF OCTOBER, 2003

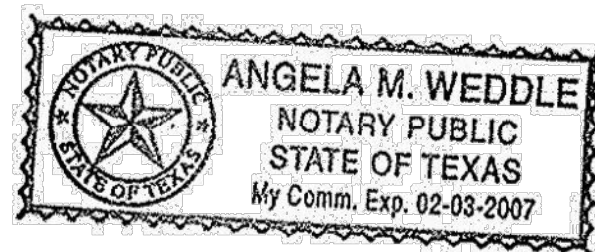
John Dorety
EXCHANGE BLVD II, INC. John Dorety

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, JOHN DORETY FOR EXCHANGE BLVD II, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID EXCHANGE BLVD II, INC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3 DAY OF OCTOBER, 2003

Angela M Weddle
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Angela M Weddle



SURVEYOR/ENGINEER
CHEATHAM & ASSOCIATES
1250 E. COPELAND ROAD SUITE 900
ARLINGTON, TEXAS 76011
(817) 548-0696
FAX (817) 265-8532
CONTACT: GORDON JOHNS

OWNER/DEVELOPER
EXCHANGE BLVD. II, INC.
2875 EXCHANGE BLVD.
SOUTHLAKE, TEXAS 76092
(817) 488-4806
FAX (817) 481-4070
CONTACT: GARY FICKES

APPROVAL OF THE PLANNING & ZONING COMMISSION OF THE CITY

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

Dated this 6th Day of October, 2003

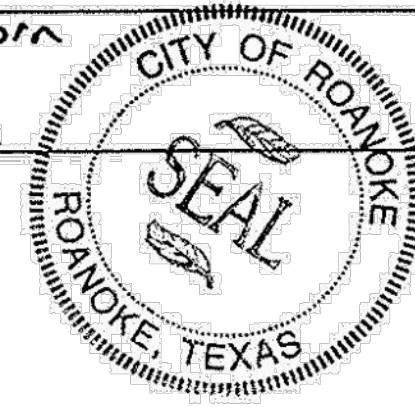
Lewis Rice
CHAIRMAN - PLANNING AND ZONING Lewis Rice
Kelly Edwards
CITY SECRETARY Kelly Edwards

APPROVAL OF THE CITY COUNCIL

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

Dated this 6th Day of OCT., 2003

Randy W. Corn
MAYOR - CITY OF ROANOKE Randy W. Corn
Kelly Edwards
CITY SECRETARY Kelly Edwards



FINAL PLAT
LOTS 1 THRU 8, BLOCK 1
HENRIETTA CREEK BUSINESS PARK

AN ADDITION TO THE CITY OF ROANOKE
DENTON COUNTY, TEXAS

BEING 6.960 ACRES SITUATED IN THE
D.O. HOOVER SURVEY, ABSTRACT NO.603
DENTON COUNTY, TEXAS

EIGHT LOTS
JUNE, 2003

Cab V pg 320

PAGE 2 of 2

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK

On Oct 23 2003
At 10:58am

Receipt #: 64571
Recording: 75.00
Doc/Mgmt: 11.00
Doc/Num: 2003-R0175521
Doc/Type: PLA
Deputy - Jane

NUMBER

DRAWING NUMBER
V

DRAWING NUMBER
320

HENRIETTA CREEK BUSINESS PARK

Lot 7, Block 1
15651 Acres
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

FINAL PLAT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 JUSTIN L. LANSDDOWNE, P.E. #121990 DATE 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale:
Revisions:

SPEC22254

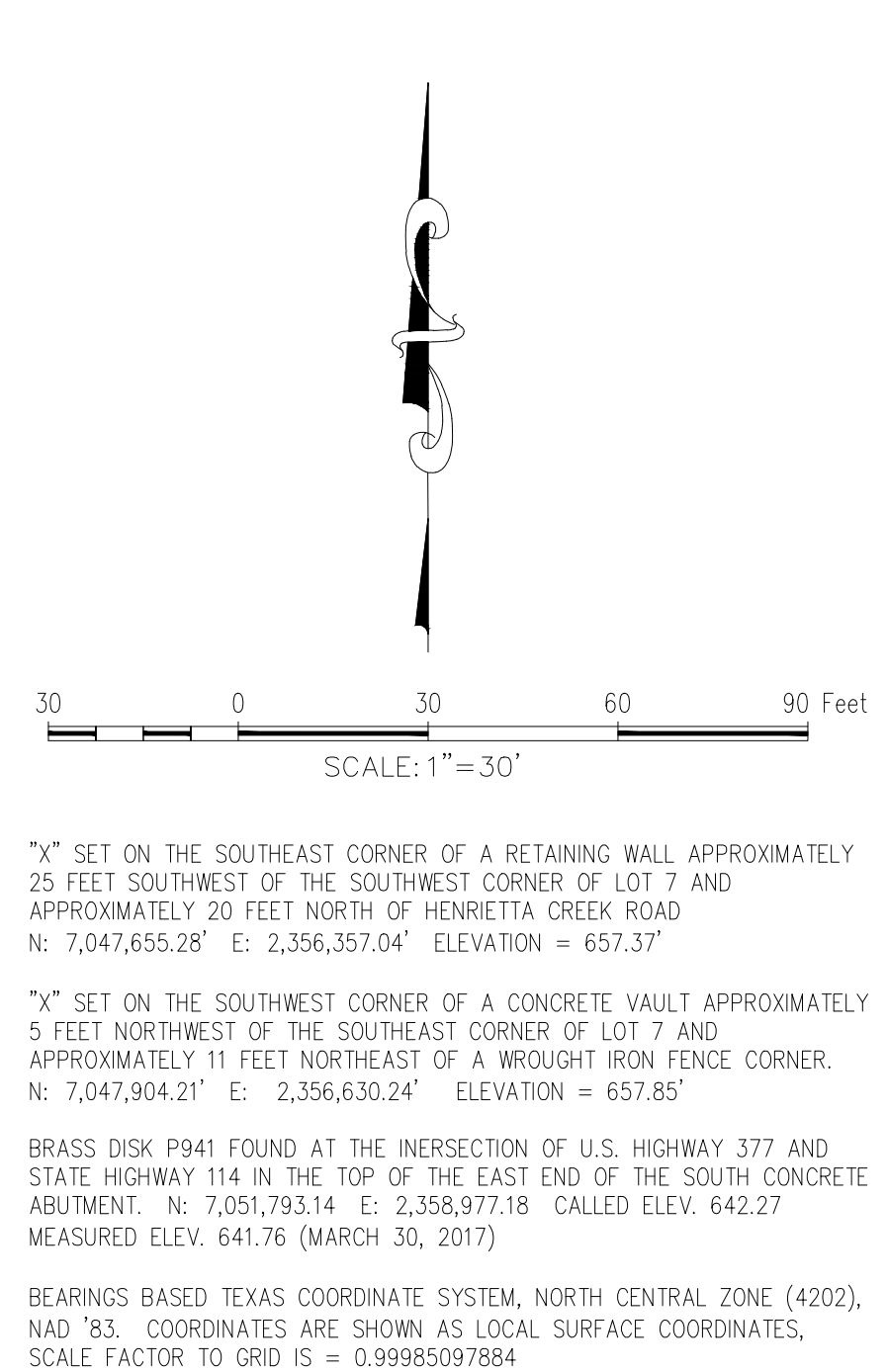
C1.02



MCADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

HENRIETTA CREEK BUSINESS PARK



SITE DATA TABLE	
PHYSICAL ADDRESS	TBD
GROSS SITE AREA	1,565.1 ACRES
GROSS SITE AREA	68,176 SF
NET SITE AREA	1,565.1 ACRES
ZONING	8P
CURRENT USE	VACANT
PROPOSED USED	LIGHT INDUSTRIAL DEVELOPMENT
LOT COVERAGE DATA	
BUILDING COVERAGE	0.328 AC
IMPERVIOUS AREA	0.965 AC
PERVIOUS AREA	0.395 AC
	20.97%
	55.44%
	23.59%
PARKING SUMMARY	
REQUIRED LT INDUST. DEV (17,962 SF) 1:1000	10 SPACES
REQUIRED TOTAL	19 SPACES
PROVIDED PARKING	41 SPACES
HANDICAP PARKING	2 SPACES
BUILDING DATA	
NUMBER OF FLOORS	2
BUILDING HEIGHT (1ST LEVEL TO LOADING DOCK)	14'-0"
BUILDING HEIGHT (1ST LEVEL TO 2ND LEVEL)	14'-0"
BUILDING HEIGHT (2ND LEVEL TO ROOF EAVE)	11'-0"
BUILDING HEIGHT (ROOF EAVE TO RADIANT LINE)	8'-6"
BUILDING HEIGHT TOTAL	39'-6"
TOTAL SQUARE FOOTAGE: 17,962 SF	1ST FLOOR, 14,025 SF 2ND FLOOR, 3,937 SF
FLOOR AREA RATIO: 1:0.26	

	1ST LEVEL	2ND LEVEL
LOADING DOCK	761 SF	
WAREHOUSE	8,674 SF	
PHOTO STUDIO	500 SF	
STORAGE	237 SF	274 SF
RESTROOMS	120 SF	264 SF
LOBBY	415 SF	
WORK ROOM	1,875 SF	
UNFINISHED ROOM	1,020 SF	
STAIRS	291 SF	
RISER ROOM	66 SF	
ELECT. ROOM	66 SF	
EXEC. OFFICE		550 SF
OFFICE		451 SF
CONF. ROOM		299 SF
OPEN WORK AREA		1,360 SF
CORRIDOR		739 SF
TOTAL	14,025 SF	3,937 SF

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 101944
www.mcadamsco.com



HENRIETTA CREEK BUSINESS PARK
Lot 7, Block 1 (15651 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE

SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 11/30/2022

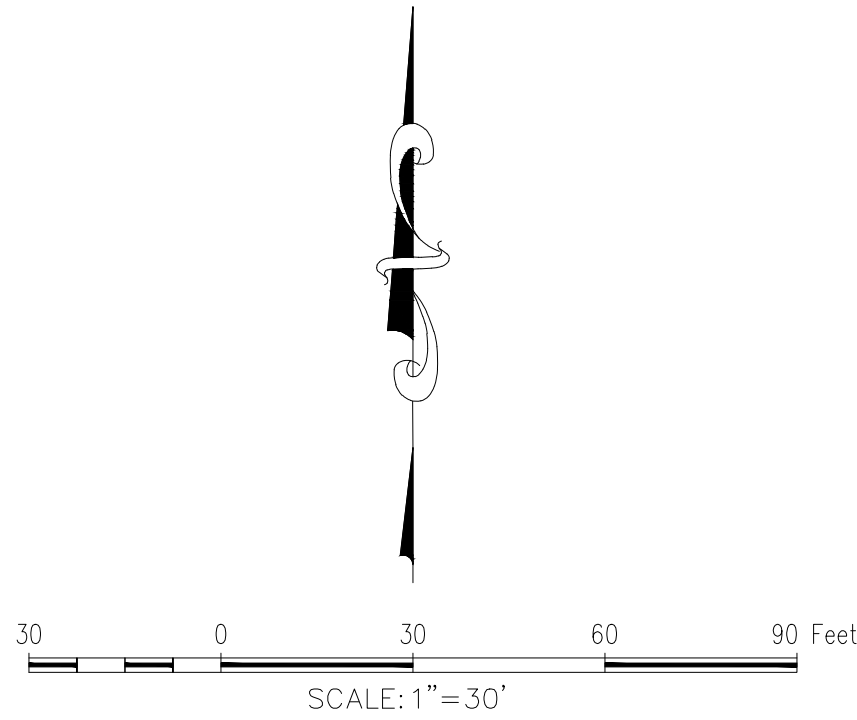
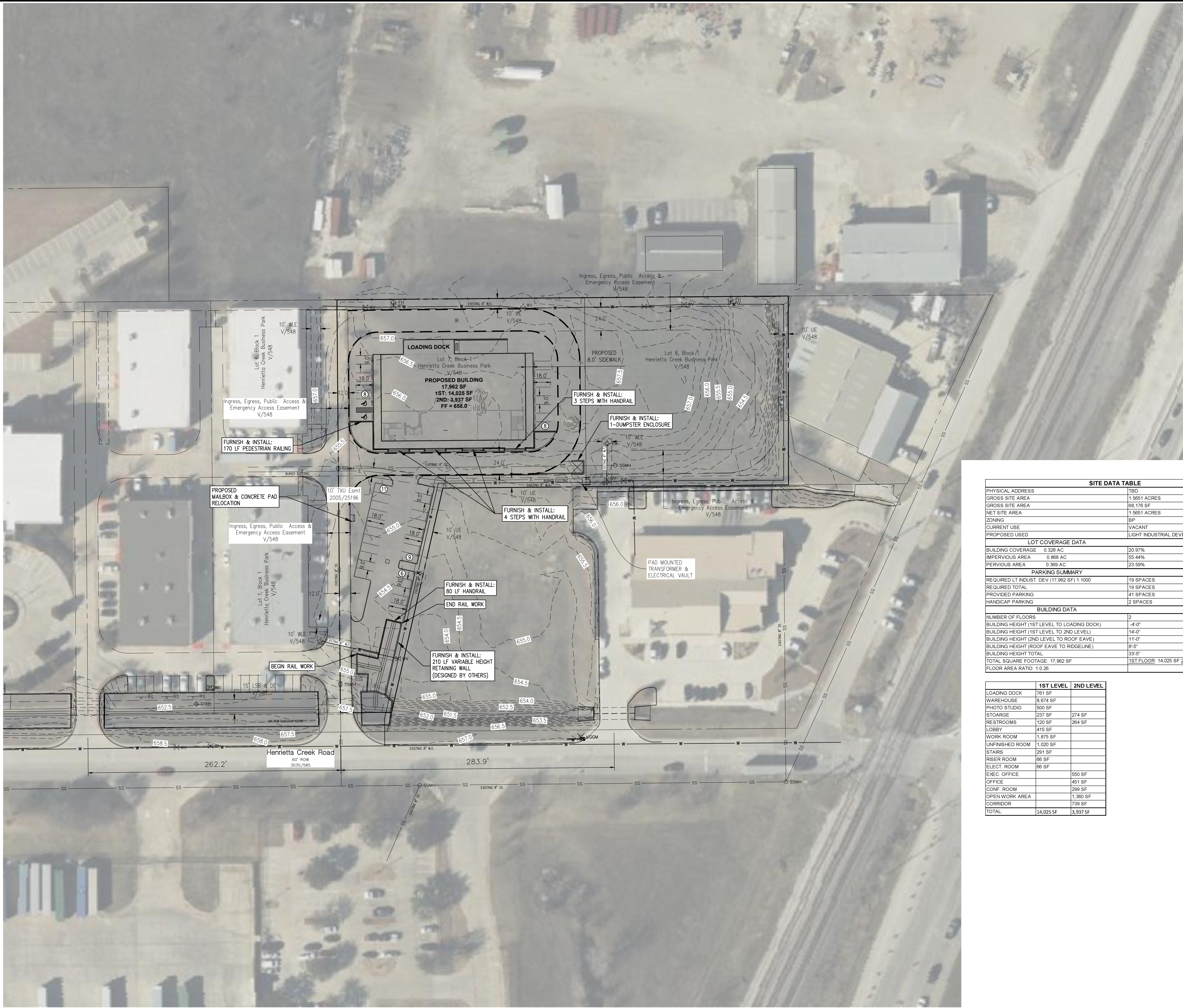
Drawn By: SDP
Date: 11/08/2022
Scale: 1"=30'
Revisions:

SPEC22254

C2.01

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 335-5585
Contact: JOHN KUELBS

File: W:\Projects\1995\UPIC\UPIC_2022\SPEC22254 - Henrietta Creek Business
Park (4th + Production Engineering) (Sheet) (Spec22254) - 2022
Revised: 11/17/2022 12:28 PM by J. Smith



"X" SET ON THE SOUTHEAST CORNER OF A RETAINING WALL APPROXIMATELY 25 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF LOT 7 AND APPROXIMATELY 20 FEET NORTH OF HENRIETTA CREEK ROAD
N: 7,047,655.28' E: 2,356,357.04' ELEVATION = 657.37'

"X" SET ON THE SOUTHWEST CORNER OF A CONCRETE VAULT APPROXIMATELY 5 FEET NORTHWEST OF THE SOUTHEAST CORNER OF LOT 7 AND APPROXIMATELY 11 FEET NORTHEAST OF A WROUGHT IRON FENCE CORNER.
N: 7,047,904.21' E: 2,356,630.24' ELEVATION = 657.85'

BRASS DISK P941 FOUND AT THE INTERSECTION OF U.S. HIGHWAY 377 AND STATE HIGHWAY 114 IN THE TOP OF THE EAST END OF THE SOUTH CONCRETE ABUTMENT. N: 7,051,793.14 E: 2,358,977.18 CALLED ELEV. 642.27
MEASURED ELEV. 641.76 (MARCH 30, 2017)

BEARINGS BASED TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD '83. COORDINATES ARE SHOWN AS LOCAL SURFACE COORDINATES, SCALE FACTOR TO GRID IS = 0.99985097884

SITE DATA TABLE	
PHYSICAL ADDRESS	TBD
GROSS SITE AREA	1.5851 ACRES
GROSS SITE AREA	68,176 SF
NET SITE AREA	1.5661 ACRES
ZONING	BP
CURRENT USE	VACANT
PROPOSED USED	LIGHT INDUSTRIAL DEVELOPMENT
LOT COVERAGE DATA	
BUILDING COVERAGE	0.326 AC
IMPERVIOUS AREA	0.868 AC
PERVIOUS AREA	0.369 AC
PARKING SUMMARY	
REQUIRED LT INDUST. DEV (17,962 SF) 1:1000	19 SPACES
PROVIDED PARKING	41 SPACES
HANDICAP PARKING	2 SPACES
BUILDING DATA	
NUMBER OF FLOORS	2
BUILDING HEIGHT (1ST LEVEL TO LOADING DOCK)	4'-0"
BUILDING HEIGHT (1ST LEVEL TO 2ND LEVEL)	14'-0"
BUILDING HEIGHT (2ND LEVEL TO ROOF EAVE)	11'-0"
BUILDING HEIGHT (ROOF EAVE TO RIDGELINE)	6'-5"
BUILDING HEIGHT TOTAL	33'-5"
TOTAL SQUARE FOOTAGE	17,962 SF
FLOOR AREA RATIO	1.0:26
	1ST FLOOR 14,025 SF 2ND FLOOR 3,937 SF

	1ST LEVEL	2ND LEVEL
LOADING DOCK	761 SF	
WAREHOUSE	8,674 SF	
PHOTO STUDIO	500 SF	
STORAGE	237 SF	274 SF
RESTROOMS	120 SF	254 SF
LOBBY	415 SF	
WORK ROOM	1,875 SF	
UNFINISHED ROOM	1,020 SF	
STAIRS	291 SF	
RISER ROOM	66 SF	
ELECT. ROOM	66 SF	
EXEC. OFFICE		550 SF
OFFICE		451 SF
CONF. ROOM		299 SF
OPEN WORK AREA		1,360 SF
CORRIDOR		739 SF
TOTAL	14,025 SF	3,937 SF

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 336-5585
Contact: JOHN KUELBS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
817-436-8712
2900 Highway 120
Roanoke, Texas 76262
940-240-1012
TBP#: 19762 TBPIS: 10164440
www.mcadamsco.com



MCADAMS

HENRIETTA CREEK BUSINESS
PARK
Lot 7, Block 1 (1.5661 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

SITE PLAN
ZOOMED OUT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBP#: 19762
JUSTIN L. LANSLOWNE,
P.E. #121990
DATE: 11/30/2022

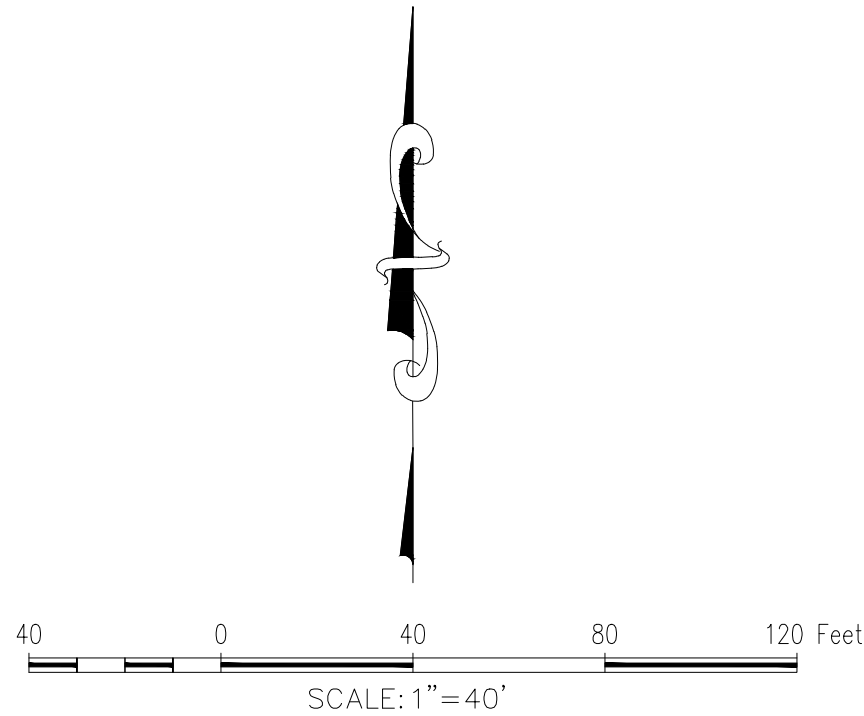
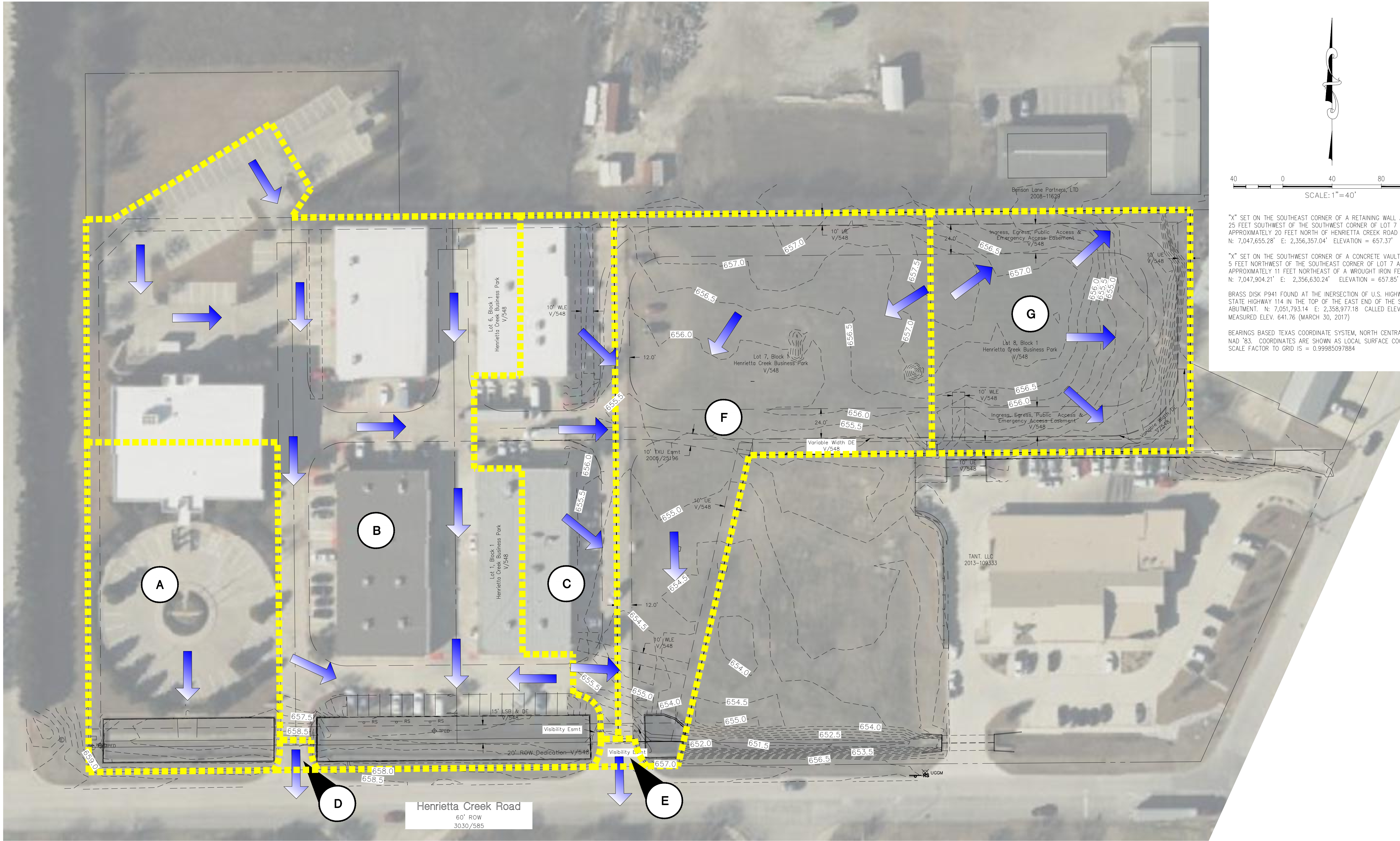
Drawn By: SDP
Date: 11/17/2022
Scale: 1" = 30'
Revisions:

SPEC22254

C2.02

HENRIETTA CREEK BUSINESS PARK

File: W:\Projects\1905\190502\19050222254 - Henrietta Creek Business Park\19050222254 - DDM\19050222254 - DDM.dwg
Plotted: 11/08/2022 11:00 AM by J. K. Kuehls
Scale: 1"=40'



"X" SET ON THE SOUTHEAST CORNER OF A RETAINING WALL APPROXIMATELY 25 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF LOT 7 AND APPROXIMATELY 20 FEET NORTH OF HENRIETTA CREEK ROAD
N: 7,047,655.28' E: 2,356,357.04' ELEVATION = 657.37'

"X" SET ON THE SOUTHWEST CORNER OF A CONCRETE VAULT APPROXIMATELY 5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF LOT 7 AND APPROXIMATELY 11 FEET NORTHEAST OF A WROUGHT IRON FENCE CORNER.
N: 7,047,904.21' E: 2,356,630.24' ELEVATION = 657.85'

BRASS DISK P941 FOUND AT THE INTERSECTION OF U.S. HIGHWAY 377 AND STATE HIGHWAY 114 IN THE TOP OF THE EAST END OF THE SOUTH CONCRETE ABUTMENT. N: 7,051,793.14 E: 2,358,977.18 CALLED ELEV. 642.27
MEASURED ELEV. 641.76 (MARCH 30, 2017)

BEARINGS BASED TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD '83. COORDINATES ARE SHOWN AS LOCAL SURFACE COORDINATES, SCALE FACTOR TO GRID IS = 0.99985097884

Q = C*I ² *A (CFS)																	
EXISTING																	
Area	Acreage	Tc*	C	I ₂	I ₅	I ₁₀	I ₂₅	I ₅₀	I ₁₀₀	Q ₂	Q ₅	Q ₁₀	Q ₂₅	Q ₅₀	Q ₁₀₀	Comments	
A	0.95	15	0.90	3.90	4.85	5.50	6.41	7.14	7.91	3.3	4.2	4.7	5.5	6.1	6.8	FLOWS INTO EXISTING DETENTION POND	
B	2.86	15	0.90	3.90	4.85	5.50	6.41	7.14	7.91	10.1	12.5	14.2	16.5	18.4	20.4	FLOWS INTO EXISTING DETENTION POND	
C	0.74	15	0.90	3.90	4.85	5.50	6.41	7.14	7.91	2.6	3.2	3.6	4.2	4.7	5.2	FLOWS ACROSS SOUTHERN PORTION OF AREA F AND INTO EXISTING DETENTION POND	
D	0.02	15	0.90	3.90	4.85	5.50	6.41	7.14	7.91	0.1	0.1	0.1	0.1	0.1	0.1	FLOWS ONTO HENRIETTA CREEK ROAD	
E	0.02	15	0.90	3.90	4.85	5.50	6.41	7.14	7.91	0.1	0.1	0.1	0.1	0.1	0.1	FLOWS ONTO HENRIETTA CREEK ROAD	
F	1.60	15	0.30	3.90	4.85	5.50	6.41	7.14	7.91	1.9	2.3	2.6	3.1	3.4	3.8	FLOWS INTO EXISTING DETENTION POND	
G	0.95	15	0.30	3.90	4.85	5.50	6.41	7.14	7.91	1.1	1.4	1.6	1.8	2.0	2.3	FLOWS INTO EXISTING CONCRETE FLUME TO BENSON LANE	
Total	7.13									19.2	23.8	26.9	31.3	34.8	38.7		

*MINIMUM TIME OF CONCENTRATION FOR PREDEVELOPED CONDITIONS IS 15 MINUTES.

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 336-5585
Contact: JOHN KUELBS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
817.436.8712
www.mcadamsco.com



HENRIETTA CREEK BUSINESS
PARK
Lot 7, Block 1 (15661 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

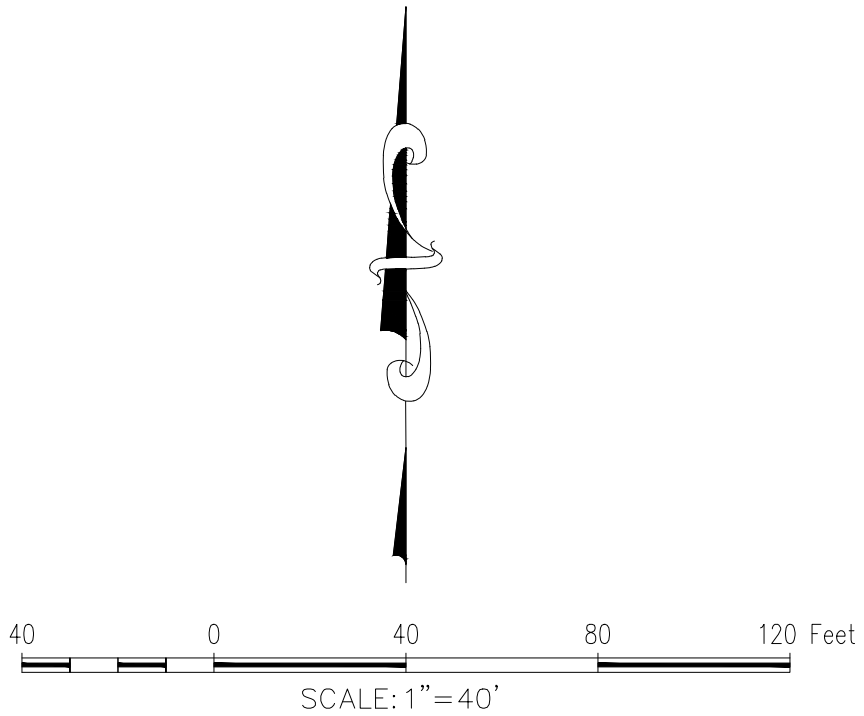
PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TPEP: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE: 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale: 1"=40'
Revisions:

SPEC22254

C3.01

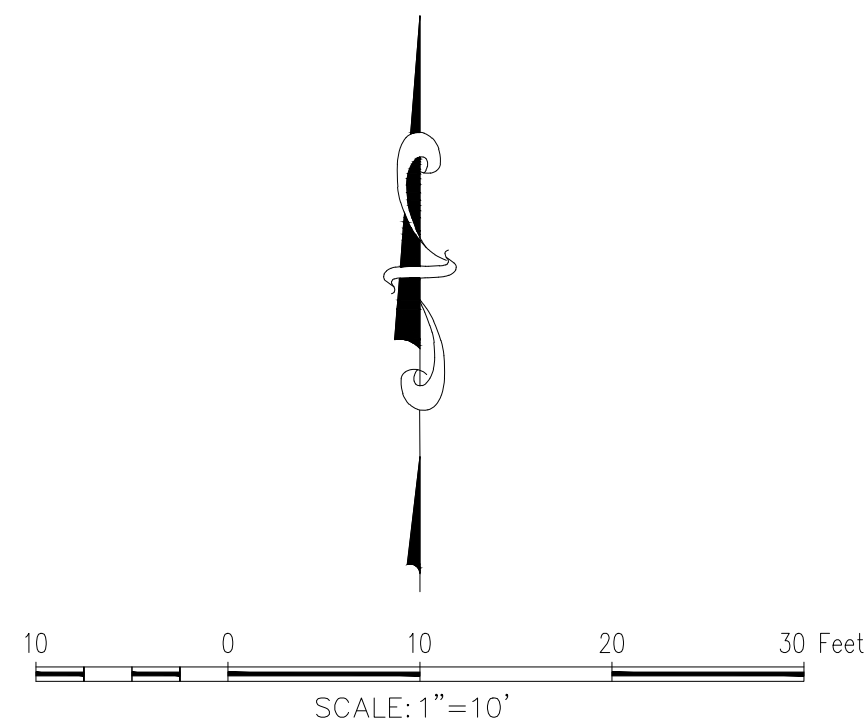
HENRIETTA CREEK BUSINESS PARK



BEARINGS BASED TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
NAD '83. COORDINATES ARE SHOWN AS LOCAL SURFACE COORDINATES,
SCALE FACTOR TO GRID IS = 0.99985097884

*MINIMUM TIME OF CONCENTRATION FOR PREDEVELOPED CONDITIONS IS 15 MINUTES.

C3.02

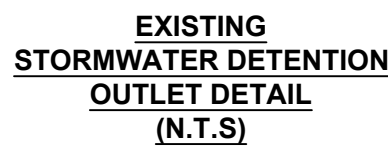


BEARINGS BASED TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202),
NAD '83. COORDINATES ARE SHOWN AS LOCAL SURFACE COORDINATES,
SCALE FACTOR TO GRID IS = 0.99985097884

1. THE AS-BUILT STORMWATER DETENTION VOLUME IS 38,600 CF, WHICH IS 4,910 CF MORE THAN THE REQUIRED VOLUME OF 33,690 CF.

POND VOLUME CALCULATIONS										
STORM EVENT	Undeveloped		Developed			Pass Through	Allowable Flow	STORAGE VOLUME		
	I IN/HR	Q _{UD} CFS	I IN/HR	Q _{Dev} CFS	Q _{BYPASS} CFS	Q _{PT} CFS	Q _{Allow} CFS	REQUIRED AC-FT	REQUIRED CF	REQUIRED CY
2	3.90	5.4	4.71	19.5	0.1	0.0	5.3	0.318	13,860	513
5	4.85	6.7	5.75	23.8	0.2	0.0	6.5	0.430	18,760	694
10	5.50	7.6	6.50	26.8	0.2	0.0	7.4	0.494	21,540	798
25	6.41	8.9	7.55	31.2	0.2	0.0	8.7	0.591	26,740	953
50	7.14	9.9	8.36	34.5	0.2	0.0	9.7	0.681	29,670	1099
100	7.91	11.0	9.24	38.2	0.3	0.0	10.7	0.773	33,690	1248

1. $Q = C \cdot I \cdot A$
2. $Q_{\text{Allow}} = Q_{\text{UD}} - Q_{\text{BP}} + Q_{\text{PT}}$



(C3.03)

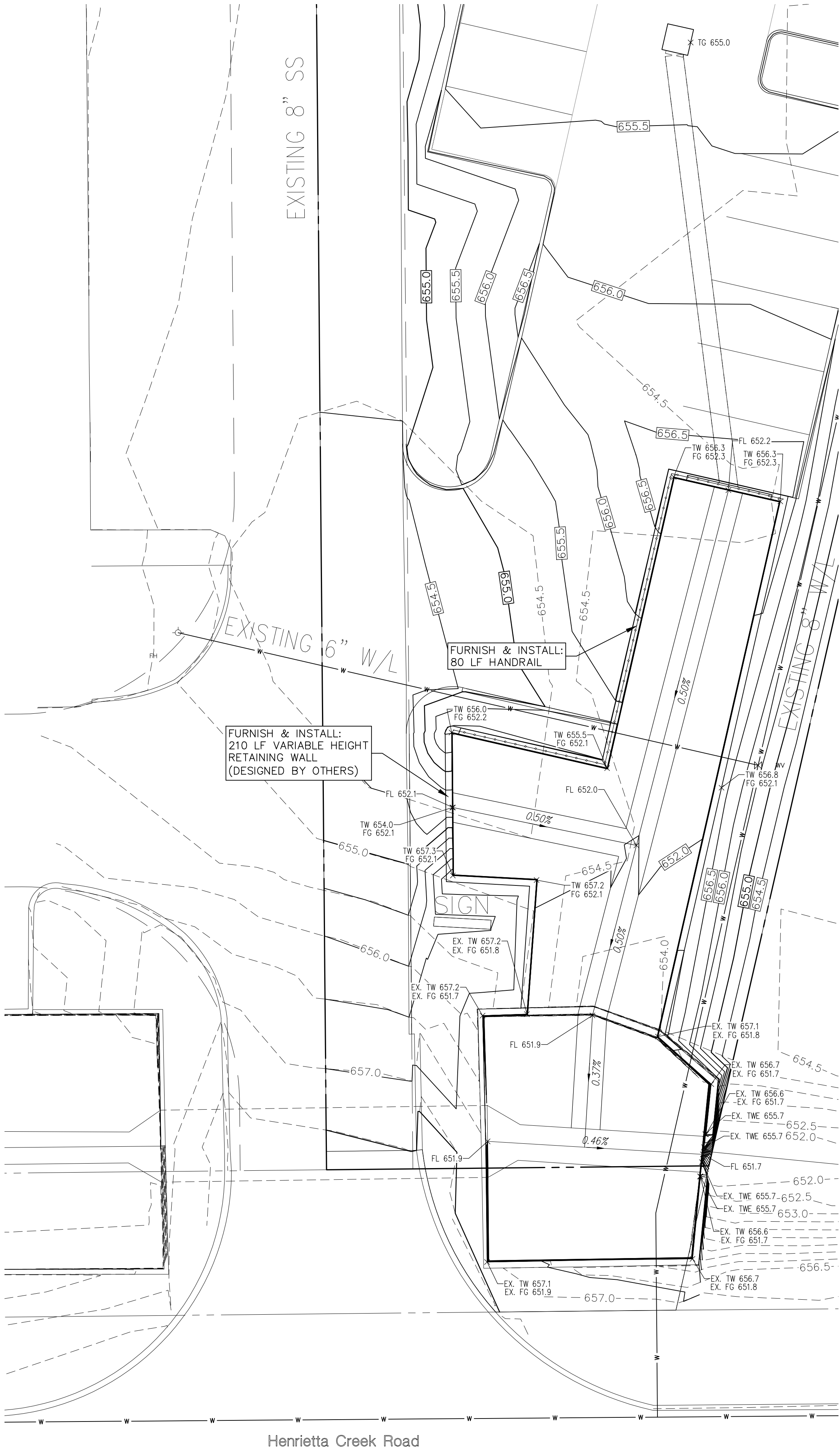
Drawn By: SDP
Date: 11/08/2021
Scale: 1"=10'
Revisions:

SPEC22254

(C3.03)

Page 64 of 78

File: W:\Projects\1985\SP22\SP222224 - Henrietta Creek Business
Park (Site + Production Engineering) (Sheet) (Spec22224) - POND
Revised: 11/08/2022 12:30 PM by J. Kuehls



Henrietta Creek Business Park

Proposed Detention Computations

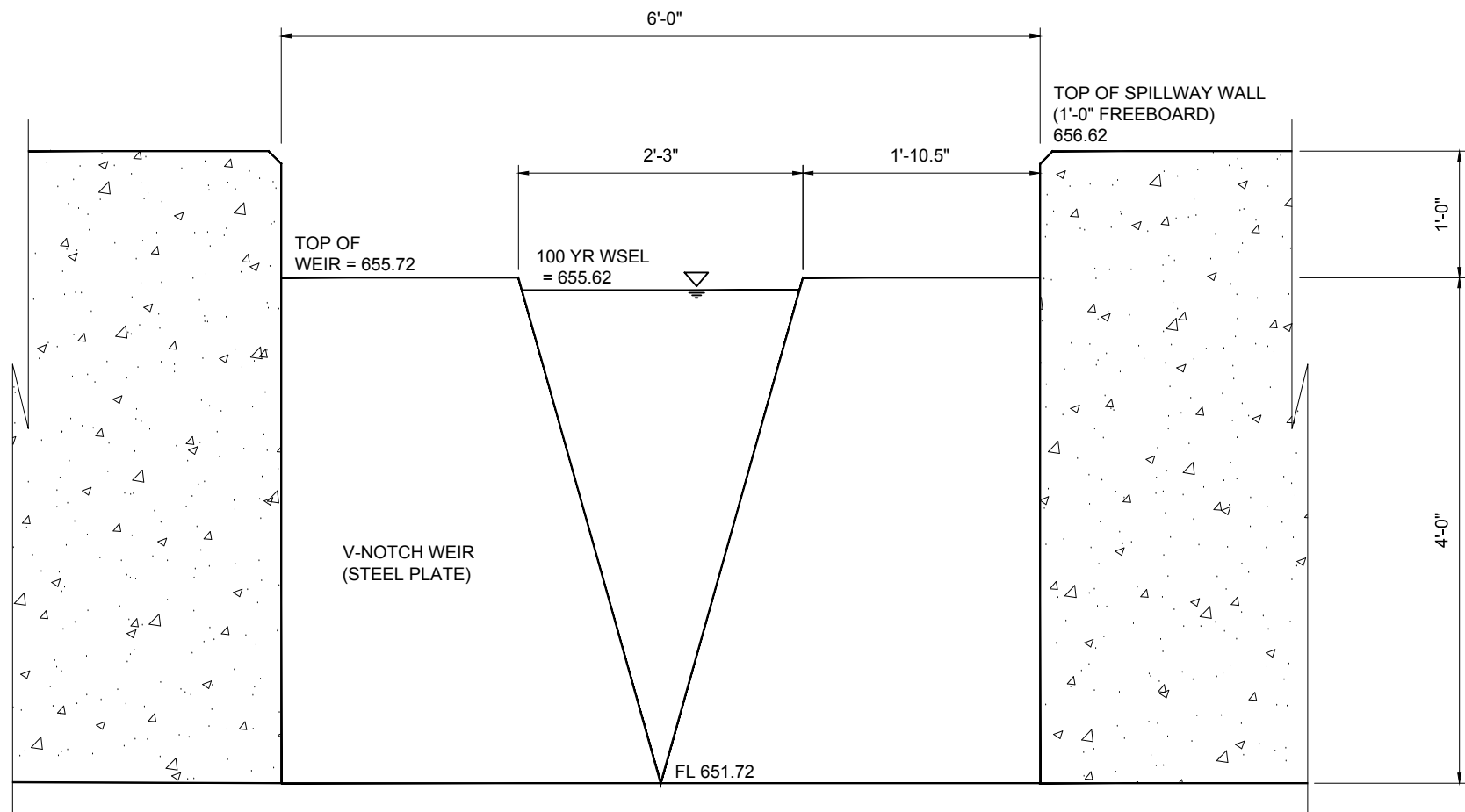
DRAINAGE AREA SUMMARIES				
F		F		
Undeveloped (UD)	Developed (Dev)	Bypass (BP)	Pass Through (PT)	
Area A(ac) =	1.602	1.602	0.000	0.000
Runoff Coefficient C =	0.300	0.900	0.900	0.000
Time of Concentration Tc(min) =	10.0	10.0	10.0	10.0

POND VOLUME CALCULATIONS										
STORM EVENT	Undeveloped		Developed			Pass Through	Allowable Flow	STORAGE VOLUME		
	I	Q _{UD}	I	Q _{Dev}	Q _{BYPASS}	Q _{PT}	Q _{Allow}	REQUIRED	REQUIRED	REQUIRED
	IN/HR	CFS	IN/HR	CFS	CFS	CFS	CFS	AC-FT	CF	CY
2	3.90	2.3	4.71	6.8	0.0	0.0	2.3	0.097	4,230	157
5	4.85	2.8	5.75	8.3	0.0	0.0	2.8	0.129	5,640	209
10	5.50	3.1	6.50	9.4	0.0	0.0	3.1	0.154	6,720	249
25	6.41	3.6	7.55	10.9	0.0	0.0	3.6	0.182	7,920	293
50	7.14	4.0	8.36	12.1	0.0	0.0	4.0	0.207	9,000	333
100	7.91	4.4	9.24	13.3	0.0	0.0	4.4	0.238	10,380	384

100 YR Stormwater Detention Computations for Proposed Development										
Area		A=	Undeveloped (UD)		Developed (Dev)		Bypass (BP)		Pass Through (PT)	
Runoff Coefficient		C=	1.602 AC		1.602 AC		0.000 AC		0.000 AC	
Time of Concentration		T _c =	0.30		0.90		0.90		0.00	
Rainfall Intensity		I ₁₀₀ =	10.0 MIN		10.0 MIN		10.0 MIN		10.0 MIN	
Peak Rate of Runoff		Q ₁₀₀ =	9.24 IN/HR		9.24 IN/HR		9.24 IN/HR		0.0 IN/HR	
Allowable Outflow		Q ₁₀₀ =	4.4 CFS		13.3 CFS		0.0 CFS		0.0 CFS	
T _c	I ₁₀₀	Q ₁₀₀	Inflow	Outflow	Storage		Required	DETENTION VOLUME EQUATIONS: 1. Q = C*I*A 2. Q_{Allow} = Q_{UD} - Q_{BP} + Q_{PT}		
MIN	IN/HR	CFS	CF	CF	CF	AC-FT	AC-FT			
5	11.23	16.2	4,860	1,980	2,880	0.066	0.238			
10	9.24	13.3	7,980	2,640	5,340	0.123				
15	7.91	11.4	10,260	3,300	6,960	0.160				
20	6.96	10.0	12,000	3,960	8,040	0.185				
30	5.66	8.2	14,760	5,280	9,480	0.218				
40	4.82	7.0	16,800	6,600	10,200	0.234				
50	4.22	6.1	18,300	7,920	10,380	0.238				
60	3.77	5.4	19,440	9,240	10,200	0.234				
70	3.41	4.9	20,580	10,560	10,020	0.230				
80	3.13	4.5	21,600	11,880	9,720	0.223				
90	2.89	4.2	22,680	13,200	9,480	0.218				
100	2.70	3.9	23,400	14,520	8,880	0.204				
110	2.53	3.6	23,760	15,840	7,920	0.182				
120	2.38	3.4	24,480	17,160	7,320	0.168				

DETENTION VOLUME EQUATIONS:

- $Q = C \cdot I \cdot A$
- $Q_{Allow} = Q_{UD} - Q_{BP} + Q_{PT}$



EXISTING
STORMWATER DETENTION
OUTLET DETAIL
(N.T.S.)

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 336-5585
Contact: JOHN KUELBS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.8712
200 Country Club
Road, Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TBP#: 10164440
www.mcadamsco.com



HENRIETTA CREEK BUSINESS
PARK
Lot 7, Block 1 (15661 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

PROPOSED DETENTION BASIN & CALCULATIONS

PRELIMINARY PLANS

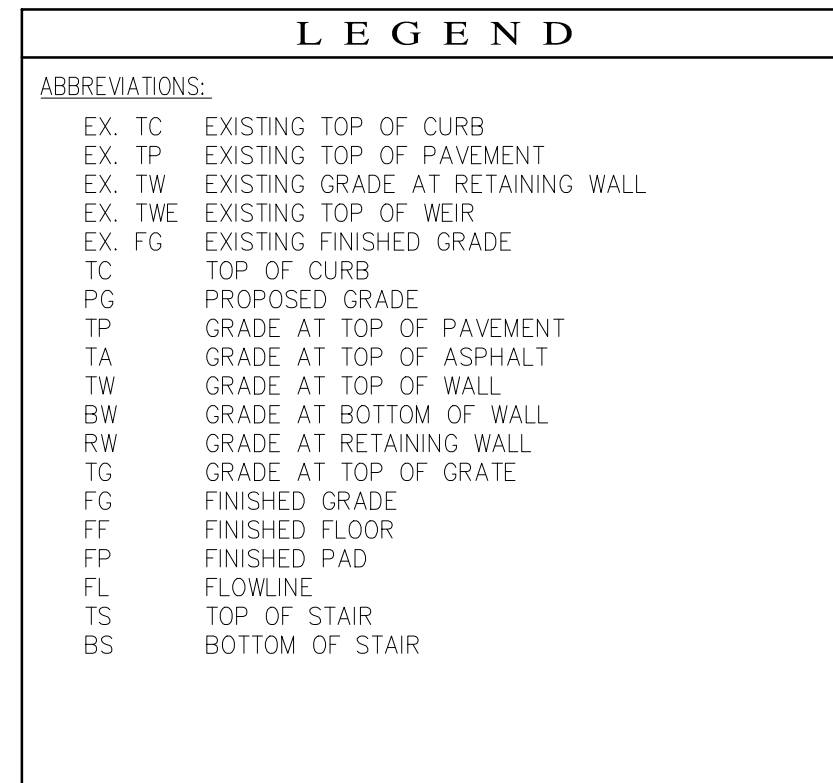
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBP#: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE: 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale: 1"=10'
Revisions:

SPEC222254

C3.04

HENRIETTA CREEK BUSINESS PARK

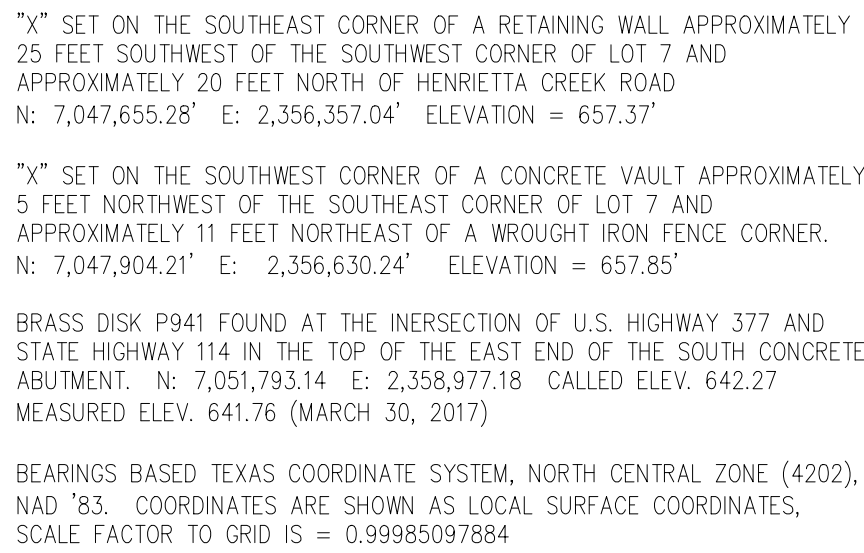


C3.05

HENRIETTA CREEK BUSINESS PARK



(C4.01)



McADAMS

HENRIETTA CREEK BUSINESS PARK

HENRIETTA CREEK BUSINESS

PARK

Lot 7, Block 1 (15651 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

UTILITY PROFILES

PRELIMINARY PLANS

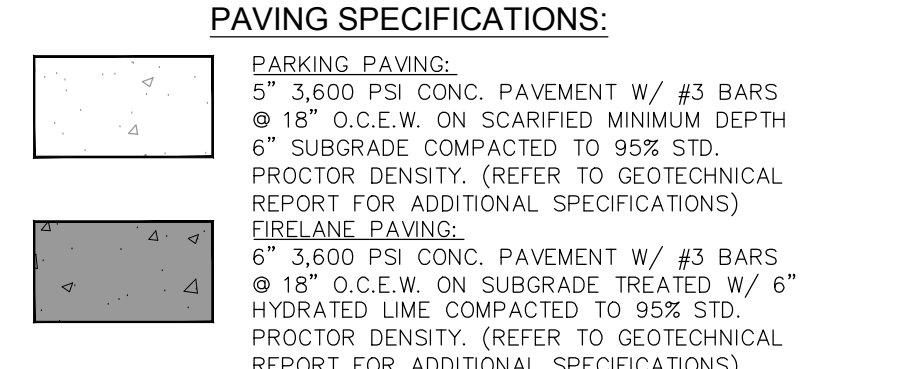
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSLOWNE,
P.E. #121990
DATE 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale: 1"=30'
Revisions:

SPEC22254

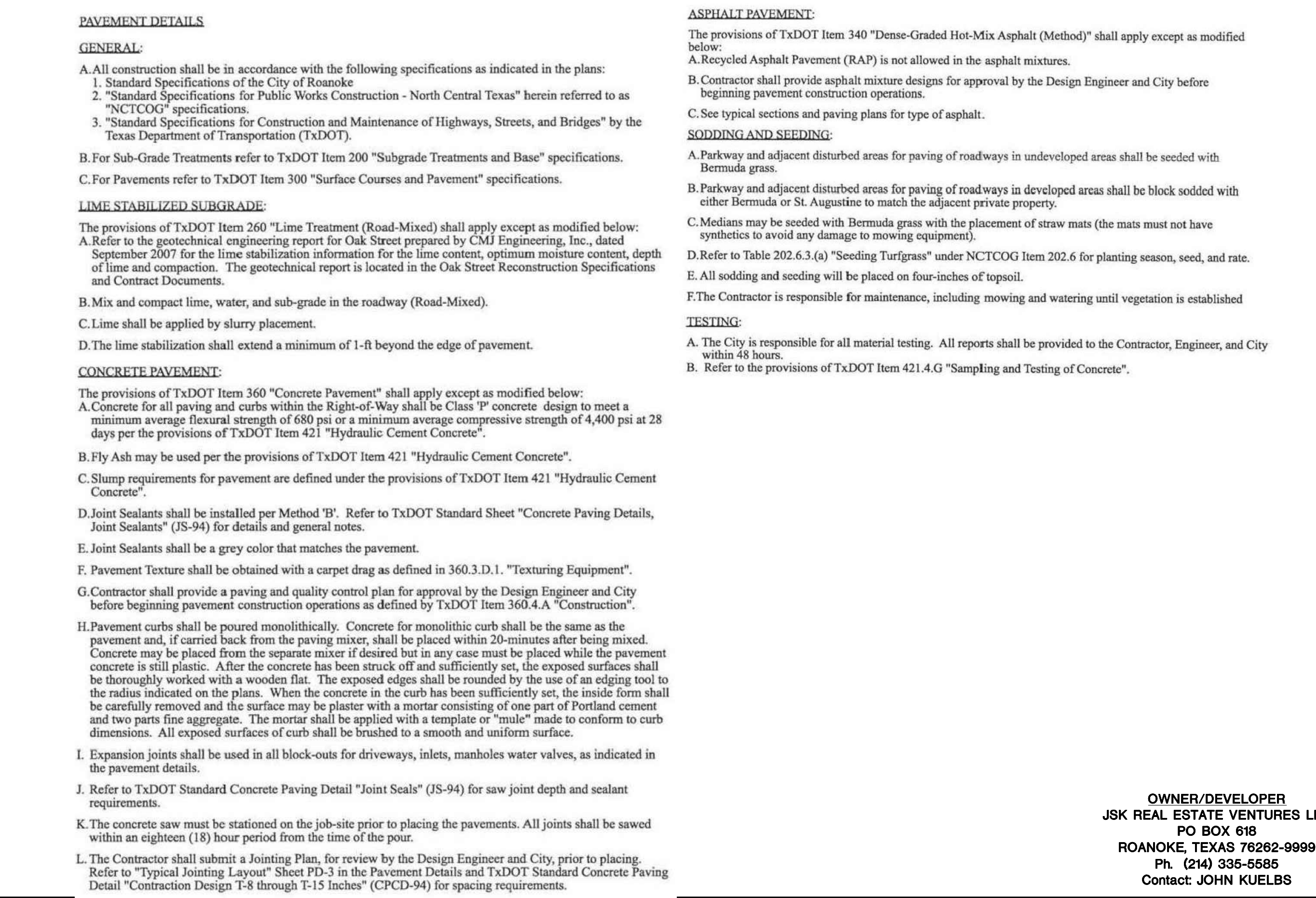
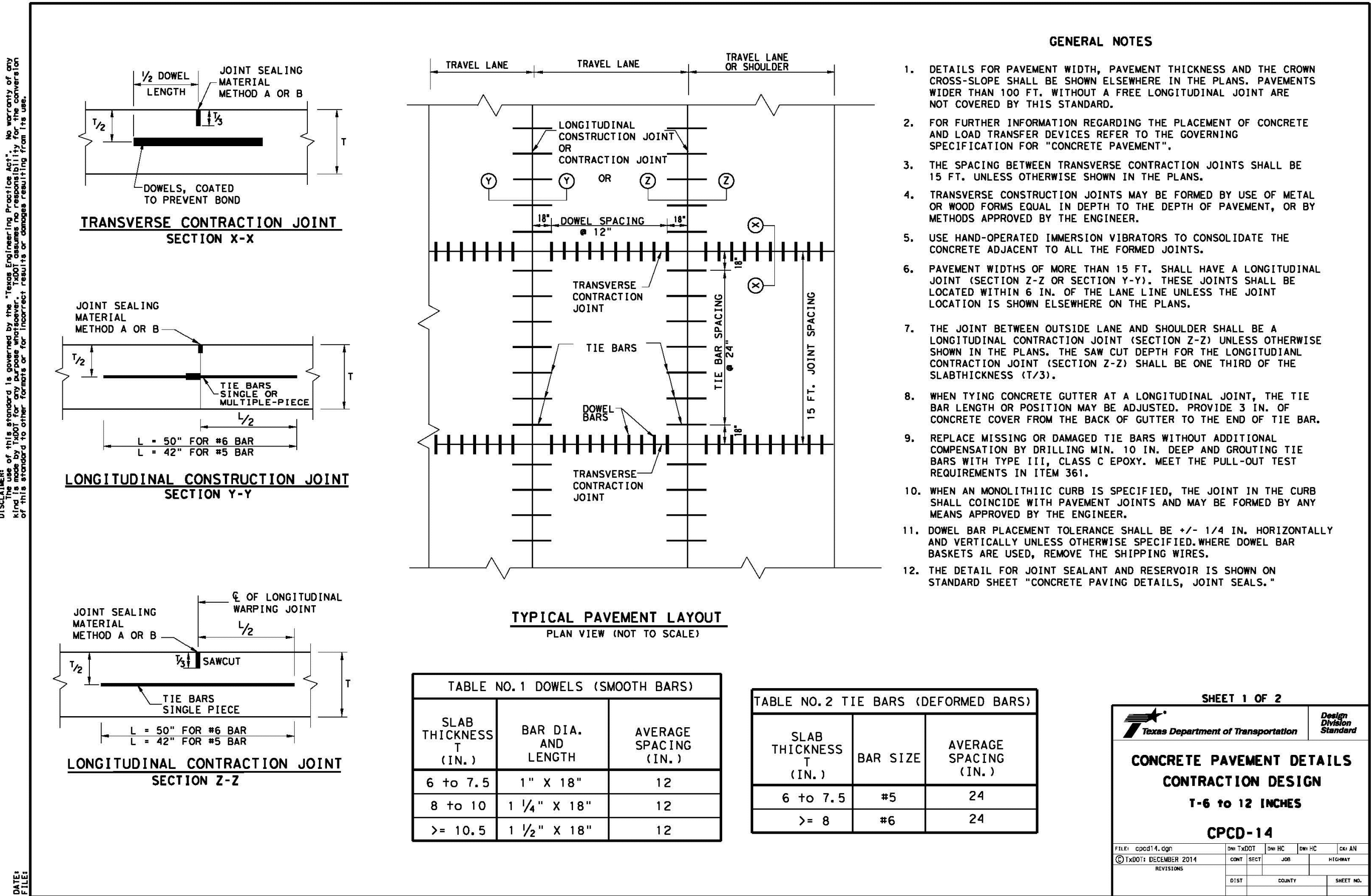
C4.02

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 335-5585
Contact: JOHN KUELBS



C7.01

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 335-5585
Contact: JOHN KUELBS

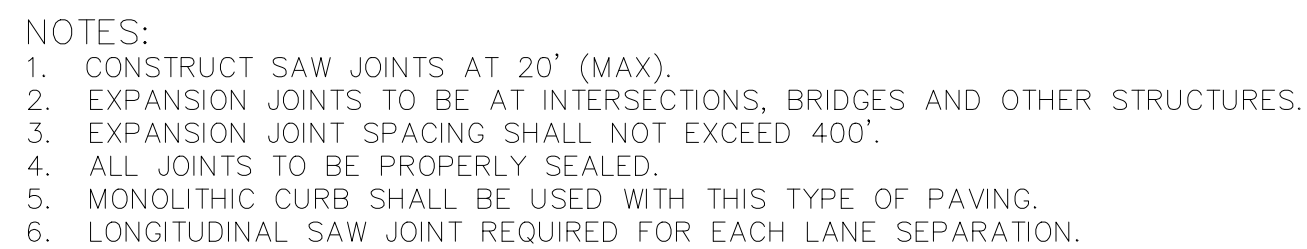


HENRIETTA CREEK BUSINESS PARK
HENRIETTA CREEK BUSINESS PARK



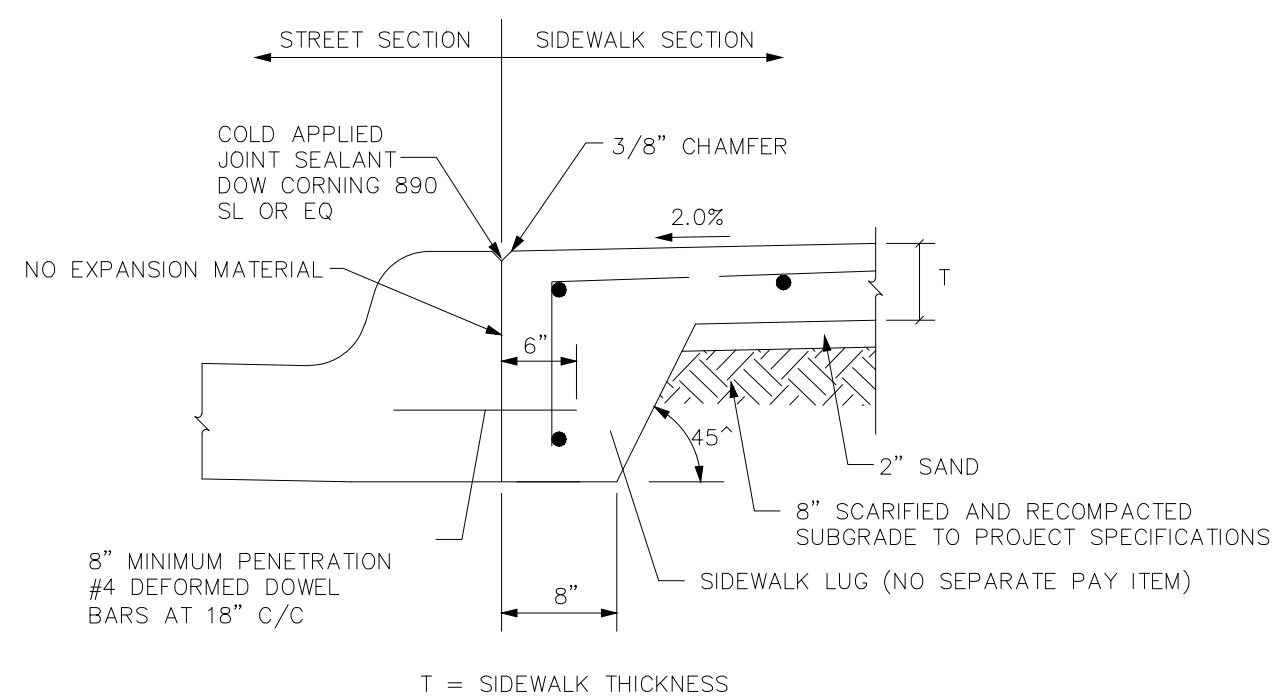
NOTE:

-
- Diagram illustrating the construction of a concrete wall section, showing two pours and lap bars.
- The wall is divided into two sections: **FIRST POUR** and **SECOND POUR**.
 - The top edge of the wall is labeled: **FORMED GROOVE ROUNDED TO 1/4" RADIUS WITH SILICONE JOINT SEALANT**.
 - The vertical height of the wall is labeled: **t**.
 - The horizontal distance from the left edge to the joint is labeled: **t/2**.
 - The horizontal distance from the joint to the right edge is labeled: **t/4**.
 - The joint between the two pours is labeled: **1/4"**.
 - The lap bars are labeled: **LAP BARS 40 DIA. & TIE**.

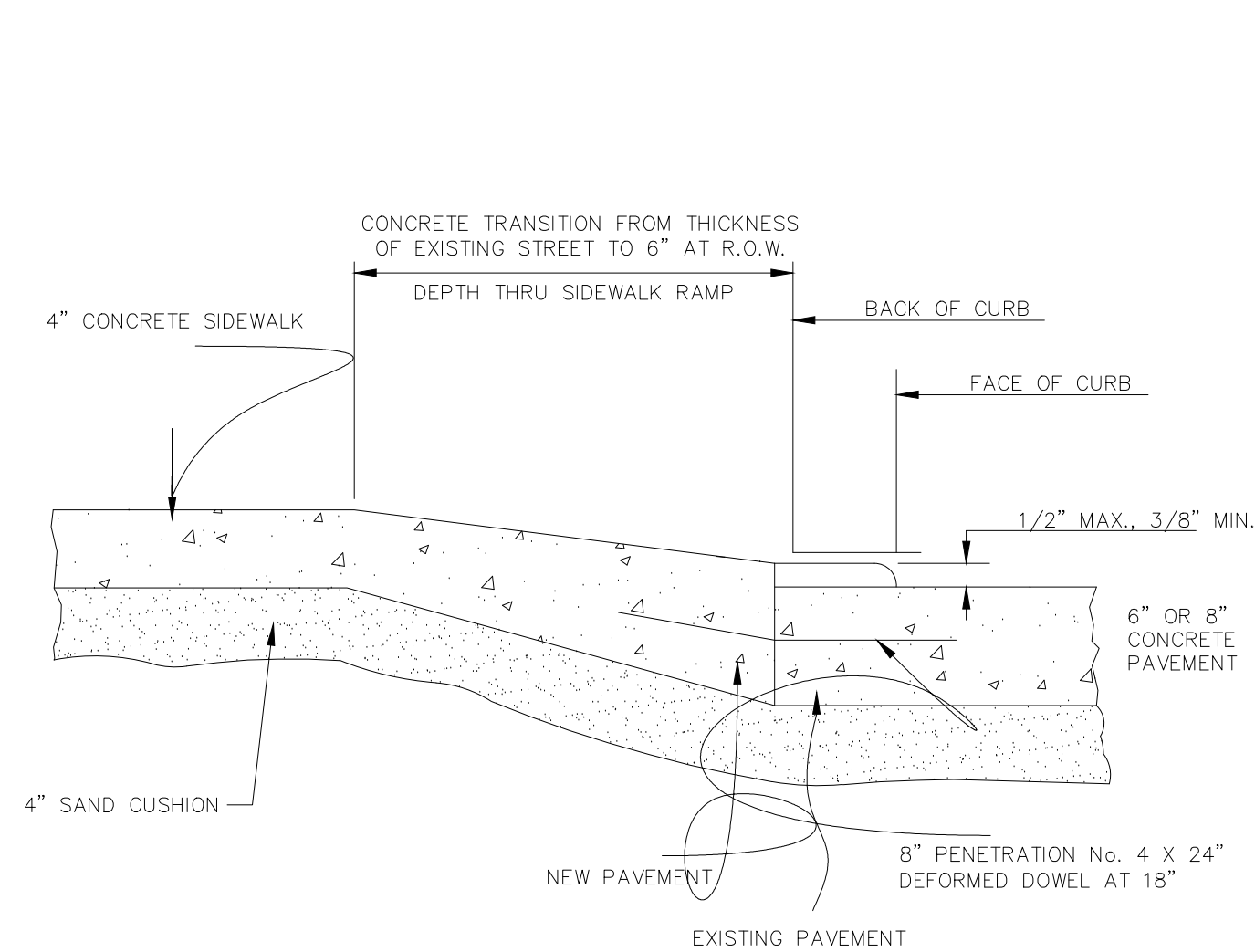


CONSTRUCTION JOINT

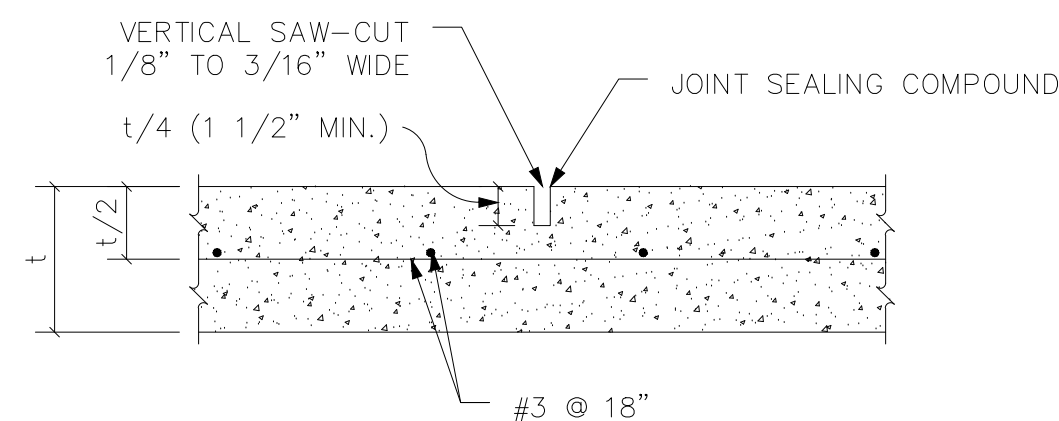
CONCRETE PAVEMENT JOINTS



SIDEWALK LUG DETAIL



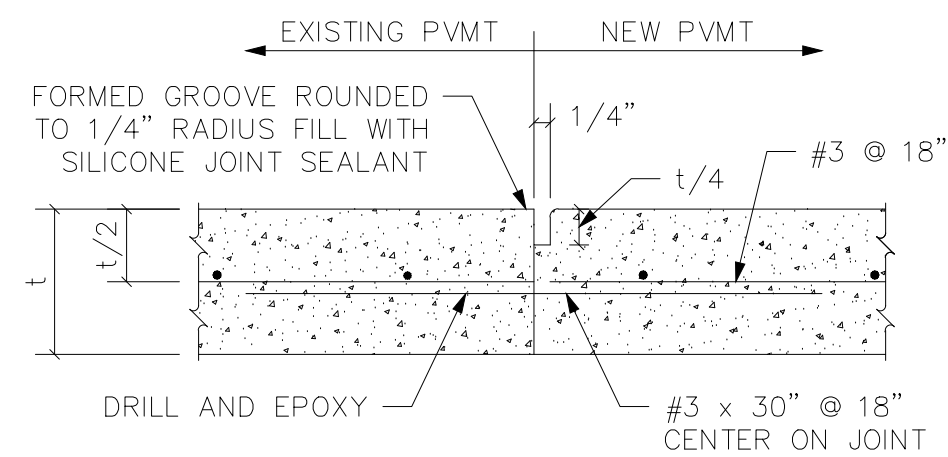
ACCESSIBLE RAMP



SAW JOINT

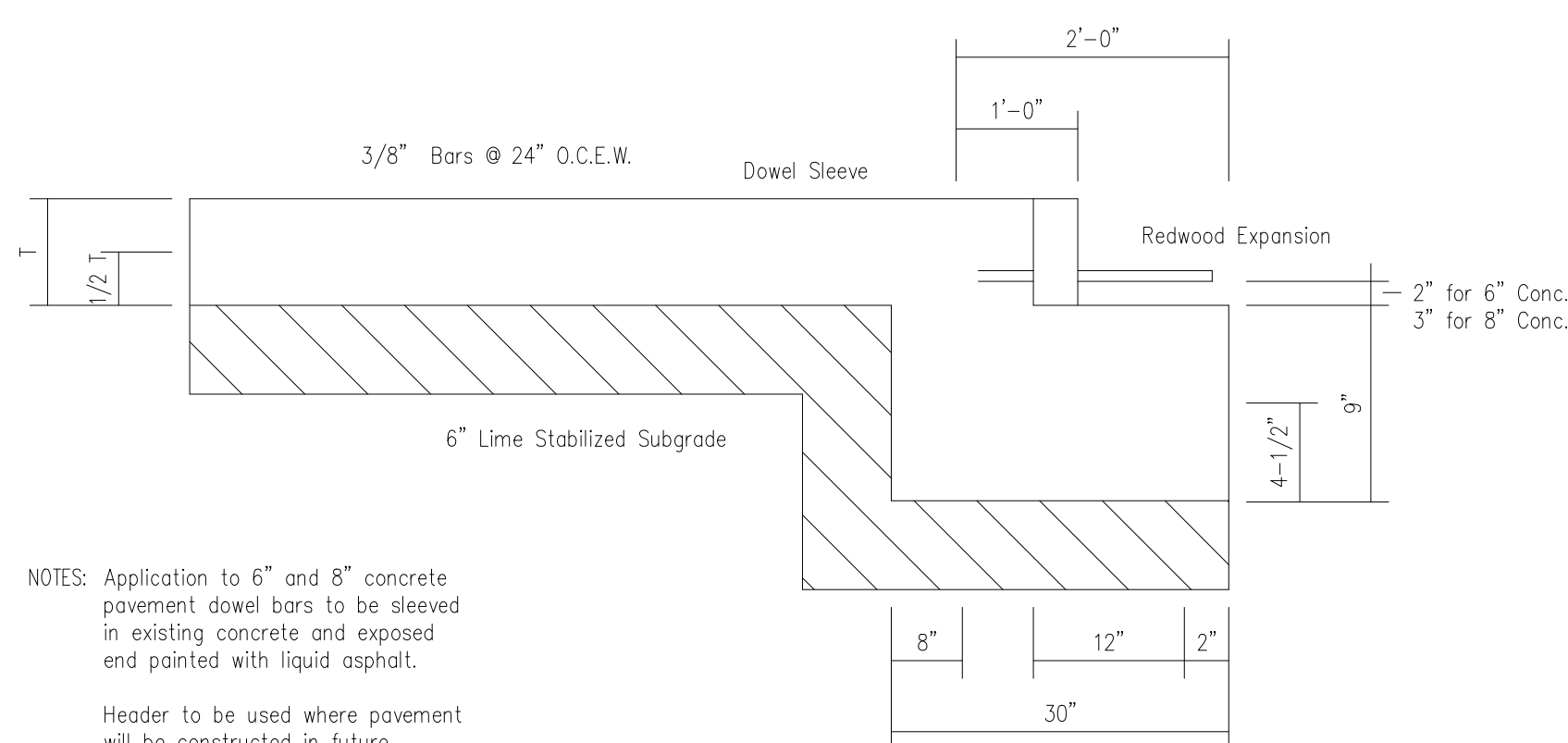
NOTE:

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

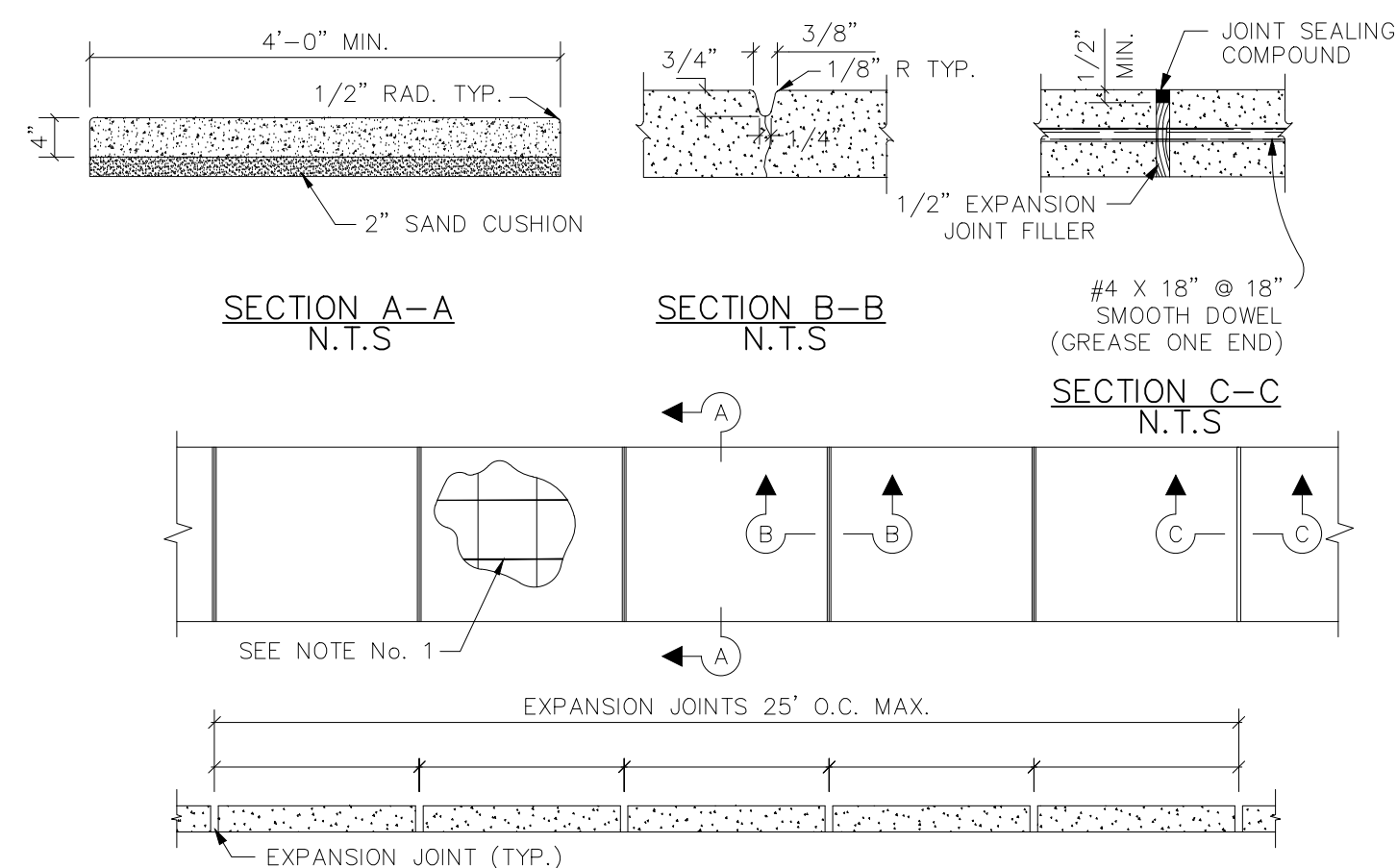


SAWED CONSTRUCTION JOINT

CONCRETE PAVEMENT JOINTS



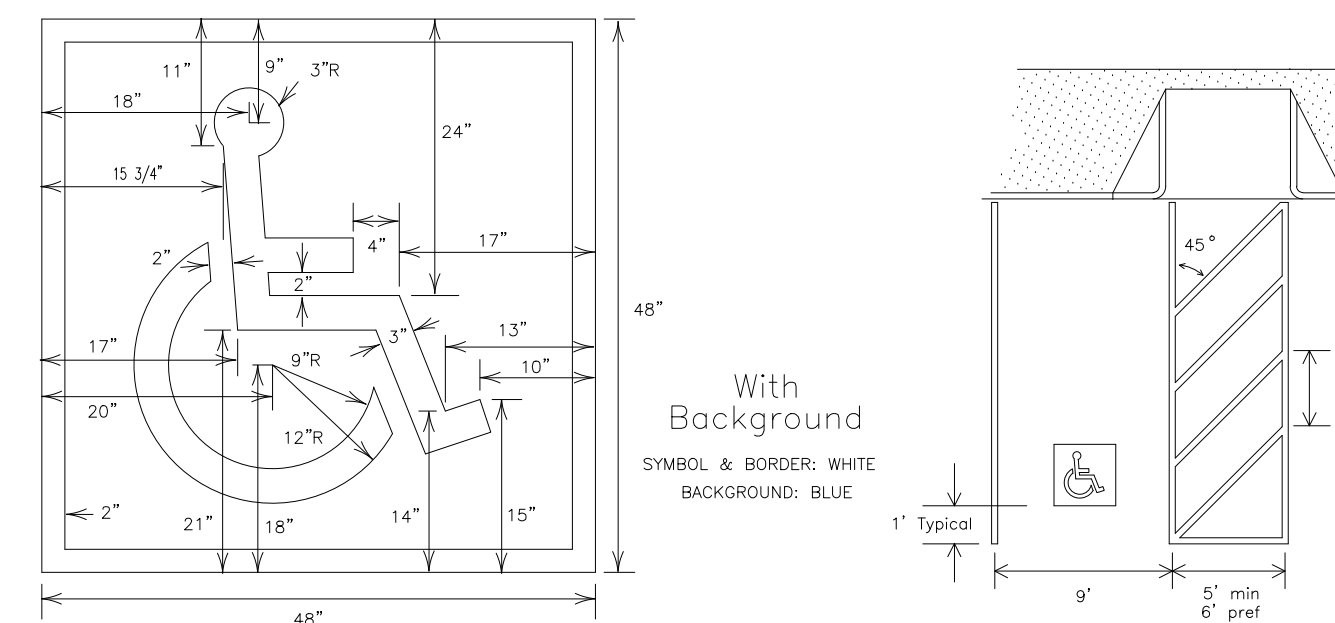
STREET HEADER



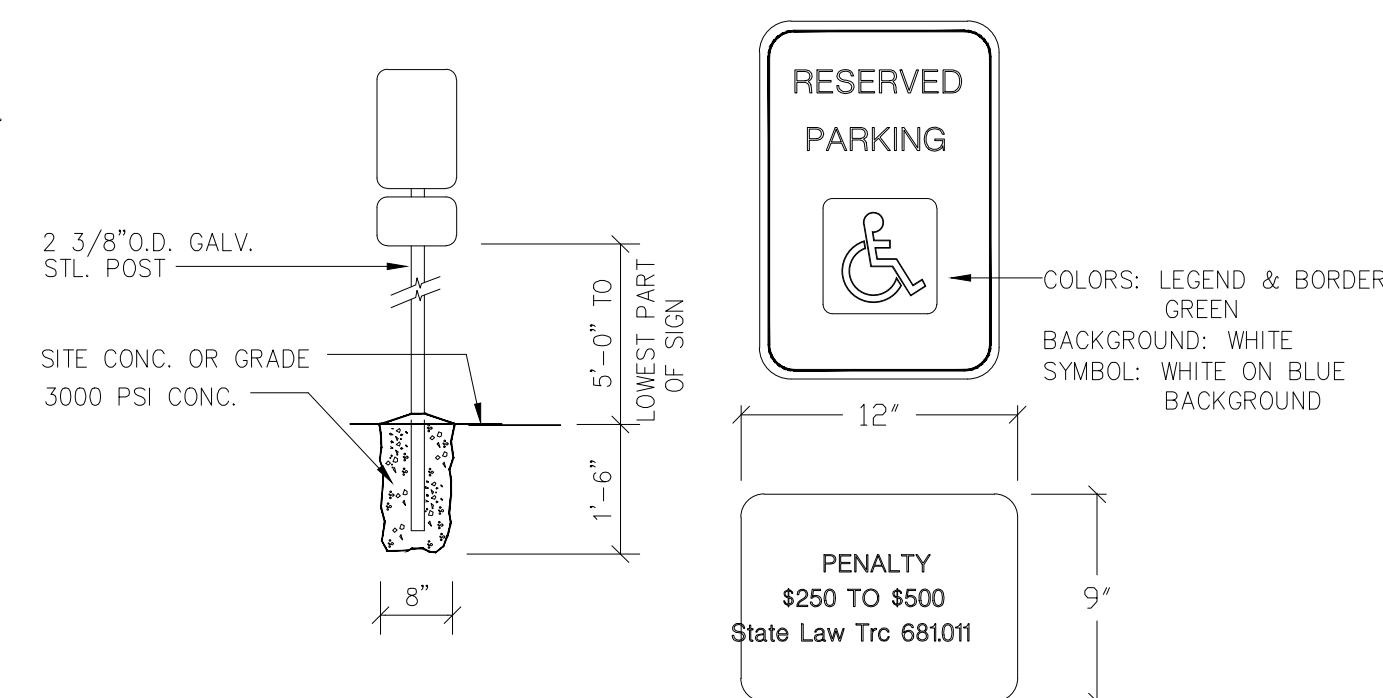
NOTE:

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

CONCRETE SIDEWALK



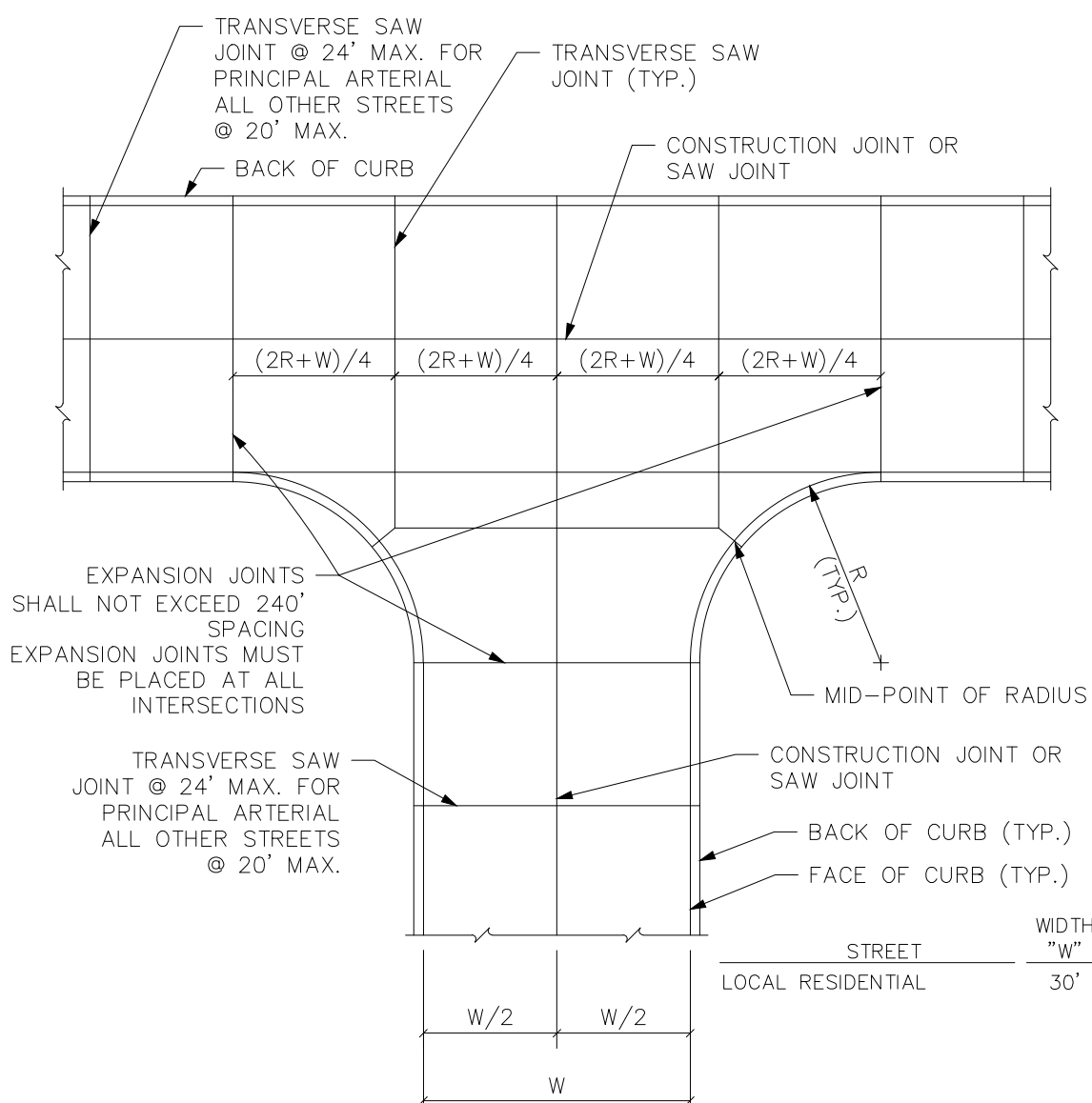
ADA STRIPING



NOTES:

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

HANDICAPPED SIGNAGE



INTERSECTION JOINT SPACING



**HENRIETTA CREEK BUSINESS
PARK**

Lot 7, Block 1 (1.5651 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

STANDARD CONSTRUCTION DETAILS

PRELIMINARY PLANS

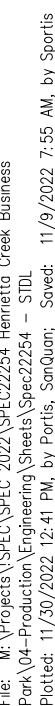
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale: N.T.S
Revisions:

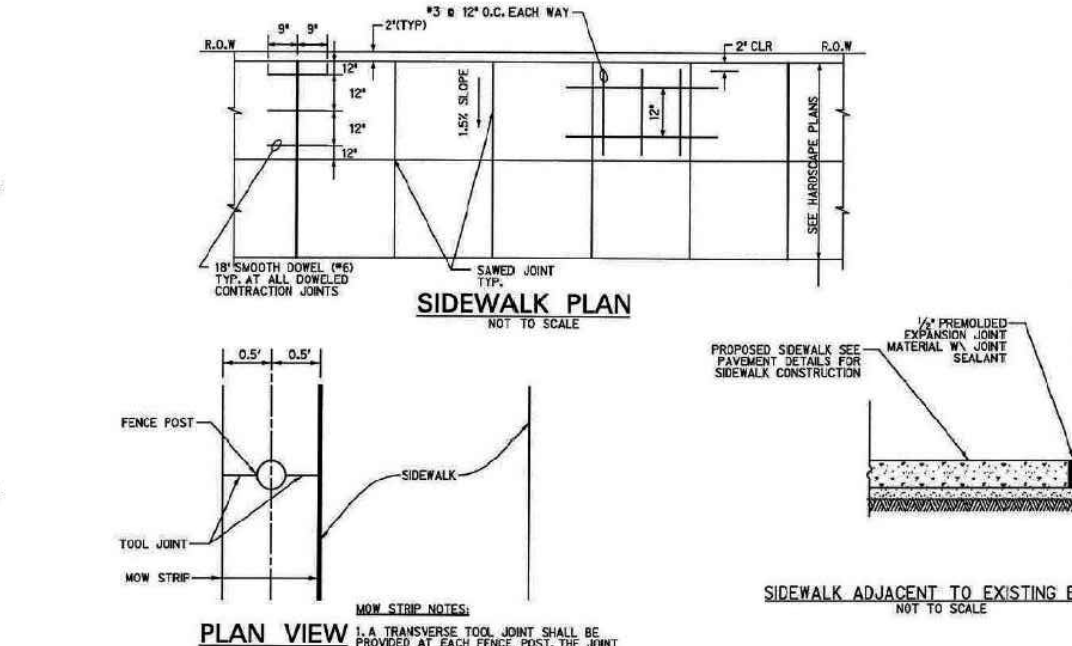
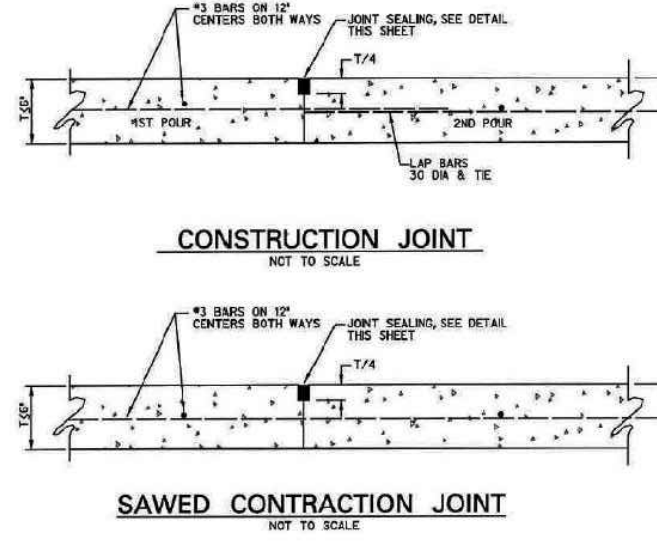
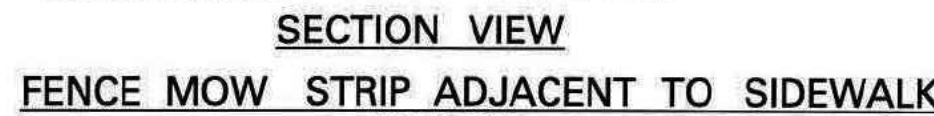
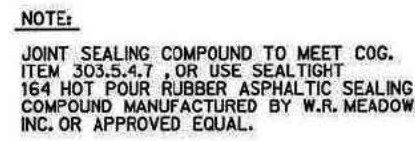
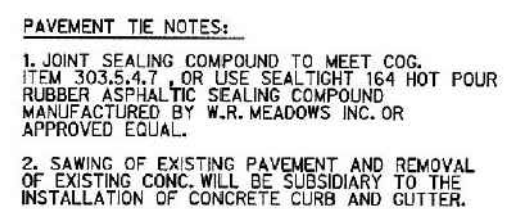
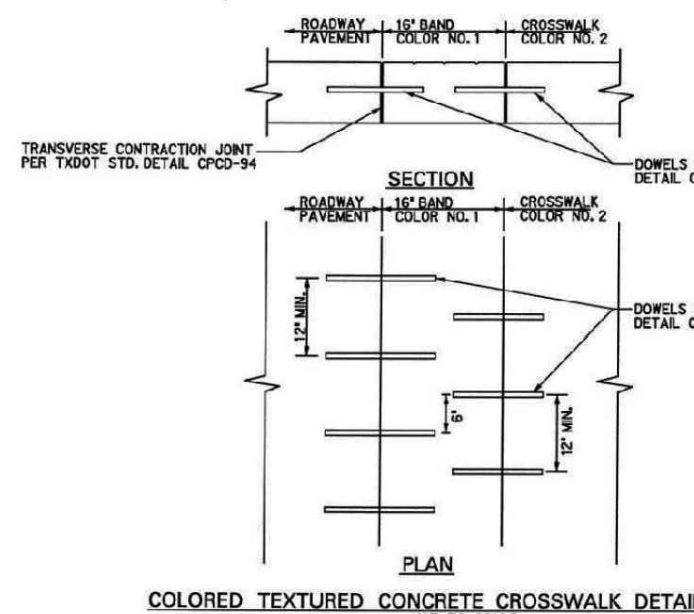
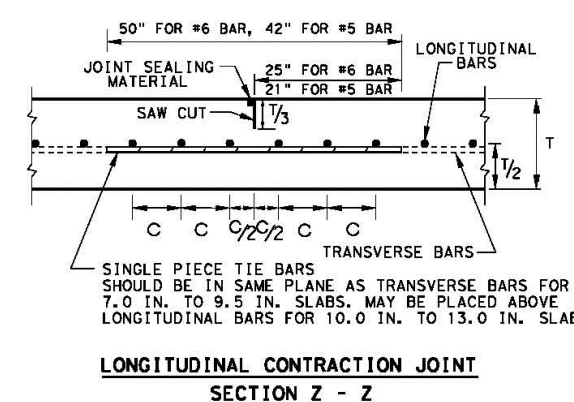
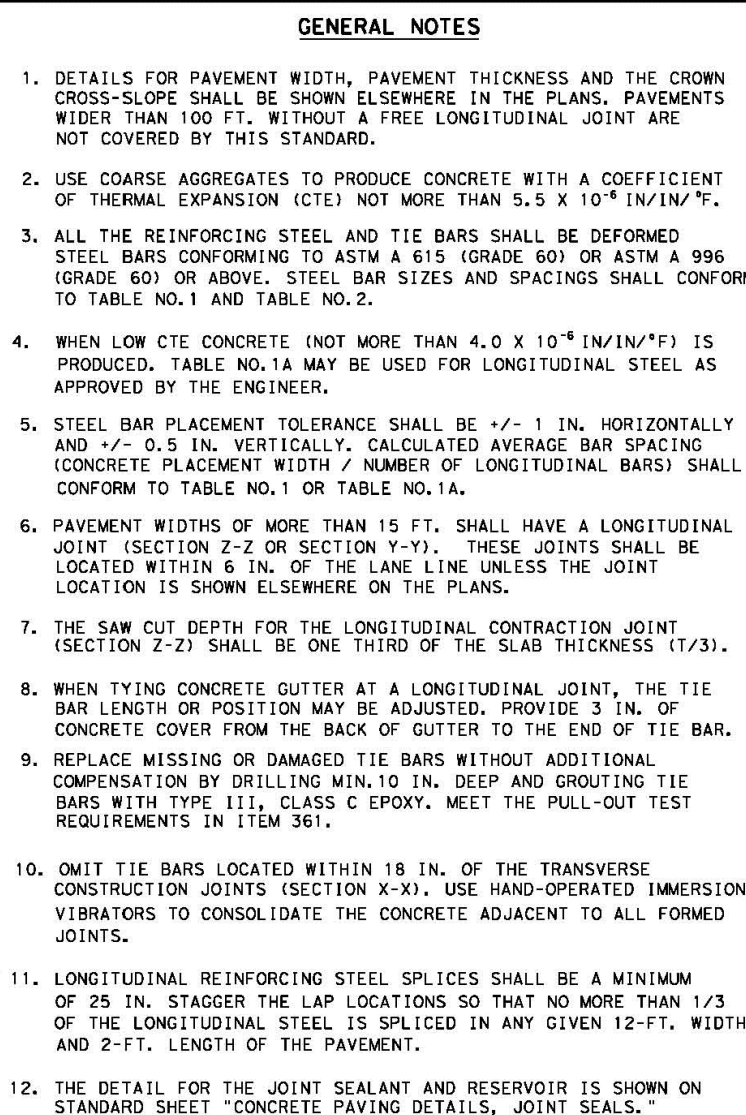
SPEC22254

(C8.02)

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 335-5585
Contact: JOHN KUELBS



DISCLAIMER
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to any other format. This standard is not intended to be used as a substitute for any other standard.

DATE:

SPEC22254

C8.03

HENRIETTA CREEK BUSINESS PARK

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

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

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



MCADAMS

**HENRIETTA CREEK BUSINESS
PARK**
Lot 7, Block 1 (15651 ACRES)
In the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

STANDARD CONSTRUCTION DETAILS

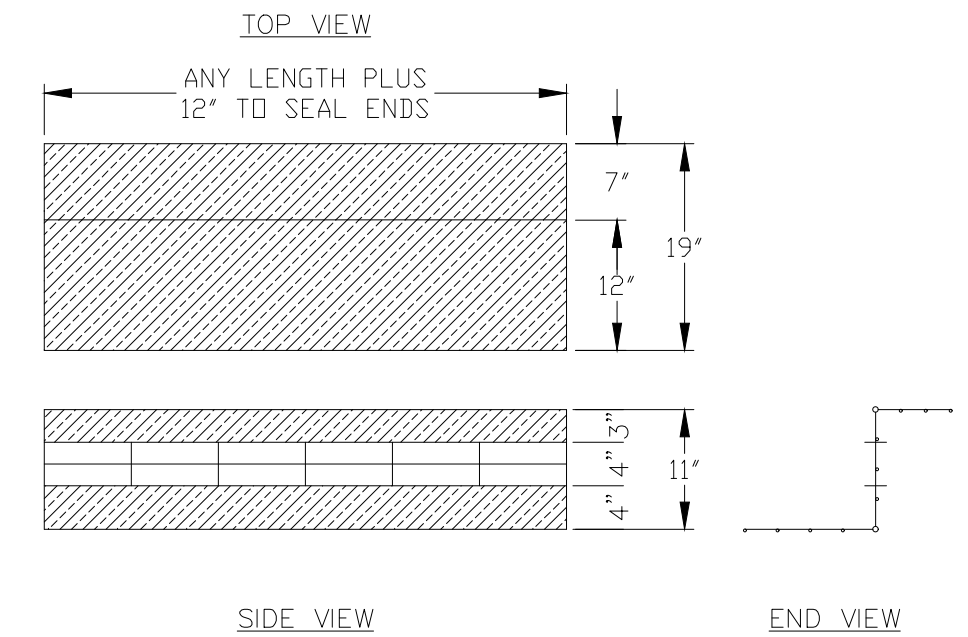
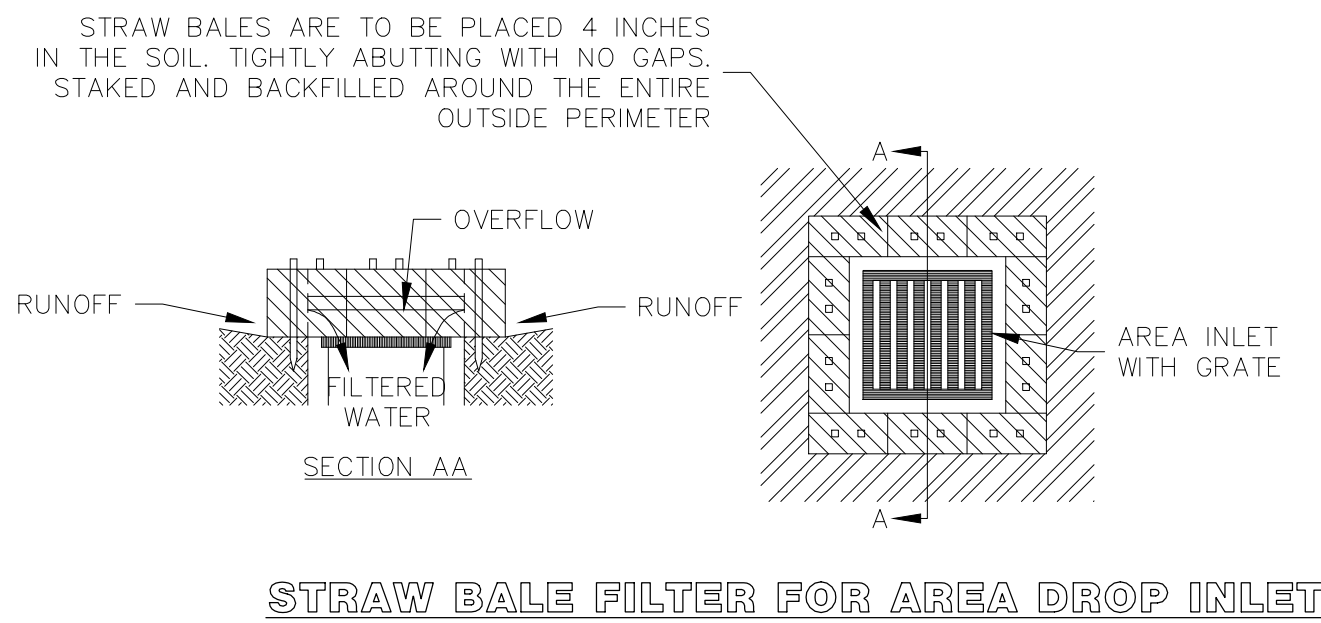
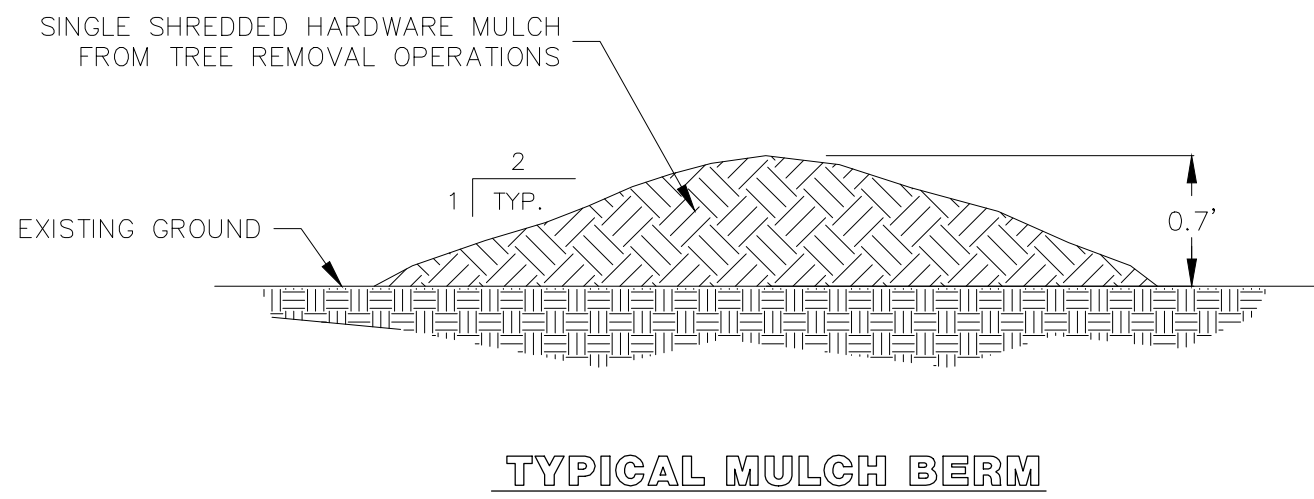
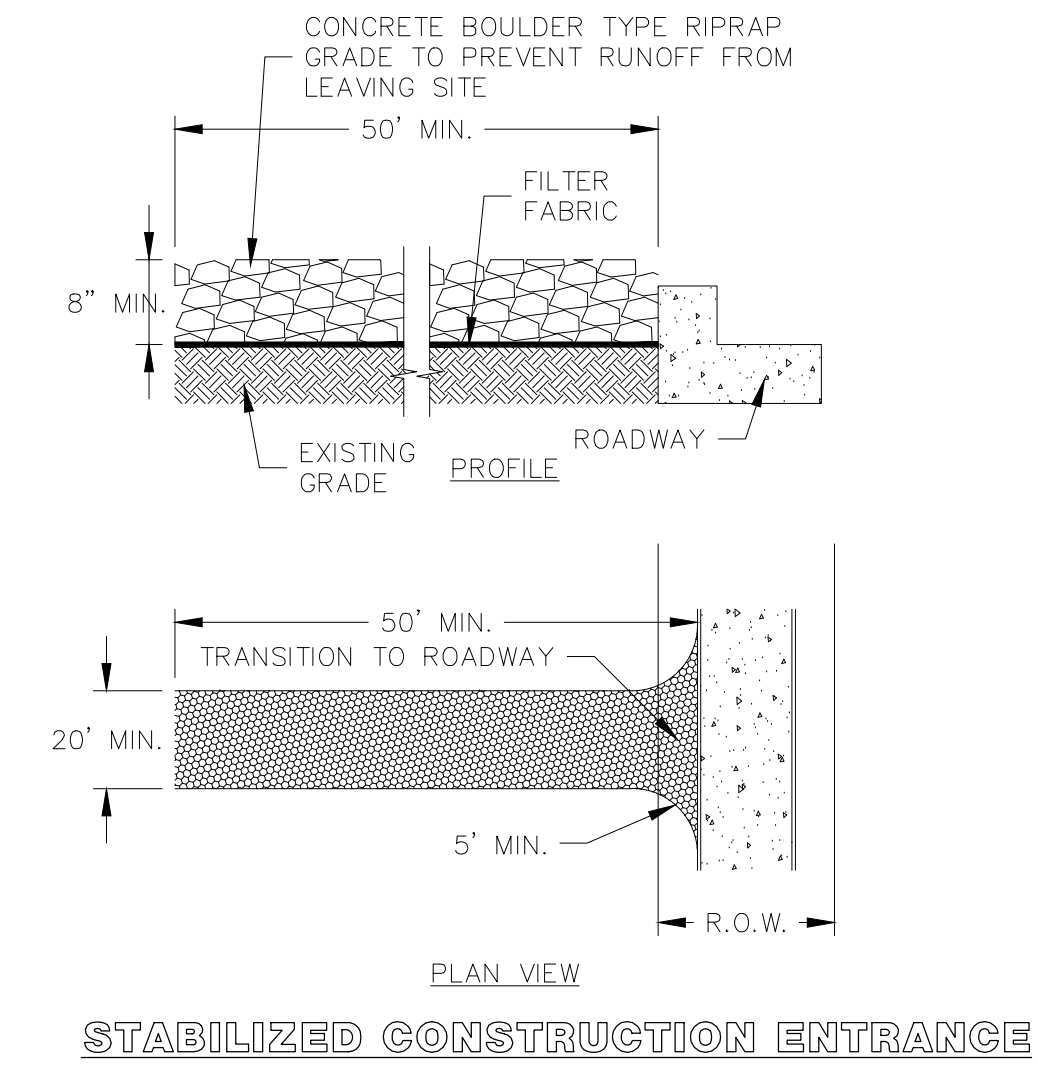
PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale: N.T.S
Revisions:

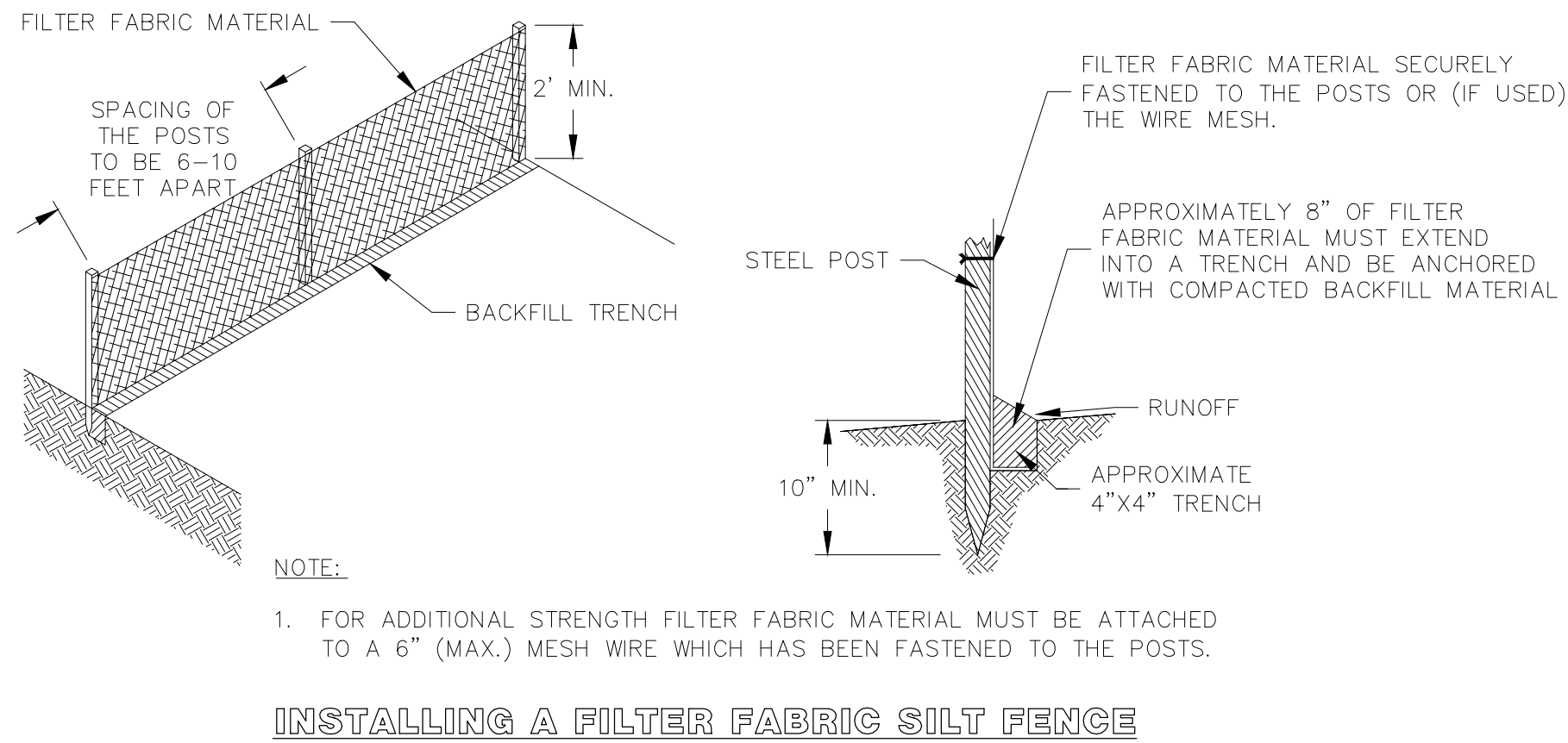
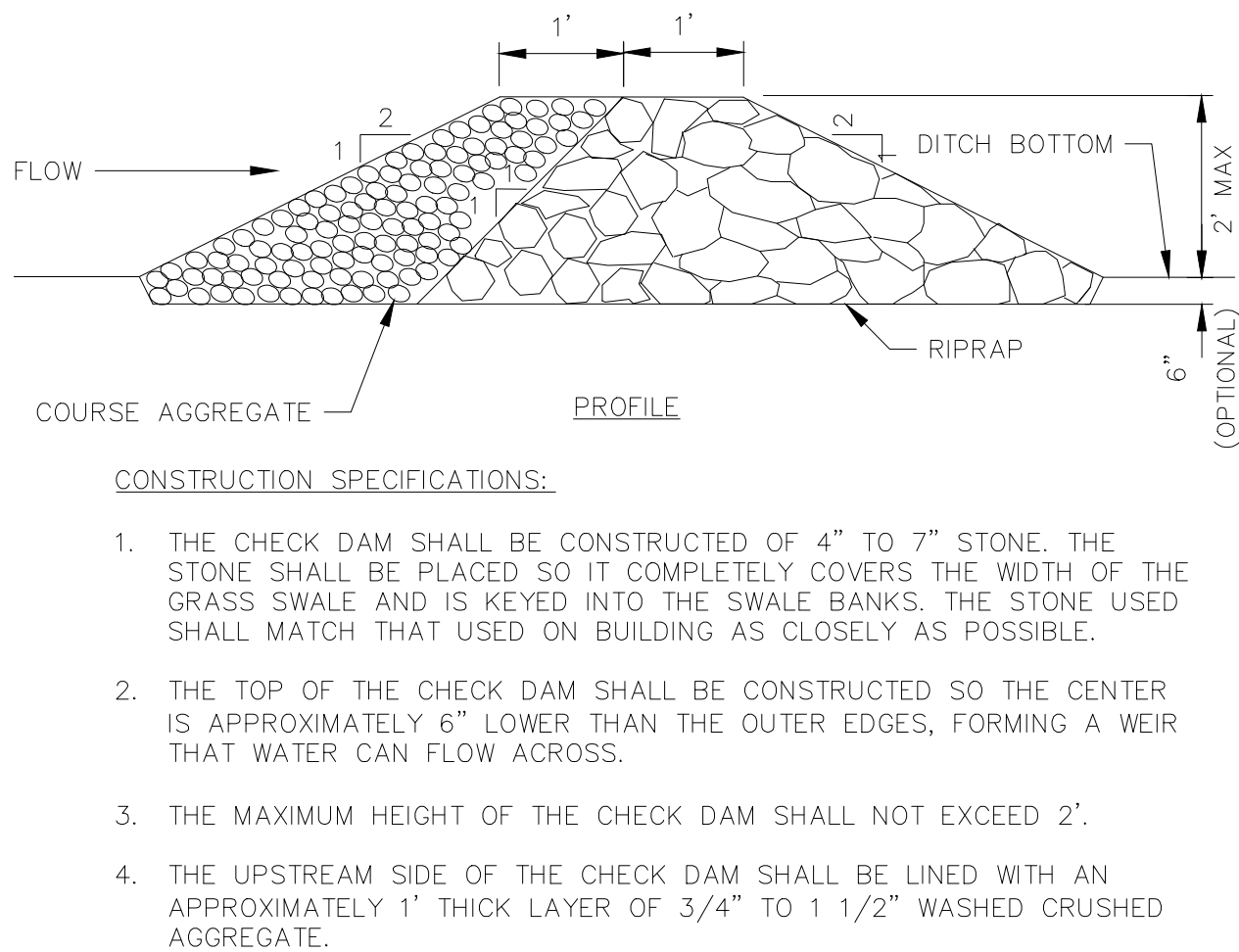
SPEC22254

C8.03

File: W:\Projects\1985\UPIC_2022\SPEC22254 - Henrietta Creek Business
Plan (4-in Production) Engineering\Drawings\Spec22254 - 311
Drawing: 12/29/2022 12:48 PM by Justin L. Lansdowne, P.E.
12/29/2022 3:15 AM by Justin L. Lansdowne, P.E.



- NOTE:
1. STRUCTURE: 1/4" GALVANIZED HOG PANEL FRAME.
 2. FABRIC: GTF-400 90Z WOVEN MONOFILAMENT
 3. FABRIC SECURED WITH "J" CUPS EVERY 8" INCHES
 4. GRAVEL BAGS: UV PROTECTED FILL WITH GRAVEL OR ON SITE DIRT.
 5. GRAVEL BAG PLACEMENT: ENDS, TOP AND CENTER.
- ADVANTAGES:
- A. EASE OF INSTALLATION
 - B. EASE OF MAINTENANCE
 - C. HINGED AT TOP AND BOTTOM TO FIT MOST CURBS
 - D. CAN BE REUSED



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
817.436.5712
200 Company View
Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TPLS: 10164440
www.mcadamsco.com



**HENRIETTA CREEK BUSINESS
PARK**
Lots 7, Block 1 (15651 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBP#: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE: 11/30/2022

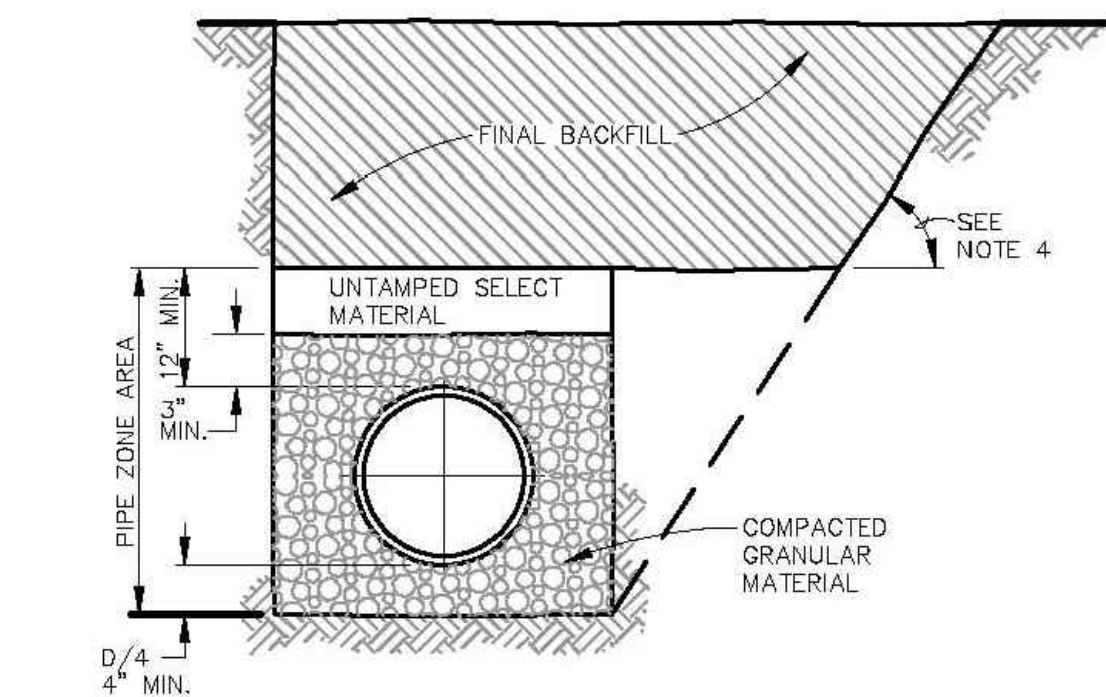
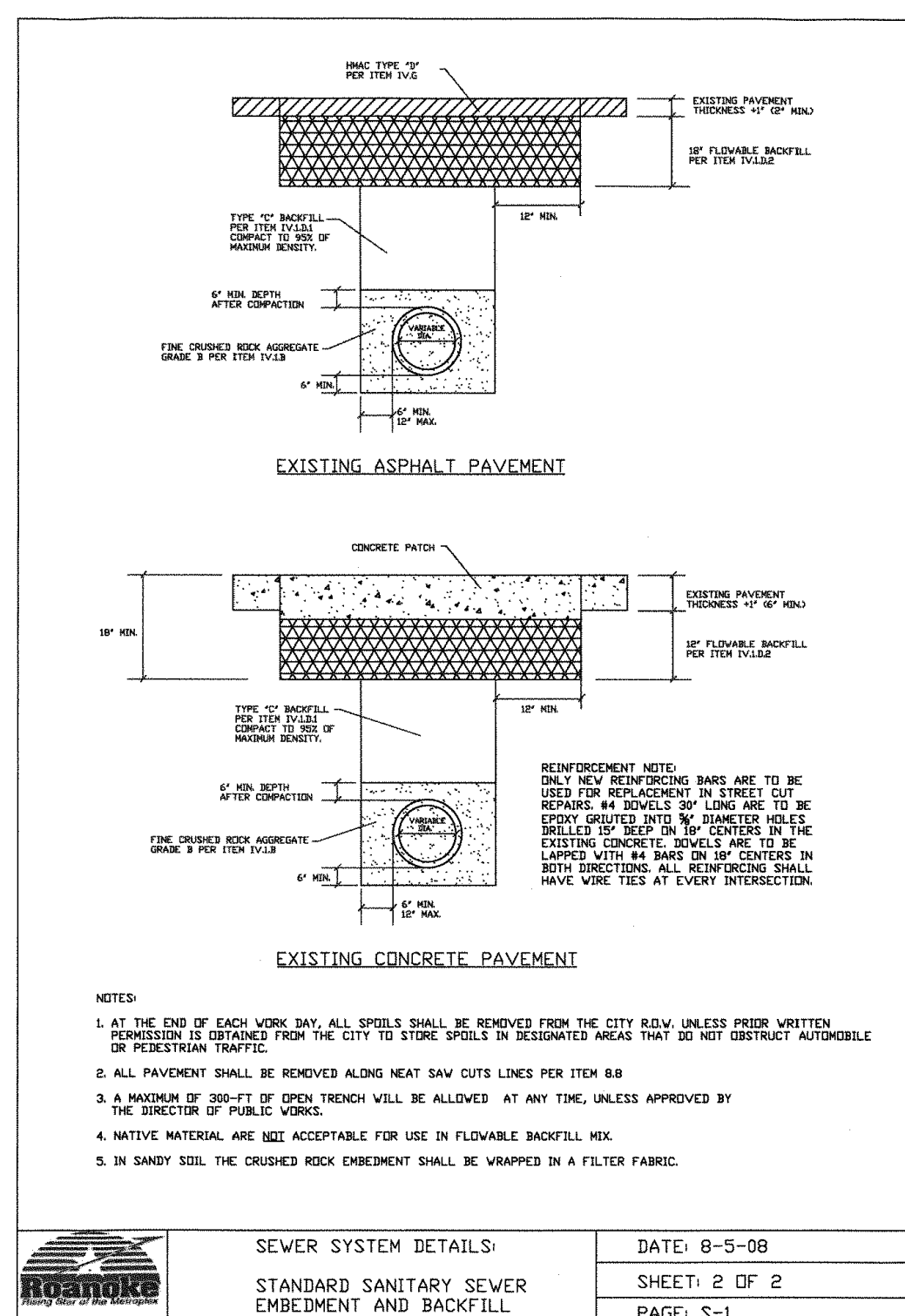
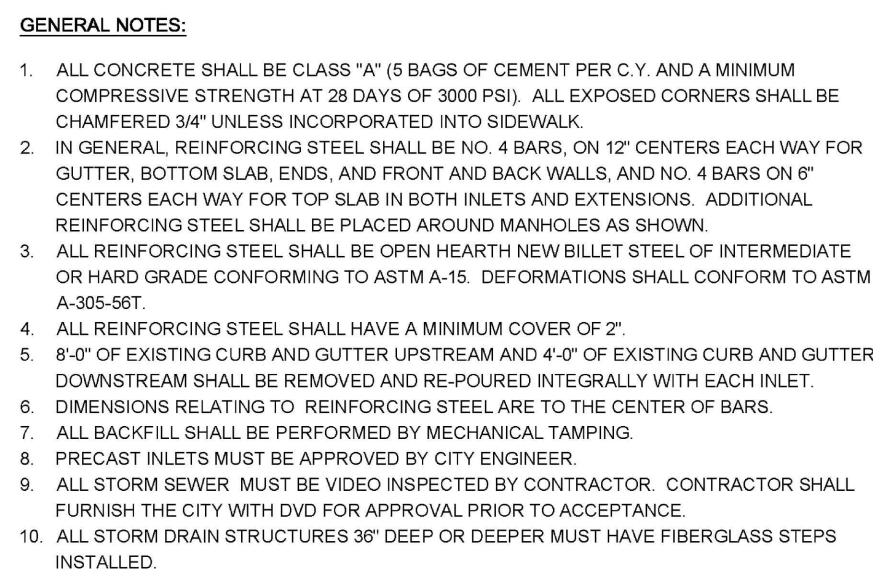
Drawn By: SDP
Date: 10/03/2022
Scale: N.T.S.
Revisions:

SPEC22254

C8.04

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 336-5585
Contact: JOHN KUELBS

HENRIETTA CREEK BUSINESS PARK

[illegible]

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



McADAMS

HENRIETTA CREEK BUSINESS

PARK

Lot 7, Block 1 (1.5651 ACRES)
in the
D.O. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

STANDARD SEWER & STORM DETAILS

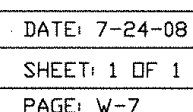
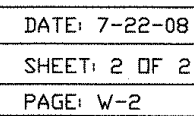
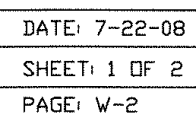
PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 11/30/2022

Drawn By: SDP
Date: 11/08/2022
Scale: N.T.S
Revisions:

SPEC22254

C8.05

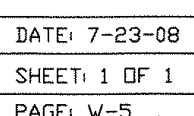
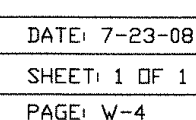


940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

CITY OF RUANOK
DENTON COUNTY, TEXAS

HENRIETTA CREEK BUSINESS PARK

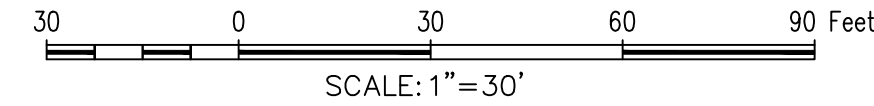
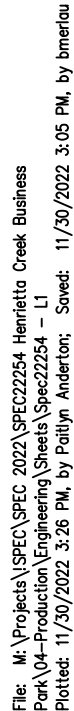
C8.06



NOTES:

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

OWNER/DEVELOPER
JSK REAL ESTATE VENTURES LLC
PO BOX 618
ROANOKE, TEXAS 76262-9999
Ph. (214) 335-5585
Contact: JOHN KUELBS



L1.00