

Diana Smith, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



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

**ROANOKE PLANNING AND ZONING AGENDA
SEPTEMBER 18, 2023
7:00 PM**

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

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 audio, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on August 7, 2023.

D. NEW BUSINESS

1. Consideration and recommendation on a site plan (SP 2023-05) request from McAdams, for a new police and municipal court building, to be constructed on approximately six (6) acres of land. The property is located at the southwest corner of Fairway Drive and Park Drive.
2. Public Hearing to consider amending Chapter 12, Article IV, Division 1, Section 12.601 of the Code of Ordinances of the City of Roanoke, Texas, entitled "Old Town Roanoke Neighborhood Design Overlay," by amending the setback requirements, maximum building coverage requirements, lot coverage requirements, and accessory structure requirements within the Old Town Roanoke Neighborhood Design Overlay District. (Ordinance No. 2023-115)



AGENDA FOR THE PLANNING AND
ZONING COMMISSION

September 18, 2023
Page 2 of 2

3. Consideration and recommendation on Ordinance 2023-115, of the Comprehensive Zoning Ordinance of the City of Roanoke Texas by amending Chapter 12, Article IV, Division 1, Section 12.601 entitled "Old Town Roanoke Neighborhood Design Overlay" by amending setback requirements, maximum building coverage requirements, lot coverage requirements, and accessory structure requirements within the Old Town Neighborhood Design Overlay District.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, September 14, 2023, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 08/07/2023 - P&Z Minutes

MEETING DATE: September 18, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on August 7, 2023.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 08-07-2023

Diana Smith, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



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

ROANOKE PLANNING AND ZONING MINUTES
AUGUST 7, 2023
7:00 P.M.
ROANOKE CITY HALL
COMMUNITY ROOM #132 - 1ST FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262

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

Absent: Commissioner Donald J. Glacy.

A. CALL TO ORDER

Meeting called to order at 7:01 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Mark McCullough second by Kristie Womack to approve the minutes from the regular Planning and Zoning Commission meeting held on May 1, 2023.
Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Jason Kasal second by Victor Molaschi to nominate and elect Kristie Womack as Chairman.
Diana Smith made a motion to nominate herself as Chairman. The motion failed for a lack of a second.
First motion carried 5-1-0. Commissioner Diana Smith was opposed.
2. Motion made by Kristie Womack second by Larry Granados to nominate and elect Jason Kasal as Vice Chairman.



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

**August 7, 2023
Page 2 of 4**

Motion carried unanimously.

3. Motion made by Jason Kasal second by Larry Granados to approve a site plan (SP 2023-02) request from Pacheco Koch for a baseball complex, Roanoke Baseball Plex, on an approximate 116 acre parcel, Lot 1, Block 1 Fairway Ranch Addition, Roanoke, Denton County, Texas. The property is generally located at the southeast corner of Cleveland Gibbs Road and Hwy 114, with the following qualifications, 1. Full Fema Approval. 2. Food catering benefits Roanoke restaurants first. 3. The entire site, including all structures and parking on the site plan are completed prior to a Certificate of Occupancy. 4. The adjacent commercial site will be maintained and vegetated to keep the site looking nice prior to construction and there is no long-term temporary construction fence.

Motion carried unanimously.

4. Motion made by Victor Molaschi second by Jason Kasal to approve a site plan request (SP 2023-04) from Icon Lodging for two hotels, Residence Inn and Home 2 Suites on an approximate 4.521 acres, Lots 1 & 2, Block 1, Roanoke Lodging Addition, an addition of the City of Roanoke, in the Richard Eads survey abstract no. 393, Memphis El Paso and Pacific Railroad Company survey abstract no. 923, and John Bacon survey abstract no. 1565, City of Roanoke, Denton County, Texas. The property is generally located on the south side of Dallas Drive, across from Dorman Rd. The lots are adjacent to the Church of Christ and Cinemark properties.

Motion carried unanimously.

5. Public hearing to consider amending Chapter 12, Article III, Division 13, by amending Section 12.452 of the Code of Ordinances, entitled "Height Regulations" for Business Park Districts by authorizing the maximum height in Business Park Districts to exceed forty feet (40') in height by Specific Use Permit (SUP) Only. (Ordinance No. 2023-108)

The public hearing started at 7:46 p.m.

Samuel Ray, with Hillwood Properties stated he is available to answer any questions.

The public hearing started at 7:47 p.m.

6. Motion made by Larry Granados second by Mark McCullough to approve a text amendment request to consider amending Chapter 12, Article III, Division 13 of the code of ordinances by amending Section 12.452, entitled "Height Regulations" for The BP, Business Park, district by authorizing the maximum height in The BP, Business Park, district to exceed forty feet (40') in height by Specific Use Permit (SUP) only. (Ordinance No. 2023-108)

Motion carried unanimously.

7. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 17.122-acre tract of land in the L.H.



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

**August 7, 2023
Page 3 of 4**

Dotson Survey, Abstract No. 383, and the Mep & Prr Co. Survey, Abstract Number 923, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow a building or accessory structures exceeding forty feet (40'). (Ordinance No. 2023-109)

The public hearing started at 7:49 p.m.

Samuel Ray, with Hillwood properties gave an overview of the project and stated he is available to answer any questions.

The public hearing started at 7:51 p.m.

8. Motion made by Victor Molaschi second by Mark McCullough to approve a Specific Use Permit (SUP 2023-02) for an approximately 17.122-acre tract of land in the L.H. Dotson survey, abstract no. 383, and the MEP & PRR Co. survey, abstract number 923, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow a building or accessory structures exceeding the height of forty feet (40'). The property is generally located on the north side of Henrietta Creek Rd., approximately 1/4 mile west of U.S. Hwy 377. The property is behind an existing warehouse with the address of 700-724 Henrietta Creek Rd. (Ordinance No. 2023-109)

Motion carried unanimously.

9. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 1.00 acres of land located in the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton county, Texas, and generally located at 105 Dorman street, Roanoke, Texas, by changing the zoning on the approximately 1.00 acres of land from Single Family-7 (SF-7) District to Retail (R) District; prescribing the permissible uses. (Ordinance No. 2023-110)

The public hearing started at 7:56 p.m.

Jerry Boyle, with Oldenwood stated is available to answer any questions.

Commissioner Jason Kasal asked what the facility would be used for.

Dr. Amin Sanober stated will be used as a dermatologist office.

The public hearing started at 7:58 p.m.

10. Motion made by Mark McCullough second by Jason Kasal to approve a zoning change request to consider amending the comprehensive zoning ordinance of The City Of Roanoke, Texas, on an approximate 1.00 acre of land located in the M.E.P. & P.R.R. Company Survey, abstract no. 923, City Of Roanoke, Denton County, Texas, by changing the zoning on the approximately 1.00 acres of land from Single



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

**August 7, 2023
Page 4 of 4**

Family-7 (Sf-7) District to Retail (R) District; prescribing the permissible uses. The property is generally located on the west side of Dorman Street, at the intersection of Dorman Street and Dallas Drive. (Ordinance No. 2023-110)
Motion carried unanimously.

E. ADJOURNMENT

Motion made by Diana Smith second by Mark McCullough to adjourn the meeting at 7:59 p.m.
Motion carried unanimously.

Kristie Womack, Chairman

April S. Hill, City Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2023-05) Police Department and Municipal Court

MEETING DATE: September 18, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan (SP 2023-05) request from McAdams, for a new police and municipal court building, to be constructed on approximately six (6) acres of land. The property is located at the southwest corner of Fairway Drive and Park Drive.

INFORMATION:

Zoning: BP, Business Park

Buildings & Structures: Police and Municipal Court - 46,006 sf., Roanoke Range - 16,892 sf., three (3) parking canopies.

Parking Spaces: Required-154 Provided-188

Landscape: The plan exceeds the minimum requirement in area and provides the required amount of material.

Utilities and Drainage: Plans shall be approved by the city's engineering consultant prior to construction.

Plat: A minor plat, Roanoke Police and Court Addition, Lot 1, Block 1, is under review and shall be filed prior to building permit issuance.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. SP-2023-05 - New Police & Court Facility Site Plan Application
2. 20230823_Roanoke PDMC_A2.0A_Elevations
3. Vicinity Map
4. Landscape Plan
5. Construction 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 McAdams/ Justin Lansdowne	Address of Applicant 201 Country View Drive, Roanoke, Texas 76262	Phone Number and Email 940.390.0355/jlansdowne
Legal Interest Roanoke Police Department & Municipal Court - DCAD Property ID: 207160 & 1010960 - 6 Acres		
Owner City of Roanoke	Address 500 South Oak Street Roanoke, Texas 76262	Phone Number& Email 817.491.2242
Firm preparing Site Plan Package McAdams	Address 201 Country View Drive Roanoke, Texas 76272	Phone Number 469.240.1518 Email mmarmon@mcadamsco.
Location of Property SW Corner of Fairway Dr. & Park Dr.	Name of Addition/Subdivision Roanoke Police Department	Lot / Block Lot 1/Block 1
		Present Zoning BP- Business Park

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office	1	6.00
Retail		
Commercial		
Industrial		
Flood Plain		

A copy of the final plat including public right-of-way crossing and adjacent property to the subject property shall be included.

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

An electronic copy (pdf) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.


Applicants Signature

08/25/2023

Date

FOR OFFICE USE ONLY

Site Plan Fee	P&Z Meeting 9/18/2023	CC Meeting 9/26/2023	File for Record SP- <u>2023</u> - <u>05</u>
---------------	--------------------------	-------------------------	--

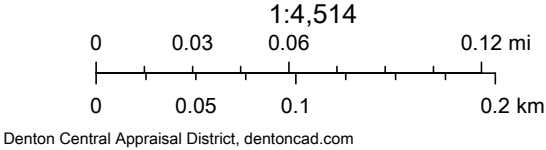
07/20/2023

Denton CAD Web Map

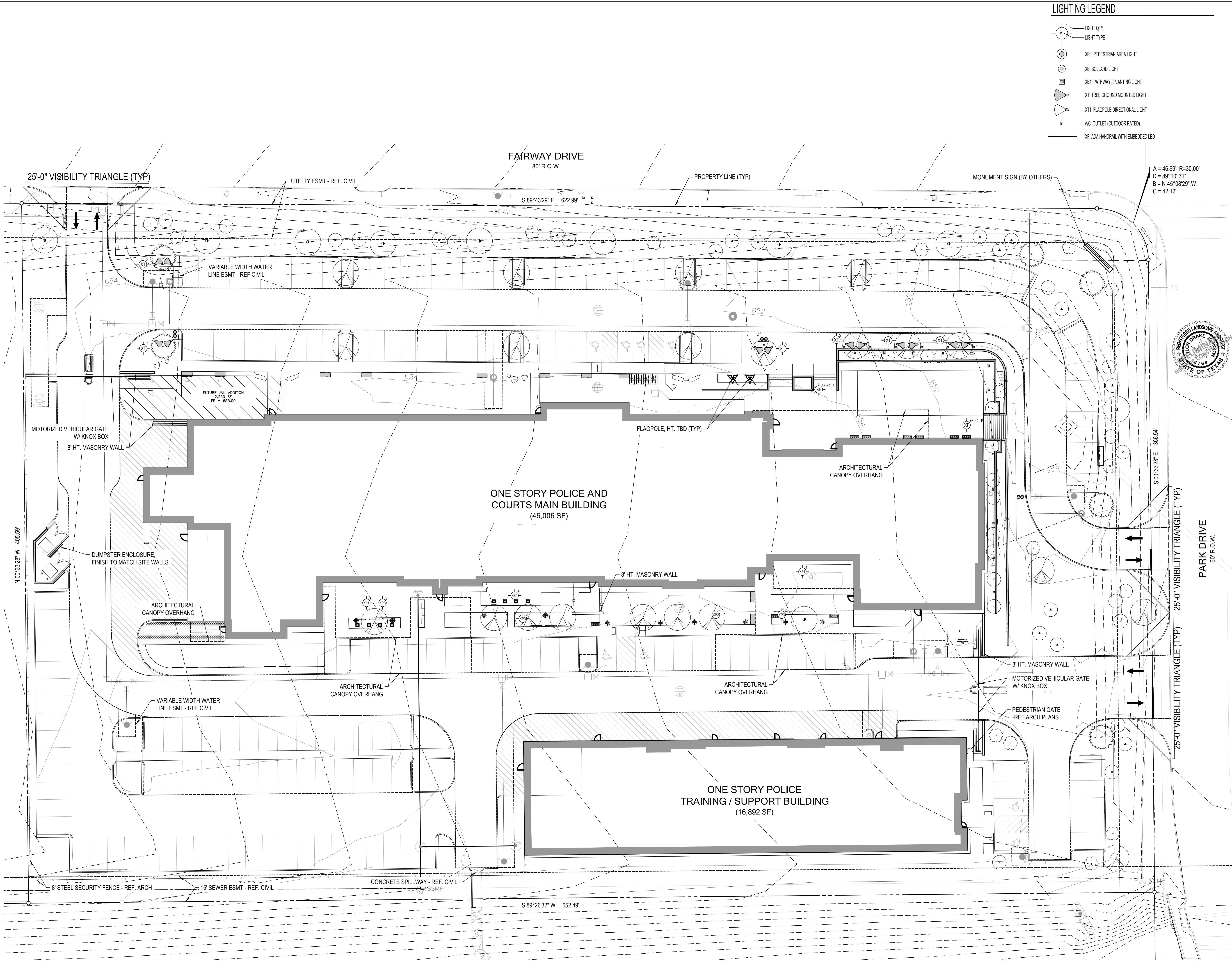


9/6/2023, 12:28:00 PM

— Roads



The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.



LTP444 LED-FT Light Columns

1/5

TYPE XP3

we-ef

Description

IP44, Class I, IK10. Marine-grade aluminium construction. 5CE superior corrosion protection including PCS hardware. Silicone rubber gaskets. Prismatic polycarbonate lenses, 3x 120° offset. Service door with fused cable connecting box.

WE-EF LIGHTING USA LLC

Support Center +1 (713) 0981 | 4150 Keystone Drive | Warrandale PA 15080 U.S.A. | Tel +1 724 742 3030 | info.usa@we-eef.com | www.we-eef.com | 22-03 2023 09155

Technical modifications and errors accepted

XP3 - PEDESTRIAN AREA LIGHT



PA7R
BOLLARD

FEATURES

- IDA Deck Spray Compliant. No Up-light configuration
- Elegant form factor blended with Performance Optics
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- Bluetooth® enabled RGBW accent





DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____




CONTRACT TECHNOLOGY




NEW LIGHTING CONTROLS

RELATED PRODUCTS

Pavilion Square



Pavilion Round



Impact Rated



SPECIFICATIONS

CONSTRUCTION

HOUSING:

- Castings are low copper aluminum alloy die-cast
- Gaskets are molded silicone to prevent harmful ingress to the lamp and driver compartments
- IP65 rated

SHAFT:

- Aluminum shafts are 125" thick extruded aluminum 6061 alloy
- Concrete shaft(s) conform(s) to current specifications for "Portland Cement" ASTM C150. Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates" ASTM C22. Water shall be clean and free from deleterious amounts of salt, oil, acids, alkalis or organic materials. Wires for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36 or A572 grade D
- Concrete shaft(s) is medium sand blasted with anti-graffiti sealer and material color shall be integral to the concrete mix.
- Concrete shaft is cured to allow for completion of the hydration process, and result in a 28 day compressive strength of min. 4,000 psi
- Concrete shaft(s) is cast from fibreglass molds used to ensure uniform parts. Mold parting lines may be slightly visible in finished parts

OPTICS

- LEDs mount on a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylics
- 100 configurations have an optically clear flat transmission glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

INSTALLATION

- Aluminum shaft configurations will have four 38" x 10" x 1/2" zinc plated 1 hook anchor bolts shall to be installed with an incut template. Nuts and washers are provided to level and secure the mounting plate to the anchor bolts
- Aluminum shaft configurations will have a mounting plate and be able to be rotated 22° in either direction during installation for aiming adjustment
- Concrete shaft configurations will have four 3/8" steel mounting lugs for installation on four 12" x 10" x 1/2" zinc electroplated 1 hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed bond template
- Concrete shaft configurations are palletized with adequate hold downs to prevent load movement in transit
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Universal voltage, 120 through 277V with a 10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 208-277, 347-480. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermostat provides protection for the sustainable life of LED module and electronic components
- Drivers are greater than a 0.9 power factor, less than 2% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments
- Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

(Specifications continued on page 3)

KEY DATA	
Luminaire Range	397-250s
Wattage Range	14-22
Efficacy Range (LPW)	29-306
Reported Life (Hours)	179,000,000

Current 

currentlighting.com/kimlighting

© 2024 Current Lighting, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values and measured under laboratory conditions.

Page 1 of 22

Rev_08/2022

kl.pa7r.spec_002

XB - LED BOLLARD

KIMLIGHTING®

TYPE XB1

Traditional BN197

120 VOLT COPPER / BRASS, LED

Type:

Job:

Fixture Catalog number:

Mounting Options:

Approvals:

Fixture Module and Finish

Hood and Finish

Ordered Separately from Fixture
See page 2

Specifications

Hood: Spun copper with low copper alloy aluminum die-cast reflector and hinge assembly. The hood is either raw copper or verde green patina and the reflector is always painted white. The hood reflector assembly is removable with a no-tool stainless steel lever latch. Hood is available in three styles: Pagoda, Cone, and Mushroom.

Husk: Die-cast brass with stainless steel hinge / latch assembly.

Globe: Fluted glass.

Stem: 20" schedule 40 red brass pipe with K" NPT at bottom plus solid brass locknut for secure mounting.

Wiring: No. 18AWG rated 105°C.

Optical System: A total of 3 LED emitters configured in a rectangular array comprised together as a module.

Available in 3000K, 4000K and 5100K.

Driver: Universal Voltage from 120 to 277V with a ±10% tolerance. -40°F. starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Natural Brass (NB) and Verde Green Patina (VG).

Certification: UL Listed to U.S. and Canadian safety standards for wet locations.

BN197 / H60
Pagoda

BN197 / H70
Mushroom

BN197 / H80
Cone

NOTE: Fixture modules and hoods may be ordered separately.

ORDERING INFORMATION

Fixture	Source	3500K Finish
BN197SL3KUV/NB	5.2W, 3 LED's, 3000K	Brass / Natural
3L35KUV		
BN197SL4KUV/NB	5.2W, 3 LED's, 4200K	
BN197SL5KUV/NB	5.2W, 3 LED's, 5100K	
BN197SL3KUV/VG	5.2W, 3 LED's, 3000K	Brass / Verde
BN197SL4KUV/VG	5.2W, 3 LED's, 4200K	
BN197SL5KUV/VG	5.2W, 3 LED's, 5100K	

*Universal Voltage from 120 to 277V with a ±10% tolerance.
For 5.2W, Max Amps. are: 0.040 for 120V, 0.030 for 200V, 0.020 for 240V, 0.010 for 277V

Pagoda Hood	Material/Finish
H60NB	Copper/Natural
H60VG	Copper/Verde Green Patina

Mushroom Hood	Material/Finish
H70NB	Copper/Natural
H70VG	Copper/Verde Green Patina

Cone Hood	Material/Finish
H80NB	Copper/Natural
H80VG	Copper/Verde Green Patina

KIMLIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Current

currentlighting.com/kimlighting

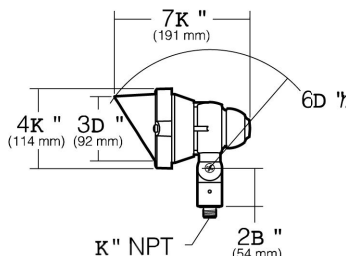
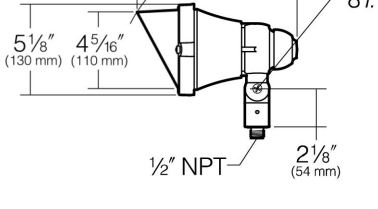
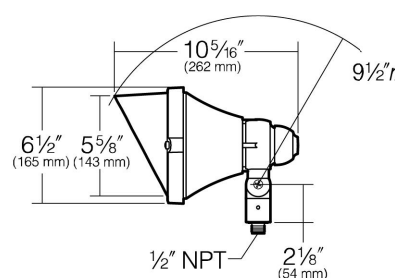
© 2022 KIM Lighting, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 1 of 3

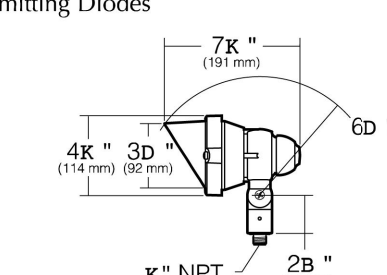
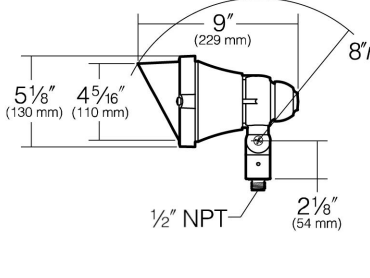
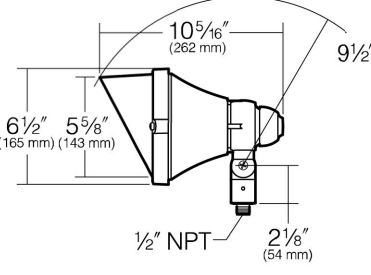
Rev 07/2022

KL197_XB1_00112

XB1 - PATHWAY / PLANTING LIGHT

IKMLIGHTING® Scarab™ E700 120 TO 277 VOLT DIE-CAST ALUMINUM LED	TYPE XT
Type: Job: Fixture Catalog number:	Approvals:
Fixture and Finish	Ordered separately from fixture, see page 3. See 120 Volt Mounting Options Spec Sheet for mounting options
Specifications EL7007L 7 Light Emitting Diodes  EL7009L 9 Light Emitting Diodes  EL70012L 12 Light Emitting Diodes 	Housing: Die-cast aluminum body and lens frame. Swivel: Die-cast aluminum with locking teeth and K" solid brass NPT mount. Provides horizontal rotation independent of the threaded mount. Swivel locked by I-20 stainless set screw. Clear anodized prior to powder coating for added corrosion resistance. Gasketing: Silicone gaskets throughout. Fasteners: Stainless steel. Wiring: No. 18AWM rated 105°C. Optical System: High performance acrylic optic securely attached to internal heat sink for maximum thermal dissipation. Driver: Universal Voltage from 120 to 277V with a ±10% tolerance, -40°F, starting temperature. All drivers are Underwriters Laboratories recognized. Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycid isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BU) Black, (DB) Dark Bronze, (GR) Verde Green. Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CAN/CSA C22.2 No. 250.0 -08 Luminaires. LEDs and drivers are RoHS compliant. CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.
U.S. PATENT 2,841,731 Current®	IKM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE. © 2012 IKM Lighting, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design to typical values where measured under laboratory conditions. currentlighting.com/ikmlighting Page 1 of 4 Rev. 04/03/2012 KL7000_Spec_002

XT - GROUND-MOUNTED TREE DIRECTIONAL

IKMLIGHTING® Scarab™ E700 120 TO 277 VOLT DIE-CAST ALUMINUM LED	TYPE XHT1
Type: Job: Fixture Catalog number: Fixture and Finish	Approvals: Fixture Options: Ordered separately from fixture, see page 3. See 120 Volt Mounting Options Spec Sheet for mounting options
Specifications EL7007L 7 Light Emitting Diodes  EL7009L 9 Light Emitting Diodes  EL70012L 12 Light Emitting Diodes 	Housing: Die-cast aluminum body and lens frame. Swivel: Die-cast aluminum with locking teeth and K° solid brass NPT mount. Provides horizontal rotation independent of the threaded mount. Swivel locked by J-20 stainless set screw. Clear anodized prior to powder coating for added corrosion resistance. Gasketing: Silicone gaskets throughout. Fasteners: Stainless steel. Wiring: No. 18AWM rated 105°C. Optical System: High performance acrylic optic securely attached to internal heat sink for maximum thermal dissipation. Driver: Universal Voltage from 120 to 277V with a ±10% tolerance, -40°F. starting temperature. All drivers are Underwriters Laboratories recognized. Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycid isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (GR) Verde Green. Listed to: UL 1598 Standard for Luminaires - UL 950 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CAN/CSA C22.2 No. 250.0 -08 Luminaires. LEDs and drivers are RoHS compliant. CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.
U.S. PATENT 7,424,731 Current®	IKM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE. © 2014 IKM Lighting, Inc. All rights reserved. Dimensions and specifications subject to change without notice. All colors are design or typical unless otherwise measured under laboratory conditions. currentlighting.com/ikmlighting Page 1 of 4 Rev. 04/03/2012 EL7000_spec_0002

XT1 - GROUND-MOUNTED FLAGPOLE DIRECTIONAL

	
IRAIL LED SYSTEM	DESIGN • ENGINEER • FABRICATE • INSTALL
Page 5 of 5	Page 5 of 5
IRAIL LINEAR ORDER CODE:	IRAIL POD ORDER CODE:
IR-LIN-1.5-304-30K-M-CL-0"	IR-POD-1.5-304-30K-0"
Orientation: Symmetric 6° Asymmetric 30°	Orientation: Symmetric 6° Asymmetric 22°
Lens type: Clear CL Frosted FR	Lens type: Clear CL Frosted FR
Intensity: Medium M High H	Intensity: Medium M High H
Light color: Warm white 2700K 27K Warm white 3000K 30K Natural white 3500K 35K Cool white 4000K 40K	Light color: Warm white 2700K 27K Warm white 3000K 30K Natural white 3500K 35K Cool white 4000K 40K
Railing Material: Stainless Steel 304 304 Stainless Steel 316 316 Red Oak ROK White Oak WOK Maple MPL Cherry CHR	Railing Material: Stainless Steel 304 304 Stainless Steel 316 316 Red Oak ROK White Oak WOK Maple MPL Cherry CHR
Available Applications: Ø1-12" E-Tube 1.5 Ø2" Wood 2W	Available Applications: Ø1-12" Tube 1.5 Ø2" Tube 2
IRAIL Linear LIN	IRAIL Pod POD
ANY BUILDING SYSTEM OR OTHER MATERIALS NOT FURNISHED BY VIVA RAILINGS. V*	ANY BUILDING SYSTEM OR OTHER MATERIALS NOT FURNISHED BY VIVA RAILINGS. V*
VIVA RAILINGS IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF ANY BUILDING SYSTEM OR OTHER MATERIALS NOT FURNISHED BY VIVA RAILINGS. VIVA RAILINGS HAS NO WAY OF KNOWING AND SPECIFICALLY DISCLAIMS WHETHER OR NOT THE BUILDING SYSTEMS TO WHICH VIVA RAILINGS PRODUCTS ARE TO BE ATTACHED ARE STRUCTURALLY SOUND OR DESIGNED TO PROPERLY SUPPORT VIVA RAILINGS. ANY SUCH DESIGN RESPONSIBILITY BELONGS TO OTHERS FOR WHOM VIVA RAILINGS IS NOT RESPONSIBLE.	VIVA RAILINGS IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF ANY BUILDING SYSTEM OR OTHER MATERIALS NOT FURNISHED BY VIVA RAILINGS. VIVA RAILINGS HAS NO WAY OF KNOWING AND SPECIFICALLY DISCLAIMS WHETHER OR NOT THE BUILDING SYSTEMS TO WHICH VIVA RAILINGS PRODUCTS ARE TO BE ATTACHED ARE STRUCTURALLY SOUND OR DESIGNED TO PROPERLY SUPPORT VIVA RAILINGS. ANY SUCH DESIGN RESPONSIBILITY BELONGS TO OTHERS FOR WHOM VIVA RAILINGS IS NOT RESPONSIBLE.
THESE DRAWINGS ARE INTENDED FOR THE SOLE USE OF VIVA RAILINGS' CUSTOMER AND THEIR AGENTS FOR THE INSTALLATION OF PRODUCTS FURNISHED BY VIVA RAILINGS. VIVA RAILINGS REMAINS THE SOLE OWNER OF ALL DESIGN AND INTELLECTUAL PROPERTY CONTAINED WITHIN REPRODUCTION AND USE OF THESE DESIGNS FOR ANY OTHER PURPOSE IS FORBIDDEN. SCALES ARE PROVIDED FOR REFERENCE ONLY. FOR PRODUCT INFORMATION AND TECHNICAL SUPPORT, PLEASE CONTACT VIVA RAILINGS.	THESE DRAWINGS ARE INTENDED FOR THE SOLE USE OF VIVA RAILINGS' CUSTOMER AND THEIR AGENTS FOR THE INSTALLATION OF PRODUCTS FURNISHED BY VIVA RAILINGS. VIVA RAILINGS REMAINS THE SOLE OWNER OF ALL DESIGN AND INTELLECTUAL PROPERTY CONTAINED WITHIN REPRODUCTION AND USE OF THESE DESIGNS FOR ANY OTHER PURPOSE IS FORBIDDEN. SCALES ARE PROVIDED FOR REFERENCE ONLY. FOR PRODUCT INFORMATION AND TECHNICAL SUPPORT, PLEASE CONTACT VIVA RAILINGS.
vivarailings.com	vivarailings.com

XF - ADA HANDRAIL W/ EMBEDDED LED



**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for instruction, recording purposes, or implementation.

[illegible]

CITY OF ROANOKE, DENTON COUNTY
203 FAIRWAY DRIVE, ROANOKE TEXAS, 76262

203 FAIRWAY DRIVE, ROANOKE TEXAS, 76262

LOT 1, BLOCK A

M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 923

FIGHTING DETAILS

SHEET NO.

LL5.01

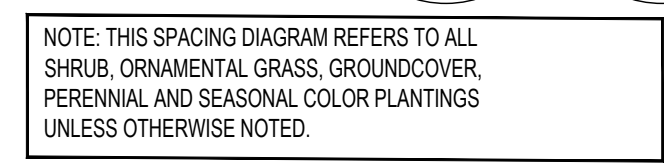
JOB NO. 22-3578.01

© 2022 FGM Architects Inc.

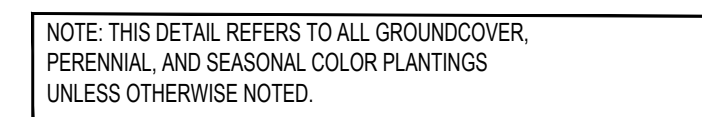
[illegible]

TOTAL SITE AREA: 261,360 SQFT (6.0 ACRES)	
LANDSCAPE SITE AREA	
REQUIRED LANDSCAPE SITE AREA:	52,272 SQFT (20% OF TOTAL SITE AREA)
TOTAL PROVIDED:	75,995 SQFT (29%)
PERIMETER LANDSCAPING	
TOTAL FRONTAGE:	646' (FAIRWAY DR) + 390' (PARK DR) 1036 TOTAL LINEAR FEET
TOTAL BUFFERYARD REQUIRED:	27,853 SQFT
TOTAL BUFFERYARD PROVIDED:	50,280 SQFT
ONE LARGE SHADE TREE, FOUR ORNAMENTAL TREES REQUIRED FOR EVERY 50 LINEAR FEET OF FRONTAGE.	
TREES REQUIRED:	21 LARGE TREES
TREES PROVIDED:	21 LARGE TREES
INTERIOR LANDSCAPING (AT-GRADE PARKING)	
TOTAL PARKING:	194 TOTAL STALLS
TOTAL PLANTING AREA REQUIRED:	3,104 SQFT (194 STALLS x 16 SQFT)
TOTAL PLANTING AREA PROVIDED:	3,325 SQFT
TOTAL TREES REQUIRED:	20 TREES (ONE TREE PER 10 SPACES)
TOTAL TREES PROVIDED:	20 TREES

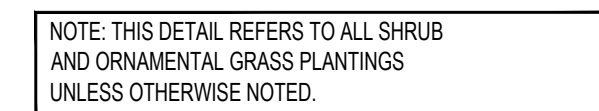
- ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED.
- ALL TREES TO BE IRRIGATED WITH MIN. (2) BUBBLERS.
- ALL PLANTER BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.
- NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- ALL IRRIGATION LINES MUST BE LEAK-TESTED PRIOR TO BURIAL.
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, CONTROLLERS, BACKFLOW PREVENTERS, THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- "AS-BUILT" DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING CONSTRUCTION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.
- IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344 REGULATIONS.



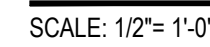
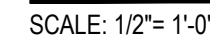
SCALE: 1/2"= 1'-0"



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



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



Planting Schedule



ASSOCIATE ARCHITECT
GFF ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

CIVIL
MCADAMS
201 Country View Drive
Roanoke, TX, 75057
817.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE ARCHITECT
GFF ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXX XXXXX

**STRUCTURAL
WGI INC.**
8144 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
214.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

MEP / FP
MEPCE INC.
2928 Story Road West
Las Colinas, TX, 75038
972.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, L.P.
906 W. McDERMOTT DRIVE, SUITE 116-
ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ROANOKE POLICE DEPT & MUNICIPAL COURT
CITY OF ROANOKE, DENTON COUNTY
203 FAIRWAY DRIVE, ROANOKE TEXAS, 76262

203 FAIRWAY DRIVE, ROANOKE TEXAS, 76262

LOT 1, BLOCK A

LOT 1, BLOCK A
M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 923

PLANTING DETAILS

SHEET NO.

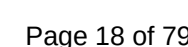
LP5.01

JOB NO. 22-3578.01
© 2022 FGM Architects Inc.

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LLC
905 W. McDERMOTT DRIVE, SUITE 116-11
ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

JOB NO. 22-3578.01
© 2022 FGM Architects Inc.



**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

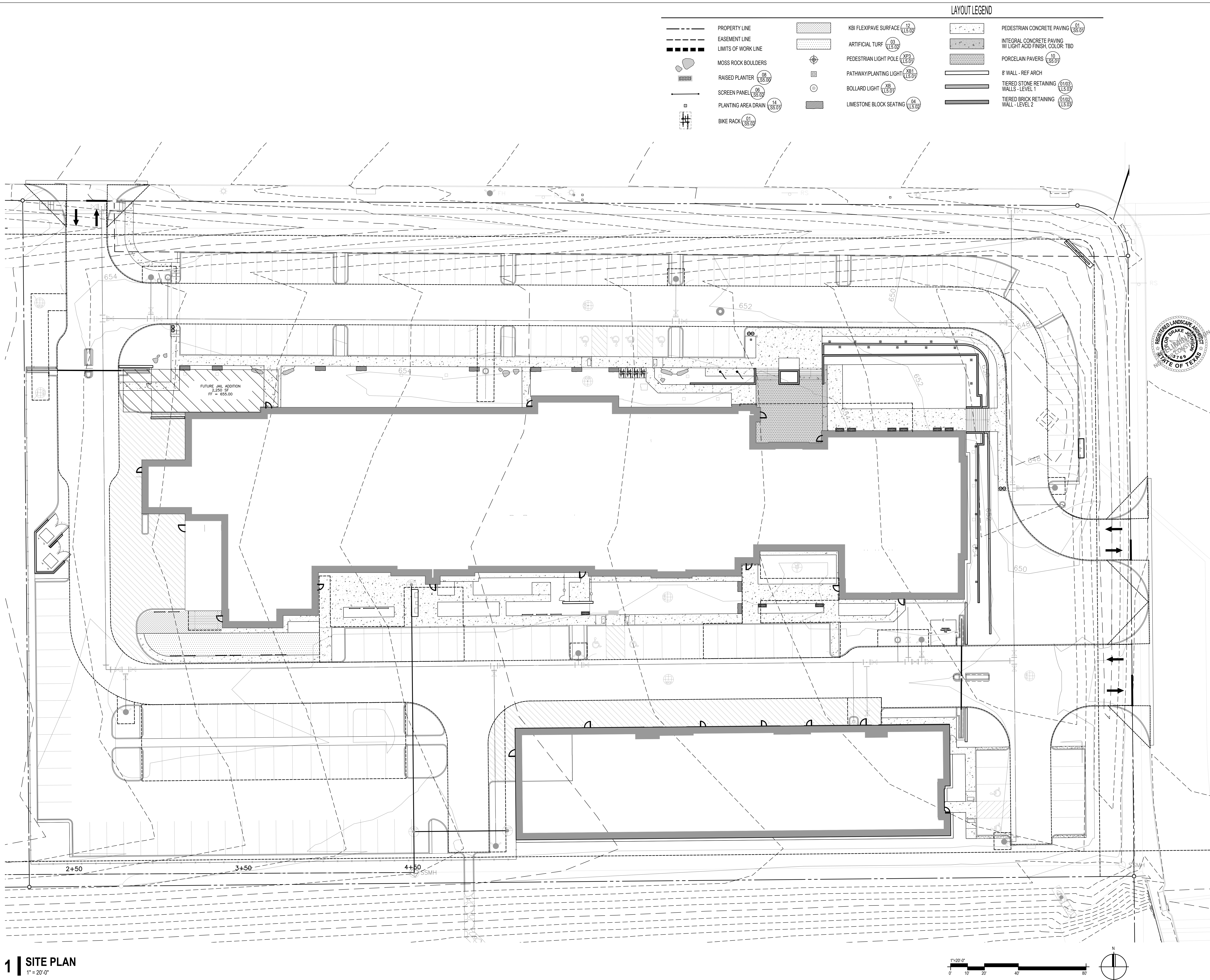
ROANOKE POLICE DEPT & MUNICIPAL COURT
CITY OF ROANOKE, DENTON COUNTY
203 FAIRWAY DRIVE, ROANOKE TEXAS, 76262

LOT 1, BLOCK A
M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 923

MATERIALS PLAN

SHEET NO. **LS1.02**

JOB NO. 22-3578.01
© 2022 FGM Architects Inc.



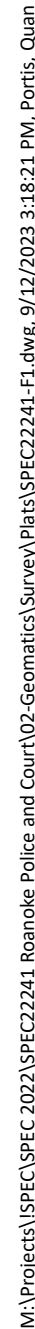


www.mcadamsco.com

MCADAMS
MARK PAINE, RPLS 5078
201 COUNTRY VIEW DRIVE
ROANOKE, TEXAS, 76262
EMAIL: mpaine@mcadamsco.com

FINAL PLAT
LOT 1, BLOCK A
ROANOKE POLICE AND COURT ADDITION
6.000 ACRES

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



ASSOCIATE ARCHITECT
GFF ARCHITECTS
2828 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTH
NO. XXXXXXXXXX

CIVIL
MCADAMS
201 Country View Drive
Roanoke, TX, 75057
B17.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. TBPE: 19762 TBPLS: 10194440

**LANDSCAPE ARCHITECT
GFF ARCHITECTS**
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**STRUCTURAL
WGI INC.**
8146 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
214.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

MEP / FP
MEPCE INC.
2928 Story Road West
Las Colinas, TX, 75038
972.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LLC
906 W. McDERMOTT DRIVE, SUITE 116-2
ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ROANOKE POLICE DEPARTMENT & MUNICIPAL

COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

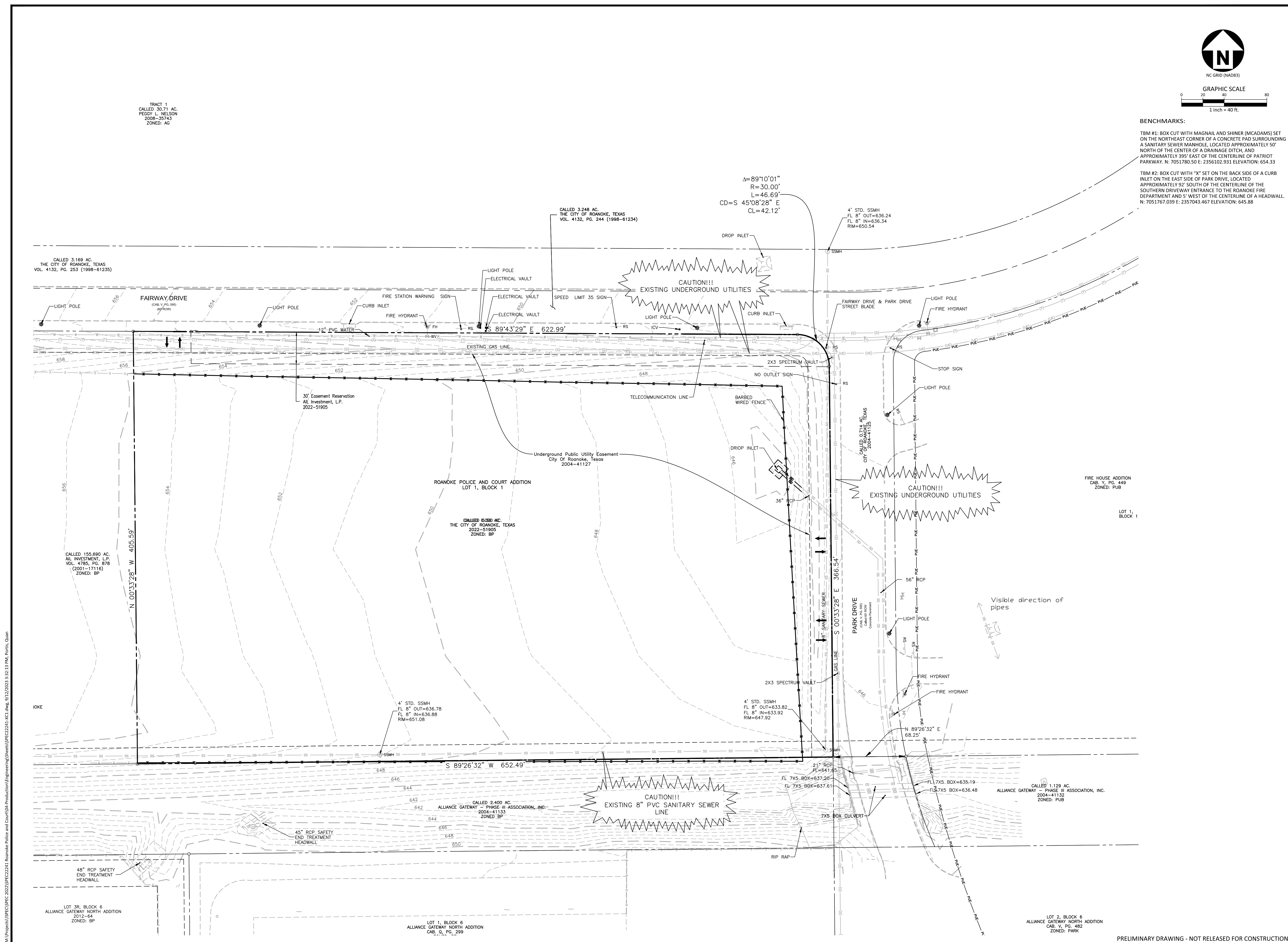
50% CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS

SHEET NO.

C1.01

JOB NO. 22-3578.01
© 2023 FGM Architects Inc.



McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
BPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES
IN THE

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-XC1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=40"
DATE	09.12.2023

SHEET

EXISTING CONDITIONS

C1.01

ASSOCIATE ARCHITECT
GFF ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

CIVIL
MCADAMS
201 Country View Drive
Roanoke, TX, 75057
817.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. TBPE: 19762 TBPLS: 10194440

LANDSCAPE ARCHITECT
GFF ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**STRUCTURAL
WGI INC.**
8144 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
214.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

MEP / FP
MEPC INC.
2928 Story Road West
Las Colinas, TX, 75038
972.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LLC
906 W. McDERMOTT DRIVE, SUITE 116-2
ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ROANOKE POLICE DEPARTMENT & MUNICIPAL

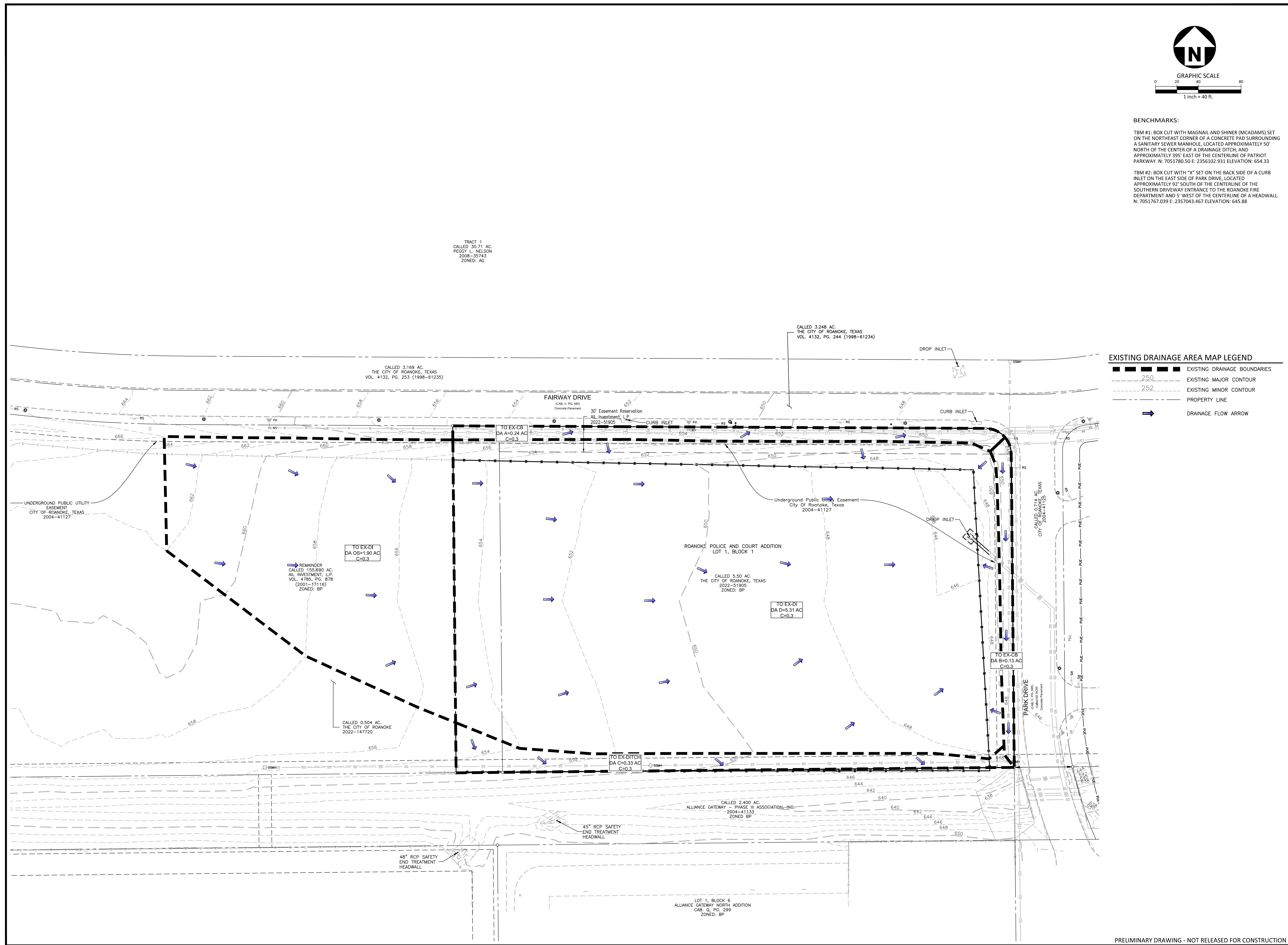
COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

EXISTING DRAINAGE AREA MAP

SHEET NO.

C3.00

JOB NO. 22-3578.01
© 2023 FGM Architects



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTA

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-G1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=50'
DATE	09.12.2023

SHEET

EXISTING DRAINAGE AREA MAP

C3.00

VIL
ICADAMS
1 Country View Drive
Ft. Worth, TX, 75057
752-6410 (0)

LANDSCAPE ARCHITECT
LEE ARCHITECTS

4.303.1500 (O)
KANSAS STATE CERTIFICATE OF AUTHORITY
D. XXXXXXXXXX

**STRUCTURAL
VGI INC.**
44 Walnut Hill Lane, Suite 340
Irving, TX, 75231
4.307.4767 (O)
TAS STATE CERTIFICATE OF AUTHORITY
D. XXXXXXXXXX

EP / FP
EPCE INC.
228 Story Road West
Colinas, TX, 75038
2.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
0. XXXXXXXXXX

TECHNOLOGY DESIGN
OWELL DESIGN GROUP, LLC
106 W. MCDEMOTT DRIVE, SUITE 116-117
FLEEN, TEXAS 75013
6.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
0. XXXXXXXXXX

REVIEW ONLY

not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for instruction, recording purposes, or implementation.

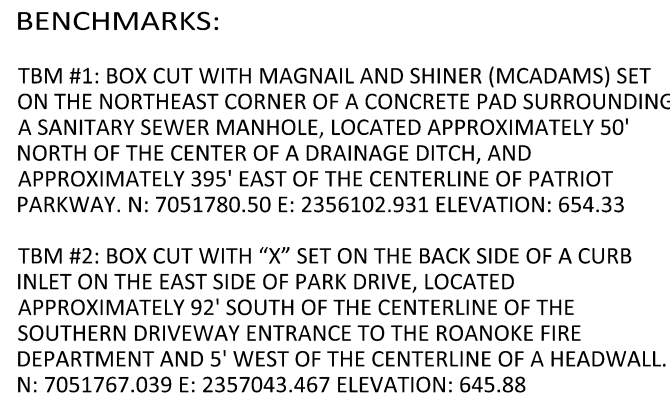
[illegible]

50% CONSTRUCTION DOCUMENTS

SHEET NO.

C3.01

JOB NO. 22-3578.01
© 2023 FGM Architects Inc.



PROPOSED DRAINAGE AREA MAP LEGEND

- | | |
|---|------------------------------|
|  | FLARED END SECTION |
|  | ENDWALL SECTION |
|  | CATCH BASIN |
|  | DROP INLET |
|  | STORM SERVICE INLET |
|  | STORM SERVICE ROOF-RAIN |
|  | JUNCTION BOX |
|  | DRAINAGE FLOW ARROW |
|  | PROPOSED FLOW PATH |
|  | STORM DRAINAGE |
|  | PROPOSED DRAINAGE BOUNDARIES |
|  | MAJOR CONTOUR |
|  | MINOR CONTOUR |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | PROPERTY LINE |

**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

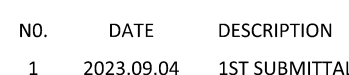
PROJECT NO.	SPEC22241
FILENAME	SPEC22241-G2.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=50'
DATE	09.12.2023

SHEET

PROPOSED DRAINAGE AREA MAP

C3.01

ISSUANCE

AL

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-G3.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=20'
DATE	09.12.2023

C3.04

JOB NO. 22-3578.01
© 2023 EGM Architects



	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	STORM SERVICE INLET
	STORM SERVICE ROOF-DRAIN
	JUNCTION BOX
	LINE BREAK SYMBOL
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	ORANGE BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION
	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	ROOF DRAIN, 8" ADS
	NON-PERFORATED TUBING OR EDGE OF 1/8" MIN. SLOPE
	COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
	TRIP PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE

**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES
IN THE
M.E.P. & P. R. R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262

\\Fs1\Projects\SPEC\SPEC 2022\SPEC22241-G3.dwg, 9/12/2023 3:35:16 PM, Pontic, Quan

CIVIL
MCADAMS
201 Country View Drive
Roanoke, TX, 75067
817.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. TBPE: 19762 TBPLS: 10194440

**STRUCTURAL
WGI INC.**
8146 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
214.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

MFP / FP
MEPC INC.
2928 Story Road West
Las Colinas, TX, 75038
972.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LL
906 W. McDERMOTT DRIVE, SUITE 116-13
ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

50% CONSTRUCTION DOCUMENTS

JOB NO. 22-3578.01
© 2023 FGM Architects Inc.



**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6,000 ACRES
IN THE
M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 9723
CITY OF ROANOKE, TEXAS; 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-G3.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=20'
DATE	09.12.2023

C3.05



**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ROANOKE POLICE DEPARTMENT & MUNICIPAL

COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

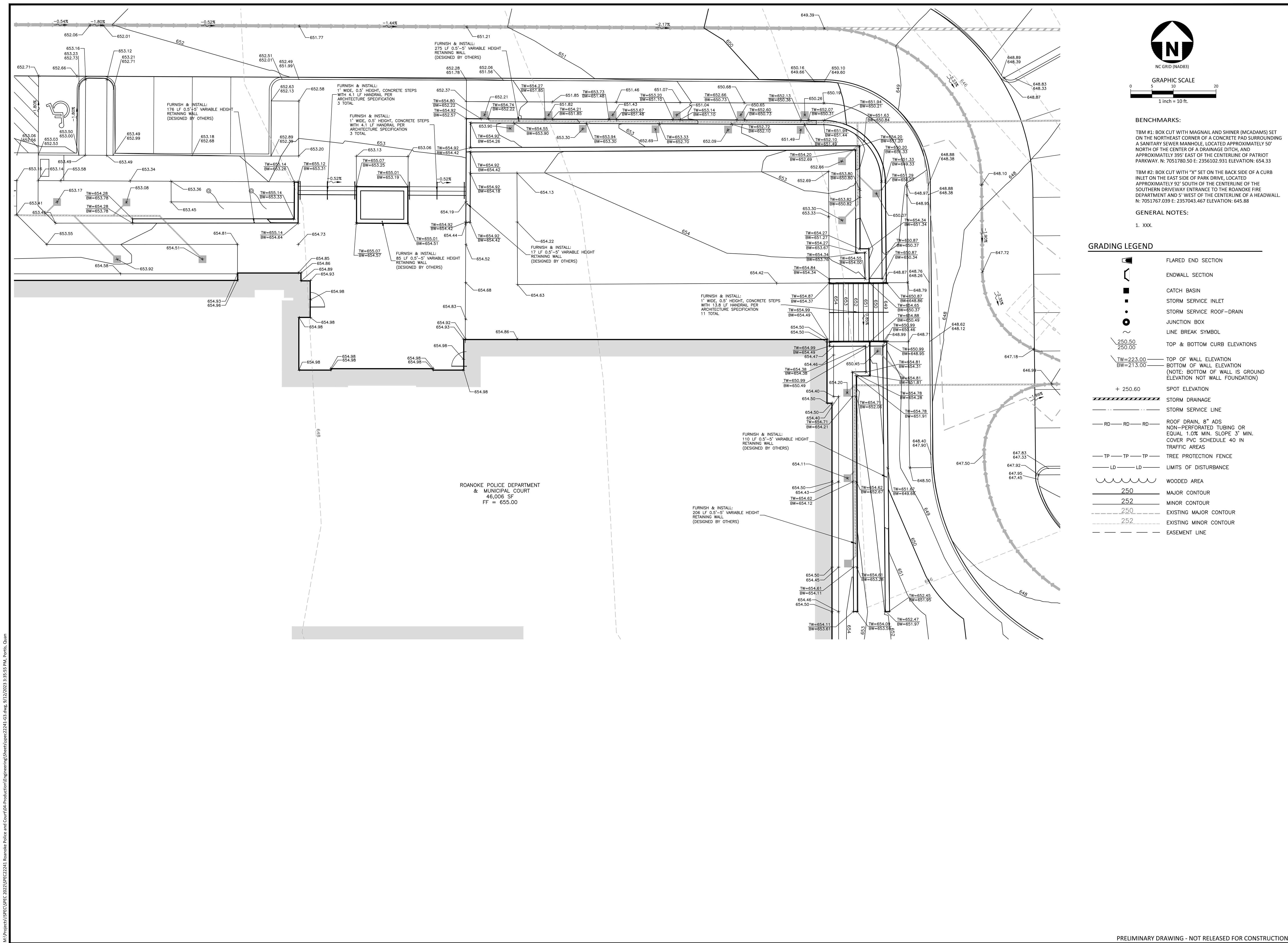
50% CONSTRUCTION DOCUMENTS

DETAILED GRADING - NORTHEAST PLAZA

SHEET NO.

C3.06

JOB NO. 22-3578.01
© 2023 EGM Architects



McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
BPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6,000 ACRES
IN THE
M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 9733
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-G3.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=10'
DATE	09.12.2023

SHEET

DETAILED GRADING - NORTHEAST PLAZA

C3.06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

JOB NO. 22-3578.01
© 2023 FGM Architects



NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTA

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-U1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=40'
DATE	09.12.2023

C4.00

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ROANOKE POLICE DEPARTMENT & MUNICIPAL

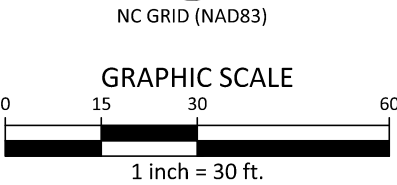
COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

STORMWATER PLAN

SHEET NO.

C4.01

JOB NO. 22-3578.01
© 2023 FGM Architects Inc.



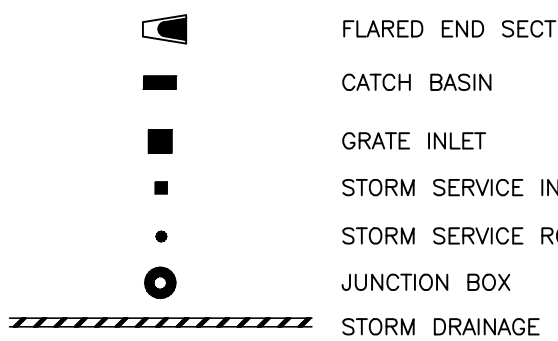
BENCHMARKS:

TBM #1: BOX CUT WITH MAGNAIL AND SHINER (MCADAMS) SET ON THE NORTHEAST CORNER OF A CONCRETE PAD SURROUNDING A SANITARY SEWER MANHOLE, LOCATED APPROXIMATELY 50' NORTH OF THE CENTER OF A DRAINAGE DITCH, AND APPROXIMATELY 395' EAST OF THE CENTERLINE OF PATRIOT PARKWAY. N: 7051780.50 E: 2356102.931 ELEVATION: 654.33

GENERAL NOTES:

1. ALL T.C.E.C. SEPARATION REQUIREMENTS MUST BE MET
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48" INCHES PER TOWN STANDARDS.
4. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
5. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER TOWN STANDARD CONSTRUCTION DETAILS.
6. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, APPURTENANCES, INCLUDING EXCAVATION, EMBEDEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
7. ALL 8" PVC CONNECTIONS SHOWN SHALL REQUIRE 1'X1' CATCH BASIN AT A 1% PIPE SLOPE

STORM WATER DRAINAGE LEGEND



McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
PE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-U2.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=30'
DATE	09.12.2023

SHEET

STORMWATER PLAN

C4.01

ASSOCIATE ARCHITECT
GFF ARCHITECTS
808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
14.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
ID. XXXXXXXXXX

CIVIL
MCADAMS
01 Country View Drive
Danoke, TX, 75057
17.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
O. TBPE: 19762 TBPLS: 10194440

LANDSCAPE ARCHITECT
GFF ARCHITECTS
808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
14.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
C. XXXXXXXXXX

**STRUCTURAL
VGI INC.**
144 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
14.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
O. XXXXXXXXXX

MEP / FP
MEPC INC.
928 Story Road West
Dallas, TX, 75038
72.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
Q. XXXXXXXXXX

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LLC
1606 W. McDERMOTT DRIVE, SUITE 116-1
LLEEN, TEXAS 75013
16.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
(C) XXXXXXXXXX

FOR REVIEW ONLY

not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

SEWER 1 & 1A PROFILES

SHEET NO.

C5.00

JOB NO. 22-3578.01
© 2023 FGM Architects



The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1011
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



ROANOKE POLICE AND MUNICIPAL COURT CIVIL SITE PLAN

XXXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-P1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	H 1"=40'; V 1"=4'
DATE	09.12.2023

SHEET

SANITARY SEWER 1 & 1A PROFILES

C5.00

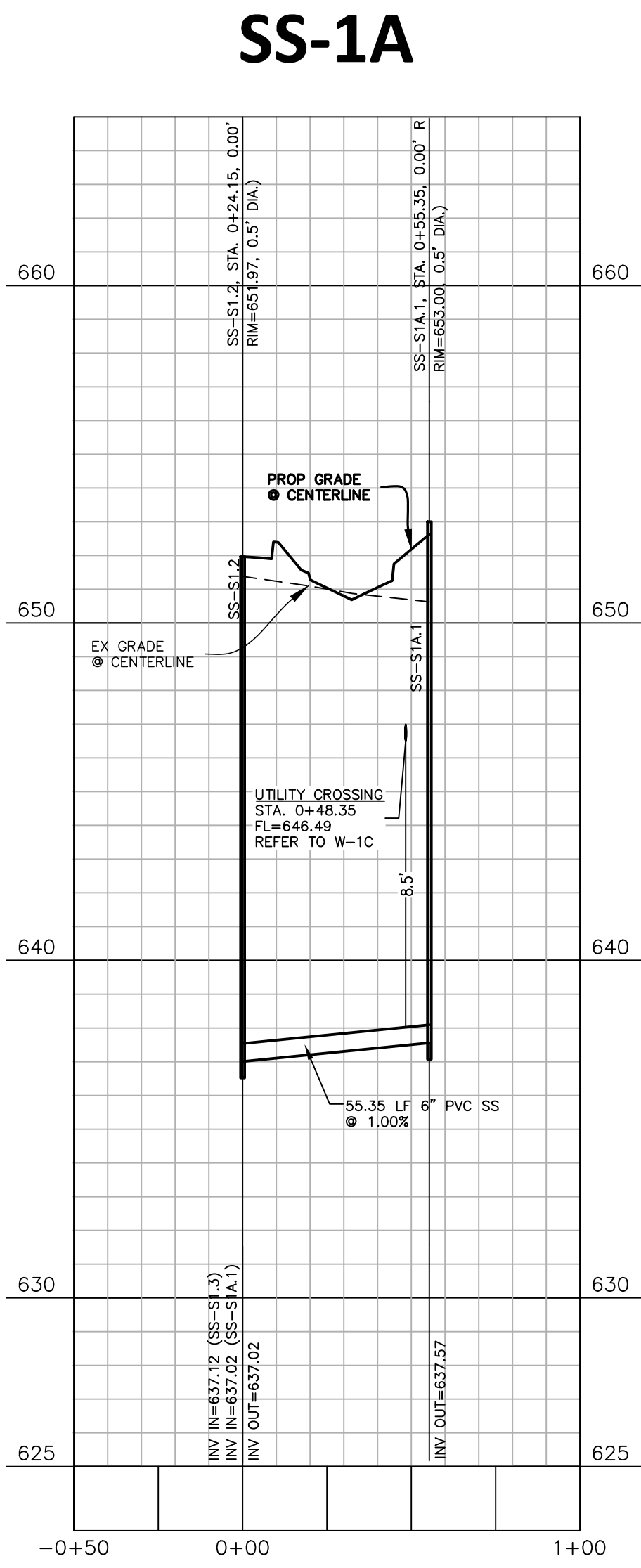
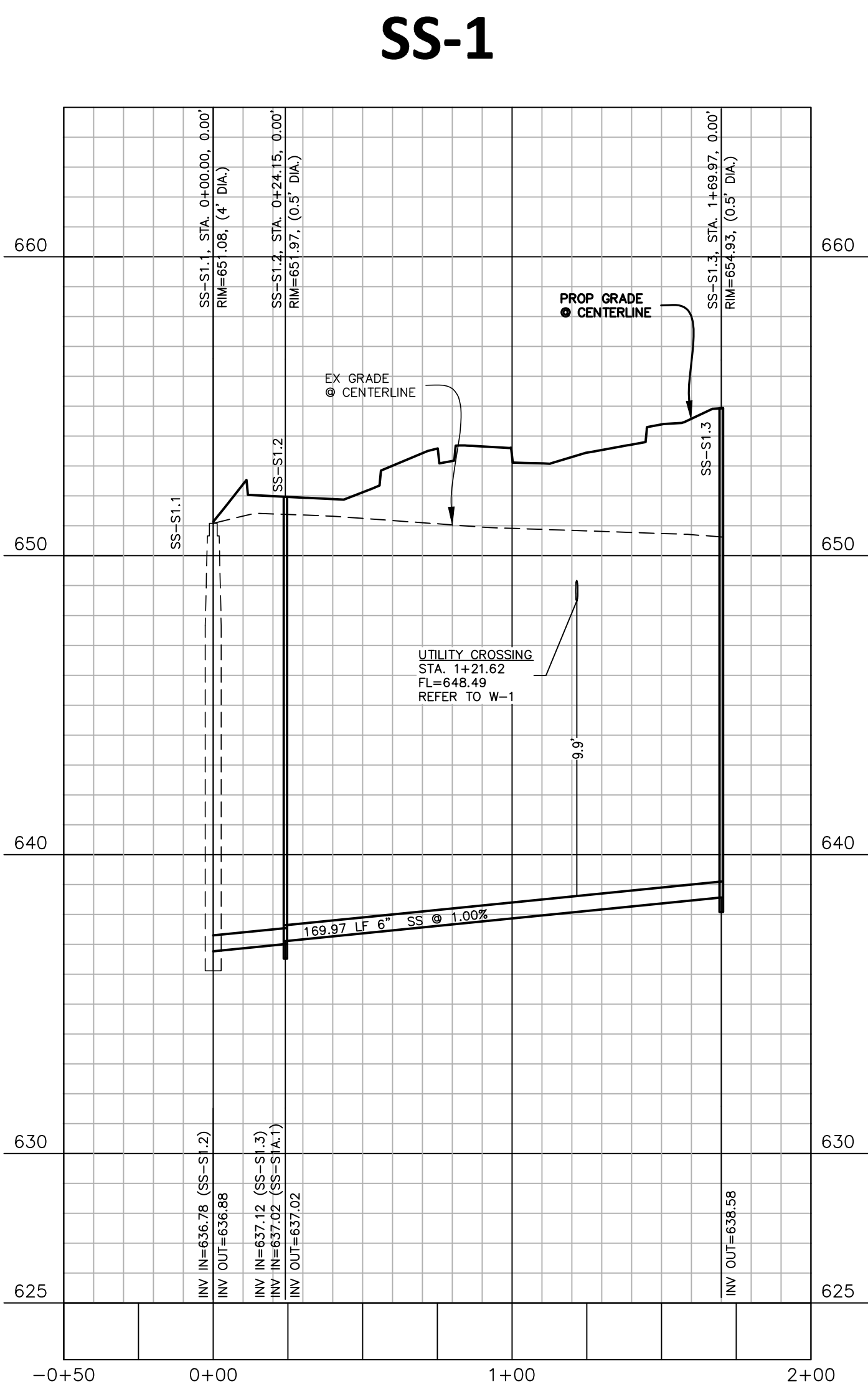
BENCHMARKS:

BM #1: BOX CU WITH MAGNAIL AND SHINER (MCADAMS) SET ON THE NORTHEAST CORNER OF A CONCRETE PAD SURROUNDING A SANITARY SEWER MANHOLE, LOCATED APPROXIMATELY 50' NORTH OF THE CENTER OF A DRAINAGE DITCH, AND APPROXIMATELY 395' EAST OF THE CENTERLINE OF PATRIOT PARKWAY. N: 7051780.50 E: 2356102.931 ELEVATION: 654.33

TBM #2: BOX CUT WITH "X" SET ON THE BACK SIDE OF A CURB
 INLET ON THE EAST SIDE OF PARK DRIVE, LOCATED
 APPROXIMATELY 92' SOUTH OF THE CENTERLINE OF THE
 SOUTHERN DRIVEWAY ENTRANCE TO THE ROANOKE FIRE
 DEPARTMENT AND 5' WEST OF THE CENTERLINE OF A HEADWALL.
 N: 7051767.039 E: 2357043.467 ELEVATION: 645.88

GENERAL NOTES:

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

ASSOCIATE ARCHITECT
GFF ARCHITECTS
2828 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**CIVIL
MCADAMS**
201 Country View Drive
Roanoke, TX, 75057
817.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. TBPE: 19762 TBPLS: 10194440

LANDSCAPE ARCHITECT
GFF ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**STRUCTURAL
WGI INC.**
8146 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
214.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

MEP / FP
MEPCE INC.
2928 Storey Road West
Las Colinas, TX, 75038
972.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LL
906 W. McDERMOTT DRIVE, SUITE 116-17
ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ROANOKE POLICE DEPARTMENT & MUNICIPAL

COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

50% CONSTRUCTION DOCUMENTS

STORMWATER 1 PROFILE

SHEET NO.

C5.01

JOB NO. 22-3578.01
© 2023 FGM Architects



The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1011
fax 972. 436. 9315

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTA

PLAN INFORMATION

PROJECT NO. SPEC22241
FILENAME SPEC22241-P2.DWG
CHECKED BY CMK
DRAWN BY SDP
SCALE H 1"=40'; V 1"=4'
DATE 09.12.2023

SHEET

STORMWATER 1 PROFILE

C5.01

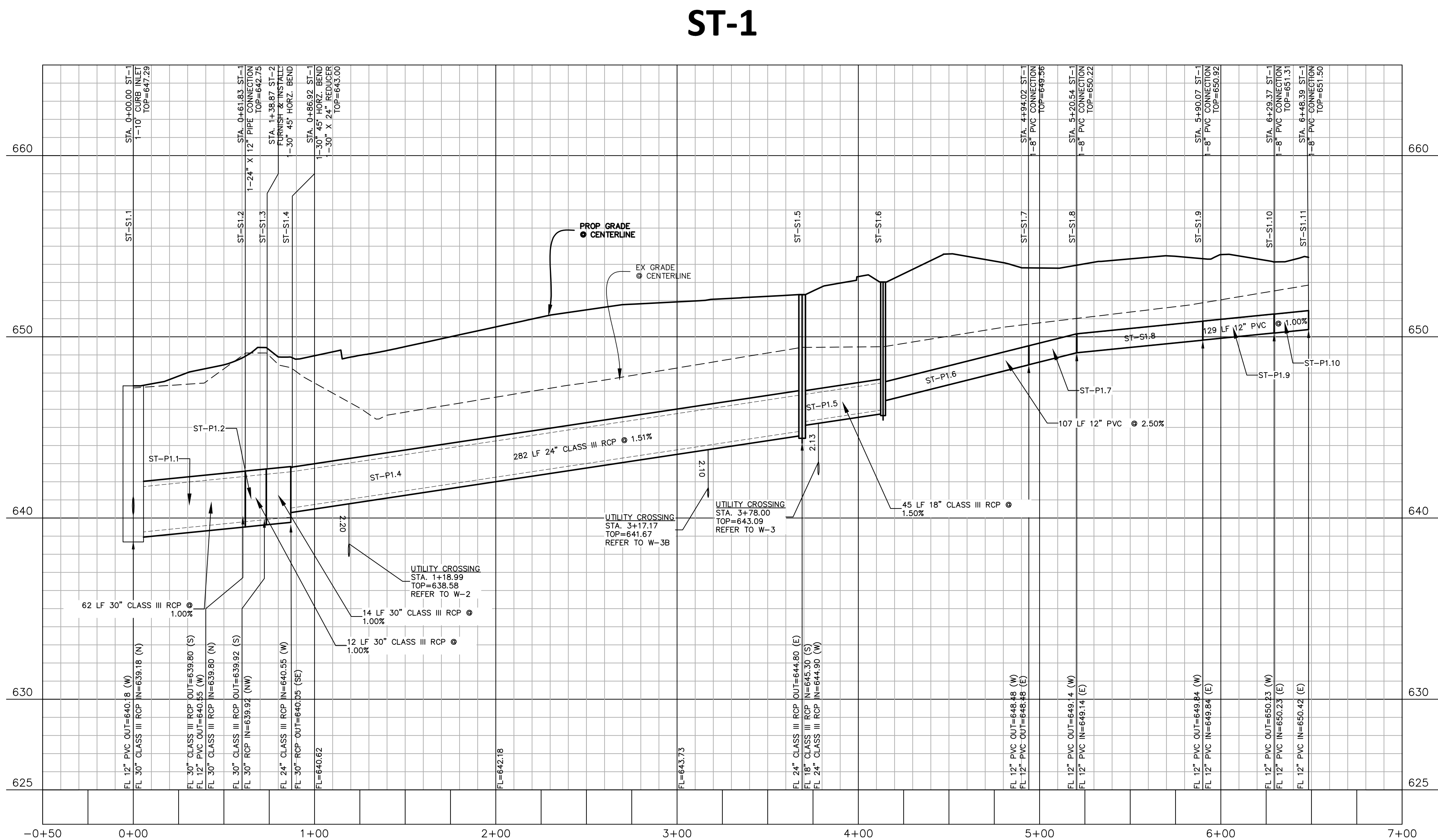
BENCHMARKS:

TBM #1: BOX CUT WITH MAGNAIL AND SHINER (MCADAMS) SET ON THE NORTHEAST CORNER OF A CONCRETE PAD SURROUNDING A SANITARY SEWER MANHOLE. LOCATED APPROXIMATELY 50' NORTH OF THE CENTER OF A DRAINAGE DITCH, AND APPROXIMATELY 395' EAST OF THE CENTERLINE OF PATRIOT PARKWAY. N: 7051780.50 E: 2356102.931 ELEVATION: 654.33

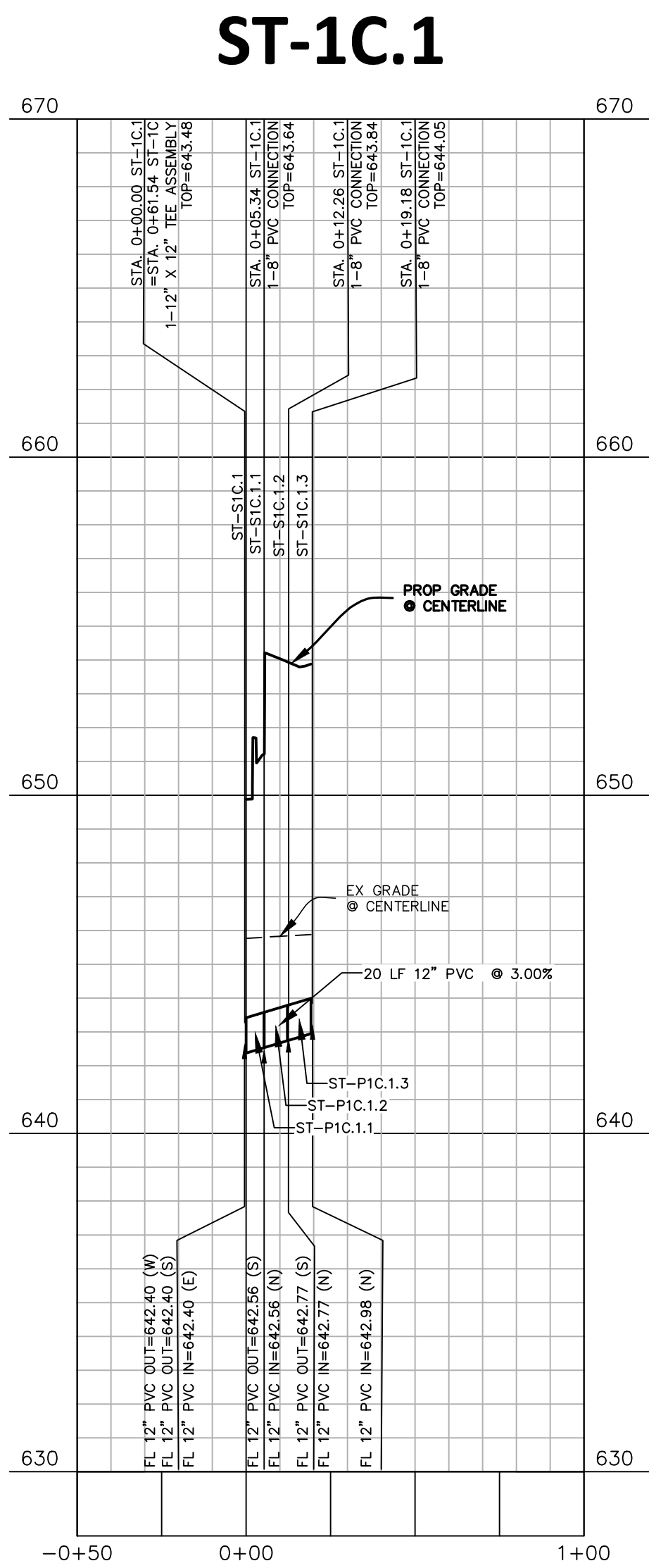
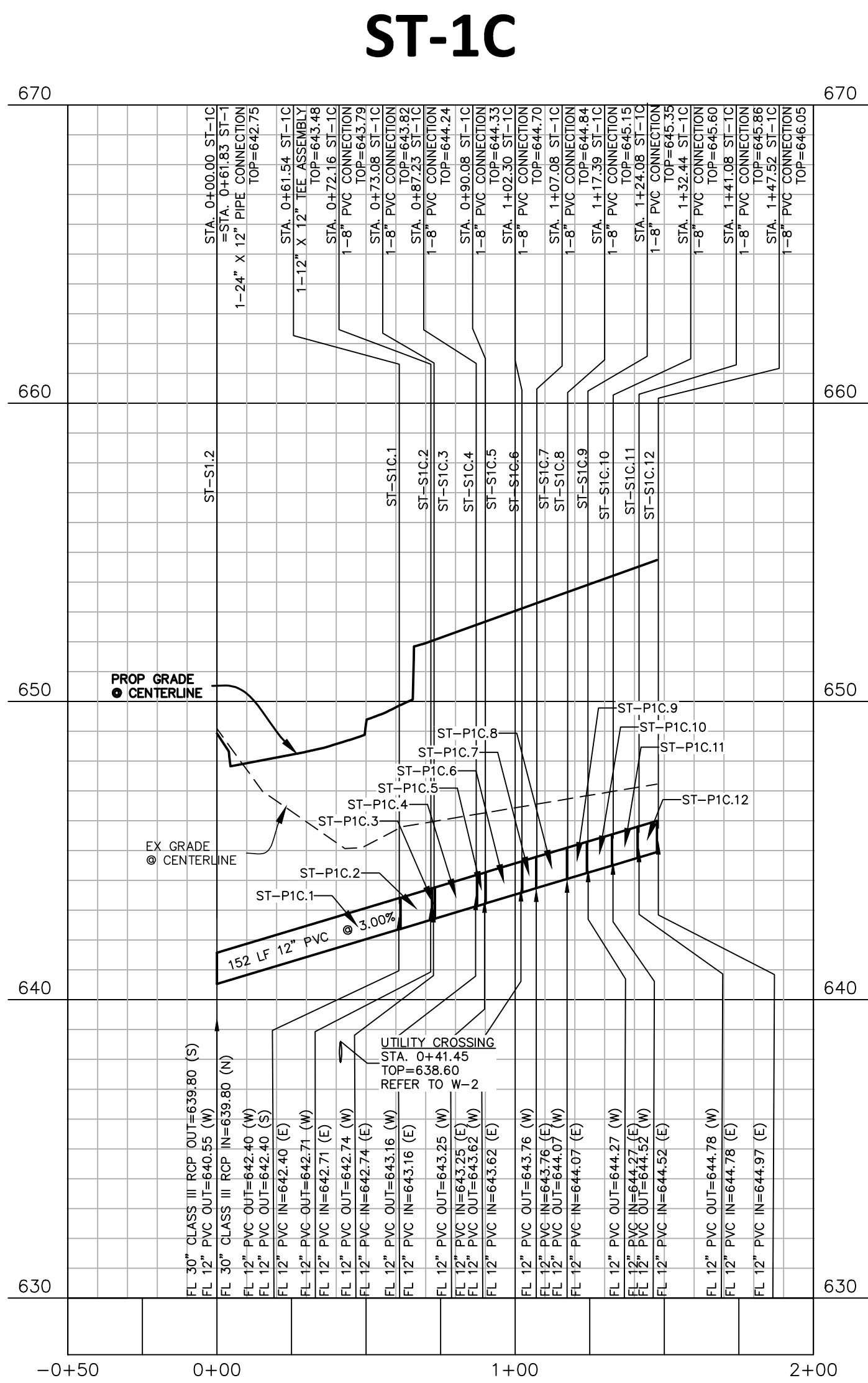
TBM #2: BOX CUT WITH "X" SET ON THE BACK SIDE OF A CURB INLET ON THE EAST SIDE OF PARK DRIVE, LOCATED APPROXIMATELY 92' SOUTH OF THE CENTERLINE OF THE SOUTHERN DRIVEWAY ENTRANCE TO THE ROANOKE FIRE DEPARTMENT AND 5' WEST OF THE CENTERLINE OF A HEADWALL. N: 7051767.039 E: 2357043.467 ELEVATION: 645.88

GENERAL NOTES:

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



1. ALL T.C.E.C. SEPARATION REQUIREMENTS MUST BE MET
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48" INCHES PER TOWN STANDARDS.
4. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
5. FIRE HYDRANT ASSEMBLY INCLUDING 6" LEAD WITH 30" BEND PER TOWN STANDARDS AND CONSTRUCTION DETAILS.
6. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS, PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDEMMENT AND BACKFILL, AS SHOWN ON THESE PLANS.

**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES
IN THE
M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 9233
CITY OF ROANOKE, TEXAS, 76262

[illegible]

REVISIONS		
NO.	DATE	DESCRIPTION
	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION	
PROJECT NO.	SPEC22241
FILENAME	SPEC22241-P2.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	H 1"=40'; V 1"=4'
DATE	09.12.2023

SHEET

C5.03

50% CONSTRUCTION DOCUMENTS

C5.03

JOB NO. 22-3578.01
© 2023 FGM Architects Inc.

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ROANOKE POLICE DEPARTMENT & MUNICIPAL

COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

50% CONSTRUCTION DOCUMENTS

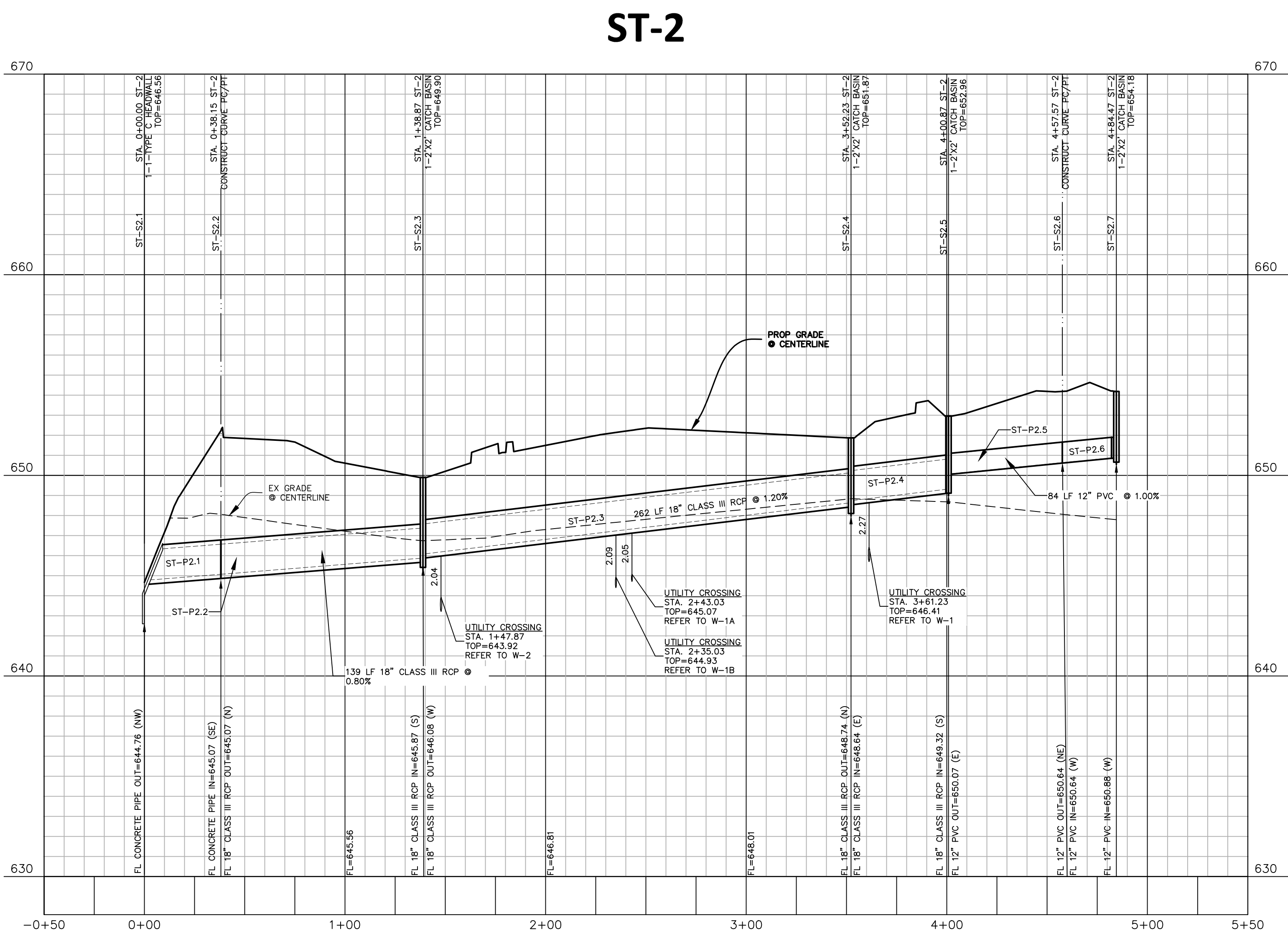
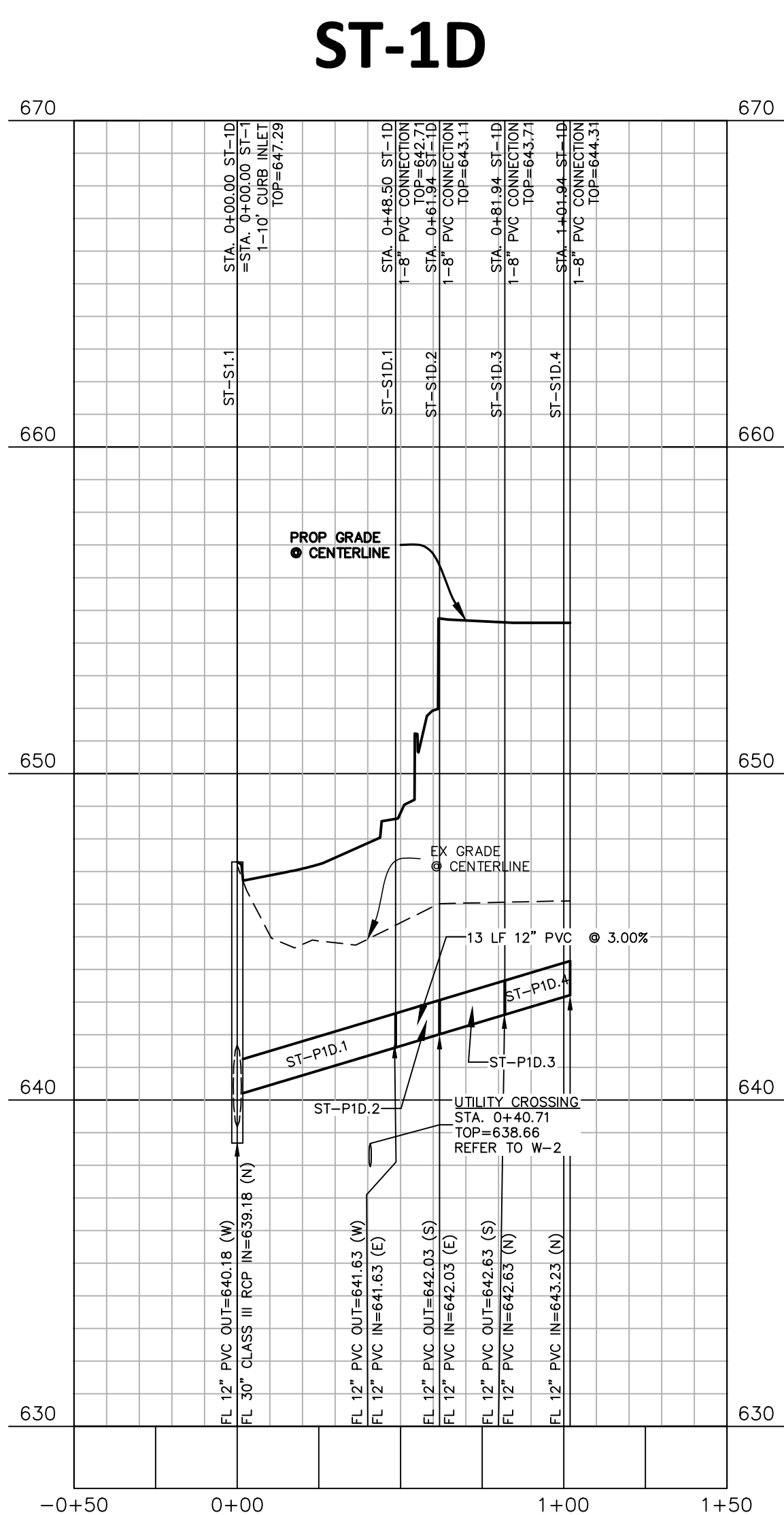
STORMWATER 1D & 2D PROFILES

SHEET NO.

C5.04

IOB NO. 22-3578-01

© 2023 FGM Architects Inc.



BENCHMARKS:

TBM #1: BOX CUT WITH MAGNAIL AND SHINER (MCADAMS) SET ON THE NORTHEAST CORNER OF A CONCRETE PAD SURROUNDING A SANITARY SEWER MANHOLE, LOCATED APPROXIMATELY 50' NORTH OF THE CENTER OF A DRAINAGE DITCH, AND APPROXIMATELY 395' EAST OF THE CENTERLINE OF PATRIOT PARKWAY. N: 7051780.50 E: 2356102.931 ELEVATION: 654.33

TBM #2: BOX CUT WITH "X" SET ON THE BACK SIDE OF A CURB INLET ON THE EAST SIDE OF PARK DRIVE, LOCATED APPROXIMATELY 92' SOUTH OF THE CENTERLINE OF THE SOUTHERN DRIVEWAY ENTRANCE TO THE ROANOKE FIRE DEPARTMENT AND 5' WEST OF THE CENTERLINE OF A HEADWALL. N: 7051767.039 E: 2357043.467 ELEVATION: 645.88

GENERAL NOTES:

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



McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1011

fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



ROANOKE POLICE AND MUNICIPAL COURT

XXXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-P2.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	H 1"=40'; V 1"=4'
DATE	09.12.2023

SHEET

STORMWATER 1D & 2D PROFILES

C5.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

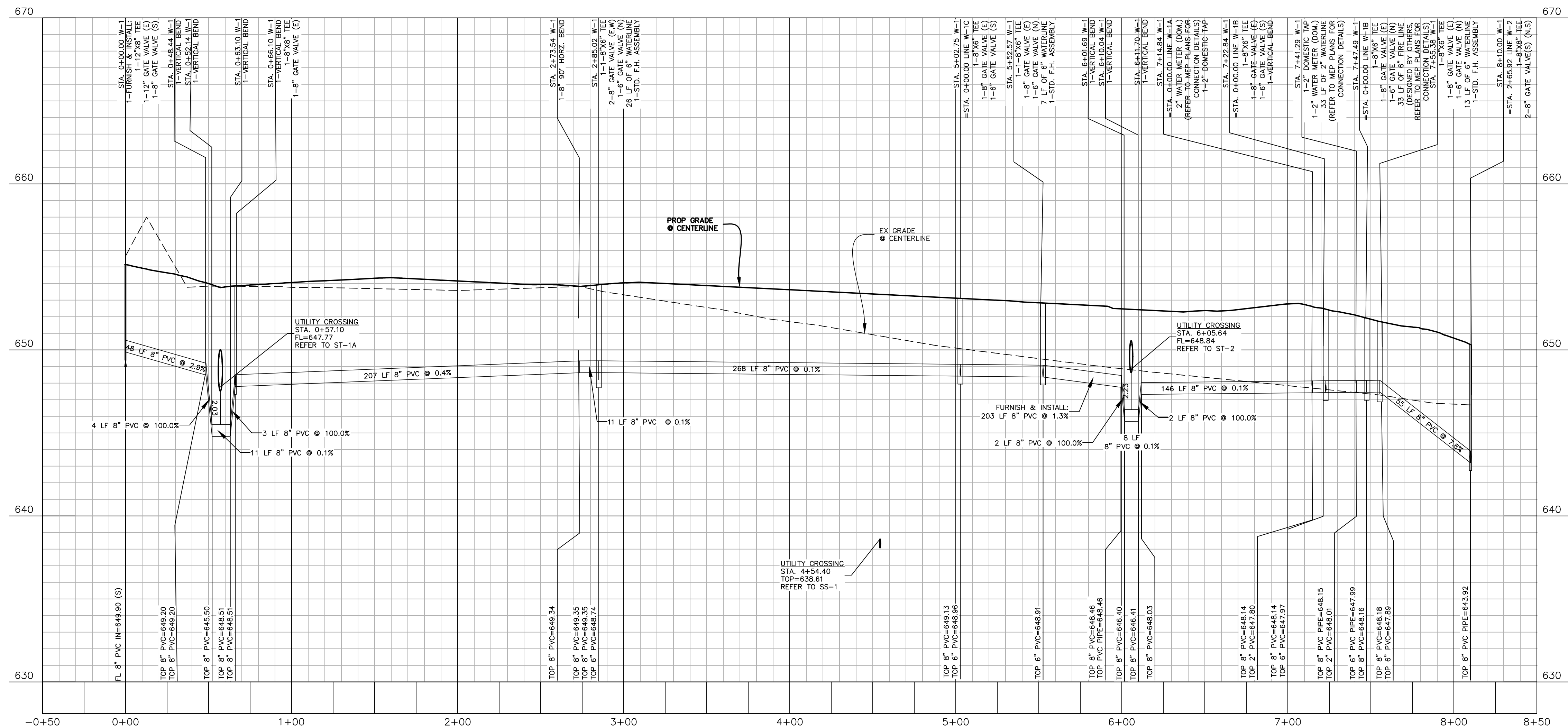
NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-P3.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	H 1"=40'; V 1"=4'
DATE	09.12.2023

C5.05

50% CONSTRUCTION DOCUMENTS

JOB NO. 22-3578.01
© 2023 FGM Architects



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

M:\Projects\ISPEC 2022\SPEC 22241 Roanoke Police and Court\04-Production\Sheets\SPEC22241-03.dwg, 9/12/2023 3:38:20 PM, Portis, Quan

ASSOCIATE ARCHITECT
GFF ARCHITECTS
808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
14.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTH.
ID. XXXXXXXXXX

CIVIL
MACADAMS

01 Country View Drive
Dancoke, TX, 75057
17.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
O. TBPE: 19762 TBPLS: 10194440

LANDSCAPE ARCHITECT
GFF ARCHITECTS
808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
14.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
ID. XXXXXXXXXX

**STRUCTURAL
VGI INC.**
146 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
14.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
O. XXXXXXXXXX

MEP / FP
MEPCE INC.
928 Story Road West
Dallas, Texas, TX, 75038
72.870.9060 (0)
TEXAS STATE CERTIFICATE OF AUTHORITY
O. XXXXX00000

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, L.P.
1005 W. McDERMOTT DRIVE, SUITE 116-2
LLENN, TEXAS 75013
16.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
O. XXXXXXXXXX

FOR REVIEW ONLY

not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-P3.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	H 1"=40'; V 1"=4'
DATE	09.12.2023

SHEET

WATER 2 & 3 PROFILES

C5.06

50% CONSTRUCTION DOCUMENTS

WATER 2 & 3 PROFILES

SHEET NO.

C5.06

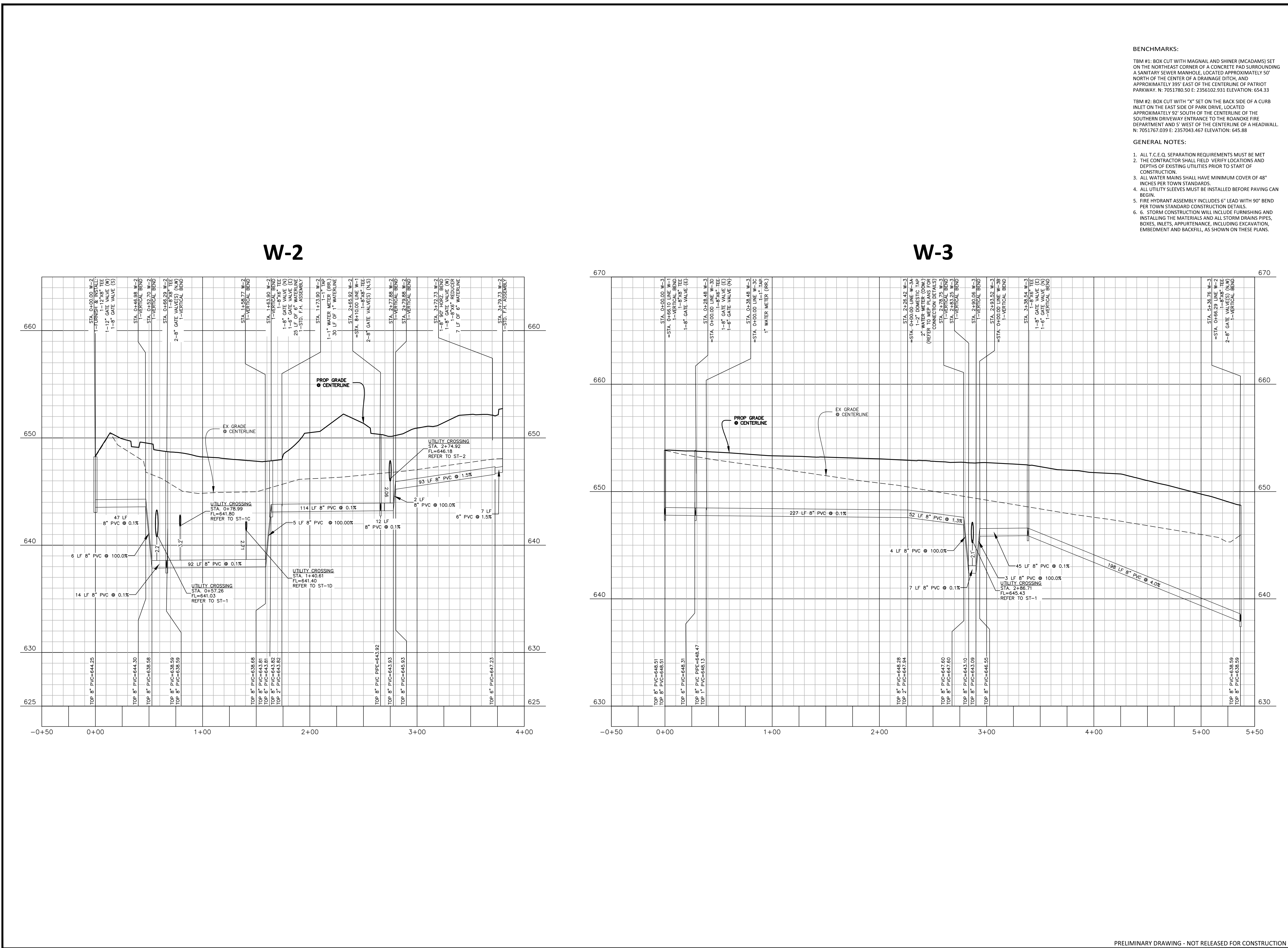
JOB NO. 22-3578.01
© 2023 FGM Architects



CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES
IN THE
M.E.P. & P. R. R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



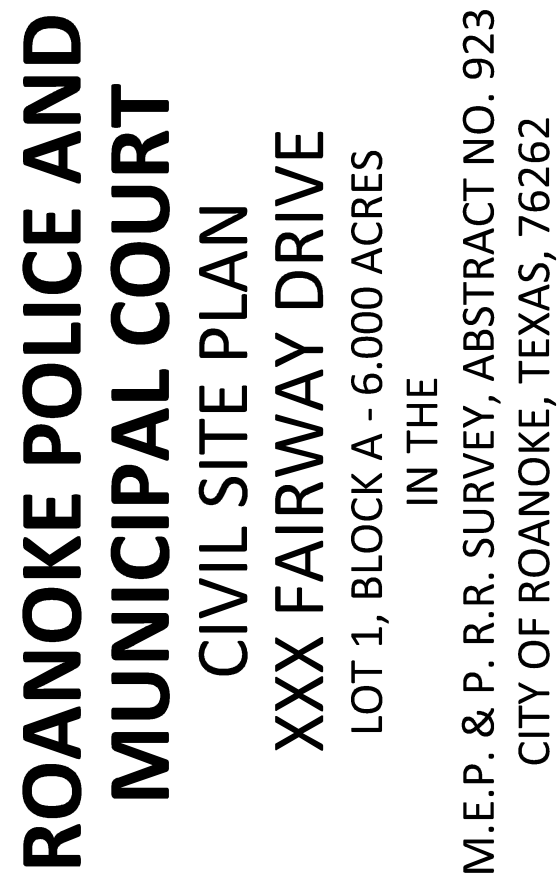
	SHEET NO.	C5.06
	JOB NO. 22-3578.01 © 2023 FGM Architects Inc.	

VIL
ICADAMS
1 Country View Drive
Frisco, TX, 75057
7.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
DB. TBPE: 19762 TBPLS: 10194440

**STRUCTURAL
VGI INC.**
44 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
4.307.4767 (O)
KANSAS STATE CERTIFICATE OF AUTHORITY
0. XXXXXXXXXX

REP / FP
 IEPC INC.
 28 Story Road West
 Colinas, TX, 75038
 2.870.9060 (O)
 TEXAS STATE CERTIFICATE OF AUTHORITY
 0. XXXXXXXXXX

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LLC
106 W. McDERMOTT DRIVE, SUITE 116-113
DALLAS, TEXAS 75013
(214) 716.0782 (O)
TXAS STATE CERTIFICATE OF AUTHORITY
0. XXXXXXXXXX



FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ROANOKE POLICE DEPARTMENT & MUNICIPAL

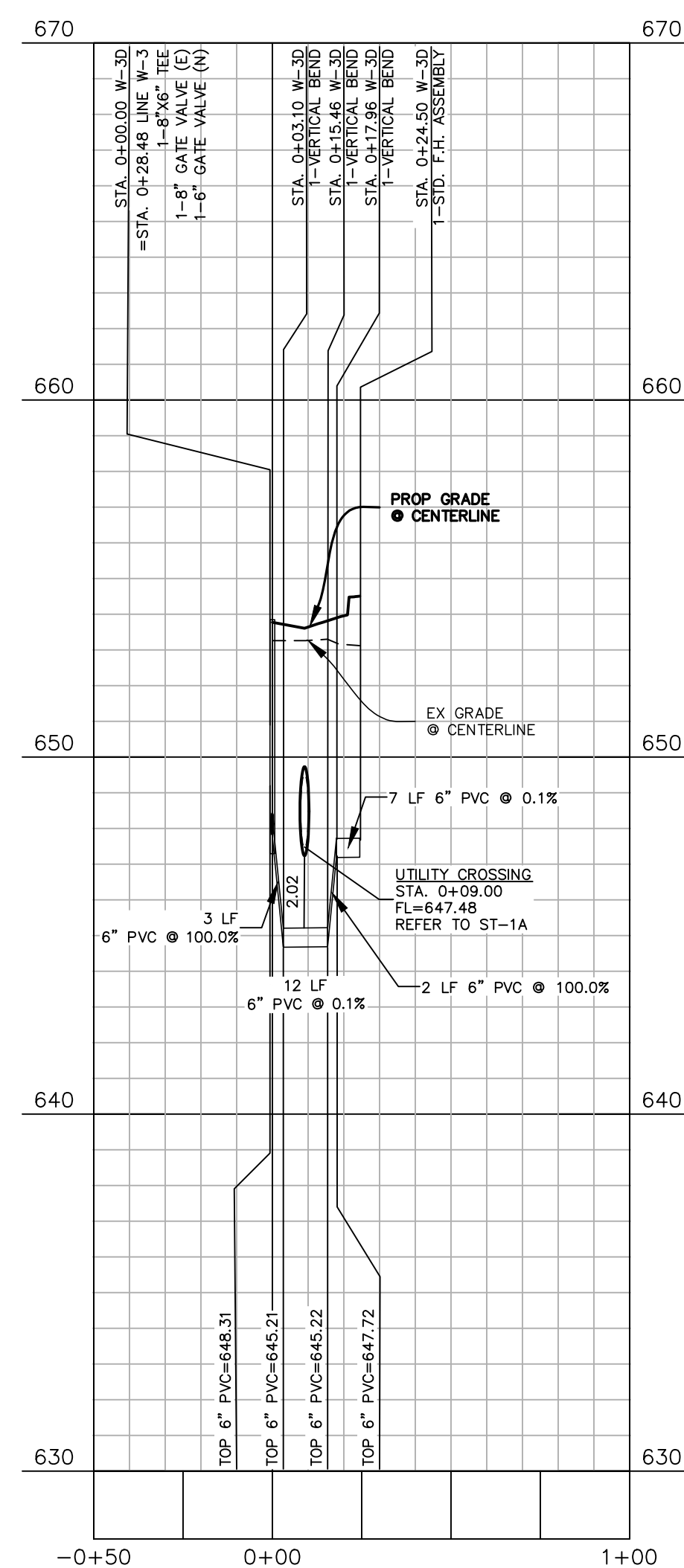
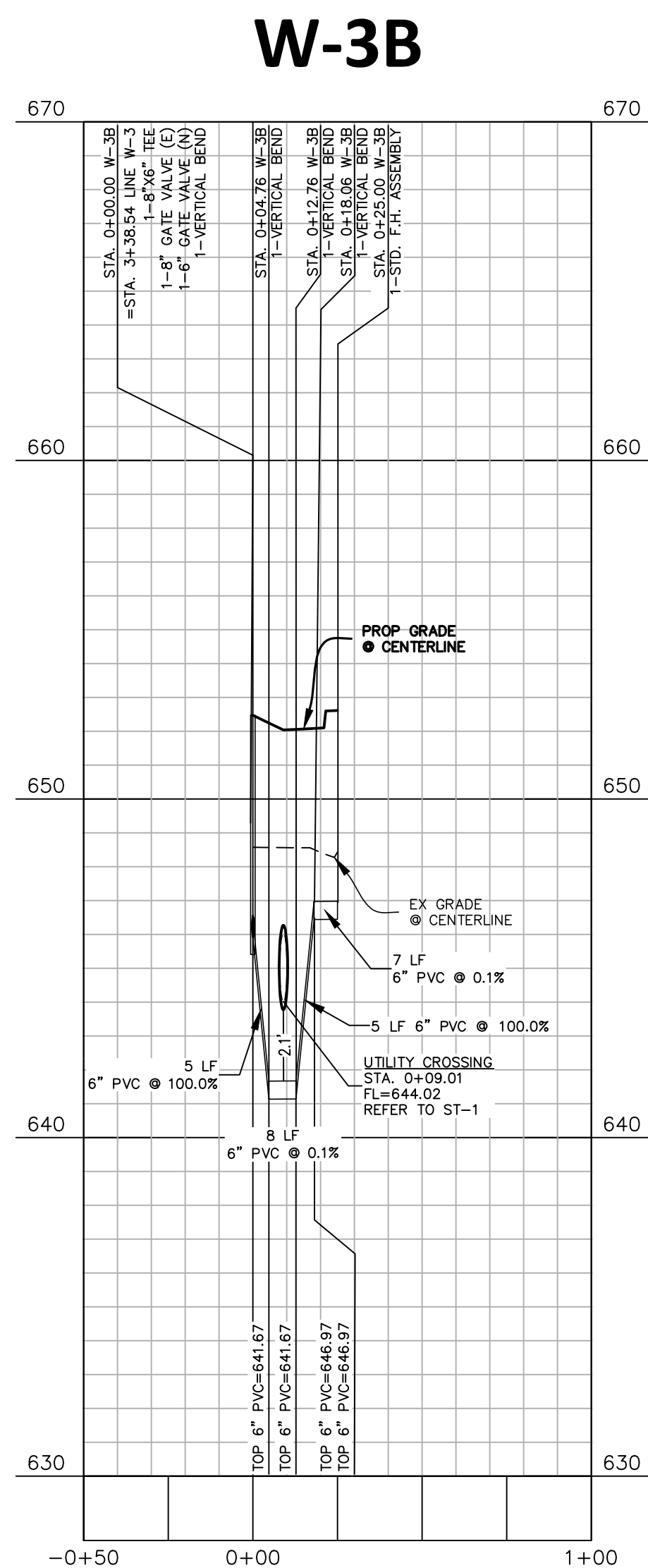
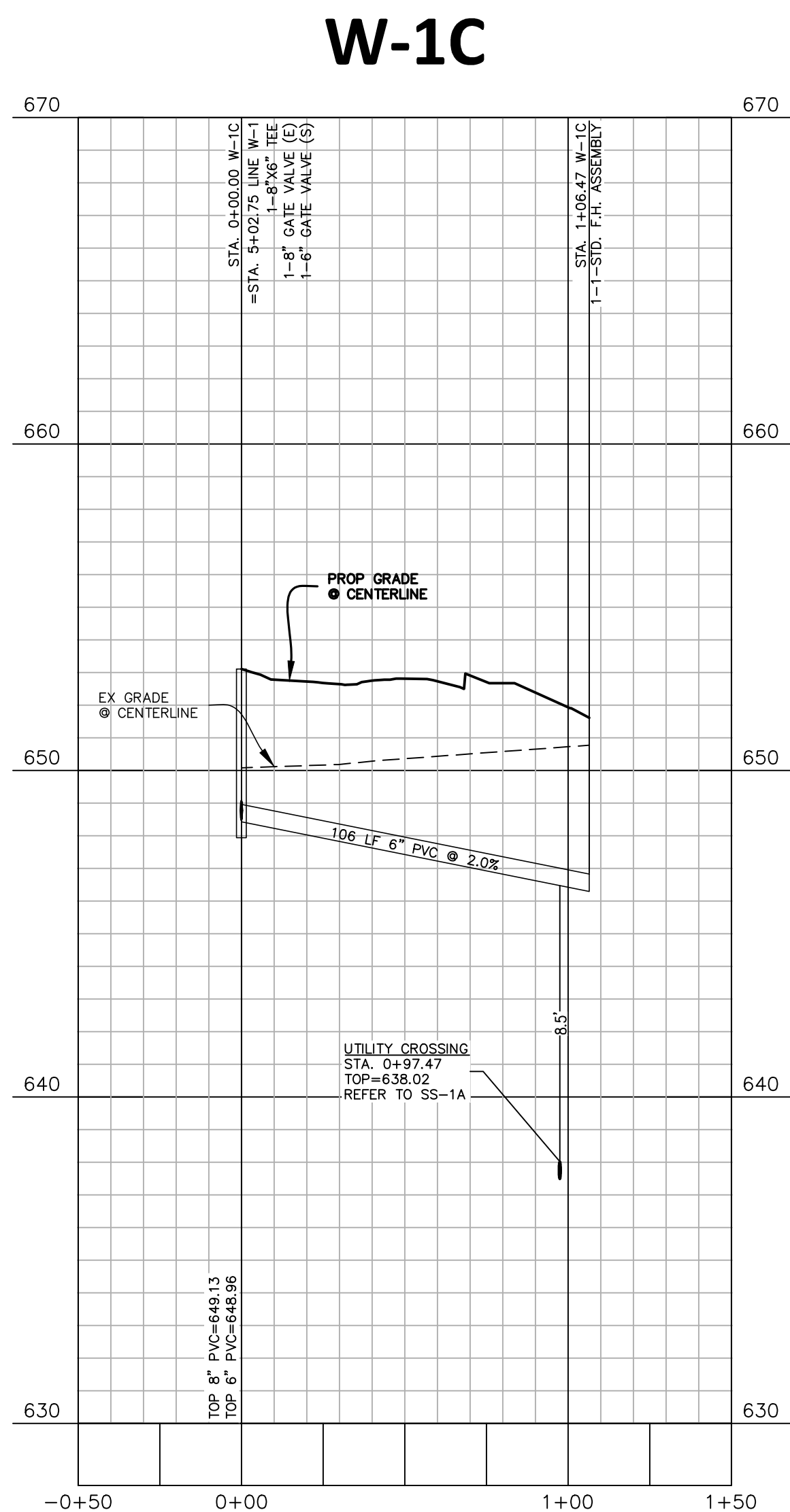
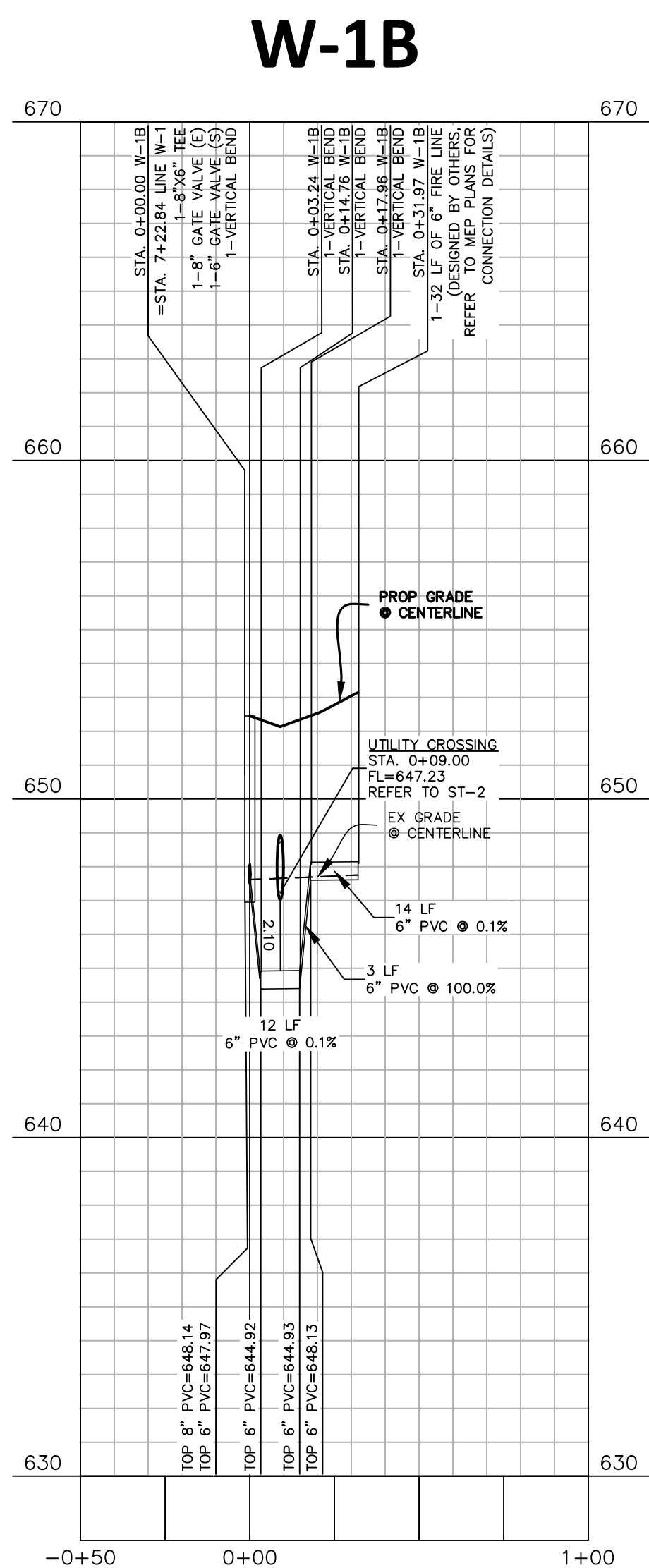
COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

50% CONSTRUCTION DOCUMENTS

WATER 1B, 1C 3B, & 3D PROFILES

SHEET NO. **C5.07**

JOB NO. 22-3578.01
© 2023 FGM Architects



BENCHMARKS:

TBM #1: BOX CULVERT WITH MAGNAIL AND SHINER (MCADAMS) SET ON THE NORTHEAST CORNER OF A CONCRETE PAD SURROUNDING A SANITARY SEWER MANHOLE, LOCATED APPROXIMATELY 50' NORTH OF THE CENTER OF A DRAINAGE DITCH, AND APPROXIMATELY 395' EAST OF THE CENTERLINE OF PATRIOT PARKWAY. N: 7051780.50 E: 2356102.931 ELEVATION: 654.33

TBM #2: BOX CUT WITH "X" SET ON THE BACK SIDE OF A CURB INLET ON THE EAST SIDE OF PARK DRIVE, LOCATED APPROXIMATELY 92' SOUTH OF THE CENTERLINE OF THE SOUTHERN DRIVEWAY ENTRANCE TO THE ROANOKE FIRE DEPARTMENT AND 5' WEST OF THE CENTERLINE OF A HEADWALL. N: 7051767.039 E: 2357043.467 ELEVATION: 645.88

GENERAL NOTES:

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1011
fax 972. 426. 9315

BPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



ROANOKE POLICE AND MUNICIPAL COURT

XXXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTA

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-P3.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	H 1"=40'; V 1"=4'
DATE	09.12.2023

SHEET

WATER 1B, 1C 3B, & 3D PROFILES

C5.07

**NOT FOR
CONSTRUCTION**

not for regulatory approval, permit or instruction.

The information on this document is preliminary or incomplete, not for instruction, recording purposes, or implementation.

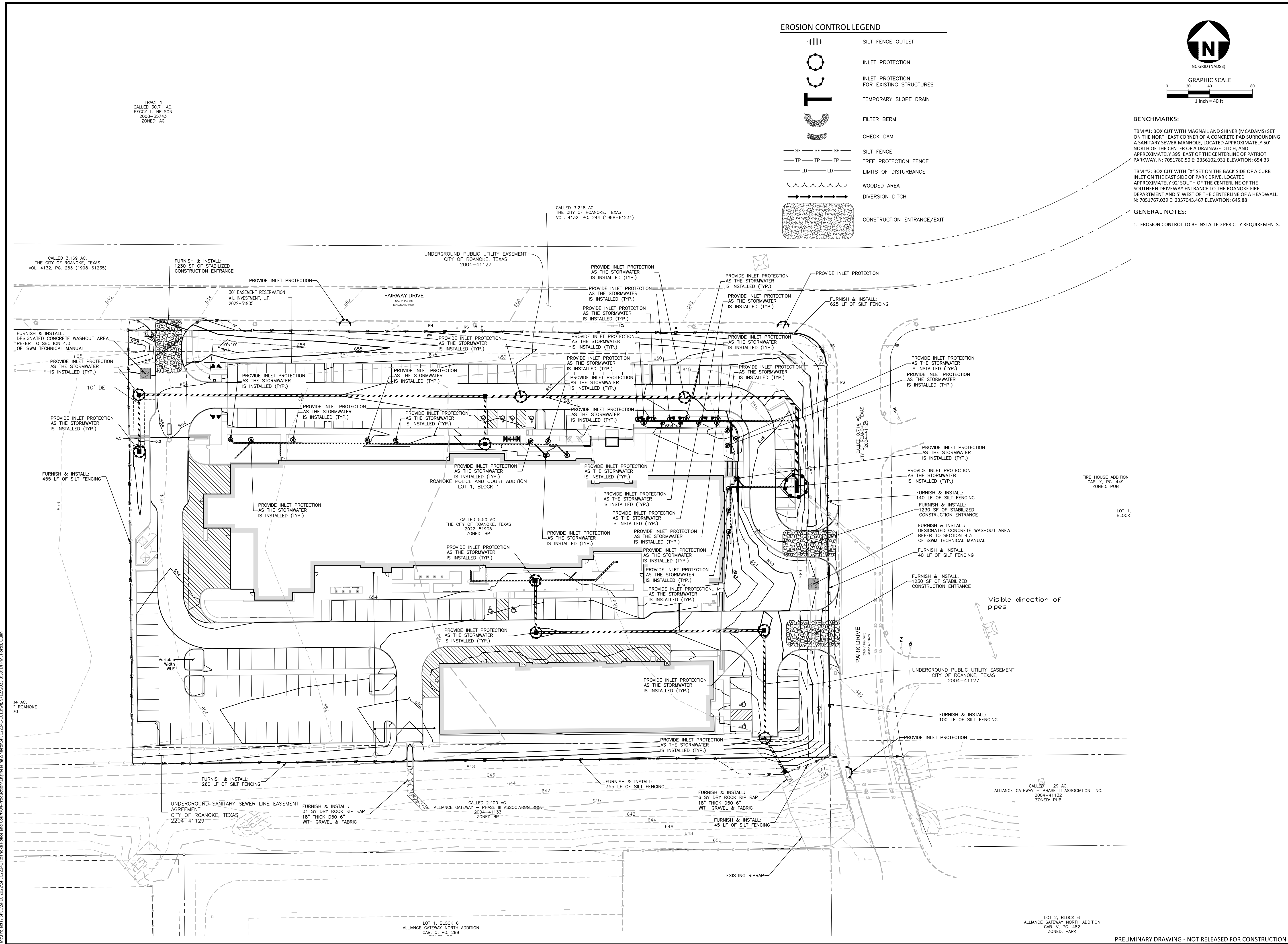
[illegible]

COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

EROSION CONTROL PLAN

HEET NO. **C6.00**

JOB NO. 22-3578.01
© 2023 FGM Architects Inc.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



**ROANOKE POLICE AND
MUNICIPAL COURT**
CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES
IN THE
M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
NEW YORK, NEW YORK, TRACT 100-00



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-EC1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=40'
DATE	09.12.2023

EROSION CONTROL PLAN

C6.00

ALLAS, TX, 75201
14.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
O. XXXXXXXXXX

STRUCTURAL

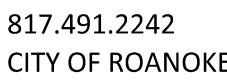
0. XXXXXX

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

50% CONSTRUCTION DOCUMENTS

© 2023 FGM Architects Inc.



Revel

ROANOKE POLICE AND MUNICIPAL COURT

CIVIL SITE PLAN
XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES

M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-D1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	N/A
DATE	09.12.2023

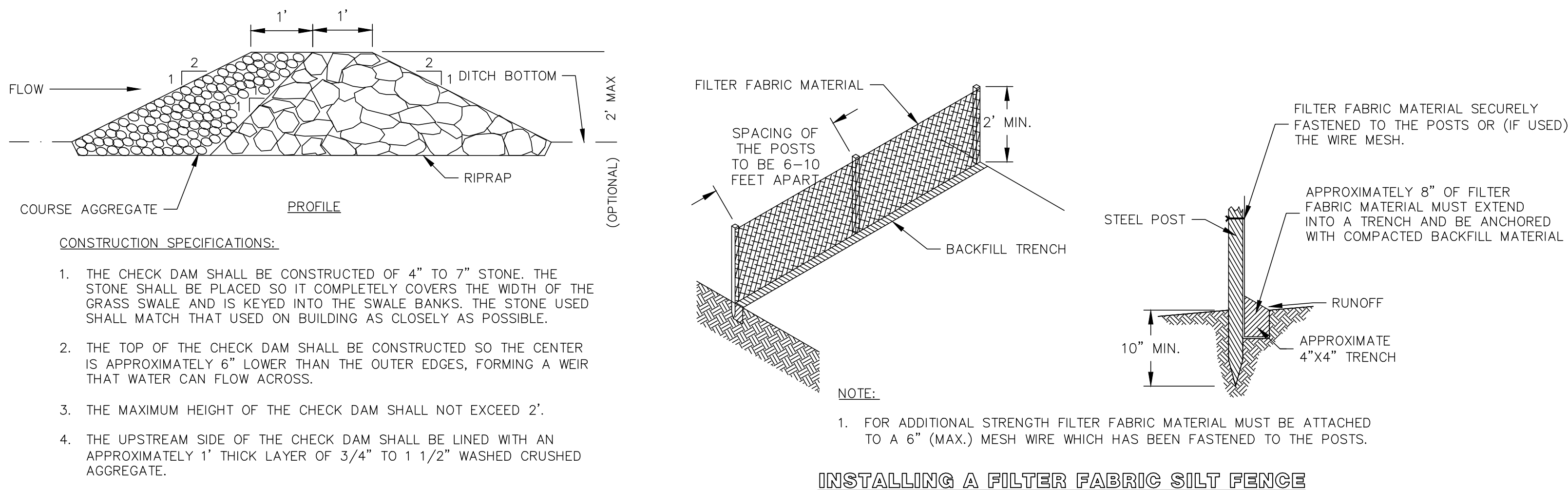
C6.01



ADVANTAGES:

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

HEAVY DUTY CURB INLET PROTECTOR



STONE CHECK DAM

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

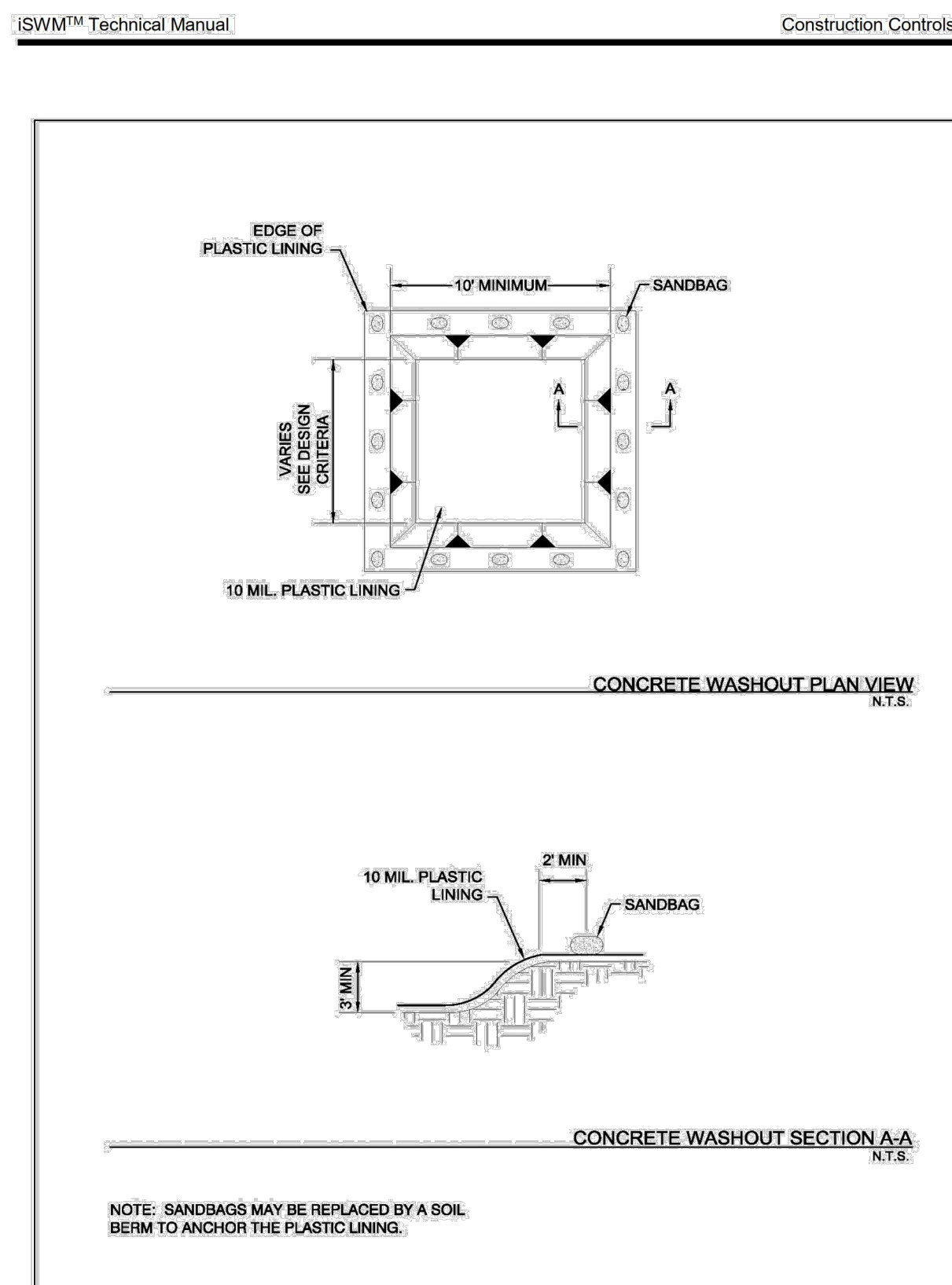


Figure 4.1 Schematics of Concrete Washout Containment

Concrete Waste Management
April 2010, Revised 9/2014

CC-190

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

ASSOCIATE ARCHITECT
GFF ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**CIVIL
MCADAMS**
201 Country View Drive
Iranoke, TX, 75057
817.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. TBPE: 19762 TBPLS: 10194440

**LANDSCAPE ARCHITECT
GFF ARCHITECTS**
80808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**STRUCTURAL
WGI INC.**
81446 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
214.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**MEP / FP
MEPCE INC.**
2928 Steery Road West
Las Colinas, TX, 75038
972.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LLC
906 W. McDERMOTT DRIVE, SUITE 116-123
ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

OR REVIEW ONLY

not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

50% CONSTRUCTION DOCUMENTS

SHEET NO.

C7.01

JOB NO. 22-3578.01
© 2023 FGM Architects Inc.



CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



ROANOKE POLICE AND MUNICIPAL COURT

CIVIL SITE PLAN

XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES
IN THE
WM.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-PM1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=40'
DATE	09.12.2023

SHEET

PAVING AND SIGNAGE PLAN

C7.01

M:\Projects\ISPEC\SPEC 2022\SPEC22241 Roanoke Police and Court\04-Production\Engineering\Sheets\SPEC22241-PM1.dwg, 9/12/2023 3:39:57 PM, Portis, Quan

GFF ARCHITECTS
2828 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

Roanoke, TX, 75057
817.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. TBPE: 19762 TBPLS: 10194440

DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

Dallas, TX, 75231
214.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

Las Colinas, TX, 75038
972.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXIXXXIX

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

50% CONSTRUCTION DOCUMENTS

JOB NO. 22-3578.01
© 2023 FGM Architects

OFF ARCHITECTS
808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
14.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTH-
O. XXXXXXXXXX

17.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
Q. TBPE: 19762 TBPLS: 10194440

14.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTH-
O. XXXXXXIX

14.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTH-
O. XXXXXXIX

72.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTH-
O. XXXXXYYXX

ELLEN, TEXAS 75013
16.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTH-
O. 33000(0)0004

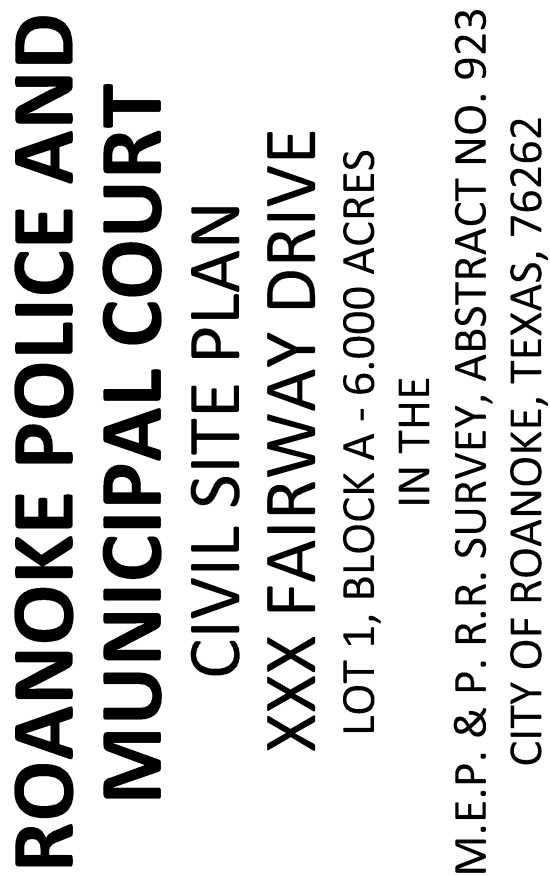
not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

MUNICIPAL

50% CONSTRUCTION DOCUMENTS

© 2023 FGM Architects Inc.

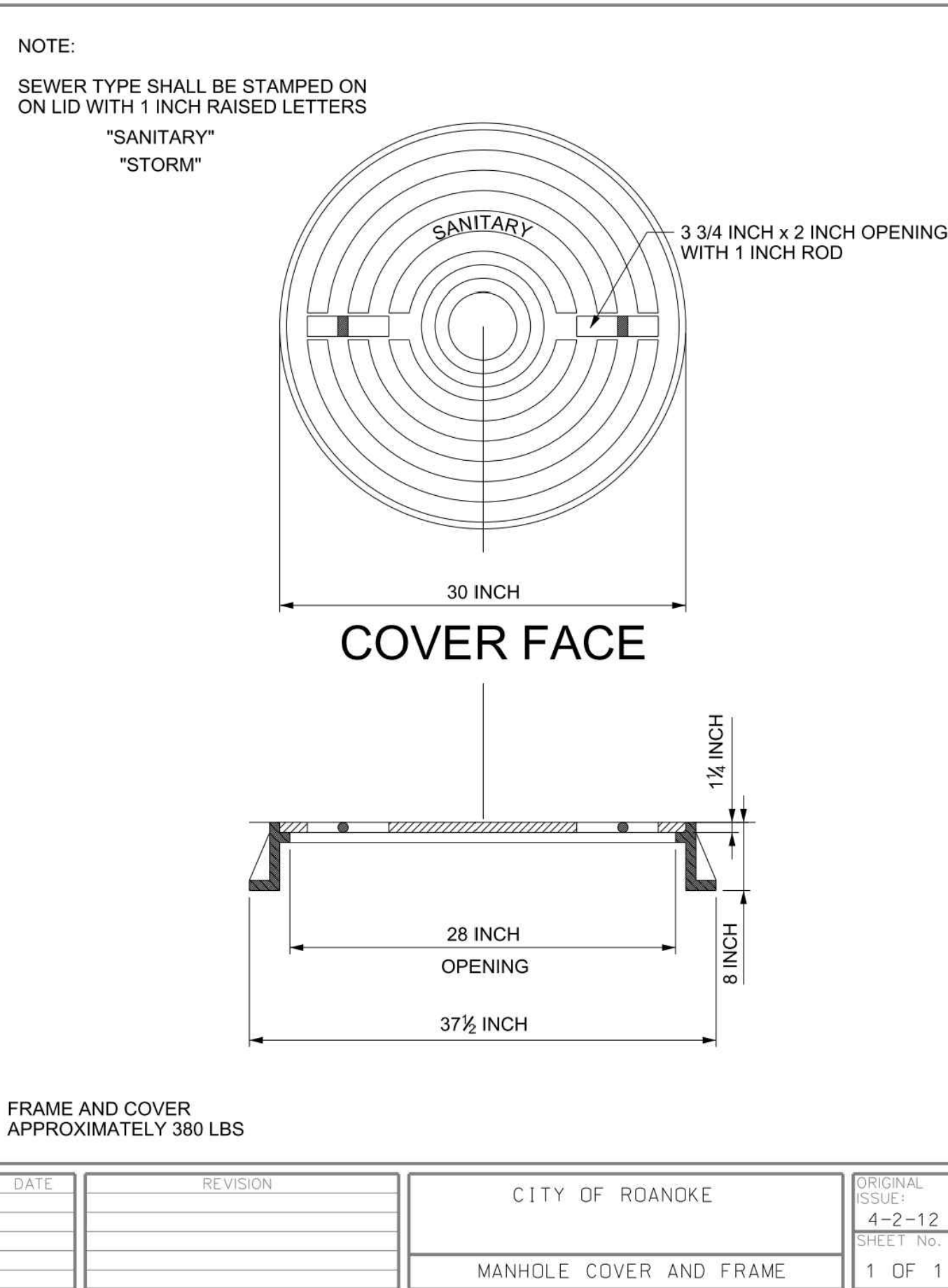


NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

**CITY OF ROANOKE STANDARD
CONSTRUCTION DETAILS**

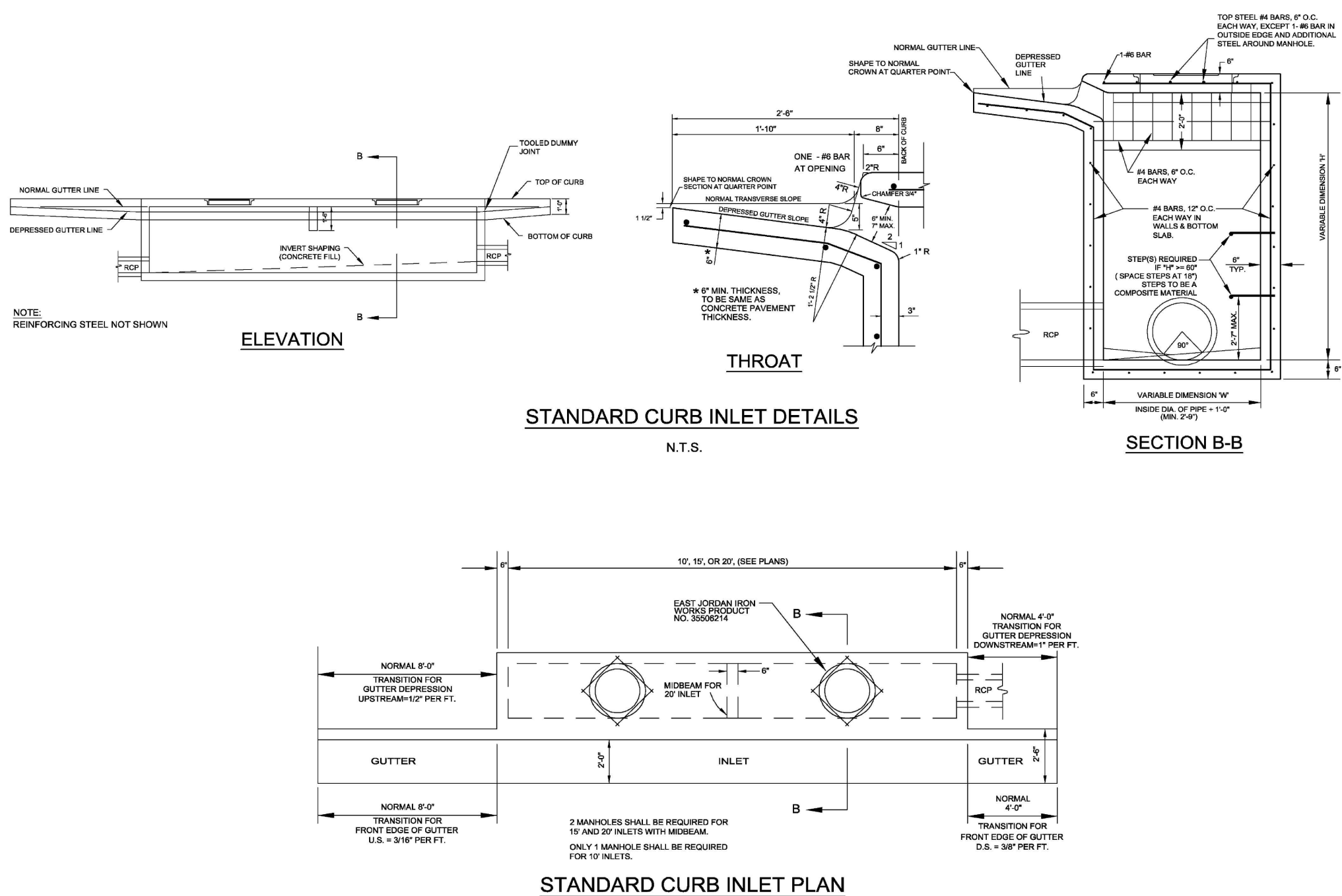
C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



GENERAL NOTES

- ALL CONCRETE SHALL BE CLASS "B" (3000 PSI) OF CEMENT PER C YD AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF BAGS PER C YD. ALL EXPOSED CORNERS SHALL BE DIFFERENTIAL FINISH.
- IN GENERAL, REINFORCING STEEL SHALL BE NO. 4 BARS, ON 12" CENTERS EACH WAY FOR GUTTER, BOTTOM SILL, ENDS, AND CORNER BACK WALLS, AND NO. 4 BARS ON 8" CENTERS FOR ALL OTHER WALLS. REINFORCING STEEL SHALL BE PLACED ABOVE MANHOLES AS SHOWN.
- ALL REINFORCING STEEL SHALL BE OPEN HEARTH NEW BILLET STEEL, OF INTERMEDIATE OR HARD GRADE CONFORMING TO ASTM A-615. DEFORMATIONS SHALL CONFORM TO ASTM A-615-66.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2".
- 6" OF EXISTING CURB AND GUTTER UPSTREAM AND 4" OF EXISTING CURB AND GUTTER DOWNSTREAM SHALL BE MAINTAINED WITH EACH PILE.
- DIMENSIONS RELATING TO REINFORCING STEEL ARE TO THE CENTER OF BARS.
- ALL BACKFILL SHALL BE PERFORMED BY MECHANICAL TAPPING.
- PRECAST PILEUITS MUST BE PLACED WITHIN 24 HOURS OF CASTING.
- ALL STORM SEWER MUST BE VIDEO INSPECTED BY CONTRACTOR. CONTRACTOR SHALL FURNISH THIS VIDEO WITH DVD FOR APPROVAL, PRIOR TO ACCEPTANCE.
- ALL STORM DRAIN STRUCTURES 36" DEEP OR DEEPER MUST HAVE FIBERGLASS STEPS INSTALLED.



ASSOCIATE ARCHITECT
GFF ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

CIVIL
MCADAMS
201 Country View Drive
Roanoke, TX, 75067
817.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. TBPE: 19762 TBPLS: 10194440

LANDSCAPE ARCHITECT
GFF ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**STRUCTURAL
WGI INC.**
8144 Walnut Hill Lane, Suite 340
Dallas, TX, 75231
214.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

MEP / FP
MEPCE INC.
2928 Story Road West
Las Colinas, TX, 75038
872.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LL
906 W. McDERMOTT DRIVE, SUITE 116-13
ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

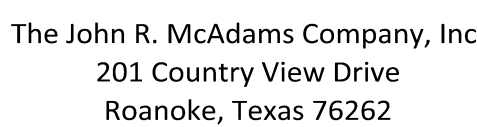
[illegible]

COURT
CITY OF ROANOKE
203 FAIRWAY DRIVE
ROANOKE, TX 76262

SHEET NO.

No. **C8.02**

JOB NO. 22-3578.01
© 2023 FGM Architects Inc.



phone 940. 240. 1011
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

www.mcadamsco.com

CLIENT

CITY OF ROANOKE
500 SOUTH OAK STREET
ROANOKE, TEXAS 76262
817.491.2242
CITY OF ROANOKE



ROANOKE POLICE AND MUNICIPAL COURT CIVIL SITE PLAN

XXX FAIRWAY DRIVE
LOT 1, BLOCK A - 6.000 ACRES
IN THE
M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

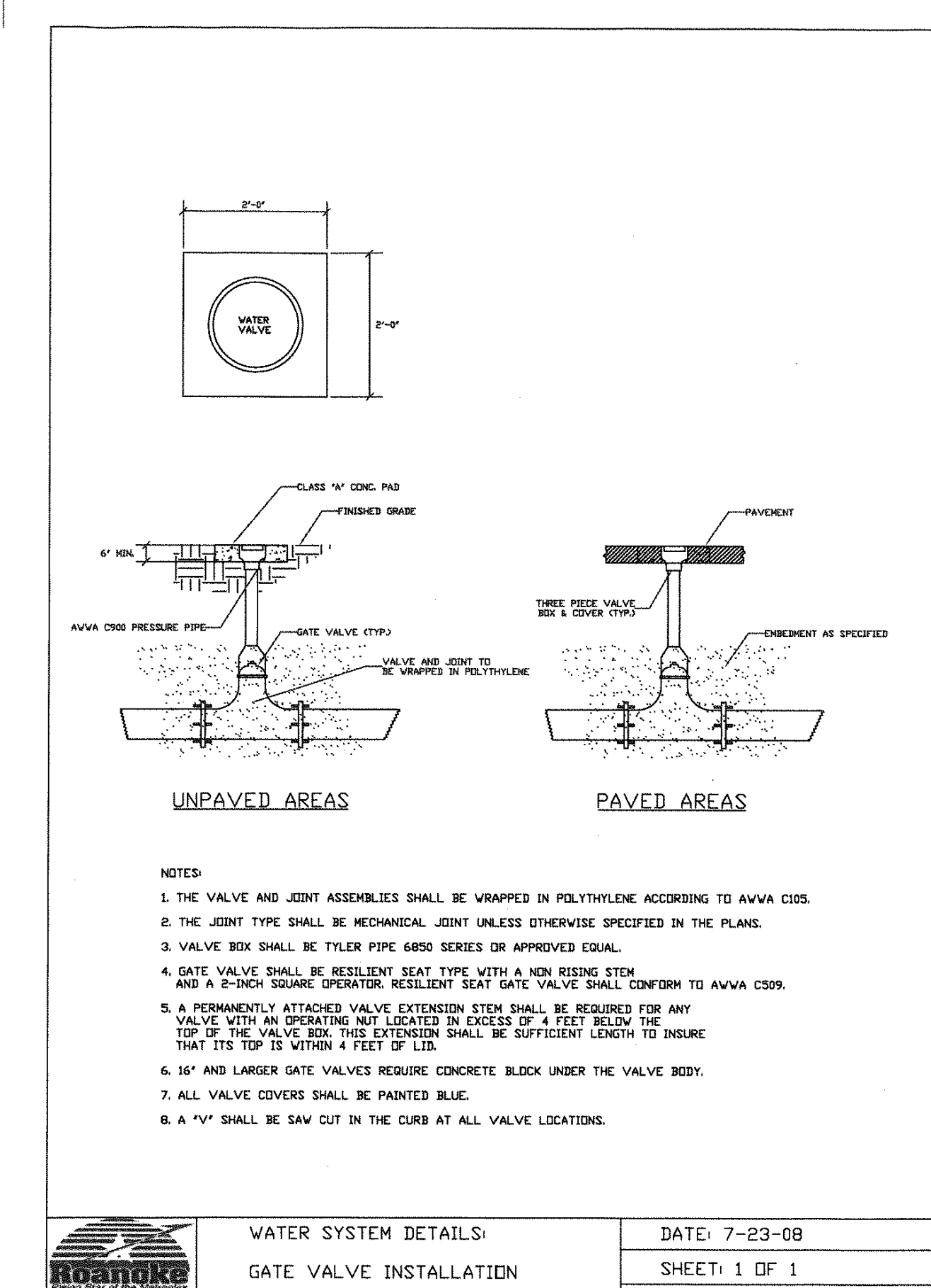
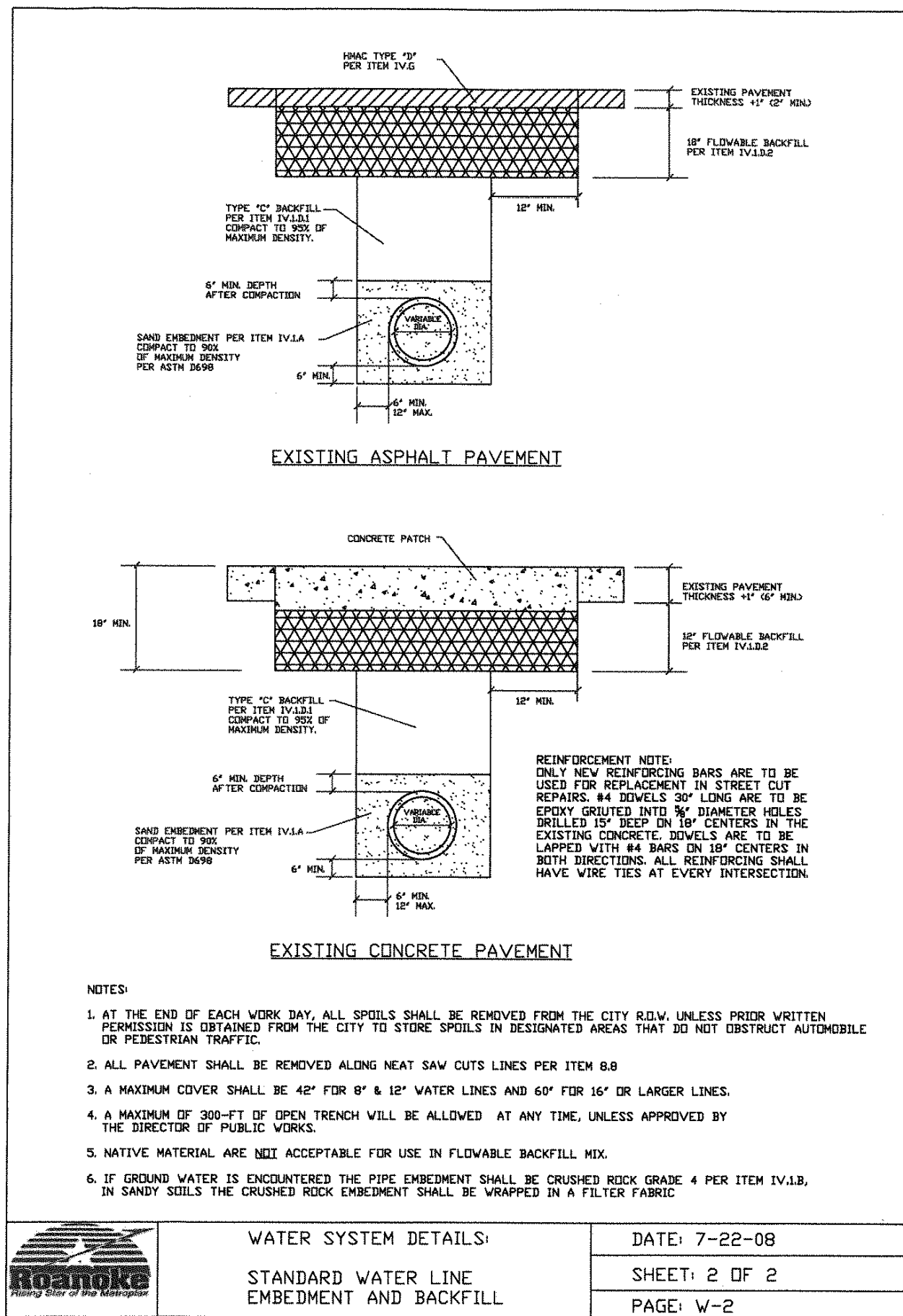
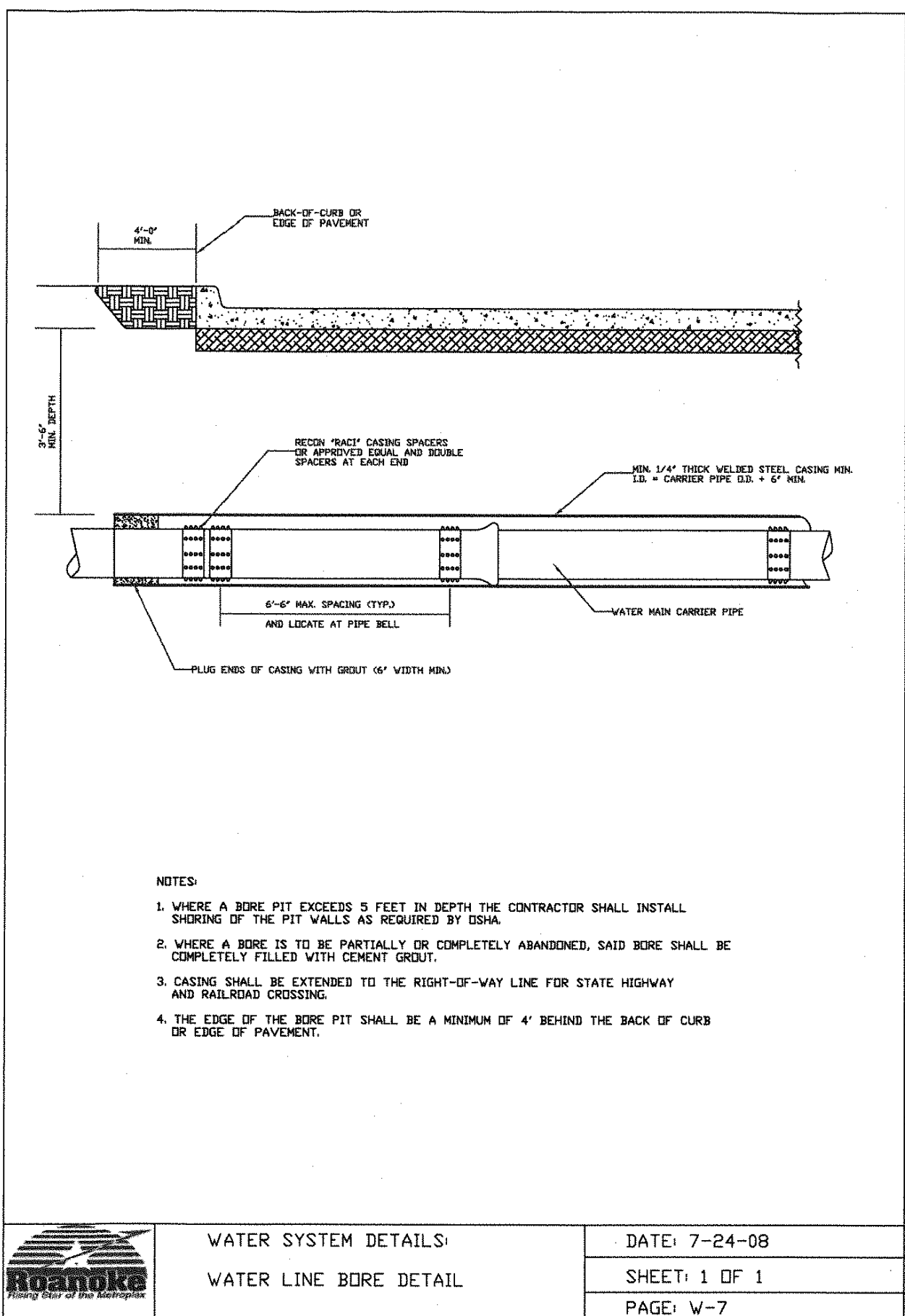
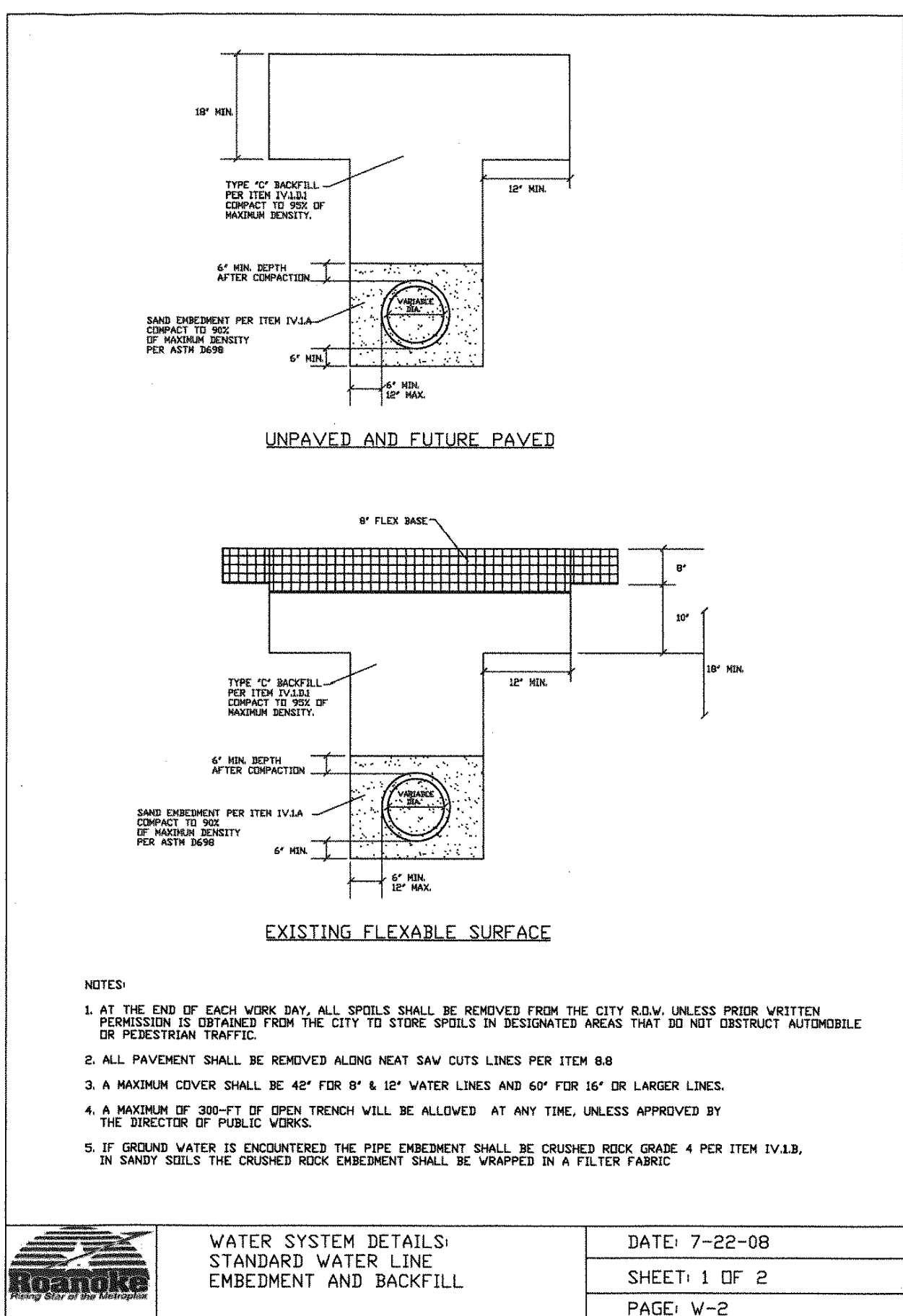
PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-D1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	N/A
DATE	09.12.2023

SHEET

WATER DETAILS

C8.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GFF ARCHITECTS
2208 FAIRMONT STREET, SUITE 300
DALLAS, TX, 75201
214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

MCADAMS
201 Country View Drive
Roanoke, TX, 75057

817.832.6410 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. TBPE: 19762 TBPLS: 10194440

GFF ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX 75201

214.303.1500 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

WGI INC.
8146 Walnut Hill Lane, Suite 100
Dallas, TX 75231
214/343-1111
www.wgi.com

214.307.4767 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY
A.C. 3000000000000000

MEPCE INC.
2928 Story Road West

Las Colinas, TX, 75038
972.870.9060 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY

TECHNOLOGY DESIGN
HOWELL DESIGN GROUP, LLC
906 W. McDERMOTT DRIVE, SUITE 116-123

ALLEN, TEXAS 75013
916.716.0782 (O)
TEXAS STATE CERTIFICATE OF AUTHORITY

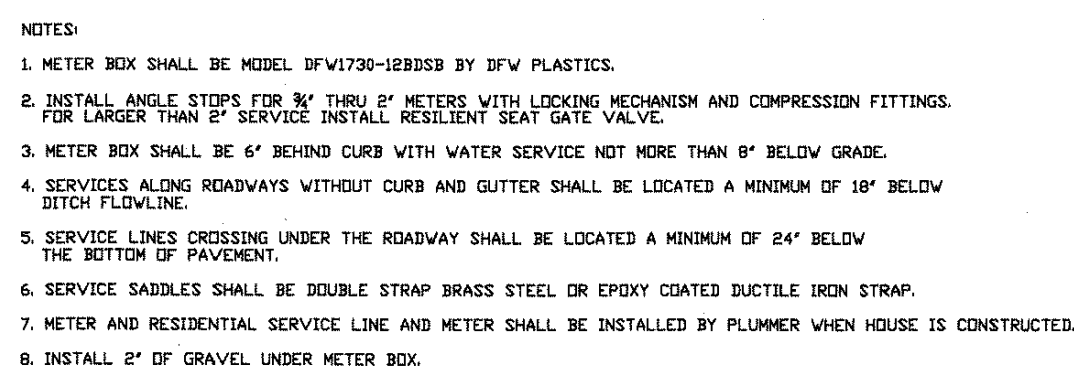
Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

50% CONSTRUCTION DOCUMENTS

JOB NO. 22-3578.01
© 2023 FGM Architects



	WATER SYSTEM DETAILS:	DATE: 7-23-08
	WATER SERVICE ASSEMBLY	SHEET: 1 OF 1
	¾" - 2'	PAGE: W-5



$\Delta \rightarrow$	11.25'		22.50'		30.00'		45.00'		67.50'		90.00'		$\leftarrow \Delta$
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
46.8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	46.8
10.12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10.12

1. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.

2. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

VERTICAL THRUST BLOCKING



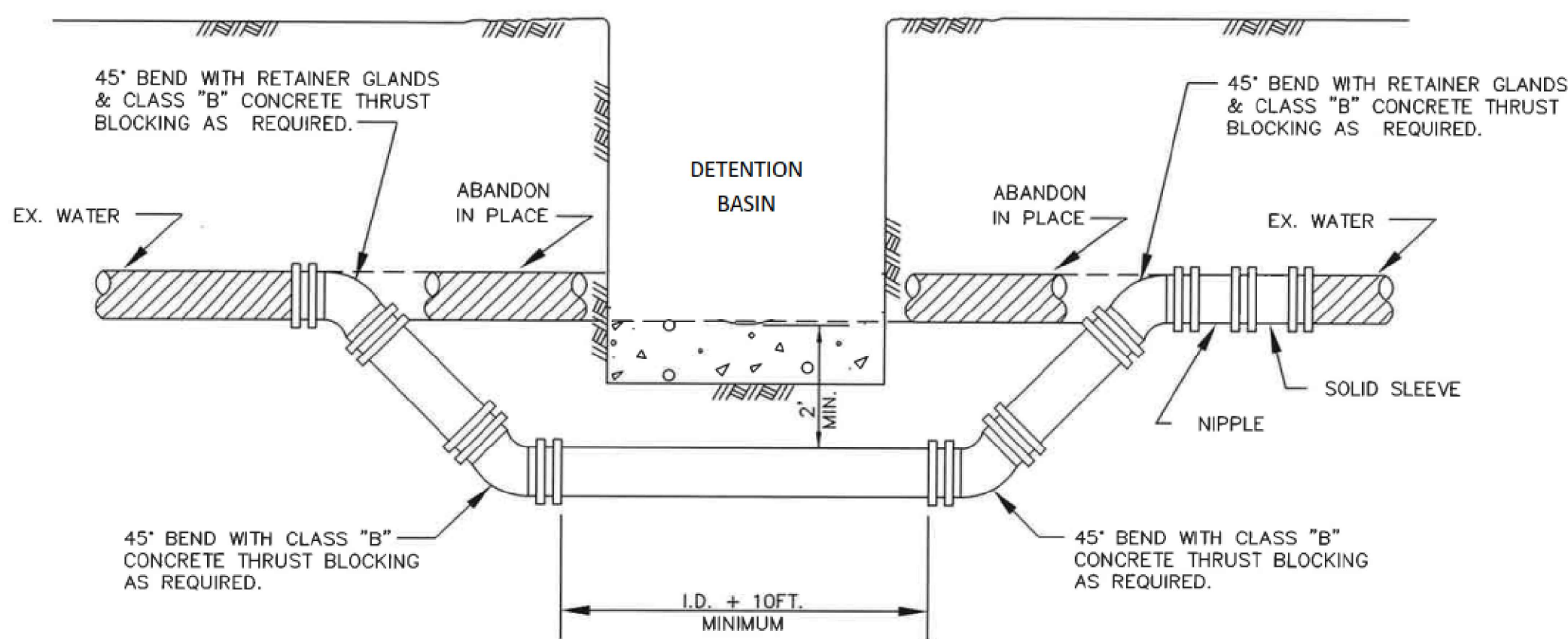
DIMENSION "X" TO BE A MINIMUM OF (1) FOOT, BUT IS TO BE INCREASED WHERE NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH WALL.

PIPE SIZE	"X" DIM.	PLUGS & TEES		90° BENDS		45° BENDS		22.5° BENDS		11.25° BENDS	
		"A" MIN. AREA sf	"B" MIN. AREA sf	"C" MIN. AREA sf	"D" MIN. AREA sf	"E" MIN. AREA sf	"F" MIN. AREA sf				
6"	1'-6"	1'-0"	1'-2"	1.50	1'-0"	.83	1'-0"	.83	1'-0"	.83	
8"	1'-6"	1'-3"	1.86	2.66	1'-3"	1.44	.83	1'-0"	.83		
10"	1'-6"	1'-9"	2.95	2'-0"	4.17	1'-6"	2.26	1'-3"	1.15	1'-0"	.83
12"	1'-6"	2'-0"	4.25	2'-3"	6.00	1'-9"	3.25	1'-3"	1.65	1'-0"	.83
16"	2'-0"	2'-7"	7.34	3'-0"	10.65	2'-3"	5.76	1'-8"	2.94	1'-2"	1.48

NOTES:

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

HORIZONTAL BLOCKING



WATERLINE LOWERING DETAIL
N.T.S.



REVISIONS

NO.	DATE	DESCRIPTION
1	2023.09.04	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22241
FILENAME	SPEC22241-D1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	N/A
DATE	09.12.2023

SHEET

WATER DETAILS

C8.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2023-115 - Amending OT Roanoke Neighborhood Design Overlay

MEETING DATE: September 18, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public Hearing to consider amending Chapter 12, Article IV, Division 1, Section 12.601 of the Code of Ordinances of the City of Roanoke, Texas, entitled "Old Town Roanoke Neighborhood Design Overlay," by amending the setback requirements, maximum building coverage requirements, lot coverage requirements, and accessory structure requirements within the Old Town Roanoke Neighborhood Design Overlay District. (Ordinance No. 2023-115)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2023-115 - Oak Street Overlay District - text amendment - jlm draft - 082923



City of Roanoke

Notice of Public Hearing

Zoning Amendment

NOTICE OF PUBLIC HEARING CITY OF ROANOKE ZONING AMENDMENT

Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, SEPTEMBER 18, 2023, TO CONSIDER AMENDING CHAPTER 12, ARTICLE IV, DIVISION 1, SECTION 12.601 OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "OLD TOWN ROANOKE NEIGHBORHOOD DESIGN OVERLAY," BY AMENDING THE SETBACK REQUIREMENTS, MAXIMUM BUILDING COVERAGE REQUIREMENTS, LOT COVERAGE REQUIREMENTS, AND ACCESSORY STRUCTURE REQUIREMENTS WITHIN THE OLD TOWN ROANOKE NEIGHBORHOOD DESIGN OVERLAY DISTRICT. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

Roanoke City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, SEPTEMBER 26, 2023, TO CONSIDER AMENDING CHAPTER 12, ARTICLE IV, DIVISION 1, SECTION 12.601 OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "OLD TOWN ROANOKE NEIGHBORHOOD DESIGN OVERLAY," BY AMENDING THE SETBACK REQUIREMENTS, MAXIMUM BUILDING COVERAGE REQUIREMENTS, LOT COVERAGE REQUIREMENTS, AND ACCESSORY STRUCTURE REQUIREMENTS WITHIN THE OLD TOWN ROANOKE NEIGHBORHOOD DESIGN OVERLAY DISTRICT. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, September 1, 2023, by 5:00 p.m.

April S. Hill, City Secretary

****Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-2411 two (2) days prior to the meeting so that appropriate arrangements can be made. 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:
COR-Guests



AGENDA ITEM

TO: Planning and Zoning Board

SUBJECT: Ordinance 2023-115

MEETING DATE: September 18, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on Ordinance 2023-115, of the Comprehensive Zoning Ordinance of the City of Roanoke Texas by amending Chapter 12, Article IV, Division 1, Section 12.601 entitled "Old Town Roanoke Neighborhood Design Overlay" by amending setback requirements, maximum building coverage requirements, lot coverage requirements, and accessory structure requirements within the Old Town Neighborhood Design Overlay District.

INFORMATION:

This ordinance was initiated by staff to bring text amendments to the Board and City Council for consideration after many requests from builders and potential home owners in the downtown O.T. Roanoke area. The Overlay Ord. 2016-115 which was approved by Council on July 12th 2016, has been amended periodically when it is determined certain criteria in the ordinance are in conflict with the overall intent of it's original inception. With the growing demand for new homes in the downtown area and increase in property value, many home owners have expressed that the area regulations and setback standards are creating many challenges in the design of custom homes, specifically on non-conforming smaller lots that are pre-existing in the Overlay District. Most of the numeric area and setback standards were meant to serve minimum standards of SF-7 homes, which are generally 60x120 and 7,200 sf in minimum area. Many lots which were created long ago and are entitled to be used for single-family dwellings are limited to much smaller homes and have several challenges in designing a single family dwelling on lots that have seen significant growth in property value without variances or special exception requests from the Zoning Board of Adjustment. One example and most common request is the 7.5ft side setback on a lot less than 60' wide. Any lot less than 60ft. almost always requires a variance to allow for a typical size footprint for a 2- car single-family dwelling. The amendments presented are some of the most common items that have been observed by staff and submitted to the Board of Adjustment. It is our intent to continue discussions on other concerns or recommendations by the Property Owners, Zoning Board and City Council



AGENDA ITEM

that may require amendments in the near future. Other items indicated in the redline draft for consideration are as follows.

- Removal of maximum front setback of 30ft. *(This includes secondary frontage).*
- 5ft. setback for lots less than 60ft. in width.
- Only garage doors facing the street have a 5ft. facade setback. *(allowing a J-swing type construction without variance).*
- Building height - from 30 to 35ft. *(this is standard in most single-family residential districts).*
- Lot coverage Massing - remove 7.5ft. 2nd floor setback. 2nd floor square footage from 50% - 75% of 1st floor square footage.
- Max. Building coverage is **35%** on conforming lots 7200 sf or more. **50%** on all smaller non-conforming lots.
- Accessory structures - All accessory structures count towards the lot coverage. *(They currently do not and this has presented conflict with other area regulations regarding accessory building standards).*

STAFF RECOMMENDATION:

Staff supports approval of the amendments along with any other recommendations.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2023-115 - Oak Street Overlay District
2. ORD NO 2023-115 - Oak Street Overlay District - Exhibit A

ORDINANCE No. 2023-115

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING CHAPTER 12, ARTICLE IV, DIVISION 1, SECTION 12.601 ENTITLED “OLD TOWN ROANOKE NEIGHBORHOOD DESIGN OVERLAY” BY AMENDING SETBACK REQUIREMENTS, MAXIMUM BUILDING COVERAGE REQUIREMENTS, LOT COVERAGE REQUIREMENTS, AND ACCESSORY STRUCTURE REQUIREMENTS WITHIN THE OLD TOWN ROANOKE NEIGHBORHOOD DESIGN OVERLAY DISTRICT; 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.

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 Chapter 12, Article IV, Division 1, Section 12.601 of the Code of Ordinances of the City of Roanoke, Texas, entitled “Old Town Roanoke Neighborhood Design Overlay”, is hereby amended to read as attached hereto as **Exhibit A**, which is attached hereto and is incorporated herein for all purposes.

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 26th day of September, 2023.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Old Town Roanoke Neighborhood Design Overlay

Sec. 12.601. Old Town Roanoke Neighborhood Design Overlay.

- (a) *Introduction and background.* The City of Roanoke has a great diversity of neighborhoods built over the last fifty (50) years. Generally, residences have grown and adapted over time to the changing needs of residents, as well as to larger real estate trends and architectural fashions. In addition, residences have grown larger in size, new types of interior spaces have become common, and parking needs have increased. Roanoke continues to be a desirable city for new residents due to regional location, great schools, small town character, and access to shopping and restaurants.

More specifically, the recent success of Oak Street's revitalization has made the adjoining Old Town Neighborhood more attractive and desirable as a place to reinvest. Given the limited number of vacant lots within Old Town and the modest size of most existing homes in the area (see Appendix B for a map on existing home sizes), much of this growth is occurring as demolitions and new home construction on lots. In addition, rising land values has also put the pressure on increasing tear-downs and rebuilds in the neighborhood. Given the scale of the older homes in the neighborhood, several of these new homes, while attractive in their own right, do not "fit in" well with the existing homes.

The purpose and intent of this Neighborhood Design Overlay (herein know as the Overlay) is to preserve the overall integrity and character of the neighborhood while allowing for more context sensitive new construction. The market pressure for older homes to be replaced by newer construction will continue due to both the success of the Oak Street revitalization and Roanoke continuing to be a great community. The City recognizes and welcomes the need for reinvestment, but desires that change occur in a manner that is respectful of the scale, texture, and character of the Old Town Neighborhood. The intent is not to stifle new construction, but rather direct it in terms of design and scale to be more compatible with the walkable character and scale of the neighborhood, thus preserving the long-term value of the neighborhood and the City.

The standards contained in this document are intended to accomplish the following:

- Provide guidance to city staff, property owners and their design professionals in designing new houses and remodeling existing structures.
 - Streamline the development review process for more predictability by more clearly communicating community expectations to property owners, builders, and developers up front.
 - Ensure that new development is compatible with its surrounding neighborhood.
 - Establish a high level of design quality.
 - Reinforce the special qualities of Old Town Neighborhood's character and scale.
- (b) *Key design principles.* This Overlay is intended to reinforce the following principles of small-town traditional neighborhood planning that is embodied in the existing character of the Old Town Neighborhood:
- (1) Small and connected blocks;
 - (2) Many smaller-scaled homes oriented towards streets with building heights generally one (1) and two (2) story structures typical to the neighborhood;
 - (3) The lots and a variety of homes should generate a cohesive pattern that allows streets to be civic places;
 - (4) Driveway and garage sizes and locations shall minimize the impact of the automobile along the street;
 - (5) Simple residential facades and roof structures;
 - (6) Traditional architectural styles and proportions for façade elements; and
 - (7) Compatible façade materials with the Old Town Neighborhood.

-
- (c) *Applicability and relationship to zoning regulations.* The Old Town Roanoke Neighborhood area is generally defined as the existing neighborhood blocks immediately east of Oak Street, south of Byron Nelson (Bus 114), west of the commercial development on Hwy 170 and north of Lamar Street. A significant portion of these blocks were developed in the 1950's and 60's. However, there are some newer blocks east of Turner Ave. along Meadow Lane, Reed and Main Streets that are excluded from the specific Overlay standards in this document.

The Old Town Design Overlay standards apply to all lots located within the Neighborhood Design Overlay Map (see Map 1). Within the Pine Street Overlay, these standards shall apply to all residential buildings types (new and remodeled) regardless of the ultimate use to be located within the building.

The Old Town Neighborhood Design Overlay standards shall address the following development standards:

- Block standards
- Building setbacks
- Building height
- Building façade standards and materials
- Roof design and material standards
- Location of driveways and garages
- Lot coverage standards and building scale standards
- Accessory building standards

All lots within the Old Town Neighborhood Design Overlay shall be exempt from the underlying zoning district and subdivision standards that address the above listed elements only. For the above listed elements, this Overlay District shall supersede the zoning and subdivision standards. The underlying zoning district shall address all other elements not regulated under this Overlay District.

These Overlay standards will be used by the City staff in evaluating changes to existing structures and for new construction of principal and accessory buildings.

- (d) *Exterior remodel and new residential design standards.* This section shall address the design standards for all new residential construction and remodels in the Old Town Neighborhood Design Overlay.

(1) *Block and lot layout.*

- a. Cul-de-sacs are not permitted in the Overlay unless natural features such as topography or stream corridors prevent a street connection.
- b. Flag lots are not permitted in the Old Town Neighborhood.



STREET

- c. Blocks widths shall be between two hundred fifty (250) feet and five hundred (500) feet.
- (2) *Site development standards.*
- a. *Primary building setbacks:* Shall meet the standards in Table 1 below.

Table 1: Setback Standards

Interior Lot					
Front Setbacks		Side Setbacks (min.)*		Rear Setbacks (min.)*	
Minimum	Maximum-				
20 feet	30 feet-	7.5 feet*		20 feet	
Corner Lot					
Front (Primary Street)		Front (Secondary Street)		Side (min.)	Rear (min.)*
Minimum	Maximum	Minimum	Maximum-		
20 feet	30 feet-	15 feet	30 feet-	7.5 feet	20 feet
* Detached garages may be built up to five feet (5') of the property line (side and rear only).					
* Any existing lot less than 60 feet in width shall have a 5' Side Setback.					

- b. *Garage location and setbacks.* Location of residential garages shall minimize the frontage of the garage along primary streets to the extent feasible.
1. All garages facing the street shall be setback a minimum of five feet (5') from the front façade of the building.
 2. Garage width shall be no more than forty percent (40%) of the width of the lot up to a maximum of twenty-four feet (24'). This standard shall only apply if the garage is located towards the front of the principal structure on the lot.
 3. All street facing garage doors shall be articulated single garage doors.



- c. The following graphics indicate the accepted location and placement of garages (attached or detached):

Garage Locations



- a. *Height.* Building height shall be a maximum of two (2) stories (not to exceed thirty feet (30')). ~~All second floors shall be set back from the side property lines by an additional seven and one-half (7.5) feet.~~

- b. *Lot coverage and massing.* shall be based on the size of the lot per Table 2. Second floor square footage shall be limited to a maximum of ~~seventy-five~~ fifty percent (50%) of the first floor square footage.

Table 2: Lot Coverage Standards by Lot Size

<u>Maximum building coverage</u>	<u>The combined area covered by all main and accessory buildings and structures shall not exceed thirty-five (35) percent of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage. Existing non-conforming lots platted less than 7200 sf, or 60' wide may have a 50% maximum lot coverage.</u>
<u>Lot Size (sq. ft.)</u>	<u>Lot Coverage (maximum)</u>
<u>10,000 sq. ft. and under</u>	<u>25%</u>
<u>10,001—20,000</u>	<u>20%</u>
<u>Over 20,000 sq. ft.</u>	<u>15%</u>

-
- c. *Roof design.* Shall be simple gabled or hipped roofs. Excessive number of roof ridges and forms shall be avoided. Other roof types and proportions shall be appropriate to the compatible architectural styles of Old Town (see appendix for Old Town Architectural style guide.)



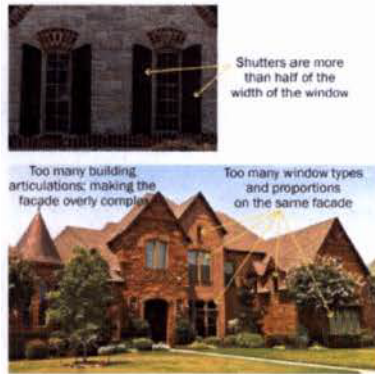
1. Roof elements such as dormers, chimneys, skylights, and varying heights and ridgelines may be utilized to ensure good design and neighborhood continuity. However, these shall be appropriately scaled for the traditional architectural style of the home.
- (4) *Building orientation and street frontage (front doors, porches, stoops).*
- a. All buildings shall have doors oriented towards the primary street. The main entry to the home shall be visible from the street.
 - b. Provide a prominent entry feature (either projected or recessed) that reflects the home's architectural style. Common projected entries are porches and stoops. Two- and one-story recessed entry features that do not incorporate roof overhangs or stoops shall not be permitted.





- (5) *Facade elements (windows, doors, garage doors, architectural elements) (applies to street facing facades only)*
- a. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.
 - b. Architectural embellishments that add visual interest to the street facing facades roofs, such as corbels, porch or balcony railings, columns, window sills, dormers and chimneys are encouraged.
 - c. Windows shall be vertical or square unless the architectural style supports horizontally proportioned windows. Maintain the same window types and proportions on the same façade. If shutters are used, they shall be half the size of the window opening.
 - d. Windows shall have a wood trim around the windows. The trim width should be matched to the style, but in shall not be less than three and one-half (3 ½) inches wide. Window, door and eave trim should be consistent on all street facing elevations of the house, in terms of material, material dimensions and decorative features such as shape, carving, reveals, etc.





(6) *Building façade materials (walls and roofs).*

- a. *Primary façade materials:* Building façade materials should be selected based on the historic context of Old Town. Traditionally, wood siding and uniform colored bricks were used in Old Town. There is limited precedent for stucco in Old Town. Compatible cementations fiber siding such as hardie-plank siding, wood siding, masonry, and 3-step stucco may all be used as façade materials.
- b. When using a mix of primary façade materials, a maximum of two (2) primary materials shall be permitted on each facade. An even split of materials (i.e., 50/50) on the facades shall not be permitted. One material shall be at least two-thirds (2/3) of the façade.
- c. Accent materials shall not be limited and excluding doors and windows, they shall be limited to trims, cornices, balconies, eaves, stairs, balustrades, pediments, columns, and other decorative elements.





Two primary materials of equal proportion.



Three primary materials used on the facade.

- d. *Roof materials:* May be shingles (slate, asphalt) or standing seam metal. Clay or concrete tiles shall not be permitted.
- (7) *Accessory building standards.* Accessory structure standards in the SF-15 zoning district shall apply. ~~All accessory structures on the lot shall not count towards the lot coverage calculation, with the exception of accessory dwelling units and conditioned floor area.~~
- (e) *Administration and Process.*
 - (1) *Administrative review.* Projects that clearly comply with all standards of this Overlay shall be processed administratively by the Director of Community Development or his/her designee. Following a complete application, the Director of Community Development shall review and approve, approve with conditions, or deny the application.
 - (2) *Submittal materials.* The following information shall be required with any application for exterior remodel or new construction in the Old Town Neighborhood Design Overlay:
 - a. Site plans and building plans showing all improvements on the lot (drawn to an appropriate scale)
 - b. Approved plat (or plat application)
 - c. All street facing elevations including exterior building material specifications (drawn to an appropriate scale)
 - d. Any other documents and graphics that adequately demonstrate compliance with all applicable sections of this Overlay.
 - (3) *Minor modifications.* Any modifications or appeals to any overlay standard shall be reviewed and considered for approval by a Special Exception Permit Application submitted to the Zoning Board of Adjustment.

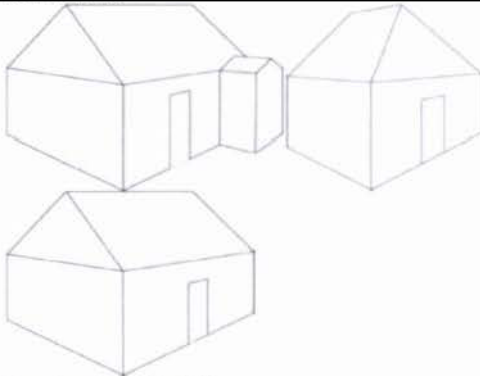
Map 1. Old Town Neighborhood Design Overlay Boundary



Appendix A - Architectural Style Guide for Old Town Neighborhood Roanoke
(Adapted from "A Field Guide to American Houses", by McAlester, Virginia S.)

The following pages are intended to provide homeowners and applicants information on the prevalent architectural styles in Old Town in addition to helping design new homes and existing home remodels to be more consistent with the architectural traditions in Old Town. Though these preferred architectural styles reinforce the existing context of Old Town, it does not preclude other styles from being considered. These styles include:

- Minimal Traditional Style
- Ranch
- New Traditional (if used shall be based on appropriate scale, proportions and precedents in Old Town)
- American Vernacular

Minimal Traditional Style	
Identifying Features:	
Cottage-style homes with • Low or medium pitched roof; • Gabled roof style; • Generally small, 1-story homes; • Roof eaves have no overhang; • Double hung windows; • Minimal architectural features; • Some of the early ranch styles are also minimal traditional.	   
Principal Subtypes:	Typical Architectural Elements:
• Gable-and-wing roof • Side-gabled (cottage) • Folk traditional (generally has steeper roof pitches)	 Roof forms: Façade characteristics: • Simple compositions, with minimal embellishments such as porches, bay windows, platform steps. • Use of single façade materials (limited use of masonry)

Ranch Style	
Identifying Features:	
Homes with • Wide, one-story shapes built close to the ground; • Low-pitched roof without dormers; • Front entry usually located off-center and sheltered under the main roof; • Garage typically attached to the main façade (facing the front, side or rear); • Large picture window; • Asymmetrical façade	 Cross-hipped roof  Cross-hipped roof  Side-gabled roof  Hipped roof  Side-gabled roof
Principal Subtypes/Roof forms:	Typical Architectural Elements:
• Hipped roof • Cross-hipped roof • Side-gabled roof • Cross-gabled roof	Façade characteristics: • Windows: variety of sizes and types of pre-fab windows. Over 50% of the ranch homes had at least one large picture window on the front façade. • Front entrances: typically sheltered by the roof. Entries were recessed or set into the L formed by the cross-hipped or cross-gabled roof. Several had partial-width porches. • Cladding materials: Various cladding materials used - wood, brick, stone, concrete blocks, and stucco. No more than 2 cladding materials were used. If more than one cladding material was used, cladding changes were typically in the entry area or at the base of window or in the gable end.

New Traditional	
Identifying Features:	
- Homes built since the 1970s with a more elaborate historical style; - Several are built with elaborate styles that are popular such as Tudor, Classical, Victorian, Colonial Revival, Craftsman, etc. (often without accurate or proportional detailing or without any neighborhood context) - Front facing garages incorporated into main body of the house; side wings with garages may be attached later; - Few or no windows on the side facades - Shallow porches - Built on slab or foundation with few or no steps to the first floor of the house.	
Typical Architectural Elements:	
Windows: various types of windows uses including vinyl, fiberglass, aluminum, or metal clad wood. Shutters: typically vinyl and not operational (should be at least the size of the window they intend to cover). Dormers: are widely used and should be appropriately scaled and sized.	Porches: Typically are shallow (not permitted), but if provided shall be a minimum depth of 6'. Wall cladding: Typically, several cladding materials are used on the same facade, but no more than 2 primary cladding materials. Range of cladding permitted - uniform brick veneer, 3-step stucco, cementitious fiber board (Hardie Plank), or similar. Stone masonry veneer is not permitted in Old Town. Garages: Typically 2-car garage with individually articulated garage doors. If 3-car garage, then garage placement is towards the back of the lot.

American Vernacular	
Identifying Features:	
Homes • Built since the 1970s with a more vernacular style rather than specific architectural style; • Generally simple building forms with minimal adornment or stylistic details; • Uses one dominant cladding material-wood, cementitious fiber board, or uniform brick.	 Complex roof  Cross-gabled roof  Side-gabled roof  Hipped roof
Principal Subtypes	Typical Architectural Elements:
• Front gabled roof, side-gabled roof, or hipped roof: simple rectangular block with a front gabled roof. May have a porch. • Cross-gabled: simple gable and wing roof. May have a porch.	• Porches: are often the main embellishment on the front façade of the house. Porches are deep enough to accommodate outdoor activity (minimum 6' deep). Porches may be screened. Porches have simple details and lack ornamentation of columns and brackets. • Windows: are typically double hung, with simple frames, and may be multi-paned. They are typically more traditionally placed and symmetrical. • Massing: larger homes are more typically "additive", in order to avoid the overly large look of common suburban homes. • Dormers: may be used and should be appropriately scaled and sized. • Wall cladding: Typically a single primary cladding material - uniform brick veneer, 3-step stucco, cementitious fiber board (Hardie Plank), or similar. • Garages: Typically garages are placed towards the back of the lot or home.

Appendix B: Old Town Assessment & Context Maps

The maps in the following pages provide background information on the existing context of the Old Town neighborhood with respect to existing land uses, lot sizes, age of buildings, and architectural styles. This in turn provides a basis to assess compatibility of the newer residential buildings built in the neighborhood since 1990. The areas of compatibility identified are then the key elements of the Neighborhood Overlay regulations.

Several compatibility issues: This designation indicates several areas where the design of the new residential structure is not compatible with the historic context of the Old Town Neighborhood. These areas include: size (mostly two and one-half (2 ½) story buildings) and massing of the structure relative to the size of the lot, architectural style and building materials, roof structure, and placement of garage.

Some compatibility issues: This designation indicates some areas where the design of the new residential structure is not compatible with the historic context of the Old Town Neighborhood. These areas include location of the garage, building materials, and size of structure relative to the lot size.

Mostly compatible: This designation indicates lots that have new buildings that are mostly compatible with the historic context of the Old Town Neighborhood. This includes size and scale, building materials, placement of garage, and architectural style.

(Ord. No. 2016-115 , § 2(Exh. A), 7/12/2016)

Exhibit B
Legal Description of the Properties

PROPERTY ID	PROPERTY ADDRESS	LEGAL DESCRIPTION
72591	206 E Byron Nelson Blvd	O T Roanoke Blk 30 Lot 4
69849	605 N Pine St	Brand & Bowen's Blk 30 Lot 6
149176		Brand & Bowen's Blk 30 Lot 5
69844	207 Houston St	Brand & Bowen's Blk 30 Lot 4
69748	N Pine St	Brand & Bowen's Blk 27 Lot 11, 12 (n90'ea)
69747		Brand & Bowen's Blk 27 Lot 10
73359	509 N Pine St	Brand & Bowen's Blk 27 Lot 11, 12 (s50'ea)
202919		Brand & Bowen's Blk 27 Lot 1r
72525	204 Denton Dr	O T Roanoke Blk 22 Lot 10 (n 1/2), 11 (w 1/2 Of N 1/2)
72531	206 Denton Dr	O T Roanoke Blk 22 Lot 11 (e25' Of N70'), 12 (n70')
72535	405 N Pine St	O T Roanoke Blk 22 Lot 10r, Undivided Interest 50.0000000000%
72399	205 Travis St	O T Roanoke Blk 22 Lot 2, 3
72388	209 Travis St	O T Roanoke Blk 22 Lot 1
72286	309 N Pine St	O T Roanoke Blk 19 Lot 10r
72293	305 N Pine St	O T Roanoke Blk 19 Lot 10-12 (s 70')
72250	205 Austin St	O T Roanoke Blk 19 Lot 2, 3
72242	301 N Pine St	O T Roanoke Blk 19 Lot 1
71967		O T Roanoke Blk 14 Lot 10
158533		O T Roanoke Blk 14 Lot 11
158534		O T Roanoke Blk 14 Lot 12
71975	205 Rusk St	O T Roanoke Blk 14 Lot 3
158532		O T Roanoke Blk 14 Lot 2
71964		O T Roanoke Blk 14 Lot 1
71803	204 Rusk St	O T Roanoke Blk 11 Lot 19
71809	Rusk St	O T Roanoke Blk 11 Lot 20, 21
76769		O T Roanoke Blk 11 Lot 4-6 (n40')
71740	205 Main St	O T Roanoke Blk 11 Lot 4-6 (s 100')
71731	207 Main St	O T Roanoke Blk 11 Lot 1-3
678311	Bowie St	O T Roanoke Blk 6 Lot 10r1
71571	206 Main St	O T Roanoke Blk 6 Lot 19-21
71537	107 S Pine St	O T Roanoke Blk 6 Lot 1-3 (n 65')
71541	203 Bowie St	O T Roanoke Blk 6 Lot 3 (s 1/2)
71532	111 S Pine St	O T Roanoke Blk 6 Lot 1r
71403	201 S Pine St	O T Roanoke Blk 3 Lot 13, 14, 15

71372	213 S Pine St	O T Roanoke Blk 3 Lot 1, 2, 3
71363	301 Lamar St	O T Roanoke Blk 2 Lot 9, 10
71368	305 Lamar St	O T Roanoke Blk 2 Lot 1, 2 (w75')
71339	209 S Walnut St	O T Roanoke Blk 2 Lot 1, 2 (e75')
268312	300 Bowie St	O T Roanoke Blk 2 Lot 6r
71348	304 Bowie St	O T Roanoke Blk 2 Lot 3 (w60'), 4 (w60' & N15' Of E90'), 5
71342	205 S Walnut St	O T Roanoke Blk 2 Lot 3 (e90'), 4 (s30' Of E90')
71330	208 S Walnut St	O T Roanoke Blk 1 Lot 9r
660489		O T Roanoke Blk 1 (pt Of Alley Abandonment)
71279	407 Lamar St	O T Roanoke Blk 1 Lot 1, 2
181609	204 S Walnut St	O T Roanoke Blk 1 Lot 7r
661806	200 S Walnut St	O T Roanoke Blk 1 Lot 3b
675466		O T Roanoke Blk 8 (abandoned Bowie St)
526201	301 Bowie St	Nelson Addn Blk 7 Lot 4r
71593		O T Roanoke Blk 7 Lot 4-8 (e 70')
71586	309 Bowie St	O T Roanoke Blk 7 Lot 2, 3
71579	107 S Walnut St	O T Roanoke Blk 7 Lot 1
526202	106 S Pine St	Nelson Addn Blk 7 Lot 9r
271438	300 Main St	O T Roanoke Blk 7 Lot 1 r
71601	302 Main St	O T Roanoke Blk 7 Lot 11-15 (e 50')
71606	306 Main St	O T Roanoke Blk 7 Lot 16r
71611	101 S Walnut St	O T Roanoke Blk 7 Lot 17 (e1/2), 18
71713	301 Main St	O T Roanoke Blk 10 Lot 5a
71703	303 Main St	O T Roanoke Blk 10 Lot 4-6 (e1/2)
71718		O T Roanoke Blk 10 Lot 7-9 (w 1/2)
71721	314 Rusk St	O T Roanoke Blk 10 Lot 7-9 (e 1/2)
193029	Rusk St	O T Roanoke Blk 10 Lot 10r (w Pt)
157352	308 Rusk St	O T Roanoke Blk 10 Lot 10r (e Pt)
157351	308 Rusk St	O T Roanoke Blk 10 Lot 11r
71988	210 N Pine St	O T Roanoke Blk 15 Lot 5, 6
158537		O T Roanoke Blk 15 Lot 4
631121		O T Roanoke Blk 15 Lot (20' Row Btw Lots 3, 4)
158536		O T Roanoke Blk 15 Lot 3
158535		O T Roanoke Blk 15 Lot 2
71985		O T Roanoke Blk 15 Lot 1
72001	214 N Pine St	O T Roanoke Blk 15 Lot 7 (s40) & 8 (s40 Of W1/2)
72005	322 Austin St	O T Roanoke Blk 15 Lot 7 (n100) & 8 (n100 W1/2)
72009	N Pine St	O T Roanoke Blk 15 Lot 9 & 8 (e 1/2)
72011	304 Austin St	O T Roanoke Blk 15 Lot 10, 11
72103	213 N Walnut St	O T Roanoke Blk 15 Lot 12
660554	Austin St	O T Roanoke Blk 18 Lot 6r2
660553	Austin St	O T Roanoke Blk 18 Lot 6r1r
659906	301 Pine St	O T Roanoke Blk 18 Lot 4r
261293	305 Austin St	O T Roanoke Blk 18 Lot 2r
261292	307 Austin St	O T Roanoke Blk 18 Lot 1r
268311	300 Travis St	O T Roanoke Blk 18 Lot 7r & W 10' Of Alley

72227	306 Travis St	O T Roanoke Blk 18 Lot 10 & W 5' Of 11 & E 10' Of Alley
72237	310 Travis St	O T Roanoke Blk 18 Lot 12 & E 45' Of 11
72555	301 Travis St	O T Roanoke Blk 23 Lot 5 & 6 (except N14')
72553	303 Travis St	O T Roanoke Blk 23 Lot 3, 4
72545	N Walnut St	O T Roanoke Blk 23 Lot 1 & 2
148835	N Pine St	O T Roanoke Blk 23 Lot 5, 6 (n14')
116847	412 N Pine St	O T Roanoke Blk 23 Lot 7b
116848	412 N Pine St	O T Roanoke Blk 23 Lot 7b
72558	302 Denton Dr	O T Roanoke Blk 23 Lot 8
123800	304 Denton Dr	O T Roanoke Blk 23 Lot 9
72568	409 N Walnut St	O T Roanoke Blk 23 Lot 10, 11, 12 (s75')
72563	413 N Walnut St	O T Roanoke Blk 23 Lot 10, 11, 12 (n 65')
72602	500 N Pine St	O T Roanoke Blk 26 Lot 2 (s 75') & (pt Of Alley Abandonment)
72606	504 N Pine St	O T Roanoke Blk 26 Lot 2 (n 65') & (pt Of Alley Abandonment)
652685	Denton Dr	Brand & Bowen's Blk 26 Lot 3r
560170	309 Denton Dr	Brand & Bowen's Blk 26 Lot 1r
72612	508 N Pine St	O T Roanoke Blk 26 Lot 3 (s 1/2)
72614	512 N Pine St	O T Roanoke Blk 26 Lot 3 (n 1/2)
69738	513 N Walnut St	Brand & Bowen's Blk 26 Lot 4
149166	513 N Walnut St	Brand & Bowen's Blk 26 Lot 5, 6
69853		Brand & Bowen's Blk 31 Lot 1
69847	608 N Pine St	Brand & Bowen's Blk 31 Lot 2
149177		Brand & Bowen's Blk 31 Lot 3
69855	605 N Walnut St	Brand & Bowen's Blk 31 Lot 4r
72594	Sh 114	O T Roanoke Blk 31 Lot 3
72597	613 Walnut & Sh 114	O T Roanoke Blk 31 Lot 4
121419	412 N Walnut St	O T Roanoke Blk 24 Lot 6a
1211420		No available information on DCAD
636493	408 Denton St	O T Roanoke Blk 24 Lot 8r
636494	412 Denton St	O T Roanoke Blk 24 Lot 9r
68744	Dallas Dr	A0923a Mep & Prr, Tr 42, .3 Acres
68738	503 Dallas Dr	A0923a Mep & Prr, Tr 41, .583 Acres, Old Dcad Tr #15
68735	505 Dallas Dr	A0923a Mep & Prr, Tr 43, .16 Acres, Old Dcad Tr #15b
68731	507 Dallas Dr	A0923a Mep & Prr, Tr 44, .986 Acres, Old Dcad Tr #15a
68727	305 Turner St	A0923a Mep & Prr, Tr 45, 1.936 Acres, Old Dcad Tr #14
68718	601 Dallas Dr	A0923a Mep & Prr, Tr 46, 1.036 Acres, Old Dcad Tr #13
175400	603 Dallas Dr	Sieglar Addn Blk 1 Lot 1 Old Dcad A923 Tr47b
72851	605 Dallas Dr	A0923a Mep & Prr, Tr 47, .5886 Acres, Old Dcad Tr #12a
68700	105 Dorman Rd	A0923a Mep & Prr, Tr 49, 1.0 Acres
68712		No available information on DCAD
70760	616 Dallas Dr	A1565a J. Bacon, Tr 13, 1.0 Acres, Old Dcad Tr 4-2

82981		A1565a J. Bacon, Tr 14, .036 Acres, Old Dcad Tr 4-1
68780	614 Dallas	A0923a Mep & Prr, Tr 50, .191 Acres, Old Dcad Tr #19 (5a)
68785	612 Dallas Dr	A0923a Mep & Prr, Tr 51, 1.79 Acres, Old Dcad Tr #19 (5)
68804		A0923a Mep & Prr, Tr 53, .69 Acres, Old Dcad Tr #19 (2a)
68798	610 Dallas Dr	A0923a Mep & Prr, Tr 52, .3 Acres
68787	608 Dallas Dr	A0923a Mep & Prr, Tr 54, 1.0 Acres, Old Dcad Tr #19 (3)
68802		A0923a Mep & Prr, Tr 55 & 56, Acres .830
68795	606 Dallas Dr	A0923a Mep & Prr, Tr 57, .18 Acres, Old Dcad Tr #19 (3a)
68807	604 Dallas Dr	A0923a Mep & Prr, Tr 58, 1.0 Acres, Old Dcad Tr #19 (1)
309295	600 Dallas Dr	Schooling Addn Blk 1 Lot 1a
562320	602 Dallas Dr	Schooling Addn Blk 1 Lot 2b
182822	212 Turner St	Schooling Addn Blk 1 Lot 3
182823	210 Turner Rd	Schooling Addn Blk 1 Lot 4
182824	208 Turner St	Schooling Addn Blk 1 Lot 5
182825	204 Turner St	Schooling Addn Blk 1 Lot 6
71635	550 Main St	Bluebonnet Addn Lot 9
71644	600 Main St	Bluebonnet Addn Lot 10
174987	608 Main St	Bluebonnet Addn Lot 11a
174988	610 Main St	Bluebonnet Addn Lot 11b
71660	612 Main St	Bluebonnet Addn Lot 12 (n Pt)
71676	616 Main St	Bluebonnet Addn Lot 12 (s100')
275532	548 Main St	Bluebonnet Addn Lot 8b
275530	546 Main St	Bluebonnet Addn Lot 8a
71619	542 Main St	Bluebonnet Addn Lot 7 (ne Corner)
71610	538 Main St	Bluebonnet Addn Lot 7 (pt)
130870	534 Main St	Bluebonnet Addn Lot 6r
71605	532 Main St	Bluebonnet Addn Lot 6 (w95')
71598	528 Main St	Bluebonnet Addn Lot 4, 5
71591	520 Main St	Bluebonnet Addn Lot 3
71582	516 Main St	Bluebonnet Addn Lot 2
71568	512 Main St	Bluebonnet Addn Lot 1
68910	508 Main St	A0923a Mep & Prr, Tr 88, .38 Acres, Old Dcad Tr #27b
68908	504 Main St	A0923a Mep & Prr, Tr 89, .362 Acres, Old Dcad Tr #27c
68900	500 Main St	A0923a Mep & Prr, Tr 90, .4 Acres
68917	108 S Walnut St	A0923a Mep & Prr, Tr 91, 1.47 Acres, Old Dcad Tr #27
71634	404 Main St	O T Roanoke Blk 8 Lot 8, 9, 10
71627	400 Main St	O T Roanoke Blk 8 Lot 6, 7
158525		O T Roanoke Blk 8 Lot 5
158524		O T Roanoke Blk 8 Lot 4
158523		O T Roanoke Blk 8 Lot 3
158522		O T Roanoke Blk 8 Lot 2
71640		O T Roanoke Blk 8 Lot 1

676936		O T Roanoke Blk 8 (abandoned Alley)
676935		O T Roanoke Blk 8 (abandoned Alley)
676937		O T Roanoke Blk 8 (abandoned Alley)
130935	401 Main St	O T Roanoke Blk 9 Lot 5r
130934	106 N Walnut St	O T Roanoke Blk 9 Lot 4r
71653	405 Main St	O T Roanoke Blk 9 Lot 2, 3
71665	400 Rusk St	O T Roanoke Blk 9 Lot 6r
71673	406 Rusk St	O T Roanoke Blk 9 Lot 8r
131286	204 N Walnut St	O T Roanoke Blk 16 Lot 4r
131284	115 Pecan St	O T Roanoke Blk 16 Lot 2r
131287	208 N Walnut St	O T Roanoke Blk 16 Lot 5r
131285	117 Pecan St	O T Roanoke Blk 16 Lot 3r
72115	212 N Walnut St	O T Roanoke Blk 16 Lot 6, 7 (w45')
72025	406 Austin St	O T Roanoke Blk 16 Lot 8, 9 & E5' Of 7
72055	401 Austin St	O T Roanoke Blk 17 Lot 4 (w25' Of S80') 5 (s 80')
72049	205 Pecan St	O T Roanoke Blk 17 Lot 2, 3 (s62') 4 (e12.5 Of S58')
72126	306 N Walnut St	O T Roanoke Blk 17 Lot 4 (w29' Of N60') 5 (n60')
72070	209 Pecan St	O T Roanoke Blk 17 Lot 2, 3 (n78') 4 (e21' Of N82')
72061	400 Travis St	O T Roanoke Blk 17 Lot 6, 7
72066		O T Roanoke Blk 17 Lot 8, 9
72576	413 Travis St	O T Roanoke Blk 24 Lot 4 (sw 1/4), 5 (s1/2)
667491	403 Travis St	O T Roanoke Blk 24 Lot 4r
72579	404 N Walnut St	O T Roanoke Blk 24 Lot 5 (n 1/2) & Nw 1/4 Of 4
121419	412 N Walnut St	O T Roanoke Blk 24 Lot 6a
171180	216 Pecan St	Mep & Prr Survey Addn Blk 923 Lot 63
171181	502 Dallas Dr	Mep & Prr Survey Addn Blk 923 Lot 63a
171182	506 Dallas Dr	Mep & Prr Survey Addn Blk 923 Lot 63b
122533	Dallas Dr	A0923a Mep & Prr, Tr 60, 1.698 Acres, Old Dcad Tr #16a
68773	Turner & Reed St	A0923a Mep & Prr, Tr 61, .12 Acres, Old Dcad Tr #18
184457	255 Turner & Reed St	A0923a Mep & Prr, Tr 62, 3.36 Acres
68765	200 Pecan St	A0923a Mep & Prr, Tr 65, 2.387 Acres, Old Dcad Tr #17
68777		A0923a Mep & Prr, Tr 66, .417 Acres, Old Dcad Tr #18a
79669	509 Reed St	A0923a Mep & Prr, Tr 67, .5 Acres
162984	507 Reed St	A0923a Mep & Prr, Tr 65a, .5 Acres
72858		A0923a Mep & Prr, Tr 68, .17 Acres, Old Dcad Tr #17a
68763	500 Reed St	A0923a Mep & Prr, Tr 69, .33 Acres, Old Dcad Tr #22b
68859	504 Reed St	A0923a Mep & Prr, Tr 70 & 71, .22 Acres, Old Dcad Tr #22a
68862		A0923a Mep & Prr, Tr 72, .4 Acres
68768	510 Reed St	A0923a Mep & Prr, Tr 73, .2067 Acres, Old Dcad Tr #22c
68770	514 Reed St	A0923a Mep & Prr, Tr 74, .391 Acres, Old Dcad Tr #22d
185098	518 Reed St	Berry Addn Blk 1 Lot 1
185099	522 Reed St	Berry Addn Blk 1 Lot 2

78620	526 Reed St	Berry Addn Blk 1 Lot 3 Old Dcad A923 Tr76
185100	530 Reed St	Berry Addn Blk 1 Lot 4
185101	534 Reed St	Berry Addn Blk 1 Lot 5
185102	115 Turner St	Berry Addn Blk 1 Lot 6
185103	111 Turner St	Berry Addn Blk 1 Lot 7
523846	109 Turner St	Roanoke Reserve Blk 1 Lot 1
523847	105 Turner St	Roanoke Reserve Blk 1 Lot 2
523848	101 Turner St	Roanoke Reserve Blk 1 Lot 3
523849	539 Main St	Roanoke Reserve Blk 1 Lot 4
523850	543 Main St	Roanoke Reserve Blk 1 Lot 5
523851	547 Main St	Roanoke Reserve Blk 1 Lot 6
523852	535 Main St	Roanoke Reserve Blk 1 Lot 7
164516	531 Main St	A0923a Mep & Prr, Tr 78a, .6026 Acres
68858		No available information on DCAD
68817	529 Main St	A0923a Mep & Prr, Tr 79, .75 Acres, Old Dcad Tr #25
68824	525 Main St	A0923a Mep & Prr, Tr 80, 1.0 Acres, Old Dcad Tr #24a
68834	521 Main St	A0923a Mep & Prr, Tr 81, .7 Acres
68826	519 Main St	A0923a Mep & Prr, Tr 82, .63 Acres
68829	511 Main St	A0923a Mep & Prr, Tr 83, .61 Acres, Old Dcad Tr #24d
68839		A0923a Mep & Prr, Tr 84, .406 Acres, Old Dcad Tr #23
68837	101 Pecan St	A0923a Mep & Prr, Tr 85, .715 Acres, Old Dcad Tr #24

(Ord. No. 2016-115 , § 2(Exh. B), 7/12/2016; Ord. No. 2017-100 , §§ 2—4, 1/10/2017; Ord. No. 2017-106 , §§ 2, 3, 2/14/2017)