

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



Kristie Womack, Chairman

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

**ROANOKE PLANNING AND ZONING AGENDA
NOVEMBER 6, 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 October 16, 2023.

D. NEW BUSINESS

1. Public hearing to consider amending the comprehensive zoning ordinance on approximately 18.504 acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 18.504-acres of land from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multi-Family, Single-Family Townhouse (Attached), and Single-Family (Detached) Uses. (PD-2023-18, Ordinance No. 2023-130)
2. Consideration and recommendation of Ordinance No. 2023-130, amending the Comprehensive Zoning Ordinance, for approximately 18.504 acres of land located in the M.E. P. & P.R.R. Co. Survey, Abstract



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**November 6, 2023
Page 2 of 3**

No. 923, City of Roanoke, Denton County , TX, by changing the zoning from Single-Family-7 District (SF-7) and Retail District (R) to Planned Development District (PD 2023-18) with Multi-Family, Single Family Detached and Single Family Attached uses.

3. Public hearing to consider a rezoning application for Lot 8R, Block 14 O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow retail tobacco store use. (SUP-2023-03, Ordinance No. 2023-131)
4. Consideration and recommendation on approval of Ordinance No. 2023-131 amending the comprehensive zoning ordinance, by granting a change in zoning from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone Specific Use Permit (SUP) to allow retail tobacco store use for Lot 8R, Block 14 of O.T. Roanoke Addition, City of Roanoke, Denton County, Texas, . The property is generally located on the east side of N Oak Street, just south of Austin Street. (SUP-2023-03)
5. Consideration and recommendation on a site plan (SP 2023-07) request from Peloton Land Solutions a Westwood Company, for a warehouse to be located on 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. The property is generally located on the north side of Henrietta Creek Rd., approximately 1/4 mile west of U.S. Hwy 377, behind an existing warehouse having an address of 700-724 Henrietta Creek Rd.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, November 2, 2023 by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**November 6, 2023
Page 3 of 3**

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 10/16/2023 - P&Z Minutes

MEETING DATE: November 6, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on October 16, 2023.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 10-16-2023

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
OCTOBER 16, 2023
7:00 P.M.
ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Kristie Womack; Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Larry Granados, and Donald J. Glacy. City Planner Kelly Carlson, and Executive Assistant Jeannie Homer.

Absent: Chairman Kristie Womack; Commissioners: Diana Smith and Victor Molaschi.

A. CALL TO ORDER

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

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Mark McCullough second by Donald Glacy to approve the minutes from the regular Planning and Zoning Commission meeting held on September 18, 2023.
Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Donald Glacy second by Mark McCullough to approve a Site Plan (SP 2023-06) request from RGA Architects, for a warehouse to be located on an approximate 5.421-acre parcel being a part of the Alliance Gateway Addition; Block 6, Lot 6, generally located at the southeast corner of Patriot Parkway and Fairway Drive.
Motion carried unanimously.



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

**October 16, 2023
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2. Motion made by Donald Glacy second by Larry Granados to approve Ordinance No. 2023-128 , amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article II, Division 2 of the Code of Ordinances by adding a new Section 12-60, entitled “Compensation For Non-Conforming Uses,” by requiring the use of compensation criteria required by Section 211.019 of the Texas Local Government Code; and amending Chapter 12, Article II, Division 5 of the Code of Ordinances by amending Section 12.124, entitled “Notice of Public Hearing” by adding a new subsection (D) addressing the notice requirements for nonconforming uses.

Motion carried unanimously.

3. Motion made by Mark McCullough second by Donald Glacy to approve Ordinance No. 2023-129, amending Chapter 9, Exhibit A, the subdivision ordinance by amending Section 2 entitled “Definitions,” by adding definition for “Approval” and amending the definition of “Filed” or “Filing”; adding a new Section 6.I, entitled “Planning Director Approval” by establishing approval of plats by planning director; and adding a new Section 6.J, entitled “30-Day Time Frame for Plat Approvals”.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Donald Glacy second by Mark McCullough to adjourn the meeting at 7:10 p.m.

Motion carried unanimously.

Kristie Womack, Chairman

Jeannie Homer, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - PD-2023-18 / Ordinance No. 2023-130

MEETING DATE: November 6, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the comprehensive zoning ordinance on approximately 18.504 acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 18.504-acres of land from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multi-Family, Single-Family Townhouse (Attached), and Single-Family (Detached) Uses. (PD-2023-18, Ordinance No. 2023-130)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2023-130 - PD-2023-18 Rezone - SF-7 and R to PD - 18.504 Acres
- jlm draft - 100923



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission PD-2023-18

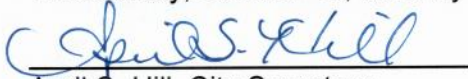
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, NOVEMBER 6, 2023, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 18.504- ACRES OF LAND LOCATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 18.504-ACRES OF LAND FROM SINGLE FAMILY-7 DISTRICT (SF-7) AND RETAIL DISTRICT (R) TO PLANNED DEVELOPMENT DISTRICT WITH MULTI-FAMILY, SINGLE-FAMILY TOWNHOUSE (ATTACHED), AND SINGLE-FAMILY (DETACHED) USES. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council PD-2023-18

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, NOVEMBER 14, 2023, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 18.504- ACRES OF LAND LOCATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 18.504-ACRES OF LAND FROM SINGLE FAMILY-7 DISTRICT (SF-7) AND RETAIL DISTRICT (R) TO PLANNED DEVELOPMENT DISTRICT WITH MULTI-FAMILY, SINGLE-FAMILY TOWNHOUSE (ATTACHED), AND SINGLE-FAMILY (DETACHED) USES. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, October 18, 2023 by 5:00 p.m.


April S. Hill, City Secretary

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

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AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Zoning Change - ORD NO 2023-130 Roanoke North Planned Development

MEETING DATE: November 6, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation of Ordinance No. 2023-130, amending the Comprehensive Zoning Ordinance, for approximately 18.504 acres of land located in the M.E. P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, TX, by changing the zoning from Single-Family-7 District (SF-7) and Retail District (R) to Planned Development District (PD 2023-18) with Multi-Family, Single Family Detached and Single Family Attached uses.

INFORMATION:

Planning Analysis:

The applicant has initiated a re-zoning request for approximately 18.5 acres of what is currently retail and single-family residential (SF-7) at the corner of Hwy 114 Bypass and Lois St.

DIVISION 2. - PD, PLANNED DEVELOPMENT OVERLAY DISTRICT

Sec. 12.620. - General Purpose and Description

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

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



AGENDA ITEM

zoning districts in this chapter, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

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

(c) While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.

Sec. 12.622. - Planned Development Requirements.

(a) Any development requirements for a particular PD district that deviate from those of the base zoning district(s) shall be set forth in the amending ordinance granting the PD district. These shall include, but may not be limited to: allowed or additional uses, lot/tract area, lot/tract width, lot/tract depth, yard depths and widths, building height and size, building exterior construction, lot/tract coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, property management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.

Future Land Use:

The Future Land Use Plan shows this area to be designated as single-family residential. This plan, which was included as part of our 2020 Comprehensive Plan, includes Table 4-1, which shows the distribution of future land uses throughout the planning area. This table provides 69.8 acres to be distributed to multi-family development, roughly 1.6% of Roanoke's planned area. With the recent re-zoning of



AGENDA ITEM

the 14 acres off Cannon Parkway in PD 96-117, Roanoke currently sits at approximately 79.4 acres designated for multi-family development, exceeding the projected amount in the Future Land Use Plan. With the growing interest in multi-family development as an investment and an increasing need for housing in the area, staff regularly receive inquiries about re-zoning existing property to high density residential. If it is the City's intent to re-examine its goals in regards to the amount of multi-family housing or high density residential to be designated within our boundaries, a new study should be initiated by the City staff to take into consideration factors that influence overall development patterns that have an impact on the entire infrastructure system for the City, such as, densities, existing development, zoning patterns, anticipated land use, availability of land for future expansion, current growth trends in the surrounding area, anticipated projects, existing utilities availability, capacity and impact on local schools.

Traffic Study:

A traffic study was conducted by the applicant to analyze the potential traffic impact of the proposed Multi-Family Development. The study has been reviewed by the City's engineering consultant. The Traffic Study is included and may be reviewed as an attachment to the item.

NOTE: The applicant has not had enough time to address these comments and may address them along with any feedback from the board.

Comments from the city's consultant on TIA :

The biggest one from a TIA perspective is that they changed access to the site. They need to revise their distribution and modeling accordingly to analyze the intersections.

1. Previous version included access to Dorman St via Street B. This version does not. The distribution map and calculations need to be revised accordingly.
2. The table does not include required parking for the dog park or 2 city parks they are showing on the concept plan
3. Should include a number for accessible parking and show where located to service each building
4. Provide the concept and table to compare this version to what is being noted as the previous one. There have been several concepts for this development.

Amenities:



AGENDA ITEM

The proposed plan in the PD only includes one swimming pool amenity for only the multi-family complex, and no pool for the age targeted multi-family complex. Research found that other senior or age-restricted complexes provide the residents with a swimming pool amenity.

(e) A swimming pool shall be provided in multi-family developments of fifty (50) or more units, plus one (1) additional pool per one hundred (100) units. See [Chapter 6, article 6.300](#) of this Code, article VII of this Code, the International Residential Code, and the International Property Maintenance Code, as amended, for additional requirements for swimming pools.

Parking:

The applicant has proposed on-street parking within the PD to meet the required amount of parking. Staff would recommend only non-required parking on-street. All required parking should be located on-site. The plan also proposes townhomes with front loading garages and single-car garages.

(d) Parking Regulations.

(1) A minimum of two (2) enclosed parking spaces for each dwelling unit, located behind, beside or incorporated into the dwelling unit, and accessed only from the rear via an alley, and located on the same lot/tract as each dwelling unit (see article VII, division 2 of this chapter, Off-Street Parking and Loading Requirements).

(2) Designated visitor parking spaces shall be provided in off-street, common areas at a ratio of one (1) guest/visitor space per four (4) units.

Screening Wall:

2) *Screening Walls.* Where new subdivisions are platted so that the rear or side yards of single-family residential lots are adjacent to a public place including but not limited to, thoroughfares, arterial roads, drainage easements and public parks, a screening wall shall be provided, meeting [Section 12.771](#) of this Code. No wall or fence shall be attached to the screening wall.

Sec. 12.771. - Screening of Nonresidential, Multi-Family Areas and Manufactured/Mobile Home Parks.

(a) In the event that a multi-family or manufactured housing district (including Planned Developments - PDs) sides or backs upon a single-family or duplex residential district, or in the event that a non-residential district (including PDs) sides or backs upon any



AGENDA ITEM

type of residential, a solid brick/masonry screening wall of not less than six feet (6'), nor more than eight feet (8'), in height shall be erected on the property line separating these districts.

STAFF RECOMMENDATION:

It is the staff's opinion that the current zoning classification for this location is the appropriate zoning with consideration to the existing single family residential uses and densities in the area and the proposed re-zoning request does not meet the intent of the Future Land Use Plan. It is also our opinion the proposed re-zoning submittal does not meet enough of the criteria listed above in Sec. 12.620 to establish a PD with much higher densities than the current classification. City Council has approved Multi-Family zoning in strategic locations where it made sense and was more compatible with the surrounding residential uses. This was recently approved in the Homestead PD off Cannon Parkway to rezone light industrial to multi-family and townhomes at roughly 25 units per acre. This proposed PD is 38 units per acre. Our base zoning for MF allows a maximum of 12 units an acre. The ratio used to calculate land use for MF in our Future Land Use Plan is 18 units per acre.

Should the Board choose a favorable recommendation to City Council, staff would offer the following conditions for consideration.

1. The densities which provide 38 UPA in a MF development exceed what is currently allowed in base zoning, 12 units per acre.
2. At least one swimming pool for each multi-family complex.
3. All single-family dwellings identified on Tract 3 should front a ROW that meets the minimum width for detached dwelling units; 50 ft. 36 ft. is proposed.
4. Proposed traffic mitigation at Lois and Dorman St.
5. Required parking for the multi-family is located in the 60' ROW.
6. Twelve garages are proposed for the 287 MF units.
7. Several townhomes have a front loading garage.
8. Several townhomes have a single-car garage.
9. Compatibility. Single family homes (detached) will be facing townhomes with a 5' front yard.
10. 50% lot coverage proposed for single family homes (detached).

SPECIAL CONSIDERATION:



AGENDA ITEM

N/A

FINANCIAL CONSIDERATION:

N/A

ATTACHMENTS:

1. Zoning Application - PD-2023-18 ORD NO 2023-130
2. ORD NO 2023-130 - PD-2023-18 - Rezone - SF-7 and R to PD - 18.504 acre tract
3. Colored Site Plan
4. Development Standards
5. Landscape-Open Space Exhibit
6. Multifamily Color Elevation
7. Townhome Color Elevation
8. Front-Entry Garage Townhomes Elevation (1)
9. Multifamily & Townhome B&W Elevations
10. Senior Townhomes Colored Elevation (1)
11. Active Adult Colored Elevation
12. Letter of Intent
13. Active Adult & Multi-Family Comparison Table
14. Concept Plan with Data Table
15. Comparison Table
16. Trip Generation Comparisons (10-3-23)
17. Tract Exhibit
18. Typical Street Sections
19. Site Plan Comparison
20. Signed Endorsement Letters
21. Street Classification Exhibit
22. Roanoke North Phasing Plan (1)
23. Roanoke North Anticipated Project Timeline



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

ZONING APPLICATION

Applicant/Agent Name IHS Real Estate Holdings, LLC		Home Phone (817) 837-0561	Mobile Phone
Address 3110 W. Southlake Blvd., Ste. 120		City / State Southlake	Zip 76262
Property Owner(s) INTEGRATED ROANOKE NORTH HOLDINGS LP		Home Phone (817) 837-0561	Work Phone (817) 837-0561
Address, City, State, Zip 3110 W. Southlake Blvd., Ste. 120, Southlake, TX 76092			
Present Zoning Classification SF-7 & Retail	Requested Zoning Classification PD	Acreage/Lot of Requested Zoning Classification 18.5 Acres	

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

☐ Yes ☒ No

If yes, list restrictions _____

Proposed use Mixed-use residential development including single-family, senior housing, and multi-family uses

Justification for requested zoning change: Please see letter of intent.

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

[Signature] 10.2.2023
Applicant Signature and Date

Attach one (1) electronic copy in a pdf format of the Metes & Bounds description of the property and a survey map of the property. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

Authorization:

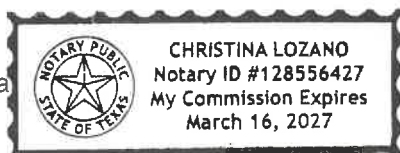
I/We IHS Real Estate Holdings, LLC owner(s) of the above described property do hereby authorize IHS Real Estate Holdings, LLC to act on my/our behalf in making and representing this zoning change application.

State of Texas Tarrant
County of Tarrant

[Signature] 10.2.2023
Signature of owner Date

Sworn to and subscribed before me on the 2nd day of October 2023 by IHS Real Estate Holdings, LLC
(year) (name of owner)

Notary Seal



[Signature]
Notary Public's Signature

07/20/2023



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

ZONING APPLICATION

Applicant/Agent Name IHS Real Estate Holdings, LLC		Home Phone (817) 837-0561	Mobile Phone
Address 3110 W. Southlake Blvd., Ste. 120		City / State Southlake	Zip 76262
Property Owner(s) Billy R. Bowen		Home Phone	Work Phone
Address, City, State, Zip 1008 N Walnut Street, Roanoke, Texas 76262			
Present Zoning Classification SF-7 & Retail	Requested Zoning Classification PD	Acreage/Lot of Requested Zoning Classification 18.5 Acres	

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

☐ Yes ☒ No

If yes, list restrictions _____

Proposed use Mixed-use residential development including single-family, senior housing, and multi-family uses

Justification for requested zoning change: Please see letter of intent.

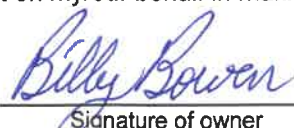
I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.


Applicant Signature and Date

Attach one (1) electronic copy in a pdf format of the Metes & Bounds description of the property and a survey map of the property. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

Authorization:

I/We Billy R. Bowen owner(s) of the above described property do hereby authorize
IHS Real Estate Holdings, LLC to act on my/our behalf in making and representing this zoning
change application.

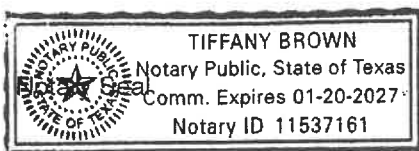

Signature of owner

10-5-23
Date

State of Texas

County of Tarrant

Sworn to and subscribed before me on the 5th day of October, by Billy Bowen
(year) (name of owner).




Notary Public's Signature

07/20/2023

ORDINANCE No. 2023-130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 18.504-ACRE TRACT OR TRACTS OF LAND LOCATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY CHANGING THE ZONING ON SAID TRACT OR TRACTS FROM SINGLE FAMILY-7 (SF-7) DISTRICT AND RETAIL (R) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 18 (PD-2023-18) WITH MULTI-FAMILY, SINGLE-FAMILY TOWNHOUSE (ATTACHED), AND SINGLE-FAMILY (DETACHED) USES; PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on the approximately 18.504-acre tract or tracts located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) and Retail District (R) to Planned Development 18 (PD-2023-18) with multi-family, single family attached townhouse, and single-family detached uses.

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

The approximately 18.504-acre tract or tracts located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) and Retail District (R) to Planned Development 18 (PD-2023-18) with multi-family, single family attached townhouse, and single-family detached uses.

Section 3.

The property shall be developed in strict accordance with the allowable land uses for the property

being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes.

Section 4.

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

Section 5. PENALTY CLAUSE

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

Section 6. SEVERABILITY CLAUSE

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

Section 7. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 14th day of November, 2023.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

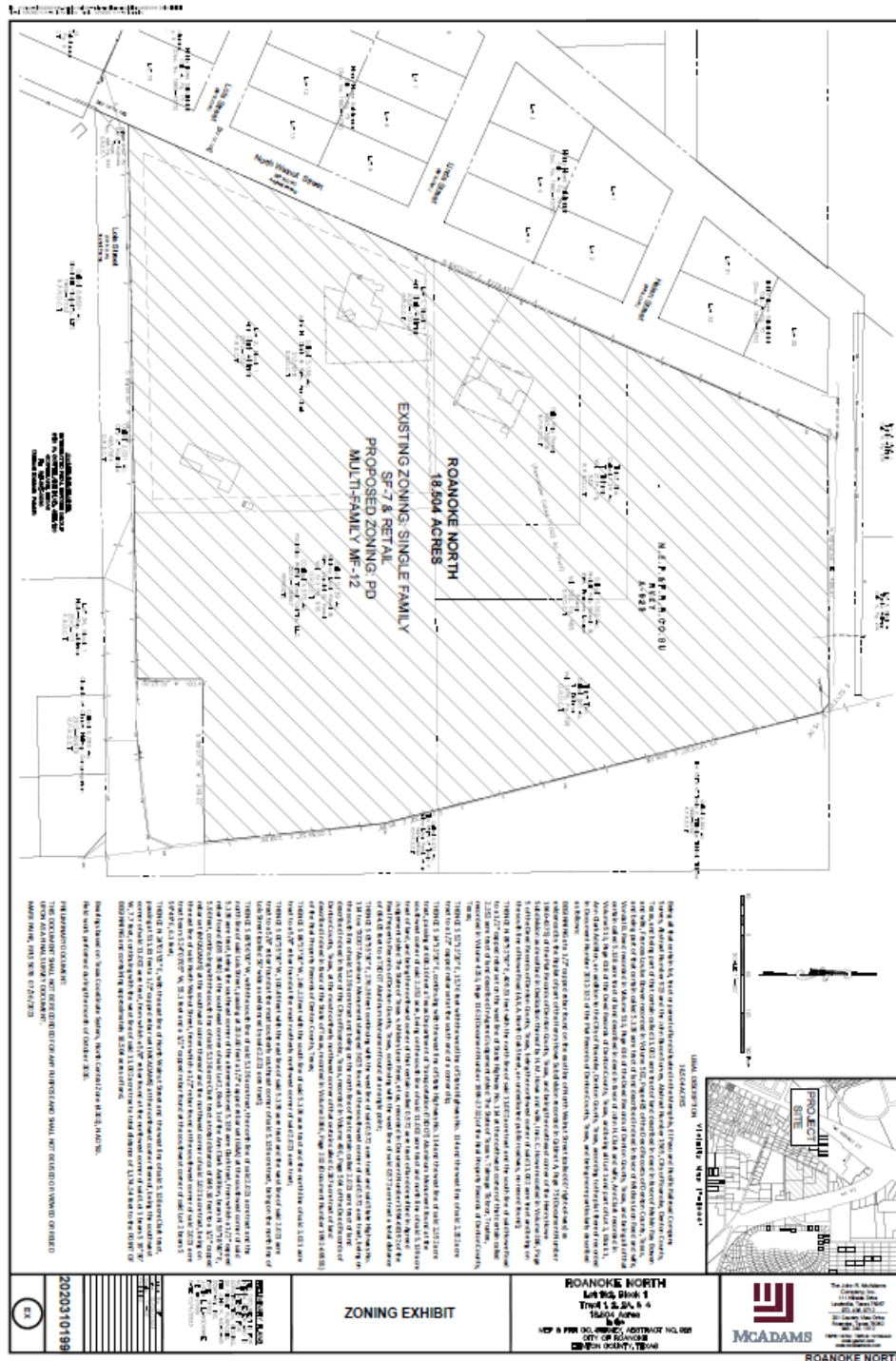
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Approximately 18.504-Acre Tract of Land





1 SITE PLAN
SCALE 1"=60'-0"

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Tract 1 and 2 (Multifamily and Age Targeted): The following standards shall apply to Tract 1 and 2.

- (a) Size of Tract: Tract 1 and 2 shall contain approximately 10.79 acres.
- (b) Uses Generally: In the development of Tract 1 and 2, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:
 - (A) Permitted Uses: Multifamily Residential
 - (B) Accessory Uses: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.
 - (C) Limitation of Uses: Any use not expressly permitted herein is prohibited:
 - (1) Area and Building Regulations:
 - (i) Minimum Lot Size: Tract 1 and 2 shall be developed as two lots.
 - (ii) Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed 40% of the total area of Tract 1 and 2.
 - (iii) Maximum Open Space: All areas (but in any event at least 25% of the total area of Tract 1 and 2) not devoted to buildings, pedestrian walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, courtyards, community pool including decorative hardscape, pocket parks, hike and bike trails or other suitable landscape or decorative hard scape materials.
 - (iv) Maximum Unit Count: The maximum number of units on Tract 1 and 2 shall be 387.
 - (v) Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 75% of the total area of Tract 1 and 2.
 - (vi) Depth of Front Yard: There shall be a front yard having a depth of not less than ten (10) feet along the main spine road. There shall be no parking allowed in the required front yard.

Stoops, steps, retaining walls, raised planters, and other decorative landscape items may be located within the required front yard setback.
 - (vii) Depth of Side and Rear Yards: There shall be a rear and side yard having a depth of not less than ten (10) feet. Automobile parking, including associated carports, will be permitted in such rear and side yards.
 - (viii) Height: No building or structure shall exceed five stories or sixty-five (65) feet in height. Height is measured from the average grade to top plate of the building and does not include parapets.

(ix) Minimum Floor Areas:

- (1) Multifamily: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

One Bedroom: 700 square feet

Two Bedroom: 1,025 square feet

- (2) Age Targeted: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

One Bedroom: 780 square feet

Two Bedroom: 1,100 square feet

(1) Street Frontage:

- (i) Angled, head in, and parallel parking is permitted along the frontage of internal streets, if approved by the engineering department.
- (ii) One (1) large shade tree shall be required per fifty (50) linear feet (or portion thereof) of street frontage (less vehicular entry drives and associated visibility triangle). Trees to be located in the right-of-way within a minimum five foot (5') width parkway and/or within a minimum five feet (5') by ten feet (10') tree well leave-out in paving. Trees to be evenly spaced and aligned as to the extent site conditions allow.
- (2) Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 12.700 –12.704 of the City of Roanoke Zoning Ordinance. Notwithstanding the forgoing, the total parking requirement shall be
- (i) Multifamily: 1.5 Parking Spaces / Unit
- (ii) Age Targeted: 1.35 Parking Spaces / Unit

Tandem spaces behind private garages shall count toward the off-street parking requirement. Parking spaces along internal streets, if approved by the engineering department, shall count towards the off street parking requirement.

(3) Building Materials: The following building material requirements shall apply:

- (i) Multifamily: All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios.

- (ii) Age Targeted: All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios.
- (4) Landscaping:
 - (i) Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.
 - (ii) Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.
- (D) Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations and attached signs are allowed on Multifamily and Age Targeted buildings, subject to the following provisions:
 - (1) All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street frontage.
 - (2) Maximum Effective Area. Total effective area of attached signs shall not exceed the following: an attached sign or signs shall not exceed or cover more than fifteen percent (15%) of the façade area of a building face or area of the front of the leasable building space.
 - (3) Projected from Building Surface. All attached signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than eighteen inches (18") from the surface.
 - (4) Pre-Leasing Signage. Signage not to exceed 96 square feet in size and a maximum of 20 feet tall shall be allowed on all four corners of the property while the buildings are under construction. Such signs shall be removed after the last Certificate of Occupancy is issued for the last building.

Tract 3 (Townhomes and Detached Single Family Lots for Sale): The following standards shall apply to Tract 3.

- (a) Size of Tract: Tract 3 shall contain approximately 7.71 acres.
- (b) Uses Generally: In the development of Tract 3, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:
 - (A) Permitted Uses: Townhomes and Single Family Detached Lots
 - (B) Accessory Uses: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.
 - (C) Limitation of Uses: Any use not expressly permitted herein is prohibited:
 - (1) Area and Building Regulations:
 - (i) Minimum Lot Size: Tract 3 shall be developed with minimum lot sizes of:
 - (1) Townhomes: 3,000 square feet.
 - (2) Detached Single Family Lots: 7,200 square feet.
 - (ii) Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed 75% of the total area of Tract 3.
 - (iii) Maximum Open Space: All areas (but in any event at least 25% of the total area of Tract 3) not devoted to buildings, pedestrian walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, courtyards including decorative hardscape, pocket parks, hike and bike trails or other suitable landscape or decorative hard scape materials.
 - (iv) Maximum Unit Count: The maximum number of units on Tract 3 shall be 64:
 - (1) Townhomes: 53.
 - (2) Detached Single Family Lots: 11
 - (v) Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 80% of the total area of Tract 3.
 - (vi) Minimum Yards
 - (1) Townhomes:
 - i. Depth of Front Yard: There shall be a front yard having a depth of not less than five (5) feet. Stoops, steps, retaining walls, raised planters, and other decorative

landscape items may be located within the required front yard setback.

- ii. Depth of Side Yard: There shall be a side yard having a depth of zero (0) feet on one side of the lot and a zero (0) foot setback on the other side.
- iii. Depth of Rear Yard: There shall be a rear yard having a depth of not less than ten (10) feet.

(2) Detached Single Family Lots:

- i. Depth of Front Yard: There shall be a front yard having a depth of not less than twenty-five (25) feet. Stoops, steps, retaining walls, raised planters, and other decorative landscape items may be located within the required front yard setback.
- ii. Depth of Side Yard: There shall be a side yard having a depth of seven and one-half feet (7.5') feet for an interior side yard; fifteen feet (15') from a street right-of-way line for a corner lot/tract on a residential or collector street; fifteen feet (15') for a corner lot/tract on an arterial street; fifteen feet (15') from a street right-of-way line for a key corner lot/tract.
- iii. Depth of Rear Yard: There shall be a rear yard having a depth of not less than twenty-five (25) feet.

(vii) Height:

(1) Main structure limited to 2.5 stories or thirty-five (35) feet in height.

(2) Any accessory buildings limited to 1 story or sixteen (16) feet.

(viii) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be 1,200.

(5) Street Frontage:

- (i) Parallel parking is permitted along the frontage of internal streets, if approved by the engineering department.
- (ii) One (1) large shade tree shall be required per fifty (50) linear feet (or portion thereof) of street frontage (less vehicular entry drives and associated visibility triangle). Trees to be located in the right-of-way

within a minimum five foot (5') width parkway and/or within a minimum five feet (5') by ten feet (10') tree well leave-out in paving. Trees to be evenly spaced and aligned as to the extent site conditions allow.

- (6) Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 12.700 –12.704 of the City of Roanoke Zoning Ordinance.

Notwithstanding the forgoing, the total parking requirement shall be 2 spaces per dwelling unit, except for Senior Townhomes, which shall require 1 enclosed space and 1 tandem space. Tandem spaces behind private garages shall count toward the off-street parking requirement. Parking spaces along internal streets, if approved by the engineering department, shall count towards the off street parking requirement.

- (7) Building Materials: The following building material requirements shall apply:

- (i) Townhomes: All street facing facades shall have a masonry requirement of not less than 50% of the total street facing exterior wall excluding doors, windows and patios.
- (ii) Detached Single Family Lots: All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios.

- (8) Landscaping:

- (iii) Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.
- (iv) Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.

- (D) Fencing: Ornamental Iron fencing with columns shall be allowed along N. Walnut Street.



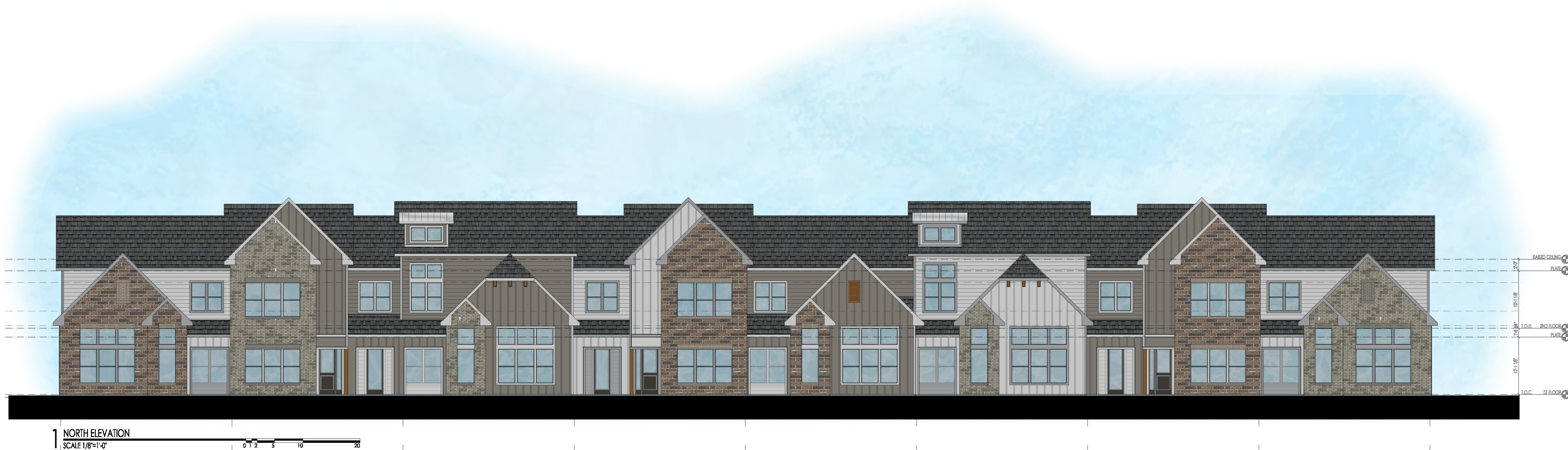


ELEVATION - OVERALL STREET ELEVATION

0 1 2 5 10 20

nts

ANGLE

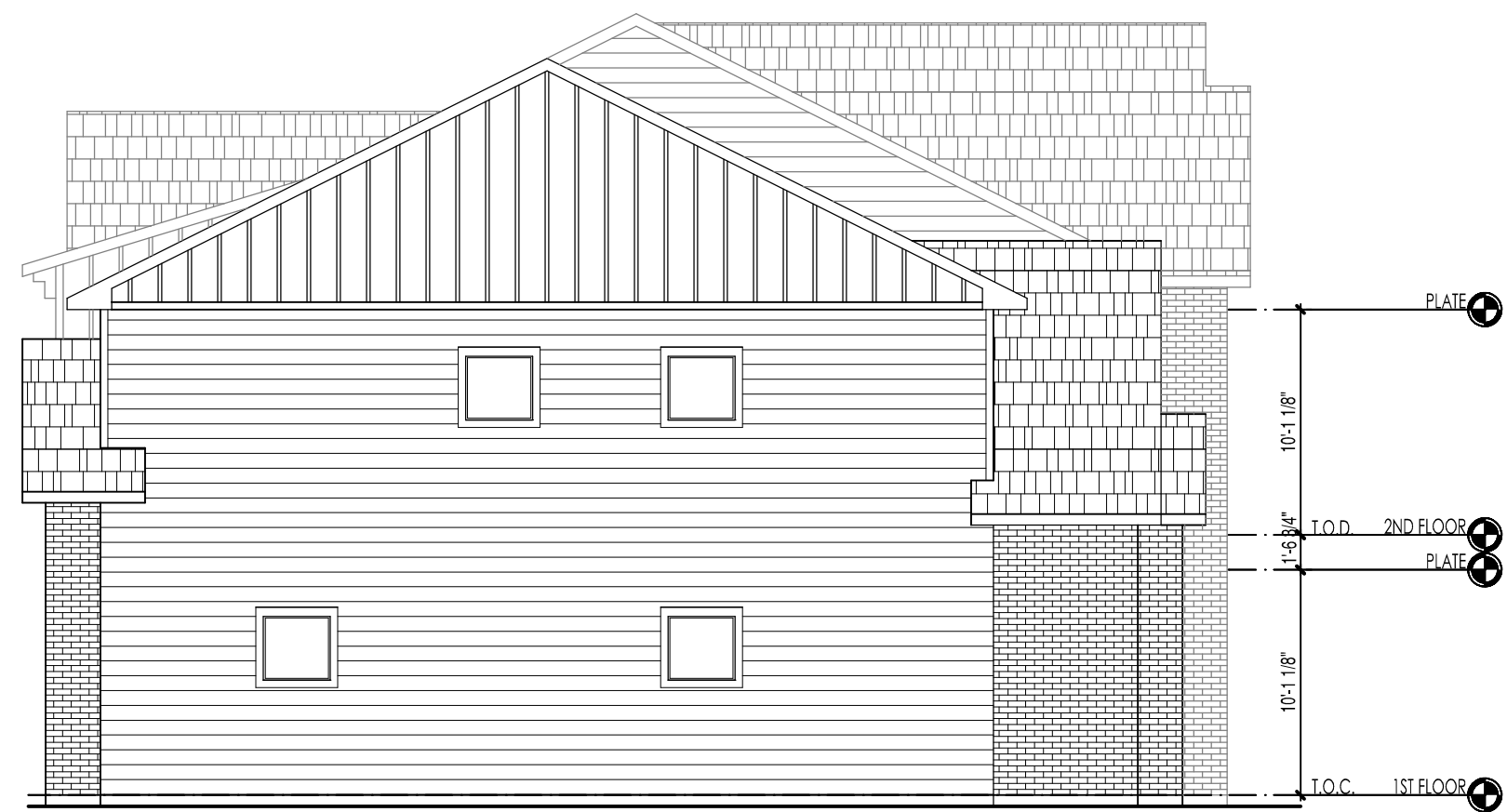




1 ELEVATION -SOUTH
SCALE 1/8"=1'-0"

0 1 2 5 10 20

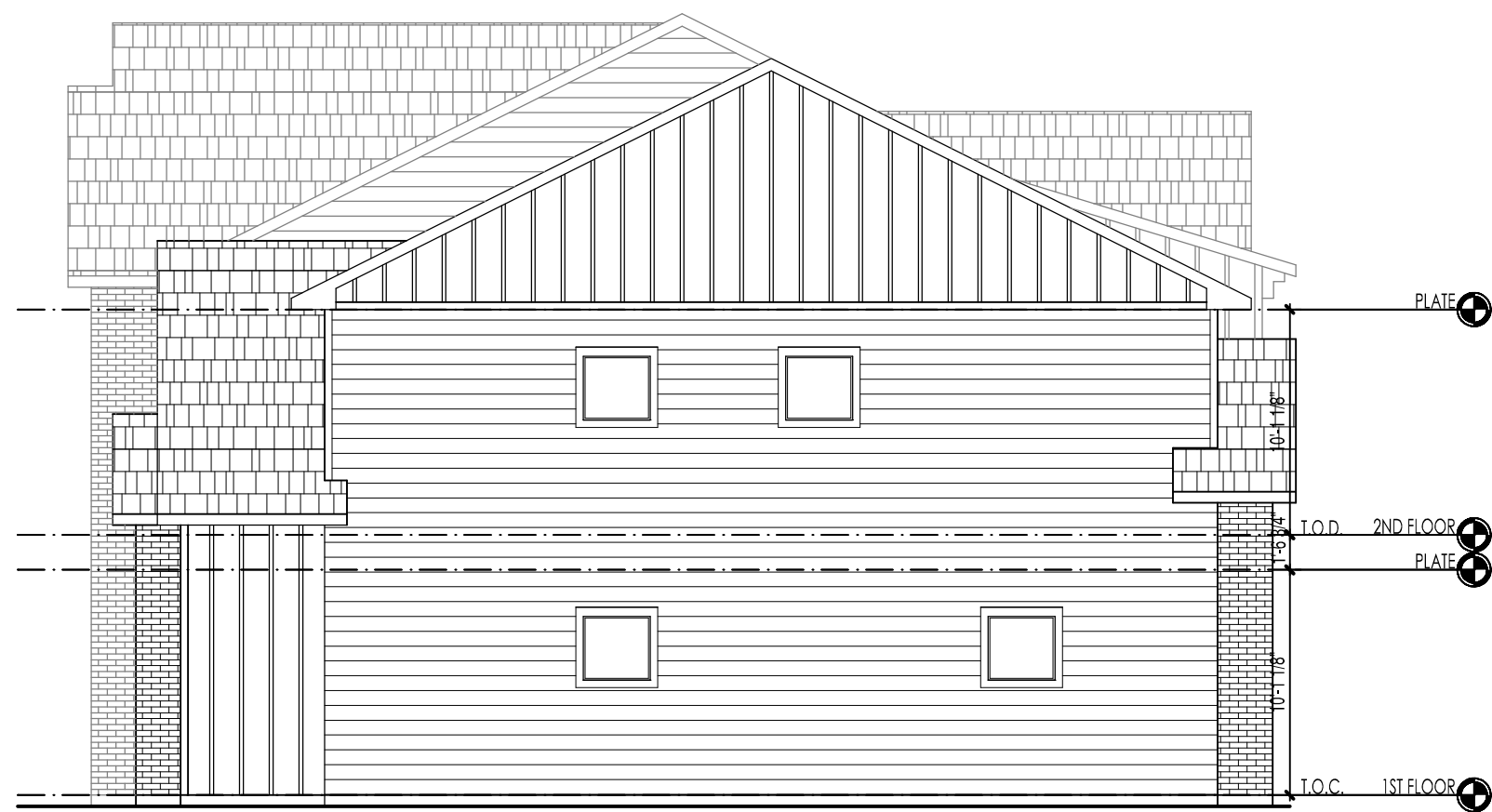
MATERIAL PERCENTAGES	
MASONRY (BRICK/STUCCO/STONE)	50%
EC SIDING	50%
MATERIAL PERCENTAGE TOTAL	100%



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

0 1 2 5 10 20

MATERIAL PERCENTAGES	
MASONRY (BRICK/STUCCO/STONE)	10%
EC SIDING	90%
MATERIAL PERCENTAGE TOTAL	100%

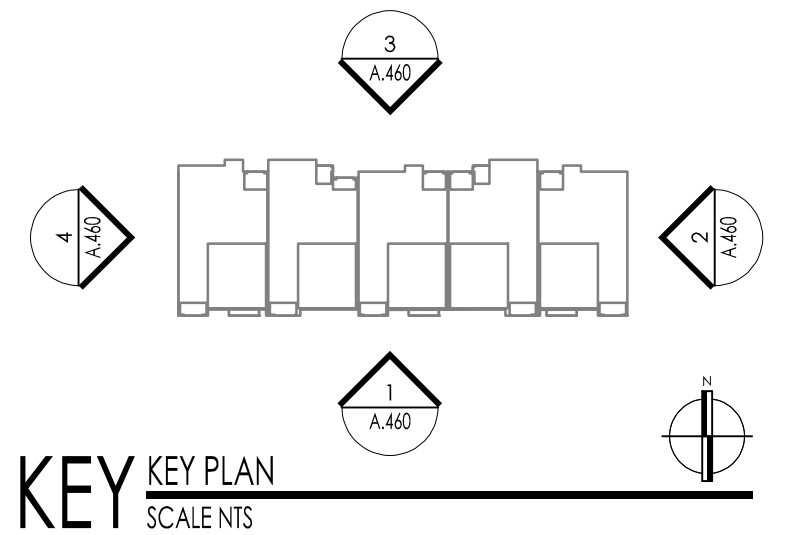


4 ELEVATION -EAST/WEST
SCALE 1/8"=1'-0"

0 1 2 5 10 20

MATERIAL PERCENTAGES	
MASONRY (BRICK/STUCCO/STONE)	10%
EC SIDING	90%
MATERIAL PERCENTAGE TOTAL	100%

ELEVATION LEGEND			
ABBREVIATIONS		MATERIALS	
LA	LOUVER RE. A.200	[Pattern]	FIBER CEMENT SIDING (WOODTONE RUSTIC SERIES)
1	WINDOW KEY RE. A.201	[Pattern]	FIBER CEMENT SIDING
AL	AWNING KEY RE. A.760	[Pattern]	FIBER CEMENT SIDING VERTICAL/BOARD AND BATTEN
EXTERIOR LIGHTING		[Pattern]	BRICK RUNNING BOND
[Symbol]	DECORATIVE BUILDING LIGHTING	[Pattern]	CML BLOCK BURNISHED FINISH RUNNING BOND
[Symbol]	BUILDING LIGHTING LOCATION	[Pattern]	FIBER CEMENT PANEL WITH TRIM
[Symbol]	LED COVE LIGHTING LINEAR LIGHTING	[Pattern]	METAL SIDING PAC-COAT FLUSH REFLECT SYSTEM
GENERAL NOTES AND REFERENCE			
• WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.			
• ALL EXTERIOR MATERIALS AND COLORS TO TERMINATE ON ANGLED CORNERS.			
• PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.			
• REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.			
• REFER TO ELEVATIONS FOR PARAPET HEIGHTS.			
• ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW.			
• MANUFACTURERS LISTED ARE BASIS OF DESIGN.			
		[Pattern]	METAL SIDING COMPOSITE METAL PANEL
		[Pattern]	METAL SIDING RIBBED METAL WALL PANELS
		[Pattern]	COMPOSITION SHINGLE
		[Pattern]	SS METAL ROOF



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

0 1 2 5 10 20

MATERIAL PERCENTAGES	
MASONRY (BRICK/STUCCO/STONE)	0%
EC SIDING	100%
MATERIAL PERCENTAGE TOTAL	100%



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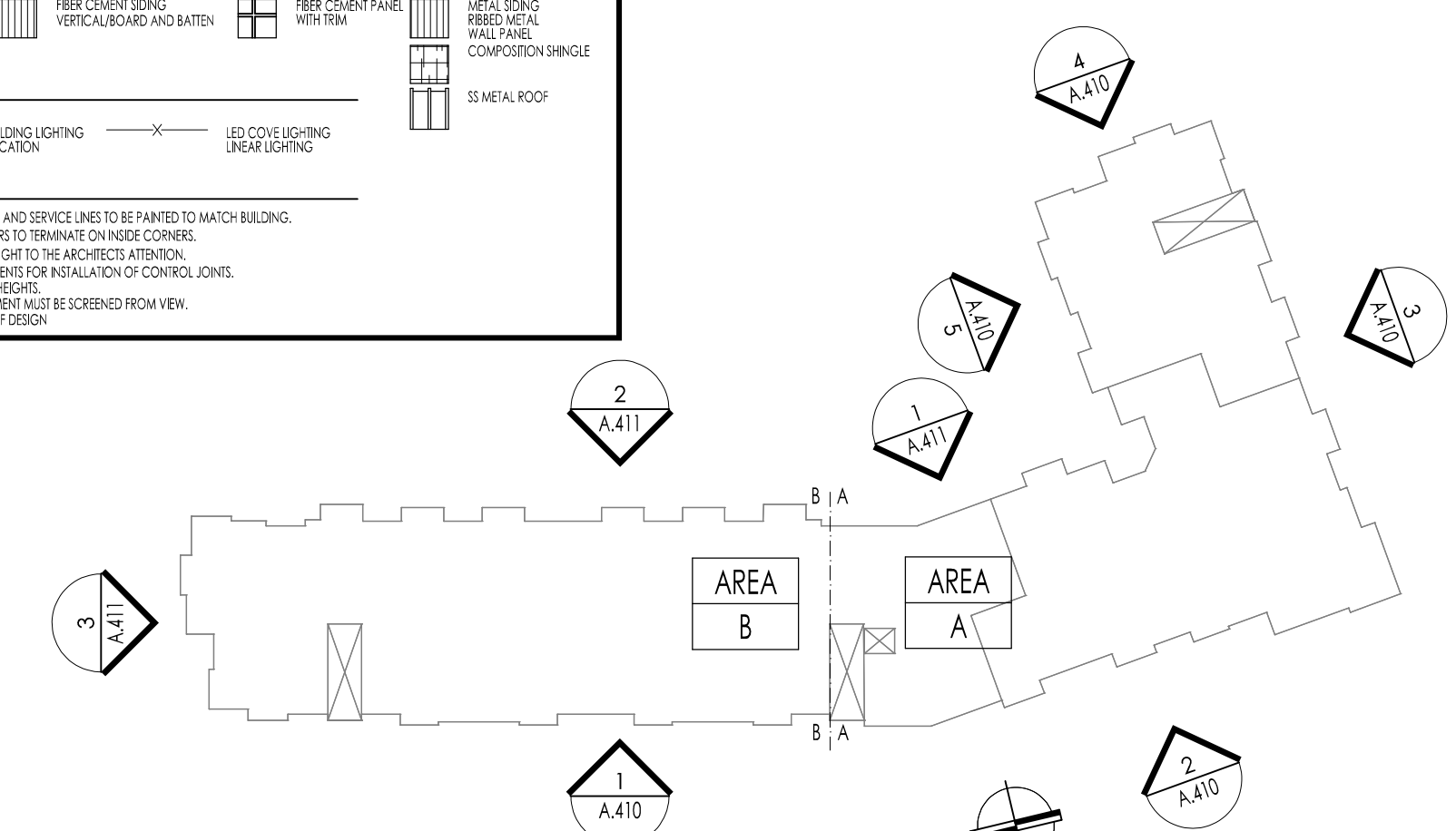
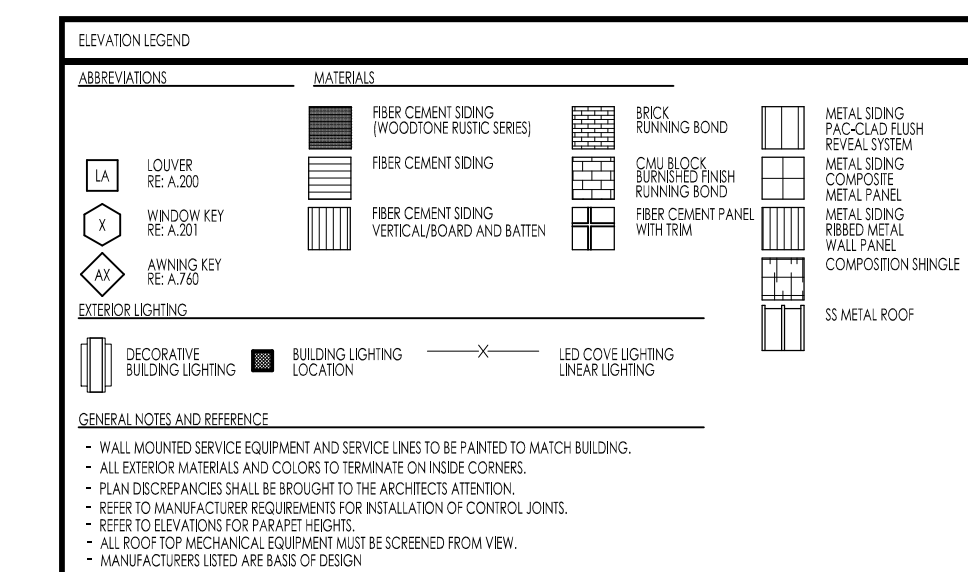
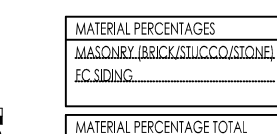
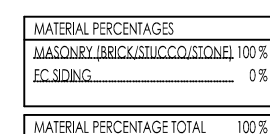
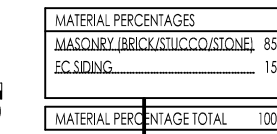
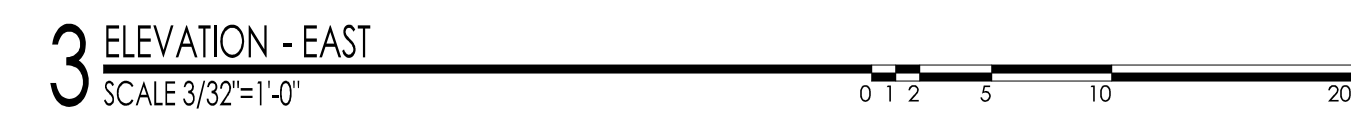
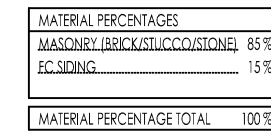
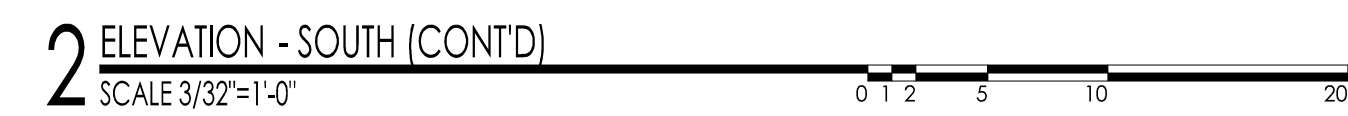
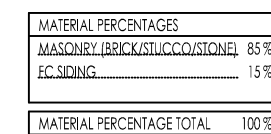
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PROJECT #
23000
DATE
10-06-2023

SHEET NO.
A.450
BUILDING E
ELEVATION



KEY KEY PLAN
SCALE NTS

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DATE	10-06-2023
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A.410

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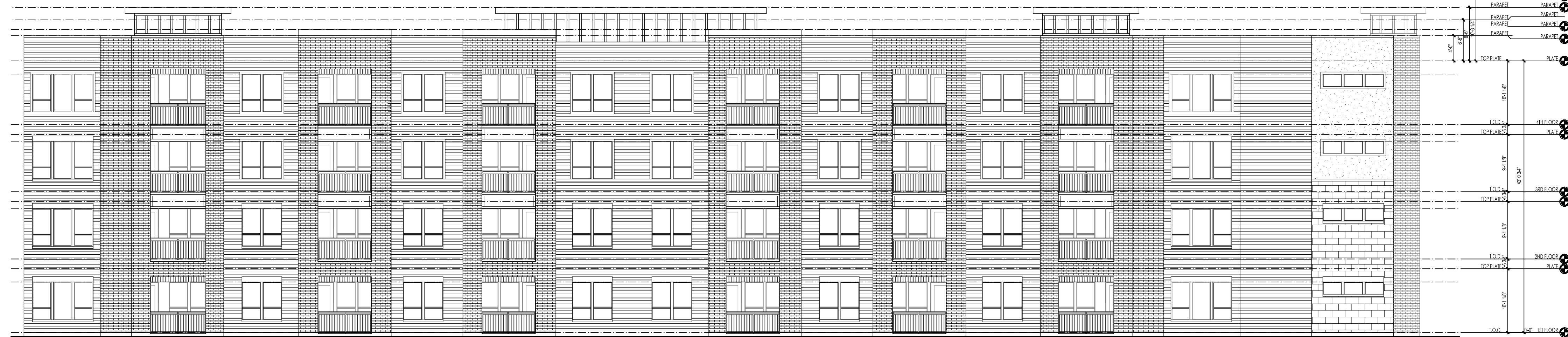


A ELEVATION - OVERALL COURTYARD ELEVATION
SCALE 3/32"=1'-0"



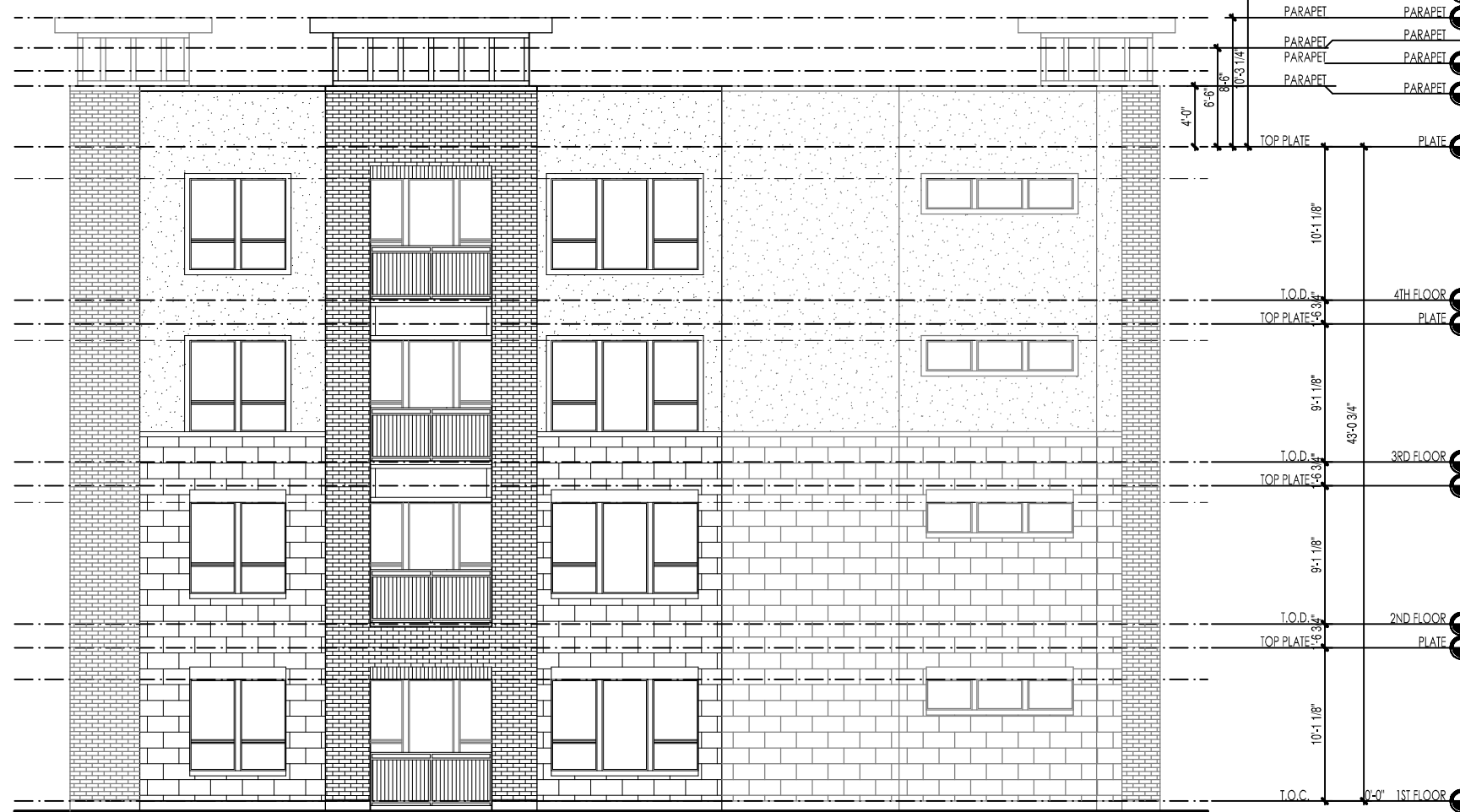
1 ELEVATION - NORTH COURTYARD (CONT'D)
SCALE 3/32"=1'-0"

MATERIAL PERCENTAGES
MASSIVE BRICK/CORNUSSINI 85%
CLADDING 15%
MATERIAL PERCENTAGE TOTAL 100%



2 ELEVATION - NORTH COURTYARD
SCALE 3/32"=1'-0"

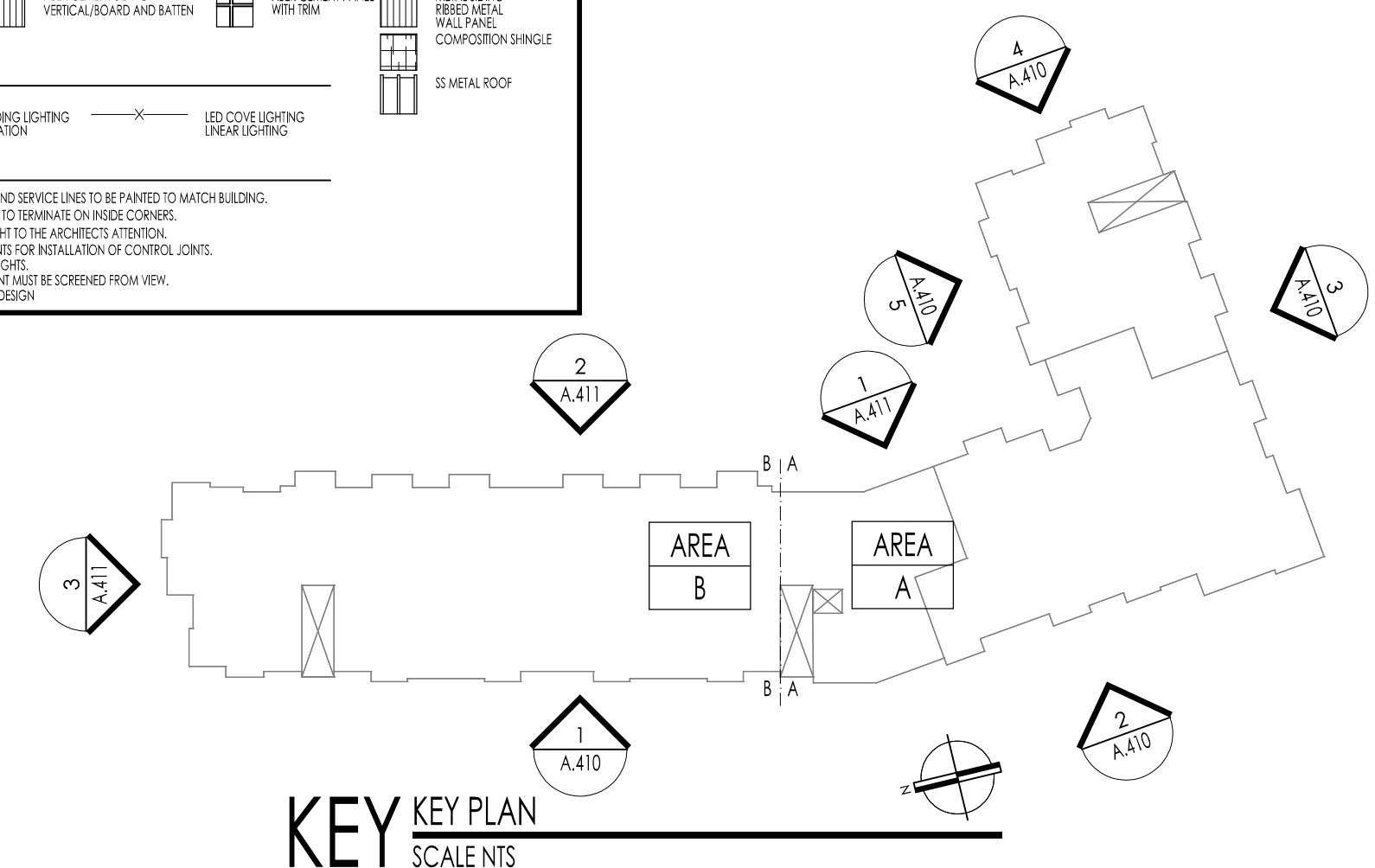
MATERIAL PERCENTAGES
MASSIVE BRICK/CORNUSSINI 85%
CLADDING 15%
MATERIAL PERCENTAGE TOTAL 100%



3 ELEVATION - WEST END
SCALE 3/32"=1'-0"

MATERIAL PERCENTAGES
MASSIVE BRICK/CORNUSSINI 85%
CLADDING 15%
MATERIAL PERCENTAGE TOTAL 100%

ELEVATION LEGEND	
ABBREVIATION	NOTATION
LA LOUVER RE A.100	FRIB CEMENT SONG (WOODSTONE AUSTIC SERIES)
W WINDOW KEY RE A.201	FRIB CEMENT SONG
AW WINDOW KEY RE A.100	FRIB CEMENT SONG VERTICAL/BOARD AND BATTEN
ED EXTERIOR LIGHTING	FRIB CEMENT SONG
DECORATIVE BUILDING LIGHTING	FRIB CEMENT SONG
BUILDING LIGHTING LOCATION	FRIB CEMENT SONG
LED COVE LIGHTING (LINEAR LIGHTING)	FRIB CEMENT SONG
GENERAL NOTES AND REFERENCE	FRIB CEMENT SONG
• WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.	
• ALL EXTERIOR MATERIALS AND COLORS TO BE MATCHED TO EXISTING CONCRETE.	
• PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.	
• REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL UNITS.	
• REFER TO ELEVATIONS FOR PARAPET HEIGHTS.	
• ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.	
• MANUFACTURERS LISTED ARE BASE OF DESIGN.	



KEY KEY PLAN
SCALE NTS



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PROJECT #	23000	SHEET NO.	A.411
DATE	10-06-2023	BUILDING A ELEVATIONS	

LEGEND

ABBREVIATIONS	MATERIALS		
A LOWER RE A.200	FIBER CEMENT SIDING (WOOD TRIM, TRIM, SERIES)	BRICK RUNNING BOND	METAL SIDING PACIFIED RUSH ROOF
W WINDOW RE A.201	FIBER CEMENT SIDING	BRICK COMMON BOND	METAL SIDING COMPOSITE METAL PANEL
D DOOR RE A.202	FIBER CEMENT SIDING VERTICAL CLAUD AND BATTEN	BRICK COMMON FAN PANEL WITH TRIM	METAL SIDING RATED METAL PANEL COMPOSITION SINGLE

EXTERIOR FINISHES

DECORATIVE BUILDING OUTLINE	BUILDING LIGHTING LOCATION	LED CUBE LIGHTING UNIT LIGHTING
--------------------------------	-------------------------------	------------------------------------

GENERAL NOTES AND REFERENCE

- ALL WALLS/CEILING SERVICE EQUIPMENT AND ACCESS ARE TO BE IDENTIFIED TO MATCH BUILDING.
- ALL EXTERIOR FINISHES ARE TO BE IDENTIFIED TO MATCH BUILDING.
- PLAN OR CROSS SECTIONS SHALL BE SUFFICIENT FOR THE ARCHITECT'S ATTENTION.
- REFER TO MANUFACTURER'S REQUIREMENTS FOR IDENTIFICATION OF CONTROL JOINTS.
- REFER TO RELEVANT CODES FOR PARALLEL FINISHES.
- ALL CRYSTAL MECHANICAL EQUIPMENT ARE TO BE IDENTIFIED FROM VIEW.
- MANUFACTURER LISTED ARE BASIS OF DESIGN.



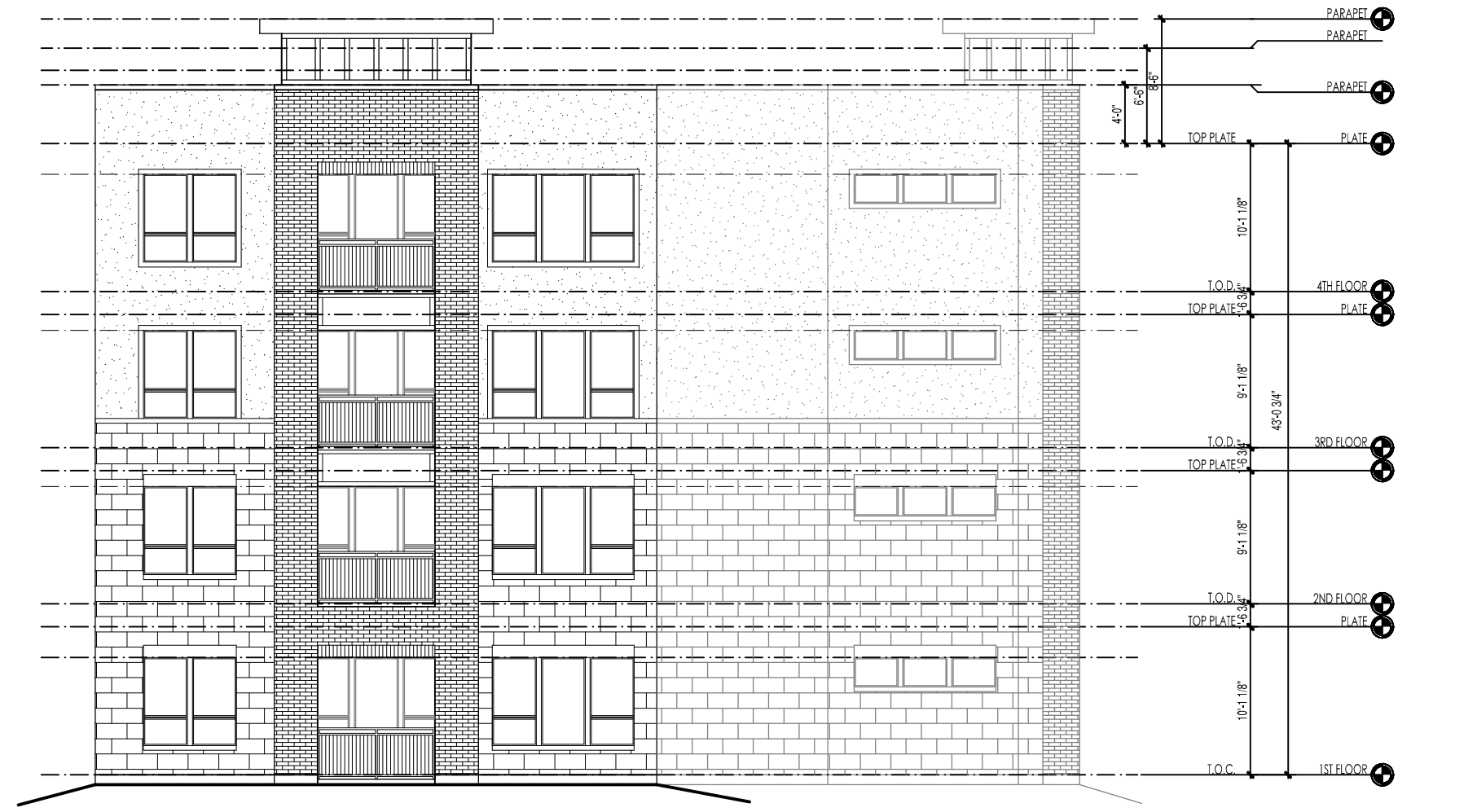
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SCALE 3/32"=1'-0"



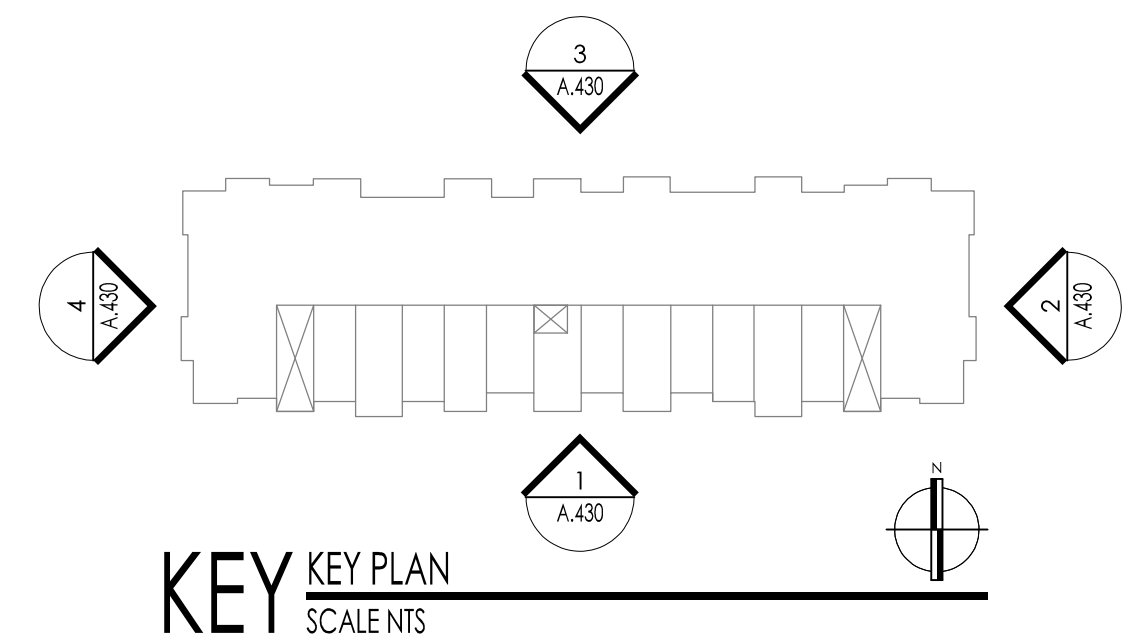
3 ELEVATION - SOUTH
SCALE 3/32"=1'-0"



2 ELEVATION - EAST
SCALE 3/32"=1'-0"



4 ELEVATION - WEST
SCALE 3/32"=1'-0"



KEY KEY PLAN
SCALE NTS

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PROJECT #	SHEET NO.
23000	A.4
DATE	BUILDING ELEVATION
10-06-2023	

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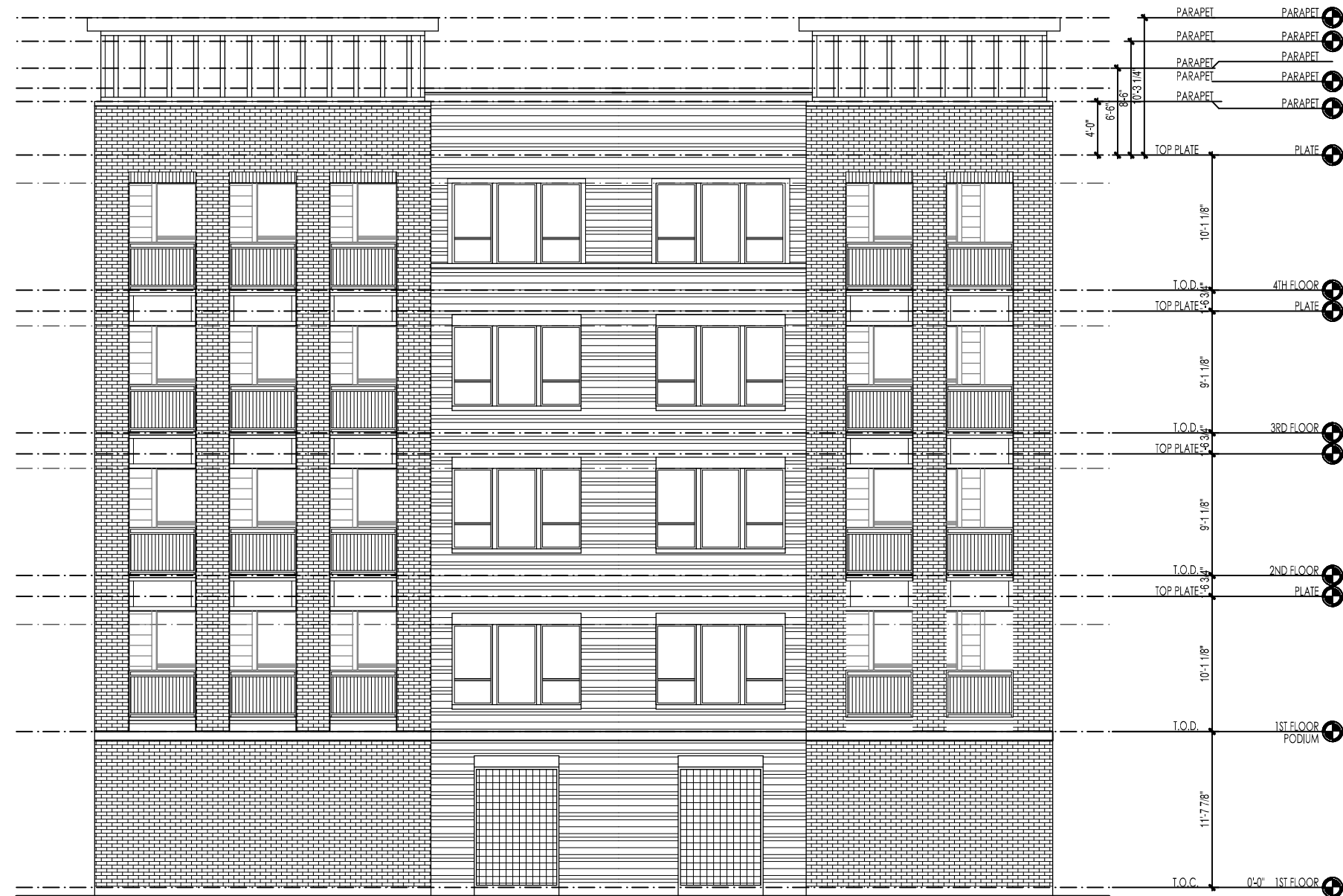
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1 ELEVATION - SOUTH
SCALE 3/32"=1'-0"

0 1 2 5 10 20

MATERIAL PERCENTAGE	
MASONRY (BRICK/GUCCI/CUTSTONE)	50%
CLADDING	50%
MATERIAL PERCENTAGE TOTAL	
100%	



2 ELEVATION - EAST
SCALE 3/32"=1'-0"

0 1 2 5 10 20

MATERIAL PERCENTAGE	
MASONRY (BRICK/GUCCI/CUTSTONE)	50%
CLADDING	50%
MATERIAL PERCENTAGE TOTAL	
100%	



4 ELEVATION - WEST
SCALE 3/32"=1'-0"

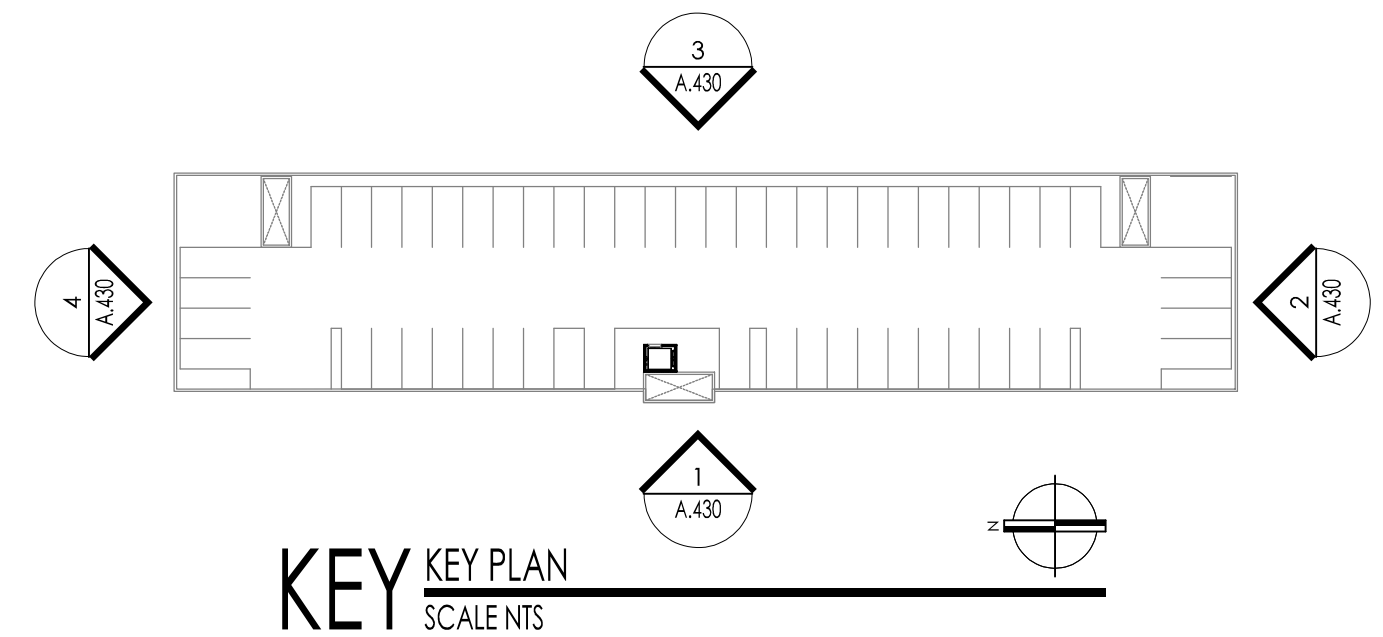
0 1 2 5 10 20

MATERIAL PERCENTAGE	
MASONRY (BRICK/GUCCI/CUTSTONE)	50%
CLADDING	50%
MATERIAL PERCENTAGE TOTAL	
100%	

ELEVATION LEGEND	
ABBREVIATIONS	MATERIALS
LOUVER REF. A.430	FIBER CEMENT SIDING (WOODSTONE BODY, SERIES)
AWNING KEY REF. A.430	FIBER CEMENT SIDING VERTICAL BOARD AND BATTEN
DECORATIVE BUILDING LIGHTING	BRICK RUNNING BOND
BUILDING LIGHTING LOCATION	CLAY BLOCK RUNNING BOND
LED COVE LIGHTING LINEAR LIGHTING	CLAY BLOCK RUNNING BOND WITH 1/2" FIBER CEMENT PANEL WITH 1/2" FIBER CEMENT PANEL
	METAL SIDING PAC-CLOUGH REVELA SYSTEM
	METAL SIDING COMPOSITE METAL PANEL
	METAL SIDING RIBBED METAL WALL PANEL COMPOSITION SINGLE
	STEEL METAL ROOF

GENERAL NOTES AND REFERENCE

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- ALL EXTERIOR MATERIALS AND COLORS TO TERMINATE ON INSET CORNER.
- PLANS DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- REFER TO SEPARATE DRAWING FOR FINISH SCHEDULES.
- ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW.
- MANUFACTURER LISTS ARE BASED ON 2020.



KEY KEY PLAN
SCALE 3/32"=1'-0"

0 1 2 5 10 20

MATERIAL PERCENTAGE	
MASONRY (BRICK/GUCCI/CUTSTONE)	50%
CLADDING	50%
MATERIAL PERCENTAGE TOTAL	
100%	



3 ELEVATION - NORTH
SCALE 3/32"=1'-0"

0 1 2 5 10 20

MATERIAL PERCENTAGE	
MASONRY (BRICK/GUCCI/CUTSTONE)	50%
CLADDING	50%
MATERIAL PERCENTAGE TOTAL	
100%	



United Design Architects
4941 UNIVERSITY DRIVE
AUSTIN, TX 78756
www.udarchitects.com

ROANOKE
ROANOKE, TEXAS
INTEGRATED REAL ESTATE GROUP

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REVIEW ONLY
NOT TO BE USED FOR
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PERMITTING, OR
CONSTRUCTION

REVISIONS

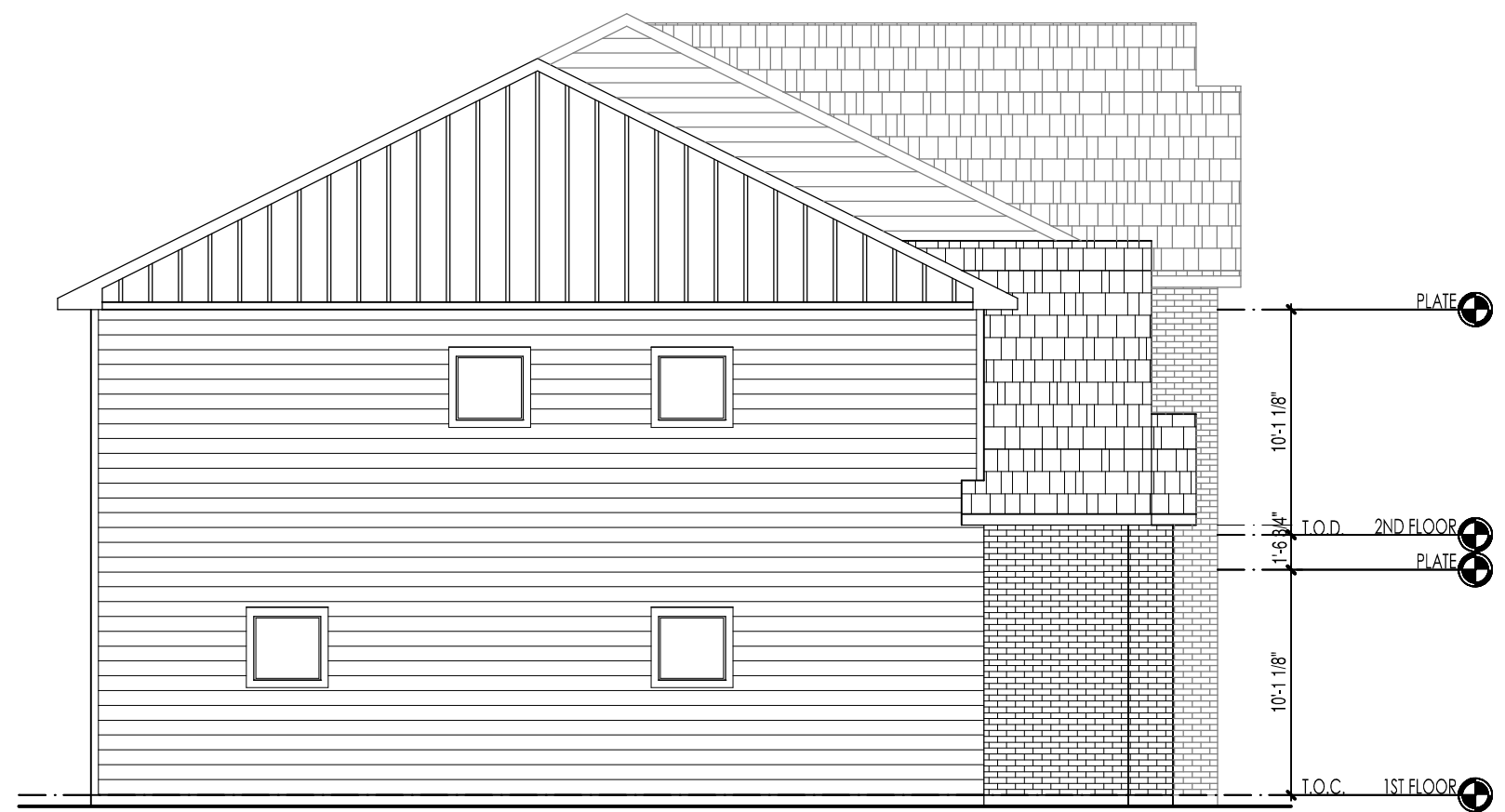
PROJECT #
23000
DATE
10-06-2023

SHEET NO.
A.430
BUILDING C
ELEVATIONS



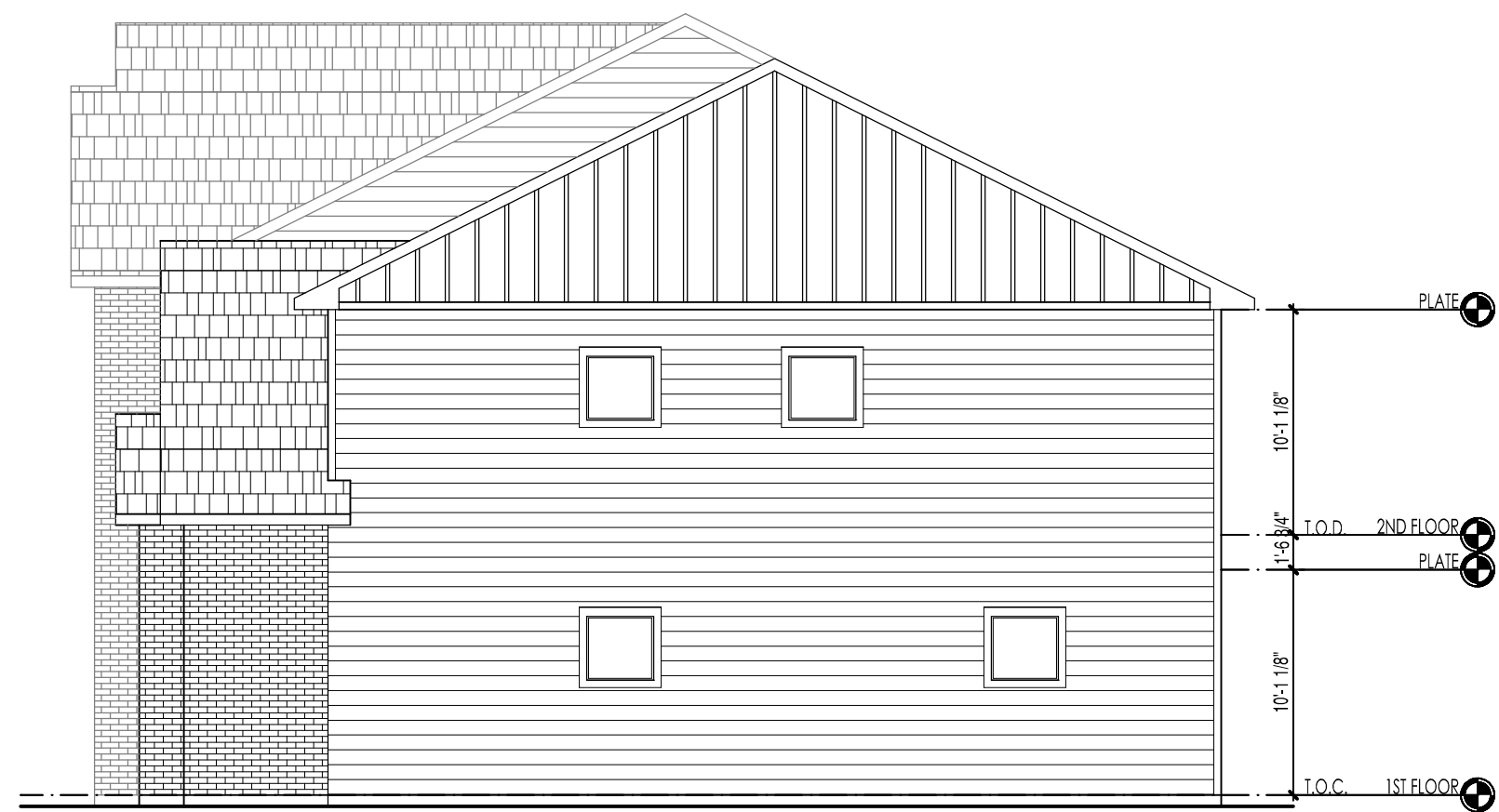
1 ELEVATION - SOUTH
SCALE 1/8"=1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 50%
EC SIDING 50%
MATERIAL PERCENTAGE TOTAL 100%



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

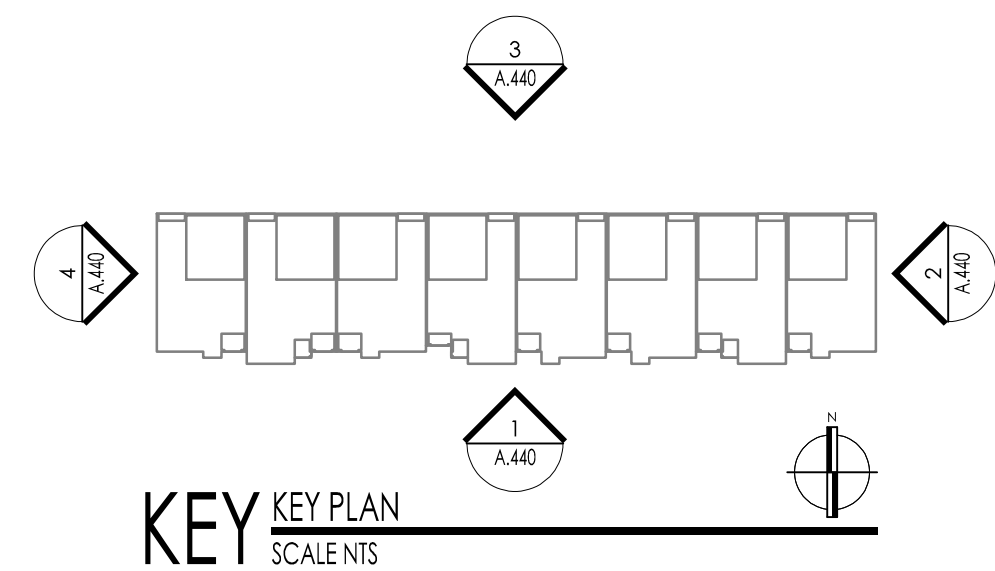
MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 10%
EC SIDING 90%
MATERIAL PERCENTAGE TOTAL 100%



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

MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 10%
EC SIDING 90%
MATERIAL PERCENTAGE TOTAL 100%

ELEVATION LEGEND	
ABBREVIATIONS	MATERIALS
LA LOUVER RE A.200	FIBER CEMENT SIDING (WOODTONE RUSTIC SERIES)
1 WINDOW KEY RE A.201	FIBER CEMENT SIDING
AL AWNING KEY RE A.760	FIBER CEMENT SIDING VERTICAL/BOARD AND BATTEN
EXTERIOR LIGHTING	BRICK RUNNING BOND
DECORATIVE BUILDING LIGHTING	CML BLOCK BURNISHED FINISH RUNNING BOND
BUILDING LIGHTING LOCATION	FIBER CEMENT PANEL WITH TRIM
LED COVE LIGHTING LINEAR LIGHTING	METAL SIDING PAC-COLAD LUSH REFLECT SYSTEM
	METAL SIDING COMPOSITE METAL PANEL
	METAL SIDING REBBER METAL WALL PANELS COMPOSITION SHINGLE
	SS METAL ROOF
GENERAL NOTES AND REFERENCE	
• WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.	
• ALL EXTERIOR MATERIALS AND COLORS TO TERMINATE ON ANGLED CORNERS.	
• PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.	
• REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.	
• REFER TO ELEVATIONS FOR PARAPET HEIGHTS.	
• ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW.	
• MANUFACTURERS LISTED ARE BASIS OF DESIGN.	



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

MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 0%
EC SIDING 100%
MATERIAL PERCENTAGE TOTAL 100%





1 South Elevation
1/16" = 1'-0"



2 East Elevation
1/16" = 1'-0"



3 SE Corner Perspective



October 5, 2023

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

RE: ROANOKE NORTH APPLICATION

Mr. Hames:

Please accept this letter, on behalf of the Integrated Real Estate Group, as an explanation of the proposed Zoning Change for approximately 18.5 acres in Roanoke. As you are aware, this project is proposed as an exceptional mixed-used multi-generational residential development that we believe will be an asset to the community.

The purpose of the proposed Planned Development District is to develop a mixture of residential uses on the site, which is bounded by HWY 114, Lois Street, N. Walnut Street, and N. Oak Street. The plan is innovative as it will provide several housing types on the site that will address multi-generational needs, especially for Roanoke seniors. The site is intended to be walkable and will provide many amenities, including a public park and a large detention pond.

The proposal meets the general intent of the City's Future Land Use Plan and will fit into the current development pattern of the area. The proposed PD incorporates the majority of the City's land use regulations; variations are mainly to establish standards for a single-family townhome on the western part of the property. Age-targeted and multifamily uses are located on the eastern part of the site along HWY 114. These buildings will serve to block the noise and activity of the highway from the single-family neighborhood. Since our last submittal, we've further reduced our multifamily densities while increasing our single-family and senior housing residences. The addition of SF-7 lots along Walnut adds a greater product diversity and matches existing homes in the area.

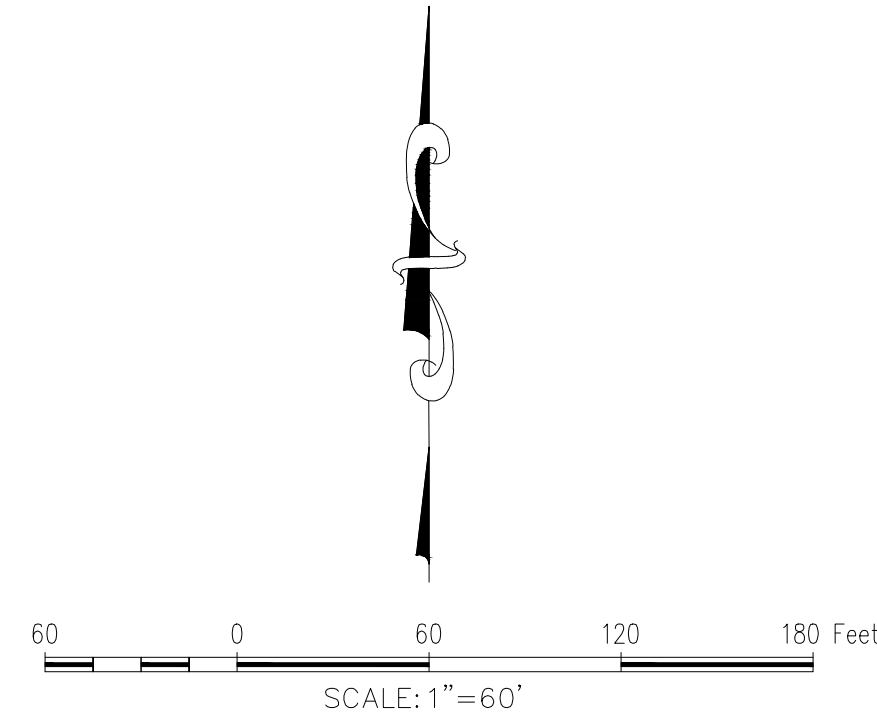
The Roanoke North project is an exceptional development proposed by a quality, seasoned development team, who successfully partnered with the City to develop our Two99 community and shared parking garage. We are committed to building upon our partnership with the City to bring this development to life. We greatly appreciate the time and effort City staff has spent assisting us in reaching this step and look forward to presenting the plan to the community.

Sincerely,

INTEGRATED REAL ESTATE GROUP

Kenneth W. Fambro, II
Chief Operating Officer

Roanoke North Active Adult & Multifamily Comparison Table			
	Active Adult	Multi-Family	Difference
Clubhouse/Amenity Space	± 10,766 sq ft	± 7,000 sq ft	Over 3,500 sq ft of additional space
List of Amenities	Lobby with Seating Area Wellness Center - Fitness Center - Aerobics/Group Fitness Room - Spa with Hot Tub and Sauna Bar/Bistro and Club Room Plus Private Dining Room Interior Courtyard with Private Patios - Courtyard includes seating (covered and uncovered), lounge and game areas Air-Conditioned Corridors Fourth Floor Rooftop Lounge (± 1,200 sq ft) Full-Time Concierge Service Daily Activities - Coordinated outings, social & recreational activities - Dedicated activities room and staff Housekeeping (once per month) Valet Trash	Lobby with Seating Area Fitness Center with Yoga Room Workshare Space with Conference Room Resident Lounge Exterior Courtyard with Pool - Includes shade structures with lounge space, barbecues grills, game area, and televisions Enclosed but Nonconditioned Corridors Receptionist Monthly Activities - Resident activities (social gatherings and events) Valet Trash	A plethora of senior-oriented amenities and services. Considering the Active Adult community has 67 less units, the residents will experience a higher level of quality and service with personal touches throughout.
Unit Sizes	1Bd Minimum: 780 1Bd Maximum: 1,000 (average 863 sf btw. unit types)	1Bd Minimum: 700 1Bd Maximum: 1,070 (average 827 sf btw. unit types)	Active Adult one bedrooms have significantly higher minimums and two bedrooms are 11.5% larger, on average
	2Bd Minimum: 1,100 2Bd Maximum: 2,056 (average 1,309 sf btw. unit types)	2Bd Minimum: 1,025 2Bd Maximum: 1,380 (average 1,174 sf btw. unit types)	
Parking Options	144 Surface Spaces (64%) 81 Podium Garage Spaces (36%)	317 Surface Spaces (80%) 53 Podium Spaces (13%) 12 Tuck Under Garage Spaces (3%) 12 Tandem Garage Spaces (3%)	Senior parking is more conveniently located and of higher quality than the multifamily community



1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY UNITED DESIGN ARCHITECTS.

ROANOKE NORTH
Lot 182, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in the
MEP & PRR CO. SURVEY ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

CONCEPT PLAN WITHOUT CONTOURS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
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CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 10/5/2023

Drawn By: JT
Date: 10/05/2023
Scale: 1"=60'
Revisions:

2020310199

OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE. 120
SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambro

(EX

Roanoke Zoning Comparison Table							
Section	Description	MF-12	Proposed	R	Proposed	SF-A	Proposed
			Tract 1		Tract 2		Tract 3
			Multifamily		Age Targeted Multifamily		Townhome and Detached Single Family Lots for sale
Sec. 12.261. Permitted Uses. Sec. 12.311. Permitted Uses.	Land uses	Those uses listed for the MF-12 district in article VI of this chapter as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in article V of this chapter.	Multifamily	Staybridge Suites	Multifamily	Those uses listed for the SFA district in article VI of this chapter as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in article V of this chapter.	Townhomes and Detached Single Family Lots
Sec. 12.262. Height Regulations. Sec. 12.312. Height Regulations.	Maximum Height: Main Building	2.5 Story / 35'	5 Story / 65'* *Highest point on the podium building. Remainder of buildings is 48'	4 Story / 54.5'	5 Story / 65'* *Highest point on the podium building.	2.5 Story / 35'	2.5 story / 35'
	Maximum Height: Accessory Building Other	1 story / 16' for other accessory buildings, including detached garage, garden shed, gazebo, etc. Other requirements (see article VII, division 6 of this chapter).	NC	1 story	1 story	1 story / 16' for other accessory buildings, including detached garages, carports, garden shed, gazebo, clubhouse, mail kiosks, etc. Other requirements (see article VII, division 6 of this chapter).	NC
Sec. 12.313. Area Regulations. Sec. 12.313. Area Regulations.	Minimum Lot Area	3,500 sf / du	1,393 sf / du	10,000 sf	NC	6,000 sf	3,000 sf for Townhomes 7,200 for Detached Single Family Lots
	Maximum Density	12 du / gross acre	31.26 units / acre	34.62 rooms/acre	45.32 units/acre	8 units / acre	8.3 units / acre
	Minimum project size	30,000 sf	NC	73,632 sf	NC	5 acres	NC
	Maximum project size	10 acres	7.26 acres	2.86 acres	3.53 acres	20 acres	7.71 acres
	Minimum Lot Width	125'	NC	25'	NC	40'	30' for Townhomes 60' for Detached Single Family Lots
	Minimum Lot Depth	200'	NC	100'	NC	100'	100' for Townhomes 120' for Detached Single Family Lots
	Size of Yards: Minimum Front Yard Minimum Side Yard Minimum Rear Yard	25' 7.5' 25'	30' 25' 25'	25' 15' 0'	30' 25' 25'	15' 8' (15' for adjacent building complexes) 8' (24') for garage)	Townhomes 5' 0' on zero lot, 3' on non-zero 10' Detached Single Family Lots 25' 7.5' (interior) 15' (corner) 25'

	Building Separation: One-Story Two-Story Over Two-Story	15' /20' 20' /25' 25'	NC	n/a	NC	n/a	NC
	Minimum Dwelling Unit Size	900 sf - Efficiency 950 sf - One Bedroom 1075 sf - Two or more bedrooms	700 sf - One Bedroom (average 827 sf btw. unit types) 1,025 sf - Two or more bedroom (average 1,174 sf btw. unit types)	n/a	780 sf - One Bedroom (average 863 sf btw. unit types) 1,100 sf - Two Bedroom (average 1,309 sf btw. unit types)	1,000 sf	1,200 sf for Townhomes 3,000 sf for Detached Single Family Lots
	Maximum Lot Coverage	35%, including main and accessory buildings	50%	16.16%	65%	50%	80% Townhomes 35% Detached Single Family Lots
	Parking Regulations: Efficiency / One Bedroom Two Bedroom Three Bedroom	1 enclosed space per unit 1.5 spaces 2 spaces 2.5 spaces (avg 2 spaces / unit Req'd)	1.5 spaces per unit	1 Space required per guest room + 3 for 1 st 20 rooms + 1 per 10 rooms after	1.35 spaces per unit	2 enclosed spaces per unit	NC, except for Senior Townhomes, which have 1 enclosed space and 1 tandem space
Sec. 12.781. - Minimum Exterior Construction Standards.	Minimum Exterior Masonry Construction	85%, all walls 100%, facing a street & have elevation offsets of at least 5' for every 50' length of flat wall, both horizontally and vertically	80%, facing a street	n/a	80%, facing a street	85%, all walls 100%, facing a street & have elevation offsets of at least 5' for every 50' length of flat wall, both horizontally and vertically	50% facing a street for Townhomes 80% facing a street for Single Family Detached Lots
Sec. 12.314. - Special Requirements.	Usable Open Space Requirements.	Min 15% of tract area	18.5%	n/a		20%	NC
	Landscape Area Requirements.	Min 20% of tract area (includes open space)	30%	Min 20% of tract area (includes open space)			n/a
	Refuse Facilities.	dwelling units shall be located within 150' of a refuse facility	1 Compactor *valet trash to be provided		1 Compactor *valet trash to be provided		n/a
	Swimming Pool	For 50 or more units, plus one (1) additional pool per 100 units	1 Swimming pool for all units in Tract I		Spa with hot tub and sauna		Townhomes and Single-Family Residents will have access to the multifamily pool and amenities
	Playground Area	One playground area containing at least 5 pieces of play equipment shall be provided for every 100 dwelling units	Provided in open space if required				n/a

Table 1: Trip Generation Characteristics for Proposed Roanoke North residential development

Land Use		Rates ¹								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Multifamily Housing (Mid-Rise)	221	T = 5.45(X) – 1.75			Ln(T) = 0.98*Ln(X) – 0.98			Ln(T) = 0.96Ln*(X) – 0.63		
Senior Adult Housing - Attached	252	T = 4.02(X) - 25.37			T = 0.2(X) - 0.18			T = 0.26(X)		
Townhomes	220	T = 7.56(X) - 40.86			Ln(T) = 0.95*Ln(X) - 0.51			Ln(T) = 0.89*Ln(X) - 0.02		
Single-Family Detached Housing	210	Ln(T) = 0.92*Ln(X) + 2.71			T = 0.71(X) + 4.80			Ln(T) = 0.96*Ln(X) + 0.20		
Land Use		Directional Split ²								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Multifamily Housing (Mid-Rise)	221	50 / 50			26 / 74			61 / 39		
Senior Adult Housing - Attached	252	50 / 50			35 / 65			55 / 45		
Townhomes	220	50 / 50			23 / 77			63 / 37		
Single-Family Detached Housing	210	50 / 50			25 / 75			63 / 37		
Land Use		Number of Trips								
Land Use	Variable ³	Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	289	1,574	787	787	97	25	72	123	75	48
Senior Adult Housing - Attached	129	494	247	247	26	9	17	34	19	15
Townhomes	9	28	14	14	5	1	4	7	4	3
Single-Family Detached Housing	41	458	229	229	34	9	25	43	27	16
TOTAL		2,554	1,277	1,277	162	44	118	207	125	82

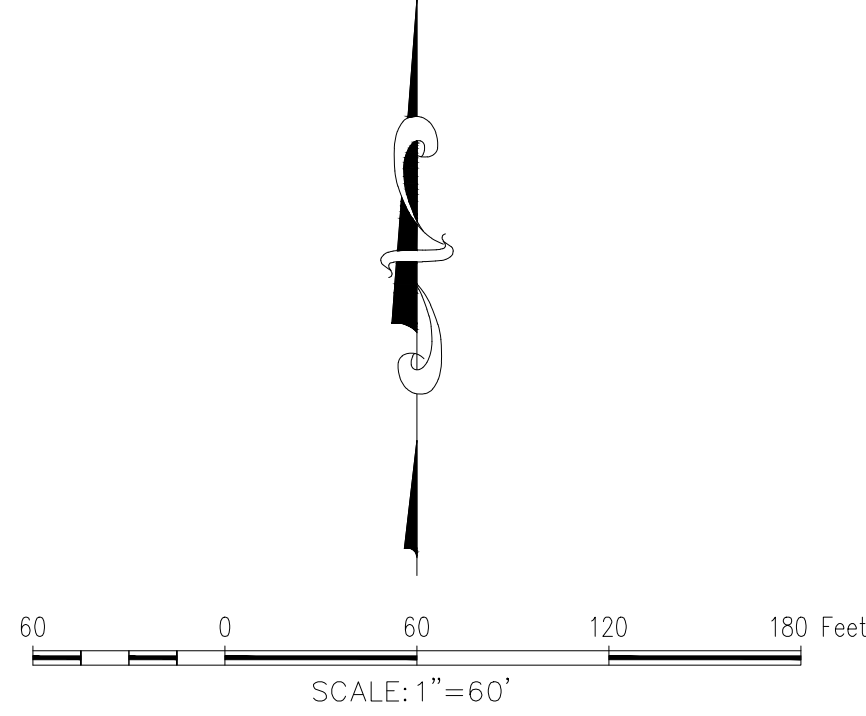
¹T = Trips Ends; X = Number of Dwelling Units

²XX / YY = % entering vehicles / % exiting vehicles

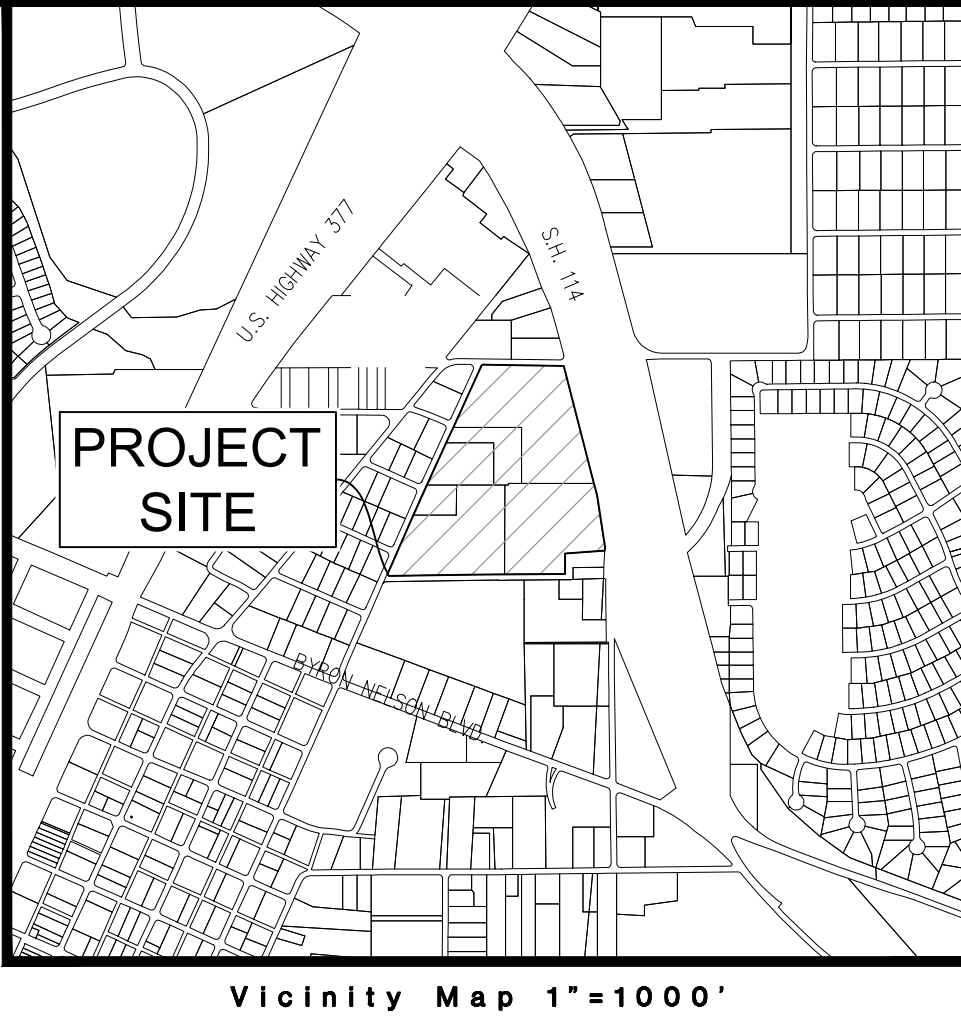
³Number of Dwelling Units

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR			
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	
Multifamily (Low-rise)	220	227 DU	1,532	93	22	71	118	74	44	
Senior Living (Multifamily)	252	150 DU	488	30	10	20	38	21	17	
Single-Family Attached (Townhomes)	215	53 DU	354	22	6	16	28	17	11	
Single-Family Detached	210	11 DU	134	10	3	7	12	8	4	
TOTAL			2,508	155	41	114	196	120	76	
				-46	-7	-3	-4	-11	-5	-6

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Plotted: 10/7/2023 8:47 AM by Ray Fortman Date: 10/9/2023 8:47 AM by raynas



GENERAL NOTES
1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY UNITED DESIGN ARCHITECTS.



The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1812
TBPE: 19762 TBPLS: 10194440
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MCADAMS

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in its
MEP & PRR CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

TRACT EXHIBIT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 JUSTIN L. LANSOWNE, P.E. #121990 DATE 10/5/2023

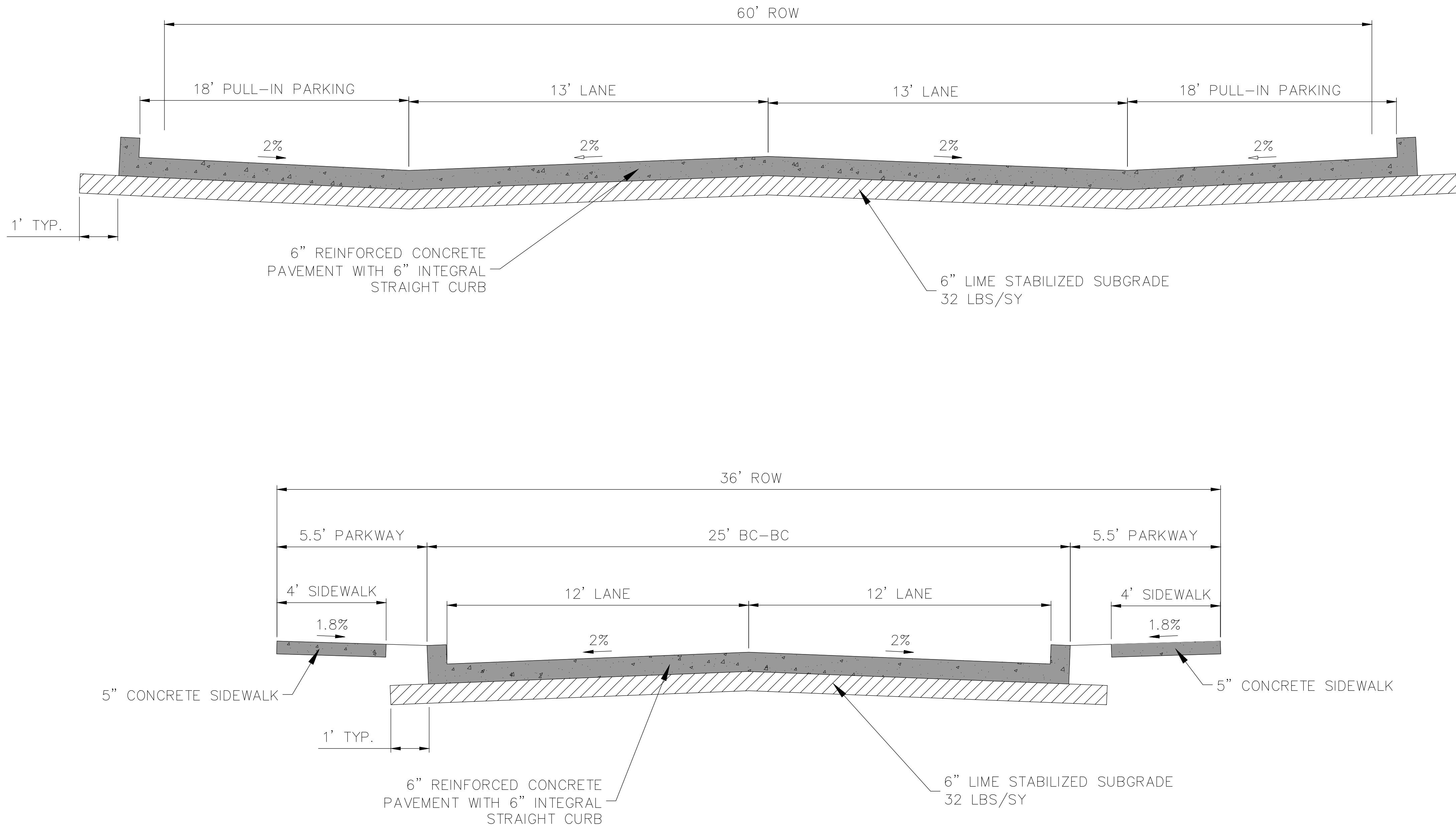
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Revisions:

2020310199

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OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE. 120
SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambró

File: M:\Projects\2020310199\2020310199_Roadway_North\04-Production\Engineering\Drawings\2020310199_STREET_CLASSIFICATION.dwg
Date: 10/4/2023 11:12 AM by Ray Eddins
Scale: 10/4/2023 11:12 AM by jweddins



OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
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Ph. 817-937-0665
Contact: Kenneth Fambro

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TYPICAL STREET SECTIONS

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THE JOHN R. MCADAMS
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TBPE: 19762
JUSTIN L. LANSLOWNE,
P.E. #121990
DATE 10/4/2023

Drawn By: RE
Date: 10/05/2021
Scale: N.T.S.
Revisions:

2020310199

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Roanoke North Site Plan Comparison -
List of site plans from Septemember 2020 to September 2023

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14		
Site Plan Date and Name	2020-09-10 - TBG Concept (Original Site Plan)	2020-11-11 - TBG Revised Concept	2021-08-03 - McAdams Initial Concept	2021-10-11 - McAdams SF Detached Lots & MF-AR	2021-10-26 - McAdams Dense Townhomes Option A	2021-10-26 - McAdams Dense Townhomes Option B	2021-10-26 - McAdams Dense Townhomes Option C*	2021-12-03 - McAdams Single-Family & AR Only	2022-01-28 - McAdams MG with More SF Residences	2022-01-29 - McAdams MG with Less SF Residences	2022-03-14 - LandDesign Colored MG	2023-08-04 - UDA Colored MF & 55+ Only	2023-08-04 - UDA Colored MG	2023-09-27 FINAL SITE PLAN	Overall Density Δ from Original	Overall Density Δ from Approved
Multifamily Units	282	314	289	289	289	298	265	0	265	365	196	298	207	227	-27%	-17%
Senior Housing Units	116	116	129	129	129	129	131	131	131	131	129	129	172	160	26%	18%
Townhomes	38	9	9	9	49	50	45	0	0	0	55	0	43	53	35%	15%
SF Residences	25	32	41	25	0	0	0	52	38	32	0	25	13	11	-108%	100%
Total Units	461	471	468	452	467	477	441	183	434	528	380	452	435	451	-2%	2%
Total Density	24.91	25.45	25.29	24.43	25.24	25.78	23.83	9.89	23.45	28.53	20.54	24.43	23.51	24.37	-2%	2%
*Site Plan was approved by P&Z on 12.06.21																

Roanoke Multifamily Density Overview

Property	Year Built	Land Size (Acres)	# of Units	Density - UPA	Average SQFT	
MMA Boulder Ridge	1999	29.58	494	16.70	902	
MMA Copper Ridge	2009/19	22.95	413	17.99	960	
MMA Watermark	2002	12.64	240	18.98	855	
Elizabeth Garden	1975	3.36	64	19.05	800	
Two99 Monroe	2019	13.90	311	22.37	959	
JBL (Most Recent)	2024	14.02	350	24.96	1,048	
Roanoke North	Planning	10.79	387	35.87	1,032	*Age-Targeted Community Avg is 1,133 (over 1,300 for 2Bd)
Magnolia on Oak St	2022	2.50	94	37.60	715	
The Agave on 114	Approved 09/22	6.42	293	45.64	855	
Magnolia on Main	Approved 10/22	0.93	50	53.76	710	
Jefferson Northlake	2023	11.90	360	30.25		*Outside City Limits
Livano Canyon Falls	2023	14.67	300	20.45		*Outside City Limits
Averages		12	280	29	867	



Dear city of Roanoke,

I am signing this letter to express my support for the rezoning of the Roanoke North Multi-Generational Residential development. As an engaged business owner, I believe that this development initiative will bring about significant positive changes and enhance the overall well-being of our community.

I have met with the developers and reviewed plans for the Roanoke North project, which I believe is a community thoughtfully designed to elevate the surrounding neighborhood, inspire redevelopment, and create an experience for residents that is unique to the City of Roanoke.

I believe businesses in and around the city of Roanoke will greatly benefit from this new planned community development, which is designed for a new generation of work-from-home employees, young professionals, downsizing seniors, empty nesters, traveling executives, and any other upstanding members of North East Tarrant County who desire to call Roanoke home.

I endorse Roanoke North and urge the city government to give it their full support. I am confident that this development will pave the way for a brighter future for our community and further reinforce our collective commitment to growth, progress, and improved quality of life.

Sterling Stylez

Business Name

Corey A. Martinez Sr

Print Name

corey@sterlingstylez.com

Email

682-502-4235

Phone

[Signature]

Signature

28 Sep 23

Date

817 888 0283
INTEGRATEDREG.COM

3110 W Southlake Boulevard Suite 120
Southlake, Texas 76092



Dear city of Roanoke,

I am signing this letter to express my support for the rezoning of the Roanoke North Multi-Generational Residential development. As an engaged business owner, I believe that this development initiative will bring about significant positive changes and enhance the overall well-being of our community.

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Across The Times

Business Name

Taylor Murphy

Print Name

Taylor@acrossthetimes.com 817-300-1785

Email

Phone

[Signature]

Signature

9-28-23

Date

817 888 0283
INTEGRATEDREG.COM

3110 W Southlake Boulevard Suite 120
Southlake, Texas 76092



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I believe businesses in and around the city of Roanoke will greatly benefit from this new planned community development, which is designed for a new generation of work-from-home employees, young professionals, downsizing seniors, empty nesters, traveling executives, and any other upstanding members of North East Tarrant County who desire to call Roanoke home.

I endorse Roanoke North and urge the city government to give it their full support. I am confident that this development will pave the way for a brighter future for our community and further reinforce our collective commitment to growth, progress, and improved quality of life.

Foster's
Business Name Jamesush10601@gmail.com
Sean Ewan 682-237-7992
Print Name Email Phone
[Signature] 9/28/2023
Signature Date

817 888 0283
INTEGRATEDREG.COM

3110 W Southlake Boulevard Suite 120
Southlake, Texas 76092



Dear city of Roanoke,

I am signing this letter to express my support for the rezoning of the Roanoke North Multi-Generational Residential development. As an engaged business owner, I believe that this development initiative will bring about significant positive changes and enhance the overall well-being of our community.

I have met with the developers and reviewed plans for the Roanoke North project, which I believe is a community thoughtfully designed to elevate the surrounding neighborhood, inspire redevelopment, and create an experience for residents that is unique to the City of Roanoke.

I believe businesses in and around the city of Roanoke will greatly benefit from this new planned community development, which is designed for a new generation of work-from-home employees, young professionals, downsizing seniors, empty nesters, traveling executives, and any other upstanding members of North East Tarrant County who desire to call Roanoke home.

I endorse Roanoke North and urge the city government to give it their full support. I am confident that this development will pave the way for a brighter future for our community and further reinforce our collective commitment to growth, progress, and improved quality of life.

Wine:30 on Oak St

Business Name

Annett Van Grinsven

Print Name

annett@w30.wine 682-502-4111

Email

Phone

Annett Jelt

Signature

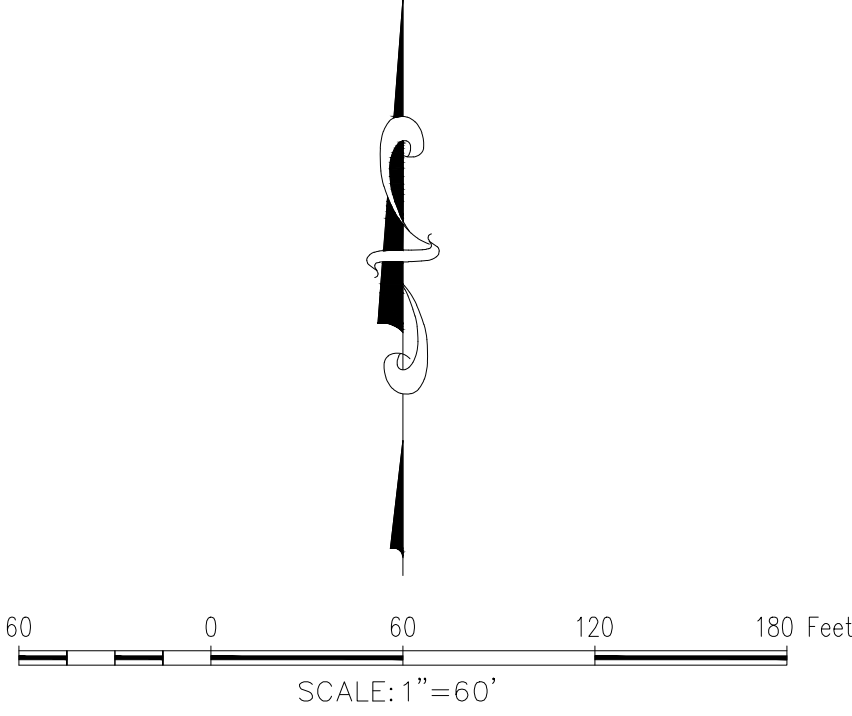
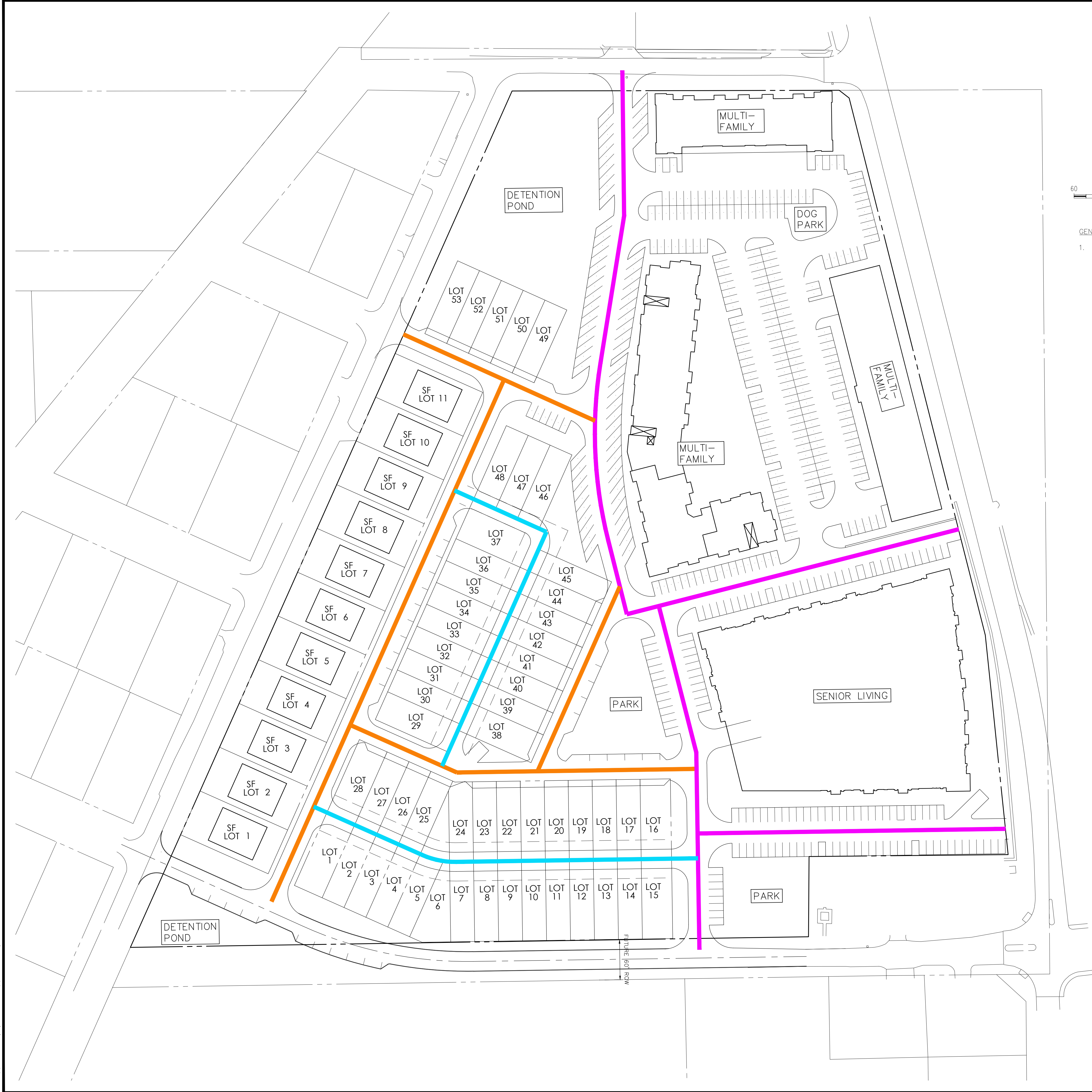
9/28/2023

Date

817 888 0283
INTEGRATEDREG.COM

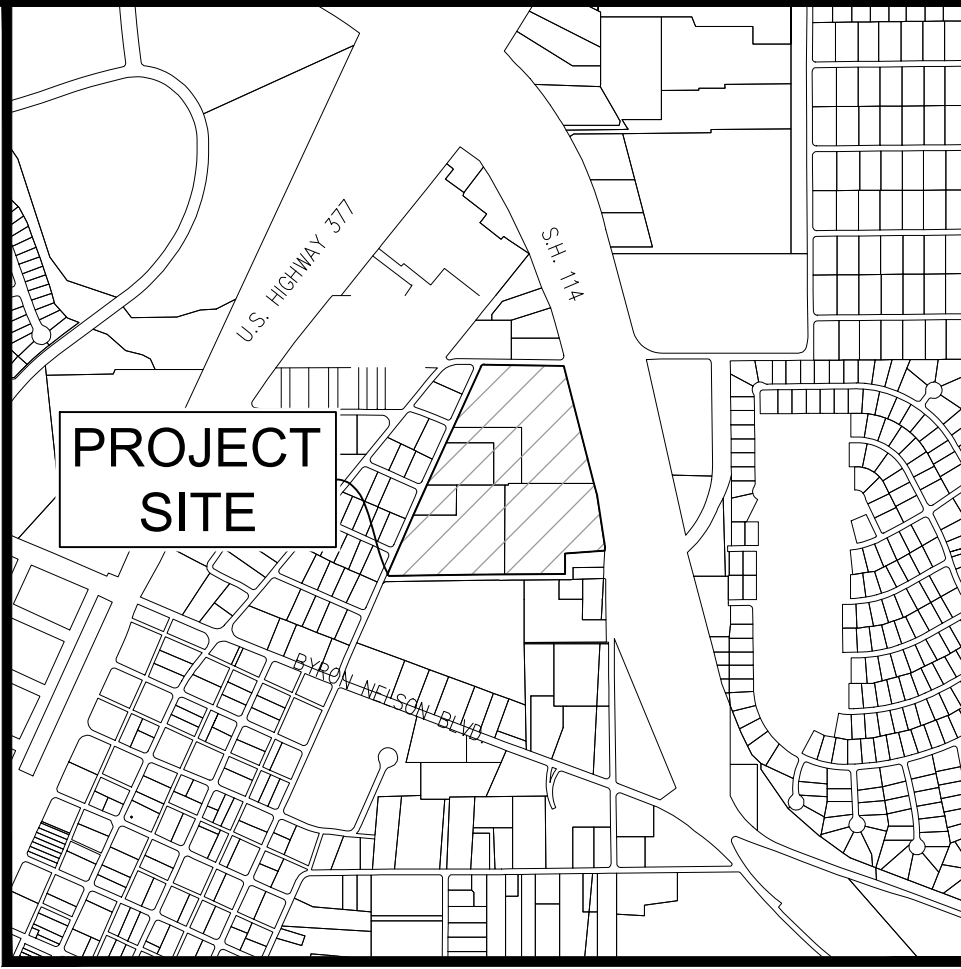
3110 W Southlake Boulevard Suite 120
Southlake, Texas 76092

File: M:\Projects\100\2020310199 - Roanoke North\04-Production\Engineering\Exhibit\2020310199 - STREET CLASSIFICATION
Exhibit: 10/5/2023, 8:42 AM, by: Ray Adams, Scale: 10/4/2023 11:52 AM, by: mcdams



GENERAL NOTES
1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY UNITED DESIGN ARCHITECTS.

- LEGEND:
- 60' ROW STREET
 - 36' ROW STREET
 - 25' ACCESS EASEMENT



OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD, STE. 120
SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambro

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1812
TBPE: 19762, TBPLS: 10194440
www.mcadamsco.com

MCADAMS

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in fee
MEP & PRR CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

STREET CLASSIFICATION
EXHIBIT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 JUSTIN L. LANSDOWNE, P.E. #121990 DATE 10/5/2023

Drawn By: RE
Date: 10/05/2021
Scale: 1"=60'
Revisions:

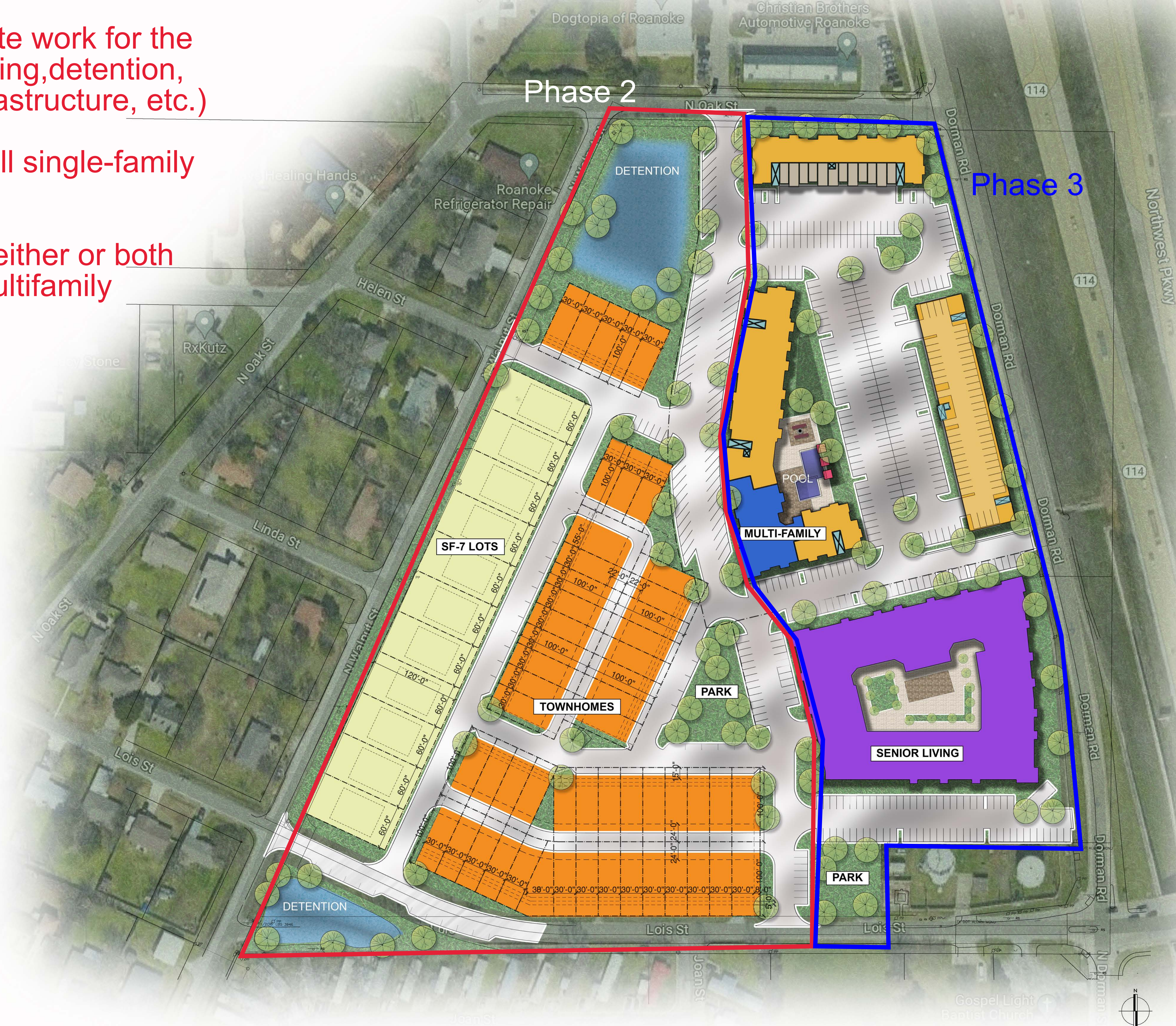
2020310199

EX

Phase I includes site work for the entire project (grading,detention, utility and road infrastructure, etc.)

Phase II includes all single-family and townhomes

Phase III includes either or both senior housing / multifamily buildings





United Design Architects
4345 LINCOLN DRIVE
ROANOKE, TX 76261
714-462-8091
www.udarchitects.com

ROANOKE
ROANOKE, TEXAS
INTEGRATED REAL ESTATE GROUP

ISSUED FOR
PRE-DESIGN
REVIEW ONLY

NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION

REVISIONS

PROJECT #
23000

DATE
09-27-2023

SHEET NO.
A.101

SITE
PLAN

Roanoke North Project Timeline

Planning & Zoning Meeting



Start of Site Work Construction



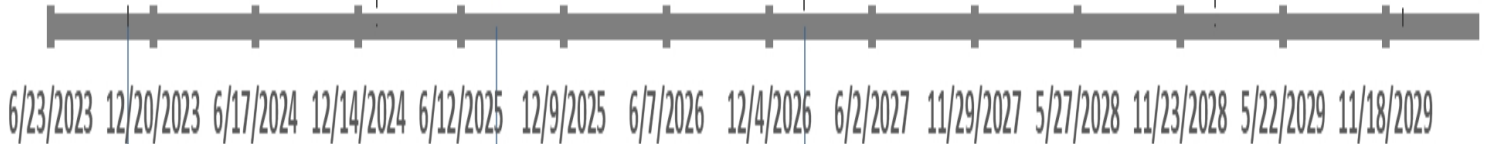
Single-Family/Townhome
Delivery



Senior/Multifamily Delivery



Project Completion



Zoning Approval
Nov - Feb 2024



Senior/Multifamily Construction
Feb 2027 - Jan 2029



Plan Design &
Permit Approvals
Feb - Dec 2024



Senior/Multifamily Lease Up
Jan 2029 - Nov 2029



Site Work Construction
Jan - Aug 2025



Single-Family/Townhome
Construction
Aug 2025 - Feb 2027





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: PH Notice - Retail Tobacco Store Use - SUP-2023-03 / Ordinance No. 2023-131

MEETING DATE: November 6, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a rezoning application for Lot 8R, Block 14 O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow retail tobacco store use. (SUP-2023-03, Ordinance No. 2023-131)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2023-131- SUP 2023-03 - 206 N Oak Street Suite 120 - Cigar Lounge



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission SUP 2023-03

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, NOVEMBER 6, 2023, TO CONSIDER A REZONING APPLICATION FOR LOT 8R, BLOCK 14 O.T. ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE - SPECIFIC USE PERMIT (SUP) TO ALLOW RETAIL TOBACCO STORE USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council SUP 2023-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, NOVEMBER 14, 2023, TO CONSIDER A REZONING APPLICATION FOR LOT 8R, BLOCK 14 O.T. ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE - SPECIFIC USE PERMIT (SUP) TO ALLOW RETAIL TOBACCO STORE USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, October 18, 2023 by 5:00 p.m.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP 2023-03) Retail Tobacco Sales 206 N Oak Suite #120

MEETING DATE: November 6, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a rezoning application for lot 8R, block 14 O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP 2023-03) to allow retail tobacco store use. The property is generally located on the east side of N Oak Street, just south of Austin Street.

INFORMATION:

The applicant is requesting a zoning change to allow the sale of cigars in a space he is planning for a cigar lounge. Retail sales of tobacco requires a Specific Use Permit in the Oak Street Corridor.

The applicant applied for a building permit and has begun construction on the space. The applicant may only sell tobacco in the cigar lounge with an approved SUP.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2023-131 - Rezone - Oak Street Zoning Corridor SUP - Retail Tobacco Store - Lot 8R, Block 14
2. SUP 2023-03 - 206 N Oak Street Suite 120 - Cigar Lounge (1)



AGENDA ITEM

3. 206 N Oak. St - Approved Floor Plan - Cigar Lounge
4. 206 N. Oak St-Cigar Lounge Survey

ORDINANCE No. 2023-131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE SPECIFIC USE PERMIT (SUP) TO ALLOW RETAIL TOBACCO STORE USE FOR LOT 8R, BLOCK 14 OF O.T. ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT “A” WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on Lot 8R, Block 14 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow retail tobacco store use; and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

That the Comprehensive Zoning Ordinance and official zoning map of the City of Roanoke, Texas, be and the same is hereby amended to reflect that the zoning on Lot 8R, Block 14 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, is changed from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow retail tobacco store use.

Section 3.

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of

Roanoke, Texas.

Section 4. 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 5. 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 6. 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 14th day of November, 2023.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property

BASIS OF BEARINGS:

Bearings are based on the recorded plat referenced below.

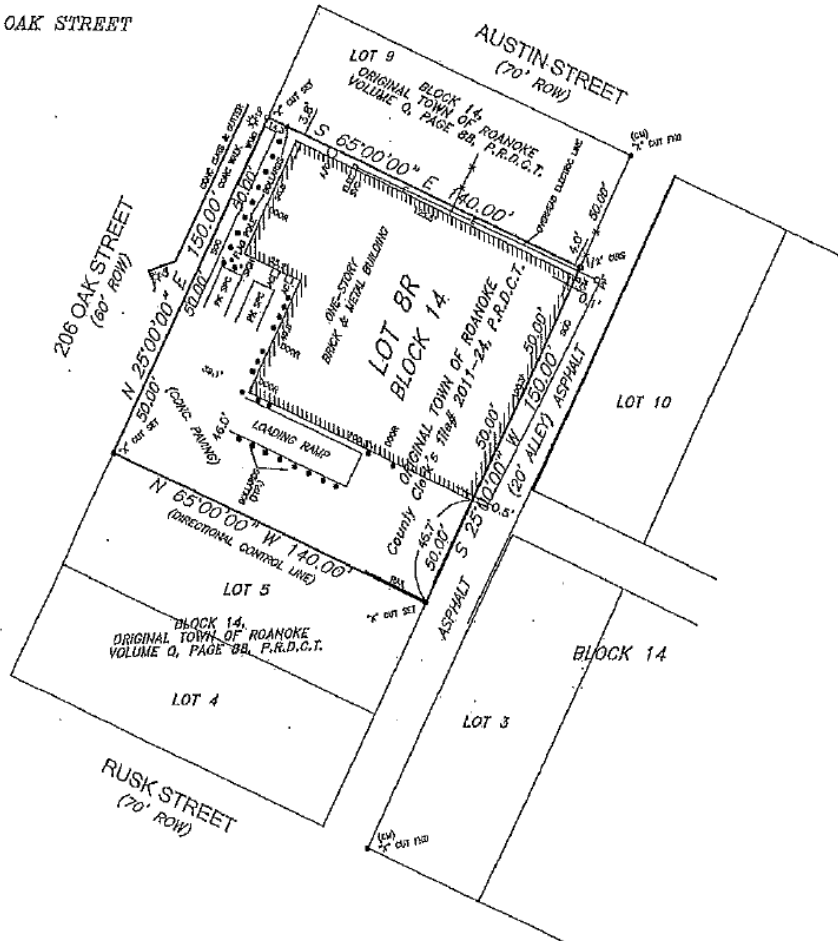
SURVEYOR'S CERTIFICATE:

To: LegacyTexas Bank; First American Title and Seller Holdings, LLC -- Commitment GF# 1526249--F704 Issued March 31, 2011.

This is to certify that we have, this date, made a careful and accurate survey made on the ground of the property located at 206 Oak Street in the City of Roanoke, Denton County, Texas and described as follows: LOT 8R, BLOCK 14, ORIGINAL TOWN OF ROANOKE, an Addition to the City of Roanoke, Denton County, Texas according to the Plat recorded under County Clerk's File No. 2011-24, Map and/or Plat Records, Denton County, Texas,

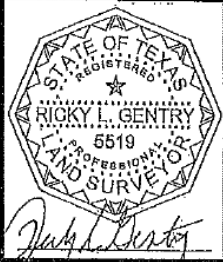
The plat hereon is an accurate representation of an actual survey made on the ground under my supervision as dated and the boundary lines, corners, and dimensions of said property are as indicated; The size, location, and type of buildings and improvements shown are as indicated; Said improvements being within the boundaries of the property, except as shown, and set back from the boundary lines the distances indicated; The distance from the nearest intersecting street or road is as shown; This survey shows apparent visible encroachments, protrusions, boundary line conflicts, and easements of record. This survey conforms with the Professional and Technical Standards of the Texas Board of Professional Land Surveying Practices Act revised in September of 2006.

206 OAK STREET



FLOOD CERTIFICATION: I have reviewed the F.E.M.A. Flood Insurance Rate Map Community Panel Map Number 48121C0655 E Dated April 2, 1997 and that map indicates as scaled, that this property is within "Zone X" defined as "Areas determined to be outside 500-year floodplain".

REVISED: 4-29-11 PER TITLE COMMITMENT
REVISED: 12-02-10 SHOW A/C AND ELEC. SERVICE



SURVEY DATE: 11-05-2010

LEGEND
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
CM = CONTROLLING MONUMENT
FCH = FENCE CORNER POST
IRF = IRON ROD FOUND
IRS = IRON ROD SET
● = IRON ROD
-X- = FENCE

SCALE: 1" = 50'

DRAWN BY: R.L.G.

BLS JOB # 1000019-01

**BARROW**
LAND SURVEYING

Platting / Planning / Residential / Commercial

105 DENTON ST.
ROANOKE, TEXAS 76262
PHONE (817) 981-0082
FAX (817) 981-0086



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

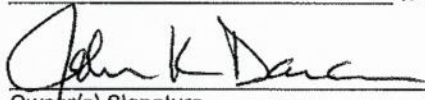
SPECIFIC USE PERMIT APPLICATION

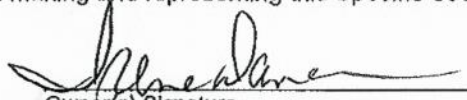
Name of Applicant/Agent 206 N Oak Street LLC	Address, City, State, Zip 601 N Oak St. 230 Roanoke TX 76262	Phone Number and email 817-992-5385 advantageprime@gmail.com
Type of permit requested Retail tobacco sales in Cigar lounge.	Name of Business Blacksheep Cigar Lounge	Email and Website-if applicable
Property Owner(s) 206 N Oak Street LLC	Address, City, State, Zip same	Phone Number and email same
Legal Description -- Lot/Block/Subdivision Lot 6,7,8 Blck 14 OT Roanoke Lot 8R Block 14	Property Address 206 N Oak suite 120 180x	Present Zoning commercial downtown

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? no
Justification for request for Special Use Permit: It will be a seperate lounge and concept, sealed with closed cell foam and plast
This location in the hall allows for access to the back patio. Have had great feedback from citizens and customers around
see additional page

Authorization:

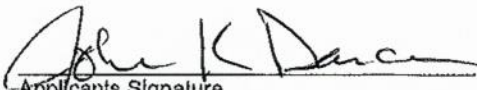
I/ We 206 N Oak Street LLC owner(s) of the above described property do here by authorize
John K. Dancer to act on my/our behalf in making and representing this Specific Use permit application.


Owner(s) Signature
9/23/23
Date


Owner(s) Signature
9/23/23
Date

Include the following:

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


Applicants Signature

9/23/23
Date

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

FOR OFFICE USE ONLY

Application Fee \$200.00 MC Rec#704831 09/27/23	P&Z Meeting NOV 0 6 2023	CC Meeting NOV 1 4 2023	File for Record SUP- <u>2023</u> - <u>03</u>
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JW

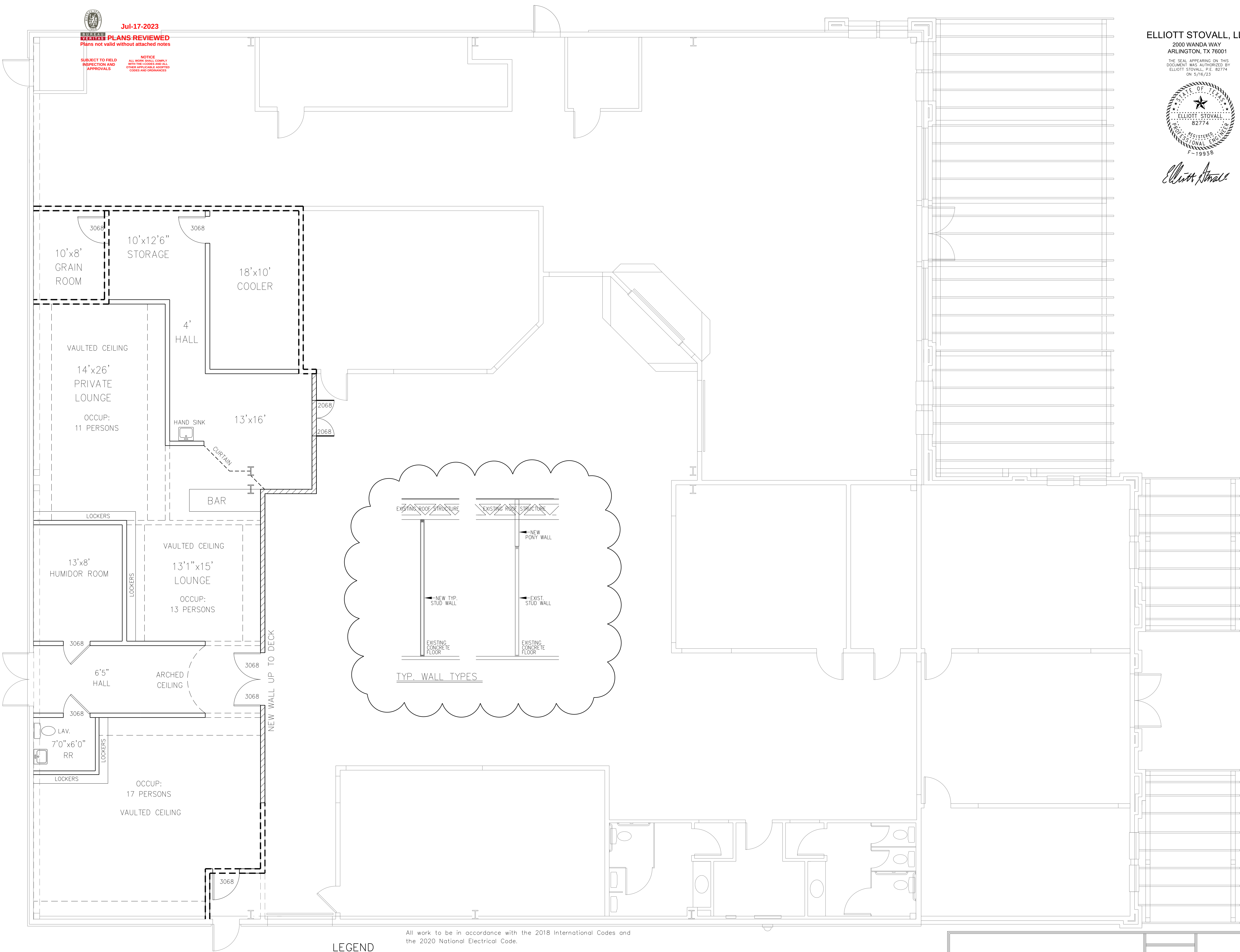
07/20/2023

APPROVED

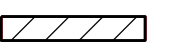
Jul-17-2023
REVISIONS PLANS REVIEWED
Plans not valid without attached notes
SUBJECT TO FIELD INSPECTION AND APPROVALS
NOTICE: ALL WORK SHALL COMPLY WITH THE CODES AND ALL OTHER APPLICABLE ADOPTED CODES AND ORDINANCES

ELLIOTT STOVALL, LLC
2000 WANDA WAY
ARLINGTON, TX 76001
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELLIOTT STOVALL, P.E. 82774 ON 5/16/23

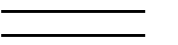

Elliott Stovall



LEGEND



NEW DEMISING WALL FOR SEALING CIGAR LOUNGE



NEW 2x6@16" O.C. NON-BEARING WALL



NEW 2x6@16" O.C. PONY WALL 3-4FT TALL ABOVE EXISTING WALL UP TO STEEL DECK

OCCUPANCY: MERCANTILE (CIGAR LOUNGE) 1 PERSON/30 SF

FLOOR PLAN
SCALE: 1/4"=1'-0"

ROANOKE CO-OP		SHEET	
206 N. OAK STREET ROANOKE, TEXAS		A-2.1	
		OF SHEETS	

BASIS OF BEARINGS:

Bearings are based on the recorded plat referenced below.

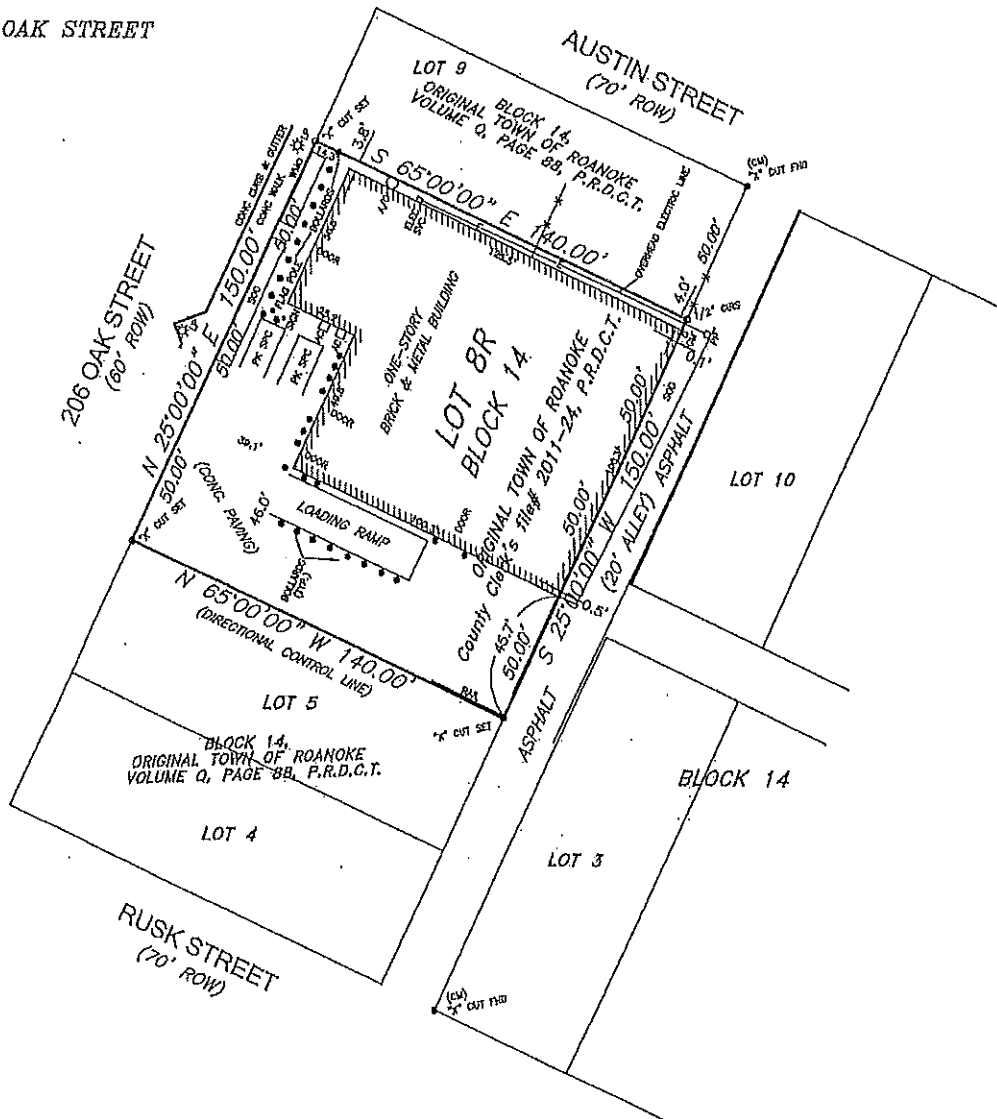
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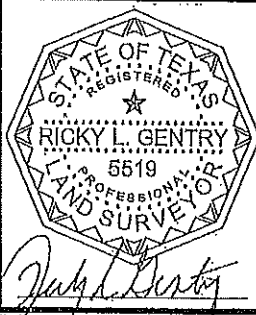
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206 OAK STREET



FLOOD CERTIFICATION: I have reviewed the F.E.M.A. Flood Insurance Rate Map Community Panel Map Number 48121G0655 E Dated April 2, 1997 and that map indicates as scaled, that this property is within "Zone X" defined as "Areas determined to be outside 500-year floodplain".

REVISED: 4-29-11 PER TITLE COMMITMENT
REVISED: 12-02-10 SHOW A/C AND ELEC. SERVICE



SURVEY DATE: 11-05-2010

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SCALE: 1" = 50'

DRAWN BY: R.L.G.

BLS JOB # 1000019-01



BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

105 DENTON ST.
ROANOKE, TEXAS 76262
PHONE (817) 961-0082
FAX (817) 961-0086



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan Application - SP-2023-07 - Alliance Gateway North Industrial Building

MEETING DATE: November 6, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan (SP 2023-07) request from Peloton Land Solutions a Westwood Company, for a warehouse to be located on 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. The property is generally located on the north side of Henrietta Creek Rd., approximately 1/4 mile west of U.S. Hwy 377, behind an existing warehouse having an address of 700-724 Henrietta Creek Rd.

INFORMATION:

On August 6, 2023, an Emergency Access Easement Agreement between the City of Roanoke and AT Industrial Owner 4 Holdco LP c/o Hillwood Alliance Services, LLC. was approved for the purposes of providing ingress and egress to the Property, as from Henrietta Creek Road to and from the Property for the sole purpose of allowing Grantee to provide customary fire, life and safety emergency vehicular access to the facilities located on the Property and the Adjacent Property. August 21, 2023 a Specific Use Permit (SUP 2023-02) was approved for the 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').

ZONING: Business Park – Specific Use Permit District (BP-SUP)

USE: Warehouse/manufacturer

PARKING: The parking requirement is met for a warehouse with office space.

DRAINAGE AND UTILITIES: Engineered plans shall be accepted by the city's third-party engineer consultant prior to construction.

PLAT: A Minor Plat is under review and shall be filed prior to construction.

LANDSCAPE: The landscape plan was approved by the SUP.



AGENDA ITEM

STAFF RECOMMENDATION:

Recommend approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Site Plan Application - SP-2023-07 - Alliance Gateway North Industrial Building (1)
2. Alliance Gateway North Industrial Building - Architectural Elevation
3. Alliance Gateway North Industrial Building - Landscape Plans
4. Alliance Gateway North Industrial Building - Site Plan Civil Construction Plans



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 Eric Elrod	Address of Applicant 9800 Hillwood Pkwy Suite 300 Fort Worth, Tx 76177	Phone Number 817-224-6000
Legal Interest		
Owner AIL Investment LP	Address 9800 Hillwood Pkwy Suite 300 Fort Worth, Tx 76177	Phone Number 817-224-6000
Firm preparing Site Plan Package Peloton Land Solutions a Westwood Company	Address 9800 Hillwood Pkwy Suite 250 Fort Worth, Tx 76177	Phone Number 817-562-3350
		Email kole.weber@pelotonland.com
Location of Property North Henrietta Creek, West 377	Name of Addition/Subdivision Alliance Gateway North	Lot / Block Lot 4, Block 5
		Present Zoning Business Park

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial		
Industrial	1	17.112
Flood Plain		

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

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

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


Applicants Signature

9/7/23
Date

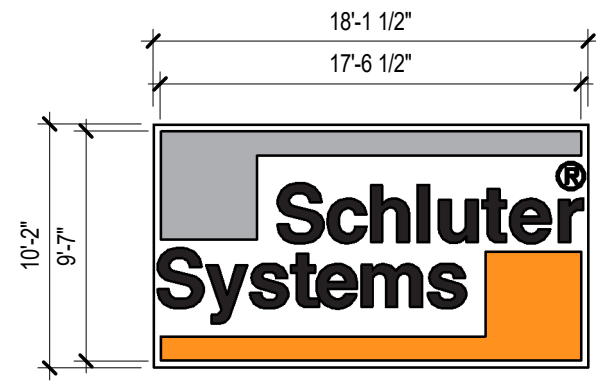
FOR OFFICE USE ONLY

Site Plan Fee \$400.00 CK #23584 09/11/23 JW rec #704009	P&Z Meeting NOV 06 2023	CC Meeting NOV 14 2023	File for Record SP- 2023 - 07
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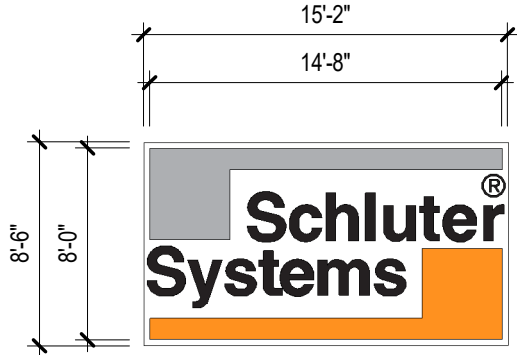
08/23/2019

MATERIAL PERCENTAGES					
	TILT UP CONCRETE	METAL PANEL	METAL DOORS	STOREFRONT GLAZING	TOTAL
NORTH	21,716 SF 74.4%	5,584 SF 19.1%	320 SF 1.1%	1,590 SF 5.4%	29,210 SF 100%
EAST	19,176 SF 61.5%	10,975 SF 35.1%	48 SF 0.2%	998 SF 3.2%	31,187 SF 100%
SOUTH	14,255 SF 49.4%	11,479 SF 39.7%	1,125 SF 3.9%	2,013 SF 7.0%	28,872 SF 100%
WEST	12,298 SF 39.1%	15,635 SF 49.7%	205 SF 1.0%	3,210 SF 10.2%	31,448 SF 100%

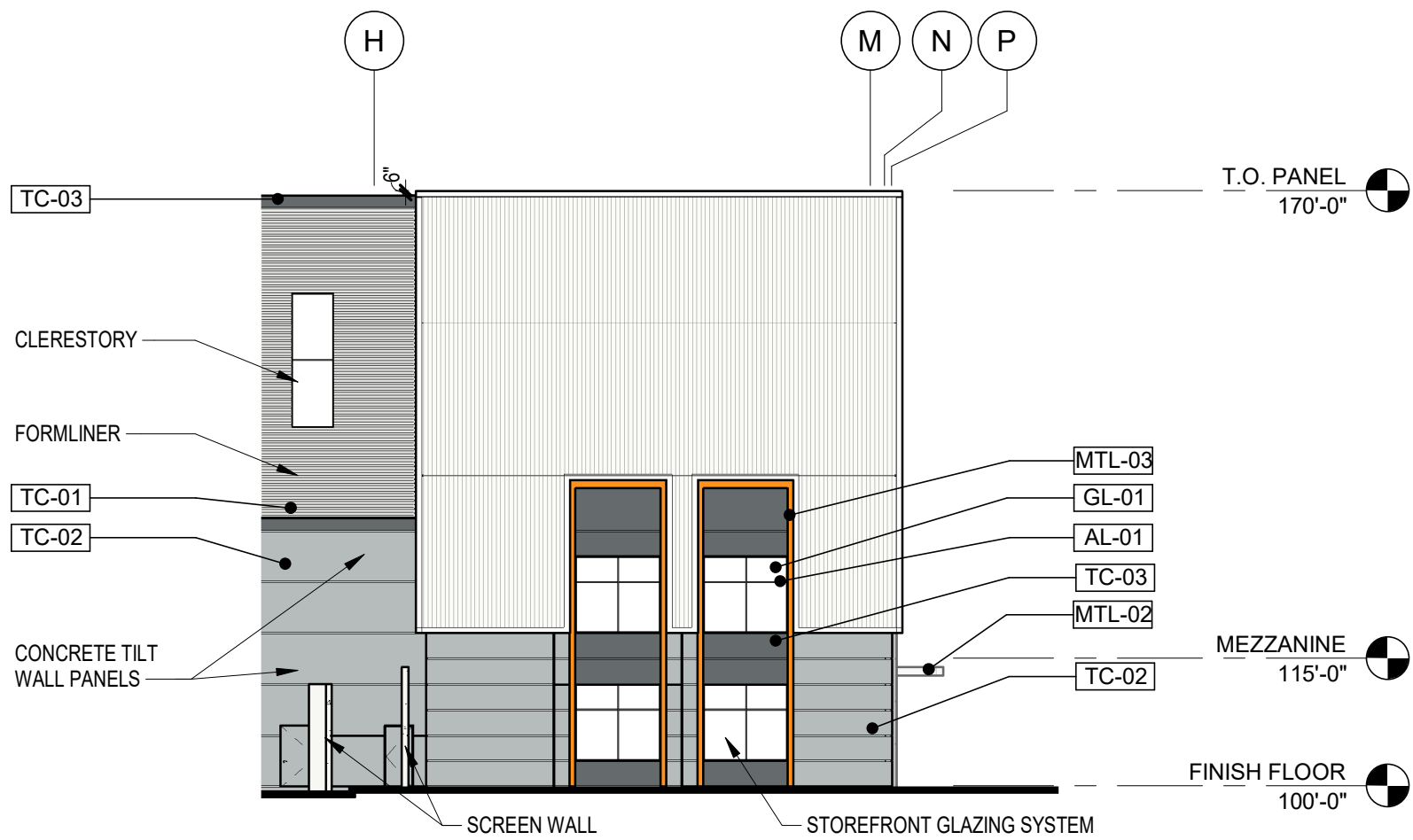
MATERIAL SCHEDULE		
	COLOR	DESCRIPTION
	FITZGERALD 14541 FLUTED RIB	FORMLINER
AL-01	KAWNEER BLACK ANODIZED	ALUMINUM STOREFRONT
GL-01	VITRO SOLARBAN 60 OPTIGRAY	CLEAR GLAZING
MTL-01	KINGSPAN VALE - REGAL WHITE	INSULATED METAL PANEL
MTL-02	ALUCOBOND MAGNOLIA	ALUMINUM COMPOSITE METAL PANEL
MTL-03	SCHLUTER ORANGE	ALUMINUM COMPOSITE METAL PANEL
MTL-04	ALUCOBOND - PLATINUM MICA	ALUMINUM COMPOSITE METAL PANEL
TC-01	SW 7006 EXTRA WHITE	FIELD COLOR - TEXTURE COATED CONCRETE WALL
TC-02	SW 7072 ONLINE	ACCENT 1 - TEXTURE COATED CONCRETE WALL
TC-03	SW7075 WEB GRAY	ACCENT 2 - TEXTURE COATED CONCRETE WALL



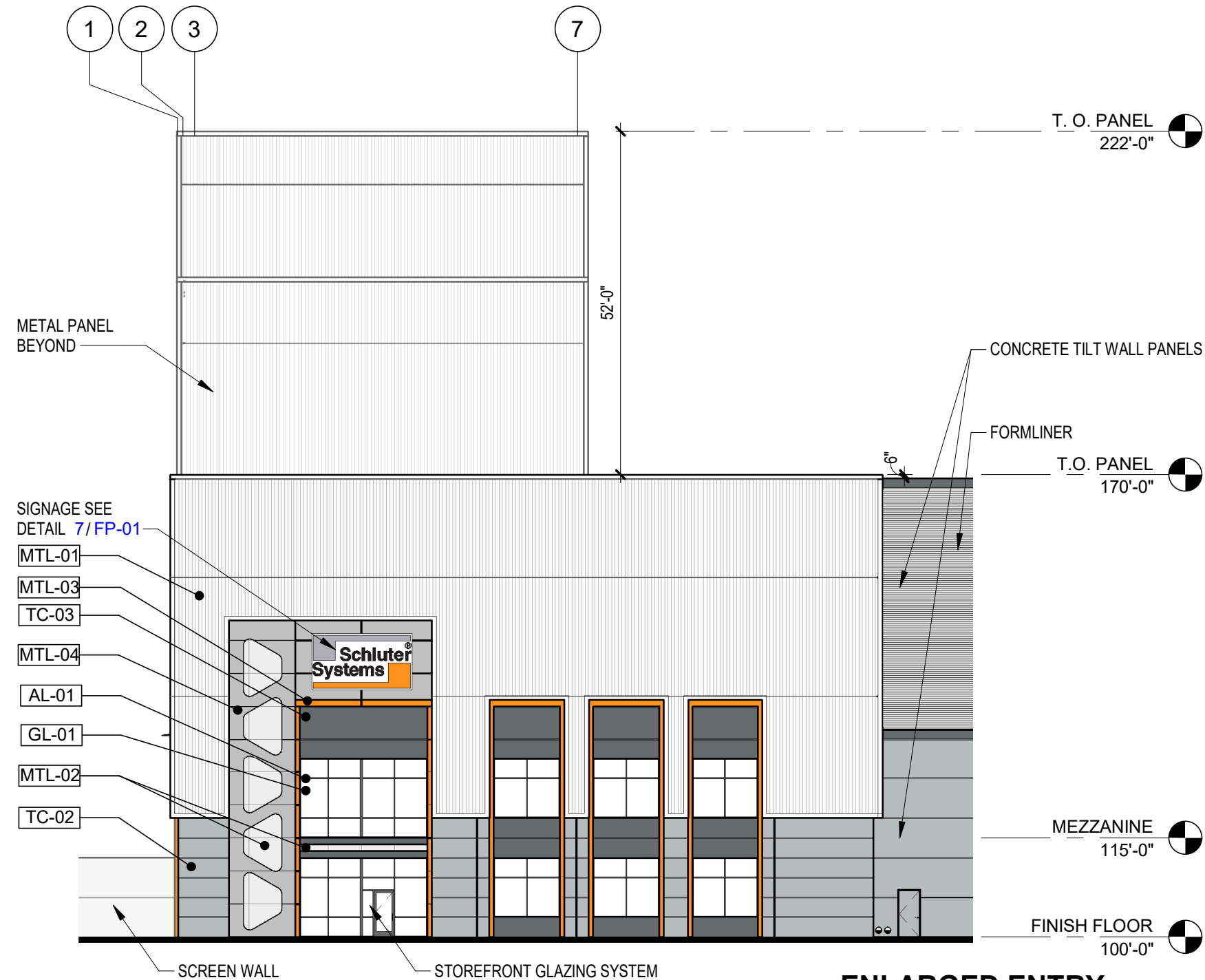
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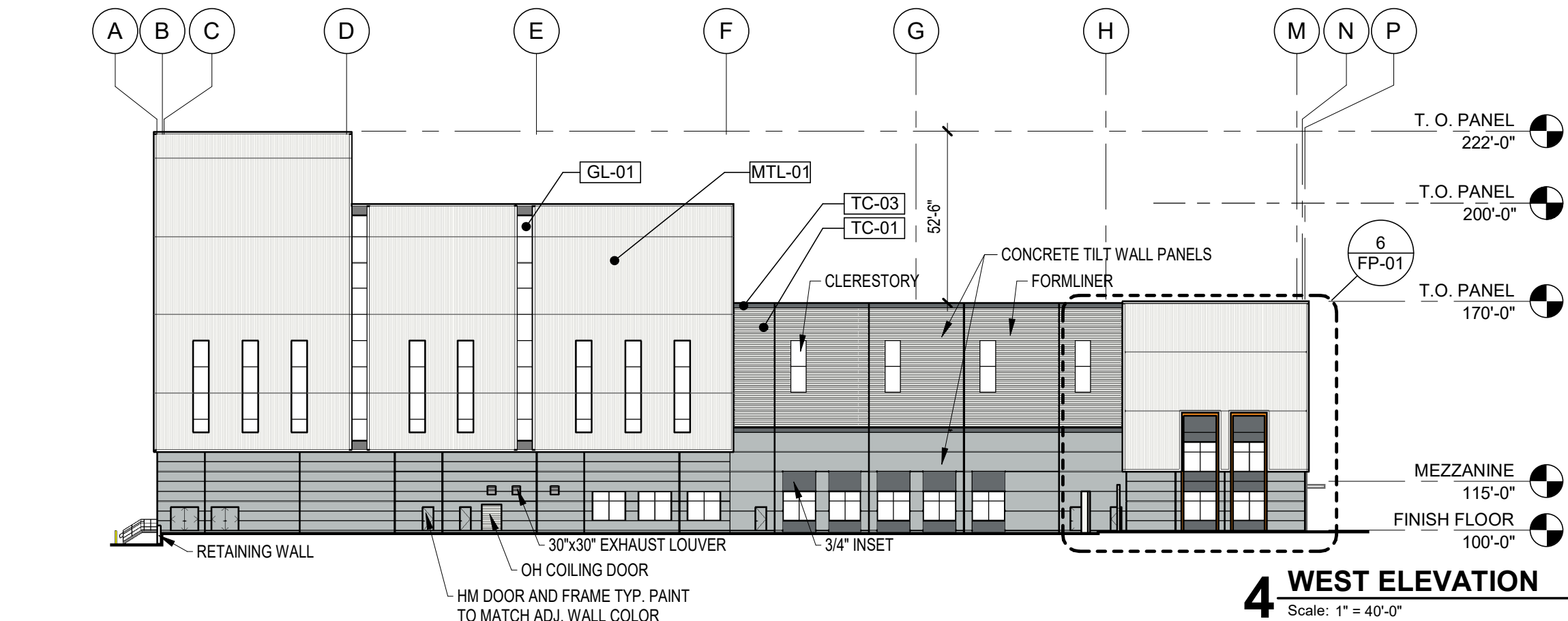
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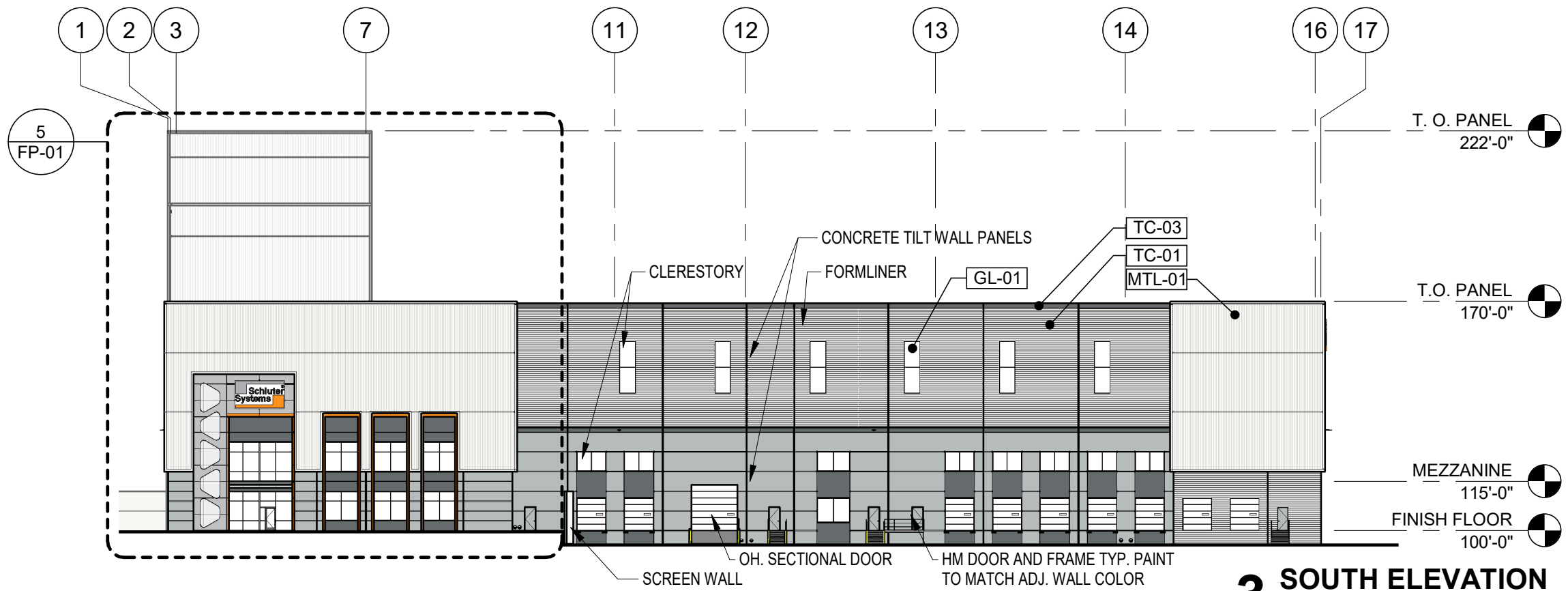
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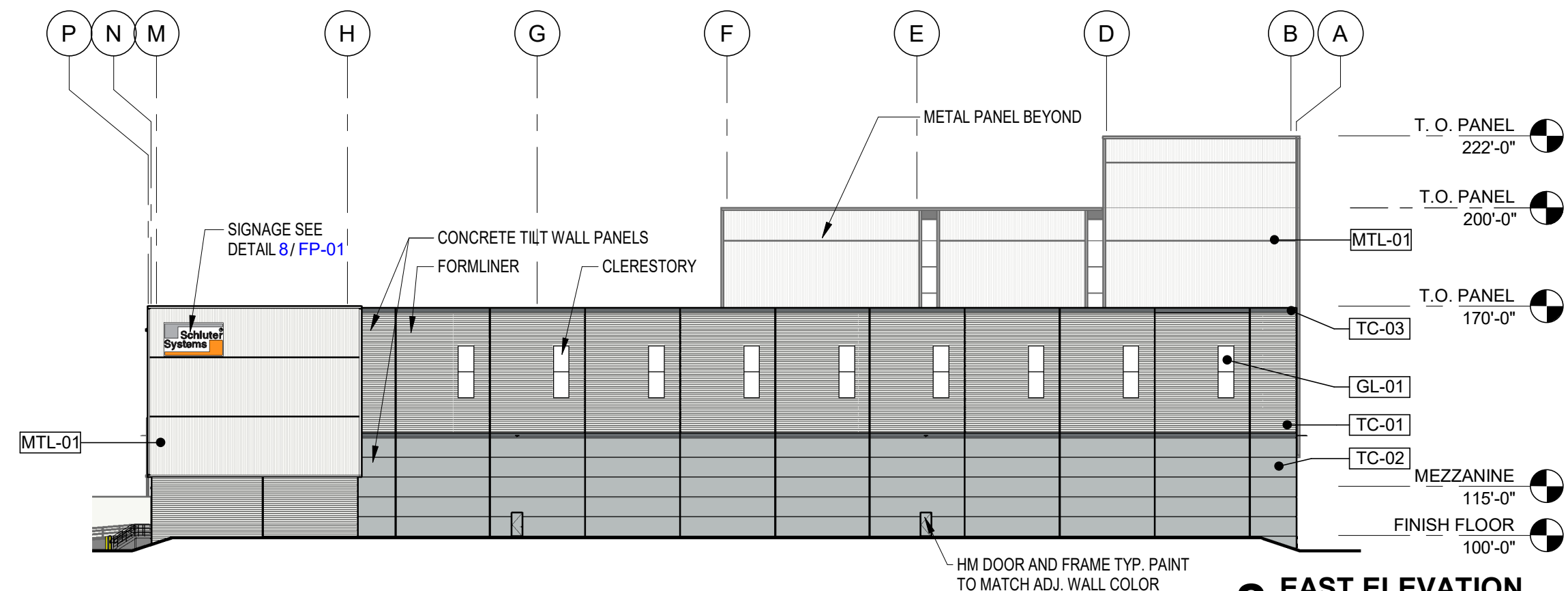
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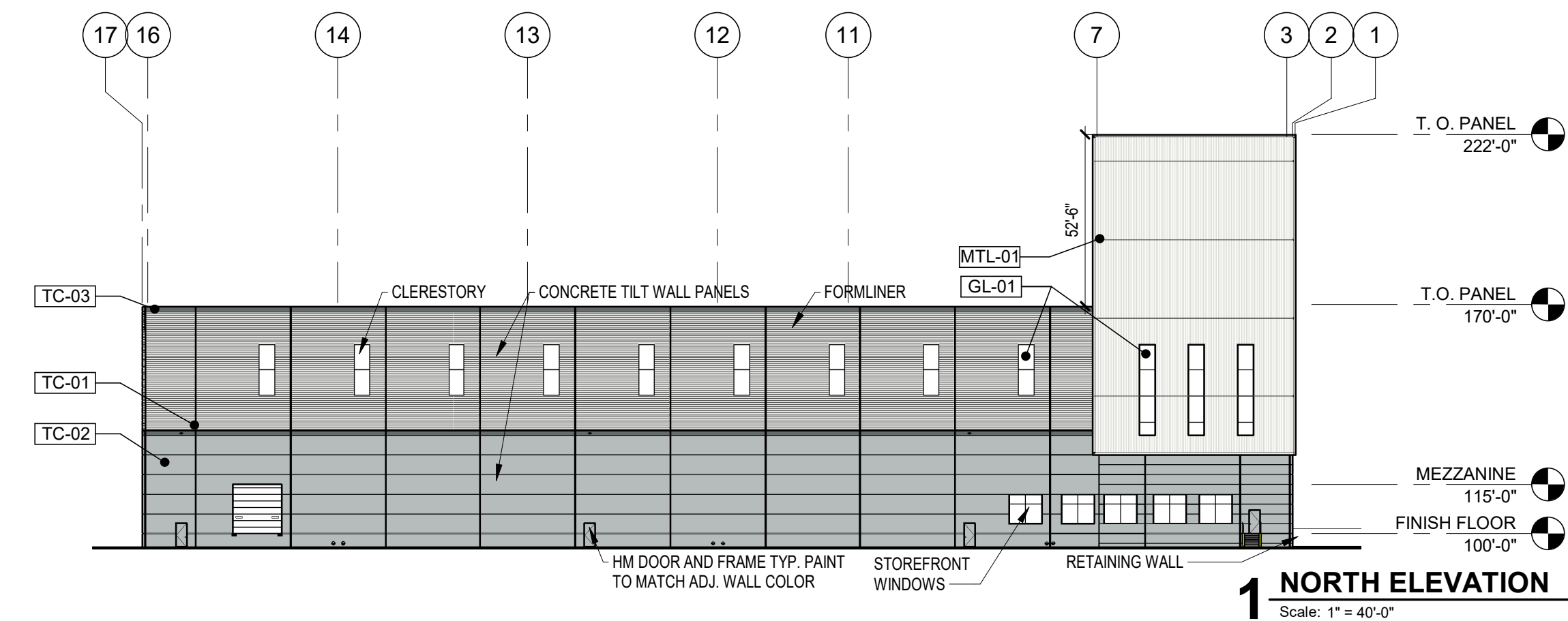
4 WEST ELEVATION
Scale: 1" = 40'-0"



3 SOUTH ELEVATION
Scale: 1" = 40'-0"



2 EAST ELEVATION
Scale: 1" = 40'-0"



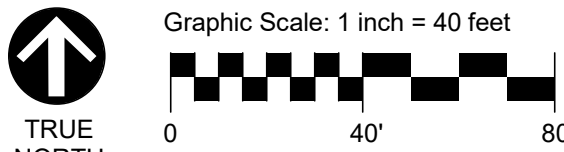
1 NORTH ELEVATION
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NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



LEGEND

NOTES

BENCHMARKS

BM #1 -

ELEVATION = XXX.XX'

BM #2 -

SEAL

NO. DATE ELEVATION = XXXXX'

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

FACADE PLAN

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD DRIVE, SUITE 200, FORT WORTH, TEXAS 76117
FORT WORTH PHONE: (817) 562-3350

DRAWN: XXX	DATE	PROJECT #	SHEET
DESIGNED: XXX	OCTOBER 2023	AAI23001	FP-01
REVIEWER: XXX			

Drawing: C:\Users\A23001\OneDrive\Desktop\Drawings\LAIR_LANDSCAPE\General\A23001-LGN
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GENERAL NOTES

- Contractor shall provide all materials and labor to complete scope of work as indicated in documents.
- All work shall be executed in accordance with all federal, state and local regulations, and shall comply with prevailing accessibility requirements. Contractor shall notify owner's representative of any portion of documents which conflict with regulations prior to construction.
- Contractor is responsible for securing all required permits, approvals and inspections related to scope of work.
- Reference to "owner's representative" are made in these documents, and refers to the project owner or designated representative. In addition to the owner's representative the contractor shall contact the landscape architect for design clarifications or additional information related to scope of work.
- Notify owner's representative 48 hours in advance of commencing work to coordinate project inspection schedule.
- Drawings are based on survey data and design drawings provided by others. It is the contractors responsibility to verify existing conditions and shall notify owner's representative of any discrepancies between documents and actual site conditions prior to construction. Failure to make such conflicts known to the owner's representative will result in the contractor's liability to relocate materials as directed.
- Do not proceed with any portion of work as indicated in documents if obstructions, discrepancies or unknown conditions are encountered. Notify the owner's representative immediately for direction on how to proceed.
- Contractor shall coordinate all work with other disciplines.
- Limits of work indicated on drawings, if any, are general in nature and are intended to define the general vicinity in with the scope of work exists. Actual limits of work shall include all areas necessary to complete scope of design intent.
- Unless otherwise noted, all existing trees shall be protected. Do not park, drive, operate machinery or store materials within the dripline of existing trees.
- The contractor shall locate and verify all existing utility lines prior to planting or construction and shall report any conflicts to the owner's representative. Verify with owner pipe line locations prior to digging. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor shall provide bid proposal listing unit prices for all material provided.
- Quantities shown on the plan are for the contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the list, the quantities shown on the plan shall apply.

LANDSCAPE NOTES

- All non-dimensional plants symbols, edging and bed lines are diagrammatic and shall be scaled from drawings.
- Stake the location of all proposed trees for approval by the owner's representative prior to commencement of planting. The owner's representative reserves the right to make minor adjustments to locations prior to planting.
- Paint or string all edging and bed line locations on finish grade for approval by the owner's representative prior to installation. The owner's representative reserves the right to make minor adjustments to locations prior to planting.
- Refer to details and specifications for plant pit dimensions and backfill requirements.
- All plant material shall be maintained in a healthy growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days. Unless otherwise approved in writing by the owner or owner's representative.
- All new plant material shall conform to the minimum guidelines established for nursery stock published by the American association of nurseryman, Inc. in addition, all new plant material for the project shall be of specimen quality.
- All new plants shall be container- grown, unless otherwise noted on the plant list.
- The general contractor shall supply all new plant material in quantities sufficient to complete the plantings shown on the drawings.
- No trees shall be planted before acceptance of rough grading. Tree shall bear same relationship to finish grade as they bore to previous grade.
- Contractor shall fine grade areas to achieve final contours as indicated. Planting bed areas to be excavated or left below final finished grade to accommodate for soil amendment / mulch.
- All planting beds to be tilled to depth of 6" and, backfilled with 4" of organic mulch.
- All planted areas to be mulched as specified in plan / details.
- All landscaped areas are to be maintained in accordance with city regulations.
- All plant varieties must come from a same source supplier in order to maintain a consistent appearance.
- All container grown material must be of nursery stock conditions, with a well-established root system reaching the sides of the container, to maintain a firm ball when the container is removed, but shall not have excessive root growth encircling the inside of the container.
- All shrub planting beds and lawn areas to be separated by steel edging unless otherwise noted. No steel to be installed adjacent to sidewalks, curbs or fences.
- All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (et) weather-based controllers and said irrigation system shall be designed by a licensed irrigator.

MAINTENANCE NOTES

- The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a health and growing condition as is appropriate for the season of the year. All irrigation heads or lines which are broken shall be replaced or repaired to prevent the waste of water.
- The owner shall be responsible for replacing all plant material, which shows dead branching over 75 percent or more of the normal branching pattern and repair of irrigation systems. Plant materials, which die, shall be replaced with plant material of similar variety and similar initial size.
- Contractor shall provide a separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Contractor shall coordinate operations and availability of existing topsoil with on-site construction manager.
- Contractor shall leave lawn areas 1" below final finished grade.
- Contractors shall fine grade areas to achieve final contours as indicated on the civil plans. Provide uniform rounding at the top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas shall be fine graded, irrigation trenches completely settled and finish grade approved by the owner's construction manager or landscape architect prior to lawn installation.
- Contractor shall remove all rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. prior to placing topsoil and lawn installation.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not be limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of acceptable turf area and shall provide replacement from local supply if necessary.

SOLID SOD NOTES

- Plant sod by hand to cover indicated areas completely. Ensure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with winter ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet.
- Sod shall be clean and reasonably free of weeds and noxious pest and insects.

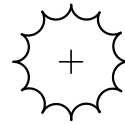
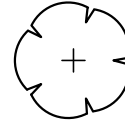
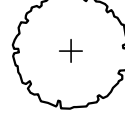
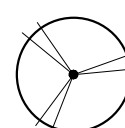
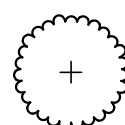
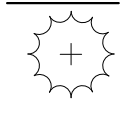
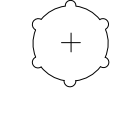
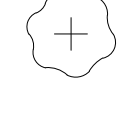
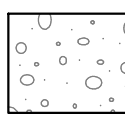
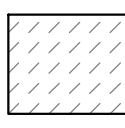
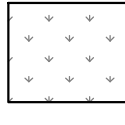
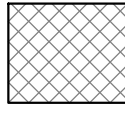
IRRIGATION NOTES

- All areas containing turf, ground cover, shrubs, trees, or other planted material shall be irrigated with a permanent below-ground, automatic irrigation system, designed by a licensed irrigator. Temporary irrigation to establishment is acceptable as approved by the owner's representative and Landscape Architect and shall be designed and installed by a licensed irrigator.
- All irrigation systems shall be installed with rain and frost sensors, and shall meet all applicable state and local regulations.
- All areas other than turf shall be irrigated using Netafilm™ or approved equal subterranean drip.
- Hydromulched turf areas are to be irrigated with temporary above-ground irrigation for a minimum of 90 days and until achieving 100% germination.

SOIL PREPARATION NOTES

- Contractor to perform a soil test prior to beginning any landscape work and shall provide the project Landscape Architect with the results to determine if any amendments in addition to the ones set forth in this plan set are required. Appropriate soil preparation is to be determined on a site by site basis, and the Landscape Architect has the right to amend the soil preparation requirements pending soil test results.
- The contractor shall establish a soil management plan/operation throughout the construction process. All topsoil may become sterile and non-fertile over time. The contractor shall amend and supplement the stockpiled topsoil as necessary to yield a fertile topsoil supply. The contractor's bid shall include all necessary topsoil (import may be required) as required to backfill all disturbed areas. The lack of available on-site topsoil will not be grounds for a change order or additional pay.
- On-site excess excavations and utility spoils that are free of rocks larger than 1", trash, debris, roots or other deleterious matter may be used as general earth fill, but shall not be used as topsoil. General earth fill may be used to bring all disturbed areas to six inches (6") below grade.
- All turf areas shall be undercut six inches (6") below grade and scarified. Six inches (6") of topsoil shall be used to bring all disturbed areas to finish grade. All topsoil shall be fertile (based on the results of a soil test provided to the Landscape Architect) and shall not contain rocks larger than 1", trash, debris, root or other deleterious matter.
- All landscape beds shall be undercut six inches (6") below finish grade. Three inches (3") of organic compost shall be added to the landscape bed and tilled an additional four to six inches (4-6"). After plant material and weed barrier fabric is installed per the provided specifications and details, four inches (4") of mulch shall be applied to the landscape bed.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	JE	Juniperus virginiana	Eastern Red Cedar	3" Cal.	4	Container grown, 8' height, 4' spread, strong central leader, upright growth, branches full to base.
	LN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	45 gal.	5	Container grown, 8' height, 4' minimum spread, 2" caliper minimum
	QS	Quercus shumardii	Shumard Red Oak	3" Cal.	4	Container grown, 12' height, 4' spread, 4' branching height, upright growth, full rounded canopy, strong central leader
	QV	Quercus virginiana	Live Oak	3" Cal.	5	Container grown, 12' height, 4' spread, 4' branching height, upright growth, full rounded canopy, strong central leader
	UP	Ulmus parvifolia	Lacebark Elm	3" Cal.	5	Container grown, 12' height, 4' spread, 4' branching height, upright growth, full rounded canopy, strong central leader
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	IN	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	45 gal.	18	Container full, 36" spread, 72" height, spaced at 60" on-center typical.
	LF	Leucophyllum frutescens	Texas Sage	5 gal.	92	Container full, 24" spread, spaced at 36" on-center typical.
	PB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	3 gal.	124	Container full, 18" spread, spaced at 24" on-center typical.
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	DG		Decomposed Granite	Less than 1/8" in Dia.	257 sf	Tan in color. 4" depth compacted in 1" lifts with stabilizer mixture.
	CDS	Cynodon dactylon	Bermuda Grass (Seed)	seed	253,926 sf	Hydromulch as designated on plans.
	CD	Cynodon dactylon	Bermuda Grass	sod	85,625 sf	Lawn solid sod, regional, drought tolerant - refer to notes.
	EC	Euonymus fortunei 'Coloratus'	Purple-leaf Wintercreeper	4" Pots	1,093	Container full, (5) runners minimum, 18" spread, spaced at 12" on-center typical.

NOTE:

- All trees shall have straight trunks and be matching within varieties.
- All trees shall have a full and uniform canopy.
- Root balls should be well-formed, intact, with trunk firmly attached. Minimum root ball size for a 3" caliper tree is 32".
- Plant list is an aid to bidders only. Contractor shall verify all quantities on plan.
- All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.
- Do not install steel edging along the building, sidewalks or curbs.

City of Roanoke Landscape Requirements	
Requirement: 20% of the lot/tract area shall be pervious, permanently landscaped area.	
Site Area: 745,843 SF	
Required: 149,169 SF (20%)	Provided: 370,009 SF (50%)
Requirement: A minimum fifteen-foot (15') landscaped street buffer shall be required along any street frontage for any other nonresidential development. One (1) large shade tree and four (4) small ornamental trees shall be required per fifty (50) linear feet (or portion thereof) of street buffer frontage. The landscaped street buffer area may be included in the required landscape area percentage.	
Frontage Length: 60 LF Width of Provided Frontage Landscaped Street Buffer: 22'	
Required: 2 canopy trees 5 ornamental trees	Provided: 2 canopy trees 5 ornamental trees
Requirement: Minimum five-foot (5') wide landscaped buffer strip around the sides and rear perimeter of the lot/tract. Within the five-foot (5') perimeter buffer, shall be provided a four-foot (4') tall screen comprised of hardy, evergreen shrubs, decorative walls with shrubs, or similar landscaping.	
Required: Five-foot (5') side and rear landscaped buffer	Provided:
Due to there being no views to the site from public roadways, and its adjacency to all compatible uses, we are proposing to develop this site without the required shrub buffer.	
Requirement: One canopy or ornamental tree for every 10 parking spaces. One large shade tree within sixty (60) feet of every parking space.	
Total Parking Spaces: 55	
Required: 6 trees	Provided: 16 trees
Tree Preservation: There are no existing trees on site, there will be no tree preservation plans included in this set.	

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:	
TEXAS 811 ATMOS GAS TXU ELECTRIC DELIVERY CITY OF ROANOKE PUBLIC WORKS	1-800-344-8377 972-881-4161 1-800-711-9112 817-491-6099
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.	



PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

JORDAN A. KAYLOR	3117	OCTOBER 11, 2023
TYPE OR PRINT NAME	REA #	DATE

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING		
LANDSCAPE GENERAL NOTES AND SCHEDULE		
ROANOKE, DENTON COUNTY, TEXAS		
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76117 FORT WORTH PHONE: (817) 562-3200		
DRAWN: GAM	DATE	PROJECT #
DESIGNED: JLC, GAM	OCTOBER 2023	AAI23001
REVIEWER: JAK		
		SHEET
		L001

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING
AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



0 50' 100'
SCALE: 1" = 50'

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	JE	Eastern Red Cedar
	LN	Natchez Crape Myrtle
	QS	Shumard Red Oak
	QV	Live Oak
	UP	Lacebark Elm
SHRUBS	CODE	COMMON NAME
	IN	Nellie R. Stevens Holly
	LF	Texas Sage
	PB	Little Bunny Fountain Grass
GROUND COVERS	CODE	COMMON NAME
	DG	Decomposed Granite
	CDS	Bermuda Grass (Seed)
	CD	Bermuda Grass
	EC	Purple-leaf Wintercreeper

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SUPERVISION OF:

JORDAN A. KAYLOR 3117 OCTOBER 11, 2023
TYPE OR PRINT NAME RJA # DATE

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING		
OVERALL LANDSCAPE PLAN		
ROANOKE, DENTON COUNTY, TEXAS		
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177 FORT WORTH PHONE: (817) 562-3200		
DRAWN: GAM	DATE	PROJECT #
DESIGNED: JLC, GAM	OCTOBER 2023	AAI23001
REVIEWER: JAK		
		SHEET
		L100

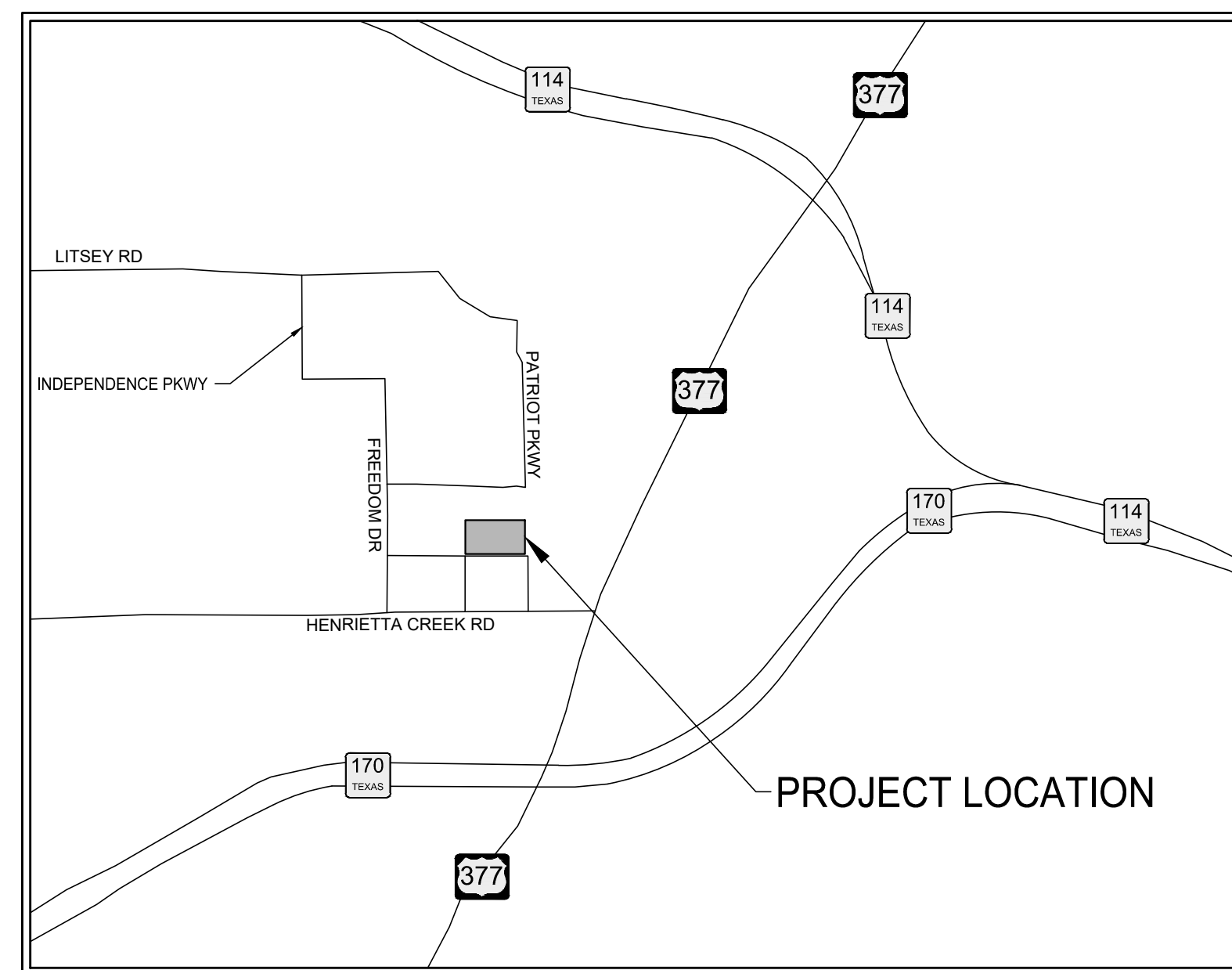
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PLANS FOR THE CONSTRUCTION OF

WATER, SANITARY SEWER, STORM DRAIN, PAVING, & GRADING TO SERVE

E GATEWAY NORTH INDUSTRIAL

ROANOKE, DENTON COUNTY, TEXAS



LOCATION MAP

SCALE : N.T.S.



PRELIMINARY
-FOR REVIEW ONLY-

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PERMIT PURPOSE. THEY ARE
PREPARED BY, OR UNDER THE
SUPERVISION OF:

KOLE T. WEBER	120316	10/9/2023
TYPE OR PRINT NAME	DEA	DATE



ENGINEER
PELOTON LAND SOLUTIONS
9800 HILLWOOD PKWY., SUITE 250
FORT WORTH, TEXAS 76177
PHONE #: (817) 562-3350
TBPE FIRM NO. 12207

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OCTOBER 2023

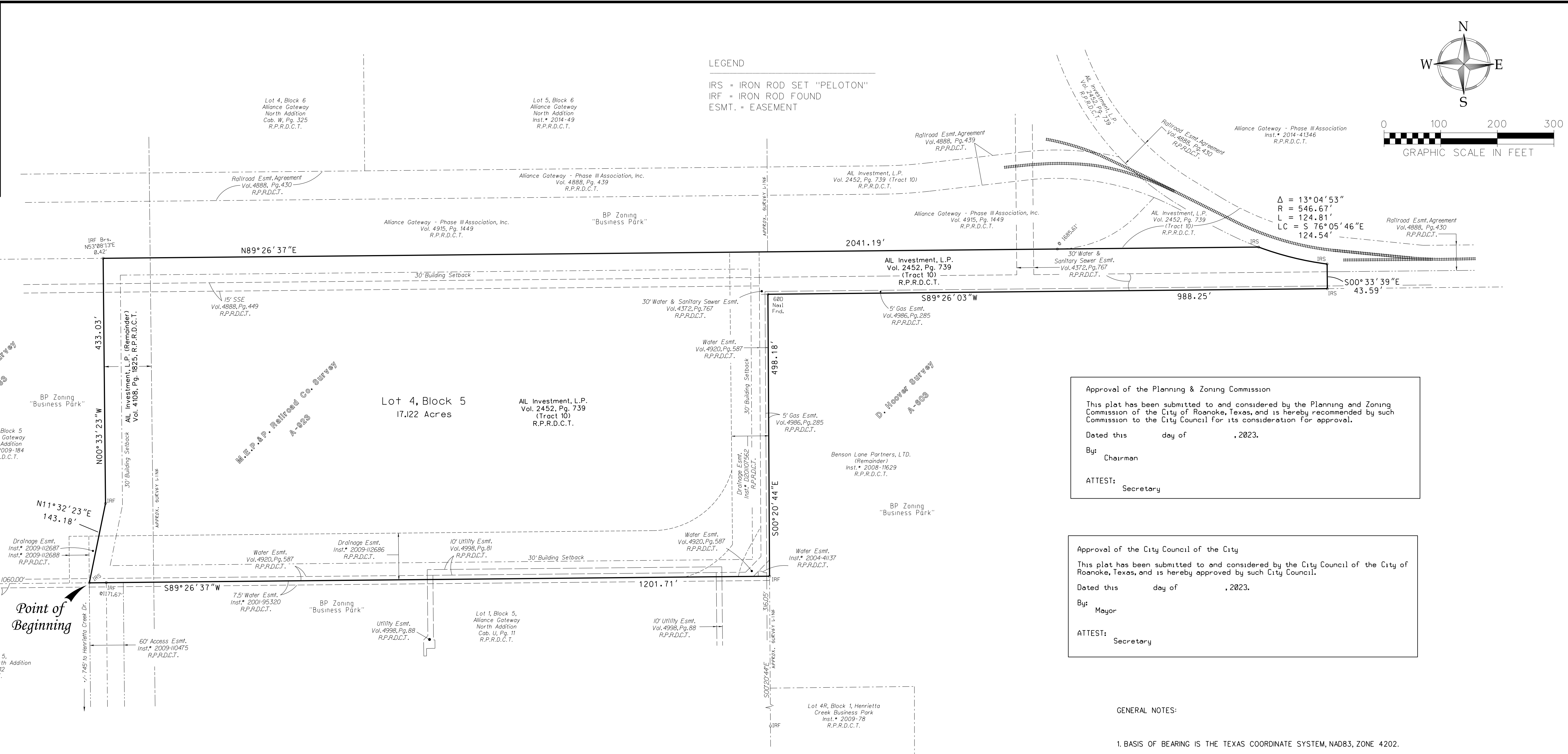
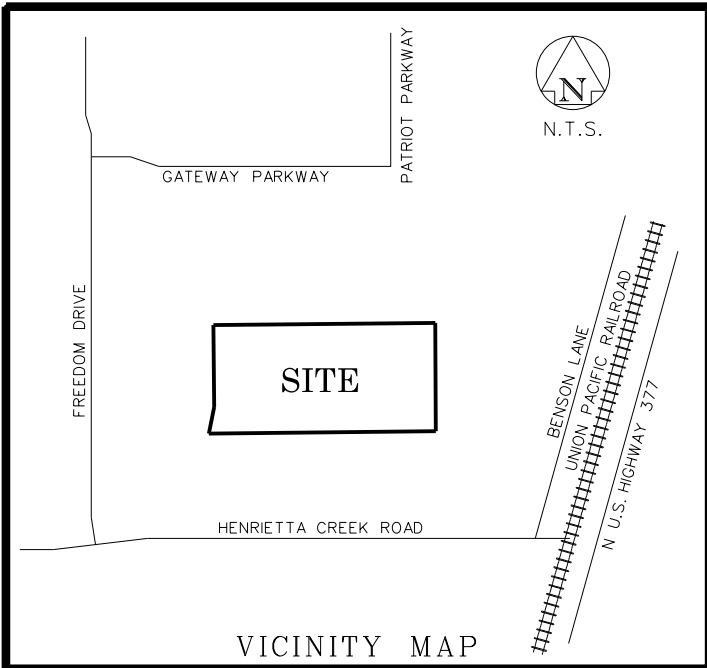
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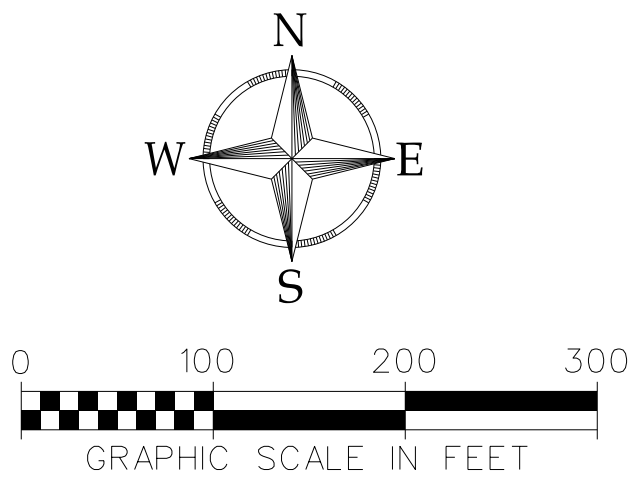
7/12/2023

MODELNAME\$

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LEGEND
IRS = IRON ROD SET "PELTON"
IRF = IRON ROD FOUND
ESMT. = EASEMENT



Approval of the Planning & Zoning Commission
This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Roanoke, Texas, and is hereby recommended by such Commission to the City Council for its consideration for approval.
Dated this day of , 2023.
By: Chairman
ATTEST: Secretary

Approval of the City Council of the City
This plat has been submitted to and considered by the City Council of the City of Roanoke, Texas, and is hereby approved by such City Council.
Dated this day of , 2023.
By: Mayor
ATTEST: Secretary

GENERAL NOTES:

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
2. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELTON" UNLESS OTHERWISE NOTED.
3. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 4812C06556, REVISED APRIL 18, 2011 THE SUBJECT SITE IS LOCATED IN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

STATE OF TEXAS
COUNTY OF DENTON

KNOWN ALL MEN BY THESE PRESENTS AIL INVESTMENT, L.P. IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE M.E.P.&P. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 923 AND THE L.H. DOTSON SURVEY, ABSTRACT NUMBER 383, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS "TRACT 10" BY DEED TO AIL INVESTMENT, L.P. (FORMERLY KNOWN AS HILLWOOD FREEWAY, LTD.), RECORDED IN VOLUME 2452, PAGE 739, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN VOLUME 4108, PAGE 1825, SAID REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHWEST CORNER OF SAID REMAINDER TRACT, THE SOUTHEAST CORNER OF LOT 3, BLOCK 5, ALLIANCE GATEWAY NORTH ADDITION, AN ADDITION TO THE CITY OF ROANOKE, TEXAS, BY PLAT RECORDED IN INSTRUMENT NUMBER 2009-184, SAID REAL PROPERTY RECORDS, AND IN THE NORTH LINE OF LOT 2, BLOCK 5, SAID ALLIANCE GATEWAY NORTH ADDITION, BY PLAT RECORDED IN CABINET U, PAGE 12, SAID REAL PROPERTY RECORDS, FROM WHICH A 60D NAIL, FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3, THE NORTHWEST CORNER OF SAID LOT 2, AND IN THE EAST RIGHT-OF-WAY LINE OF FREEDOM DRIVE, AN 80 FOOT RIGHT-OF-WAY, BY PLAT RECORDED IN CABINET T, PAGE 417, SAID REAL PROPERTY RECORDS, BEARS S 89°26'37"W, 1060.00 FEET:

THENCE N 11°32'23"E, 143.18 FEET WITH THE COMMON EAST LINE OF SAID LOT 3, AND THE WEST LINE OF THE REMAINDER OF SAID AIL INVESTMENT TRACT (VOLUME 4108, PAGE 1825), TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

THENCE N 00°33'23"W, 433.03 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 5, BEING THE NORTHWEST CORNER OF SAID REMAINDER, BEING IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE GATEWAY - PHASE III ASSOCIATION, INC., RECORDED IN VOLUME 4915, PAGE 1449, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, FROM WHICH AN IRON ROD FOUND BEARS N 53°08'13"E, 0.42 FEET:

THENCE N 89°26'37"E, DEPARTING SAID COMMON LINE, WITH THE SOUTH LINE OF SAID ALLIANCE GATEWAY - PHASE III TRACT AND THE NORTH LINE OF SAID REMAINDER AND THAT TRACT (TRACT 10) OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN VOLUME 2452, PAGE 739, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AT 1685.61 FEET PASSING THE SOUTHEAST CORNER OF SAID ALLIANCE GATEWAY - PHASE III TRACT, CONTINUING ACROSS TRACT 10, IN ALL 2041.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, BEING THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 124.81 FEET, THROUGH A CENTRAL ANGLE OF 13°04'53", HAVING A RADIUS OF 546.67 FEET, THE LONG CHORD WHICH BEARS S 76°05'46"E, 124.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE S 00°33'39"E, 43.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE NORTH LINE OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO BENSON LANE PARTNERS, LTD., RECORDED IN INSTRUMENT NUMBER 2008-1629, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS:

THENCE S 89°26'03"W, 988.25 FEET, WITH SAID NORTH LINE TO A 60D NAIL FOUND AT THE NORTHWEST CORNER OF SAID BENSON LANE PARTNERS TRACT:

THENCE S 00°20'44"E, 498.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESSE" FOUND AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED AIL INVESTMENT TRACT (TRACT 10), BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 5, ALLIANCE GATEWAY NORTH ADDITION, AN ADDITION TO THE CITY OF ROANOKE, RECORDED IN CABINET U, PAGE 11, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD FOUND, BEARS S 00°20'44"E, 316.05 FEET:

THENCE S 89°26'37"W, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 5, ALLIANCE GATEWAY NORTH ADDITION, AT 1171.67 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1, BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 5, ALLIANCE GATEWAY NORTH ADDITION, AN ADDITION TO THE CITY OF ROANOKE, RECORDED IN CABINET U, PAGE 12, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, IN ALL 1201.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 745,843 SQUARE FEET OR 17.122 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOTS 4, BLOCK 5
ALLIANCE GATEWAY NORTH

AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

STATE OF TEXAS
COUNTY OF DENTON

EXECUTED THIS THE ____ DAY OF _____, A.D., 2023.

AIL INVESTMENT, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: AIL GP, LLC.
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
ERIC ELROD
SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2023
BY ERIC ELROD, SENIOR VICE PRESIDENT OF AIL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF AIL INVESTMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF DENTON

I, xxxx x. xxxxxx, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN xxxxxxxx, 2023, AND THAT ALL CORNERS ARE AS SHOWN.

xxxx x. xxxxxx
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document." 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 7/12/2023

OWNER
AIL INVESTMENT, L.P.
9800 HILLWOOD PARKWAY, SUITE 300
FORT WORTH, TEXAS 76177
(817) 224-6000

SURVEYOR
PELTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
(817) 562-3350

A FINAL PLAT OF
Lot 4, Block 5
Alliance Gateway North

SITUATED IN THE L.H. DOTSON SURVEY, ABSTRACT NUMBER 383 AND THE M.E.P. &P. RAILROAD CO. SURVEY, ABSTRACT NUMBER 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS.

17.122 Acres / 1 Lot
July 2023

ACF# 60447

Revisions:	
Job #:	AAI23001
Drawn By:	W. Blades
Checked By:	T. Bridges
Date:	7.11.2023
PELTON LAND SOLUTIONS a Westwood company 9800 HILLWOOD PARKWAY, SUITE 250 FORT WORTH, TEXAS 76177 PH# 817-562-3350	
SHEET	
OF SHEETS	

Drawing: G:\P\B\A\2020\1_A\06_Scholar's_Designs\05_Civil\01_Scholar_Constr_Bldg\AIA2020-1-C-026
Last Saved By: TCG/EJ
File Name: AIA2020-1-C-026.dwg
Plot Date/Time: 10/10/2023 9:13 PM

PROJECT NOTES:

- THE TERM GOVERNING AUTHORITY REFERS TO THE CITY OF ROANOKE.
- ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
- PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR, HIS AGENTS AND SUB-CONTRACTOR ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE GEOSPATIAL CONTROL, FURNISHED HEREIN, THE OWNER, ENGINEER AND THEIR AGENTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER AND ENGINEER IMMEDIATELY FOR RECONCILIATION.
- CONTRACTOR TO OBTAIN A COPY OF GEOTECHNICAL REPORT PREPARED BY GEOTECHNICAL ENGINEER & IMPLEMENT ALL RECOMMENDATIONS IN IT (OR AS AMENDED) BY GEOTECHNICAL ENGINEER DURING CONSTRUCTION). ALL DENSITY REPORTS ARE TO BE FURNISHED TO CITY INSPECTOR AT THE PRE-CONSTRUCTION MEETING. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION PREPARED BY OTHERS.
- THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON SITE AT ALL TIMES.
- TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE OWNER AND ALLOW UNINTERRUPTED ACCESS TO ALL HIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE OWNER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED. COSTS ASSOCIATED WITH PERMITS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- THE GOVERNING AUTHORITIES AND/OR THE OWNER WILL PROVIDE INSPECTION OF THE PROPOSED CONSTRUCTION. THE OWNER WILL PAY THE COSTS FOR INSPECTION SERVICES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR OWNER FOR SCHEDULING OF INSPECTION SERVICES. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE GOVERNING AUTHORITY.
- THE CONTRACTOR SHALL HAVE PREPARED, REVIEWED, AND SUBMITTED ALL SHOP DRAWING, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS IN ACCORDANCE WITH ITEM 28 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
- ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER SHALL PROVIDE THE PROPERTY CORNERS AND TYPICAL BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEY TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE COSTS ASSOCIATED WITH THE CONSTRUCTION STAKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS. WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
- AT NIGHT AND DURING ALL PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS WHICH ARE APPROVED BY THE OWNER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS, AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, AND THE PUBLIC. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
- THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR USE ON THE PROJECT SITE. COST ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR THE INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE AVAILABLE PROVIDERS FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, THE OWNER, AND THE GOVERNING AUTHORITY.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE. THE CONTRACTOR SHALL REMOVE MATERIAL, DEBRIS, AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE OWNER, SUCH MATERIAL, DEBRIS, AND RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS ADJACENT TO OR WITHIN THE SITE. COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
- THE CONTRACTOR SHALL CLEAN UP ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
- REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK- ALL WORK WHICH HAS BEEN REJECTED OR CONDEMNED SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK AND WILL BE CONSIDERED UNAUTHORIZED, AND THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED, OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED, OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETE SET OF "RECORD DRAWINGS" MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.
- ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDED, BUT NOT LIMITED TO, EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
- ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE GOVERNING AUTHORITY.
- INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH GOVERNING AUTHORITY REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION, THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC. WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE GOVERNING AUTHORITY. PROJECT WORK SHALL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE GOVERNING AUTHORITY.

EXISTING FACILITIES AND UTILITIES NOTES:

- AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-424-6545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE OWNER OR ENGINEER TO BE ACCURATE AS TO THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES, AND STRUCTURES ENCOUNTERED WHETHER OR NOT THEY ARE ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS, AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE OWNER WILL NOT BE LIABLE FOR ANY DELAYS OR DAMAGE TO ANY BECAUSE OF THE ABOVE. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
- WHERE EXISTING UTILITIES, SERVICE LINES, OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES, OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS OR DISCREPANCIES.
- ALL FENCES AND LANDSCAPING ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL (OR BETTER) CONDITION UPON COMPLETION OF THE PROJECT, WHERE WIRE FENCING, EITHER WIRE MESH OR

BARBED WIRE, IS TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND OR VEHICLES FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

STORMWATER POLLUTION PREVENTION PLAN AND EROSION CONTROL NOTES:

- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH THE CONDITIONS OF THE S.W.P.P.P. AND T.C.E.Q. WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT.
- ALL AREAS DISTURBED BY CHANNEL EXCAVATION SHALL BE REVEGETATED AS SET FORTH IN THE S.W.P.P.P., WHICH WAS PREPARED SPECIFICALLY FOR THIS PROJECT, OR OTHERWISE PROTECTED AGAINST EROSION BY THE USE OF RIP RAP, GABIONS, OR GEOTEXTILES.
- THE GENERAL CONTRACTOR, AS THE T.C.E.Q. DEFINED "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE T.P.D.E.S. GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE S.W.P.P.P.).
- THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.
- ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS, AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED. HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 HAZARDOUS WASTE MANAGEMENT.
- CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE S.W.P.P.P., PREPARED BY OTHERS. REFER TO THE S.W.P.P.P. FOR ADDITIONAL REQUIREMENTS.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE S.W.P.P.P. BE MODIFIED IN ACCORDANCE WITH THE T.C.E.Q.'S T.P.D.E.S. GENERAL PERMIT GUIDELINES.
- PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDOMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS AND INLETS FROM EROSION DEPOSITS.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THE SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES (SILT FENCE, ETC.) SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL DISTURBED SURFACES IS COMPLETE.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORKDAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOODING DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION EXIT POINT(S) BEFORE LEAVING THE SITE.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 CONCRETE WASTE MANAGEMENT.
- THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES WITHIN 48 HOURS AFTER INSPECTION OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
- OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY ANY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
- IF DIRT OR ROCK IS EXPORTED FROM THIS SITE, OR IF DIRT OR ROCK IS IMPORTED FROM AN OFF SITE BORROW LOCATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL T.C.E.Q. STORM WATER REQUIREMENTS FOR THE REMOTE SITE. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A COPY OF THE WRITTEN AGREEMENT WITH THE LANDOWNER OF THE REMOTE SITE INDICATING PERMITTING/PERMISSION AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED THEREON.
- THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDOMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACTOR'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.

UTILITY NOTES:

- ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH GOVERNING AUTHORITY REQUIREMENTS.
- THE CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
- FIRE HYDRANTS AND VALVES AS SHOWN ON THIS PLAN ARE SYMBOLIC ONLY. INSTALLATION OF SAME IS TO BE IN ACCORDANCE WITH THE DETAIL AND/OR AT THE STATIONS AS NOTED.
- THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE GOVERNING AUTHORITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION, ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
- ALL TRENCH BACKFILL SHALL BE PER GOVERNING AUTHORITY REQUIREMENTS UNLESS OTHERWISE NOTED.
- SEE WATER CONSTRUCTION DETAILS SHEET FOR CONSTRUCTION DETAILS.
- ALL CLEAN-OUTS TO BE PROVIDED PER GOVERNING AUTHORITY REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
- AT ALL LOCATIONS IN THE PROFILES WHERE SDR-26 PVC PIPE IS SPECIFIED BENEATH WATER LINES, IT IS TO BE BACK FILLED WITH CEMENT STABILIZED SAND AS REQUIRED BY T.C.E.Q. REGULATION 217.53 (d) (3) FOR A DISTANCE OF 10' EITHER SIDE OF THE WATER LINE. AT OTHER LOCATIONS WHERE SDR-26 IS SPECIFIED, IT IS TO BE BACKFILLED AS NOTED.
- ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
- ALL CURVED STORM DRAIN IS TO BE CONSTRUCTED WITH RADIUS PIPE OR BY METHOD OF PULLED JOINTS AND IS TO HAVE ALL JOINTS GROUTED, AS NECESSARY. IT SHALL BE THE CONTRACTORS OPTION AS TO WHICH METHOD TO USE. THERE SHALL BE NO SEPARATE PAY.
- AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL ENSURE THAT ALL DEBRIS AND SILT HAS BEEN REMOVED.

TRAFFIC CONTROL NOTES:

- THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE GOVERNING AUTHORITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE GOVERNING AUTHORITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE TEXAS M.U.T.C.D. AND AS MODIFIED BY THE T.X.D.O.T. SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, SIGNAL, PAVEMENT MARKING, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL. THE COSTS ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- IF ROCK IS ENCOUNTERED IN THE PAVEMENT SUBGRADE, REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS AND PROCEDURES. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THIS CONTRACT.
- MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC., SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
- THE SUBGRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.

PAVING NOTES:

- THE PAVING CONTRACTOR SHALL BE REQUIRED TO CONSTRUCT STANDARD CURBS AT ALL STREET INTERSECTIONS.
- ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
- CONCRETE SEALANT TO BE PER THE GOVERNING AUTHORITY STANDARDS.

- THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE GOVERNING AUTHORITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
- TYPICAL PAVEMENT SECTION IS TO TRANSITION FROM CROWN SECTION TO TRANSVERSE SECTION WITHIN A DISTANCE OF 50' OF WHERE A VALLEY GUTTER CROSSES A STREET INTERSECTION.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



BENCHMARKS

BM #1 - 38' IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±110' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, ±150' EAST OF FREEDOM DRIVE, ±675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, & ±787' NORTH OF HENRIETTA CREEK ROAD.

ELEVATION = 661.54'

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±670' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

ELEVATION = 664.40'

PRELIMINARY
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KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

GENERAL NOTES

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
8600 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER 2023	AAI23001	C003
REVIEWER: KTW			

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



0 100' 200'
SCALE: 1" = 100'

LEGEND

---	EXISTING STORM DRAIN
EX SS	EXISTING SEWER LINE
EX W	EXISTING WATER LINE
EX SS	EXISTING SANITARY SEWER TO BE DEMOLISHED
UGE	EXISTING UNDERGROUND ELECTRIC

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL VERIFY ALL LOCATION DIMENSIONS, VERTICAL CONTROL ELEVATIONS, AND PROPERTY LINE LOCATIONS PRIOR TO DEMOLITION OPERATIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING WITH DEMOLITION WORK.
 - REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE SHADED AREA UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
 - THE CONTRACTOR SHALL DETERMINE THE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.

BENCHMARKS

BM #1 - 3"Ø IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±15' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, ±1550' EAST OF FREEDOM DRIVE, ±675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, & ±787' NORTH OF HENRIETTA CREEK ROAD.

ELEVATION = 661.54'

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

ELEVATION = 664.40'

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KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	FE #	DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

EXISTING CONDITIONS & DEMOLITION PLAN

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C101
DESIGNED: RM			
REVIEWER: KTW			

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ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099



LEGEND

BM #1 - 5/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±10' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, ±1550' EAST OF FREEDOM DRIVE, ±675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, & ±780' NORTH OF HENRIETTA CREEK ROAD.

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

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TYPE OR PRINT NAME	PE #	DATE

[illegible]

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

EROSION & SEDIMENT CONTROL PLAN

ROANOKE, DENTON COUNTY, TEXAS



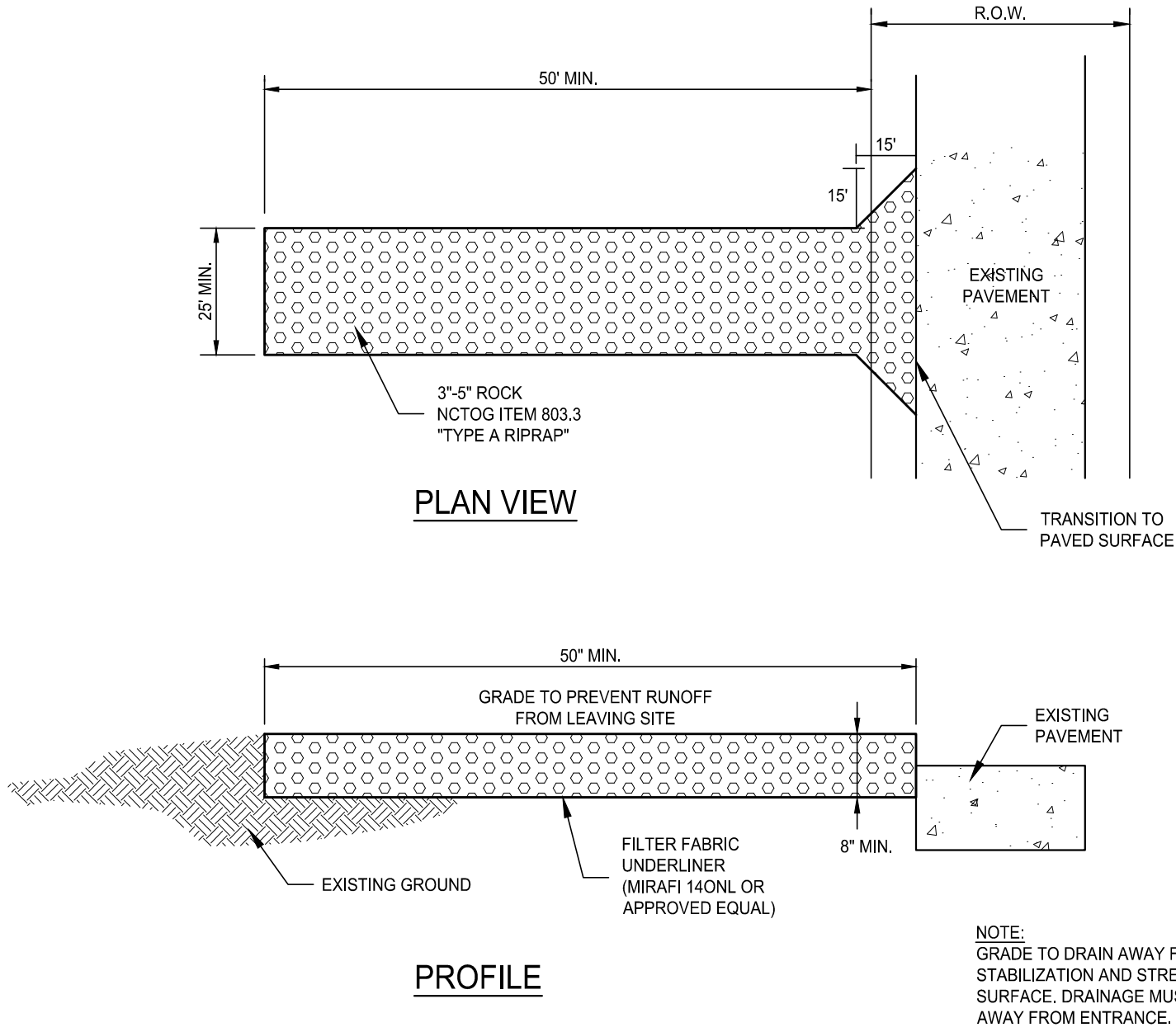
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 7617
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER	AAI23001	C10
REVIEWER: KTW	2023		

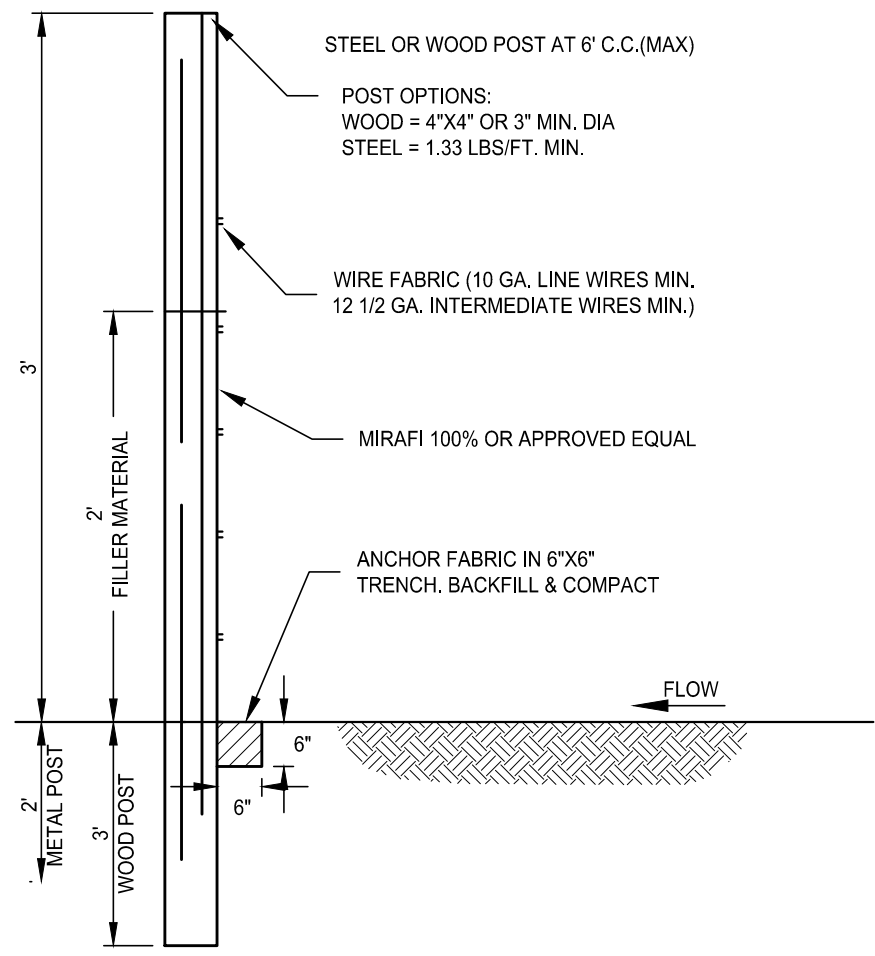
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ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

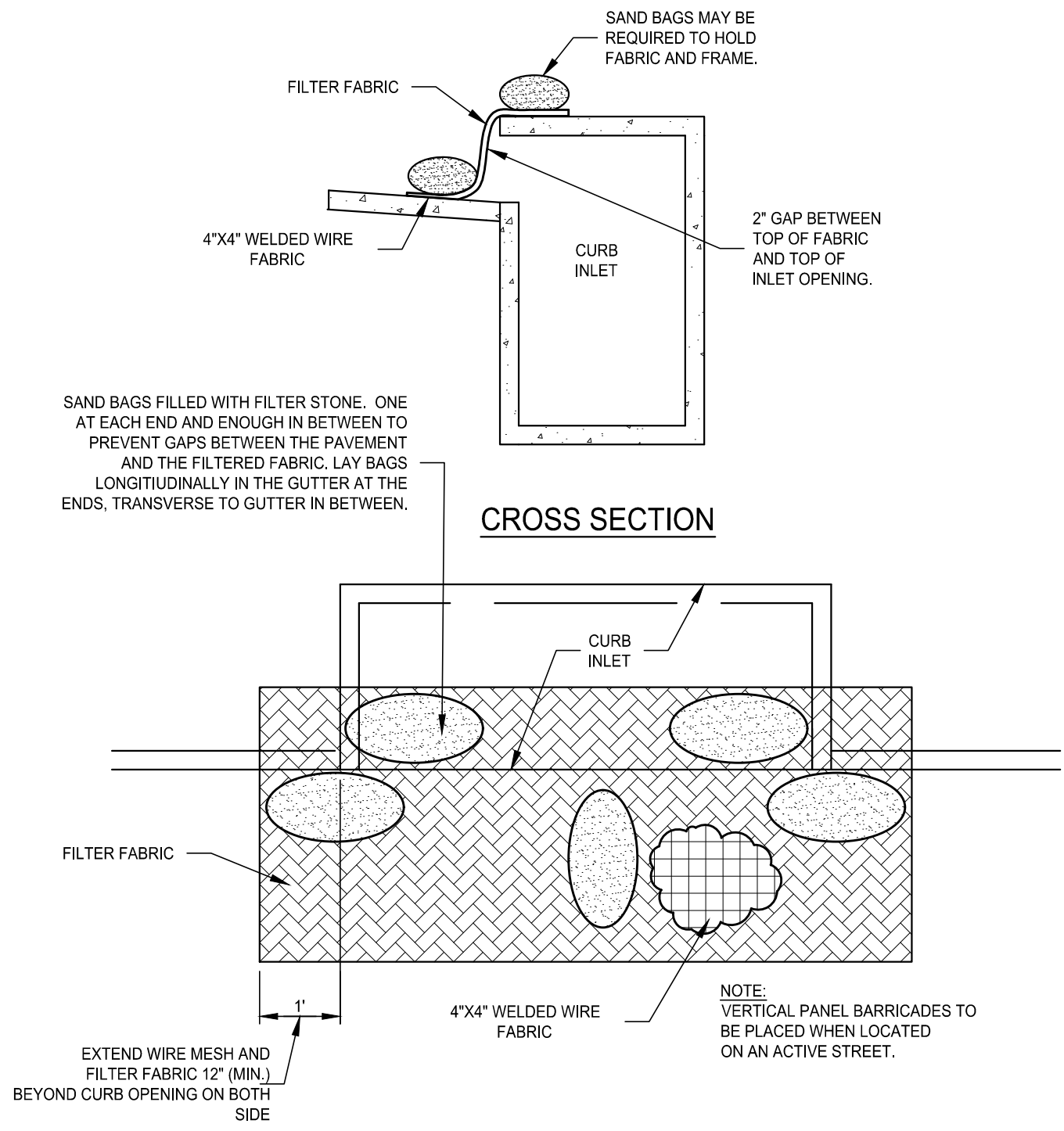
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1 **STABILIZED CONSTRUCTION ENTRANCE**
NOT TO SCALE



2 **SILT FENCE**
NOT TO SCALE



3 **CURB INLET PROTECTION**
NOT TO SCALE

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING
AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

- NOTES:
1. SOIL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF FORT WORTH EROSION REGULATIONS.
 2. RESPONSIBILITY FOR INSTALLATION, ROUTINE INSPECTION, AND MAINTENANCE OF EROSION CONTROL SHOULD BE DEFINED AND ASSIGNED TO APPROPRIATE PERSON(S) PRIOR TO COMMENCEMENT OF ANY SOIL DISTURBING ACTIVITY.
 3. EROSION CONTROL MEASURES MUST BE CONSTRUCTED AND FUNCTION BEFORE ANY GRADING OR LAND DISTURBANCE TAKES PLACE.
 4. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE APPLIED TO DISTURBED AREA LEFT DORMANT FOR 14 DAYS.
 5. IN THE EVENT THAT MEASURES BEING USED ARE DEEMED TO BE INEFFECTIVE BY CITY INSPECTORS, ADDITIONAL MEASURES OR CHANGES IN THE ORIGINAL PLAN MAY BE REQUIRED BY THE CITY OF FORT WORTH.
 6. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE SITE FOREMAN DAILY. ANY STRUCTURE OR CONTROL DEVICES WHICH IS DAMAGED OR INOPERATIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY.
 7. SANITARY FACILITIES SHALL BE PROVIDED ON THE SITE & REGULARLY SERVICED AS RECOMMENDED BY THE SUPPLIER. TRASH & DEBRIS SHALL BE STORED IN COVERED BINS OR ENCLOSURES.
 8. PROTECTION PROVIDED TO PREVENT TRACKING OF SOILS ONTO CITY STREETS.
 9. REMOVE SILT OR SEDIMENTS FROM STREETS, CURBS, GUTTERS, FLUMES, HANDICAP ACCESS RAMPS, CURB INLETS, STORM DRAINS, AND ANY OTHER PUBLIC DRAINAGE FACILITIES DAILY OR AS ACCUMULATION OCCURS.
 10. EROSION CONTROL SHOULD BE EVALUATED TO DETERMINE THE EFFECTIVENESS OF THOSE DEVICES BY THE PERSON ASSIGNED TO INSPECT EROSION CONTROL DEVICES, AND CHANGES MADE IF NECESSARY.
 11. SOIL TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY IF FEASIBLE, OR WHEN VISIBLY ACCUMULATED SEDIMENT HAS BEEN DEPOSITED. DISCHARGED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE.
 12. USING WASH WATER TO WASH SEDIMENT FORM STREETS IS PROHIBITED.

BENCHMARKS

BM #1 - 3/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±10' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING. ±1500' EAST OF FREEDOM DRIVE, ±675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, & ±780' NORTH OF HENRIETTA CREEK ROAD.

ELEVATION = 661.54'

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS. ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

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SUPERVISION OF:

KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

EROSION & SEDIMENT CONTROL DETAILS

ROANOKE, DENTON COUNTY, TEXAS

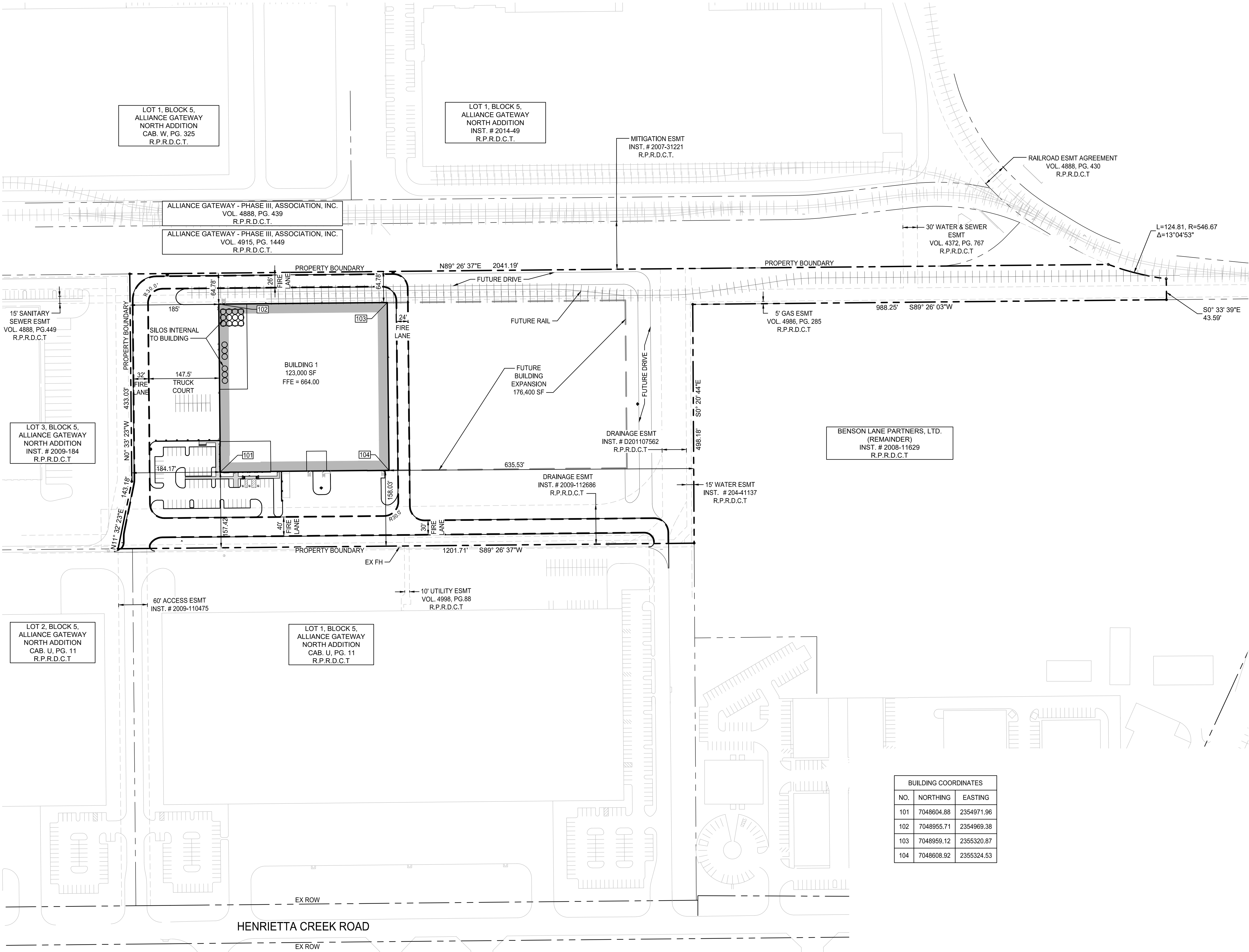


TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PRIVACY SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AA123001	SHEET: C103
DESIGNED: RM	REVIEWER: KTW		

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

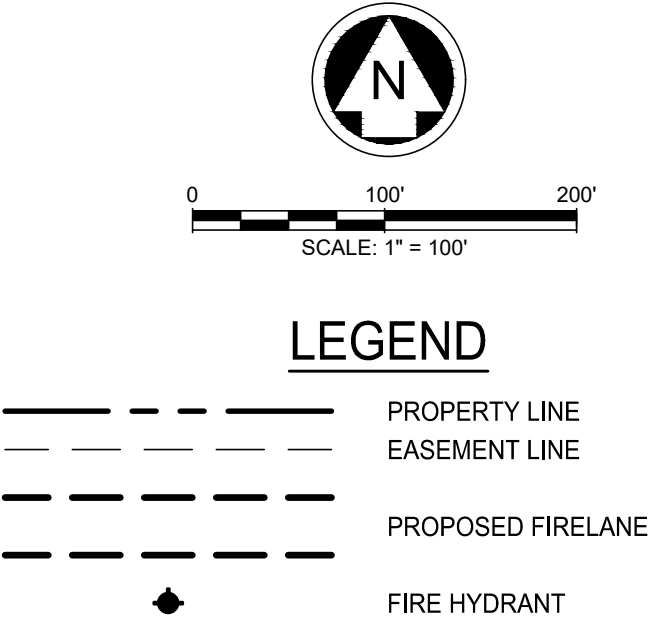
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Last Saved by: kweber
PLOT Date/Time: 10/10/2023 3:15 PM



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
 - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES PRIOR TO CONSTRUCTION. CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF CONFLICTS EXIST.
 - ALL CURB RADII ARE TO FACE OF CURB AND ARE 4' UNLESS OTHERWISE NOTED.
 - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

PARKING SUMMARY		
PARKING TYPE	PROVIDED	REQUIRED
PASSENGER CAR SPACES	69	71
PROPOSED ADA SPACES	3	
TOTAL	72	71
* 1 PER 3,000 FOR WAREHOUSE; 1 PER 300 FOR OFFICE		

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

OVERALL SITE PLAN

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PRVY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AA123001	SHEET: C201
DESIGNED: RM			
REVIEWER: KTW			

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099



LEGEND

PROPERTY LINE
EASEMENT LINE
PROPOSED FIRELANE
FIRE HYDRANT

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
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5. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
6. ALL DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES PRIOR TO CONSTRUCTION. CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF CONFLICTS EXIST.
8. ALL CURB RADII ARE TO FACE OF CURB AND ARE 4' UNLESS OTHERWISE NOTED.
9. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

PARKING SUMMARY		
PARKING TYPE	PROVIDED	REQUIRED
PASSENGER CAR SPACES	69	71
PROPOSED ADA SPACES	3	
TOTAL	72	71
* 1 PER 3,000 FOR WAREHOUSE; 1 PER 300 FOR OFFICE		

BM #1 - 5/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED $\pm 10'$ NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, $\pm 1550'$ EAST OF FREEDOM DRIVE, $\pm 675'$ SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, & $\pm 780'$ NORTH OF HENRIETTA CREEK ROAD.

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

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SUPERVISION OF:

KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	DE #	DATE

NO.	DATE	REVISION

DETAILED SITE PLAN



PELOTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76117
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER	AAI23001	C20
REVIEWER: KTW	2023		

ALLIANCE GATEWAY - PHASE III, ASSOCIATION, INC.
VOL. 4915, PG. 1449
R.P.R.D.C.T.

LOT 3, BLOCK 5,
ALLIANCE GATEWAY
NORTH ADDITION
INST. # 2009-184
R.P.R.D.C.T

PROPERTY BOUNDARY

N89° 26' 37"E 2041.19'

15' SANITARY —
SEWER ESMT
VOL. 4888, PG.449
R.P.R.D.C.T

- FUTURE
BUILDING
EXPANSION
176,400 SF

DRAINAGE ESMT
INST. # D201107562
R.P.R.D.C.T _____

DRAINAGE ESM
INST. # 2009-1126
R.P.R.D.C.T

15' WATER ESMT-
INST. # 204-41137
R.P.R.D.C.T

BUILDING 1
123,000 SF

WAREHOUSE
113,000 SF

FFE = 664.00

OFFICE
8,000 SF

OFFICE
2,000 S

LOT 1, BLOCK 5,
ALLIANCE GATEWAY
NORTH ADDITION
CAB. U, PG. 11
R.P.R.D.C.T

EX FH ———→ | | ←—— 10' UTILITY ESMT
VOL. 4998, PG.88
B.P.B.D.C.T

10' UTILITY ESM
VOL. 4998, PG.8
R P R D C T

SITE PLAN KEY NOTES

BUILDING COORDINATES		
NO.	NORTHING	EASTING
101	7048605.03	2354971.77
102	7048955.71	2354969.38
103	7048959.12	2355320.87
104	7048608.92	2355324.27

- ① EXISTING 12" CURB
- ② CONSTRUCT 12" INTEGRAL CURB PER DETAIL (x/Cxxx)
- ③ CONSTRUCT 6" INTEGRAL CURB PER DETAIL (x/Cxxx)
- ④ CONSTRUCT 6" INTEGRAL CURB W/ ADJACENT SIDEWALK PER DETAIL (1/C206)
- ⑤ CONSTRUCT SIDEWALK PER DETAIL (1/C206)
- ⑥ PAINT PARKING STALLS PER DETAIL (2/C205)
- ⑦ INSTALL STOP SIGN PER DETAIL (C208)
- ⑧ PAINT ACCESSIBLE PARKING PER DETAIL (1/C205)
- ⑨ CONSTRUCT ACCESSIBLE RAMP PER DETAIL (C206)
- ⑩ PAINT FIRE LANE STRIPE PER DETAIL (4/C205)
- ⑪ TRANSITION FROM 12" CURB TO 6" CURB OVER ENTIRE LENGTH OF CURB RETURN
- ⑫ INSTALL SCREENING WALL PER ARCHITECTURAL PLANS
- ⑬ INSTALL TRUCK RAMP PER ARCHITECTURAL PLANS
- ⑭ ACCESS GATE W/ KNOX BOX
- ⑮ RETAINING WALL
- ⑯ 1' CURB CUT

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MATCHLINE SHEET C203

ALLIANCE GATEWAY - PHASE III, ASSOCIATION, INC.
VOL. 4915, PG. 1449
R.P.R.D.C.T.

PROPERTY BOUNDARY

FUTURE RAIL

FUTURE
BUILDING
EXPANSION
176,400 SF

FUTURE DRIVE

5' GAS ESMT
VOL. 4986, PG. 285
R.P.R.D.C.T.

DRAINAGE ESMT
INST. # D201107562
R.P.R.D.C.T.

BENSON LANE PARTNERS, LTD.
(REMAINDER)
INST. # 2008-11629
R.P.R.D.C.T.

15' WATER ESMT
INST. # 204-41137
R.P.R.D.C.T.

DRAINAGE ESMT
INST. # 2009-112686
R.P.R.D.C.T.

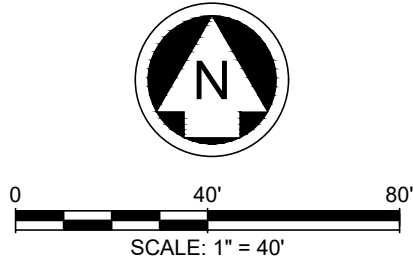
PROPERTY BOUNDARY

LOT 1, BLOCK 5,
ALLIANCE GATEWAY
NORTH ADDITION
CAB. U, PG. 11
R.P.R.D.C.T.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING
AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED FIRELANE
	FIRE HYDRANT

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
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SUPERVISION OF:

KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

DIMENSIONAL CONTROL PLAN

ROANOKE, DENTON COUNTY, TEXAS

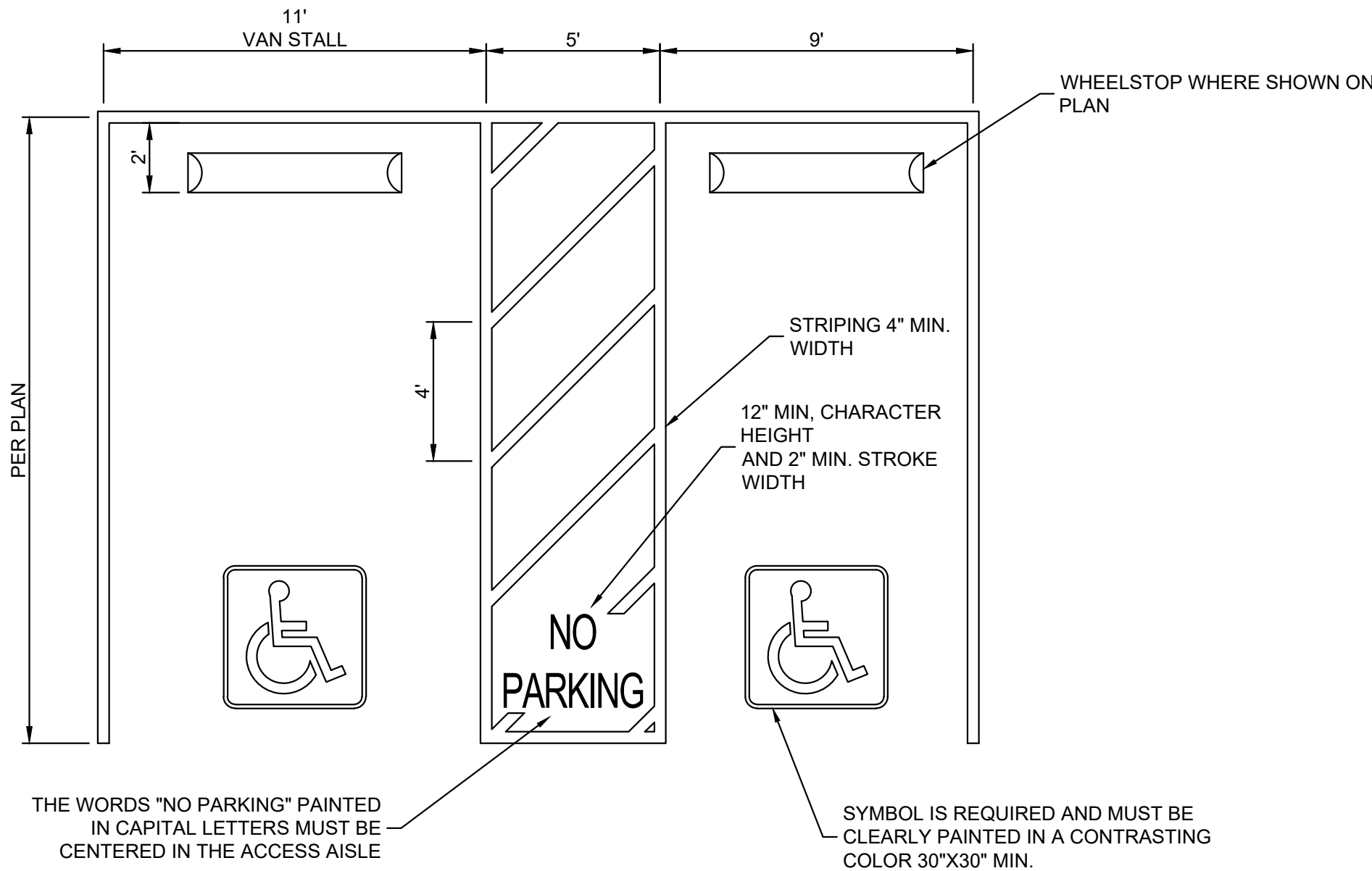


TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C204
DESIGNED: RM			
REVIEWER: KTW			

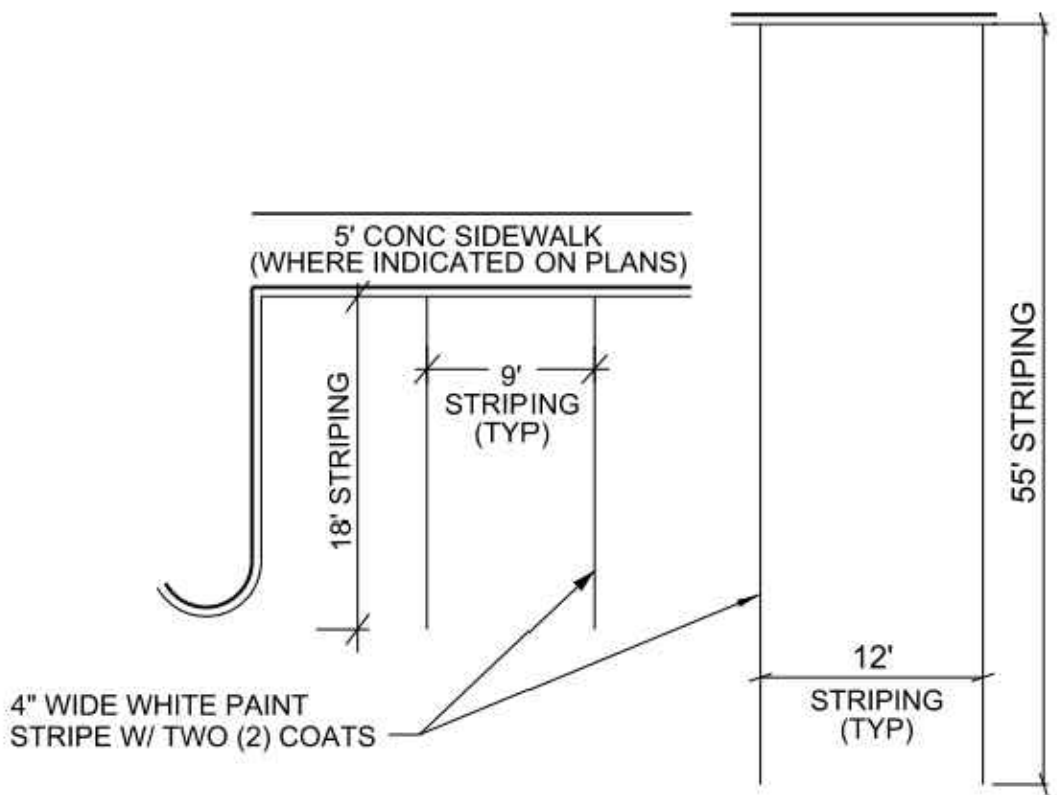
SITE COORDINATES			
NO.	DESC	NORTHING	EASTING
20	PC	7048509.28	2355876.76
21	PT	7048479.57	2355907.05
22	PC	7048458.09	2355877.25
23	PT	7048459.28	2355877.24
24	PC	7048479.09	2355857.05

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING



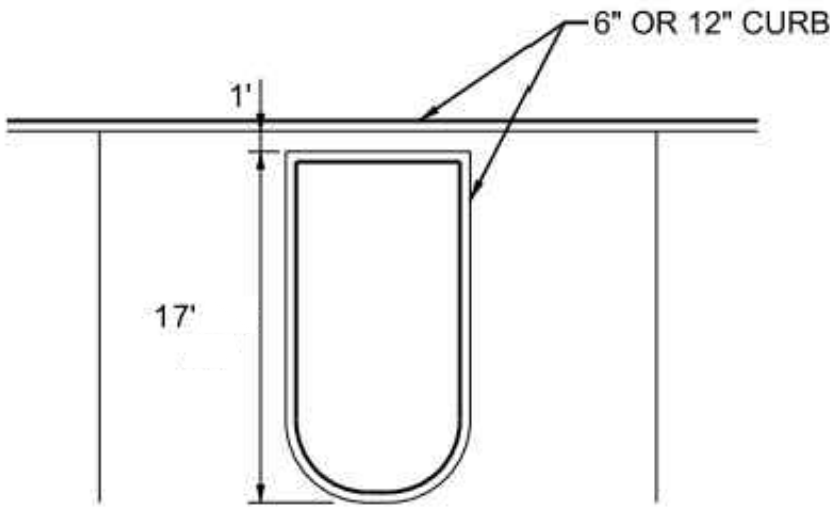
- NOTES:
1. THE BUILDING OR FACILITY OWNER HAS THE DISCRETION TO DETERMINE PAINT COLOR, CONTRAST, FONT TYPES, INTERNATIONAL SYMBOL OF ACCESSIBILITY TYPE, COLOR AND SIZE.
 2. ACCESSIBLE PARKING STALLS AND ACCESS AISLE MUST NOT EXCEED 2% SLOPE IN ANY DIRECTION. ANY PARKING STALLS OR ACCESS AISLES THAT EXCEED THIS LIMIT MUST BE REMOVED AND RE-POURED.

1 TYPICAL ACCESSIBLE PARKING SPACE AND PAVEMENT MARKING DETAIL
SCALE: N.T.S.



2 TYPICAL PARKING SPACE DETAIL
SCALE: N.T.S.

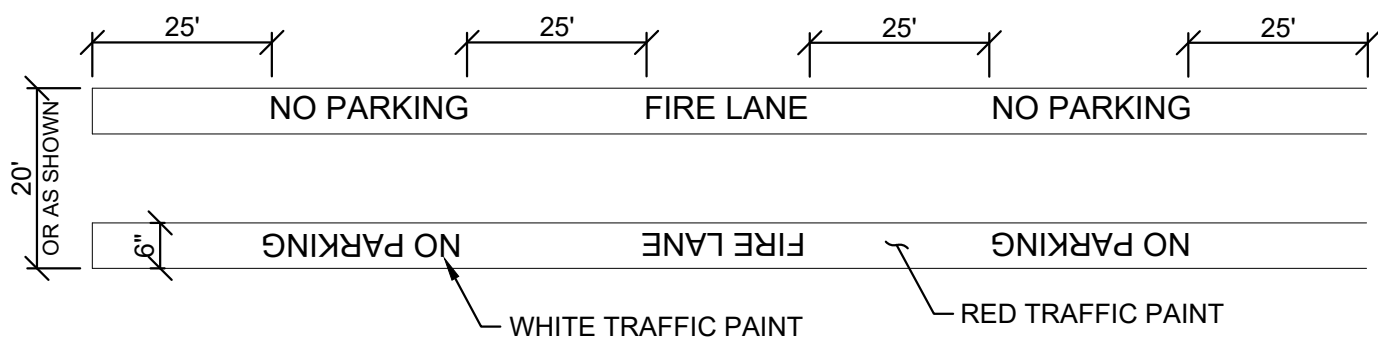
1. DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE.



3 CURB CUT DETAIL
SCALE: N.T.S.

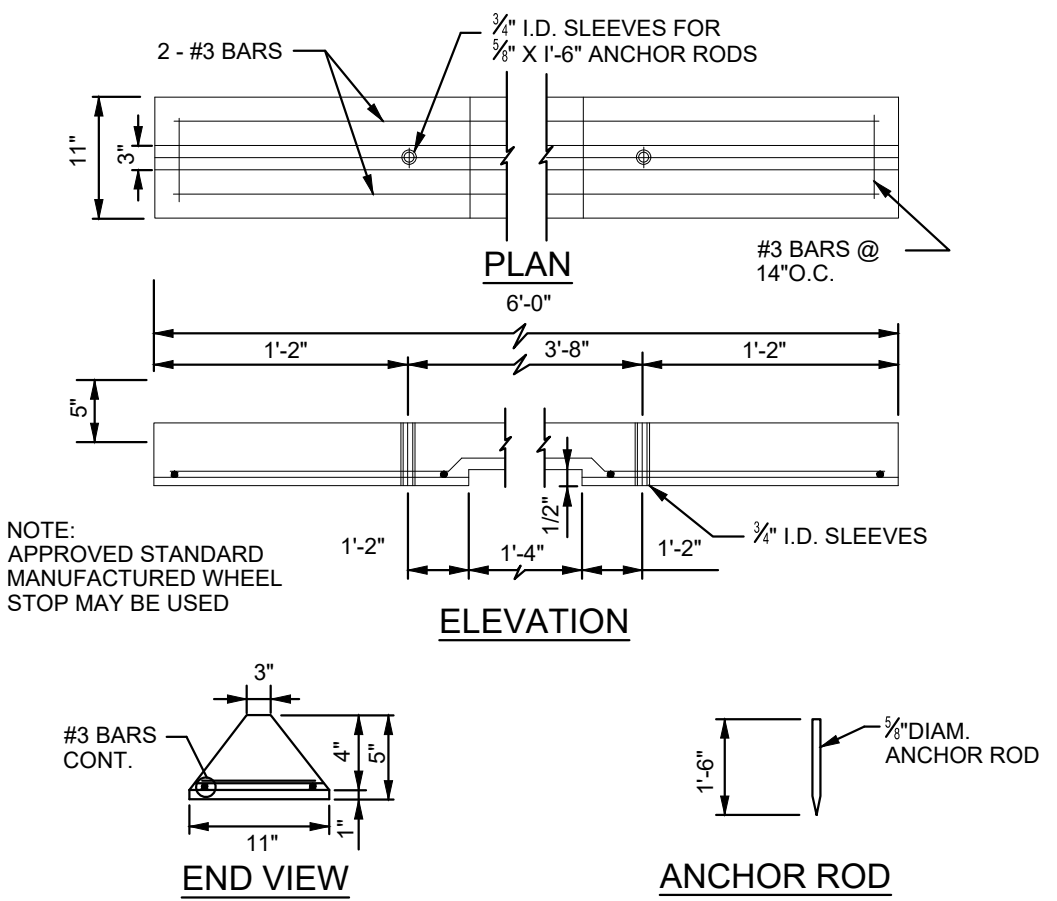
NOTES:

1. DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE.

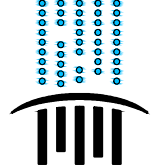


- STRIPING NOTES:
1. THE FIRE MARSHALL IS AUTHORIZED TO DESIGNATE FIRE LANE.
 2. FIRE LANES SHALL BE MARKED BY SIX INCH (6") WIDE STRIPES USING RED TRAFFIC PAINT WITH THE WORKING "NO PARKING" AND "FIRE LANE" LETTERING ON THE LINES AT INTERVALS OF TWENTY-FIVE FEET (25'). THE LETTERING WILL BE SIX INCHES (6") HIGH WITH ONE INCH (1") WIDE STROKES PAINTED WITH WHITE TRAFFIC PAINT.
 3. FIRE LANES SHALL BE AT LEAST TWENTY FEET (20') IN WIDTH.
 4. SITE PAINTING: PAINT ALL FIRE LANES, CROSS HATCHES, HANDICAP SYMBOLS, AND PIPE BOLLARDS AS SHOWN ON ARCHITECTURAL AND CIVIL ENGINEERING SITE PLANS USING EXTERIOR PAINT MANUFACTURED FOR THE PURPOSE AND FOLLOWING M.G.F. PRINTED INSTRUCTIONS. COLORS APPROVED BY FIRE MARSHALL AND OWNER.
 5. FIRE LANE STRIPING SHALL BE APPLIED TO THE PAVEMENT ADJACENT TO THE CURB AND NOT TO THE CURB FACE UNLESS DIRECTED OTHERWISE BY THE FIRE MARSHALL.

4 FIRE LANE AND NO PARKING PAVEMENT MARKING DETAIL
SCALE: N.T.S.



5 CONCRETE WHEELSTOP DETAIL
SCALE: N.T.S.

NO.	DATE	REVISION	
ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING			
SITE DETAILS			
ROANOKE, DENTON COUNTY, TEXAS			
 PELTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177 FORT WORTH PHONE: (817) 562-3350			
DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER 2023	AAI23001	C205
REVIEWER: KTW			



(SHEET 1 OF 2)



TYPE M-1 MID-BLOCK RAMP (SIDEWALK ADJACENT TO WALKING SURFACE)



TYPE P-1 PERPENDICULAR CURB RAMPS



DETECTABLE WARNING SURFACE

DRAWN: TCG/AEJ

DESIGN CHARACTER

PROJECT FONTS, PAINTS & MATERIALS

The following illustrates the proposed paints, materials and fonts to be used throughout the project on signage and wayfinding. Final colors and materials are to be approved by client team prior to fabrication. Please Note RSM Design to be notified of any changes.

PAINTS

All paints to have Skin Finish unless otherwise specified. All painted surfaces are to be on aluminum.



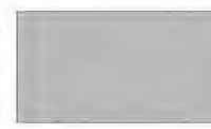
VINYL

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.



MATERIALS

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.



M1

Smooth Concrete

DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

Aa

GOTHAM BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

1234567890

Fabricator shall submit 3 (three) set of sample and/or prototypes of each material, paint and vinyl call out listed on this sheet, minimum size 8"x 8" in size. All paint spray outs must be on aluminum.

Samples must be submitted to RSM in a time frame allowable for review of material, color and aesthetic compatibility to any existing adjacent materials.

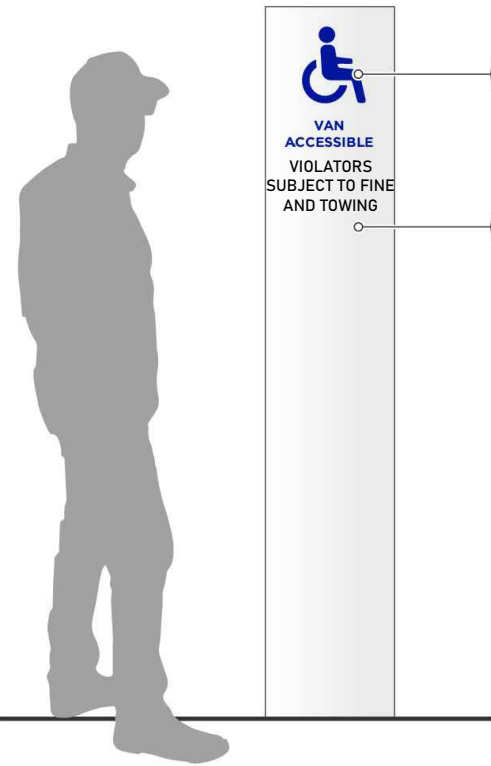
RSM will review the samples and will keep one set as control samples throughout the fabrication process. RSM will send the other 2 sets back to the fabricator for distribution, one set for the fabricator to keep and one set to the client team.

If a color or material is not approved, the Fabricator must re-submit a new sample until it is approved by the team.

Project Fonts
Design Character

5 Top Elevation
Scale: 3/4"-1"

6 Layouts
Scale: 3/4"-1"



1 Front Elevation
Scale: 3/4"-1"

2 Back Elevation
Scale: 3/4"-1"

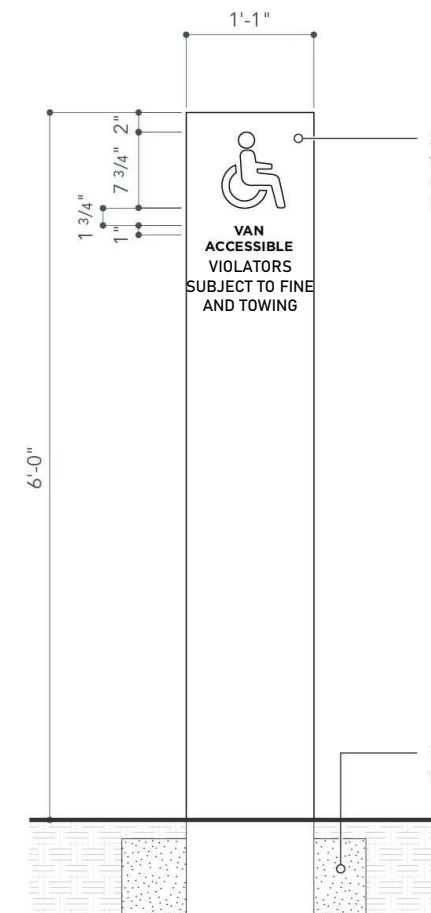
3 Back Elevation
Scale: 3/4"-1"

4 Side Elevation
Scale: 3/4"-1"

DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

NEW SIGN REQUIRED TO INCLUDE THE LANGUAGE "VIOLATORS SUBJECT TO FINE AND TOWING" IN 1" MIN. HIGH LETTERS. BOTH SIGNS MAY BE COMBINED

3 Top Elevation
Scale: 3/4"-1"



1 Front Elevation
Scale: 3/4"-1"

DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

A1 | SIGN TYPE NAME
Color and Material

1 PAINT DETAILS

SCALE: N.T.S.

2 SIGN DETAILS

SCALE: N.T.S.

GENERAL NOTES

All copy and messaging currently shown at this time is placeholder only and is to be provided by the client team prior to fabrication.

All final quantities and locations are to be field verified by fabricator and approved by client team prior to fabrication.

GENERAL NOTES

All copy and messaging currently shown at this time is placeholder only and is to be provided by the client team prior to fabrication.

All final quantities and locations are to be field verified by fabricator and approved by client team prior to fabrication.

Please Note:
When tenant name or logo changes, the entire front & back faces need to be changed. Re-use dimensional letters & numbers as appropriate; no exposed fasteners on the front or back faces are permitted

Please reference pg 20 & 21 of this package for allowable copy area and type color and sizes

6 Top Elevation
Scale: 1/2"-1"

The preferred location to be approved by design board and a site plan of locations needs to be provided for approval prior to installation; no directional signs will be permitted in the public R.O.W.

All logos to match same color as copy

Please reference pg 20 & 21 of this package for allowable copy area and type color and sizes

1 Front Elevation
Scale: 1/2"-1"

2 Side Elevation
Scale: 1/2"-1"

3 Back Elevation Option 1
Scale: 1/2"-1"

4 Side Elevation
Scale: 1/2"-1"

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V5 | STREET ADDRESS IDENTITY - LOGO OPTION
Color and Material

DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
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V5 | STREET ADDRESS IDENTITY
Details

3 SIGN DETAILS

SCALE: N.T.S.

Drawing: G:\09\423001_001_Signage\Design\05_Charsets_CAD_Signage_Constr_Preview\423001-05-DETAILS.SITE
Last Saved by: Aqdas
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NO.	DATE	REVISION	
ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING			
SITE DETAILS			
ROANOKE, DENTON COUNTY, TEXAS			
PELTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177 FORT WORTH PHONE: (817) 562-3350			
DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER 2023	AAI23001	C207
REVIEWER: KTW			

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811 1-800-344-8377
ATMOS GAS 972-881-4161
TXU ELECTRIC DELIVERY 1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS 817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	100 YR FLOODPLAIN LIMIT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	RETAINING WALL
	DRAINAGE SWALE

× EG 132.50	EX. SPOT GRADE
× FG 132.50	FINISHED GRADE
× TP 132.50	TOP OF PAVEMENT
× LP 132.50	LOW POINT
× HP 132.50	HIGH POINT
× TW 132.50	TOP OF WALL
BW 132.00	BOTTOM OF WALL
× TC 132.50	TOP OF CURB
G 132.00	GUTTER
FF=132.50	FINISHED FLOOR ELEVATION

NOTES:

- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
- CONTRACTOR SHALL FORM SIDEWALK AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES AREA NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NOT GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT THE ENGINEER FOR SOLUTION.
- AREAS AROUND THE PERIMETER OF THE BUILDING(S) SHALL BE AT A POSITIVE SLOPE AWAY FROM THE BUILDING TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. THE CONTRACTOR MUST REFER TO THE GEOTECHNICAL REPORT, FOUNDATION PLANS, AND LANDSCAPE PLANS FOR 1) ALL BACKFILL AND COMPACTION REQUIREMENTS, 2) FOUNDATION WATER PROOFING AND 3) UNDERDRAINS AND LANDSCAPE DRAINS AROUND THE PERIMETER OF THE BUILDING(S).
-

BENCHMARKS

BM #1 - 3"Ø IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±10' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, ±150' EAST OF FREEDOM DRIVE, ±675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, ±478' NORTH OF HENRIETTA CREEK ROAD.

ELEVATION = 661.54'

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±570' NORTH OF HENRIETTA CREEK ROAD, ±455' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

ELEVATION = 664.40'

PRELIMINARY -FOR REVIEW ONLY-

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KOLE T. WEBER 120316 10/10/2023
TYPE OR PRINT NAME PE # DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

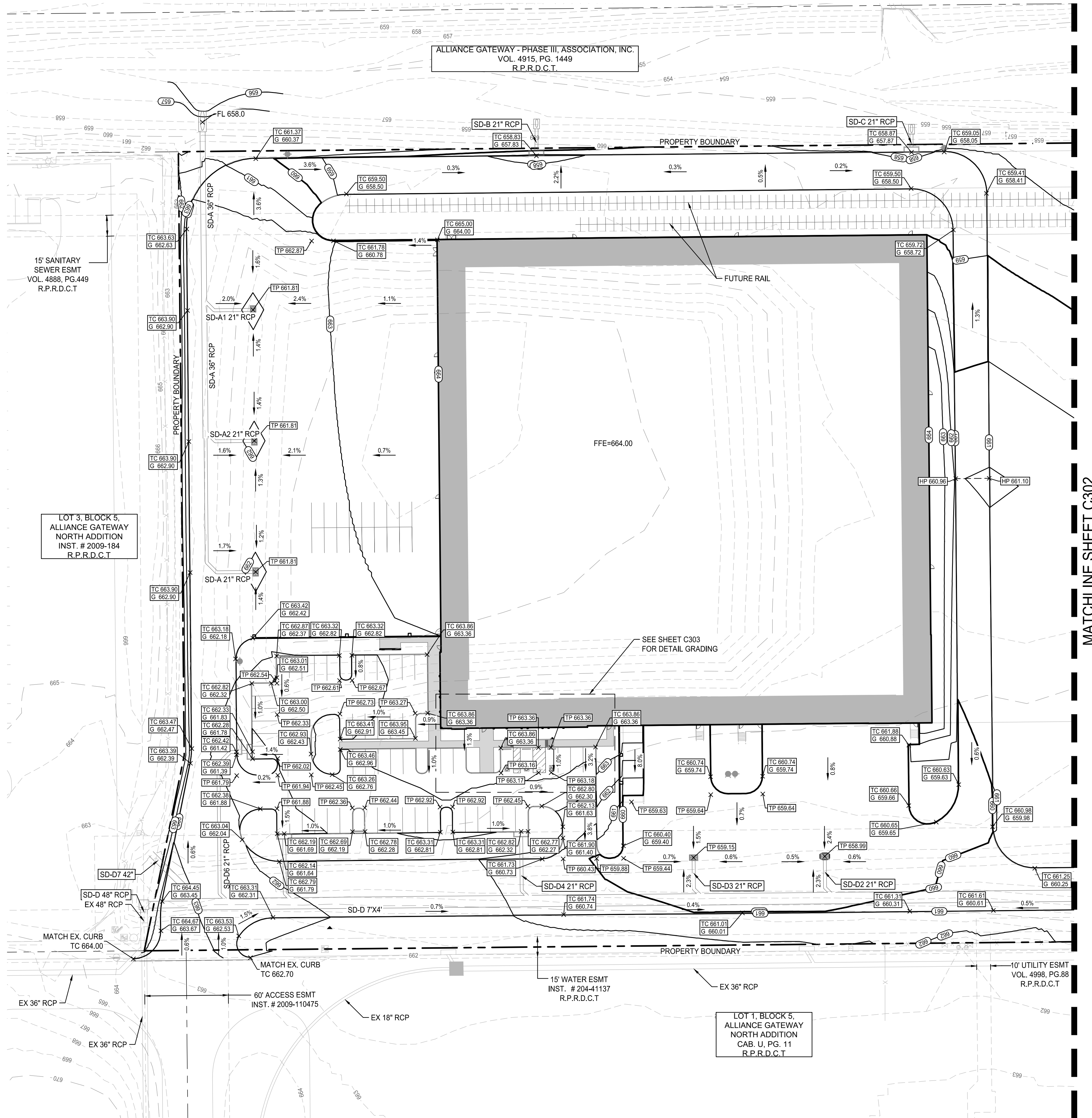
GRADING PLAN

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD DRIVE, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

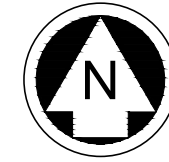
DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C301
DESIGNED: RM			
REVIEWER: KTW			



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



0 40' 80'
SCALE: 1" = 40'

LEGEND

---	PROPERTY LINE
- - -	EASEMENT LINE
---	100 YR FLOODPLAIN LIMIT
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	RETAINING WALL
---	DRAINAGE SWALE

×	EG 132.50	EX. SPOT GRADE
×	FG 132.50	FINISHED GRADE
×	TP 132.50	TOP OF PAVEMENT
×	LP 132.50	LOW POINT
×	HP 132.50	HIGH POINT
×	TW 132.50	TOP OF WALL
×	BW 132.00	BOTTOM OF WALL
×	TC 132.50	TOP OF CURB
×	G 132.00	GUTTER
	FF=132.50	FINISHED FLOOR ELEVATION

NOTES:

- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
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BENCHMARKS

BM #1 - 3/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±10' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, ±150' EAST OF FREEDOM DRIVE, ±675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, & 478' NORTH OF HENRIETTA CREEK ROAD.

ELEVATION = 661.54'

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

ELEVATION = 664.40'

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KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

GRADING PLAN

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD DRIVE, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C302
DESIGNED: RM			
REVIEWER: KTW			

MATCHLINE SHEET C301

Drawing: G:\P\20230101_A001_Scholar's_Designs\05_Civil\05_Civil_Scholar's_Designs\230101-C302.DWG
Last Saved by: A001
Plot Date/Time: 10/10/2023 3:21 PM

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

PROPERTY LINE
EASEMENT LINE
100 YR FLOODPLAIN LIMIT
133
PROPOSED CONTOUR
- 133 -
EXISTING CONTOUR
RETAINING WALL
DRAINAGE SWALE

ELEVATION

NOTES:

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BM #1 - 5/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED $\pm 10'$ NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, $\pm 1550'$ EAST OF FREEDOM DRIVE, $\pm 675'$ SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, & $\pm 780'$ NORTH OF HENRIETTA CREEK ROAD.

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

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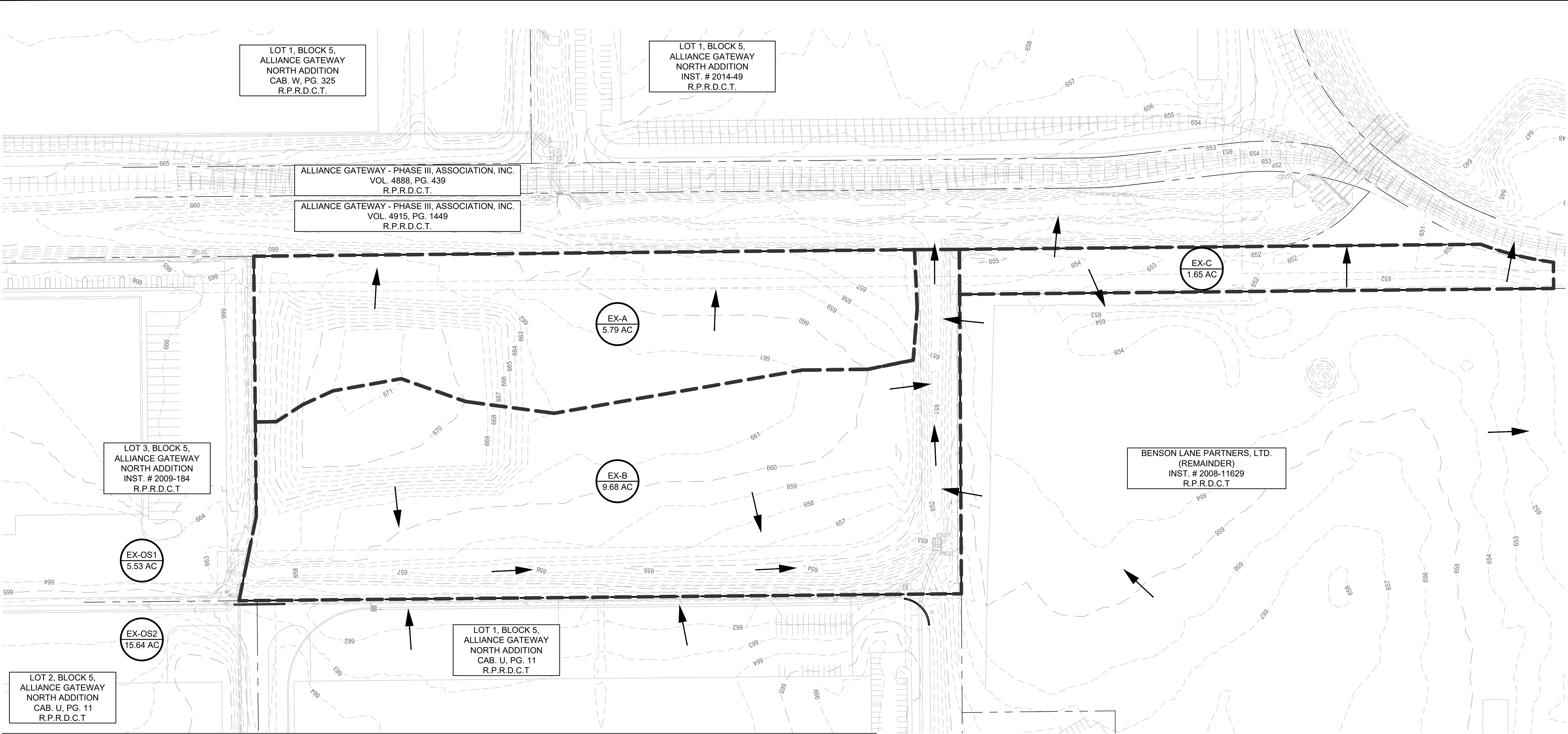
PELTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9600 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76117
FORT WORTH PHONE: (817) 562-3350

Site plan of the proposed 100-unit assisted housing facility at 663 1st Avenue, New York, NY. The plan shows the building footprint, parking spaces, and surrounding streets including E 15th St, E 16th St, and E 17th St. Key features include a ramp, stairs, and various utility points (TP, TC, G) with elevations. The site is bounded by E 15th St to the north, E 16th St to the south, and E 17th St to the east. The building footprint is a large rectangle with a smaller section on the right. The parking area is located to the south and east of the building. The plan includes numerous utility points (TP, TC, G) with elevations, indicating the location of trees, poles, and other utilities. The site is also shown in relation to the surrounding streets and the proposed building footprint.

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

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Print Date/Time: 10/10/2023 3:22 PM



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

0 100' 200'
SCALE: 1" = 100'

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	100 YR FLOODPLAIN LIMIT
	EXISTING CONTOUR
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	DRAINAGE ID AREA (ACRES)
	DRAINAGE FLOW DIRECTION
	CURB INLET
	DROP INLET

ALLIANCE GATEWAY NORTH - EXISTING CONDITION											
RATIONAL METHOD RUNOFF CALCULATIONS											
AREA NAME	AREA (ac.)	TC (min)	C	C*A	I5 (in/hr)	Q5 (cfs)	I100 (in/hr)	Q100 (cfs)	I25 (in/hr)	Q25 (cfs)	
1	2	3	4	5	6	7	8	9	10	11	COMMENTS
EX-A	5.79	20	0.30	1.74	4.21	7.32	6.96	12.09	5.60	9.72	DRAINS TO EX CHANNEL TO THE NORTH
EX-B	9.68	20	0.30	2.90	4.21	12.23	6.96	20.20	5.60	16.26	DRAINS TO EX CHANNEL TO THE SOUTH
EX-C	1.65	20	0.30	0.50	4.21	2.09	6.96	3.44	5.60	2.77	DRAINS TO EX CHANNEL TO THE NORTH
EX-OS1	5.53	10	0.80	4.42	5.75	25.44	9.24	40.87	7.55	33.42	OFFSITE AREA TO EX CHANNEL ON SITE
EX-OS2	15.64	10	0.88	13.76	5.75	79.14	9.24	127.14	7.55	103.96	OFFSITE AREA TO EX CHANNEL ON SITE

BENCHMARKS

BM #1 - 3/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±10' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, ±1550' EAST OF FREEDOM DRIVE, ±675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, & ±780' NORTH OF HENRIETTA CREEK ROAD.

ELEVATION = 661.54'

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

ELEVATION = 664.40'

PRELIMINARY

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KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION	

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

DRAINAGE AREA MAP-EXISTING

ROANOKE, DENTON COUNTY, TEXAS

PELOTON LAND SOLUTIONS

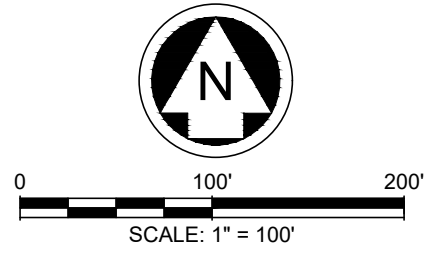
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C401
DESIGNED: RM			
REVIEWER: KTW			

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING
AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

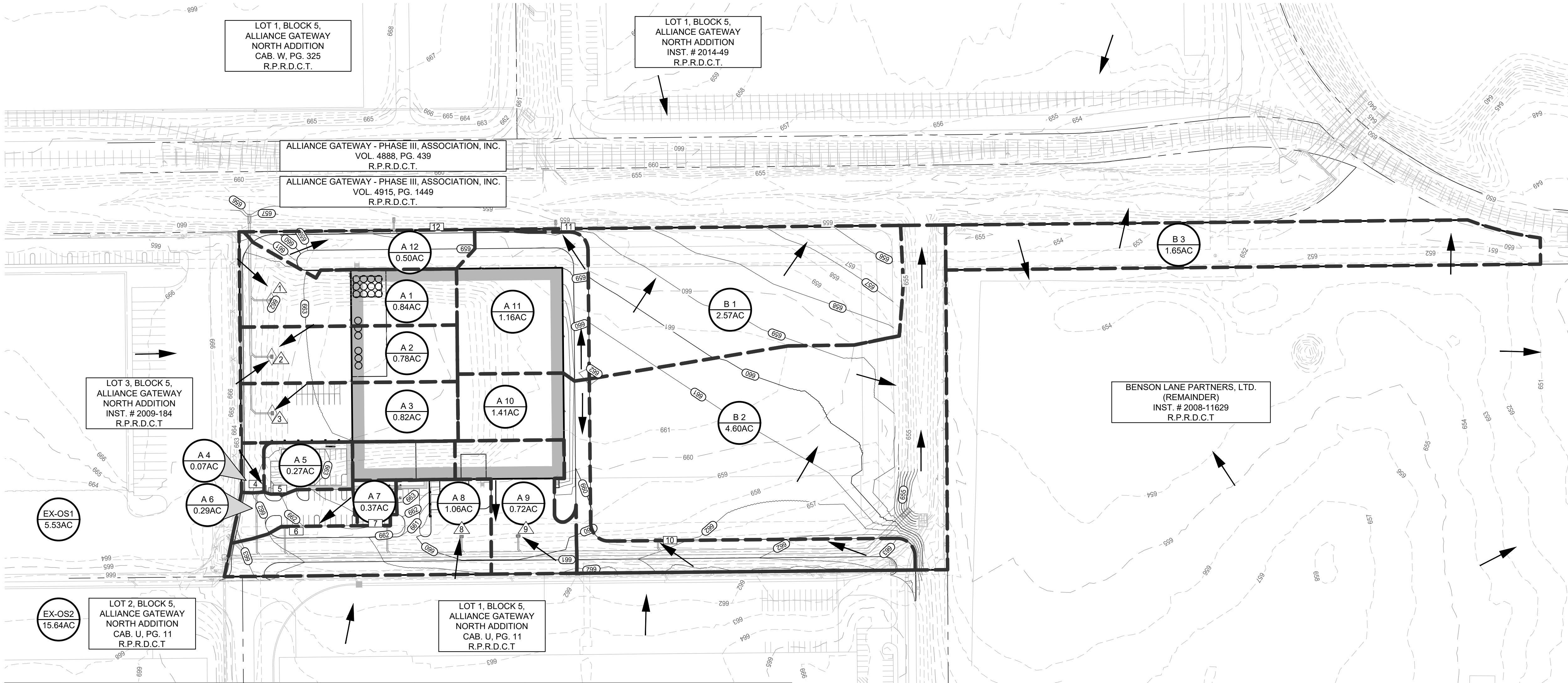
TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

- | | |
|--|-----------------------------|
| | PROPERTY LINE |
| | EASEMENT LINE |
| | 100 YR FLOODPLAIN LIMIT |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | DRAINAGE SWALE |
| | DRAINAGE DIVIDE |
| | DRAINAGE ID
AREA (ACRES) |
| | DRAINAGE FLOW
DIRECTION |
| | CURB INLET |
| | DROP INLET |
| | PROPOSED CURB INLET |
| | PROPOSED GRATE INLET |



ALLIANCE GATEWAY NORTH - PROPOSED CONDITION

RATIONAL METHOD RUNOFF CALCULATIONS

AREA NAME	AREA (ac.)	TC (min)	C	C*A	I5 (in/hr)	Q5 (cfs)	I100 (in/hr)	Q100 (cfs)	
1	2	3	4	5	6	7	8	9	COMMENTS
A1	0.84	10	0.90	0.76	5.75	4.35	9.24	6.98	DRAINS TO GRATE INLET #1
A2	0.78	10	0.90	0.70	5.75	4.04	9.24	6.49	DRAINS TO GRATE INLET #2
A3	0.82	10	0.90	0.74	5.75	4.24	9.24	6.82	DRAINS TO GRATE INLET #3
A4	0.07	10	0.90	0.06	5.75	0.36	9.24	0.58	DRAINS TO CURB INLET #4
A5	0.27	10	0.90	0.24	5.75	1.40	9.24	2.24	DRAINS TO CURB INLET #5
A6	0.29	10	0.90	0.26	5.75	1.50	9.24	2.41	DRAINS TO CURB INLET #6
A7	0.37	10	0.90	0.33	5.75	1.91	9.24	3.08	DRAINS TO CURB INLET #7
A8	1.06	10	0.90	0.95	5.75	5.49	9.24	8.81	DRAINS TO GRATE INLET #8
A9	0.72	10	0.90	0.65	5.75	3.73	9.24	5.99	DRAINS TO GRATE INLET #9
A10	1.41	10	0.90	1.27	5.75	7.30	9.24	11.72	DRAINS TO CURB INLET #10
A11	1.16	10	0.90	1.04	5.75	6.00	9.24	9.64	DRAINS TO CURB INLET #11
A12	0.50	10	0.90	0.45	5.75	2.59	9.24	4.16	DRAINS TO CURB INLET #12
B1	2.57	15	0.30	0.77	4.85	3.74	7.91	6.10	DRAINS TO EX CHANNEL TO THE NORTH
B2	4.60	15	0.30	1.38	4.85	6.69	7.91	10.92	DRAINS TO EX CHANNEL TO THE EAST
B3	1.65	15	0.30	0.50	4.85	2.40	7.91	3.92	DRAINS TO EX CHANNEL TO THE NORTH

BENCHMARKS

BM #1 - 3/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±15' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, ±1550' EAST OF FREEDOM DRIVE, ±675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, ±4780' NORTH OF HENRIETTA CREEK ROAD.

ELEVATION = 661.54'

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, ±455' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

ELEVATION = 664.40'

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KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

DRAINAGE AREA MAP-PROPOSED

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C402
DESIGNED: RM	REVIEWER: KTW		

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099



LEGEND

NOTES:

1. THE CITY OF CITY OF ROANOKE DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. REFER TO LANDSCAPE PLANS FOR HARDCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
4. REFER TO STRUCTURAL PLANS FOR ALL BUILDING AND DUMPSITER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
5. ALL T.C.E.Q. PIPE SEPARATION MUST BE MET.
6. ALL WYE CONNECTIONS AND BENDS SHALL BE MANUFACTURED FITTINGS.
7. GRATE INLETS ARE PRECAST PARTS PER OLDCASTLE OR APPROVED EQUAL.
8. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
9. ALL STORM DRAINS PIPING ARE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.

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ELEVATION = 661.54

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ELEVATION = 664.40

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KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	DE #	DATE

NO.	DATE	REVISION

STORM DRAIN PLAN

ROANOKE, DENTON COUNTY, TEXAS



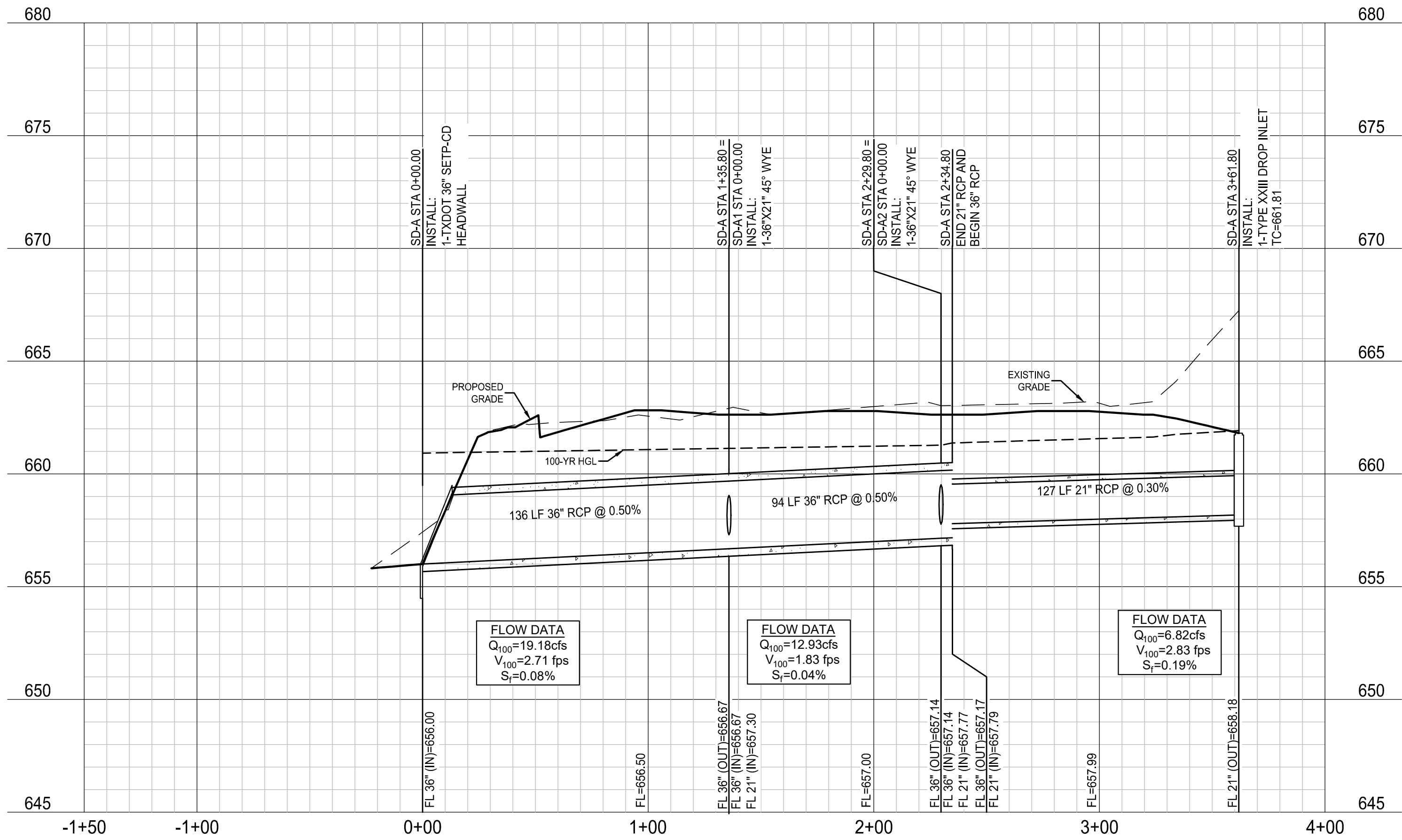
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET #
DESIGNED: RM	OCTOBER	AAI23001	C40
REVIEWER: KTW	2023		

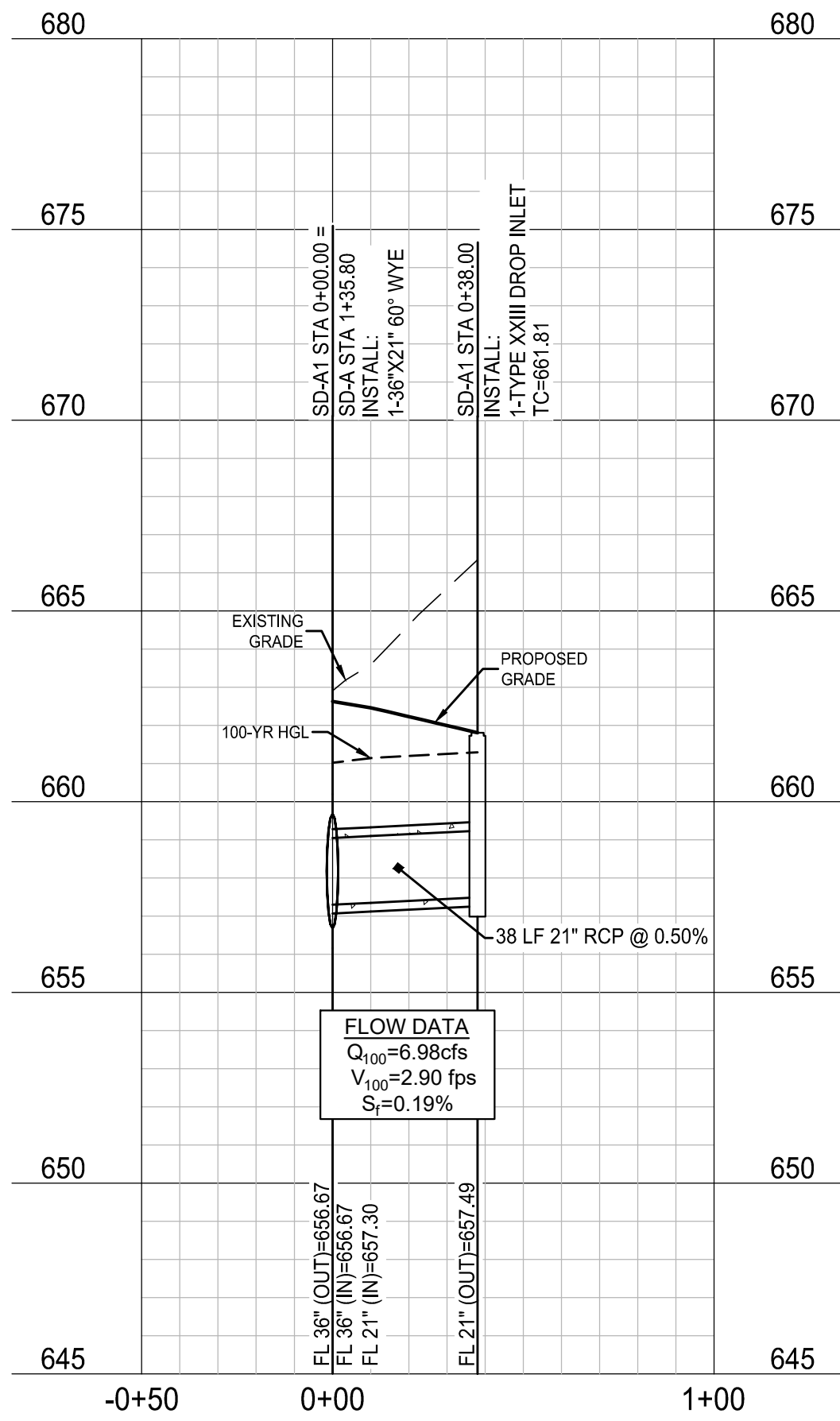
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ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

SD-A

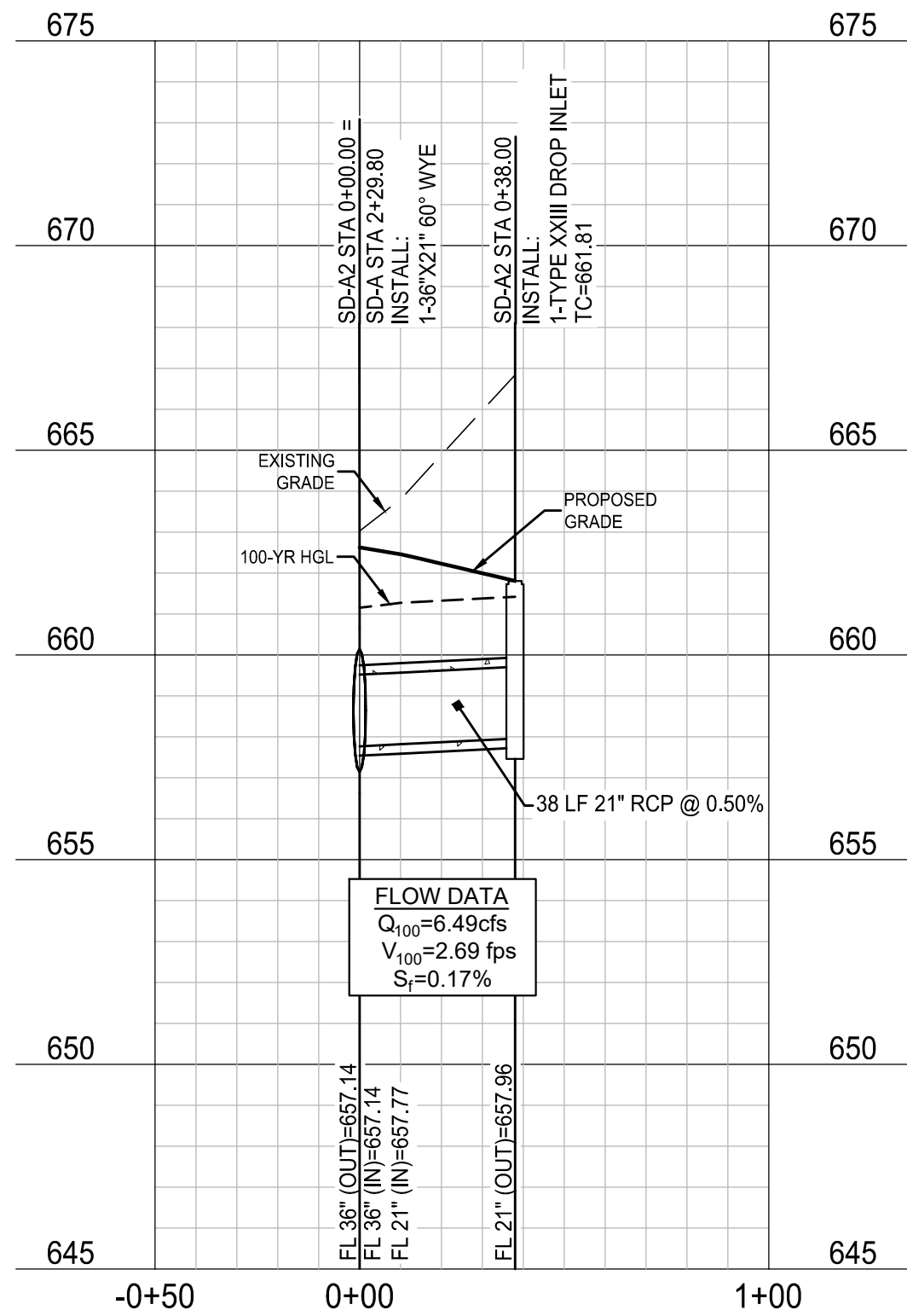


SD-A1

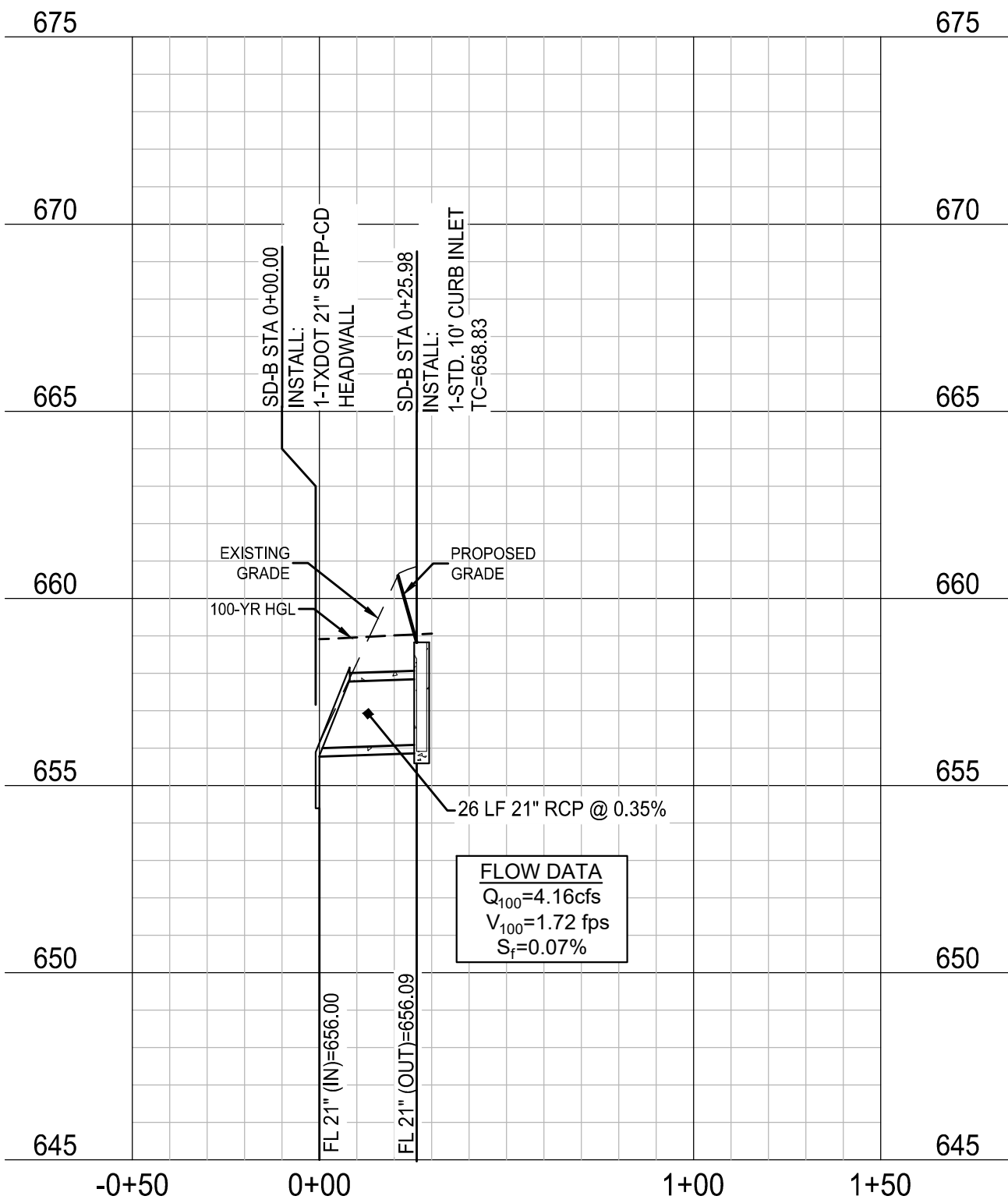


PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

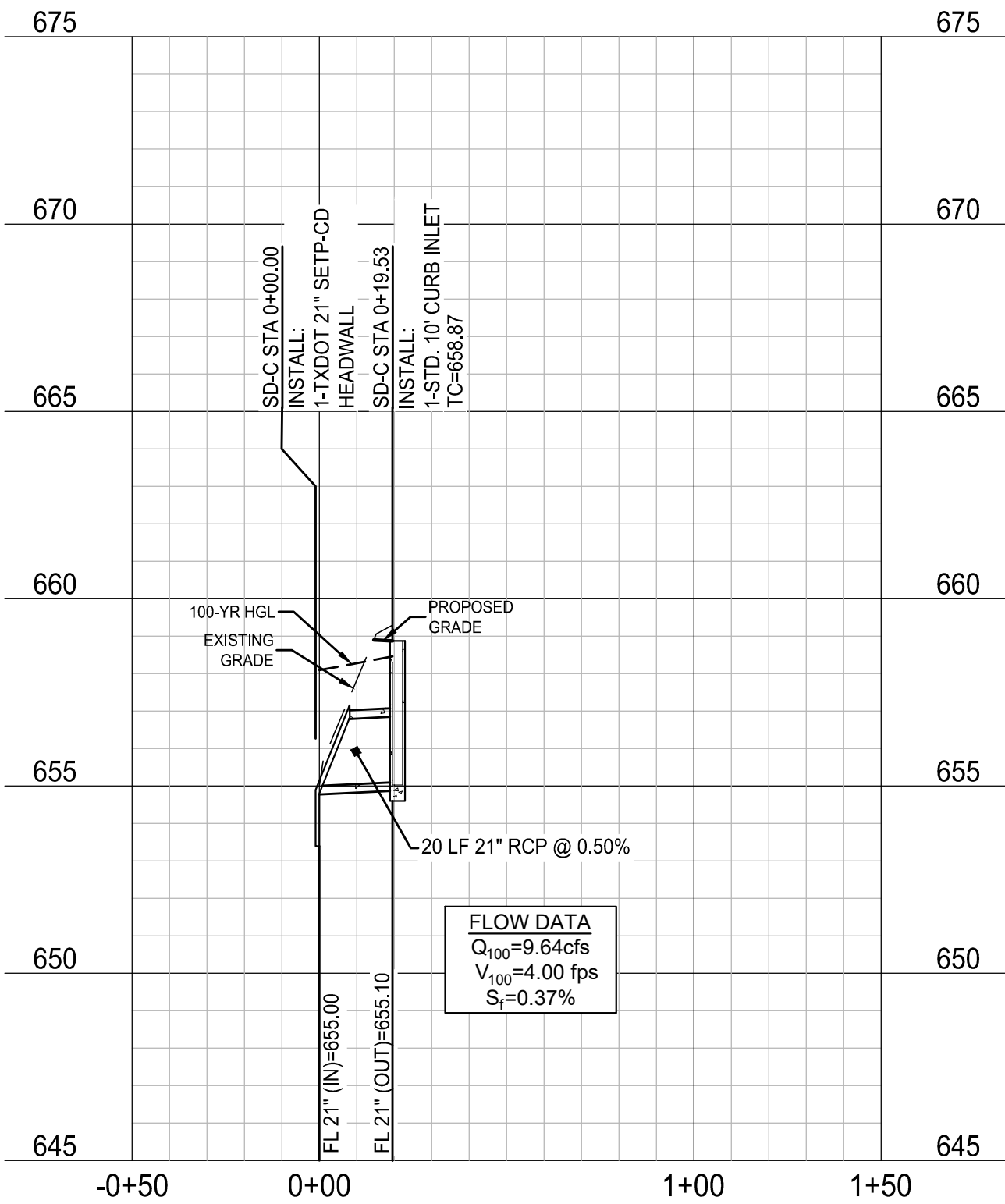
SD-A2



SD-B



SD-C



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KOLE T. WEBER 120316 10/10/2023
TYPE OR PRINT NAME PE # DATE

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ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

STORM DRAIN PROFILES

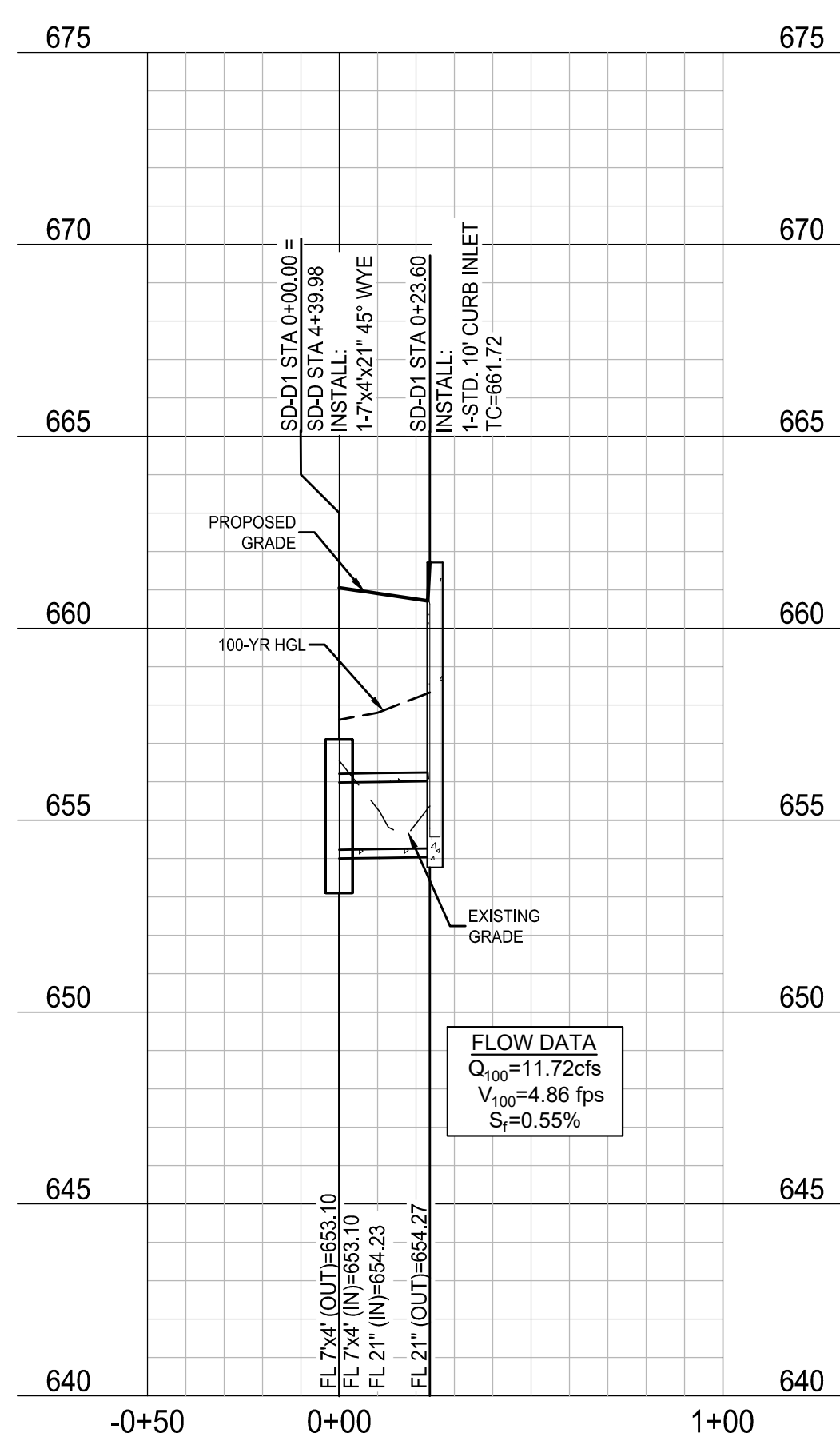
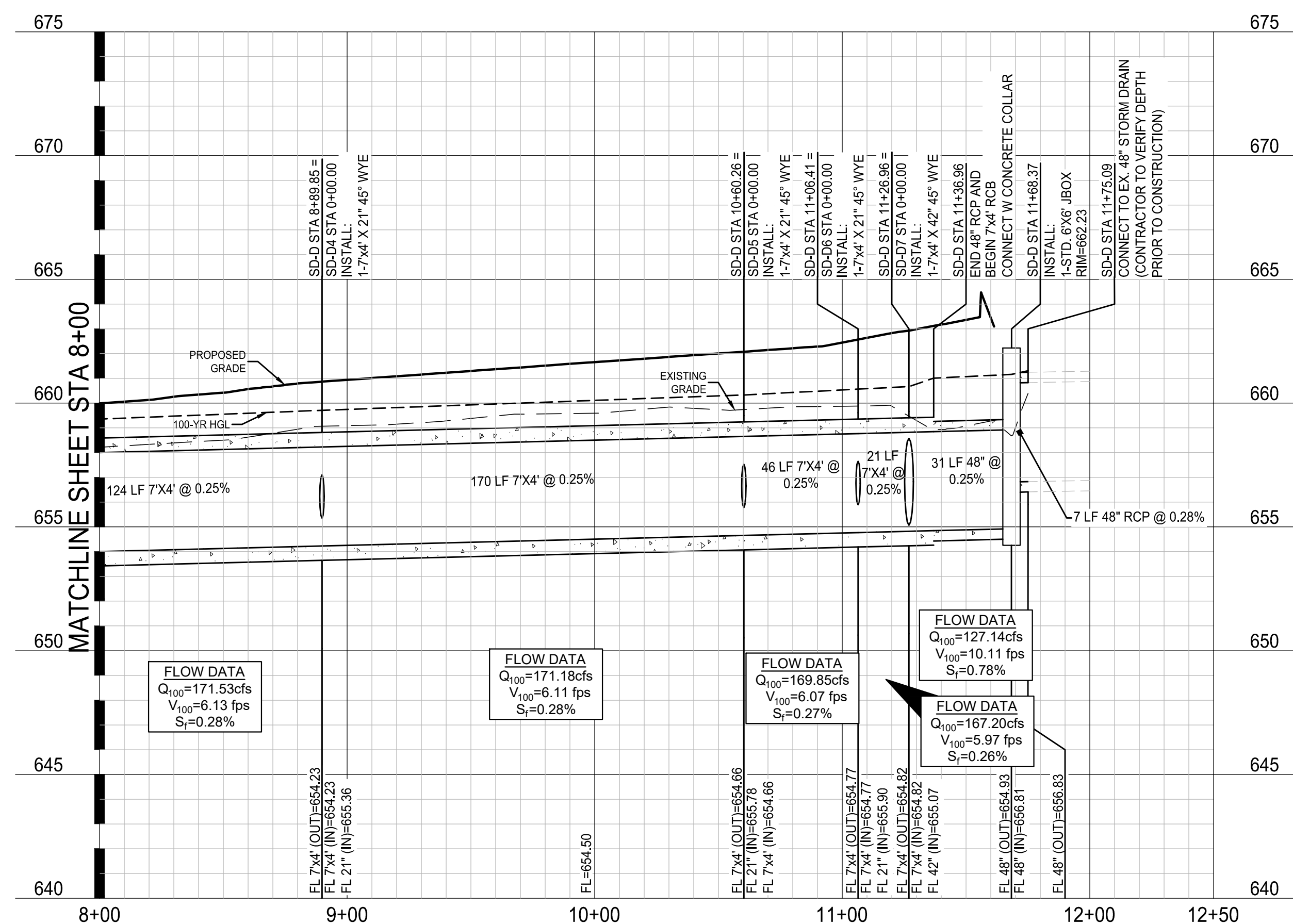
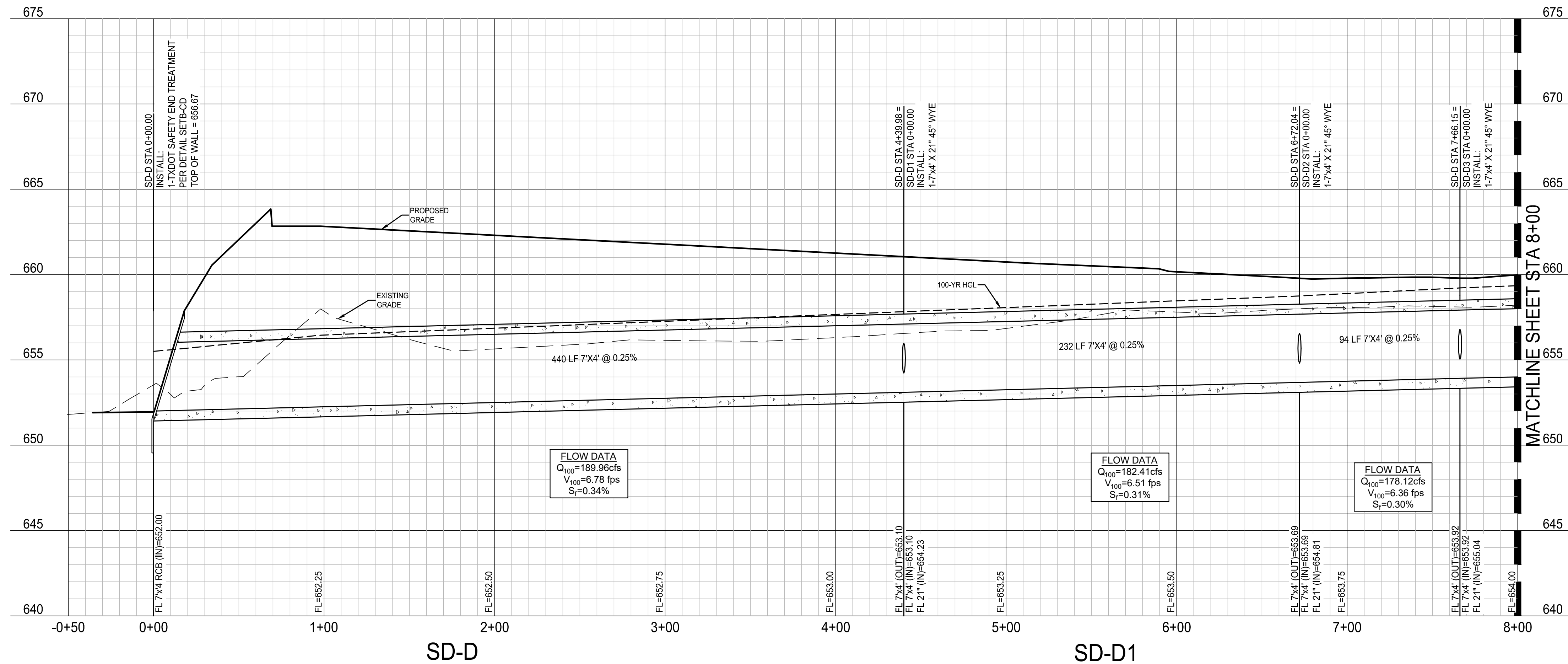
ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD DRIVE, SUITE 200, FORT WORTH, TEXAS 76117
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AA123001	SHEET: C405
DESIGNED: RM	REVIEWER: KTW		

SD-D



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

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KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

[illegible]

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

STORM DRAIN PROFILES

ROANOKE, DENTON COUNTY, TEXAS

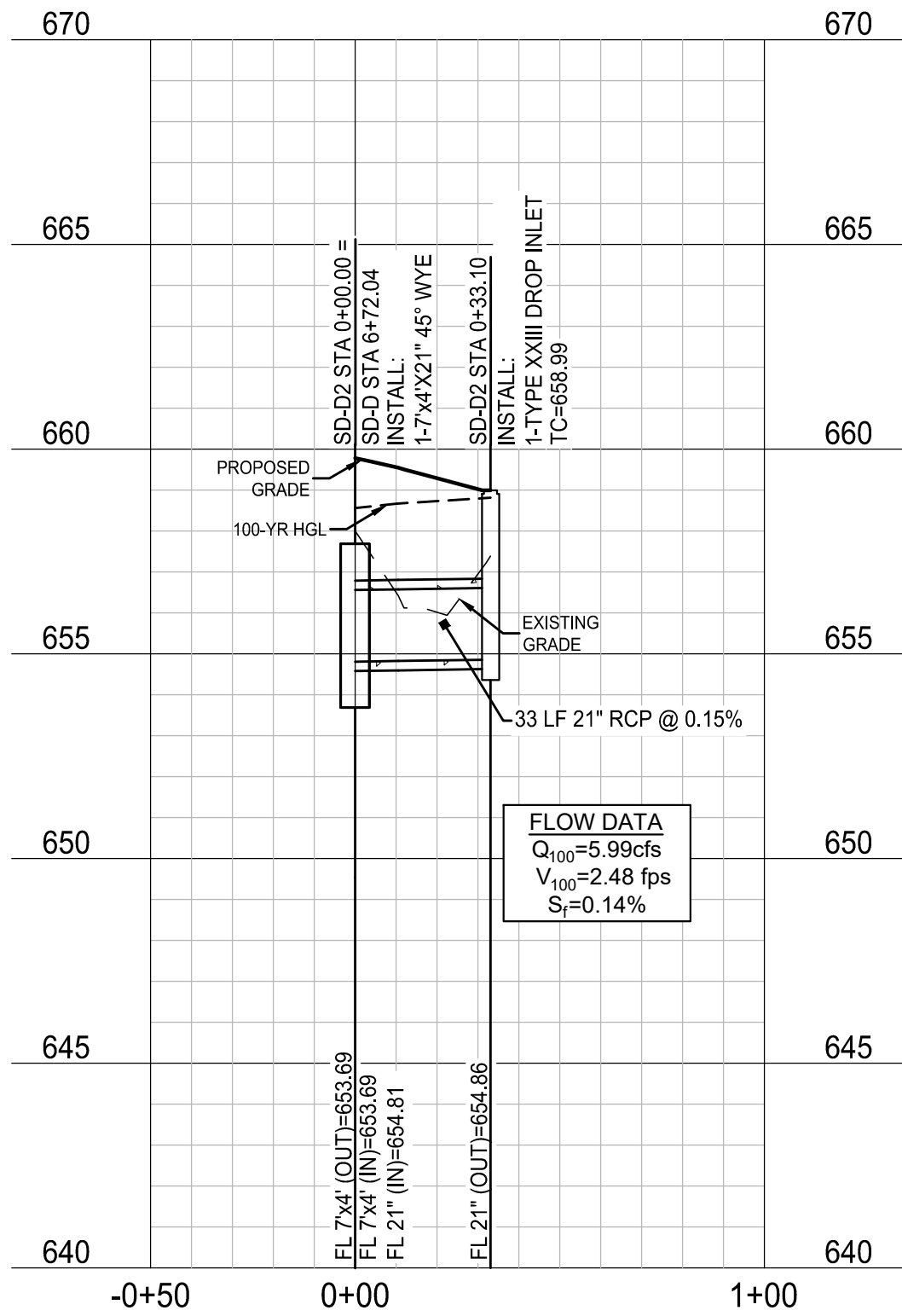


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9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

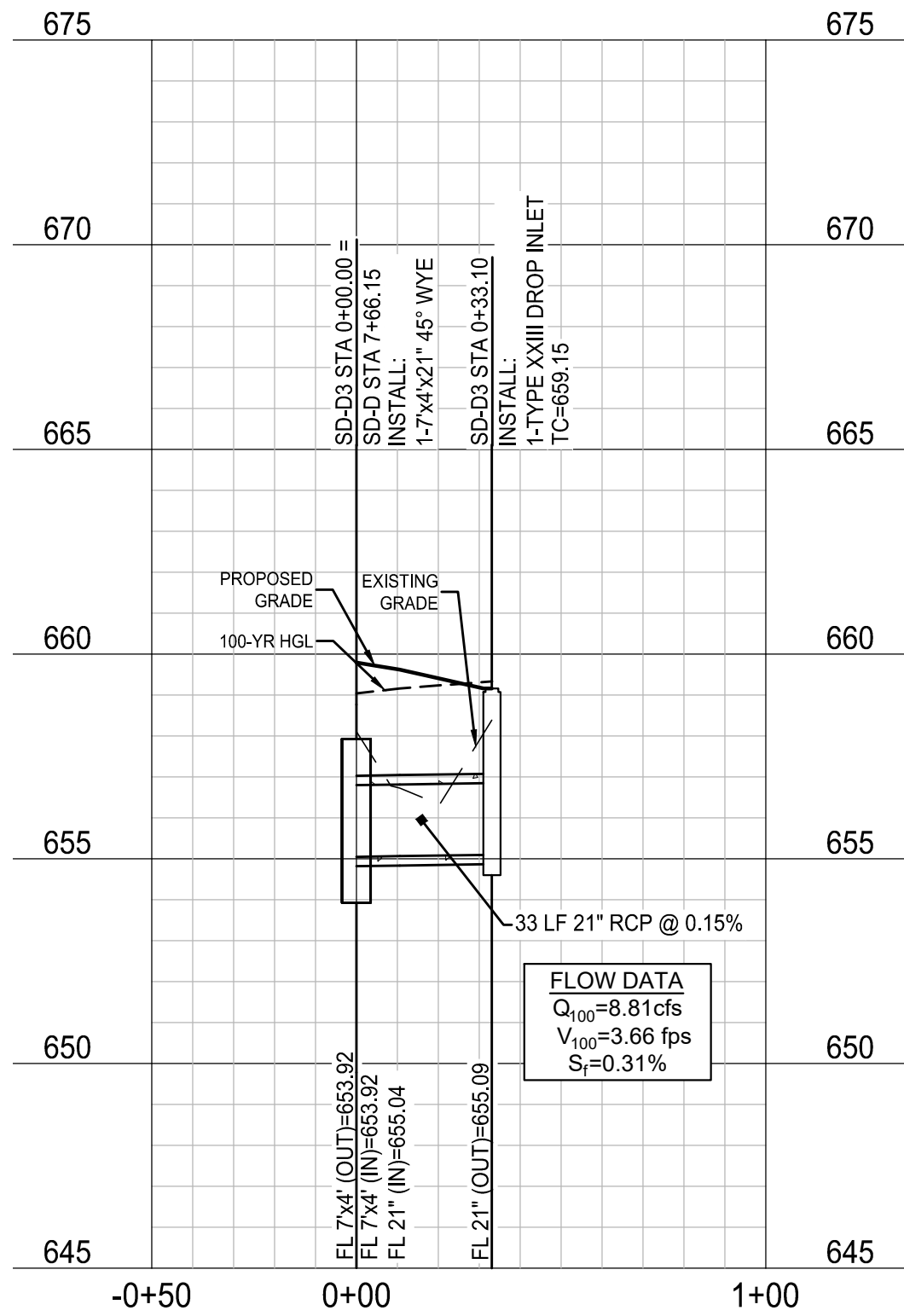
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DESIGNED: RM	OCTOBER 2023	AAI23001	C406
REVIEWER: KTW			

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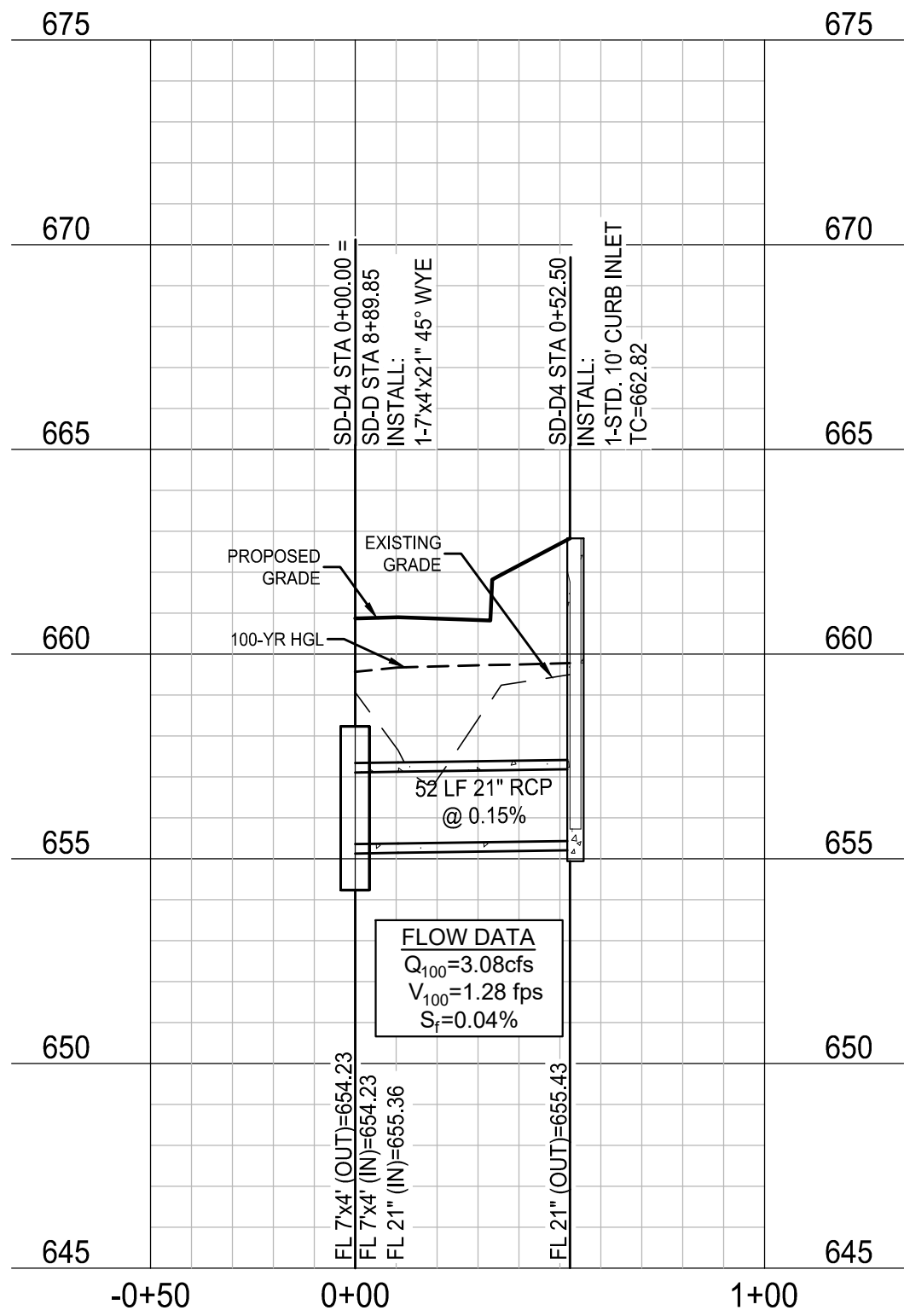
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SD-D3

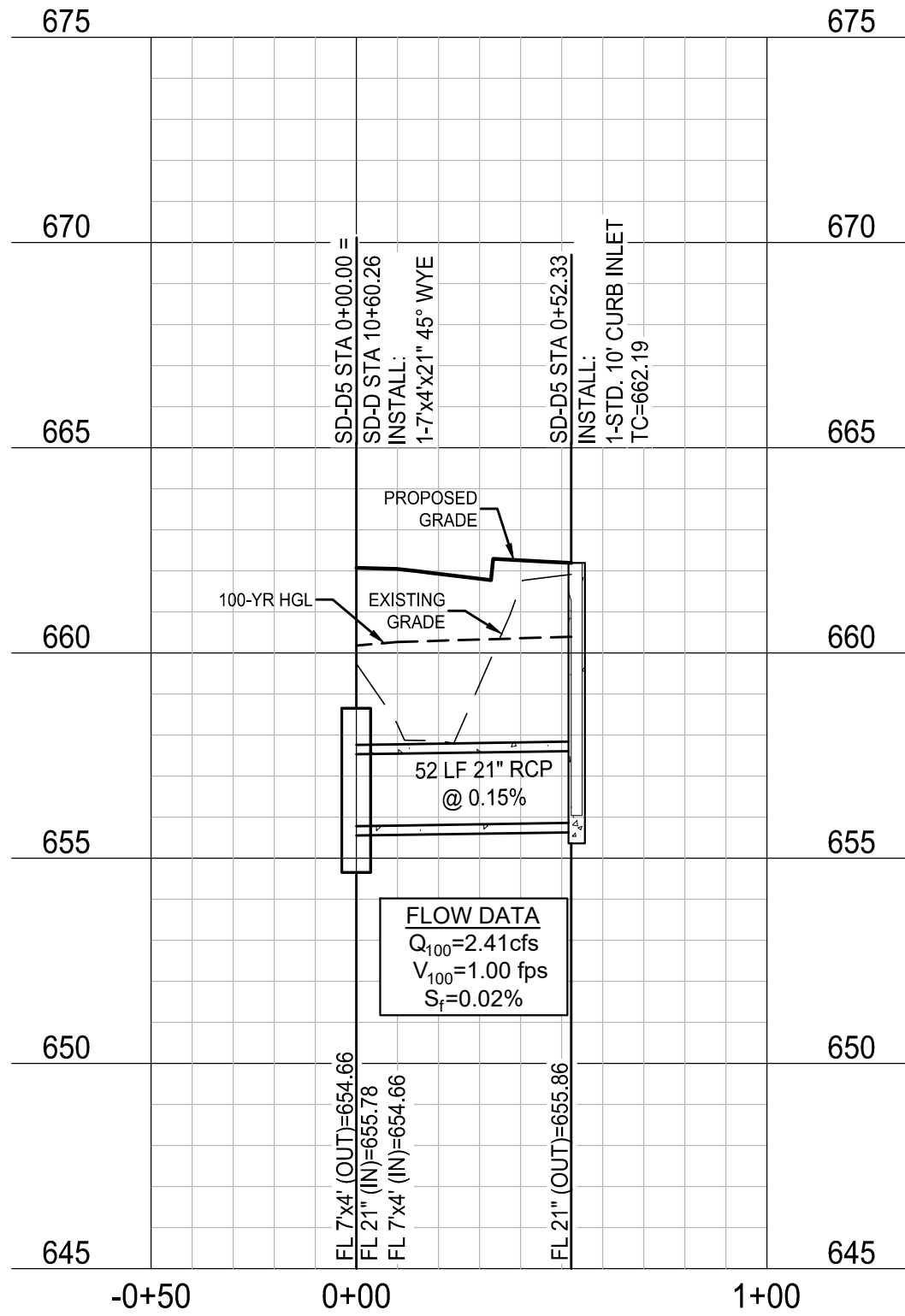


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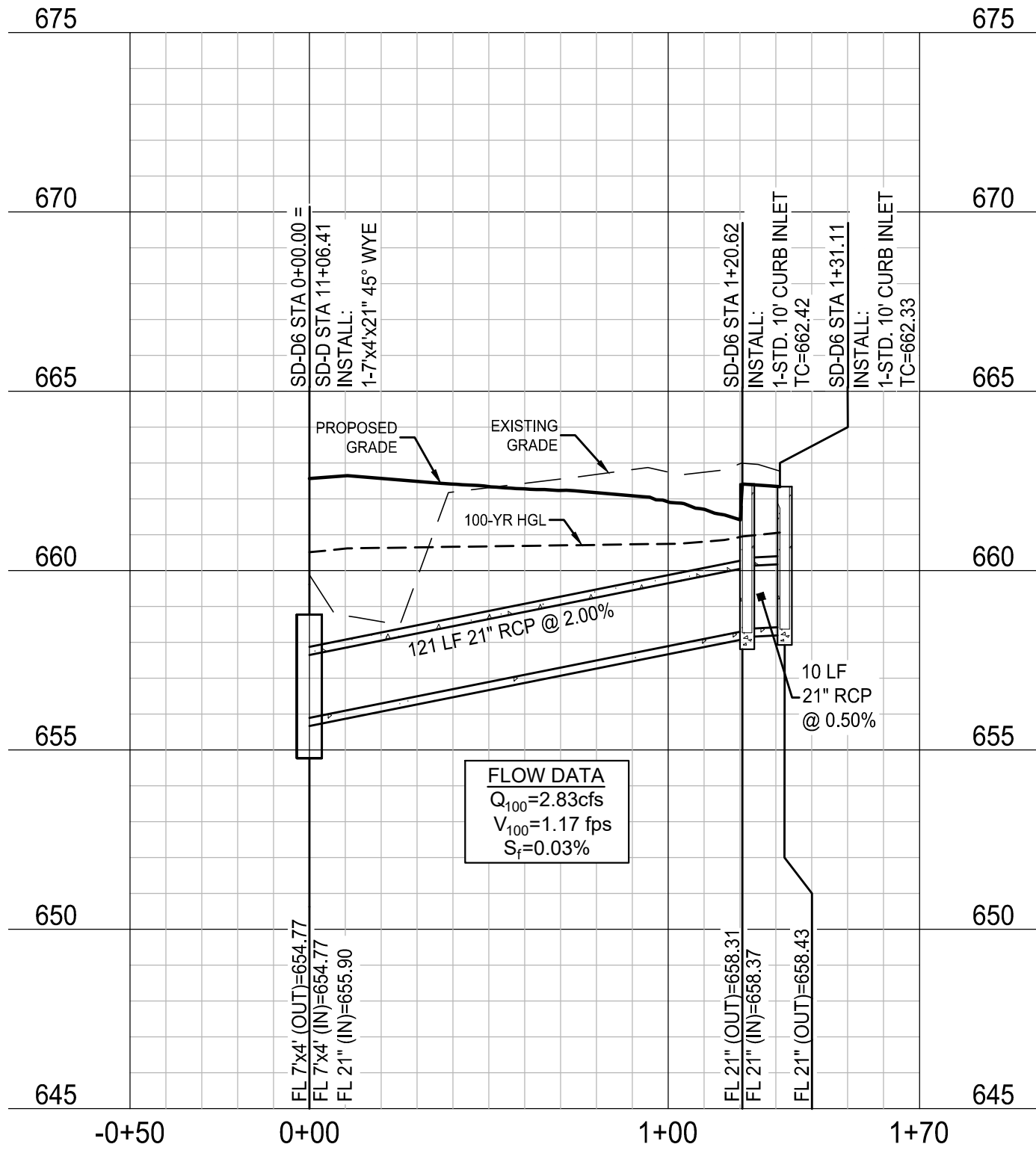


PROFILE SCALES:
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1" = 4' VERT.

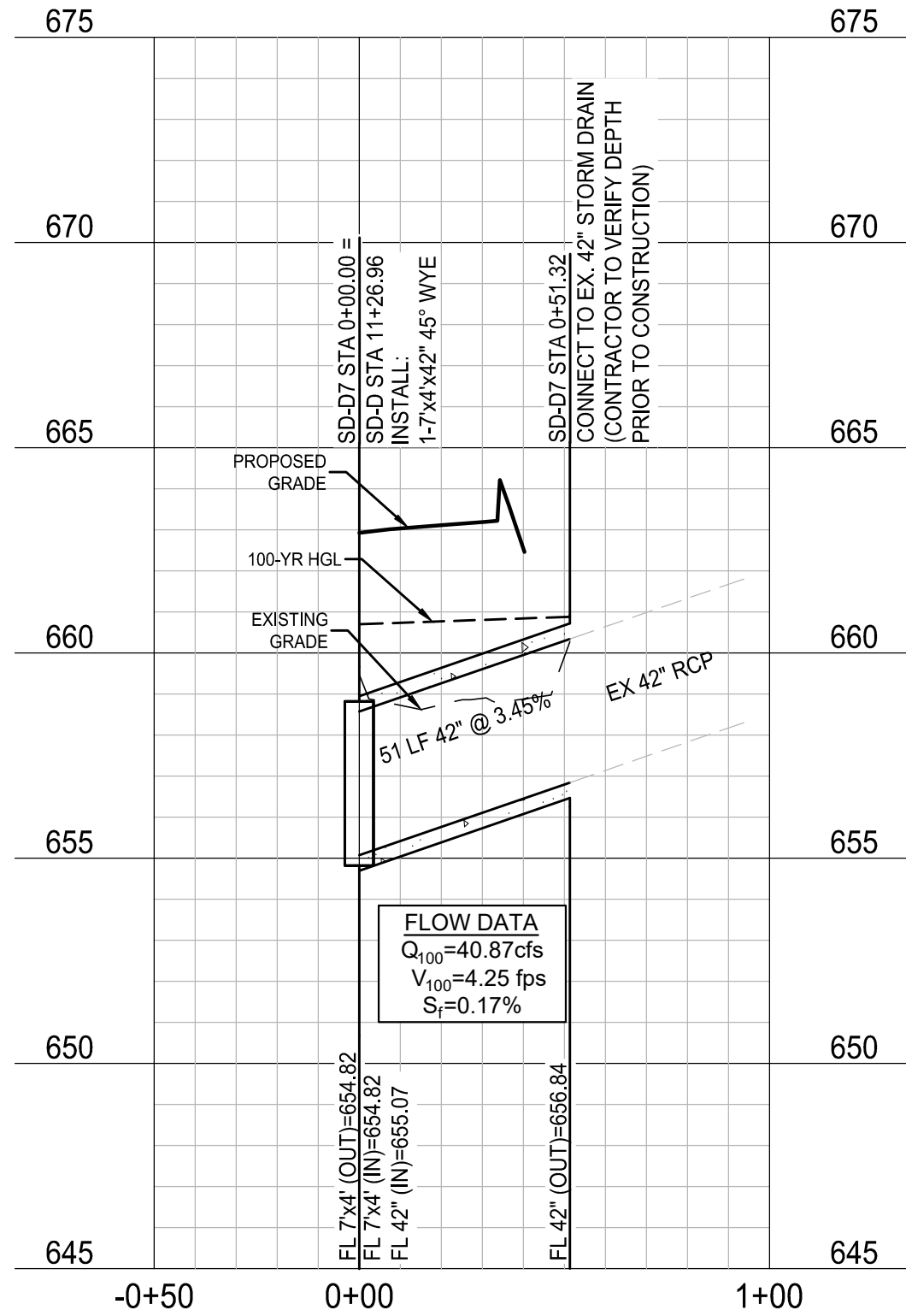
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SD-D6



SD-D7



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KOLE T. WEBER 120316 10/10/2023
TYPE OR PRINT NAME PE # DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

STORM DRAIN PROFILES

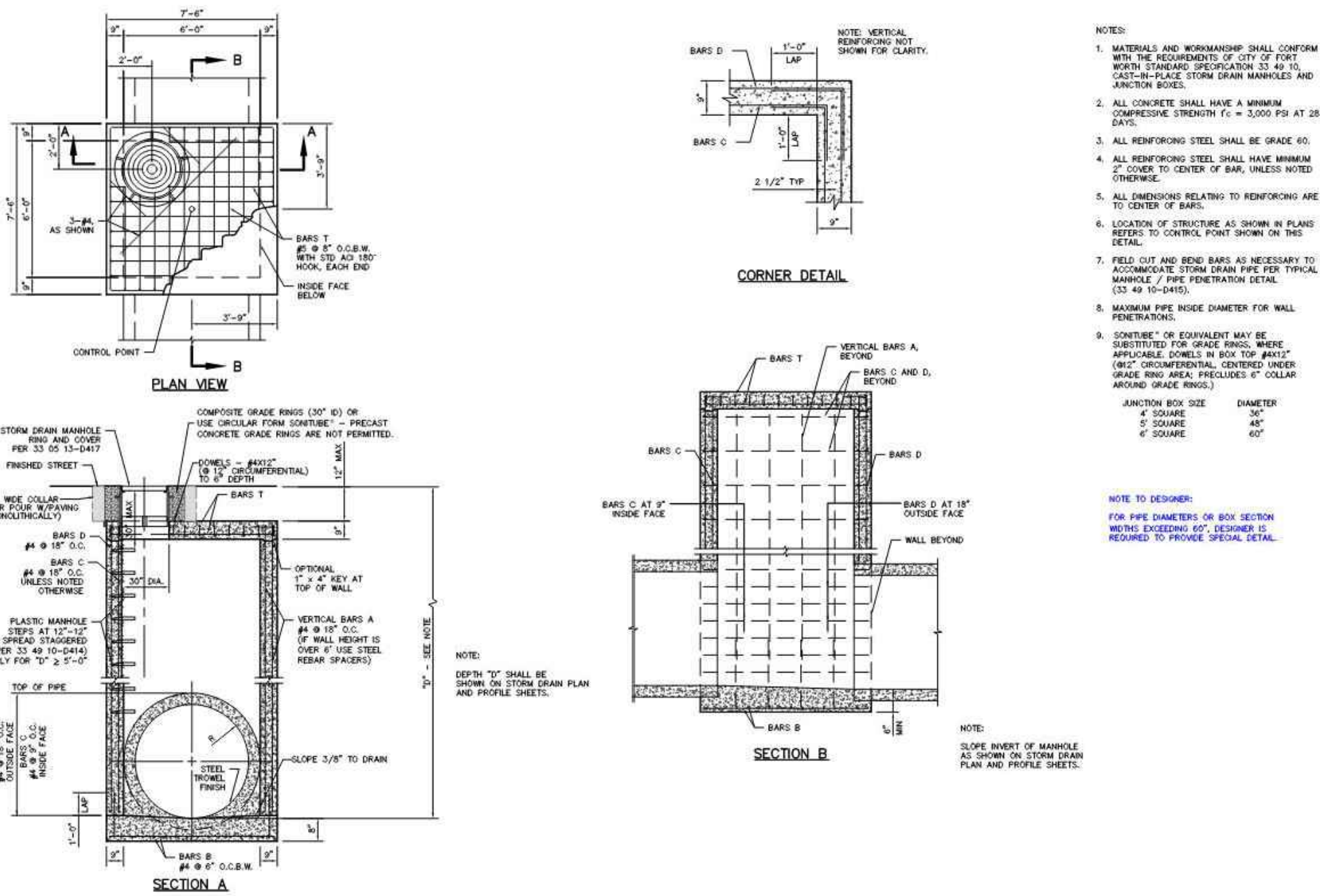
ROANOKE, DENTON COUNTY, TEXAS



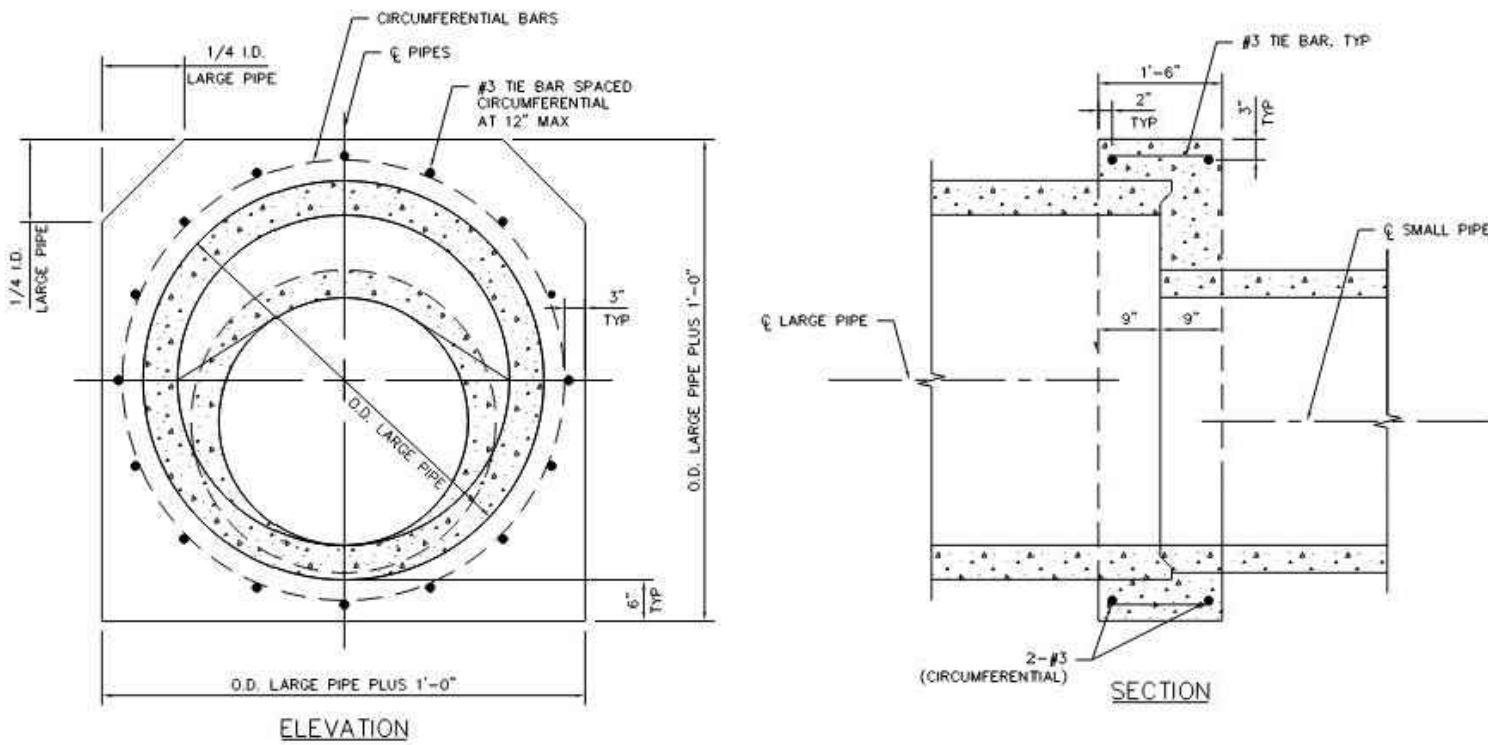
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PRVY, SUITE 200, FORT WORTH, TEXAS 76117
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C407
DESIGNED: RM			
REVIEWER: KTW			

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING



STANDARD 6' SQUARE JUNCTION BOX



CONCRETE PIPE COLLAR

PRELIMINARY
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KOLE T. WEBER 120316 10/10/2023
TYPE OR PRINT NAME PE# DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

STORM DRAIN DETAILS

ROANOKE, DENTON COUNTY, TEXAS

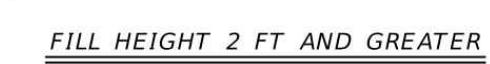


TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD DRIVE, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN:	TCG/AEJ	DATE:	PROJECT #:	SHEET:
DESIGNED:	RM	OCTOBER 2023	AAI23001	C409
REVIEWER:	KTW			

- ① For box length = 8'-0"
- ② AS1 thru AS4, AS7 and AS8 are minimum required areas of reinforcement per linear foot of box length. AS5 is minimum required area of reinforcement per linear foot of box width.

DATE: 5/11/51



(Showing top and bottom slab joint reinforcement.)



FILL HEIGHT LESS THAN 2 FT

④ Length is equal to spacing of longitudinal reinforcing plus 2". (10" Min) (Typ)

MATERIAL NOTES:

Provide 0.03 sq. in./ft. minimum longitudinal reinforcement at each face in slabs and walls. This minimum requirement may be met by the transverse wires when wire mesh reinforcement is used.

Provide Class H concrete ($f'_c = 5,000$ psi).

GENERAL NOTES:
Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information on details not shown.

See Box Culverts Precast Miscellaneous Details (SCP-MD)

In lieu of furnishing the designs shown on this sheet, the

contractor may furnish an alternate design that is equal to or exceeds the box design for the design fill height in the table. Submit shop plans for alternate designs in accordance with Item "Precast Concrete Structural Members (Fabrication)".

		HL93 LOADING				Bridge Division Standard	
SINGLE BOX CULVERTS PRECAST 7'-0" SPAN SCP-7							
FILE# CD-SCP07-20.dgn		DATE TxDOT		DATE TxDOT		DATE TxDOT	
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REVISED		DIST		SECT		JOB	
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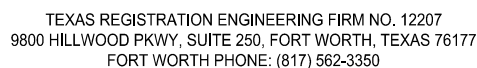
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TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

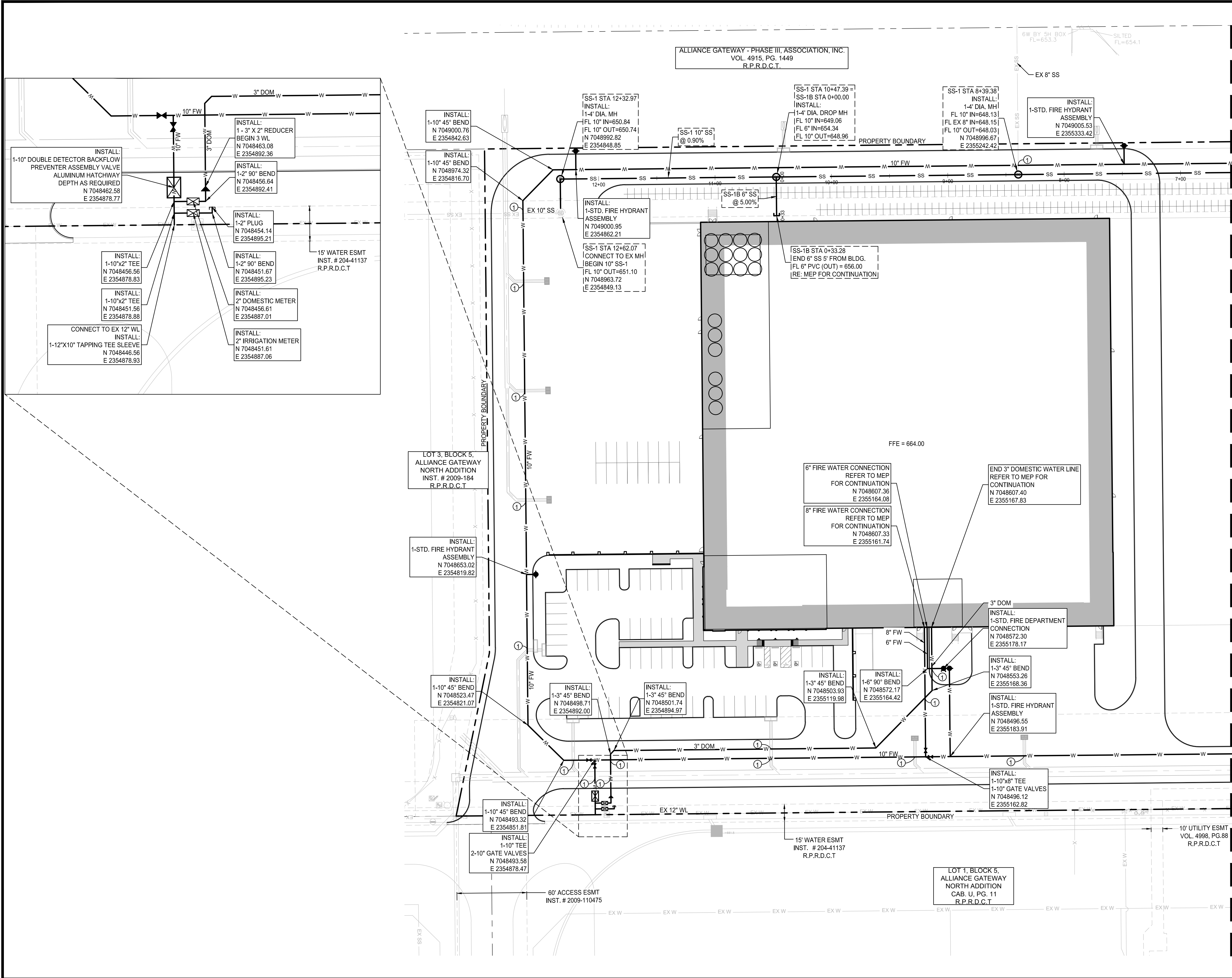
STORM DRAIN DETAILS

ROANOKE, DENTON COUNTY, TEXAS



DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER 2023	AAI23001	C410
REVIEWER: KTW			

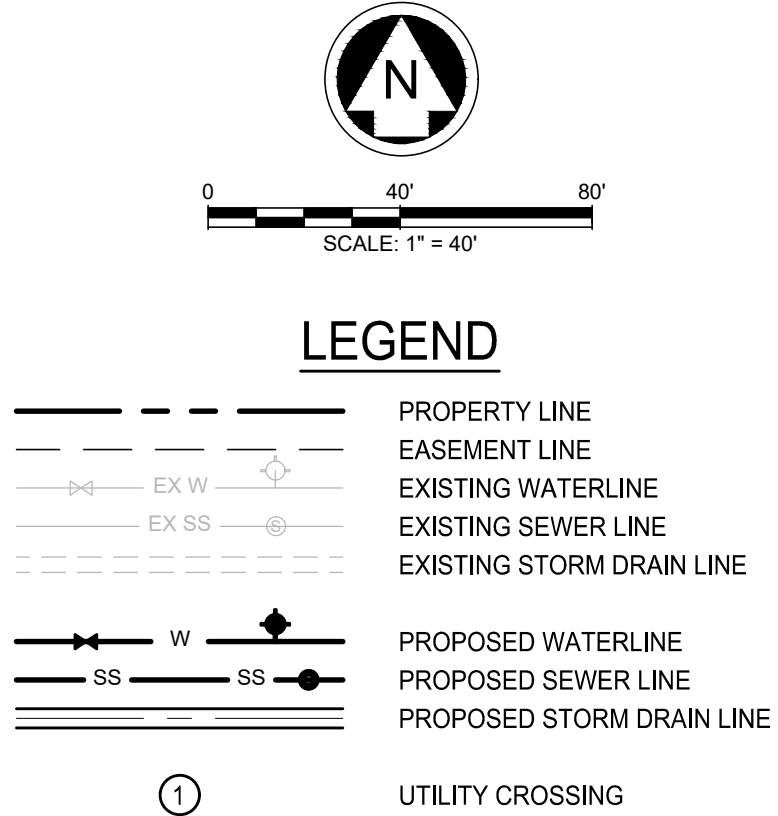
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PLOT Date/Time: 10/10/2023 3:26 PM



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



- NOTES:
- THE CITY OF CITY OF ROANOKE DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
 - REFER TO STRUCTURAL PLANS FOR ALL BUILDING AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
 - ALL T.C.E.Q. PIPE SEPARATION MUST BE MET.
 - ALL WYE CONNECTIONS AND BENDS SHALL BE MANUFACTURED FITTINGS.
 - GRATE INLETS ARE PRECAST PARTS PER OLDCASTLE OR APPROVED EQUAL.
 - STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
 - ALL STORM DRAINS PIPING ARE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.

BENCHMARKS

BM #1 - 3/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±110' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, ±1550' EAST OF FREEDOM DRIVE, ±670' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, ±4780' NORTH OF HENRIETTA CREEK ROAD.

ELEVATION = 661.54'

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±670' NORTH OF HENRIETTA CREEK ROAD, ±455' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

ELEVATION = 664.40'

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KOLE T. WEBER 120316 10/10/2023
TYPE OR PRINT NAME PE # DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

UTILITY PLAN

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD DRIVE, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C501
DESIGNED: RM			
REVIEWER: KTW			

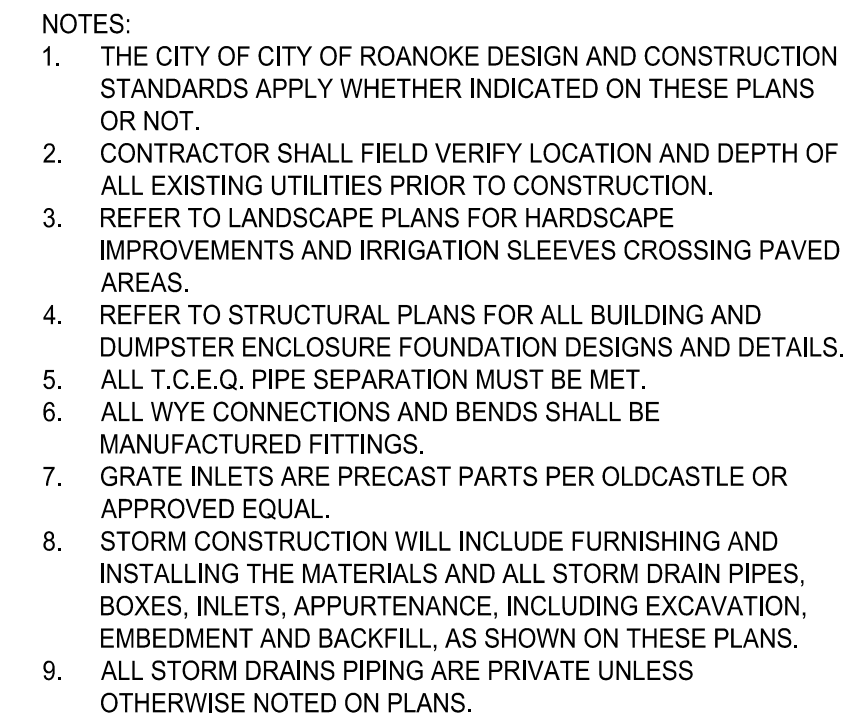
MATCHLINE SHEET C502

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099



LEGEND



BM #1 - 5/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED ±10' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, ±1550' EAST OF FREEDOM DRIVE, ±675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, & ±780' NORTH OF HENRIETTA CREEK ROAD.

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

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NO.	DATE	REVISION

UTILITY PLAN



PELTON
LAND SOLUTIONS

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER	AAI23001	C50.
REVIEWER: KTW	2023		

ALLIANCE GATEWAY - PHASE III, ASSOCIATION, INC.
VOL. 4915, PG. 1449
R.P.R.D.C.T.

```

SS-1 STA 3+60.00 =
SS-1A STA 0+00.00 |
|          INSTALL:
|          1-4' DIA. MH
|          FL 10" IN=646.11
|          FL 6" IN=646.11
|          FL 10" OUT=646.01

```

INSTALL:
1-10" 45° BEND
N 7049010.26
E 2355820.78

SS-1 STA 0+28.17
INSTALL:
1-4' DIA. MH
FL 10" IN=644.68
FL 10" OUT=644.58
N 7049004.52
E 2356053.59

SS-1A STA 0+38.53
END 6" SS 5' FROM BLDG.
FL 6" PVC (OUT) = 648.04
RE: MEP

INSTALL:
1-10" 45° BEND
N 7048978.46
E 2355853.20

SS-1 STA 0+00.00
INSTALL:
1-4' DIA. MH
FL 10" IN=644.47
N 7048976.67
E 2356057.80

BENSON LANE PARTNERS, LTD.
(REMAINDER)
INST. # 2008-11629
R.P.B.C.T

INSTA
1-STD. FIRE HYDRA
ASSEMB
N 7048747
E 2355855

INSTALL:
1-10" 45° BEND
N 7048502.56
E 2355802.59

INSTALL
1-10" 45° BEND
N 7048558.33
E 2355857.28

INSTALL:
1-10" TEE
2-10" GATE VALVES

1-10" DOUBLE DETECTOR BACKFLOW
PREVENTER ASSEMBLY VALVE
ALUMINUM HATCHWAY
DEPTH AS REQUIRED
N 7048471.28
E 2355773.89

INSTALL:
2" IRRIGATION METER
N 7048460.38
E 2355782.18

INSTALL:
1-2" PLUG
N 7048462.9
E 2355790.3

INSTALL:
1-10"x2" TEE
N 7048460.32
E 2355774.00

CONNECT TO EX 12" WL
INSTALL:
1-12"X10" TAPPING TEE SLEEVE
N 7048455.33
E 2355774.05

INSTALL:
1-2" 90° BEND
N 7048460.43
E 2355790.35

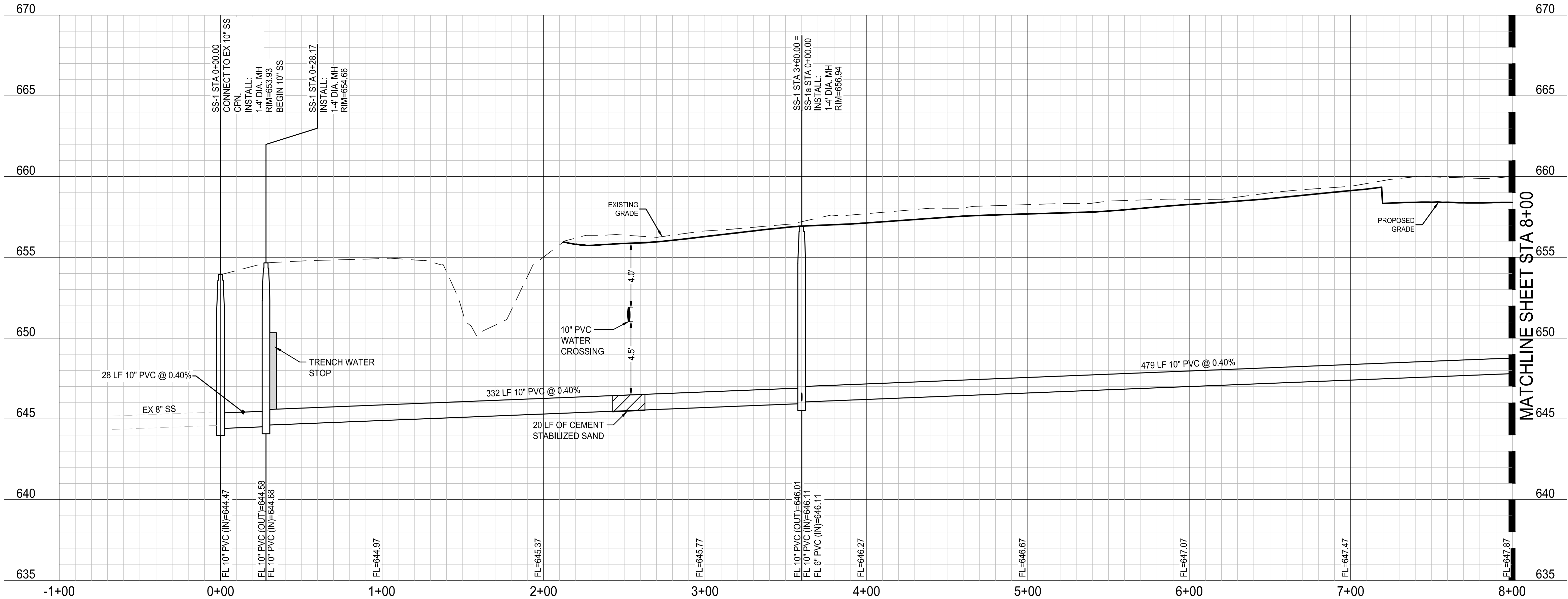
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ALLIANCE GATEWAY
NORTH ADDITION
CAB. U, PG. 11
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ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

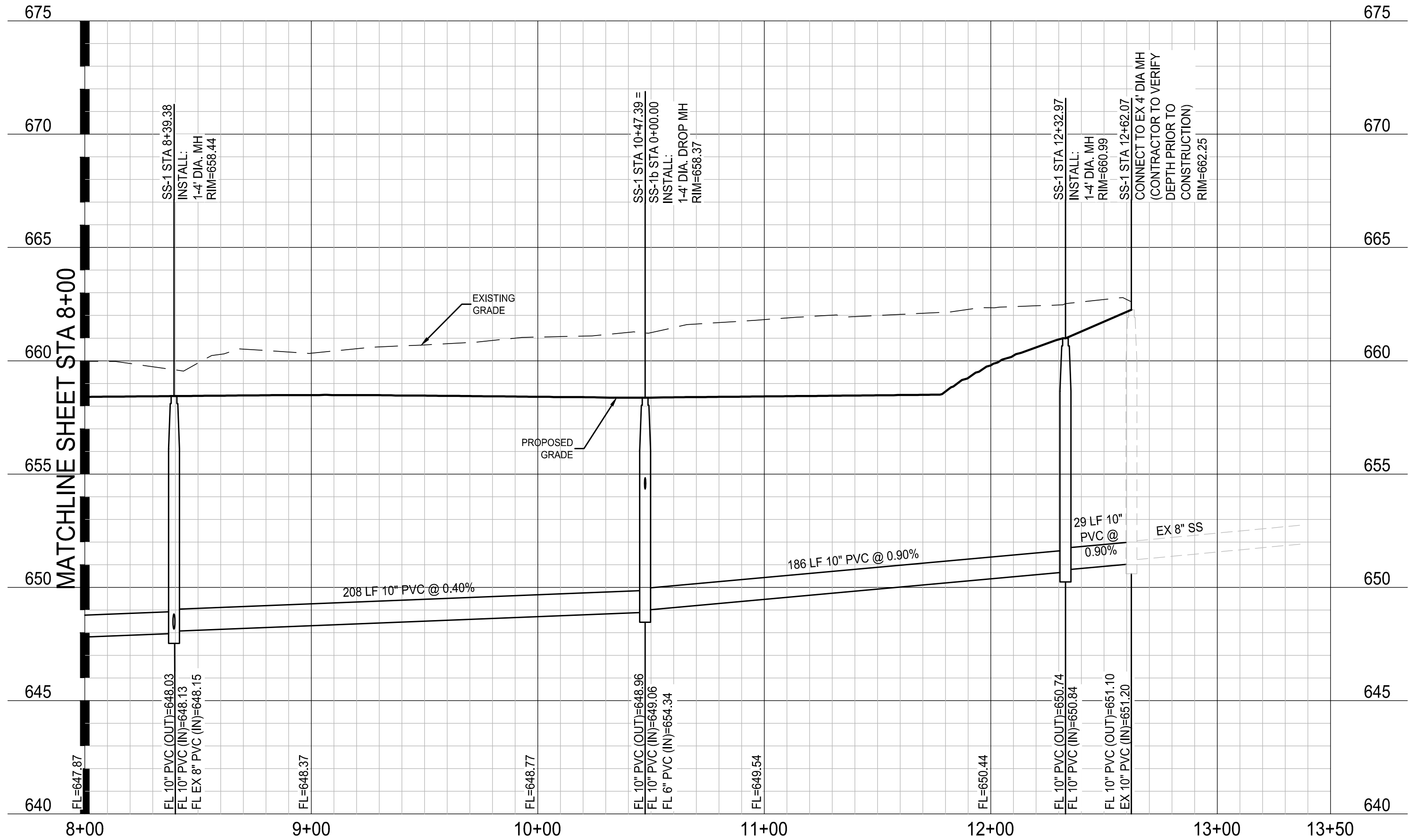
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SS-1



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

SS-1



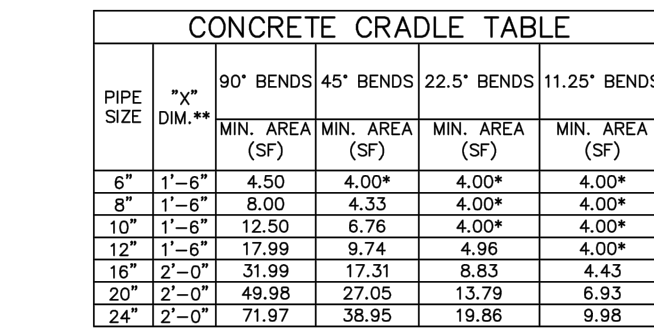
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TYPE OR PRINT NAME PE # DATE

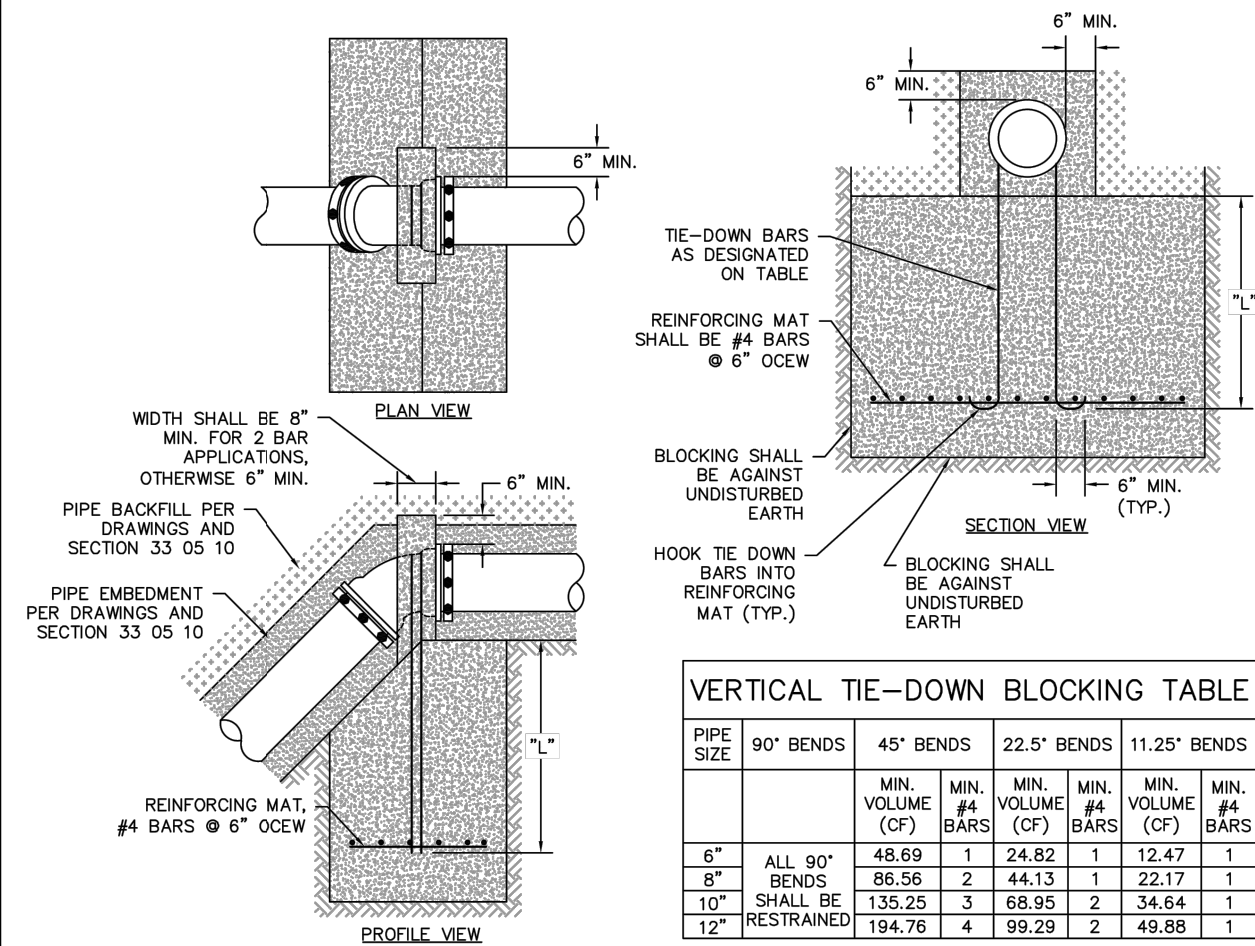
NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING			
SANITARY SEWER PROFILES			
ROANOKE, DENTON COUNTY, TEXAS			
PELTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 9800 HILLWOOD DRIVE, SUITE 200, FORT WORTH, TEXAS 76117 FORT WORTH PHONE: (817) 562-3350			
DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AA123001	SHEET: C503
DESIGNED: RM			
REVIEWER: KTW			



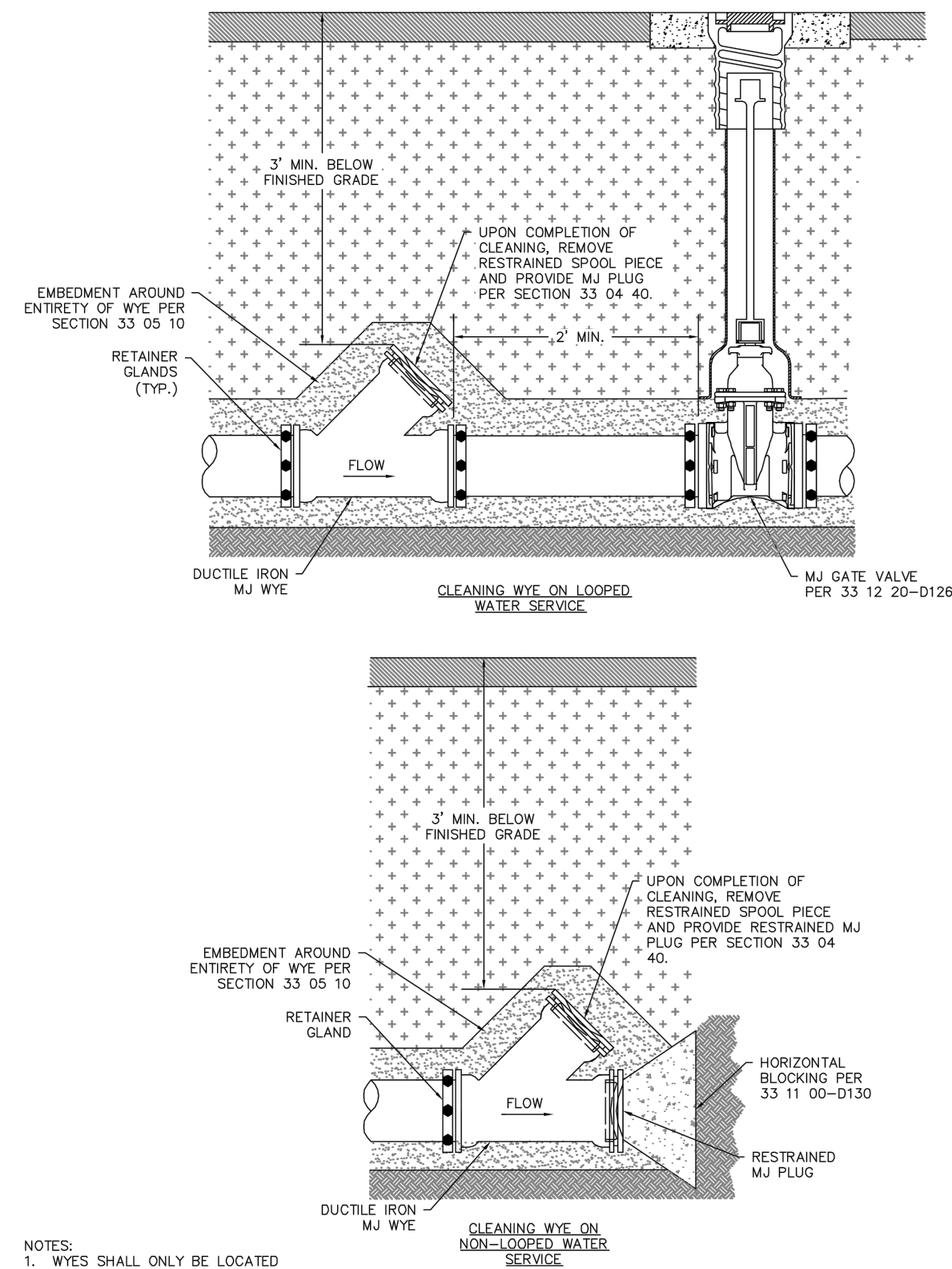
NOTES:

1. THRUST BLOCKING AREAS SHOWN ARE BASED ON:
 - a. 125 PSI TEST PRESSURE
 - b. 3,000 PSF HORIZONTAL OR LATERAL BEARING PRESSURE FOR ACCEPTABLE SOILS
 - c. MINIMUM COVER OF 5'
2. A SAFETY FACTOR OF 1.5.
3. SEE ATTACHED DRAWING FOR A SEPARATE BLOCKING TABLE WHEN THE CONDITIONS DO NOT MEET THE ABOVE ASSUMPTIONS.
4. IF THE DESIGNER WISHES TO PROVIDE THRUST RESTRAINT BY MEANS OF THRUST BLOCKING FOR ALL PIPES, THIS ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BEYOND.
5. ALL FITTINGS SHALL BE ADDITIONALLY RESTRAINED WITH RETAINER GLANDS.
6. CRADLES FOR WATER LINES LARGER THAN 24" SHALL BE DESIGNED FOR THE SPECIFIC PIPE SIZE AND SHOWN ON THE DRAWING.
7. ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PRIOR TO PLACING OF BLOCKING.
8. CONCRETE MATERIAL SHALL CONFORM TO SECTION 303 00.



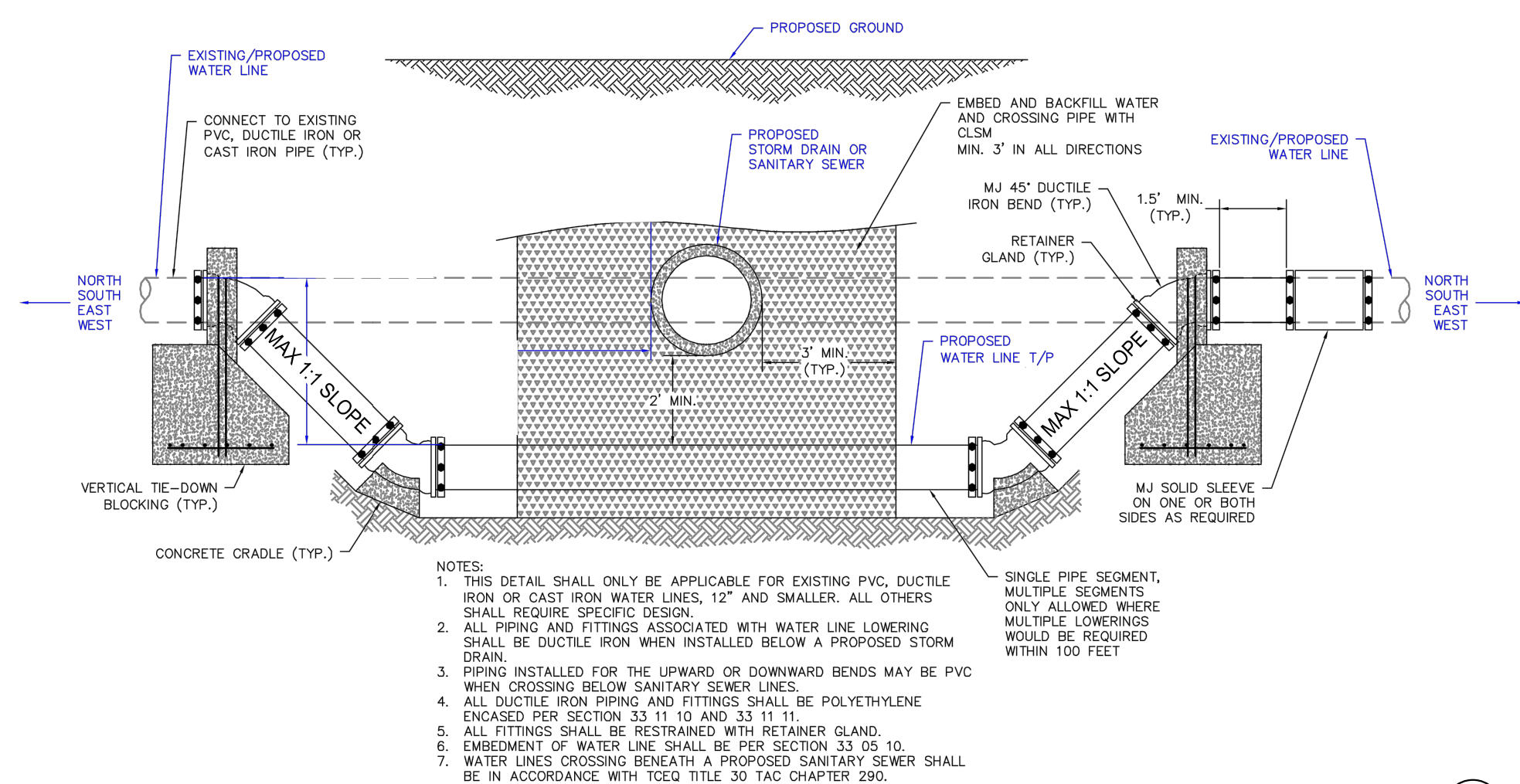
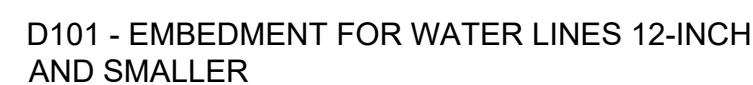
NOTES:

1. VERTICAL, TIE-DOWN BLOCKING WOUNDS SHOWN ARE BASED ON:
 - a. 225 PSI TEST PRESSURE
 - b. 150 PCF CONCRETE DENSITY
 - c. SAFETY FACTOR OF 1.5
2. BAR QUANTITIES ARE BASED ON:
 - a. 30 KSI 48 STEEL REINFORCING BAR
 - b. A FACTOR OF SAFETY OF 1.5
 - c. "L" SHALL BE A MINIMUM OF 16"
3. ENGINEER SHALL PROVIDE SEPARATE VERTICAL TIE-DOWN BLOCKING TABLE WHEN THE CONDITIONS DO NOT MEET THE ABOVE ASSUMPTIONS.
4. TIES SHALL BE DESIGNED TO PROVIDE DRIFT BY MEANS OF VERTICAL TIE-DOWN BLOCKING FOR ALL PIPES. THIS ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS ID.
5. TIES SHALL BE PROVIDED TO ALL PIPES, RESTRAINED WITH RETAINER LAGS.
6. WIDTHS, LENGTHS AND DEPTHS MAY VARY BUT SATISFACTION OF ABOVE MINIMUM SHALL BE MAINTAINED.
7. KEEP CONCRETE CLEAR OF PIPE JOINTS AND BOLTS.
8. VERTICAL TIE-DOWN BLOCKING FOR LINES 16" AND LARGER SHALL BE DESIGNED FOR THE SPECIFIC LOCATION AND TO MATCH THE DRAWINGS.
9. ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PRIOR TO PLACEMENT OF CONCRETE.
10. CONCRETE MATERIAL SHALL CONFORM TO SECTION 303 00.00.



NOTES:

1. WYES SHALL ONLY BE LOCATED WHERE INDICATED ON THE DRAWINGS.
2. ALL WATER PIPING 12" AND SMALLER SHALL BE DUCTILE IRON OR PVC.



NOTES:

1. THIS DETAIL SHALL ONLY BE APPLICABLE FOR EXISTING PVC, DUCTILE IRON OR CAST IRON WATER LINES, 12" AND SMALLER. ALL OTHERS SHALL REQUIRE SPECIFIC DESIGN.
2. ALL JOINTS AND FITTINGS ASSOCIATED WITH WATER LINE LOWERING SHALL BE DUCTILE IRON WHEN INSTALLED BELOW A PROPOSED STORM DRAIN.
3. PIPING INSTALLED FOR THE UPWARD OR DOWNWARD BENDS MAY BE PVC WHEN CROSSING BELOW SANITARY SEWER LINES.
4. ALL DUCTILE IRON PIPING AND FITTINGS SHALL BE POLYETHYLENE ENCASED PER SECTION 33.11.10 AND 33.11.11.
5. ALL FITTINGS SHALL BE RESTRAINED WITH RETAINER GLAND.
6. IN EVENT OF WATER LINE SPLIT, BE PER SECTION 33.05.10.
7. WATER LINES CROWING SHALL BE 30' PER SECTION 33.05.10.
8. WATER LINES SHALL BE 30' PER SECTION 33.05.10.



WATER LINE LOWERING DETAIL

KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

[illegible]

PELTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER 2023	AAI23001	C506
REVIEWER: KTW			

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

 SIDEWALKS
 4" 3500 PSI CONCRETE PAVEMENT

 LIGHT DUTY PAVING
 5" 3,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

 MEDIUM DUTY PAVING
 7" 3,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

 HEAVY DUTY PAVING
 8" 3,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

 RETAINING WALL OR CURB WALL

1. REFER TO GEOTECHNICAL REPORT FROM TERRACON PROJECT NO. 94235206 FOR PAVEMENT & SUBGRADE REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES AND CONTACT THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF CONFLICTS EXIST.
3. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
4. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF WATER, SEWER, AND STORM APPURTENANCES.
5. CONSTRUCTION JOINTS SHALL BE REQUIRED AT THE END OF A DAY'S WORK.
6. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
7. RADIAL JOINTS SHALL BE NO SHORTER THAN 18"
8. ALL CONSTRUCTION JOINTS SHALL BE CLEANED OF DEBRIS, REPAVED AND IMMEDIATELY SEALED.
9. CONTRACTOR SHALL PROVIDE EXPANSION JOINT WHERE SIDEWALK ABUTS DRIVEWAYS.
10. ALL BARRIER FEE RAMP MUST MEET CURRENT AMERICAN DISABILITY (ADA) AND TEXAS ACCESSIBILITY STANDARDS (TAS) REQUIREMENTS FOR SLOPE, SURFACE FINISH, AND COLOR.

BM #1 - 5/8" IRON ROD, WITH RED "RANDOM"
CAP, LOCATED $\pm 10'$ NORTH FROM THE NORTH
CURB LINE OF THE PARKING LOT FOR THE
ALLIANCE CONSUMER GROUP AND RYDER
LOGISTICS BUILDING, $\pm 1550'$ EAST OF
FREEDOM DRIVE, $\pm 675'$ SOUTH FROM THE
SOUTH RAIL OF THE PRIVATE RAIL, & $\pm 780'$
NORTH OF HENRIETTA CREEK ROAD.

BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

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NO.	DATE	REVISION

PAVING PLAN



PELTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER	AAI23001	C601
REVIEWER: KTW	2023		

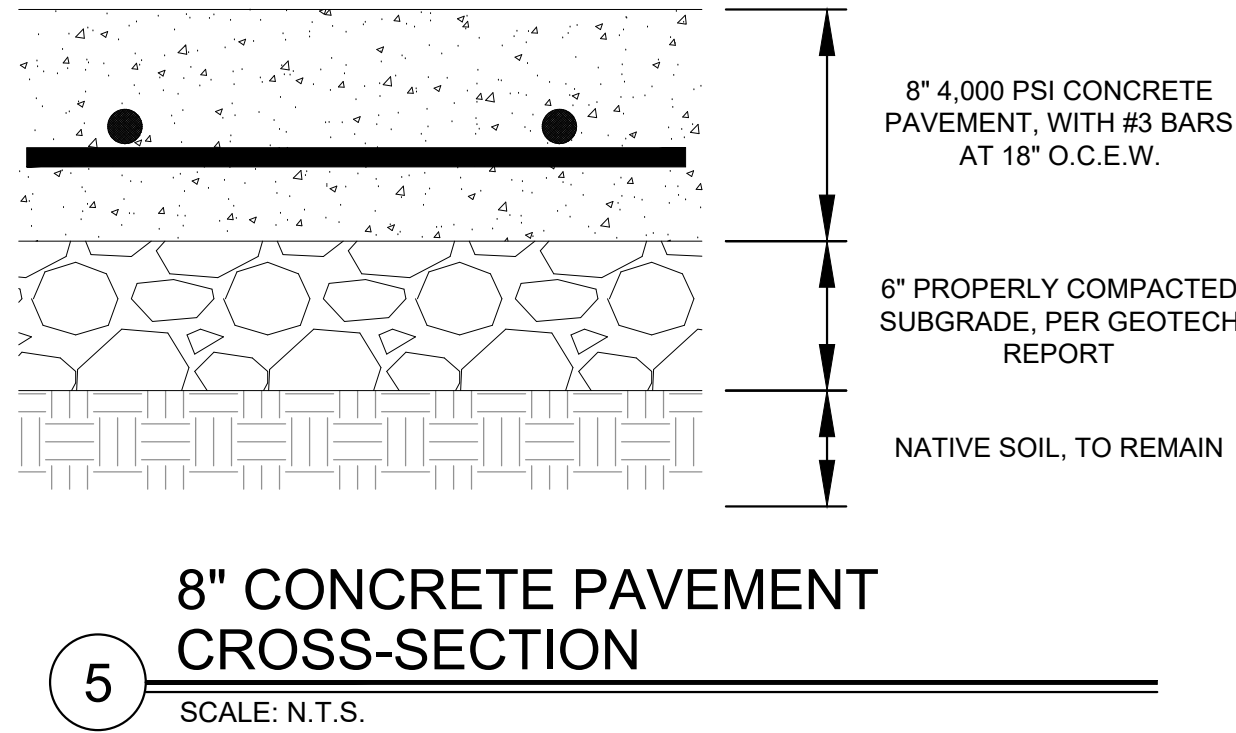
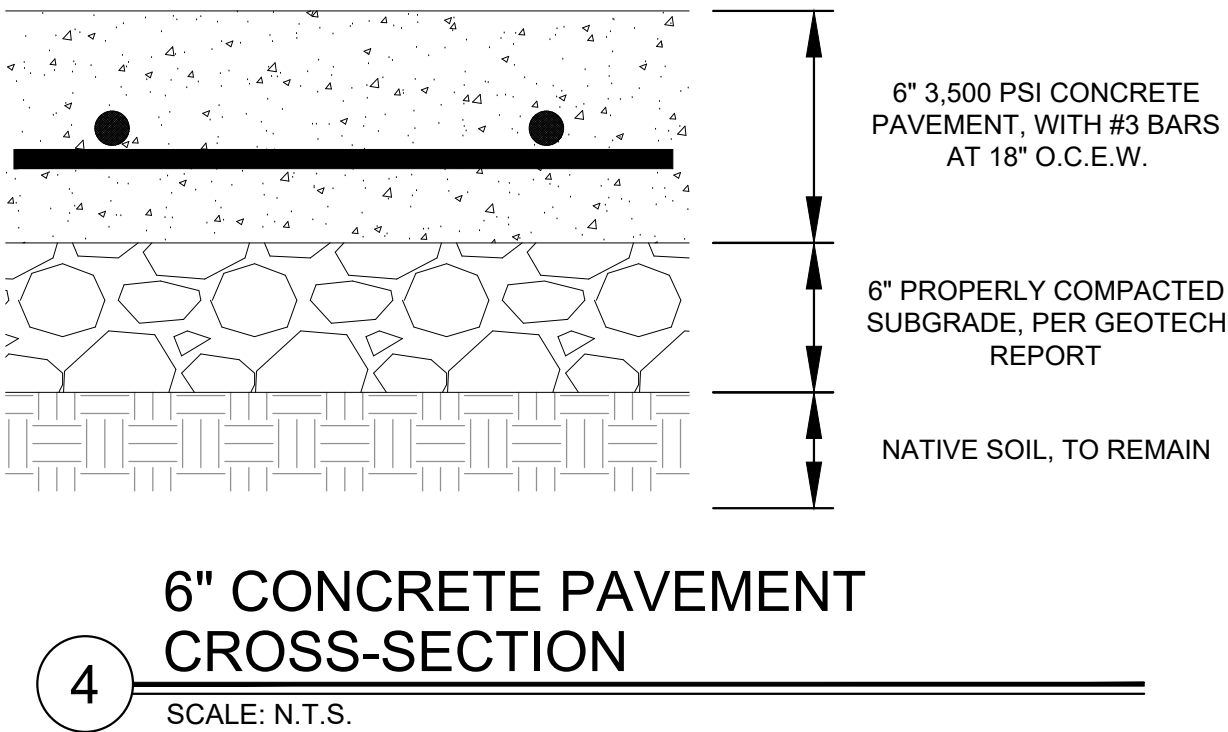
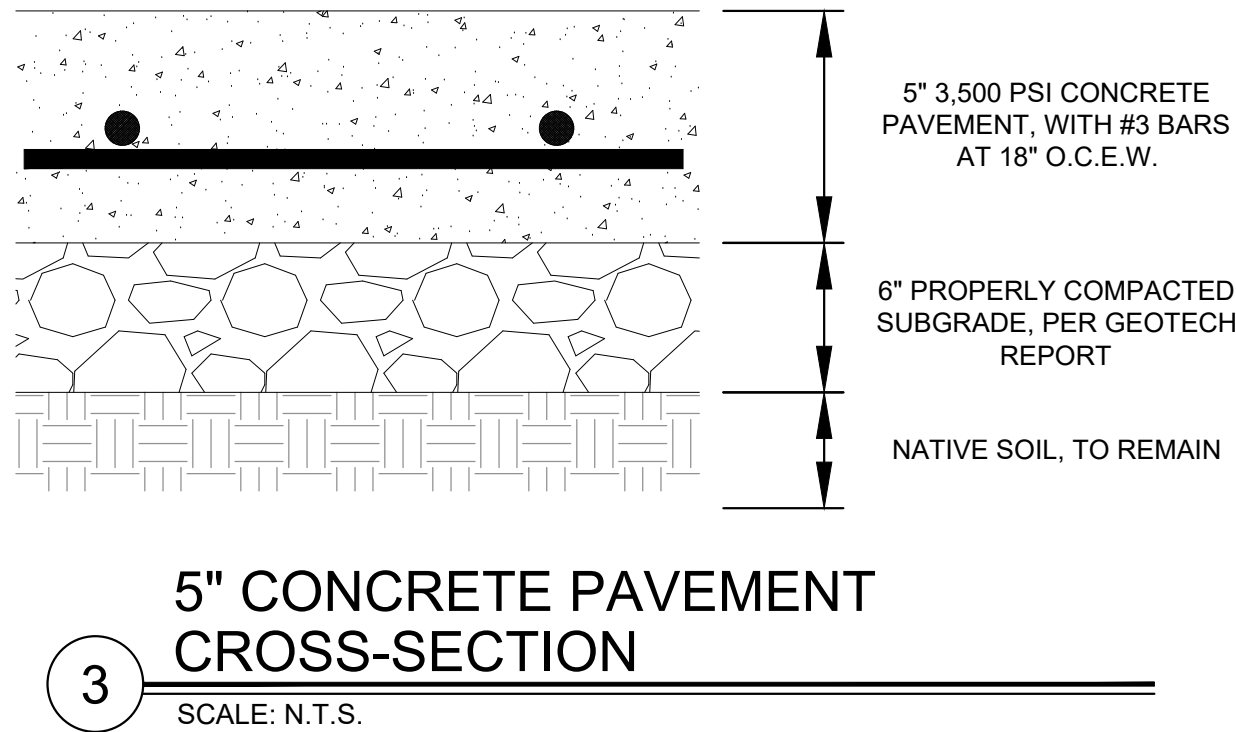
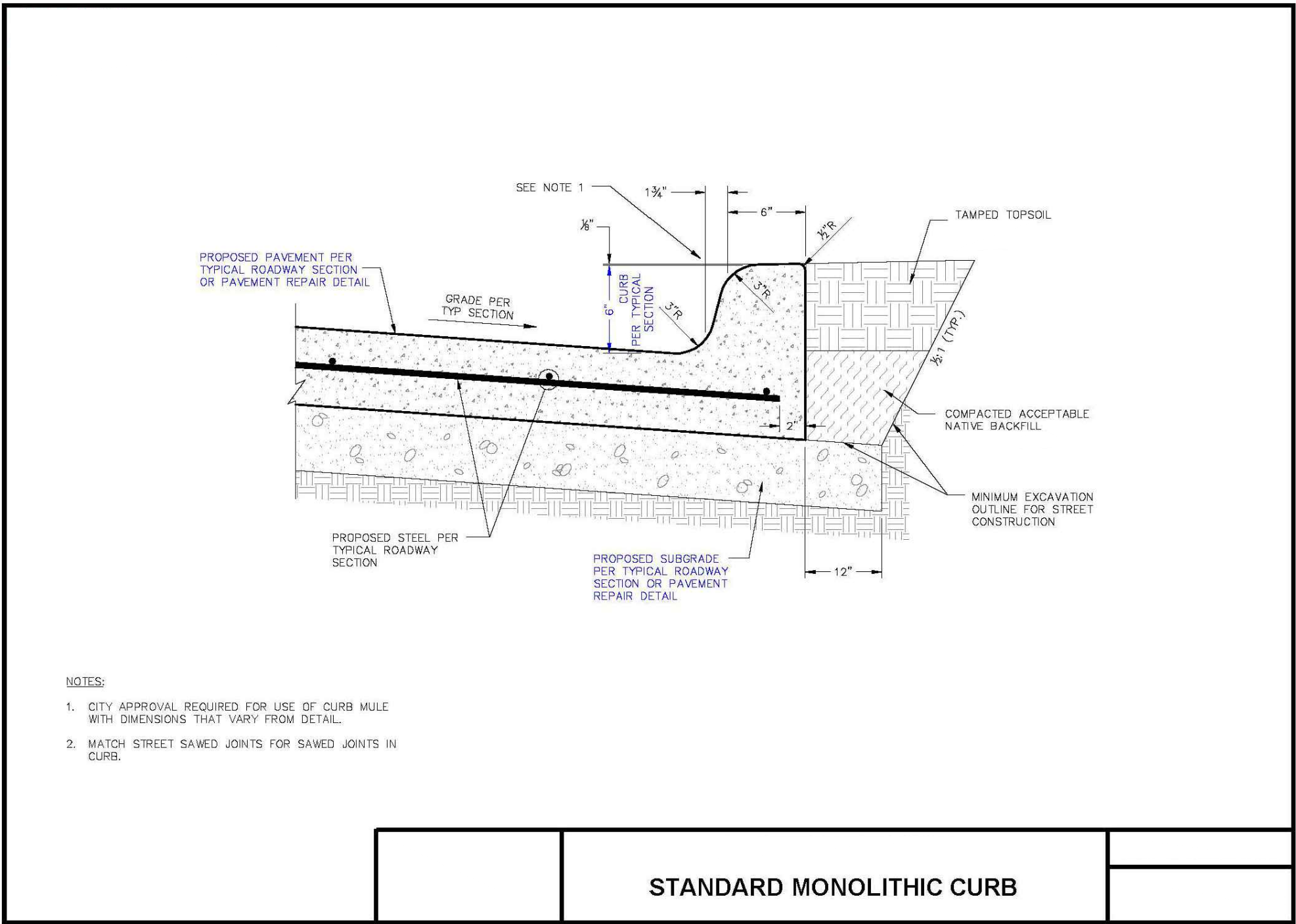
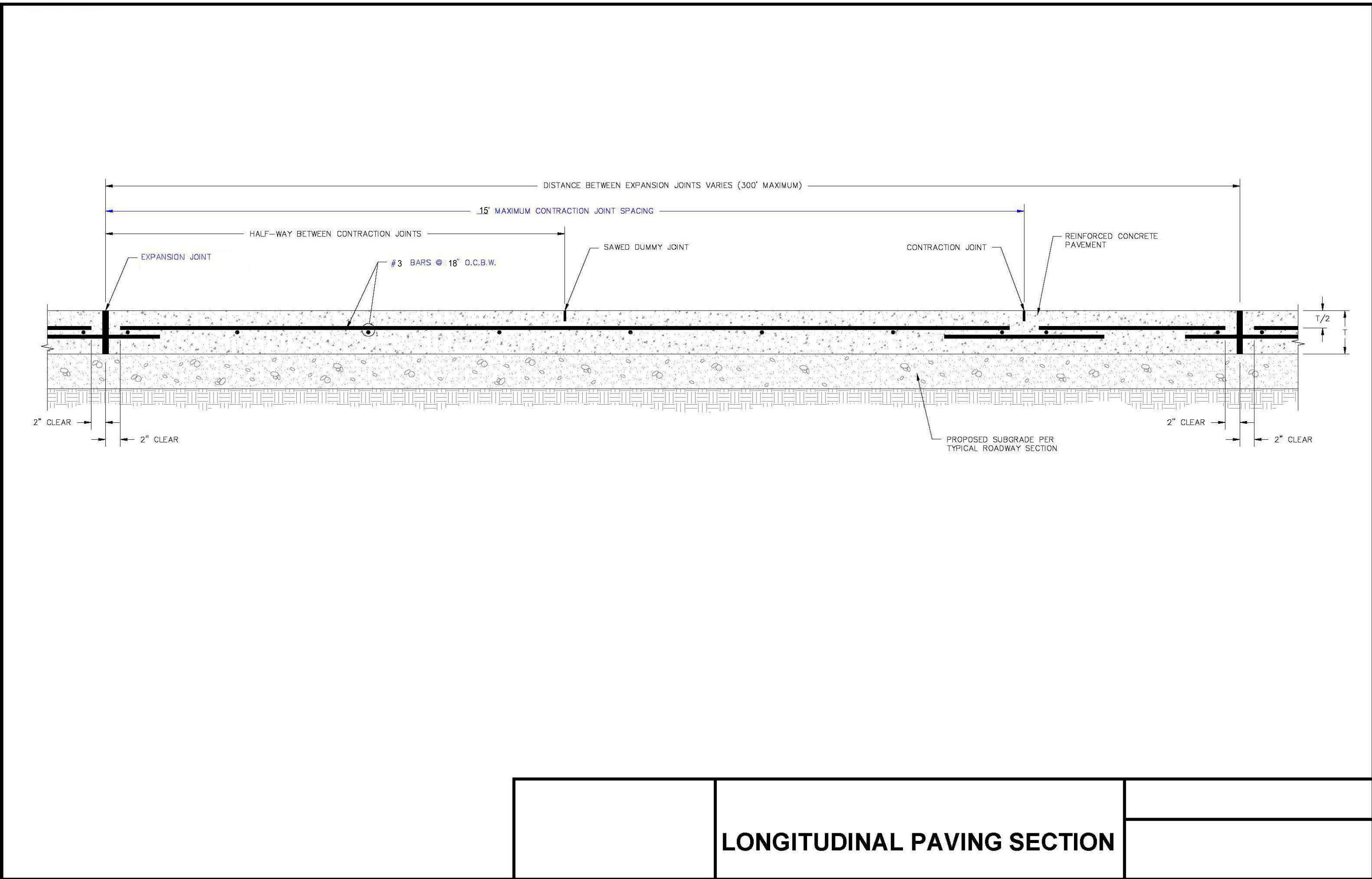
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ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING



KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER 2023	AAI23001	C602
REVIEWER: KTW			



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KOLE T. WEBER

120316

10/10/2023

TYPE OR PRINT NAME

PE #

DATE

NO.	DATE	REVISION
ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING		
PAVING DETAILS		
ROANOKE, DENTON COUNTY, TEXAS		

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