

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



Carl E. Gierisch, Jr., Mayor

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

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

NOVEMBER 14, 2023

7:00 PM

500 S. OAK STREET

ROANOKE, TX 76262

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

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

D. PRESENTATION

1. Mayor Gierisch will swear in Officer Kenneth Richardson to his new position of Corporal.
2. Mayor Gierisch will swear in Corporal Michael MacLean to his new position of Sergeant.
3. Mayor Gierisch will swear in a new police officer to the Roanoke Police Department, Christopher Kidwell.
4. Mayor Gierisch will swear in a new police officer to the Roanoke Police Department, Caleb Jonas.



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

**November 14, 2023
Page 2 of 5**

5. Acknowledgement for the designation of the Roanoke Police Department as a silver level victim-friendly agency by the Texas Victim Services Association.

E. CONSENT AGENDA

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

1. Consider approval of the minutes from the regular City Council meeting held on October 24, 2023.
2. Consider approval and award bid for the annual contract for mowing maintenance to SRH Landscapes, LLC.
3. Consider approval of an interlocal agreement between the City of Fort Worth and the City of Roanoke for traffic signal maintenance and operations.
4. Consider approval of a Professional Service Agreement between the City of Roanoke and TNP for the design of Dorman and North Walnut reconstruction project.

F. NEW BUSINESS

1. Consideration and action on approval of Resolution No. 2023-107R casting votes for one (1) member to the Board of the Denton Central Appraisal District.
2. Consideration and action regarding City Hall operating hours and staff alternate work schedule.
3. 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)



AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL

November 14, 2023
Page 3 of 5

No action to be taken on this item. P&Z has not made a recommendation.

4. Consideration and action 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.

No action to be taken on this item. P&Z has not made a recommendation.

5. 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)
6. Consideration and action 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)
7. Consideration and action 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.
8. Consideration and action for a façade grant application from Tina Patel of KC Limited Partnership (Comfort Suites) at 801 W. Byron Nelson Blvd. Roanoke, TX.
9. Consideration and action for a façade grant application from Adam J. Smith at 205 N. Oak St. Roanoke, TX.



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

**November 14, 2023
Page 4 of 5**

G. EXECUTIVE SESSION

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

Section 551.087

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

RECONVENE INTO REGULAR SESSION

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

Section 551.087

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

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

H. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, November 9, 2023, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

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



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

**November 14, 2023
Page 5 of 5**

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



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 10/24/2023 - CC Minutes

MEETING DATE: November 14, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on October 24, 2023.

INFORMATION:**STAFF RECOMMENDATION:****SPECIAL CONSIDERATION:****FINANCIAL CONSIDERATION:****ATTACHMENTS:**

1. CCMin 10-24-2023

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



Carl E. Gierisch, Jr., Mayor

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

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
OCTOBER 24, 2023
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

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

DEPT. STAFF: Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ray McDonald, Finance Administrator Rebecca Tambunga, and Development Services Administrator J.R. Hames.

ABSENT: Assistant City Manager/Chief of Police Jeriahme Miller.

A. CALL CITY COUNCIL TO ORDER

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

B. ANNOUNCEMENTS

City Manager Cody Petree thank City Staff for a successful Celebrate Roanoke Event.

Mayor Gierisch announced the Veteran's Parade will be held on November 11th.

C. PUBLIC INPUT

No one wished to speak.

D. CONSENT AGENDA

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

1. Consider approval of the minutes from the regular City Council meeting held on October 10, 2023.



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL**

**October 24, 2023
Page 2 of 3**

2. Consider approval an Interlocal Agreement between the City of Roanoke and Denton County to provide funds for the design and construction of Dorman Road.

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

Motion carried unanimously.

E. NEW BUSINESS

1. Motion made by David Thompson second by Holly Gray-Moore 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.

2. Motion made by Holly Gray-Moore second by David Thompson 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 Holly Gray-Moore second by David Thompson 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.

4. Motion made by Brian Darby second by David Thompson to approve Ordinance No. 2023-132 authorizing the issuance and sale of City of Roanoke, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2023A; levying an annual ad valorem tax and providing for the security for and payment of the certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.

Motion carried unanimously.

5. Motion made by Holly Gray-Moore second by David Thompson to approve of Ordinance No. 2023-133 authorizing the issuance and sale of City of Roanoke,



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL**

**October 24, 2023
Page 3 of 3**

Texas, Combination Tax and Revenue Certificates of Obligation, Series 2023B; levying an annual ad valorem tax and providing for the security for and payment of the certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.

Motion carried unanimously.

F. EXECUTIVE SESSION

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

CITY COUNCIL DID NOT CONVENE INTO CLOSED SESSION.

Section 551.087

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

G. ADJOURNMENT

Motion made by Holly Gray-Moore second by Brian Darby to adjourn the meeting at 7:13 p.m.

Motion carried unanimously.

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

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Award bid for mowing maintenance.

MEETING DATE: November 14, 2023

DEPARTMENT: Parks

ITEM SUMMARY:

Consider approval and award bid for the annual contract for mowing maintenance to SRH Landscapes, LLC. in the amount of \$92,743.75 as approved in the FY 2024 budget.

INFORMATION:

The Roanoke Parks Department recently requested competitive sealed bids for the annual contract for mowing maintenance. Eight companies submitted bids. Based on the bids submitted, overall evaluation of the bids, and reference checks, staff recommends awarding the contract to SRH Landscaped, LLC. The contract will be for one year with three, one-year renewal options. The amount requested is for mowing maintenance of areas generally maintained by the Parks Department, including Fire Station #1, Roanoke City Facilities, Roanoke City Parks, Medians, Right of Ways and Trails. The contract allows for changes in frequency of mowings as well as additions and/or deletions from the original contracted areas and costs associated with the mowing maintenance of those areas as additional properties either come on or offline, such as areas currently maintained by the Roanoke Public Works Department or areas either added or deleted due to future development in our city.

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The mowing maintenance areas presented are well within the \$300,000 fiscal year 2024 budgeted amount.



AGENDA ITEM

ATTACHMENTS:

1. Mowing Contract Bid Tabulation FY'24

City of Roanoke, Texas REQUEST FOR BID – MOWING SERVICES

COMPANY

TOTAL BID AMOUNT

SRH Landscapes	\$92,743.73
BrightView Landscaping	\$99,907.35
Green World Care Inc.	\$113,000.00
Superior Landcare	\$113,012.50
Smith Lawn & Tree	\$172,250.00
G.I. Mow	\$189,300.00
True Pact LLC	\$369,000.00
TLC Landscapes	\$369,500.00



AGENDA ITEM

TO: City Manager

SUBJECT: Consider approval of an interlocal agreement between the City of Fort Worth and City of Roanoke for traffic signal maintenance and operations.

MEETING DATE: November 14, 2023

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval of an interlocal agreement between the City of Fort Worth and the City of Roanoke for traffic signal maintenance and operations.

INFORMATION:

Consider approval of an interlocal agreement between the City of Fort Worth and the City of Roanoke for traffic signal maintenance and operations for a signal to be placed at Litsey and Independence (in front of Cox Elementary). The Southside of this intersection is located in the City of Fort Worth while the Northside is located in Roanoke.

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

None

ATTACHMENTS:

1. Interlocal Agreement Traffic Signal Independence Pkwy @ Litsey Rd 11-8-23 (1)
2. v.6 Interlocal Agreement Traffic Signal Independence kwy @ Litsey Rd. (trh edits 10.26.23)

INTERLOCAL AGREEMENT BETWEEN CITY OF FORT WORTH AND CITY OF ROANOKE FOR TRAFFIC SIGNAL MAINTENANCE AND OPERATIONS

This Interlocal Agreement (“Agreement”) is made between the City of Fort Worth (“Fort Worth”), a home-rule municipal corporation of the State of Texas, acting by and through its duly authorized Assistant City Manager and the City of Roanoke, a home-rule municipality (“Roanoke”), acting by and through its duly authorized City Manager.

WHEREAS, this Agreement is made under the authority granted by and pursuant to Chapter 791 of the Texas Government Code which authorizes Fort Worth and Roanoke to enter into this Agreement for purposes of providing a governmental function or service that each party to the contract is authorized to perform individually;

WHEREAS, Fort Worth and Roanoke desire to enter into this Agreement to lay out the maintenance and operations obligations of the parties upon the installation of traffic signal improvements at the intersection of Independence Parkway and Litsey Road that will be constructed by a third-party developer which currently sits within the city limits of both Fort Worth and Roanoke as more specifically identified herein;

WHEREAS, the governing bodies of Fort Worth and Roanoke find that this Agreement is necessary for the benefit of the public and the performance of this Agreement is in the common interest of both parties;

WHEREAS, the governing bodies of Fort Worth and Roanoke have authorized entering into this Agreement; and

WHEREAS, the governing bodies of Fort Worth and Roanoke, in paying for the performance of governmental functions or in performing such governmental functions, shall make payments only from current revenues legally available to such party.

NOW THEREFORE, IN CONSIDERATION of the mutual promises and agreements recited above and contained herein below, the parties do hereby agree as follows:

ARTICLE 1.

PURPOSE

The purpose of this Agreement is to designate the obligations of both parties as they relate to the maintenance and operation of traffic signal improvements at the Litsey Road and Independence Parkway Intersection (“Traffic Signal”) that will provide traffic congestion relief for both Cities as indicated in **Exhibit “A”** and **Exhibit “B”**. The Traffic Signal shall be constructed by a third-party developer under a community facilities agreement with Fort Worth. Upon the completion of the Traffic Signal, Fort Worth will assume maintenance and operations of the Traffic Signal, at Fort Worth’s expense. In return for the operation and maintenance of the Traffic Signal at this intersection, Roanoke shall permit Fort Worth operations and maintenance

staff and their contractors to work within the Roanoke corporate limits for the purpose of maintenance and operation of the traffic signal. (the “Project”).

ARTICLE 2.

FORT WORTH’S RESPONSIBILITY & RIGHTS

- Fort Worth will be responsible for maintaining, owning, and operating the Traffic Signal at Fort Worth’s expense;
- The Traffic Signal design, construction, and maintenance will follow Fort Worth’s traffic signal standards and specifications;
- Fort Worth will assume maintenance responsibility for the new signage, pavement markings, roadway pavement, sidewalks, and ADA ramps installed by the third-party developer that are located within Fort Worth corporate limits including the repair of any damages of such items caused by a Force Majeure event or knockdowns beyond Fort Worth’s control.
- Fort Worth will also assume maintenance responsibility for the new signage installed on the Traffic Signal poles and mast arms that are located within Roanoke corporate limits including the repair of any damages to such items caused by a Force Majeure event or knockdowns beyond Fort Worth’s control.
- Any damage caused to Roanoke’s public infrastructure by Fort Worth staff or their contractors in Roanoke’s corporate limits related to maintaining the traffic signal shall be borne by Fort Worth to repair.
- Fort Worth will not be responsible for damages to Roanoke’s public infrastructure caused by Force Majeure events, knockdowns, or other factors outside of the City of Fort Worth’s control.

ARTICLE 3.

ROANOKE’S RESPONSIBILITY

- Roanoke will, at no expense to Fort Worth, grant Fort Worth a license for its operations and maintenance staff and their contractors to work within the City of Roanoke corporate limits for the purpose of maintaining and operating the traffic signal for the term of this Agreement;
- Roanoke will assume maintenance responsibility for the new ground mounted signage, pavement markings, roadway pavement, sidewalks, and ADA ramps installed by third-party developer that are located within Roanoke corporate limits including the repair of any damages to such items caused by a Force Majeure event or knockdowns beyond Roanoke’s control.
- Any damage to the Traffic Signal infrastructure that are caused by Roanoke or their contractors shall be reimbursed to Fort Worth for the cost of repairs to the traffic signal however Roanoke will not be responsible for damages to the Traffic Signal infrastructure if such damage was caused by a Force Majeure event, knockdowns, or other factors outside of the City of Roanoke’s control.

ARTICLE 4.

TERM AND TERMINATION

This Agreement shall begin upon the last day executed by all authorized parties and shall continue in full force and effect unless terminated. Either party to this Agreement may terminate this Agreement at any time and for any reason by providing the other party thirty (30) days written notice to the other party or pursuant to Article 14 of this Agreement. Additionally, the Agreement shall automatically terminate in the event there is no longer a need for a traffic signal at the intersection at issue under this Agreement and it is removed permanently.

ARTICLE 5.

IMMUNITY

It is expressly understood and agreed that in the execution of this Agreement, no party waives nor shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

ARTICLE 6.

NO THIRD-PARTY BENEFICIARIES

It is understood by the Parties that this Agreement is entered into for the mutual convenience and purposes of Roanoke and Fort Worth and it is the Parties intent that no other person shall be construed as a beneficiary of this Agreement. Further, the Parties do not intend for any third party to obtain any right by virtue of this Agreement.

ARTICLE 7.

GOVERING LAW AND VENUE

This Agreement shall be construed in accordance with the laws of the State of Texas. Venue for any action brought on the basis of this Agreement shall lie exclusively in state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas – Fort Worth Division. In any such action, each party shall pay its own attorneys' fees, court costs and other expenses incurred as a result of the action.

ARTICLE 8.

REMEDIES

No right or remedy granted herein or reserved to the parties is exclusive of any other right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Agreement may be waived

without written consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Agreement.

ARTICLE 9.

SEVERABILITY

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

ARTICLE 10.

APPLICABLE LAW

This Agreement is entered into subject to the Interlocal Cooperation Act, the governing charters and ordinances of Fort Worth and Roanoke, as they may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable Texas and Federal law.

ARTICLE 11.

ENTIRE AGREEMENT

This written instrument contains the entire understanding and agreement between Fort Worth and Roanoke as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with this Agreement. This Agreement may not be amended unless set forth in writing and signed by both parties.

ARTICLE 12.

SIGNATURE AUTHORITY

The person signing this agreement hereby warrants that he/she has the legal authority to execute this agreement on behalf of the respective party, and that such binding authority has been granted by proper order, resolution, ordinance or other authorization of the entity. The other party is fully entitled to rely on this warranty and representation in entering into this Agreement.

ARTICLE 13.

NO WAIVER

The failure of either party to insist upon the performance of any provision or condition of this Agreement or to exercise any right granted herein shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

ARTICLE 14.

NON-APPROPRIATION OF FUNDS

Fort Worth and Roanoke will use best efforts to appropriate sufficient funds to support obligations under this Agreement. However, in the event that sufficient funds are not appropriated by either party's governing body, and as a result, that party is unable to fulfill its obligations under this Agreement, that party (i) shall promptly notify the other party in writing and (ii) may terminate this Agreement, effective as of the last day for which sufficient funds have been appropriated.

ARTICLE 15.

RIGHT TO AUDIT

Roanoke agrees that Fort Worth shall, until the expiration of three (3) years after termination of this Agreement, have access to and the right to examine at reasonable times any directly pertinent books, documents, papers, records, and communications of Roanoke involving transactions relating to this Agreement at no additional cost to Fort Worth. Roanoke agrees that Fort Worth shall have access during normal working hours to all necessary Roanoke facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. Fort Worth shall give Roanoke reasonable advance notice of intended audits.

ARTICLE 16.

LIABILITY

Nothing in the performance of this Agreement shall impose any liability for claims against Fort Worth or Roanoke other than claims for which liability may be imposed by the Texas Tort Claims Act.

ARTICLE 17.

AMENDMENTS

No amendment to this Agreement shall be binding upon either party hereto unless such amendment is set forth in writing, and signed by both parties.

ARTICLE 18.

FORCE MAJEURE

If, by reasons of Force Majeure, any party will be rendered wholly or partially unable to carry out its obligations under this Agreement after its effective date, then such party will give written notice of the particulars of such Force Majeure to the other party or parties within a reasonable time after the occurrence of such event. The obligations of the party giving such notice,

to the extent affected by such Force Majeure, will be suspended during the continuance of the inability claimed and for no longer period, and any such party will in good faith exercise its best efforts to remove and overcome such inability.

ARTICLE 19.

NOTICE

Notices required pursuant to the provisions of this Agreement shall be conclusively determined to have been delivered when (1) hand-delivered to the other party, its agents, employees, servants or representatives, (2) delivered by facsimile with electronic confirmation of the transmission, or (3) received by the other party by United States Mail, registered, return receipt requested, addressed as follows:

City of Fort Worth
Transportation & Public Works Department
200 Texas Street
Fort Worth TX 76102-6311

City of Roanoke, Texas
Attn: City Manager
500 S. Oak Street
Roanoke, Texas 76262

With Copy to the City Attorney
At same address

ARTICLE 20.

NON DISCRIMINATION

Neither Fort Worth nor Roanoke, nor any of their officers, members, agents, employees, program participants, or subcontractors, while engaged in performing this contract, shall in connection with the employment, advancement, or discharge of employees, or in connection with the terms, conditions or privileges of their employment, discriminate against persons because of their age, except on the basis of a bona fide occupational qualification, retirement plan, or statutory requirement.

Fort Worth and Roanoke agree that in the execution, performance, or attempted performance of this Agreement, they will not discriminate against any person or persons because of gender, religion, color, sexual orientation, or national origin, nor will either party permit its respective agents, employees, subcontractors or program participants to engage in such discrimination.

EXECUTED on this the _____ day of _____, 2023.

CITY OF FORT WORTH:

By: _____
William Johnson
Assistant City Manager

Date: _____

APPROVED AS TO FORM AND LEGALITY:

By: _____
Thomas R. Hansen
Assistant City Attorney

CITY OF ROANOKE:

By: _____
Cody Petree, City Manager

Date: _____

APPROVED AS TO FORM AND LEGALITY:

By: _____
Jeffrey L. Moore, City Attorney

ATTEST:

By: _____
Jannette S. Goodall
City Secretary

CONTRACT AUTHORIZATION

M&C: _____

Date Approved: _____

ATTEST:

By: _____
April S. Hill, City Secretary

LIST OF ATTACHMENTS TO THIS AGREEMENT

Exhibit A – Corporate Limits Exhibit

Exhibit B – Traffic Signal Design Layout

[the remainder of this page is intentionally left blank; Attachments to follow]

EXHIBIT A – CORPORATE LIMITS EXHIBIT

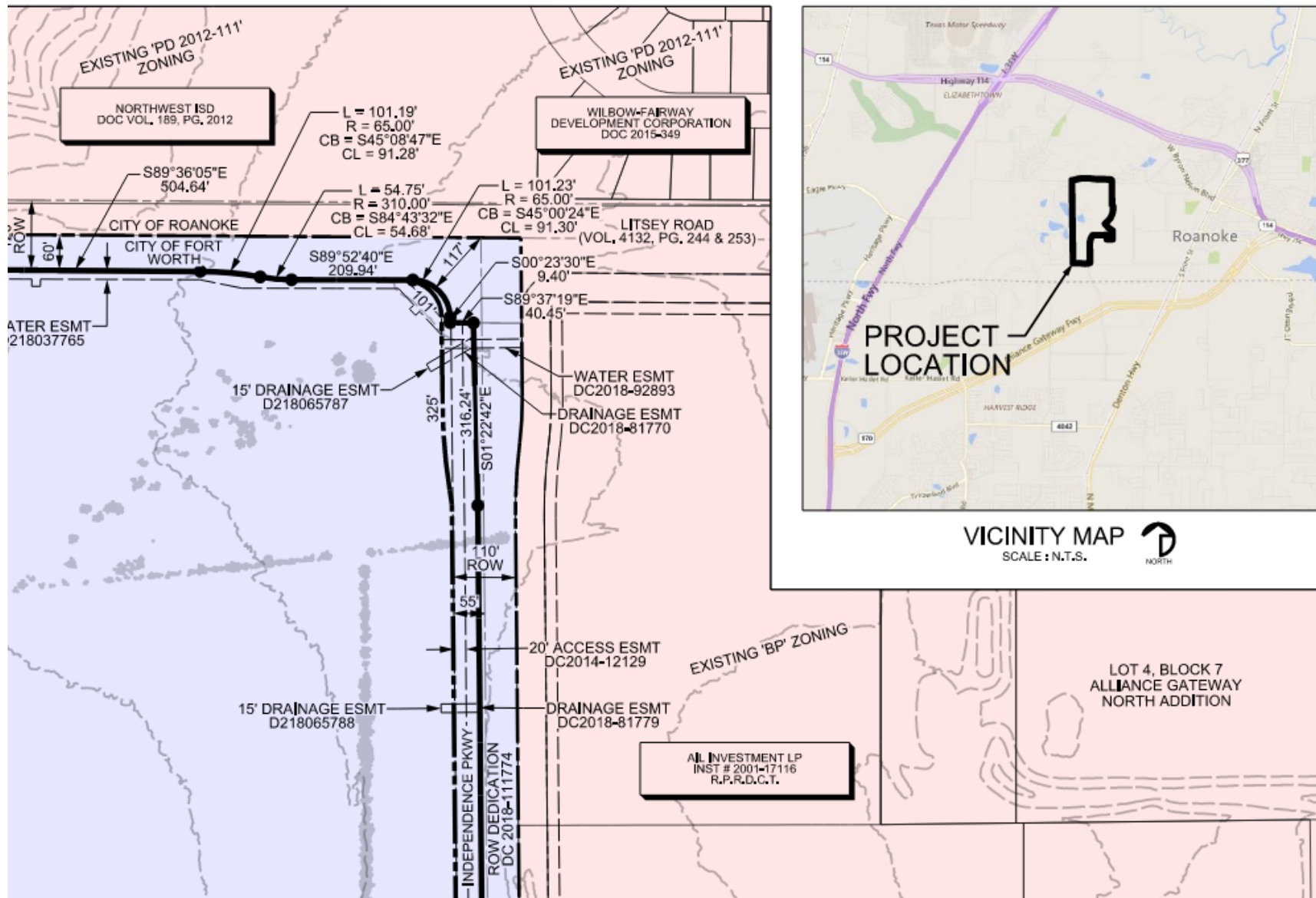
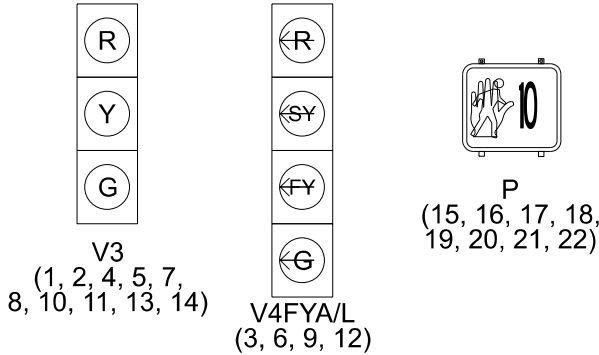


EXHIBIT B
TRAFFIC SIGNAL DESIGN LAYOUT

SIGNAL HEAD DETAILS



STOP BAR TO MAST ARM DIST.

T-1 TO STOP BAR = 177 FEET*
T-2 TO STOP BAR = 157 FEET
T-3 TO STOP BAR = 165 FEET**
T-4 TO STOP BAR = 158 FEET
*ADVANCED SIGNAL ON P2
**ADVANCED SIGNAL ON P4

LEGEND

- PROP. CONTROLLER CABINET
- PROP. HYBRID DETECTOR
- PROP. PTZ CAMERA
- PROP. OPTICOM 711 DETECTOR
- PROP. PEDESTAL SERVICE
- EXIST. TRANSFORMER
- PROP. TRANSFORMER
- PROP. GROUND BOX TYPE B
- PROP. GROUND BOX TYPE D
- PROP. LED LUMINAIRE FIXTURE
- PROP. PED INDICATION
- PROP. SIGNAL FOUNDATION
- PROP. PED POLE FOUNDATION
- PROP. SIGNAL INDICATION
- PROP. METRO SIGN
- PROP. METRO STREET SIGN
- PROP. CONDUIT RUN

NOTES TO CONTRACTOR

- ALL LOCATIONS OF SIGNAL RELATED ITEMS, PAVEMENT MARKINGS, SIGNING, ETC. ARE DIAGRAMMATIC ONLY AND MAY BE ADJUSTED IN THE FIELD TO ACCOMMODATE FIELD CONDITIONS AND TO ACHIEVE THE BEST POSSIBLE CONFIGURATION AS DIRECTED BY THE TRAFFIC ENGINEER.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UNDERGROUND AND AERIAL UTILITIES PRIOR TO THE INSTALLATION OF MAST ARM POLES, MAST ARMS, AND LUMINAIRE ARMS.
- A 4G WIRELESS MODEM SHALL BE INSTALLED FOR COMMUNICATIONS.
- NO SPLICING ALLOWED.
- CONTRACTOR SHALL REFER TO BIM360 AND/OR CONTACT AZIZ RAHMAN WITH CITY TRAFFIC MANAGEMENT DIVISION AT 817-392-8653, AZIZ.RAHMAN@FORTWORTHTEXAS.GOV FOR VERIFICATION OF SIGNAL POLE LOCATIONS, INSPECTION OF TRAFFIC SIGNAL AND ADDITIONAL SPECIFICATIONS AND DETAILS.
- CONDUCTORS FOR APS SHALL RUN DIRECTLY FROM CONTROLLER TO PUSH BUTTONS BYPASSING TERMINAL BLOCKS.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, TREES, FENCES, RETAINING WALLS, AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SIGNAL POLES, MAST ARMS, AND PED POLES SHALL BE POWDER COATED WITH COLOR BLACK RAL 9017.
- HARMONIC DAMPENING DEVICE SHALL BE INSTALLED ON ALL MAST ARMS THAT ARE LONGER THAN 36'.
- LUMINAIRE SHALL BE PARALLEL TO MAST ARMS.



10/25/2023
BURNS & McDONNELL ENGINEERING CO.
TEXAS FIRM NO. F-845
The seal appearing on this document was authorized by Timothy Cope, P.E. No. 141931.
Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



0 20 40 60
GRAPHIC SCALE IN FEET

REV.	DATE	REMARKS
LITSEY ROAD & INDEPENDENCE PARKWAY		
PROPOSED LAYOUT		
CITY OF FORT WORTH, TEXAS TRANSPORTATION AND PUBLIC WORKS DEPT. ENGINEERING DIVISION		
13737 NOEL ROAD, SUITE 700 DALLAS, TX. 75240 ENGINEERING FIRM F-845		
DESIGNED: BAA	DATE	FILE
DRAWN: BAA	OCTOBER 2023	TS-05
CHECKED: TBC		

INTERLOCAL AGREEMENT BETWEEN CITY OF FORT WORTH AND CITY OF ROANOKE FOR TRAFFIC SIGNAL MAINTENANCE AND OPERATIONS

This Interlocal Agreement (“Agreement”) is made between the City of Fort Worth (“Fort Worth”), a home-rule municipal corporation of the State of Texas, acting by and through ~~William Johnson~~, its duly authorized Assistant City Manager and the City of Roanoke, a home-rule municipality (“Roanoke”), acting ~~herein through Cody Petree, by and through~~ its duly authorized City Manager.

~~WHEREAS, the Texas State Legislature has authorized the formation of interlocal cooperating contracts between and among governmental entities; and~~

WHEREAS, this Agreement is made under the authority granted by and pursuant to Chapter 791 of the Texas Government Code which authorizes Fort Worth and Roanoke to enter into this Agreement for purposes of providing a governmental function or service that each party to the contract is authorized to perform individually;

WHEREAS, Fort Worth and Roanoke desire to enter into this Agreement to lay out the maintenance and operations obligations of the parties upon the installation of traffic signal improvements at the intersection of Independence Parkway and Litsey Road that will be constructed by a third-party developer which currently sits within the city limits of both Fort Worth and Roanoke as more specifically identified herein;

WHEREAS, the governing bodies of Fort Worth and Roanoke find that this Agreement is necessary for the benefit of the public and the performance of this Agreement is in the common interest of both parties;

WHEREAS, the governing bodies of Fort Worth and Roanoke have authorized entering into this Agreement; and

WHEREAS, the governing bodies of Fort Worth and Roanoke, in paying for the performance of governmental functions or in performing such governmental functions, shall make payments only from current revenues legally available to such party.

NOW THEREFORE, IN CONSIDERATION of the mutual promises and agreements recited above and contained herein below, the parties do hereby agree as follows:

ARTICLE 1.

PURPOSE

The purpose of this Agreement is to designate the obligations of both parties as ~~it they~~ relates to the maintenance and operation of traffic signal improvements at the Litsey Road and Independence Parkway Intersection (“Traffic Signal”) that will provide traffic congestion relief for both Cities. ~~(“traffic Traffic signalSignal”)~~, as indicated in **Exhibit “A” and Exhibit “B”**. ~~The Traffic Signal which shall initially~~ be constructed by a third-party developer under a community facilities agreement with Fort Worth. Upon the completion of the ~~traffic Traffic signalSignal~~, Fort Worth will assume maintain maintenance and operate operations of the T traffic S signal, at Fort

Worth's expense. In return for the operation and maintenance of the ~~traffic-signal improvements~~Traffic Signal at this intersection, Roanoke shall permit Fort Worth operations and maintenance staff and their contractors to work within the Roanoke corporate limits for the purpose of maintenance and operation of the traffic signal. (the "Project").

ARTICLE 2.

FORT WORTH'S RESPONSIBILITY & RIGHTS

- Fort Worth will be responsible for maintaining, owning, and operating the ~~T~~Traffic ~~S~~Signal at Fort Worth's expense;
- The ~~T~~Traffic ~~S~~Signal design, construction, and maintenance will follow Fort Worth's traffic signal standards and specifications;
- Fort Worth will assume maintenance responsibility for the new signage, pavement markings, roadway pavement, sidewalks, and ADA ramps installed by the third-party developer that are located within Fort Worth corporate limits including the repair of any damages of such items caused by any Force Majeure event or knockdowns beyond the City'sFort Worth's control.
- Fort Worth will also assume maintenance responsibility for the new signage installed on the ~~traffic-signal~~Traffic Signal poles and mast arms that are located within Roanoke corporate limits including the repair of any damages to such items caused by any Force Majeure event or knockdowns beyond the City'sFort Worth's control.
- Any damages caused to Roanoke's public infrastructure by Fort Worth staff or their contractors in Roanoke's corporate limits related to maintaining the traffic signal shall be borne by Fort Worth to repair.
- Fort Worth will not be responsible for damages-except for any to Roanoke's public infrastructure caused by Force Majeure events, knockdowns, or other factors outside of the City of Fort Worth's control.

ARTICLE 3.

ROANOKE'S RESPONSIBILITY

- Roanoke will, at no expense to Fort Worth, grant Fort Worth a license for its operations and maintenance staff and their contractors to work within the City of Roanoke corporate limits for the purpose of maintaining and operating the traffic signal for the term of this Agreement;
- Roanoke will assume maintenance responsibility for the new ground mounted signage, pavement markings, roadway pavement, sidewalks, and ADA ramps installed by third-party developer that are located within Roanoke corporate limits including the repair of any damages to such items caused by any Force Majeure event or knockdowns beyond Roanoke'sthe City's control.
- Any damages to the ~~T~~Traffic ~~S~~Signal infrastructure that are caused by Roanoke or their contractors shall be reimbursed to Fort Worth for the cost of repairs to the traffic signal however Roanoke will not be responsible for damages to the Traffic Signal infrastructure if such damage was caused by-except for a ny Force Majeure events, knockdowns, or other factors outside of the City of Roanoke's control.

ARTICLE 4.

TERM AND TERMINATION

This Agreement shall begin upon the last day executed by all authorized parties and shall continue in full force and effect unless terminated. Either party to this Agreement may terminate this Agreement at any time and for any reason by providing the other party thirty (30) days written notice to the other party or pursuant to Article 14 of this Agreement. Additionally, the Agreement shall automatically terminate in the event there is no longer a need for a traffic signal at the intersection at issue under this Agreement and it is removed permanently.

ARTICLE 5.

IMMUNITY

It is expressly understood and agreed that in the execution of this Agreement, no party waives nor shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

ARTICLE 6.

NO THIRD-PARTY BENEFICIARIES

It is understood by the Parties that this Agreement is entered into for the mutual convenience and purposes of Roanoke and Fort Worth and it is the Parties intent that no other person shall be construed as a beneficiary of this Agreement. Further, the Parties do not intend for any third party to obtain any right by virtue of this Agreement.

ARTICLE 7.

GOVERING LAW AND VENUE

This Agreement shall be construed in accordance with the laws of the State of Texas. Venue for any action brought on the basis of this Agreement shall lie exclusively in state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas – Fort Worth Division. In any such action, each party shall pay its own attorneys' fees, court costs and other expenses incurred as a result of the action.

ARTICLE 8.

REMEDIES

No right or remedy granted herein or reserved to the parties is exclusive of any other right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Agreement may be waived without written consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Agreement.

ARTICLE 9.

SEVERABILITY

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

ARTICLE 10.

APPLICABLE LAW

This Agreement is entered into subject to the Interlocal Cooperation Act, the governing charters and ordinances of Fort Worth and Roanoke, as they may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable Texas and Federal law.

ARTICLE 11.

ENTIRE AGREEMENT

This written instrument contains the entire understanding and agreement between Fort Worth and Roanoke as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with this Agreement. This Agreement may not be amended unless set forth in writing and signed by both parties.

ARTICLE 12.

SIGNATURE AUTHORITY

The person signing this agreement hereby warrants that he/she has the legal authority to execute this agreement on behalf of the respective party, and that such binding authority has been granted by proper order, resolution, ordinance or other authorization of the entity. The other party is fully entitled to rely on this warranty and representation in entering into this Agreement.

ARTICLE 13.

NO WAIVER

The failure of either party to insist upon the performance of any provision or condition of this Agreement or to exercise any right granted herein shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

ARTICLE 14.

NON-APPROPRIATION OF FUNDS

Fort Worth and Roanoke will use best efforts to appropriate sufficient funds to support obligations under this Agreement. However, in the event that sufficient funds are not appropriated by either party's governing body, and as a result, that party is unable to fulfill its obligations under this Agreement, that party (i) shall promptly notify the other party in writing and (ii) may terminate this Agreement, effective as of the last day for which sufficient funds have been appropriated.

ARTICLE 15.

RIGHT TO AUDIT

Roanoke agrees that Fort Worth shall, until the expiration of three (3) years after termination of this Agreement, have access to and the right to examine at reasonable times any directly pertinent books, documents, papers, records, and communications of Roanoke involving transactions relating to this Agreement at no additional cost to Fort Worth. Roanoke agrees that Fort Worth shall have access during normal working hours to all necessary Roanoke facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. Fort Worth shall give Roanoke reasonable advance notice of intended audits.

ARTICLE 16.

LIABILITY

Nothing in the performance of this Agreement shall impose any liability for claims against Fort Worth or Roanoke other than claims for which liability may be imposed by the Texas Tort Claims Act.

ARTICLE 17.

AMENDMENTS

No amendment to this Agreement shall be binding upon either party hereto unless such amendment is set forth in writing, and signed by both parties.

ARTICLE 18.

FORCE MAJEURE

If, by reasons of Force Majeure, any party will be rendered wholly or partially unable to carry out its obligations under this Agreement after its effective date, then such party will give written notice of the particulars of such Force Majeure to the other party or parties within a reasonable time after the occurrence of such event. The obligations of the party giving such notice, to the extent affected by such Force Majeure, will be suspended during the continuance of the

inability claimed and for no longer period, and any such party will in good faith exercise its best efforts to remove and overcome such inability.

ARTICLE 19.

NOTICE

Notices required pursuant to the provisions of this Agreement shall be conclusively determined to have been delivered when (1) hand-delivered to the other party, its agents, employees, servants or representatives, (2) delivered by facsimile with electronic confirmation of the transmission, or (3) received by the other party by United States Mail, registered, return receipt requested, addressed as follows:

City of Fort Worth
Transportation & Public Works Department
200 Texas Street
Fort Worth TX 76102-6311

City of Roanoke, Texas
Attn: ~~Cody Petree~~, City Manager
500 S. Oak Street
Roanoke, Texas 76262

With Copy to the City Attorney
At same address

ARTICLE 20.

NON DISCRIMINATION

Neither Fort Worth nor Roanoke, nor any of their officers, members, agents, employees, program participants, or subcontractors, while engaged in performing this contract, shall in connection with the employment, advancement, or discharge of employees, or in connection with the terms, conditions or privileges of their employment, discriminate against persons because of their age, except on the basis of a bona fide occupational qualification, retirement plan, or statutory requirement.

—Fort Worth and Roanoke agree that in the execution, performance, or attempted performance of this Agreement, they will not discriminate against any person or persons because of gender, religion, color, sexual orientation, or national origin, nor will either party permit its respective agents, employees, subcontractors or program participants to engage in such discrimination.

~~{SIGNATURES ON FOLLOWING PAGE}~~

EXECUTED on this the _____ day of _____, 2023.

CITY OF FORT WORTH:

ATTEST:

By: _____
William Johnson
Assistant City Manager

By: _____
Jannette S. Goodall
City Secretary

Date: _____

CONTRACT AUTHORIZATION

Interlocal Agreement Between City of Fort Worth and City of Roanoke
for Traffic Signal Maintenance and Operations at
Intersection of Independence Parkway and Litsey Road

M&C: _____

Date Approved: _____

APPROVED AS TO FORM AND LEGALITY:

By: _____
Thomas R. Hansen
Assistant City Attorney

CITY OF ROANOKE:

By: _____
Cody Petree, City Manager

Date: _____

ATTEST:

By: _____
April S. Hill, City Secretary

APPROVED AS TO FORM AND LEGALITY:

By: _____
Jeffrey L. Moore, City Attorney

LIST OF ATTACHMENTS TO THIS AGREEMENT

~~Attachment~~Exhibit A – Corporate Limits Exhibit

Exhibit B – Traffic Signal Design Layout

[the remainder of this page is intentionally left blank; Attachments to follow]

EXHIBIT B – TRAFFIC SIGNAL DESIGN LAYOUT



AGENDA ITEM

TO: City Manager

SUBJECT: Professional Service Agreement with TNP Engineering.

MEETING DATE: November 14, 2023

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval of a Professional Service Agreement between the City of Roanoke and TNP for the design and consulting of Dorman and North Walnut reconstruction project.

INFORMATION:

The professional service agreement between the City of Roanoke and TNP includes the design and consulting for the reconstruction of Dorman Road (Lois St and Byron Nelson.) and North Walnut Street (between Byron Nelson and N. Oak St.) to include concrete street with curb and gutter drainage and sidewalks.

STAFF RECOMMENDATION:

Staff Recommends Approval

SPECIAL CONSIDERATION:

None

FINANCIAL CONSIDERATION:

The total financial impact is Three Hundred Sixty One Thousand Three Hundred Dollars and No/100 Cents (\$361,300.00)

ATTACHMENTS:

1. Dorman Rd-N Walnut St - AUTHORIZATION FOR PROFESSIONAL SERVICES

AUTHORIZATION FOR PROFESSIONAL SERVICES

PROJECT NAME: Dorman Rd & N Walnut St Roadway Improvements

TNP PROJECT NUMBER: TBD

CLIENT: City of Roanoke
ADDRESS: 500 S Oak St
Roanoke, TX 76262

City of Roanoke (the CLIENT) hereby requests and authorizes Teague Nall and Perkins, Inc., (the CONSULTANT) to perform the following services:

Article I

SCOPE: Provide engineering, surveying, and subsurface utility engineering services for the following streets:

- Dorman Rd roadway improvements from Byron Nelson Blvd to Lois St.
- N Walnut St roadway improvements from Oak St to Byron Nelson Blvd.

The project includes the following:

- Topographic Survey
- Subsurface Utility Engineering
- Roadway reconstruction (Rural to Urban)
- Storm Drainage Systems design
- Cross Culvert design
- Water and Sewer design
- Illumination design
- Utility Coordination
- Bid Support
- Construction Support

A detailed scope of services is included as Attachment 'A' and is made a part hereto.

Article II

COMPENSATION to be on the basis of the following:

- A. The CONSULTANT's compensation for Basic Services included in Attachment 'A' shall be based on a Fixed Fee of **\$361,300.00** which includes expenses such as prints, plots, photocopies, plans or documents on CD, DVD or memory devices, mileage, air fare, and lodging. Payment to the CONSULTANT shall be due in monthly installments based on the CONSULTANT's estimate of the percentage of the contract completed during the billing period.

Basic Services Tasks	Fee Type:	Fees:
Task 1: Surveying Services	Fixed Fee	\$ 15,500.00
Task 2: Subsurface Utility Engineering	Fixed Fee	\$ 24,000.00
Task 3: Construction Plans and Bid Documents	Fixed Fee	\$ 287,500.00
Task 4: Utility Coordination	Hourly	\$ 5,500.00
Task 5: Bid Support	Hourly	\$ 8,800.00
Task 6: Construction Management	Hourly	\$ 18,500.00
TDLR Review	Fixed Fee	\$ 1,500.00
Total Basic Services		\$ 361,300.00

- B. Fees: Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by the CONSULTANT to other entities shall be invoiced at 1.10 times actual cost.
- C. Additional Services: Any service provided by the CONSULTANT which is not specifically described in the scope of work for this contract as defined above or delineated in an attachment shall be considered additional services. Additional services shall include, but shall not be limited to:
- 1.) Hydrology, downstream assessment, and drainage studies other than what is included in Basic Services;
 - 2.) Traffic Impact analysis, traffic signal timing, traffic operations, traffic signal interconnection, and ITS;
 - 3.) FEMA coordination, LOMR or CLOMR applications;
 - 4.) Utility relocation design other than what is included in Basic Services;
 - 5.) Roadway capacity calculations;
 - 6.) Right-of-way or easement exhibits and right-of-way services
 - 7.) Tree removal permit;
 - 8.) Landscape and irrigation plans;
 - 9.) Construction staking; and/or
 - 10.) Construction support services other than what is included in Basic Services.

Upon written authorization from the CLIENT, the CONSULTANT will perform Additional Services. Payment to the CONSULTANT for Additional Services shall be on a Fixed Fee or Hourly Reimbursable basis, as described above.

Fixed Fee Compensation for Additional Services: Payment shall be as described above for Basic Services.

Hourly Reimbursable Compensation for Additional Services: Payment shall be due in monthly installments based on the amount of hours worked by each employee and the CONSULTANT'S current standard rates presented in Attachment 'B' Standard Rate Schedule. A fee equal to 3% of Additional Service labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by the CONSULTANT.

- D. Payment Terms: CLIENT shall be billed monthly for services rendered and pay promptly upon receipt of invoice. Delays of transmitting payments to CONSULTANT more than 30 days from invoice date may result in cessation of services until payment is received.
- E. Sample Invoice: The CONSULTANT'S invoice format will match the sample invoice included in Attachment 'B-1'.

Article III

SCHEDULE: The proposed services shall begin within 10 working days of authorization to proceed. A project schedule is included as Attachment 'C' and made a part hereto.

Article IV

CONTRACT PROVISIONS: The document entitled "Contract Provisions" which are attached hereto is made a part hereof. This Authorization of Professional Services, together with the Contract Provisions and all other exhibits attached hereto are collectively referred to as the "Agreement".



Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until CONSULTANT receives an executed copy of this contract. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT.

Approved by CLIENT:

City of Roanoke

By: _____

Title: _____

Date: _____

Accepted by CONSULTANT:

Teague Nall and Perkins, Inc.

By: _____

Title: _____

Date: _____

Firm Contact Information:

3200 S. Interstate 35E, Suite 1129

Denton, Texas 76210

940.383.4177

Contact: Chris Hartke, PE, CFM

TNP Firm Registrations

Texas Board of Professional Engineers and Land Surveyors | Engineering Firm No. F-230 | Surveying Firm No. 10011600 | 10194381 | 10011601
Texas Board of Architectural Examiners Firm No. BR 2673

Project Name: Dorman Rd & N Walnut St Roadway Improvements

Client: City of Roanoke

TNP Project #:

Date: 10/25/23

CONTRACT PROVISIONS

1. AUTHORIZATION TO PROCEED

Signing this agreement shall be construed as authorization by CLIENT for CONSULTANT to proceed with the work, unless otherwise provided for in this agreement.

2. DIRECT EXPENSES

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

3. OUTSIDE SERVICES

When technical or professional services are furnished by an outside source, subject to reasonable, timely and substantive objections of CLIENT, an additional amount shall be added to the cost of these services for CONSULTANT's administrative costs, as provided herein.

4. OPINION OF PROBABLE COST

In providing opinions of probable cost, the CLIENT understands that CONSULTANT has no control over costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. CONSULTANT makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

5. PROFESSIONAL STANDARDS

The standard of care for all professional engineering and services performed or furnished by CONSULTANT shall be the care and skill ordinarily used by other members of the relevant profession in the same circumstances and type of work in the State of Texas, and with the same level of professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization as other members of the same profession in the same circumstances and location. CONSULTANT makes no other warranty, expressed or implied. Subject to the above standards of care, CONSULTANT may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

6. TERMINATION

Either CLIENT or CONSULTANT may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay CONSULTANT in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

7. LEGAL EXPENSES

In the event legal action is brought by CLIENT or CONSULTANT against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

8. PAYMENT TO CONSULTANT

Monthly invoices will be issued by CONSULTANT for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.

9. ADDITIONAL SERVICES

Services not specified as Basic Services in Scope and Attachment 'A' will be provided by CONSULTANT as Additional Services when authorized by the CLIENT. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.

10. SALES TAX

In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax is not included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.

11. SURVEYING SERVICES

In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35, Austin, Texas 78741, (512) 440-7723.

12. LANDSCAPE ARCHITECT SERVICES

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.

13. INVALIDITY CLAUSE

In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

14. PROJECT SITE SAFETY

CONSULTANT has no duty or responsibility for project site safety.

15. CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY

Means and methods of construction and jobsite safety are the sole responsibility of the contractor. CONSULTANT shall not: (i) at any time supervise, direct, control, or have authority over any contractor's work, or (ii) be responsible for construction site safety, the means and methods of construction or the safety precautions a selected or used by any contractor. CONSULTANT shall not be responsible for any decisions, acts or omissions of any constructor.

Project Name: Dorman Rd & N Walnut St Roadway Improvements

Client: City of Roanoke

TNP Project #:

Date: 10/25/23

16. OWNER RESPONSIBILITY

CLIENT shall be responsible for all requirements and instructions that it furnishes to CONSULTANT pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by CLIENT to CONSULTANT pursuant to this Agreement. CONSULTANT may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items. CLIENT shall give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of: (i) any hazardous materials or matters that affect the scope or time of performance of CONSULTANT's services; or (ii) any defect or nonconformance in CONSULTANT's services or the contractor's work.

17. SITE VISITS

In the event the Scope of work requires CONSULTANT to make site visits to observe contractor's work on a Project, such visits and observations are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the work, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the work based on CONSULTANT's exercise of professional judgment. CONSULTANT will have no responsibility for any defects in the work not actually discovered by CONSULTANT during such site visits.

18. CHOICE OF LAW; VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas without regard to applicable principles of conflicts of law. Each of the parties hereto irrevocably consents to the exclusive jurisdiction of any federal or state court located within Tarrant County, Texas, in connection with any matter based upon, arising out of, or contemplated in this Agreement or the matters.

19. DOCUMENTS

A. All documents prepared by CONSULTANT ("Documents") are instruments of service, and CONSULTANT shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the CONSULTANT) whether or not the subject project ("Project") is completed. CLIENT may make and retain copies of Documents for information and reference in connection with the use of the Documents on the Project, and will have a limited license to use the Documents only on the Project, extensions of the Project, and for related uses, subject to receipt by CONSULTANT of full payment due and owing for all services relating to preparation of the Documents, may not be used unless completed and not for any work or purpose not intended.

B. CLIENT and CONSULTANT may transmit, and shall accept, Project-related correspondence, Documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.

20. ATTORNEY FEES

In the event that any suit or action over the enforcement, interpretation or other matter emanating from this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, costs and expenses of appeals.

21. MISCELLANEOUS

This Agreement is binding on and will inure to the benefit of each of the parties and their respective successors and legal representatives. Neither party may assign this Agreement in whole or in part without the prior written consent of the other party. There are no third party beneficiaries. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties. non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

ATTACHMENT 'A' ITEMIZED SCOPE OF SERVICES

Teague Nall and Perkins, Inc., (TNP) shall render the following professional services necessary for the development of the project:

SECTION 1: SCOPE OF BASIC SERVICES

Task 1: Topographic Design Survey

CONSULTANT will provide all office and field work necessary to perform a Topographic Design Survey for approximately 1100 LF of Dorman Street, running from Byron Nelson Boulevard to Lois Street and approximately 1800 LF of N Walnut Street, running from Byron Nelson Boulevard to N Oak Street. The survey limits will include radius returns all intersecting streets and extend approximately 30 feet on each side of the existing centerline of Dorman Street and N Walnut St.

The Survey will identify topography (one foot contours), visible features and above ground improvements including buildings, pavement, curbs, fences, driveway's, sidewalks, manholes, valves, landscaped areas, and other pertinent features within the project area as necessary for engineering design. Benchmarks will be established at strategic locations within or near the project limits for future use. Boundary surveys, exhibits, legal descriptions and/or signed and sealed survey documents are not included in the scope of services proposed herein

All survey information provided by the CONSULTANT will be referenced to Grid North of the Texas Coordinate System of 1983 {North Central Zone No. 4202; NAD83(2011) Epoch 2010} as derived locally from Allterra Central's continuously operating reference stations via real time kinematic survey methods. Elevations will be referenced to NAVD88 datum as derived from RTK observations. Orthometric heights will be calculated by applying the Geoid 12B model to ellipsoid heights.

CONSULTANT shall perform all surveying services in accordance with the General Rules and Procedures of Practice, and the Professional and Technical Standards established by the Texas Board of Professional Engineers and Land Surveyors.

No Right of Entry is included. The above scope and fee assumes the CONSULTANT has permission to survey and full right-of-entry to perform the services proposed herein.

Deliverable: Civil 3D base map for in-house design purposes only.

Task 2: Subsurface Utility Engineering (SUE)

The CONSULTANT will provide Subsurface Utility Engineering (SUE) services along the roadways as described below. Survey services to tie utility crossing marks and identifiers placed during the subsurface utility designating and locating effort will be provided in this contract.

Quality Level B through D Utility Information & Designation - TNP will provide utility information, up to QL-B, for the following areas:

- a. Dorman Rd from Lois St to Byron Nelson Blvd extending 100 ft along each leg of the Lois St and Byron Nelson Blvd intersections.

- b. N Walnut St from the south curb line of Oak St to Byron Nelson Blvd extending 100 ft along each leg of the Byron Nelson Blvd intersection.

This work includes:

- a. Requesting utility records on all crossing utilities from the Client, public utilities and private utility companies known to provide service within the project area, as well as other sources, to develop a comprehensive inventory of utility systems likely to be encountered. Record documents may include construction plans, system diagrams, distribution maps, transmission maps, geographic information system data, as well as oral descriptions of the existing systems. The depiction of utilities from records (QL-C or D) will be based on thorough field and office activities and shall be based on the most reliable indication of position available.
- b. Visible surface features and appurtenances of subsurface utilities found within the project site will also be evaluated. Using appropriate surface geophysical methods, TNP will search for detectable indications of the location of anticipated subsurface utilities.
- c. Marking all locations that can be validated, using paint, flags, or other devices.
- d. Preparing documentation of the utilities encountered and marked, including their general location, orientation, type & size, if known.
- e. Based on ASCE Standard 38-22 standards, a 2d CADD file and PDF depicting the subsurface utilities designated, signed, and sealed by a professional engineer in the state of Texas.

GENERAL UNDERSTANDING:

The following represents the general understanding between the Client and Engineer regarding the basis and limitations under which these subsurface utility designating and locating services are provided:

- a. These services will be conducted and provided in general compliance with CI/ASCE 38-22 (Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data). This standard establishes and defines four quality levels for data collection that are briefly described as:
 - i. Quality Level D (QL-D) - Generally QL-D indicates information collected or derived from research of existing records and/or oral discussions.
 - ii. Quality Level C (QL-C) - Generally QL-C indicates information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to QL-D information. Incorporates QL-D information. (Limited in this scope, this scope is to cover underground utility crossings)
 - iii. Quality Level B (QL-B) - Generally QL-B, also known as “designating” indicates information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities. Quality level B data should be reproducible by surface geophysics at any point of their depiction. This information is surveyed to applicable tolerances defined by the project and reduced onto plan documents. Incorporates QL-D & QL-C information.
 - iv. Quality Level A (QL-A) - Generally QL-A, also known as “locating,” indicates the precise horizontal and vertical location of utilities obtained by the actual exposure (or verification of previously exposed and surveyed utilities) and subsequent measurement of subsurface utilities, at a specific point. Incorporates QL-D QL-C & QL-B information.
- b. These services are for the purpose of aiding the design of the subject project by providing information related to subsurface utilities to allow potential utility conflicts to be minimized or eliminated.
- c. The Engineer will provide services that meet the standard of care for existing subsurface utility location and mapping as established in CI/ASCE 38-22 by exercising due diligence regarding records research and acquisition of utility information, including visually inspecting the work area for evidence of utilities and reviewing the available utility record information from the various utility owners. However, the

Engineer makes no guarantee that all utilities can or will be identified and shown as there still may be utilities within the project area that are undetectable or unknown.

- d. Facilities that are discovered through field investigative efforts by the Engineer, but no plan records or ownership data can be identified will be hereafter referred to as unknown. As part of these services, the Engineer will provide QL-C information in the project deliverables for all unknown utilities that may be identified in the field investigation of the project. Designating and/or locating unknown utilities will typically not be part of the initial scope of work but depending on the client's needs can be added as additional work to address concerns of the project impacts of "unknown" facilities.
- e. Ground penetrating radar will not be used as a part of the field investigation of the project site unless that use has been specifically addressed with the scope of services described herein.
- f. The documented results produced by these services represent a professional opinion and interpretation based upon record information and/or field evidence. These results may be affected by a variety of existing site conditions, including soil content, depth of the utility, density of utility clusters, and electro-magnetic characteristics of the targeted utilities. Also, the lack of and/or poor condition of a trace wire for non-conductive materials such as PVC, HDPE, etc. in most cases will make the successful detection and location of the utility unlikely.
- g. The Engineer will apply professional judgment to determine which utilities require additional field effort and/or methods to properly designate and/or locate, most commonly when record drawings are not available. In such cases, the Engineer will provide a recommendation or request for additional services to the Client. Among other methods, a detectable duct rodder or other conductor may be introduced into the line to enable the designation of the utility. This method is dependent upon approval by the utility owner, as well as access to, size and condition of the utility.
- h. None of these services are intended to and should not be understood to relieve the Client or others from the responsibility to comply with the statutory requirements related to notifying the proper one-call system(s) in advance of any excavation, grading and/or construction within the project site.

Deliverables: 2D CADD file and PDF depicting the subsurface utilities designated, signed, and sealed by a professional engineer in the state of Texas.

Task 3: Construction Plans & Bid Documents

The CONSULTANT will develop construction plans for the roadway improvements based on the survey, SUE data, and applicable City requirements. The overall objective of the project is to upgrade the roadway to a 31 ft curbed roadway. It is assumed that the existing ROW is wide enough to accommodate the new roadway section. Additionally, the project will include the addition of storm drain to replace the existing ditches. Also, the existing water and sewer lines will be replaced. Existing sidewalks and ramps will be reconstructed where they impact design as well as adding new location sidewalk. New crosswalks will not be provided across Byron Nelson Boulevard. Project management will include coordination with city staff, team management, comment review meetings, project status meetings with city and QA/QC.

- 2900 LF of roadway reconstruction;
- Approximately 2900 LF of storm drain infrastructure;
- Approximately 2900 LF of water line improvements of existing water line infrastructure;
- Approximately 2900 LF of sewer line improvements of existing sewer line infrastructure;

The Construction Plans will consist of the following elements:

- a. Street paving:
 - i. Cover sheet
 - ii. General Notes and Typical Sections
 - 1. General Project notes
 - 2. City standard notes relative to paving construction
 - 3. Traffic control notes
 - 4. Typical Sections
 - iii. Paving Plans
 - 1. Plan and Profile Sheets
 - 2. Sidewalk Plans
 - 3. Driveway profiles and details
 - 4. Proposed Cross Sections
 - iv. Erosion Control Plans
 - v. Special details
 - vi. Paving details
 - vii. Illumination design
 - viii. Includes coordinating and submitting plans to the TDLR for review. TDLR review fees will be reimbursable by the City.
- b. Storm drainage
 - i. Existing and Proposed Drainage Area Map and calculations
 - ii. Culvert layout
 - iii. Storm drain plan & profile
 - iv. Storm drain details
- c. Signing & Pavement marking plans
 - i. Overall pavement marking plans
 - ii. Typical pavement marking details
 - iii. Proposed signing to be included in the pavement marking plans
- d. Water and Sewer plans
 - i. Adjust water and sewer lines as necessary
 - ii. Proposed alignments
 - iii. Profiles for water lines 12" or larger
 - iv. Profiles for sewer lines
 - v. Service connections
 - vi. Water and Sewer details
- e. Project Manual
 - i. The project manual will be based on front-end contract documents provided by the City.
 - ii. Technical specifications will refer to City standard specifications first, NCTCOG standard specifications second, and TxDOT specifications third.
 - iii. Bid proposal quantities will be provided in City standard format.
- f. Opinion of Construction Cost
 - i. The CONSULTANT will provide opinions of cost at each deliverable phase of the project in order to help the City determine the best options to accomplish the project.

The preparation of the construction plans will include submittals according to the deliverables listed in Attachment B and the timeline for the project will be according to the schedule provided in Attachment D. Comment review meetings will be held after the 30%, 60% and 90% Submittals.

Task 4: Utility Coordination

The CONSULTANT will assist the City in coordinating with franchise utility owners by providing and distributing a conflict matrix and utility notification plans. The CONSULTANT will assist the City in planning and attending a utility coordination meeting.

This task will be billed at HOURLY rates and will be as directed by the City.

Task 5: Bid Support

The CONSULTANT will provide up to 10 hard copy sets and an electronic version of the bid documents for use in bidding, award of contracts and construction. The City will be responsible for advertisement for bids and for dispersing all plans and specifications to prospective bidders. The CONSULTANT will provide technical support to the City during the bidding and contract award phase by responding to questions and preparing or assisting with the preparation of addenda for distribution to prospective bidders.

This task will be billed at HOURLY rates and will be as directed by the City.

Task 6: Construction Support

This task will include pre-construction meeting, submittal reviews, and RFI responses. The primary intent of this effort will be plan revisions if field conditions during construction require a design change. This will be as directed by the City and may include minor plan revisions, one site visit, and coordination with the City and the Contractor.

This task will include preparation of record drawings based on project construction records, maintained and provided by the Contractor. CONSULTANT will prepare final Record Drawings of the referenced project in conformance with City requirements. These drawings will rely solely on the information provided by the Contractor. Field verification of actual construction is not included in this item. In the event the Contractor claims no changes were made to the plans during construction, Contractor will provide a letter on their letterhead positively stating that all construction was done per the construction documents.

This task will be billed at HOURLY rates and will be as directed by the City.

SECTION 2: DELIVERABLES

TNP will provide the following deliverables:

- Task 1
 - Civil 3D base map for in-house design purposes only.
- Task 2
 - 2D CADD file and PDF depicting the subsurface utilities designated, signed, and sealed by a professional engineer in the state of Texas.
- Task 3
 - Conceptual Plans (30%):
 - Preliminary roadway plans and cross sections
 - Storm drain overall map
 - Opinion of construction cost
 - Preliminary Plans (60%):
 - Preliminary construction plans for all project elements
 - Standard details
 - Preliminary technical specifications
 - Opinion of construction cost
 -

Prefinal Plans (90%):

- Prefinal construction plans for all project elements
- Standard details
- Project specific details
- Prefinal project manual and technical specifications
- Opinion of construction cost
- Bid Documents (100%):
 - Sealed Construction Plans
 - Opinion of Construction Cost
 - Project Manual (Contract documents and technical specification)

The bid documents will include technical specifications, estimated quantities, instructions to bidders regarding insurance and bonds, maps identifying the streets to be rehabilitated, and plans and details as necessary to convey the intent of the work. The CONSULTANT will prepare an Opinion of Probable Construction Cost based on the proposed improvements.

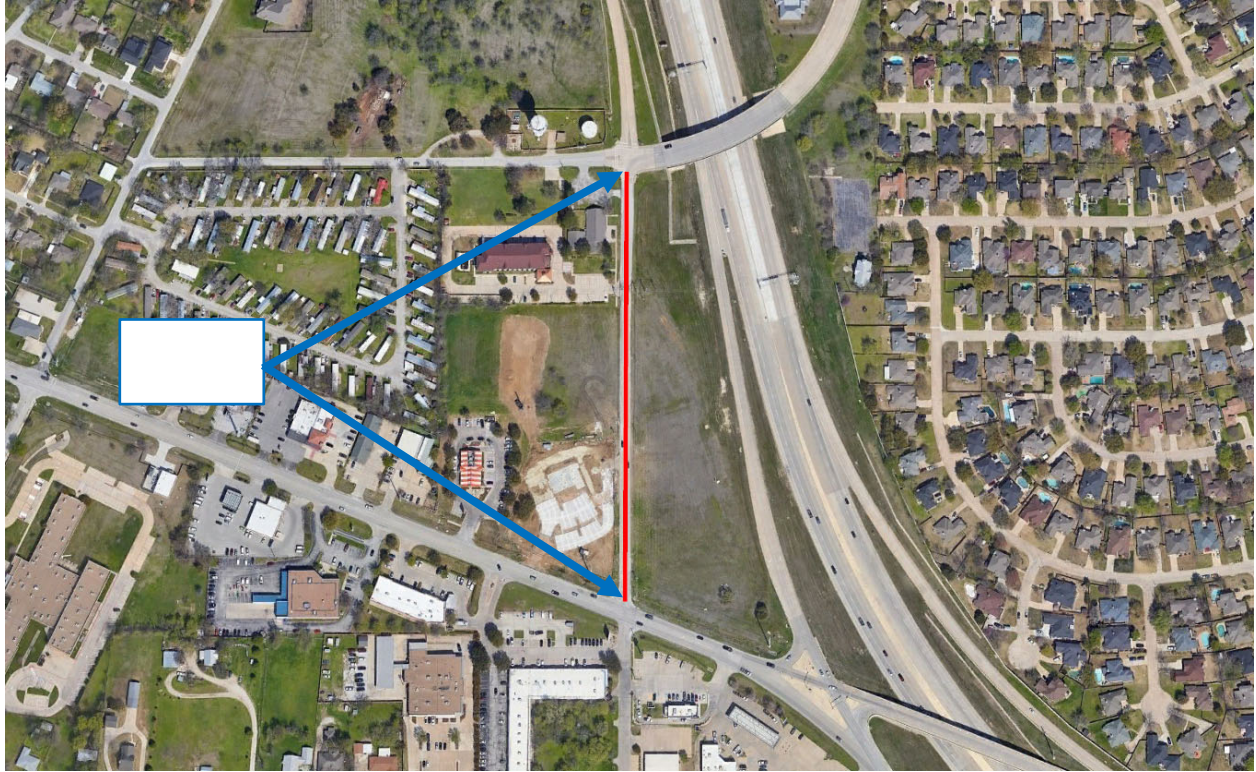
Exclusions and Clarifications:

The following items are excluded from the scope of the project. These items may be added as additional services if deemed necessary by the City.

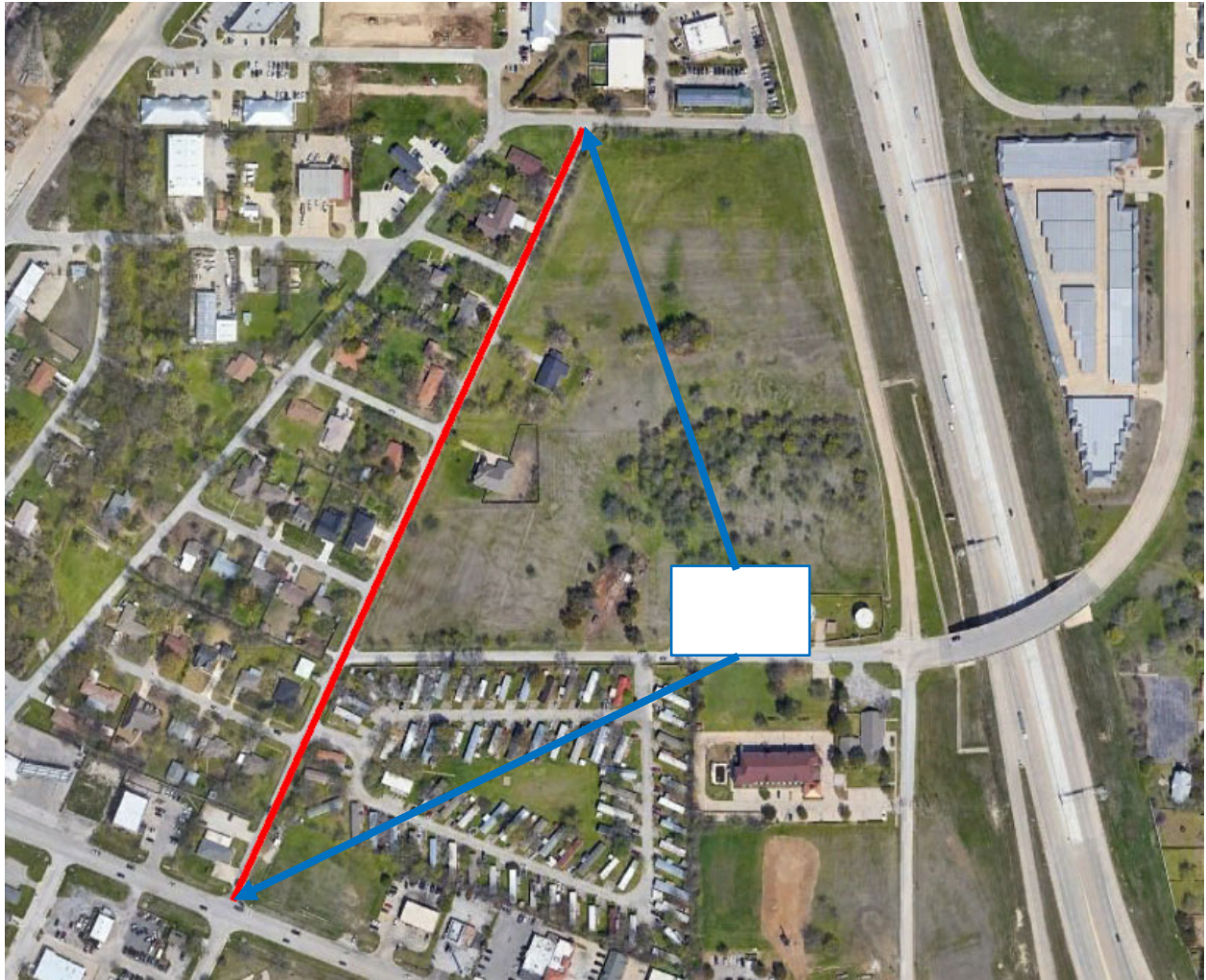
- a. No coordination is anticipated with municipal or government entities other than the CLIENT.
- b. No boundary surveying is included in the scope of this agreement except as needed to develop ROW or easement documents.
- c. No Geotechnical Engineering is included in the scope of this agreement. The proposed pavement will be per the City typical section standards.
- d. The scope of this agreement does not include construction staking, construction inspection or materials testing. However, all these services can be provided upon request.
- e. It is assumed that project specific traffic control and project sequencing will be the responsibility of the contractor, therefore no project specific traffic control plans will be prepared as part of the scope of this agreement. The Professional will provide criteria (allowable lane closures, etc.) and standard details (i.e., TxDOT) for the contractor to use in preparing project specific traffic control plans.

SECTION 3: PROJECT LOCATION MAP

Dorman Rd Improvements Limits



N Walnut St Improvements Limits



ATTACHMENT 'B' STANDARD RATE SCHEDULE

Effective January 1, 2023 *

Engineering/Landscape Architecture/ROW	Hourly Billing Rate
Principal or Director	\$290
Team Leader	\$275
Senior Project Manager	\$270
Project Manager	\$230
Senior Engineer	\$280
Project Engineer	\$180
Senior Structural Engineer	\$285
Structural Engineer	\$200
Engineer III/IV	\$160
Engineer I/II	\$135
Senior Landscape Architect/Planner	\$280
Landscape Architect / Planner	\$200
Landscape Designer	\$140
Senior Designer	\$185
Designer	\$160
Senior CAD Technician	\$150
CAD Technician	\$120
IT Technician	\$180
Clerical	\$85
ROW Manager	\$250
Senior ROW Agent	\$185
ROW Agent	\$145
Relocation Agent	\$185
ROW Admin	\$100
Intern	\$80

Surveying	Hourly Billing Rate
Survey Manager	\$290
Registered Professional Land Surveyor (RPLS)	\$250
Field Coordinator	\$155
S.I.T. or Senior Survey Technician	\$150
Survey Technician	\$130
1-Person Field Crew w/Equipment**	\$160
2-Person Field Crew w/Equipment**	\$190
3-Person Field Crew w/Equipment**	\$215
4-Person Field Crew w/Equipment**	\$235
Flagger	\$60
Abstractor (Property Deed Research)	\$100
Small Unmanned Aerial Systems (sUAS) Equipment & Crew	\$450
Terrestrial Scanning Equipment & Crew	\$280

Project Name: Dorman Rd & N Walnut St Roadway Improvements
Client: City of Roanoke
TNP Project #:
Date: 10/25/23

Utility Management, Utility Coordination, and SUE	Hourly Billing Rate
Senior Utility Coordinator	\$180
Utility Coordinator	\$160
SUE Field Manager	\$180
Sr. Utility Location Specialist	\$180
Utility Location Specialist	\$110
1-Person Designator Crew w/Equipment***	\$155
2-Person Designator Crew w/Equipment***	\$200
2-Person Vac Excavator Crew w/Equip (Exposing Utility Only)	\$320 (4 hr. min.)
Core Drill (equipment only)	\$800 per day
SUE QL-A Test Hole (0 < 8 ft)***	\$2,300 each
SUE QL-A Test Hole (> 8 < 15 ft)***	\$2,800 each

Construction Management, Construction Engineering and Inspection (CEI)	Hourly Billing Rate
Construction Inspector I/II	\$110
Construction Inspector III	\$135
Senior Construction Inspector	\$150
Construction Superintendent	\$185
Construction Manager	\$220
Senior Construction Manager	\$270
Construction Records Keeper	\$120

Direct Cost Reimbursables

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by TNP to other entities shall be invoiced at 1.10 times actual cost.

Notes:

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

** Rates shown are for 2023 and are subject to change in subsequent years.*

*** Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

**** Includes crew labor, vehicle costs, and field supplies.*



ATTACHMENT 'B-1' SAMPLE INVOICE

Teague, Nall & Perkins, Inc.

5237 N. Riverside Drive
Suite 100
Fort Worth, TX 76137
817-336-5773

Shawn Wilkinson
Director of Public Works
City of Roanoke
500 S Oak St
Roanoke, TX 76262

Invoice number: 01
Date: Sept 15, 2023

Dorman Rd Roadway Improvements TNP Project Number: TBD

Professional services rendered for the month ending June 30,2023

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Design and Bid Phase Services	130,000.00	57.92	75,300.00	62,000.00	13,300.00
Survey Services	18,600.00	100.00	18,600.00	18,600.00	0.00
Subsurface Utility Engineering	14,500.00	100.00	14,500.00	14,500.00	0.00
Total	163,100.00	66.46	108,400.00	101,593.00	14,280.00

Invoice total **13,300.00**

Please show project number on all payments of this statement

Project Name: Dorman Rd & N Walnut St Roadway Improvements
Client: City of Roanoke
TNP Project #:
Date: 10/25/23

ATTACHMENT 'C' PROJECT SCHEDULE

The CONSULTANT shall endeavor to accomplish the work in accordance with the following schedule:

1. Work will commence within 10 working days of notice to proceed.
2. Perform field surveys, data collection and SUE Investigation in 40 working days from Authorization to Proceed by Client and survey permission letter by property owner(s), whichever occurs latest.
3. Perform conceptual design in 50 working days from completion of Survey and SUE.
4. Perform preliminary design in 60 working days from approval of conceptual design.
5. Provide pre-final design and specifications in 45 working days from approval of preliminary design plans.
6. Provide final plans, specifications, and bid documents in 30 working days from approval of pre-final design plans.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: RES NO 2023-107R - Cast Vote for DCAD Board of Directors 2023-2024

MEETING DATE: November 14, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of Resolution No. 2023-107R casting votes for one (1) member to the Board of the Denton Central Appraisal District.

INFORMATION:

Each city in Denton County can vote for places on the Denton Central Appraisal District Board. The number of votes is based on the assessed valuation (Roanoke has 19 votes).

Each voting unit must cast its vote by written resolution and submit it to the Chief Appraiser before December 15th. The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates. When a voting unit casts its votes, it must cast the votes for a person that was nominated and is named on the ballot. There is no provision for write-in candidates. The Tax Code does not permit the Chief Appraiser to count votes cast for someone not listed on the official ballot. The five nominees receiving the most votes will become the Denton CAD Board of Directors.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. RES NO 2023-107R - Casting Votes for DCAD Board of Directors
2. Letter - Candidate List
3. DCAD Board Nominees for 2024 Year

RESOLUTION NO. 2023-107R

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS
CASTING VOTES FOR ONE MEMBER TO THE BOARD OF DIRECTORS OF
THE DENTON CENTRAL APPRAISAL DISTRICT.**

WHEREAS, the voting entitlement of a taxing unit is determined by a calculation that takes into account a taxing unit's share of the total dollar amount of property taxes imposed in the Denton Central Appraisal District (DCAD);

WHEREAS, based upon this calculation, the City of Roanoke is entitled to a total of 19 votes, and may cast its votes for one candidate or may distribute the votes among any number of nominated candidates;

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

Section 1. The City of Roanoke hereby casts 19 of its votes for _____ as a member of the Denton Central Appraisal District Board of Directors.

Section 2. That this resolution shall become effective immediately upon its passage and approval.

DULY RESOLVED 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



Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

(940) 349-3800
 www.dentoncad.com

TO: All Taxing Jurisdictions
FROM: Don Spencer, Chief Appraiser
DATE: October 28, 2023
SUBJECT: Candidates to the Denton CAD Board of Directors

Candidates to the Denton Central Appraisal District Board of Directors are listed below. The list is in alphabetical order by last name.

Each voting unit must cast its vote by **written resolution** and submit it to the Chief Appraiser before December 15th. The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates. When a voting unit casts its votes, it must cast the votes for a person that was nominated and is named on the ballot. There is no provision for write-in candidates. The Tax Code does not permit the Chief Appraiser to count votes cast for someone not listed on the official ballot. The five nominees receiving the most votes will become the Denton CAD Board of Directors.

The candidates nominated by the taxing jurisdictions are:

<u>Candidate</u>	<u>Nominating Jurisdiction</u>
1. Roy Atwood	Lewisville ISD, City of Carrollton
2. Alex Buck	City of Denton, Lewisville ISD, City of Highland Village, Denton County, City of Lewisville
3. Vicki Byrd	City of Denton
4. Jared Eutsler	City of Corinth
5. David Johnson	Denton County
6. Alicia McKinley	Lake Dallas ISD
7. Ann Pomykal	City of Denton, Lewisville ISD, City of Lewisville, Denton County
8. Charles Stafford	Denton ISD
9. David Terre	City of Frisco, City of The Colony

Accompanying this document, you will find Bio Sheets and additional information provided by the nominees. Please take the time to familiarize yourself with the nominees and their qualifications before casting your vote.

Since some of you may not be familiar with the process of selecting the Board, please do not hesitate to contact Misty Baptiste at (940) 349-3977 or misty.baptiste@dentoncad.com for clarification and/or information.

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted by a Denton County Entity as a candidate for the 2024 Denton CAD Board of Directors. Please complete the following information and feel free to attach any additional information. **Please return this form by October 26, 2023.**

Alex Buck

Name

Highland Village. Texas. 75077

Address/City/Zip

214-908-5940

Cell Phone

alexmaryb@me.com

E-mail

1. Are you a resident of Denton County? **Yes/No**
 - a. If yes, have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes/No**
2. Are you, or have you ever been, an employee of a taxing unit (County, City, School, Special District) in Denton County? **Yes/No**
 - a. If yes, which taxing unit? _____
 - b. When? _____
3. Are you, or have you ever been an employee of Denton CAD? **Yes/No**
 - a. If yes, what years were you employed? _____
4. Are you currently, or have you ever served as a voting member of the Denton CAD Board of Directors? **Yes/No**
 - a. If yes, what years have you served? 2021-2023
5. Do you directly or through a business entity have substantial interest in a contract with Denton CAD or a taxing unit that participates in the District? **Yes/No**
 - a. If yes, please list: _____
6. Have you engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code during the last three years? **Yes/No**
7. Have you ever been engaged in the business of representing property owners for compensation in the proceedings under the Property Tax Code in Denton County in the last three years? **Yes/No**

8. Are you directly related to any employee of the Denton CAD? **Yes/No**
a. If yes, please list the degree of relation. _____
9. Do you currently own property on which delinquent taxes have been owed to a taxing unit for more than 60 days or are part of a suit to collect the delinquent taxes that have been deferred or abated? **Yes/No**
10. Please give a brief statement on why you would be interested in serving on the Denton Central Appraisal District Board of Directors.
With the help of our member entities, last year a significant leadership change was undertaken. The new team has already accomplished much in a short period of time such as delivering a certified roll on time, adding staff and restructuring the organization chart. Going forward DCAD will continue to integrate, train and retain employees, plan for facilities and adjust to Board Members that are publicly elected. If selected, my role will be to monitor the current direction while providing stability in an uncertain environment.
11. Please list any additional information you believe would be beneficial for the Denton County Entities to know about you.
As a 45 year resident of Denton County dedicated to service I am humbled to even be considered for this post. My goal is to continue to be responsive to all of our member entities needs and concerns. I have observed many of your meetings both online and in person to familiarize myself with your varied interests and points of view. I plan to continue that practice if selected for a second term.
- (See attached resume)

Return to:
Misty Baptiste - Denton Central Appraisal District
3911 Morse St.
Denton, TX 76208
misty.baptiste@dentoncad.com

ALEXANDER LARKIN BUCK

PROFESSIONAL EXPERIENCE:

Quivira Enterprises, LLC. March 1993 to present.

Responsible for building, marketing and acquisition of 300,000 square feet of commercial space in Lewisville and Flower Mound, Texas targeting startup businesses. Owner & CEO.

EDUCATION

Southern Methodist University, 1983

Bachelor of Business Administration, Concentration in Finance

PERSONAL

DCAD Board of Directors, 2021-2023

Medical Center of Lewisville Board of Trustees, Chairman- 2011-2017

Rotary Club:1993 to present.

Board Member 16 years. President -2012

Lewisville Education Foundation: 1995 to present

Past President and Life time Board Member

Scholarship Reader and School Chairman 1999-present

Marcus High School Liaison, 1998-2015

Endowed Buck Family Scholarship

Endowed Eiler & Adlaine Buck Scholarship

Endowed Evelyn Buck Elementary Teacher of the Year Award

Endowed Rowena McReynolds Teacher Grant

Texas Parent Teacher Student Association (PTSA) Life Member

Lewisville Independent School District

Bond Election Treasurer 2005, 2008, 2017 and 2023

Bond Oversight Committee 2011 to 2013

School Finance Advisory Member 2018-2019

Golden Apple Award, 2008.

Champion for Kids Award, 2013

Donated and built 3 Playground shelters for elementary and middle schools

Marcus Volleyball Booster Club President

InCubator Ed Mentor 2018-2020

Marcus Mentorship Program 2006-2008

Lewisville Economic Development Foundation, 2004 to 2008 President -

2008Dallas Home Builders Board Member, 1997 to 2002

Denton Home Builders Board Member, 1994 to 2005

President- 1998.

Member of Highland Village Master Plan Committee, 1998

Boy Scouts of America Silver Eagle Award, 2009

Lewisville Chamber of Commerce Citizen of the Year-2011

Lewisville High School Hall of Fame, 2021

Father of the three most beautiful children in the world

Nominee Information

Denton Central Appraisal District Board of Directors

Your name has been submitted by a Denton County Entity as a candidate for the 2024 Denton CAD Board of Directors. Please complete the following information and feel free to attach any additional information. **Please return this form by October 26, 2023.**

Alicia M. McKinley
Name

Lake Dallas, TX 75065
Address/City/Zip

972-215-9028 aliciamckinleymed@gmail.com
Cell Phone E-mail

1. Are you a resident of Denton County? ☐ Yes ☐ No
 - a. If yes, have you resided in Denton County for at least two years immediately preceding the beginning of this term? ☐ Yes ☐ No
2. Are you, or have you ever been, an employee of a taxing unit (County, City, School, Special District) in Denton County? Yes ☐ No ☐
 - a. If yes, which taxing unit? _____
 - b. When? _____
3. Are you, or have you ever been an employee of Denton CAD? Yes ☐ No ☐
 - a. If yes, what years were you employed? _____
4. Are you currently, or have you ever served as a voting member of the Denton CAD Board of Directors? Yes ☐ No ☐
 - a. If yes, what years have you served? _____
5. Do you directly or through a business entity have substantial interest in a contract with Denton CAD or a taxing unit that participates in the District? Yes ☐ No ☐
 - a. If yes, please list: _____
6. Have you engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code during the last three years? Yes ☐ No ☐
7. Have you ever been engaged in the business of representing property owners for compensation in the proceedings under the Property Tax Code in Denton County in the last three years? Yes ☐ No ☐

8. Are you directly related to any employee of the Denton CAD? Yes/No ☐
a. If yes, please list the degree of relation. _____

9. Do you currently own property on which delinquent taxes have been owed to a taxing unit for more than 60 days or are part of a suit to collect the delinquent taxes that have been deferred or abated? Yes/No ☐

10. Please give a brief statement on why you would be interested in serving on the Denton Central Appraisal District Board of Directors.

The reason I want to serve on the CAD Board of Directors is to continue the work

of representing the public's best interest related to appearing before the board,

ensuring all groups of people are able to participate and have access to the board.

I want to ensure the general public is aware of the policies and how the board can

serve them.

11. Please list any additional information you believe would be beneficial for the Denton County Entities to know about you.

I am a member of the Lake Dallas ISD School Board. I am an active member of

community and have the time and commitment to ensure I am present at meetings

and represent the best interest of the public according to the policy.

Return to:
Misty Baptiste - Denton Central Appraisal District
3911 Morse St.
Denton, TX 76208
misty.baptiste@dentoncad.com

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted by a Denton County Entity as a candidate for the 2024 Denton CAD Board of Directors. Please complete the following information and feel free to attach any additional information. Please return this form by October 26, 2023.

ANN POMYKAL
Name _____
Corinth, TX 76210

Address/City/Zip _____
Cell Phone 24-364-0039 E-mail annomykal@apt.com

1. Are you a resident of Denton County? Yes/No ☒ Yes ☐ No
 - a. If yes, have you resided in Denton County for at least two years immediately preceding the beginning of this term? Yes/No ☒ Yes ☐ No
2. Are you, or have you ever been, an employee of a taxing unit (County, City, School, Special District) in Denton County? Yes/No ☒ Yes ☐ No
 - a. If yes, which taxing unit? _____
 - b. When? _____
3. Are you, or have you ever been an employee of Denton CAD? Yes/No ☒ Yes ☐ No
 - a. If yes, what years were you employed? _____
4. Are you currently, or have you ever served as a voting member of the Denton CAD Board of Directors? Yes/No ☒ Yes ☐ No
 - a. If yes, what years have you served? _____
5. Do you directly or through a business entity have substantial interest in a contract with Denton CAD or a taxing unit that participates in the District? Yes/No ☒ Yes ☐ No
 - a. If yes, please list: _____
6. Have you engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code during the last three years? Yes/No ☒ Yes ☐ No
7. Have you ever been engaged in the business of representing property owners for compensation in the proceedings under the Property Tax Code in Denton County in the last three years? Yes/No ☒ Yes ☐ No

8. Are you directly related to any employee of the Denton CAD? Yes/No
a. If yes, please list the degree of relation. _____

9. Do you currently own property on which delinquent taxes have been owed to a taxing unit for more than 60 days or are part of a suit to collect the delinquent taxes that have been deferred or abated? Yes/No

10. Please give a brief statement on why you would be interested in serving on the Denton Central Appraisal District Board of Directors.

I will bring to the Denton CAD Board of Directors the following:

- 1. Completed one term on Denton CAD Board.*
- 2. Strong Business Experience: 27 years at TX Instruments in key leadership roles, last 7 years as Executive Director TI Foundation*
- 3. Proven track record of board leadership across the metroplex. Serving now on the Executive Board of United Way of Denton County.*
- 4. Strong ties to Denton County - grew up in Denton, raised children in Lewisville & grandchildren in Highland Village.*
- 5. Strong commitment to learning.*

11. Please list any additional information you believe would be beneficial for the Denton County Entities to know about you.

I commit myself 100% to any project I take on.

My past commitments to education, health & human services & having served in public office including Mayor gave me a broad view of using data & other resources to make decisions.

Being Director of Corporate Citizenship at T.I. & the T.I. Foundation has given me a strong financial & business base for this opportunity.

My highest priority is my family & being outdoors.

Return to:

Misty Baptiste - Denton Central Appraisal District
3911 Morse St.

Denton, TX 76208

misty.baptiste@dentoncad.com

Nominee Information

Denton Central Appraisal District Board of Directors

Your name has been submitted by a Denton County Entity as a candidate for the 2024 Denton CAD Board of Directors. Please complete the following information and feel free to attach any additional information. **Please return this form by October 26, 2023.**

Charles Stafford _____
Name

Denton, TX 76209 _____
Address/City/Zip

940-595-7253 _____ charlesramseystafford@yahoo.com ____
Cell Phone E-mail

1. Are you a resident of Denton County? **Yes/No**
 - a. If yes, have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes/No**
2. Are you, or have you ever been, an employee of a taxing unit (County, City, School, Special District) in Denton County? **Yes/No**
 - a. If yes, which taxing unit? _____
 - b. When? _____
3. Are you, or have you ever been an employee of Denton CAD? **Yes/No**
 - a. If yes, what years were you employed? _____
4. Are you currently, or have you ever served as a voting member of the Denton CAD Board of Directors? **Yes/No**
 - a. If yes, what years have you served? __since 2003 _____
5. Do you directly or through a business entity have substantial interest in a contract with Denton CAD or a taxing unit that participates in the District? **Yes/No**
 - a. If yes, please list: _____
6. Have you engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code during the last three years? **Yes/No**
7. Have you ever been engaged in the business of representing property owners for compensation in the proceedings under the Property Tax Code in Denton County in the last three years? **Yes/No**

8. Are you directly related to any employee of the Denton CAD? **Yes/No**
a. If yes, please list the degree of relation. _____
9. Do you currently own property on which delinquent taxes have been owed to a taxing unit for more than 60 days or are part of a suit to collect the delinquent taxes that have been deferred or abated? **Yes/No**
10. Please give a brief statement on why you would be interested in serving on the Denton Central Appraisal District Board of Directors.

___ Service on the Denton CAD Board of Directors is an exercise in public service. I believe in a government administered by citizen volunteers. The opportunity to serve is a founding principle of our democracy. I have the time, experience and skills to serve on this board and would deeply appreciate the opportunity to serve another term.

11. Please list any additional information you believe would be beneficial for the Denton County Entities to know about you.

___ The district is very high-performing compared to other, similar districts in North Texas. We are entering into a prolonged period of unprecedented growth. We have the people and the systems in place to manage that growth, and to give excellent service to our taxpayers.

Return to:
Misty Baptiste - Denton Central Appraisal District
3911 Morse St.
Denton, TX 76208
misty.baptiste@dentoncad.com

Bio for David A. Johnson

Mr. Johnson is originally from the Midwest and is a 28-year resident of Flower Mound. He has a 35-year career in finance and banking, is married, and has two adult children.

Mr. Johnson has been involved in Flower Mound and Denton County for more than 25 years in several capacities, including community and charity-based activities.



- Habitat for Humanity of Denton County – 5 years, Past Board President
- Flower Mound Planning & Zoning Commissioner – 10 years and past Chairman
- United Way of Denton County Project Blue Print Graduate – 2019
- Active Rotarian for 15+ years
- Wellington HOA Board of Directors – 6 years and several Officer Positions
- Cross Timbers YMCA Board – 10 years, Board Chairman for 3 years
- Flower Mound Summit Club Member – 10 years
- LISD Facilities Advisory Committee 2016-2017
- Flower Mound Chamber of Commerce Leadership Graduate
- Grapevine Chamber Young Entrepreneurs Mentor
- Active in several area Chambers of Commerce

Mr. Johnson – “I enjoy giving back to my community with my time, philanthropy, and ideas. I believe it is important to give back, change lives, and leave a legacy. My non-profit work helps me meet new people, learn about different facets of our society, and share my business acumen. My volunteer work in local government allows me to give back, have input, be informed and be part of the process.”

David Terre

Teal Cove
The Colony, Texas 75056
972-740-4526
terre.david@yahoo.com

OBJECTIVE

If elected to a sixth term, I will continue to work hard, be organized, use common sense, and always apply the golden rule. This approach has enabled me to make significant contributions during my previous five terms.

EDUCATION

Drake University/ Moberly Community College
BS-Business Administration and a Minor in economics

EMPLOYMENT HISTORY

Vice President of Sales | Wilson Sporting Goods
Retired



46 Year Career

Successfully retired after a wonderful 46 year career where I rose through the ranks to become Vice President of Sales responsible for all domestic sales.

- Directed European Sales Operations while living in Germany
- Experience in Marketing
- Achieved successful coordination of new product introductions
- Managed West Coast Distribution Operations

LEADERSHIP

The Colony City Council

2011-Present

- 2011 - Received the honor of being elected Mayor Pro Tem during my first term on City Council and most recently was again re-elected Mayor Pro-Tem in 2020
- 2012 - Appointed to the Local Development Corporation Board of Directors to oversee new Grandscape (Nebraska Furniture Mart) Development
- 2013 - First Council Member from The Colony, Texas to be elected and serve on the Denton County Tax Appraisal District Board of Directors
- 2021 - Re-elected to a fourth term on City Council receiving 86% of total votes

The Colony Planning & Zoning Commission

2008-2011

- Served as Vice Chair

HONORS

- 1982 – Drake University Basketball Hall of Fame
- 1994 – Moberly Community College Basketball Hall of Fame
- 1995-2003 – Three-time Senior Olympics Gold Medal Winner for USA Basketball Team
- 1999 – Wilson Wall of Fame Honor
- 2007- Moberly Community College Outstanding Alumni of the year
- 2013 –Washington High School Hall of Fame
- 2018 –Roaring Lambs Hall of Fame

DCAD ACCOMPLISHMENTS

I have worked with my fellow Board Members to achieve the following meaningful results:

- Ensure a Quorum is established by being present at each meeting.
- Make informed decisions doing the necessary preparation prior to each meeting
- Assisted in developing an Annual Operating Budget to ensure spending stays within budgeted funds while always looking for opportunities to reduce expenses
- Participate in the development and evaluation of the Chief Appraisal Officer each year
- Completed cross training of all individuals and teams
- Initiated an Incentive Program for Innovated Efficiency
- Committed to making DCAD a leading star in the industry

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted by a Denton County Entity as a candidate for the 2024 Denton CAD Board of Directors. Please complete the following information and feel free to attach any additional information. **Please return this form by October 26, 2023.**

Jared Eutsler
Name

Corinth, Texas 76210 Address/City/
Zip

407-951-2448 jared.eutsler@unt.edu
Cell Phone E-mail

1. Are you a resident of Denton County? ☒ Yes ☐ No
 - a. If yes, have you resided in Denton County for at least two years immediately preceding the beginning of this term? ☒ Yes ☐ No
2. Are you, or have you ever been, an employee of a taxing unit (County, City, School, Special District) in Denton County? ☐ Yes ☒ No
 - a. If yes, which taxing unit? _____
 - b. When? _____
3. Are you, or have you ever been an employee of Denton CAD? ☐ Yes ☒ No
 - a. If yes, what years were you employed? _____
4. Are you currently, or have you ever served as a voting member of the Denton CAD Board of Directors? ☐ Yes ☒ No
 - a. If yes, what years have you served? _____
5. Do you directly or through a business entity have substantial interest in a contract with Denton CAD or a taxing unit that participates in the District? ☐ Yes ☒ No
 - a. If yes, please list: _____
6. Have you engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code during the last three years? ☐ Yes ☒ No
7. Have you ever been engaged in the business of representing property owners for compensation in the proceedings under the Property Tax Code in Denton County in the last three years? ☐ Yes ☒ No

8. Are you directly related to any employee of the Denton CAD? Yes ☒ No ☐
a. If yes, please list the degree of relation. _____

9. Do you currently own property on which delinquent taxes have been owed to a taxing unit for more than 60 days or are part of a suit to collect the delinquent taxes that have been deferred or abated? Yes ☒ No ☐

10. Please give a brief statement on why you would be interested in serving on the Denton Central Appraisal District Board of Directors.

Denton County has been an incredible home for my family for the last eight years and I would love to give back through my talents and expertise. I am a tenured Professor at UNT specializing in accounting (specifically, audit and fraud), which highlights my commitment to transparency and fairness. Through my active role in the city of Corinth's audit and finance committee and as a community ambassador, I've come to understand the crucial role of property tax revenue in our cities in serving communities. However, I'm equally aware that property taxes are a substantial household expense for property owners. With this perspective, I am driven to ensure equitable and transparent property appraisals that both support the needs of Denton County (including all its communities) and continues our county's reputation for being a great place to live.

11. Please list any additional information you believe would be beneficial for the Denton County Entities to know about you.

I am a CPA (AZ), CFE, CMA, and CFM, which demonstrates my dedication to mastering the complexities of finance and auditing. My experiences span from working on the external audits of Fortune 50 companies to working in a regulatory capacity at the PCAOB in Washington DC (the principal regulator of audits for publicly traded companies). Beyond my auditing expertise, I hold a Texas real estate license and have previously served as a real estate broker in Arizona. This background provides me with a nuanced understanding of property market dynamics, further enriching my perspective on property taxation. These varied experiences, coupled with my commitment to the community, make me a uniquely qualified candidate, dedicated to the continued growth and prosperity of Denton County.

Return to:
Misty Baptiste - Denton Central Appraisal District
3911 Morse St.
Denton, TX 76208
mistybaptiste@dentoncad.com

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted by a Denton County Entity as a candidate for the 2024 Denton CAD Board of Directors. Please complete the following information and feel free to attach any additional information. **Please return this form by October 26, 2023.**

Roy T. Atwood
Name
Carrollton, Texas 75007
Address/City/Zip
214-616-0528 royatwood@atwoodgameros.com
Cell Phone E-mail

1. Are you a resident of Denton County? **Yes**
 - a. If yes, have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes**
2. Are you, or have you ever been, an employee of a taxing unit (County, City, School, Special District) in Denton County? **No**
 - a. If yes, which taxing unit? _____
 - b. When? _____
3. Are you, or have you ever been an employee of Denton CAD? **No**
 - a. If yes, what years were you employed? _____
4. Are you currently, or have you ever served as a voting member of the Denton CAD Board of Directors? **Yes**
 - a. If yes, what years have you served? 2018 - present
5. Do you directly or through a business entity have substantial interest in a contract with Denton CAD or a taxing unit that participates in the District? **No**
 - a. If yes, please list: _____
6. Have you engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code during the last three years? **No**
7. Have you ever been engaged in the business of representing property owners for compensation in the proceedings under the Property Tax Code in Denton County in the last three years? **No**

8. Are you directly related to any employee of the Denton CAD? **No**
a. If yes, please list the degree of relation. _____
9. Do you currently own property on which delinquent taxes have been owed to a taxing unit for more than 60 days or are part of a suit to collect the delinquent taxes that have been deferred or abated? **No**
10. Please give a brief statement on why you would be interested in serving on the Denton Central Appraisal District Board of Directors.

I have resided in Carrollton since 1991 and served on various Boards and Commissions in Carrollton over a period of twenty years. For the last 6 years, I have been privileged to serve on the DCAD Board of Directors, including as Chair of the Board the last two years. I appreciate having to opportunity to serve the citizens of Denton Counry and do so, not with an agenda, but with a desire to see that the interests of the citizens and the taxing entities are well served by the Appraisal District. We have made significant progress in the last two years and I would appreciate the opportunity to continuing serving to keep the momentum going.

11. Please list any additional information you believe would be beneficial for the Denton County Entities to know about you.

I have been a licensed attorney in Texas since 1988. I have found my legal background is beneficial to the DCAD Board, primarily in evaluting risks and in knowing the questions to ask. I also serve on the Board of Directors of My Possibilities and MP Residential, both of which are focused on providing opportunities for those with disabilities to live inclusive and fulfilling lives. Community service is very important to me.

Return to:
Misty Baptiste - Denton Central Appraisal District
3911 Morse St.
Denton, TX 76208
misty.baptiste@dentoncad.com

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted by a Denton County Entity as a candidate for the 2024 Denton CAD Board of Directors. Please complete the following information and feel free to attach any additional information. **Please return this form by October 26, 2023.**

Vicki Byrd
Name

2512 Timber Trail Denton TX 76209
Address/City/Zip

(940) 208-6346
Cell Phone

Vicki.Byrd@cityofdenton.com
E-mail

1. Are you a resident of Denton County? Yes/No
a. If yes, have you resided in Denton County for at least two years immediately preceding the beginning of this term? Yes/No
2. Are you, or have you ever been, an employee of a taxing unit (County, City, School, Special District) in Denton County? Yes/No
a. If yes, which taxing unit? Denton ISD
b. When? 2010 - 2018
3. Are you, or have you ever been an employee of Denton CAD? Yes/No
a. If yes, what years were you employed? _____
4. Are you currently, or have you ever served as a voting member of the Denton CAD Board of Directors? Yes/No
a. If yes, what years have you served? _____
5. Do you directly or through a business entity have substantial interest in a contract with Denton CAD or a taxing unit that participates in the District? Yes/No
a. If yes, please list: _____
6. Have you engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code during the last three years? Yes/No
7. Have you ever been engaged in the business of representing property owners for compensation in the proceedings under the Property Tax Code in Denton County in the last three years? Yes/No

8. Are you directly related to any employee of the Denton CAD? Yes/No
a. If yes, please list the degree of relation. _____
9. Do you currently own property on which delinquent taxes have been owed to a taxing unit for more than 60 days or are part of a suit to collect the delinquent taxes that have been deferred or abated? Yes/No

10. Please give a brief statement on why you would be interested in serving on the Denton Central Appraisal District Board of Directors.

I am interested in serving on the Denton Central Appraisal District Board of Directors because the functions of the Board, appeals to my sense of fairness. Fairness plays a central role in appraisal of property for ad valorem taxation of this evergrowing and diverse housing population. Fairness to the Chief Appraiser to budget setting & contracting is important to me.

11. Please list any additional information you believe would be beneficial for the Denton County Entities to know about you.

I am a forty year resident of Denton County. I live in a home that is considered my forever home. My background in Law Enforcement, Occupational Health, Environmental Safety and Education extends the opportunity for me to care for others at a high level of Public Service. These opportunities have lead me to several positions including the Denton City Council (2 term)

Return to:

Misty Baptiste - Denton Central Appraisal District
3911 Morse St.
Denton, TX 76208

misty.baptiste@dentoncad.com



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Alternate Work Schedule

MEETING DATE: November 14, 2023

DEPARTMENT: City Manager

ITEM SUMMARY:

Consideration and action regarding City Hall operating hours and staff alternate work schedule.

INFORMATION:

On July 5, 2023, the City of Roanoke enacted an alternate work schedule for City Hall employees. The schedule enacted was: Monday – Thursday 8:00am to 5:30pm with a 30 minute lunch, and Friday 8:00am to 12:00pm. This schedule was enacted for a 90 day trial period.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Alternate Work Schedule - 90 day update



MEMO

To: Cody Petree, City Manager
Re: Alternate Work Schedule
From: Melanie Curl, HR Administrator
CC: Jeriahme Miller, Assistant City Manager/Police Chief
Jamie Seil, HR Administrator

On July 5, 2023, the City of Roanoke enacted an alternate work schedule for City Hall employees. The schedule enacted was: Monday – Thursday 8:00am to 5:30pm with a 30 minute lunch, and Friday 8:00am to 12:00pm. This schedule was enacted for a 90 day trial period. The first week of October 2023, HR conducted a survey of City Hall employees regarding the schedule at the end of the 90 day trial period. The results are as follows:

On a scale of 1 being the most negative impact & 5 being the most positive impact, how has the new schedule affected your customers?

- Average answer: 3.65
- Customer Service team: 2

What has been the effect on your productivity?

Remarks commented on:

- Extra hour Mon-Thurs allows more to be completed
- Fridays are quieter, allowing for catch up, more focused attention on projects, and fewer interruptions
- Customer Service team: remarks commented on Friday being very difficult & unproductive due to late mail deliveries

On a scale of 1 being the most negative impact & 5 being the most positive impact, how has the new schedule affected your home life?

- Average answer: 4.18
- Customer Service team: 2

What has been the biggest benefit to the new schedule?

Remarks commented on:

- Higher productivity
- Greater work/life balance
- Ability to take care of personal items & appointments Friday afternoons without taking sick/vacation time
- Enjoying more rest/relaxation/time with family on the weekends

What has been the biggest challenge to the new schedule?

Remarks commented on:

- Traffic
- 5:30pm end time can make it challenging for after school activities, meals, etc.
- 30 minutes lunch



What suggestions do you have regarding City Hall scheduling?

Remarks commented on:

- Keep the new schedule permanently
- Allow the option of four 10 hour work days
- Allow greater work from home (WFH) opportunities
- Customer Service team:
 - Return to normal Mon-Fri hours
 - Establish longer hours on Fri

By Department/Division:

- Administration: positive, retain schedule, more WFH opportunities
- Development Services: positive, retain schedule, consider four 10 hour days
- Finance: positive, retain schedule
- HR: positive, retain schedule
- IT: positive, retain schedule, consider four 10 hour days
- Special Events: positive, retain schedule
- Customer Service: majority negative (Fridays)

Summary:

By a significant majority, the new schedule has been received very positively. There was not an observable difference in the amount of sick time used. However, based upon the feedback received, we recommend this schedule be made permanent at this time. We also recommend further conversation with the Customer Service team to better understand the challenges they are experiencing and partner with them to identify solutions.

Respectfully,

Melanie Curl
HR Administrator
City of Roanoke
(817) 491-2411



CITY COUNCIL AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - PD-2023-18 / Ordinance No. 2023-130 Rezone - SF-7 and R to PD - 18.504 Acres

MEETING DATE: November 14, 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

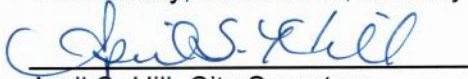
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, NOVEMBER 6, 2023, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 18.504- ACRES OF LAND LOCATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923, CITY OF ROANOKE, 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.**

📶 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: Mayor and City Council

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

MEETING DATE: November 14, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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.

PLANNING AND ZONING COMMISSION:

Motion made by Victor Molaschi, seconded by Don Glacy to take no action, with the recommendation to have a workshop that includes P&Z, City Council, and all citizens, prior to the next regular scheduled P&Z meeting (February 5, 2024). Motion carried unanimously.

The board took a poll and three of the members did not want any more multi-families and three were not totally opposed. They were in favor of the senior component. Staff is also in favor of the senior component. Traffic, density, drainage, parking on the ROW, were main concerns.

The developer requested the workshop prior to the next P&Z meeting scheduled for February 5, 2024.

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 227 MF units.



AGENDA ITEM

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:

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)



AGENDA ITEM

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:

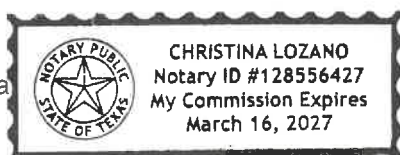
I/We IHS Real Estate Holdings, LLC owner(s) of the above described property do hereby authorize IHS Real Estate Holdings, LLC to act on my/our behalf in making and representing this zoning change application.

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.

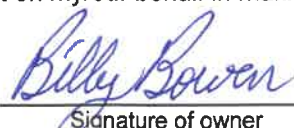
I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.


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.

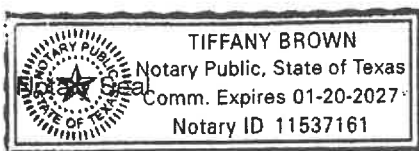

Signature of owner

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:

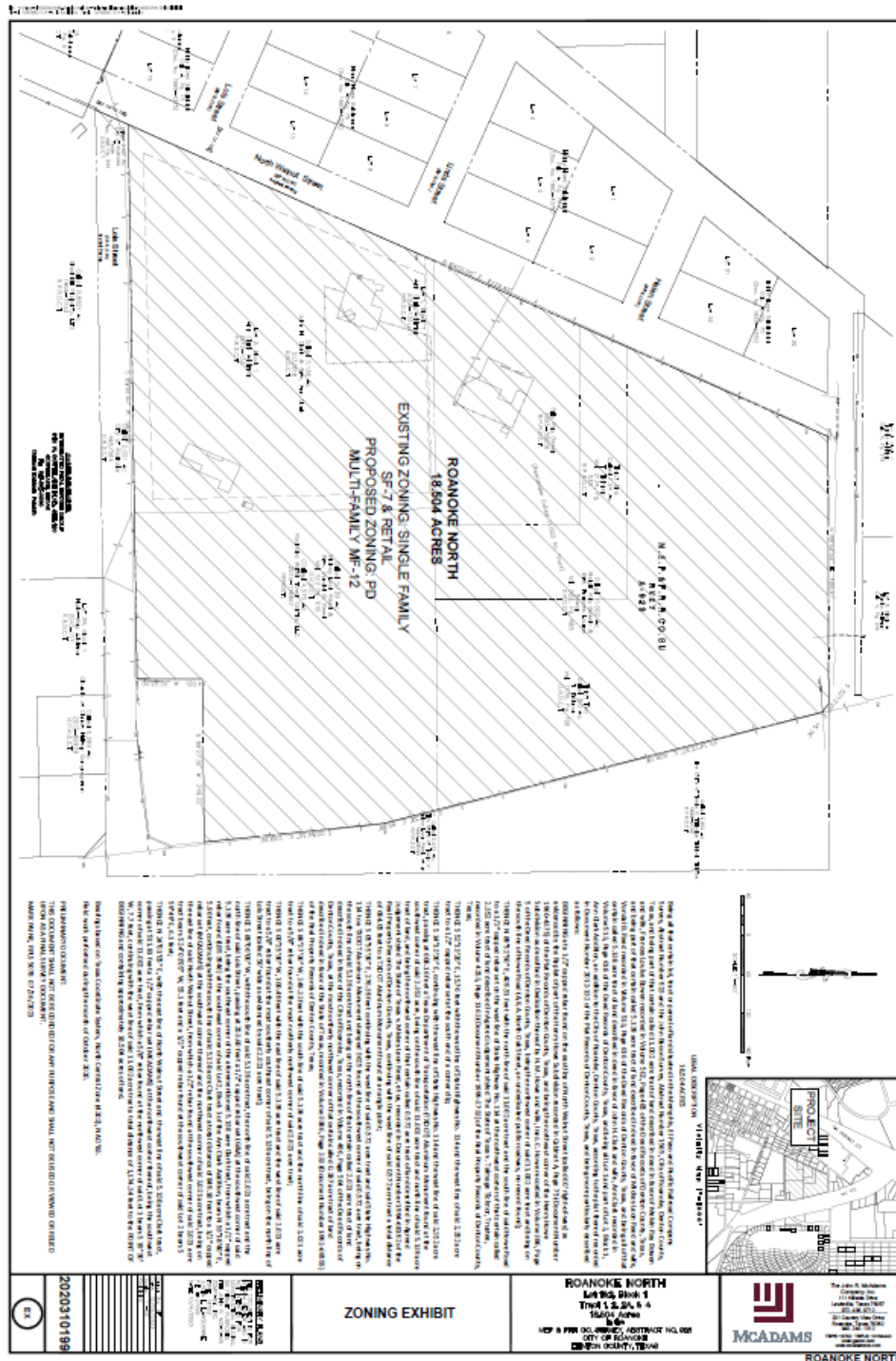
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

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





ROANOKE
ROANOKE, TEXAS
INTEGRATED REAL ESTATE GROUP

ISSUED FOR
PRE-DESIGN
REVIEW ONLY

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

REVISIONS

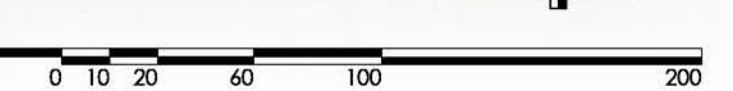
PROJECT #
23000

DATE
09-27-2023

SHEET NO.
A.101

SITE
PLAN
of 193

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



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.



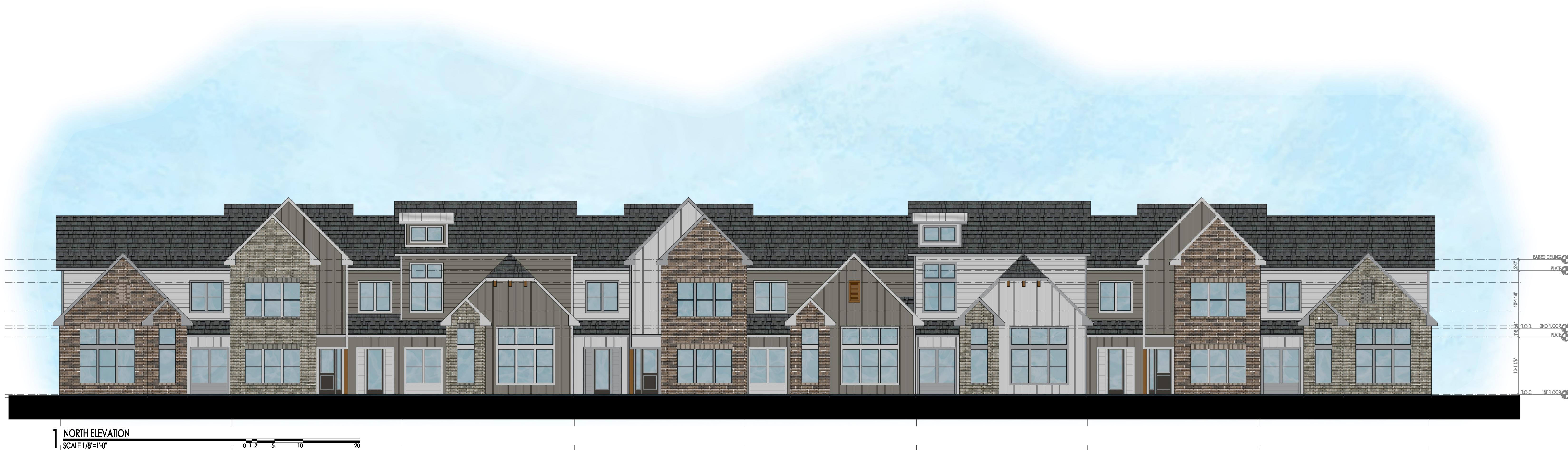


ELEVATION - OVERALL STREET ELEVATION

0 1 2 5 10 20

nts

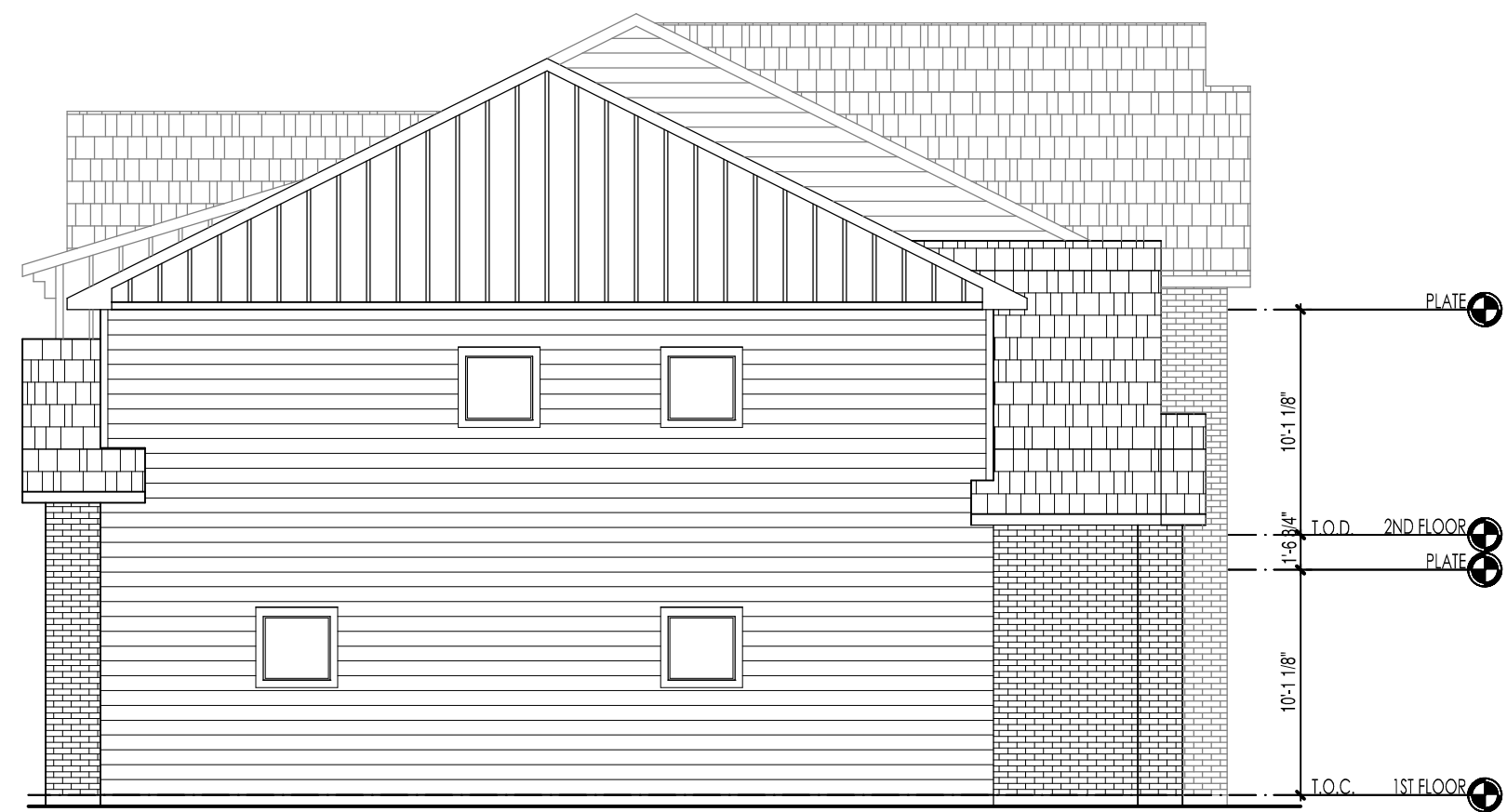
ANGLE





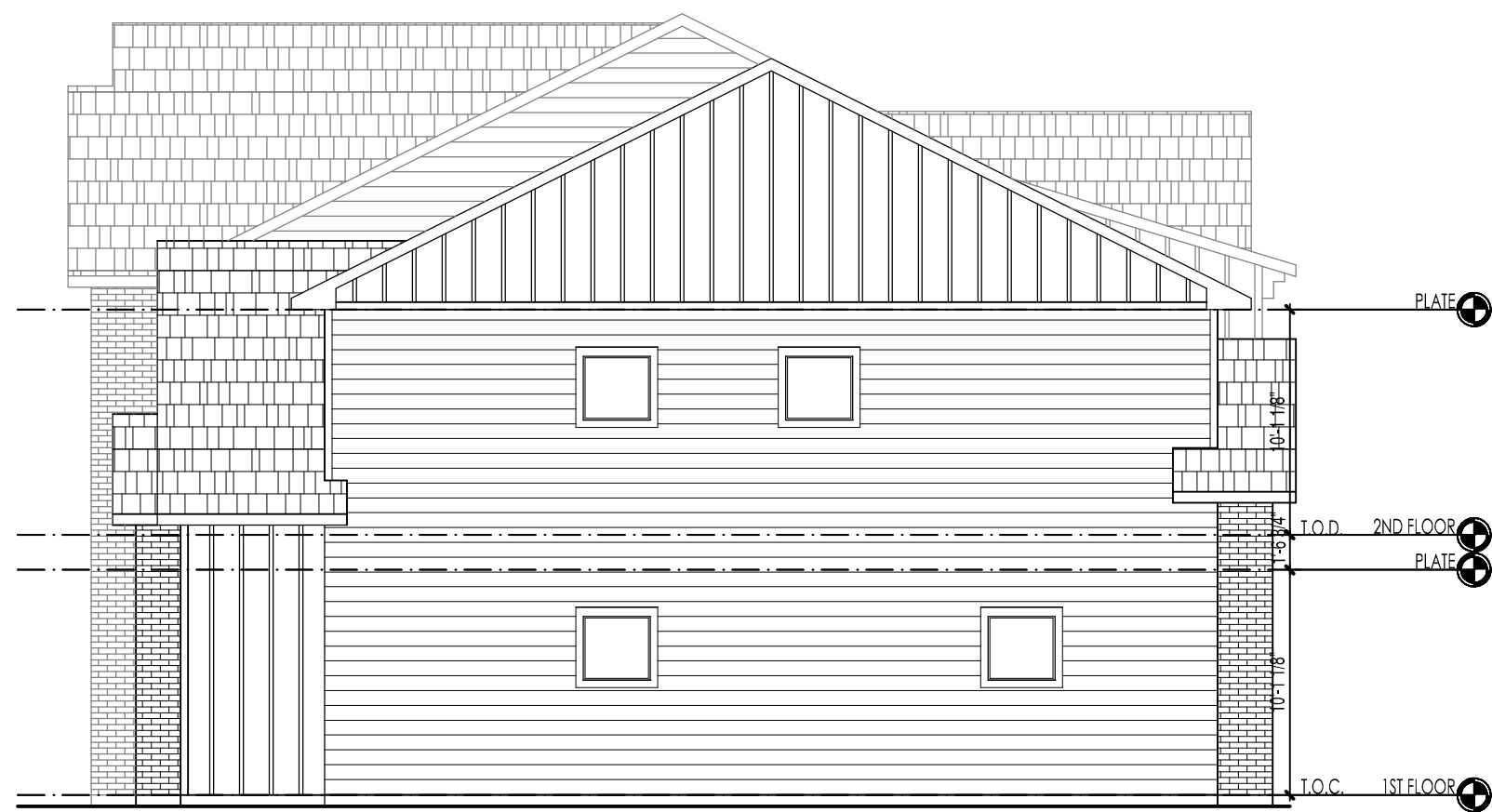
1 ELEVATION - SOUTH
SCALE 1/8"=1'-0"

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



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

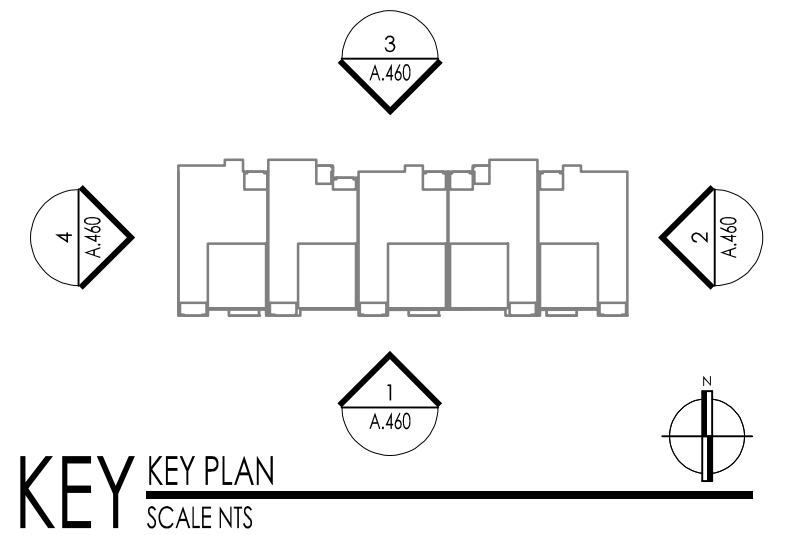
MATERIAL PERCENTAGES	
MASONRY (BRICK/STUCCO/STONE)	10%
EC SIDING	90%
MATERIAL PERCENTAGE TOTAL	100%



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
DECORATIVE BUILDING LIGHTING	BRICK RUNNING BOND
BUILDING LIGHTING LOCATION	CML BLOCK BURNISHED FINISH RUNNING BOND
LED COVE LIGHTING LINEAR LIGHTING	FIBER CEMENT PANEL WITH TRIM
	METAL SIDING PAC-CO-LUSH REFLECT SYSTEM
	METAL SIDING COMPOSITE METAL PANEL
	METAL SIDING RIBBED METAL WALL PANELS
	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%



United Design Architects
4455 WINTERGARDEN
AUSTIN, TEXAS 78746
www.udarchitects.com

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ROANOKE, TEXAS
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23000

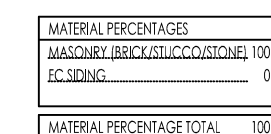
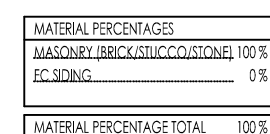
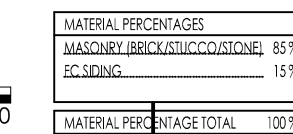
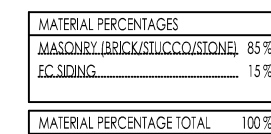
DATE

10-06-2023

SHEET NO.

A.450

BUILDING E
ELEVATION

[illegible]

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SHEET NO.

BUILDING A ELEVATIONS

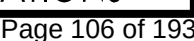
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LEGEND

ABBREVIATIONS	MATERIALS		
 LOWER RE A-20  WINDOW RE A-21  APPROVED RE A-22	 FIRE CEMENT SIDING (WOOD TONE RESINIC SERIES)  FIRE CEMENT SIDING  FIRE CEMENT SIDING (VERTICAL GRAB AND BATTEN)	 BRICK RUNNING BOND  BRICK RUNNING BOND  BRICK RUNNING BOND (WITH FIRM)	 METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING  METAL SIDING



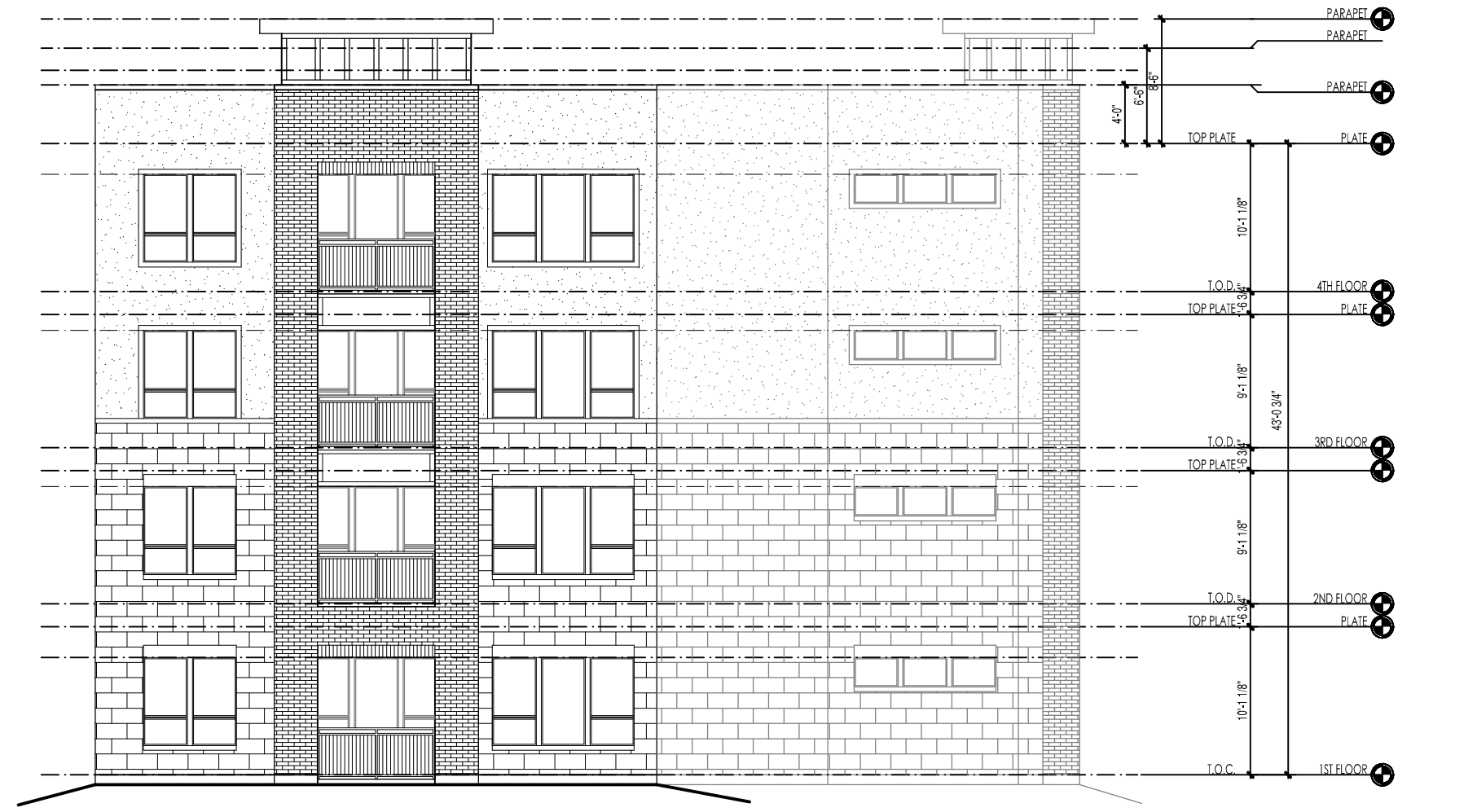
1 ELEVATION - NORTH
SCALE 3/32"=1'-0" 0 1 2 5 10 20



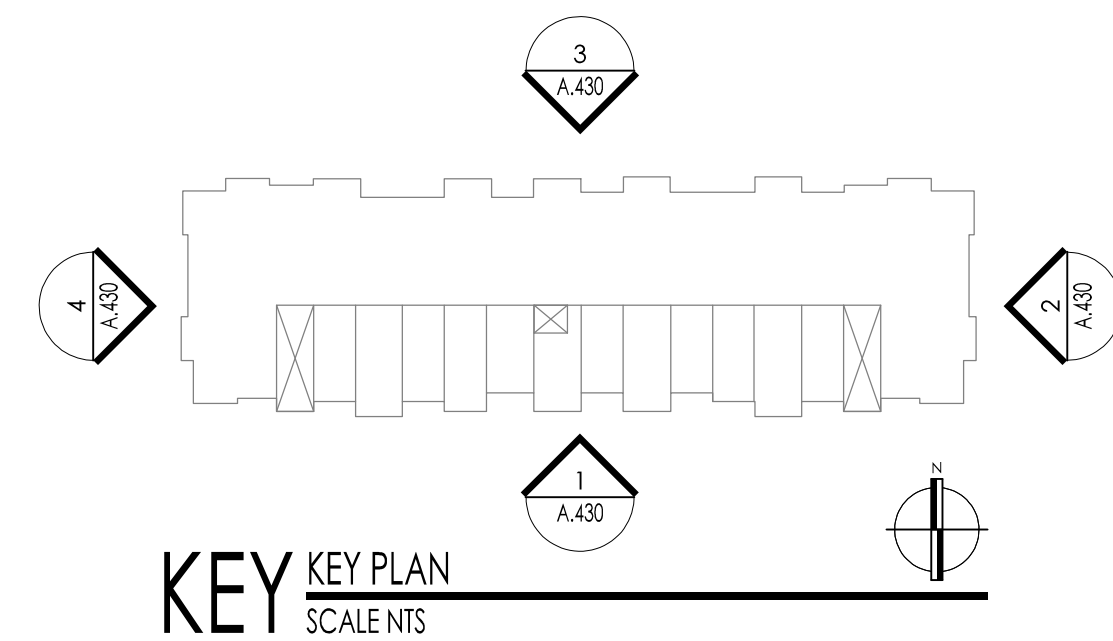
3 ELEVATION - SOUTH
SCALE 3/32"=1'-0"



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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23000

DATE
10-06-2023

SHEET NO.

A.420
BUILDING b
ELEVATIONS

Page 107 of 193



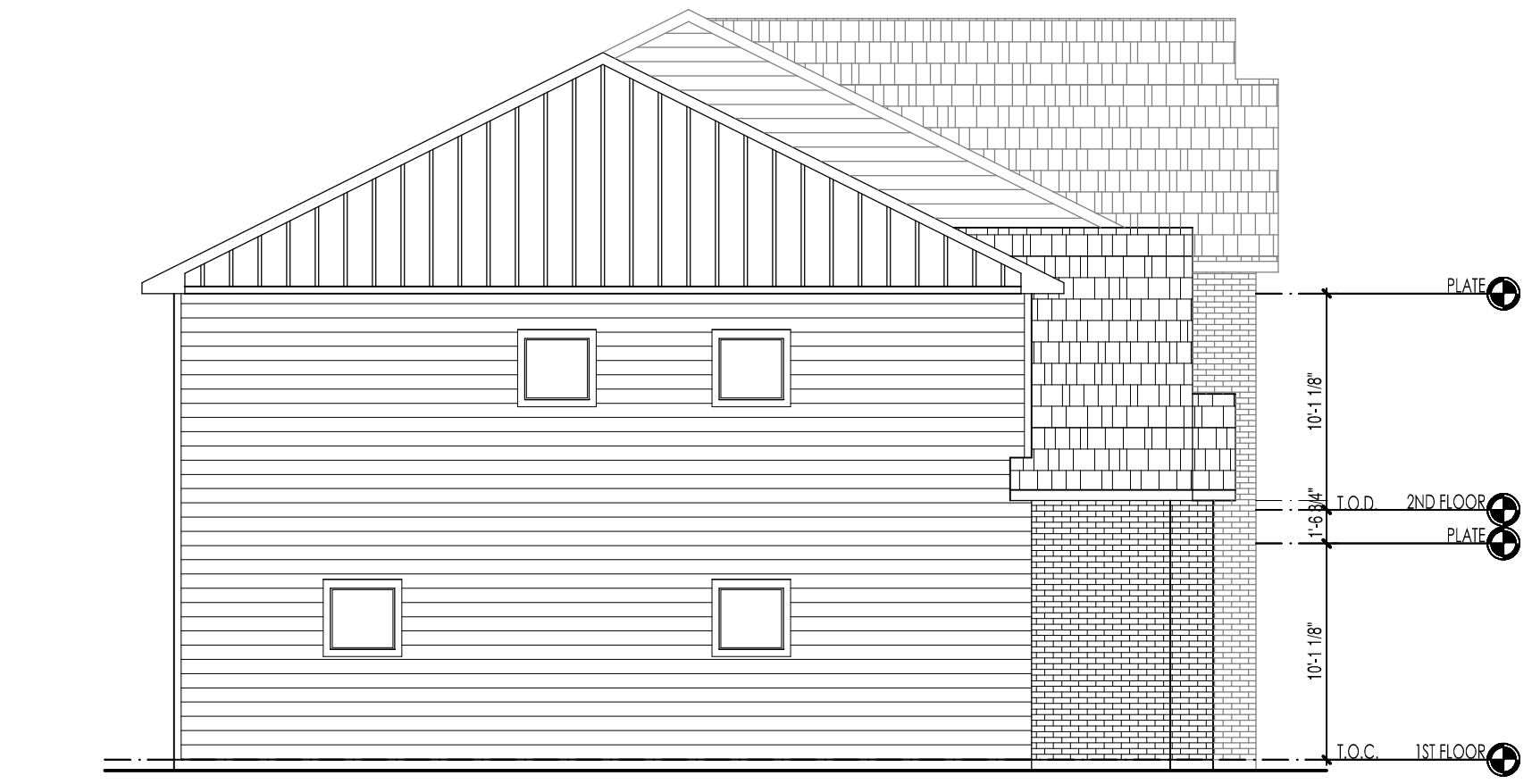
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4345 LINDBERGH DRIVE
ADDISON, TX 75001
214-662-8093
www.studioua.com

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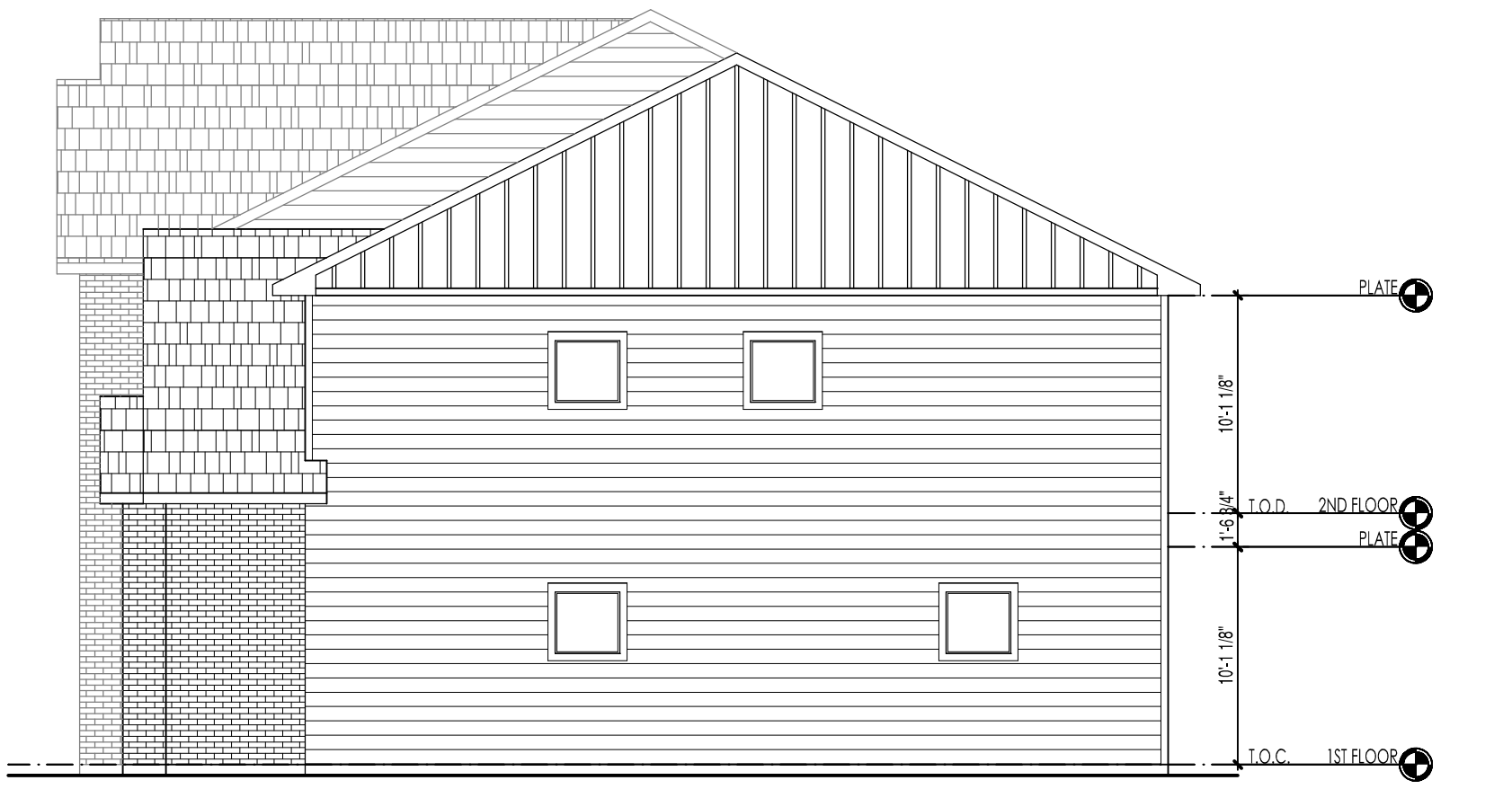
1 ELEVATION -SOUTH
SCALE 1/8"=1'-0"

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

LA

LOUVER
RE: A.200

1

WINDOW KEY
RE: A.201

AL

AWNING KEY
RE: A.760

DECORATIVE BUILDING LIGHTING

MATERIALS

FIBER CEMENT SIDING (WOODTONE RUSTIC SERIES)

FIBER CEMENT SIDING

FIBER CEMENT SIDING VERTICAL/BOARD AND BATTEN

BRICK RUNNING BOND

CML BLOCK BURNISHED FINISH RUNNING BOND

FIBER CEMENT PANEL WITH TRIM

METAL SIDING PAC-CO-LASH RETIAL SYSTEM

METAL SIDING COMPOSITE METAL PANEL

METAL SIDING REBED METAL WALL PANELS COMPOSITION SHINGLE

SS METAL ROOF

LED COVE LIGHTING LINEAR LIGHTING

BUILDING LIGHTING LOCATION

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 ANGLE CORNERS.

PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS 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

A.440

4

A.440

2

A.440

1

A.440

KEY PLAN

SCALE NTS

N



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

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

United Design Architects

445 W. 19TH AVE
SUITE 100
DENVER, CO 80202
www.undesign.com

ROANOKE

ROANOKE, TEXAS

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PROJECT #

23000

DATE

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SHEET NO.

A.440

BUILDING D ELEVATION

Page 109 of 193



10/05/2023 4:05:56 PM



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



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



3 SE Corner Perspective

THE RESERVE AT ROANOKE NORTH
ROANOKE, TEXAS

Architecture
Planning
Project Management

ARRIVE
ARCHITECTURE GROUP

2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com
Ph 817.514.0584 • Fx 817.514.0694

REVISION

DRAWN BY: ARRIVE	CHECKED BY: J.M.T.
ISSUED FOR: REVIEW	
SUBMITTAL DATE: 10/05/2023	SHEET NO. A5.00
SCALE: 1/16" = 1'-0"	

A5.00 EXTERIOR ELEVATION



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

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

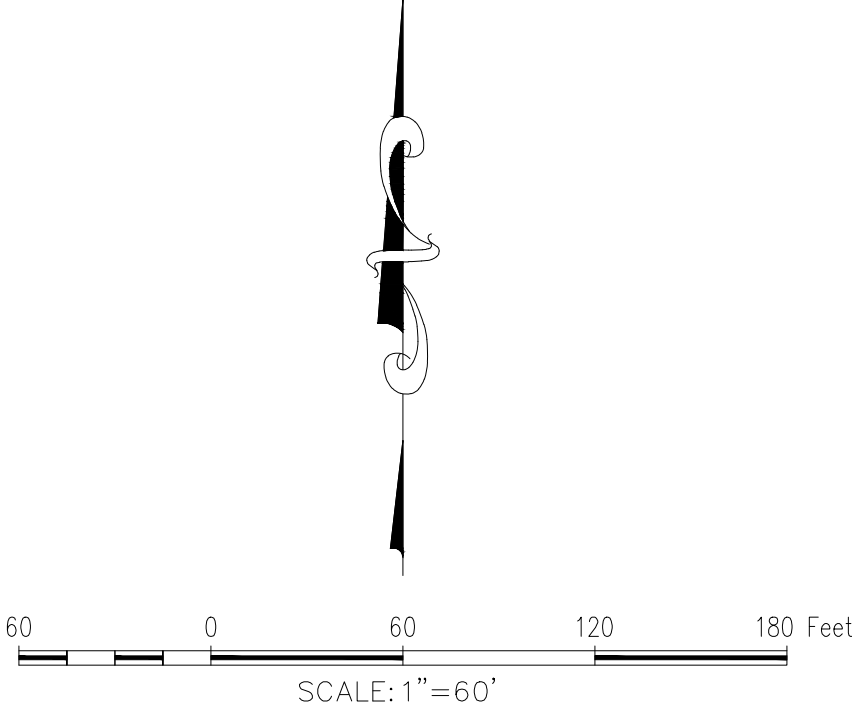
¹T = Trips Ends; X = Number of Dwelling Units

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

³Number of Dwelling Units

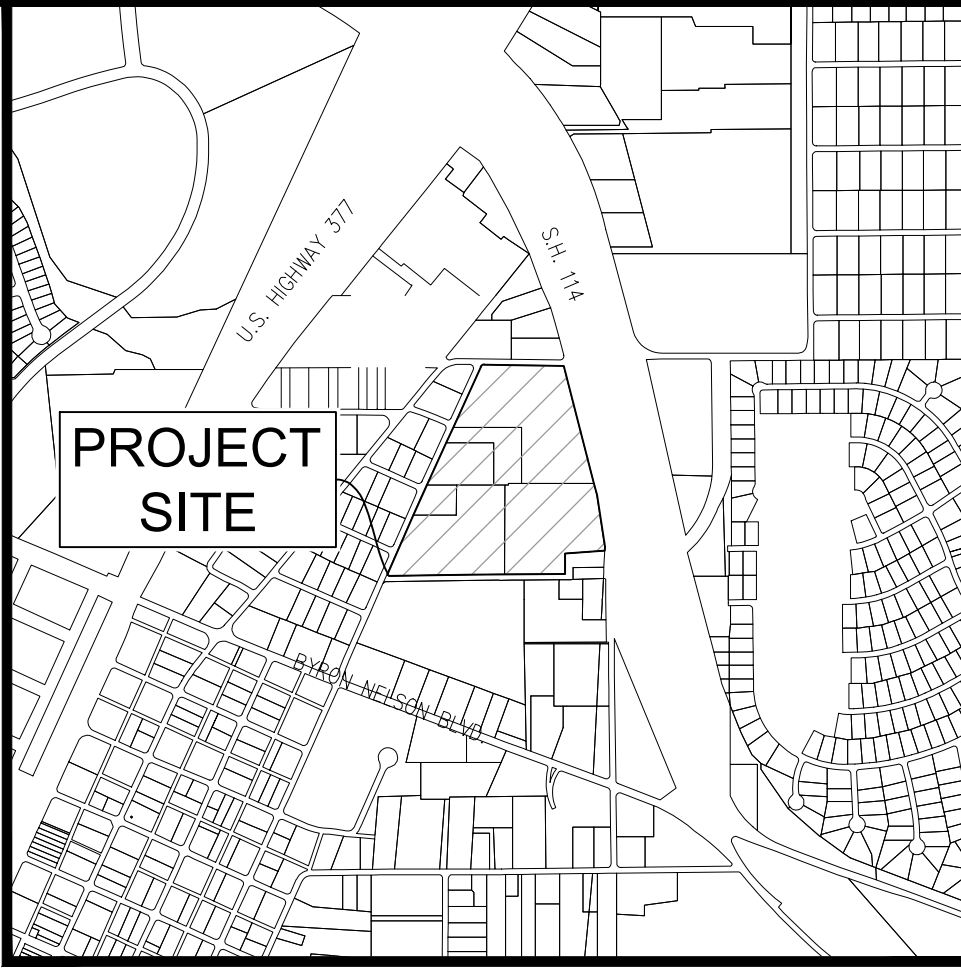
Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR			
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	
Multifamily (Low-rise)	220	227 DU	1,532	93	22	71	118	74	44	
Senior Living (Multifamily)	252	150 DU	488	30	10	20	38	21	17	
Single-Family Attached (Townhomes)	215	53 DU	354	22	6	16	28	17	11	
Single-Family 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 Fortens
Date: 10/7/2023 8:47 AM by Ray Fortens



GENERAL NOTES

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



Vicinity Map 1"=1000'

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
940.240.1812
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

MCADAMS

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

TRACT EXHIBIT

PRELIMINARY PLANS

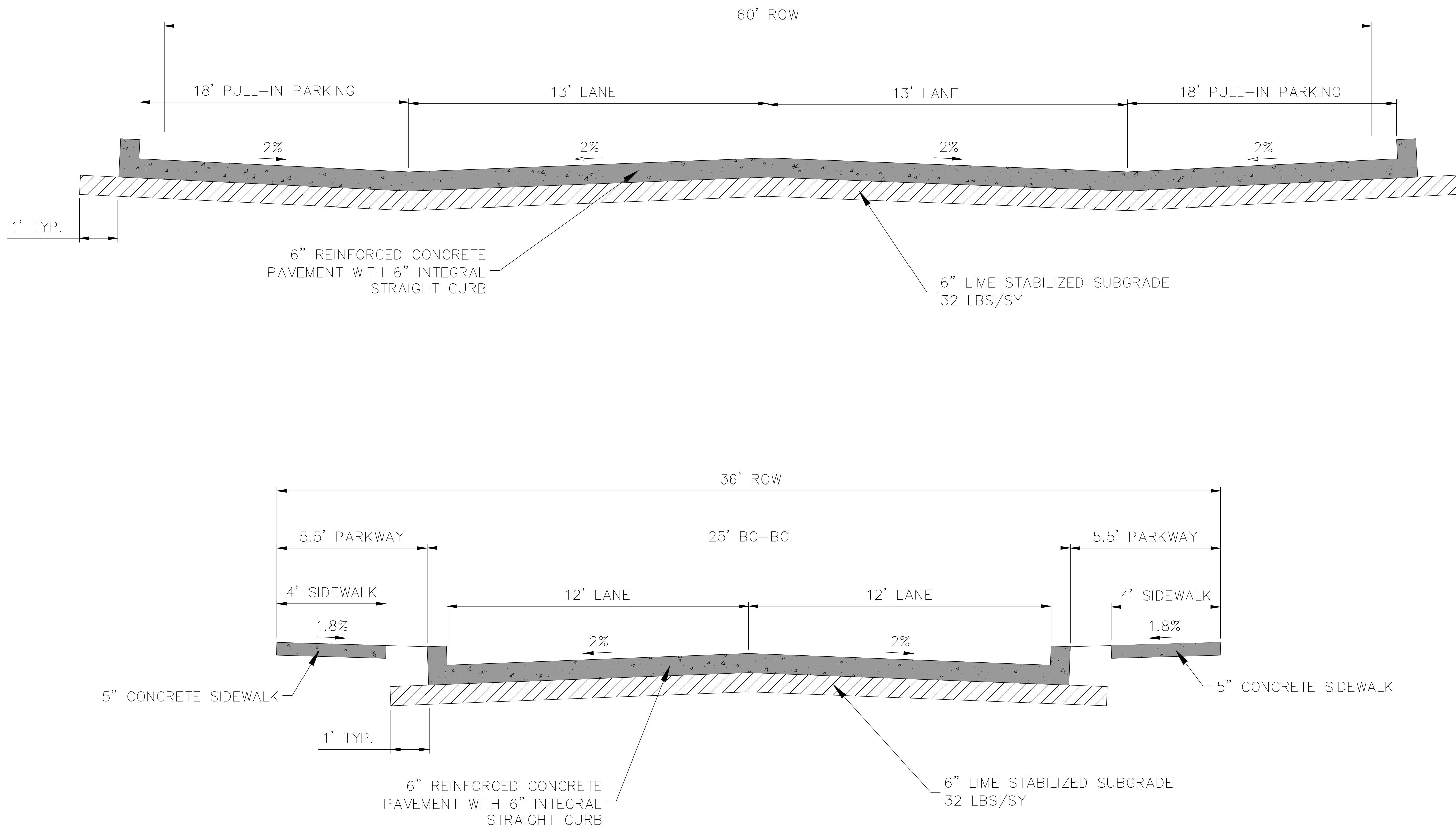
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Drawn By: RE
Date: 10/05/2023
Scale: 1"=60'
Revisions:

2020310199

EX

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DATE: 10/4/2023 11:12 AM by Ray Eddins
PROJECT: 10/4/2023 11:12 AM by Ray Eddins



OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD, STE. 120
SOUTHLAKE, TEXAS
Ph. 817-937-0665
Contact: Kenneth Fambro

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

TYPICAL STREET SECTIONS

PRELIMINARY PLANS
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COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 10/4/2023

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

2020310199

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Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1812
TBPE: 19762 TBPLS: 1019440
www.mcadamsco.com



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 682-502-4235
Email 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@across the times.com

Email

817-300-1785

Phone

[Signature]

Signature

9-28-23

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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Foster's
Business Name Jamesush10601@gmail.com

Sean Ewan 682-237-7992
Print Name Email Phone

[Signature] 9/28/2023
Signature Date



3110 W Southlake Boulevard Suite 120
Southlake, Texas 76092



Dear city of Roanoke,

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Wine: 30 on Oak St

Business Name

Annett Van Grinsven

Print Name

annett@w30.wine 682-502-4111

Email

Phone

Annett Jelt

Signature

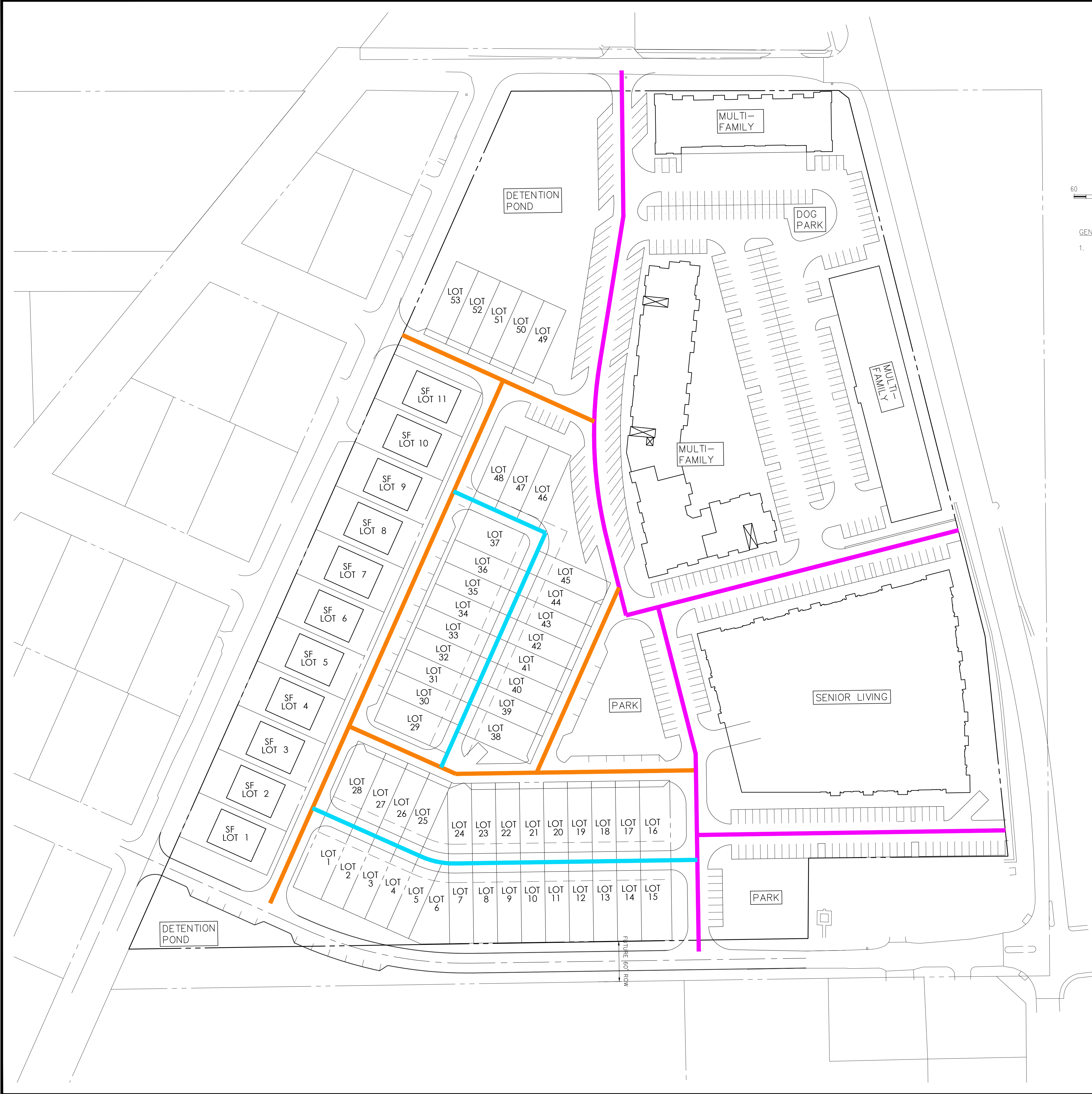
9/28/2023

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

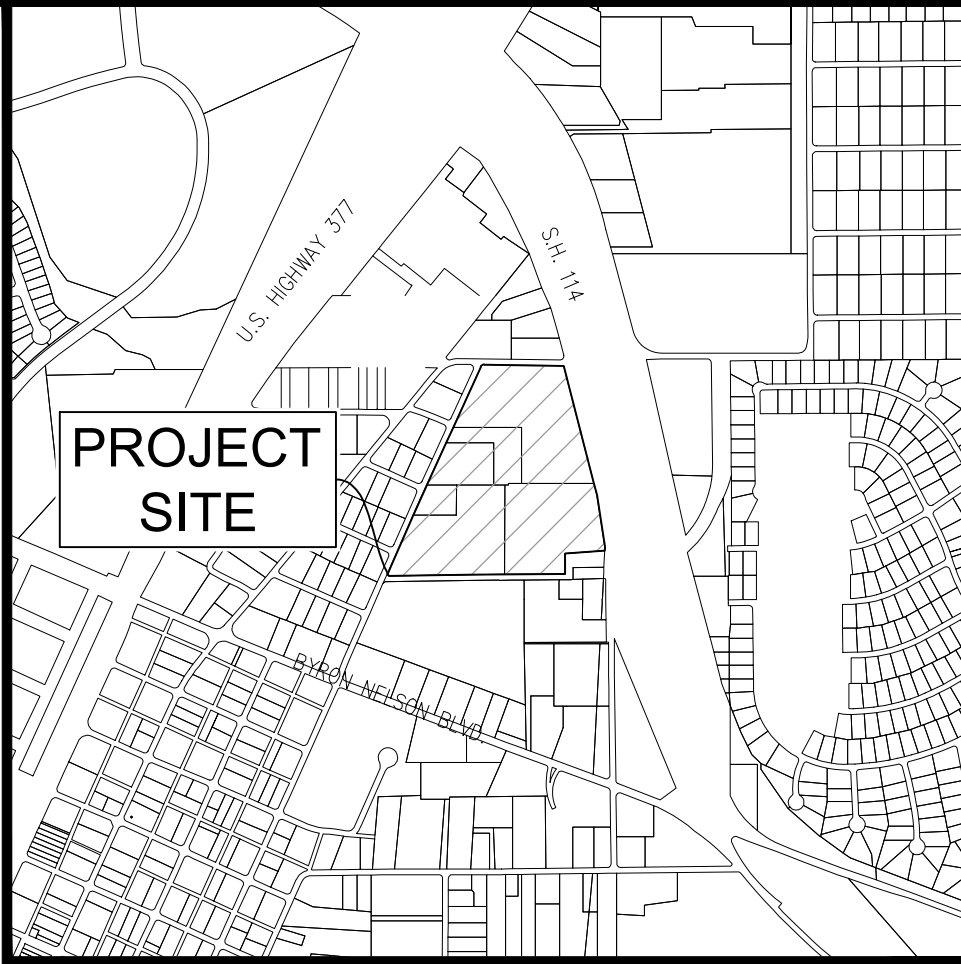


GENERAL NOTES

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: 1019440
www.mcdamsco.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. LANSLOWNE,
P.E. #121990
DATE 10/5/2023

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

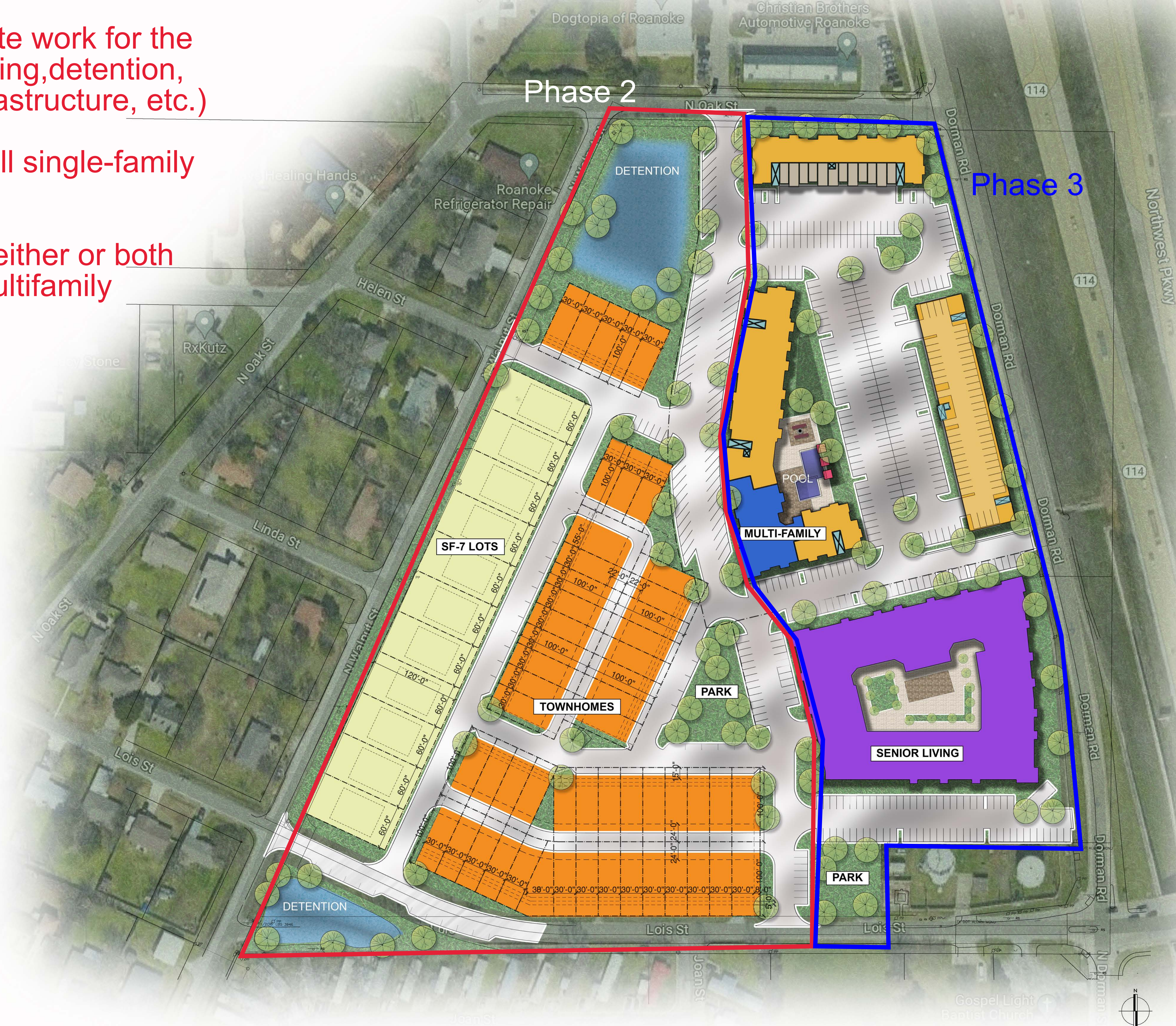
2020310199

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 of 193

Roanoke North Project Timeline

Planning & Zoning Meeting



Start of Site Work Construction



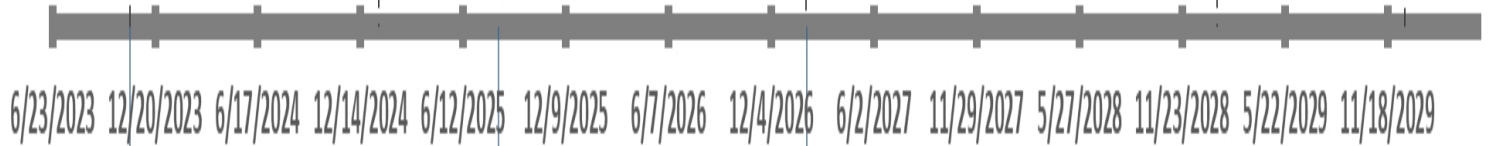
Single-Family/Townhome
Delivery



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 14, 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: Mayor and City Council

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

MEETING DATE: November 14, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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.

PLANNING AND ZONING COMMISSION:

The board recommended approval of SUP 2023-03 on November 6, 2023.

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.

Planning and Zoning Commission:

The board recommended approval on November 6, 2023.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. SUP 2023-03 - 206 N Oak Street Suite 120 - Cigar Lounge (1)
2. 206 N Oak. St - Approved Floor Plan - Cigar Lounge



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 120x	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.

John K Dancer
Owner(s) Signature
9/23/23
Date

John K Dancer
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.

John K Dancer
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

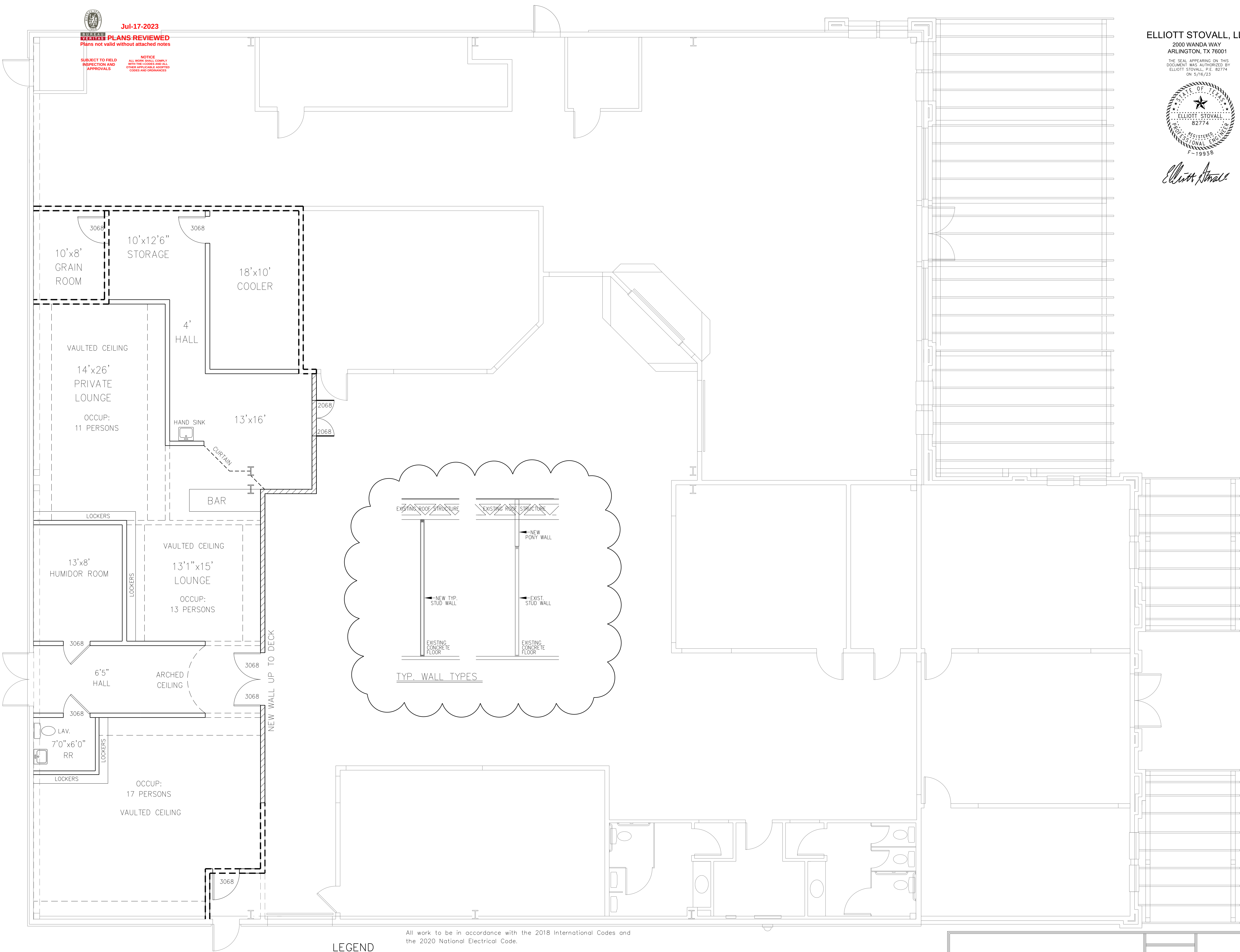
07/20/2023

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
206 N. OAK STREET ROANOKE, TEXAS

SHEET
A-2.1
OF SHEETS



AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: November 14, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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:

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.

PLANNING AND ZONING COMMISSION:

The board approved the site plan on November 6, 2023.



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

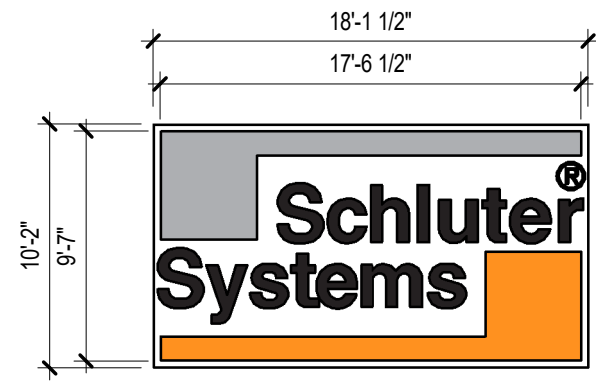
FOR OFFICE USE ONLY

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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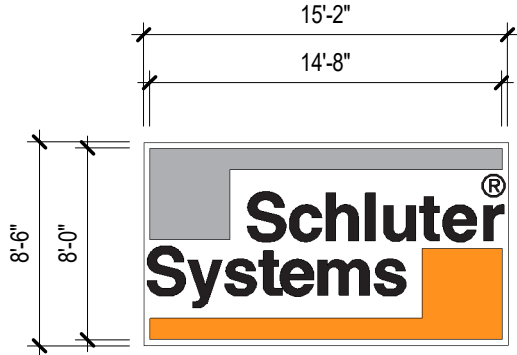
08/23/2019

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%

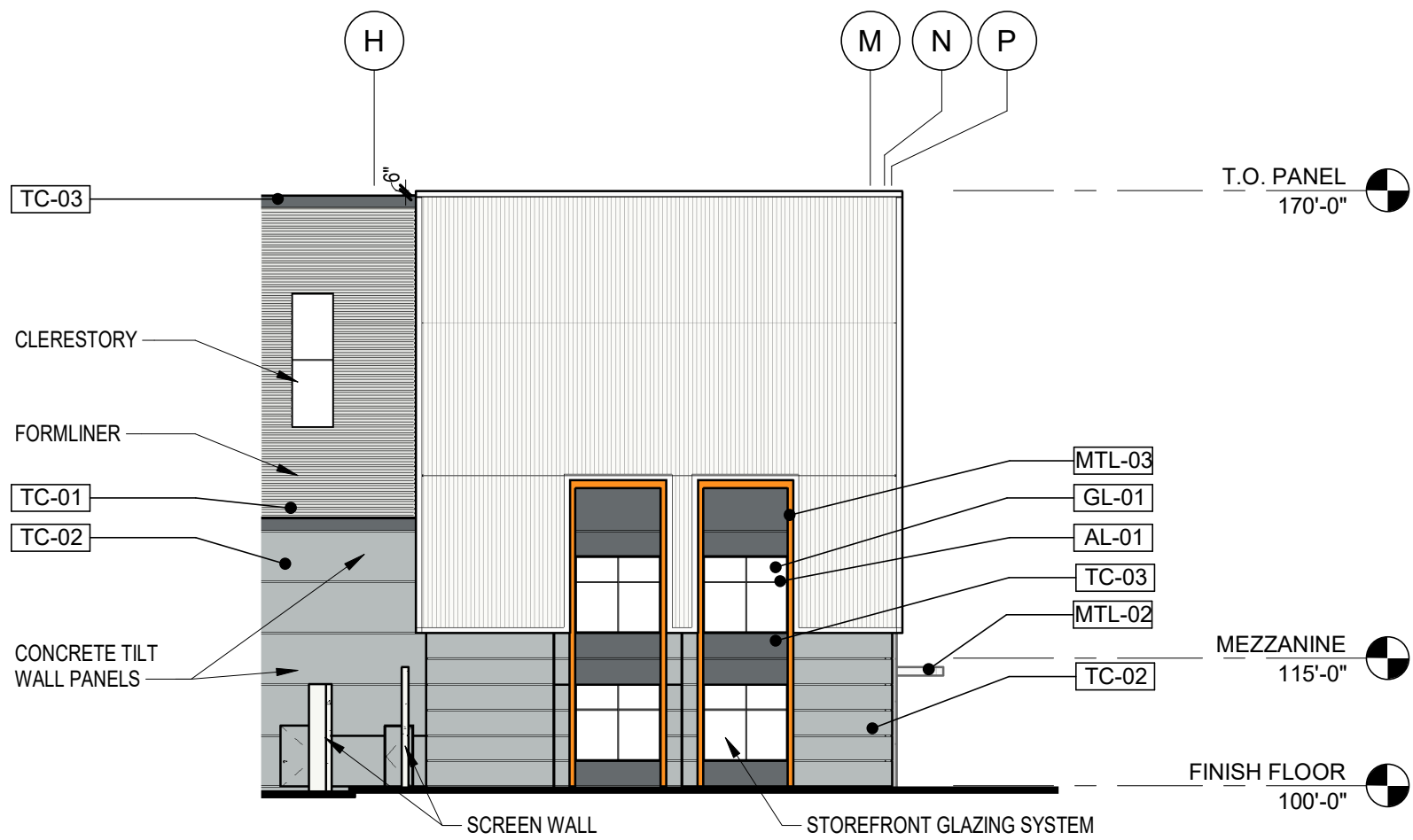
MATERIAL SCHEDULE		
	COLOR	DESCRIPTION
	FITZGERALD 14541 FLUTED RIB	FORMLINER
AL-01	KAWNEER BLACK ANODIZED	ALUMINUM STOREFRONT
GL-01	VITRO SOLARBAN 60 OPTIGRAY	CLEAR GLAZING
MTL-01	KINGSPAN VALE - REGAL WHITE	INSULATED METAL PANEL
MTL-02	ALUCOBOND MAGNOLIA	ALUMINUM COMPOSITE METAL PANEL
MTL-03	SCHLUTER 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



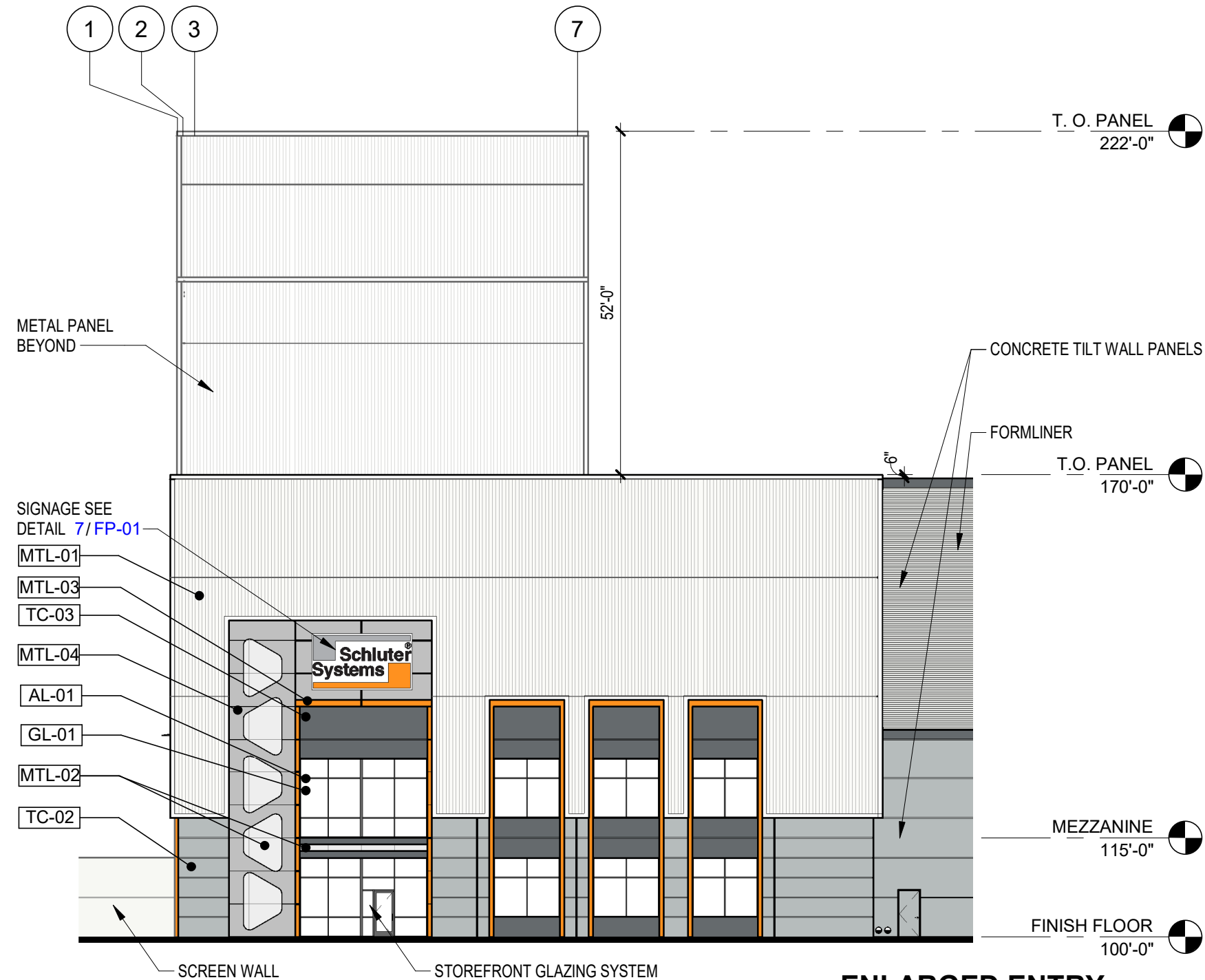
8 SIGN
Scale: 1/8" = 1'-0"



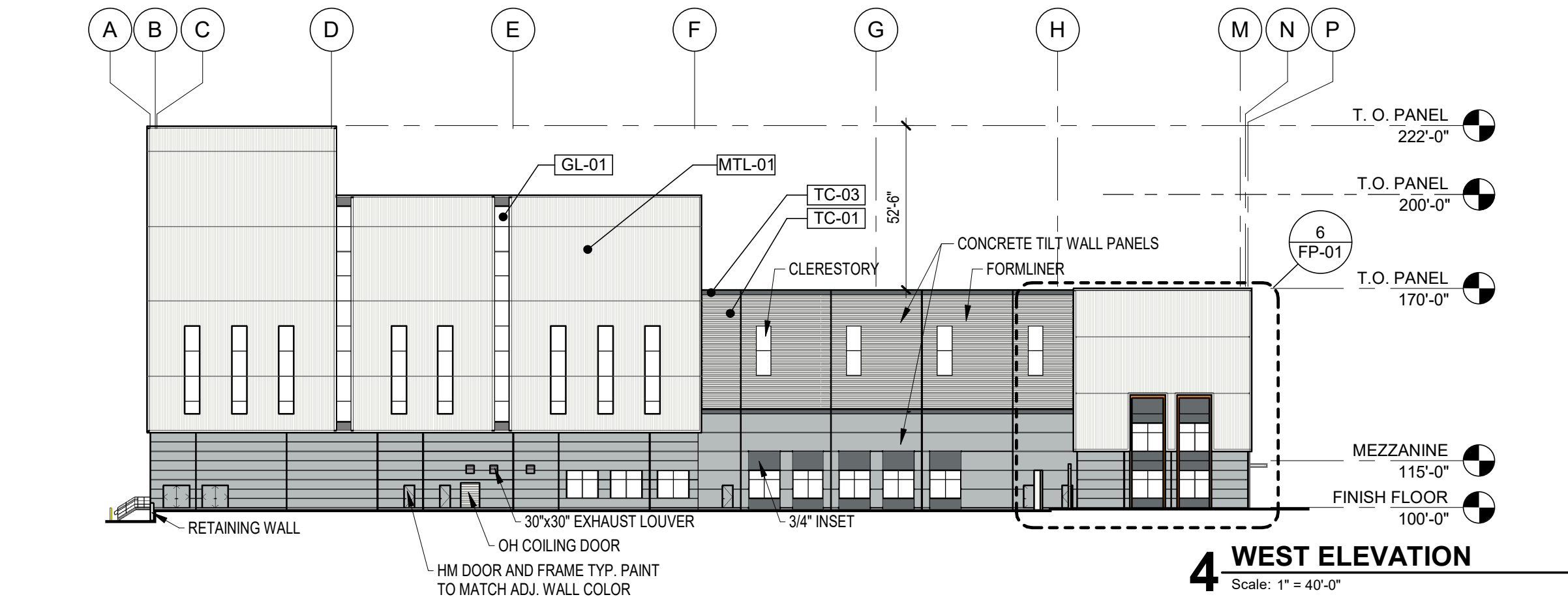
7 ENTRY SIGN
Scale: 1/8" = 1'-0"



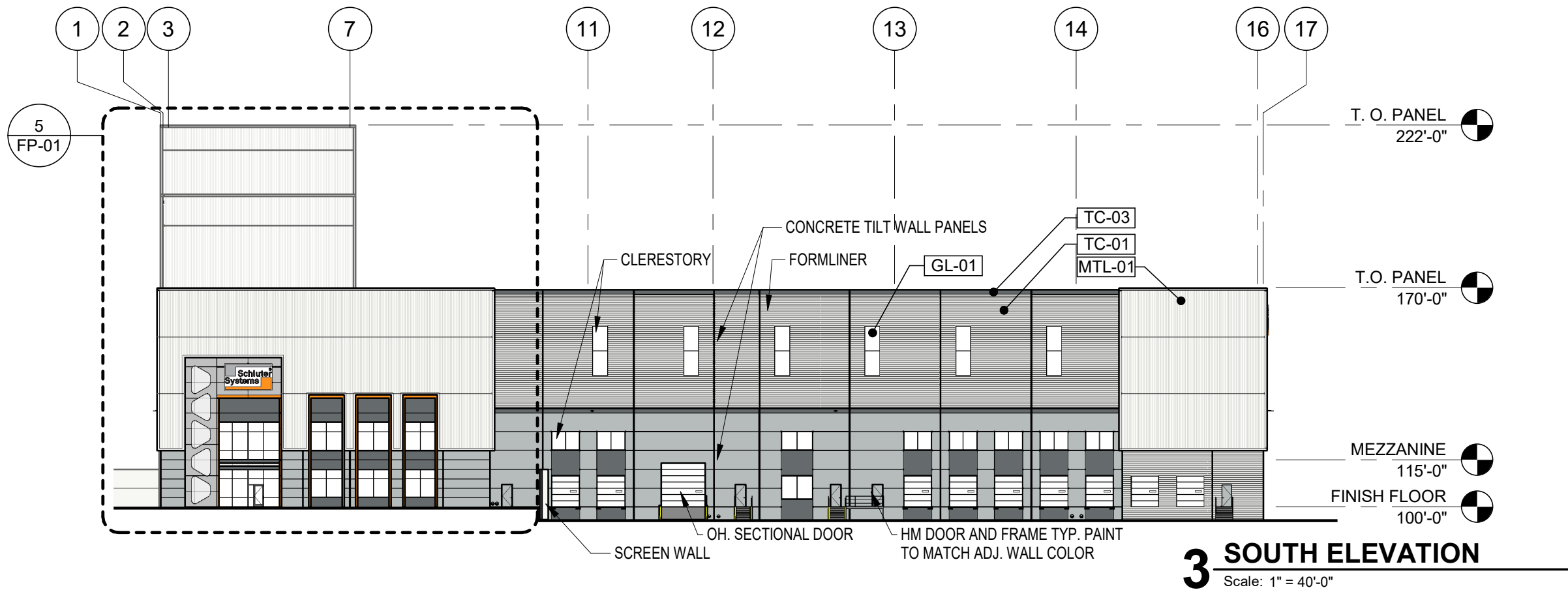
6 ENLARGED ELEVATION
Scale: 1" = 20'-0"



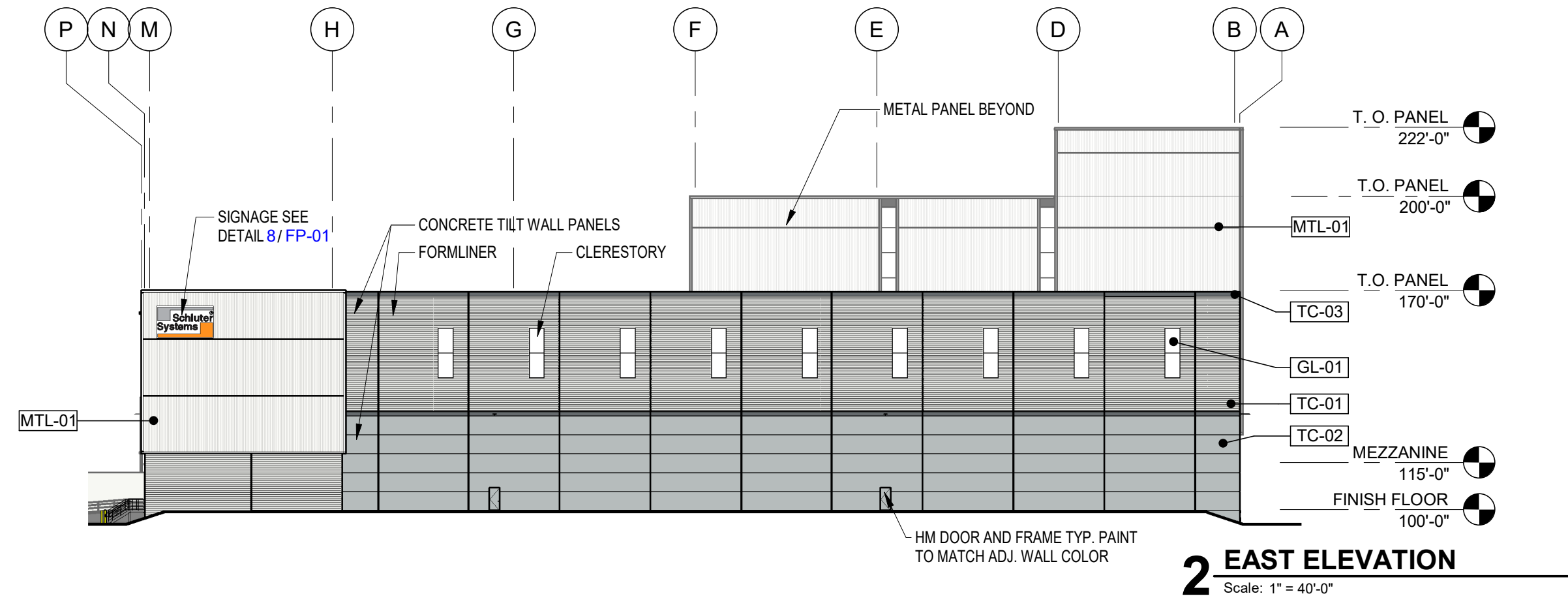
5 ENLARGED ENTRY
Scale: 1" = 20'-0"



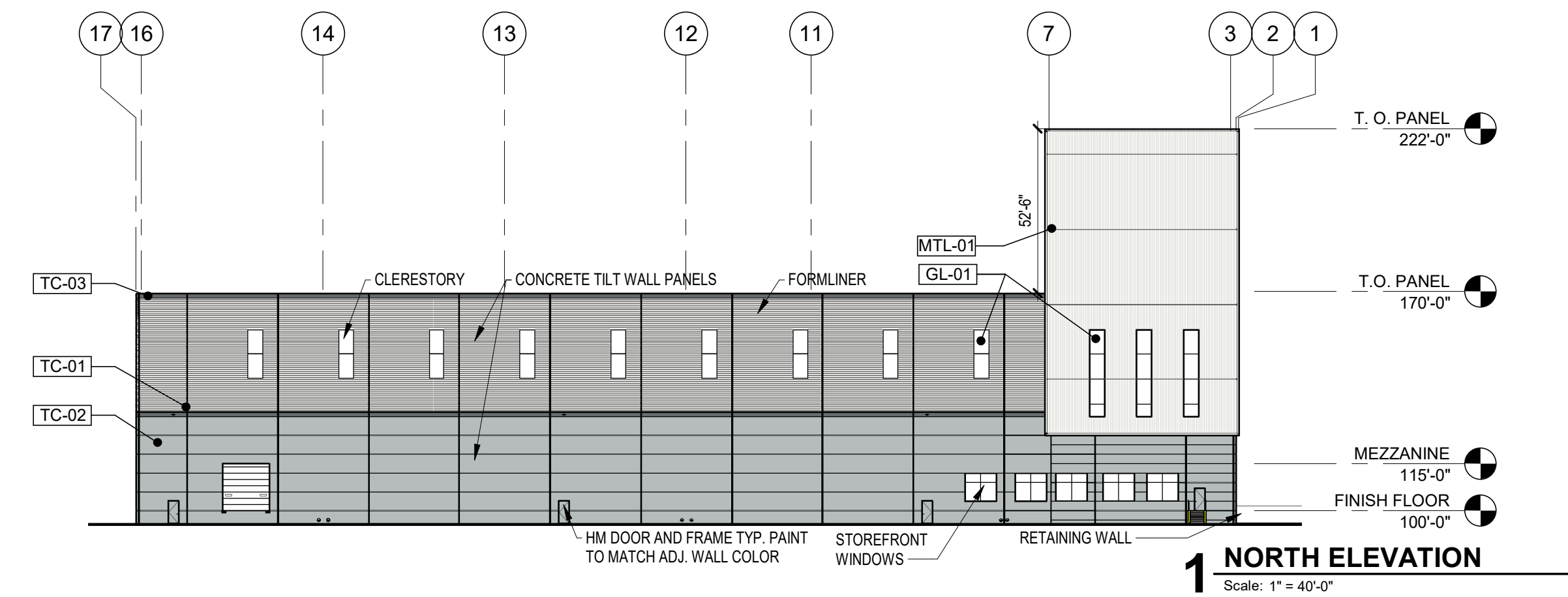
4 WEST ELEVATION
Scale: 1" = 40'-0"



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



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



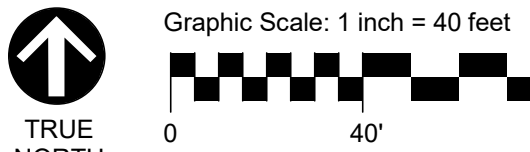
1 NORTH ELEVATION
Scale: 1" = 40'-0"

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-GEN
Last Saved: 10/11/2023 5:11 PM
Plot Date/Time: 10/11/2023 5:11 PM

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.

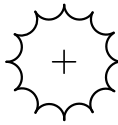
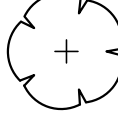
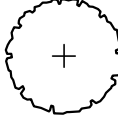
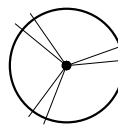
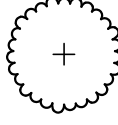
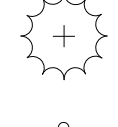
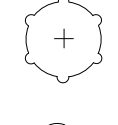
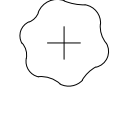
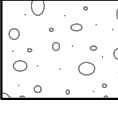
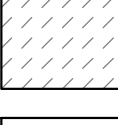
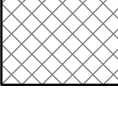
IRRIGATION NOTES

- 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



PRELIMINARY
-FOR REVIEW ONLY-

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

NO.	DATE	REVISION

ROANOKE, DENTON COUNTY, TEXAS

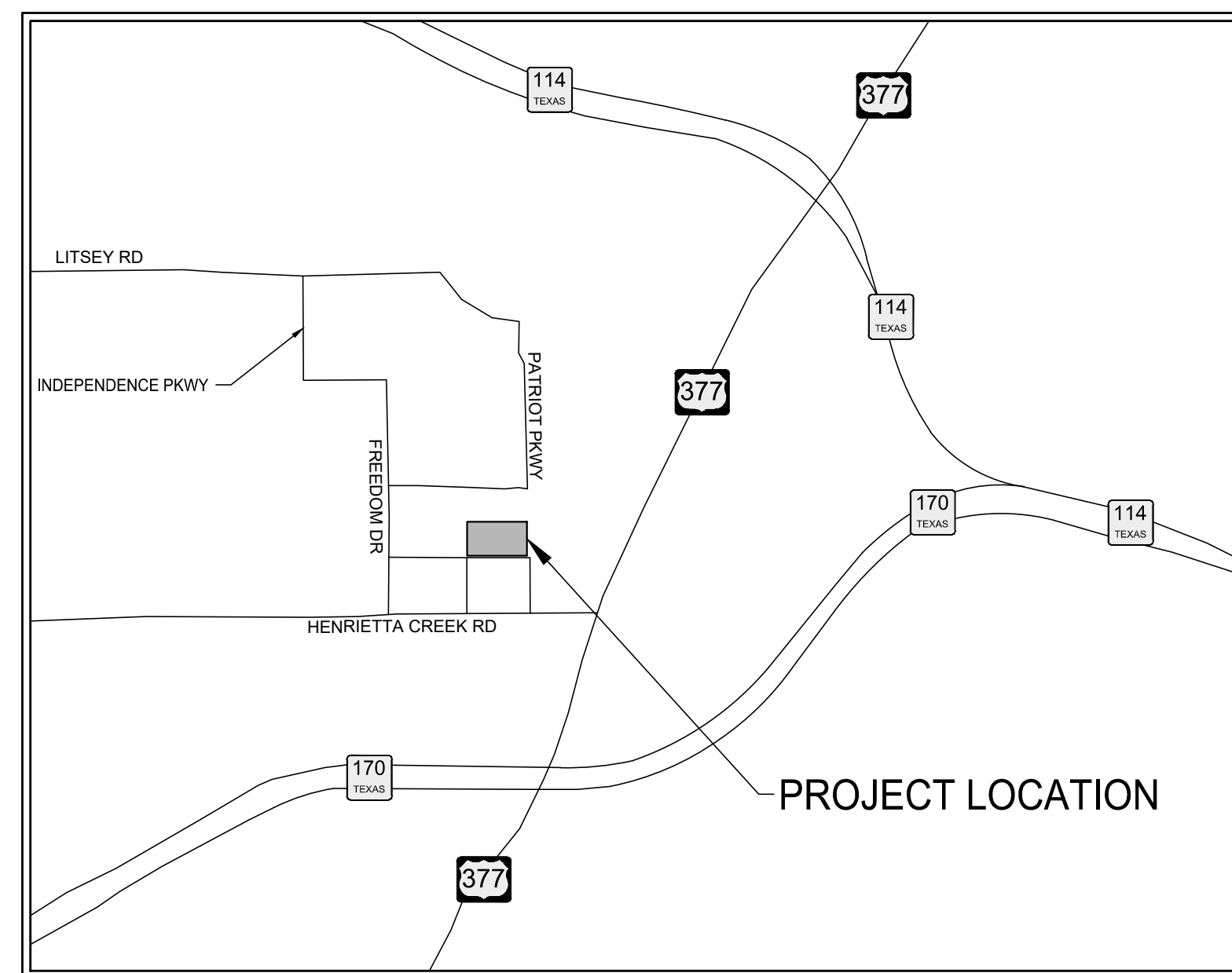
DRAWN: GAM	DATE	PROJECT #	SHEET
DESIGNED: JLC, GAM	OCTOBER 2023	AAI23001	L100
REVIEWER: JAK			

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.



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-FOR REVIEW ONLY-

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PREPARED BY, OR UNDER THE
SUPERVISION OF:

KOLE T. WEBER	120316	10/9/202
TYPE OR PRINT NAME	DE #	DATE



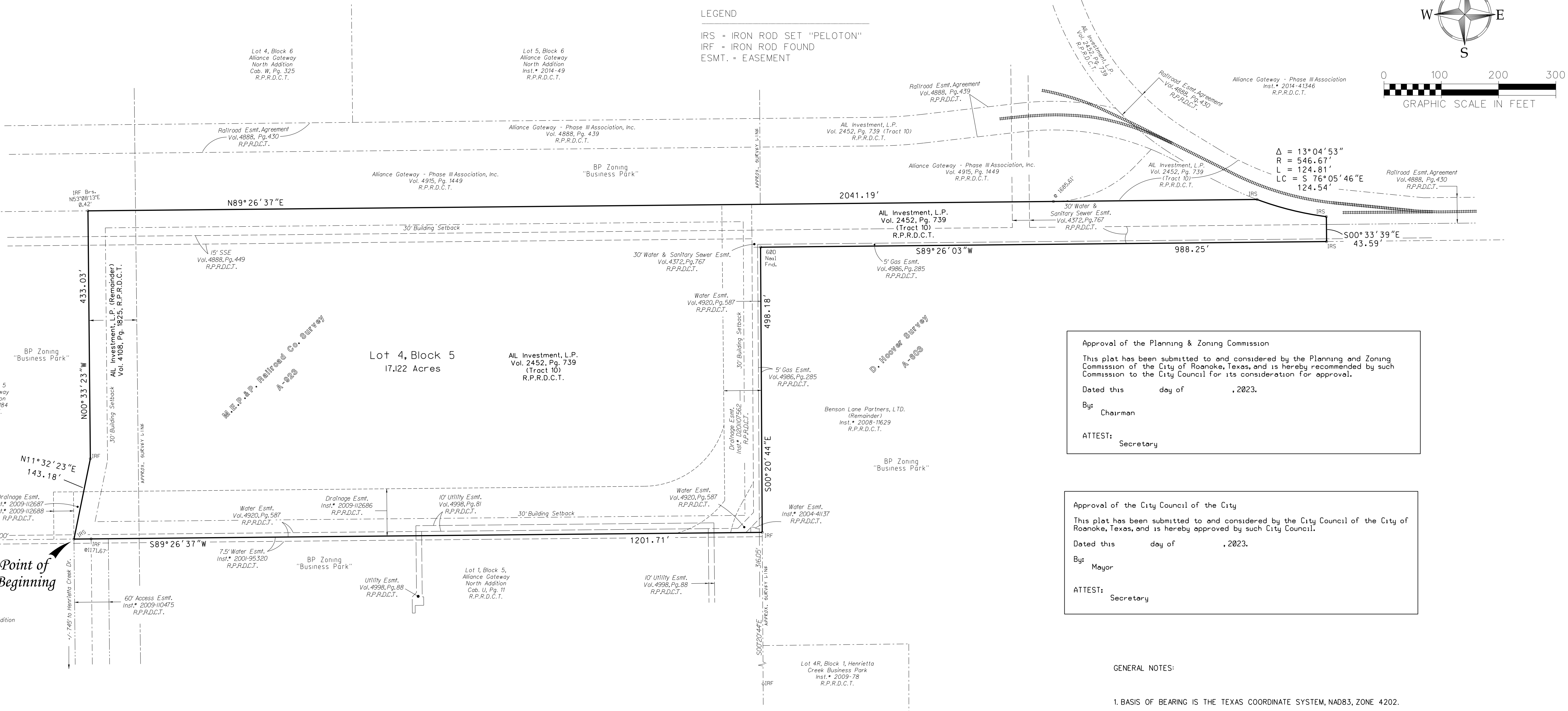
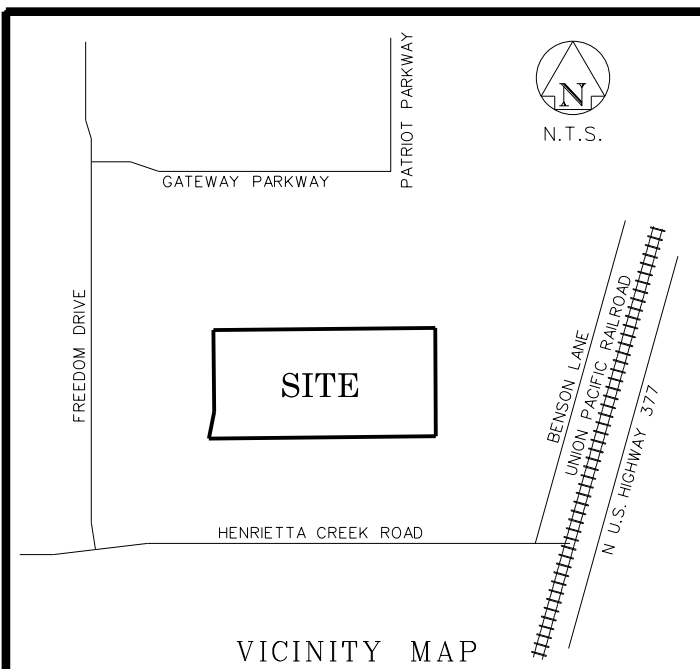
ENGINEER
PELOTON LAND SOLUTIONS
9800 HILLWOOD PKWY., SUITE 250
FORT WORTH, TEXAS 76177
PHONE #: (817) 562-3350
TBPE FIRM NO. 12207

SHEET INDEX

SHEET NO.	DESCRIPTION
C001	COVER SHEET
C002	FINAL PLAT
C003	GENERAL NOTES
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C102	EROSION & SEDIMENT CONTROL PLAN
C103	EROSION & SEDIMENT CONTROL DETAILS
C201	OVERALL SITE PLAN
C202	DETAILED SITE PLAN
C203	DIMENSIONAL CONTROL PLAN
C204	DIMENSIONAL CONTROL PLAN
C205	SITE DETAILS
C206	SITE DETAILS
C207	SITE DETAILS
C208	SITE DETAILS
C301	GRADING PLAN
C302	GRADING PLAN
C303	DETAILED GRADING PLAN
C401	DRAINAGE AREA MAP-EXISTING
C402	DRAINAGE AREA MAP-PROPOSED
C403	HYDRAULIC CALCULATIONS
C404	STORM DRAIN PLAN
C405	STORM DRAIN PROFILES
C406	STORM DRAIN PROFILES
C407	STORM DRAIN PROFILES
C408	STORM DRAIN DETAILS
C409	STORM DRAIN DETAILS
C410	STORM DRAIN DETAILS
C501	UTILITY PLAN
C502	UTILITY PLAN
C503	SANITARY SEWER PROFILES
C505	WATER DETAILS
C506	WATER DETAILS
C507	SEWER DETAILS
C601	PAVING PLAN
C602	PAVING DETAILS
C603	PAVING DETAILS

OCTOBER 2023

PLS PROJECT #: AAI23001



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 "PELOTON" UNLESS OTHERWISE NOTED.
3. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 4812ICP6556, 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, L.T.O., 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, PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TO BE KNOWN AS:

LOTS 4, BLOCK 5
ALLIANCE GATEWAY NORTH

AN ADDITION TO THE CITY OF ROANKE, 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

BEGINNING AT A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET AT THE SOUTHWEST CORNER OF SAID REMANDER 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 WHENCE A BEARING OF 100° 00' 00" W, 100.00 FEET TO THE SOUTHWEST 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 EMPOWERED BY DEED NO. 100,000, FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 1, THE NORTHWEST CORNER OF SAID LOT 4, BENDER BEING IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE GATEWAY - PHASE II 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 OWNED BY THE STATE OF TEXAS, TO INVESTED IN VOLUNTARY PAYMENT OF PROPERTY TAXES, 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 "PELOTON" 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 2008-11629, 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 & BURGESS" FOUND AT THE SOUTHEAST CORNER OF THE AFORESAIDED ALL 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 S&D LOT 1, BLOCK 5, ALLIANCE GATEWAY NORTH
CORNER OF LOT 1, 171.6 FEET PASSING THE NORTH WIS. CORNER OF S&D LOT 1, BEING THE NORTH EAST CORNER
OF LOT 1, 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.

OWNER
AIL INVESTMENT, LP
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

 PELOTON LAND SOLUTIONS a Westwood company 9800 HILLWOOD PARKWAY, SUITE 250 FORT WORTH, TEXAS 76177 PH#817-562-3380			Job #: Drawn By: Checked By: Date:	AA123001 W.Blades T.Bridges 7.11.2023	Revisions:

Drawing: G:\P\B\A\2020\1\A04_Scholar's_Designs\25_C0003_Cat3_Scholar_Constr_Bldg\A0420201-C-026.dwg
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- 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 LIABLE 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.
- GRADING NOTES:**
- 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, ±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, ±670' NORTH OF HENRIETTA CREEK ROAD, ±455' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

ELEVATION = 664.40'

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

GENERAL NOTES

ROANOKE, DENTON COUNTY, TEXAS



DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AA123001	SHEET: C003
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.



0 100' 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.

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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

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

The diagram shows a cross-section of a material. It consists of a grid of circles, with some circles containing smaller circles inside them. A dashed line is drawn above the grid, and a solid line is drawn below it.

BENCHMARK
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

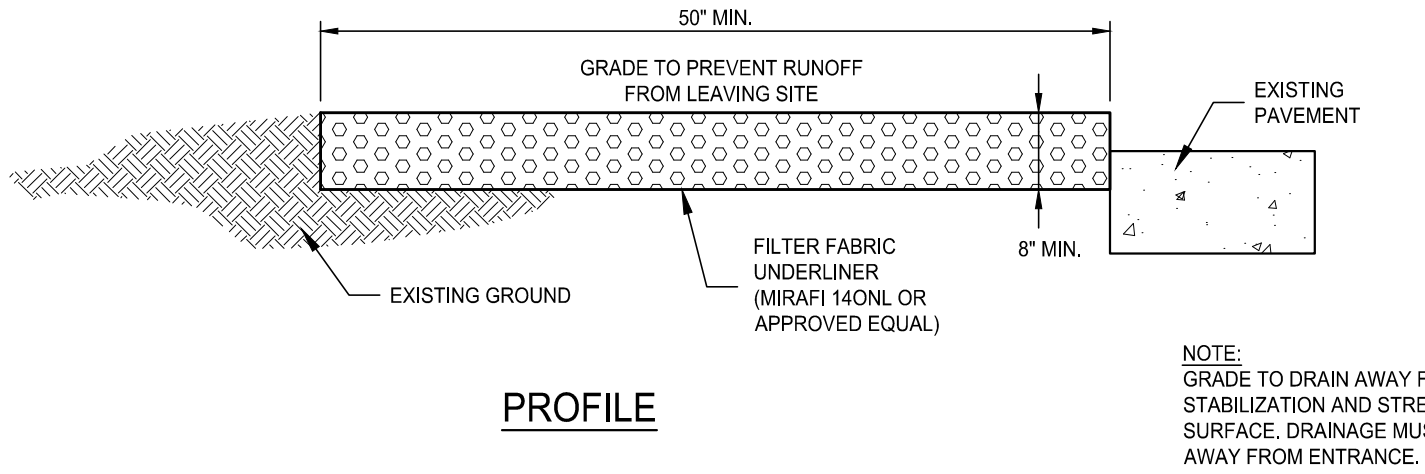
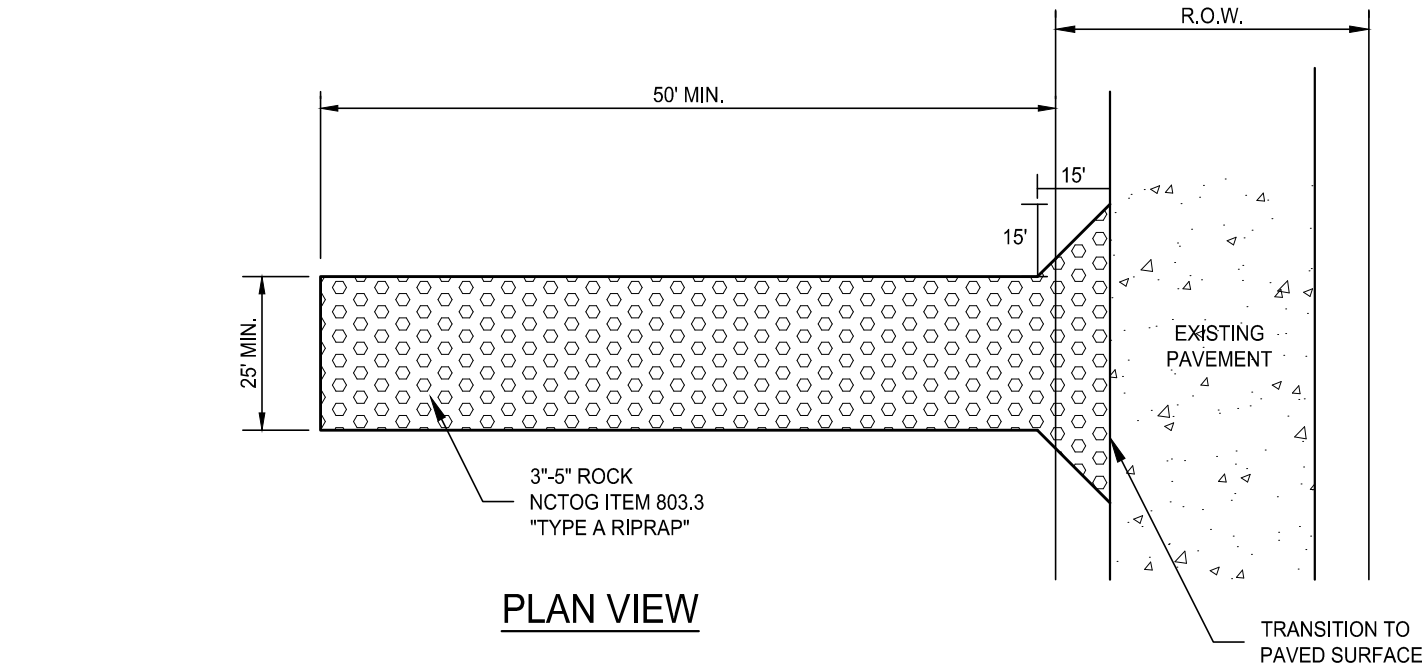


PELOTON
LAND SOLUTIONS

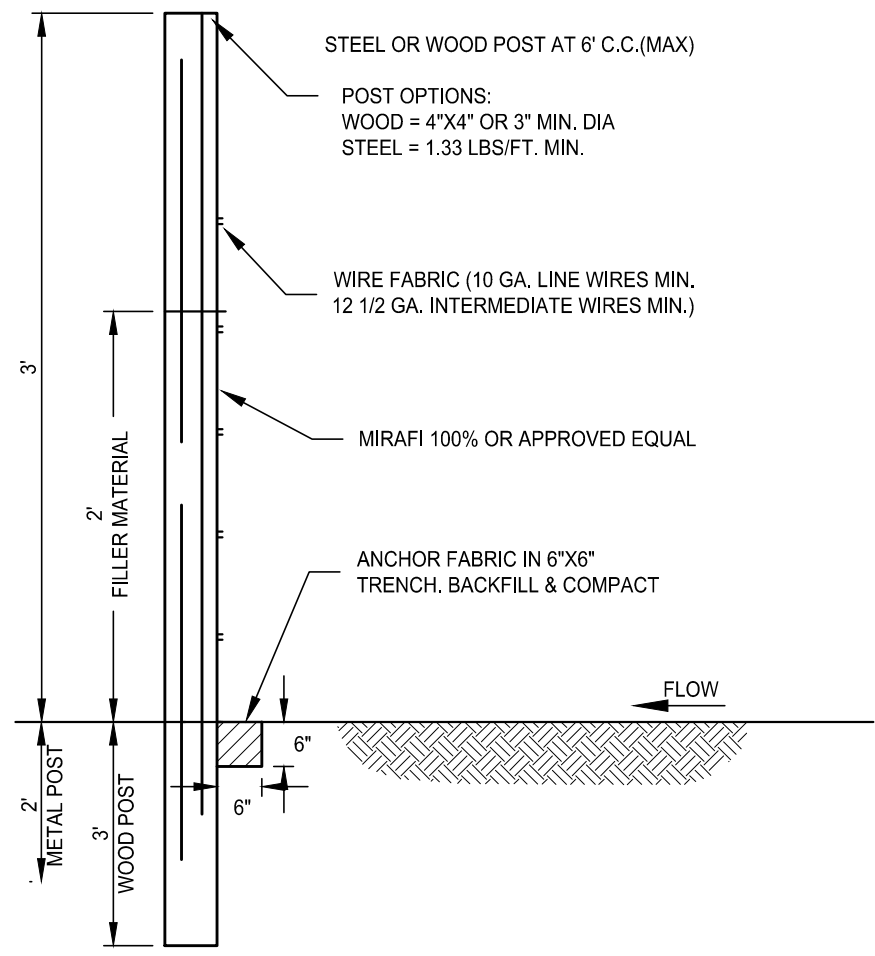
DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER	AAI23001	C10.
REVIEWER: KTW	2023		

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

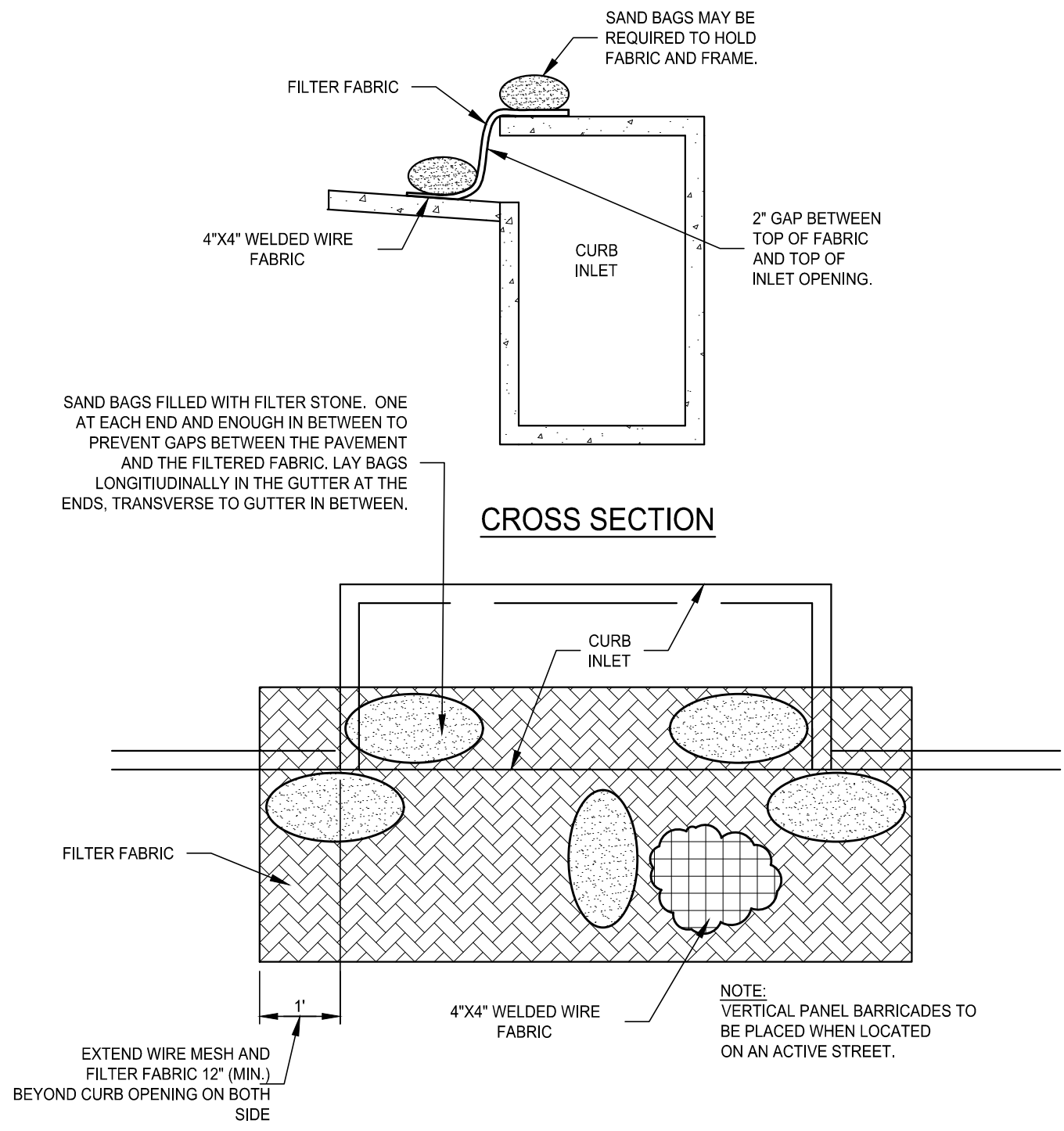
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1 **STABILIZED CONSTRUCTION ENTRANCE**
NOT TO SCALE



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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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

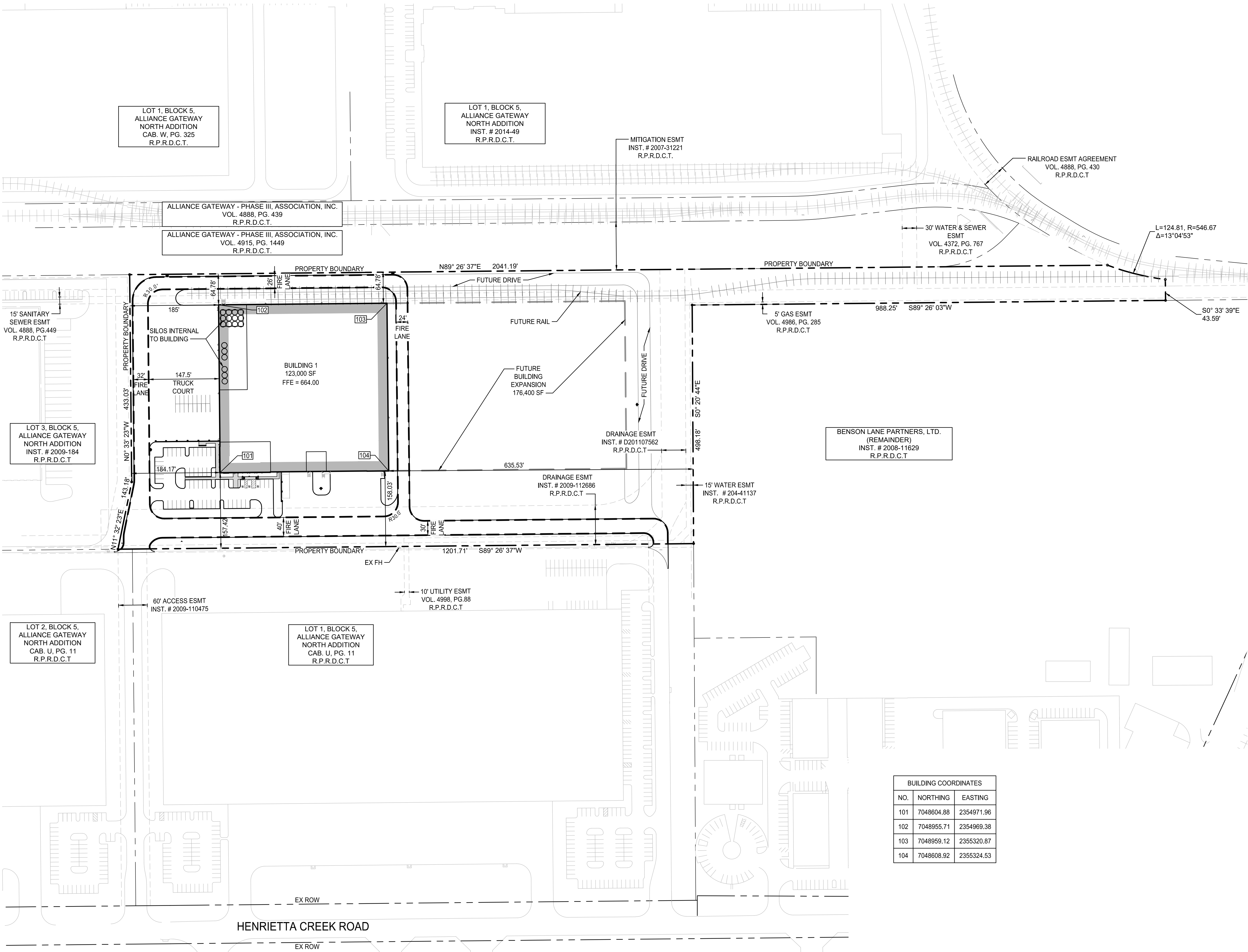


TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PRIVACY SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

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

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

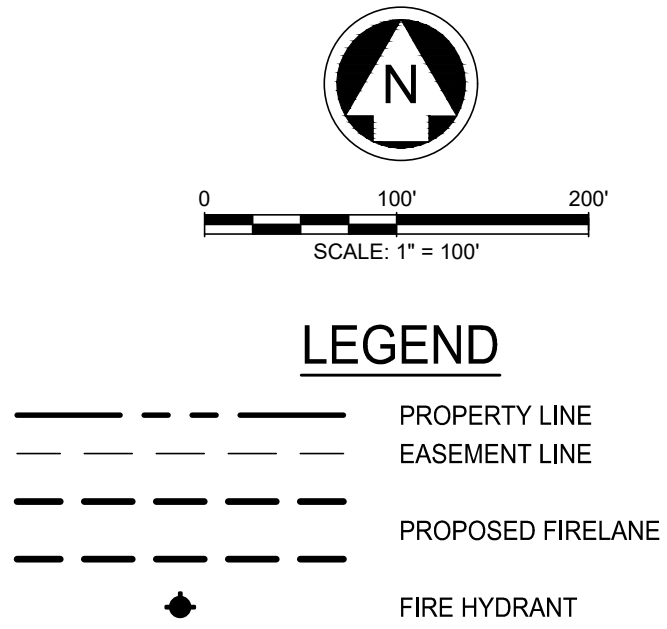
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NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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.
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 - 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-**

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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**

OVERALL SITE PLAN

ROANOKE, DENTON COUNTY, TEXAS

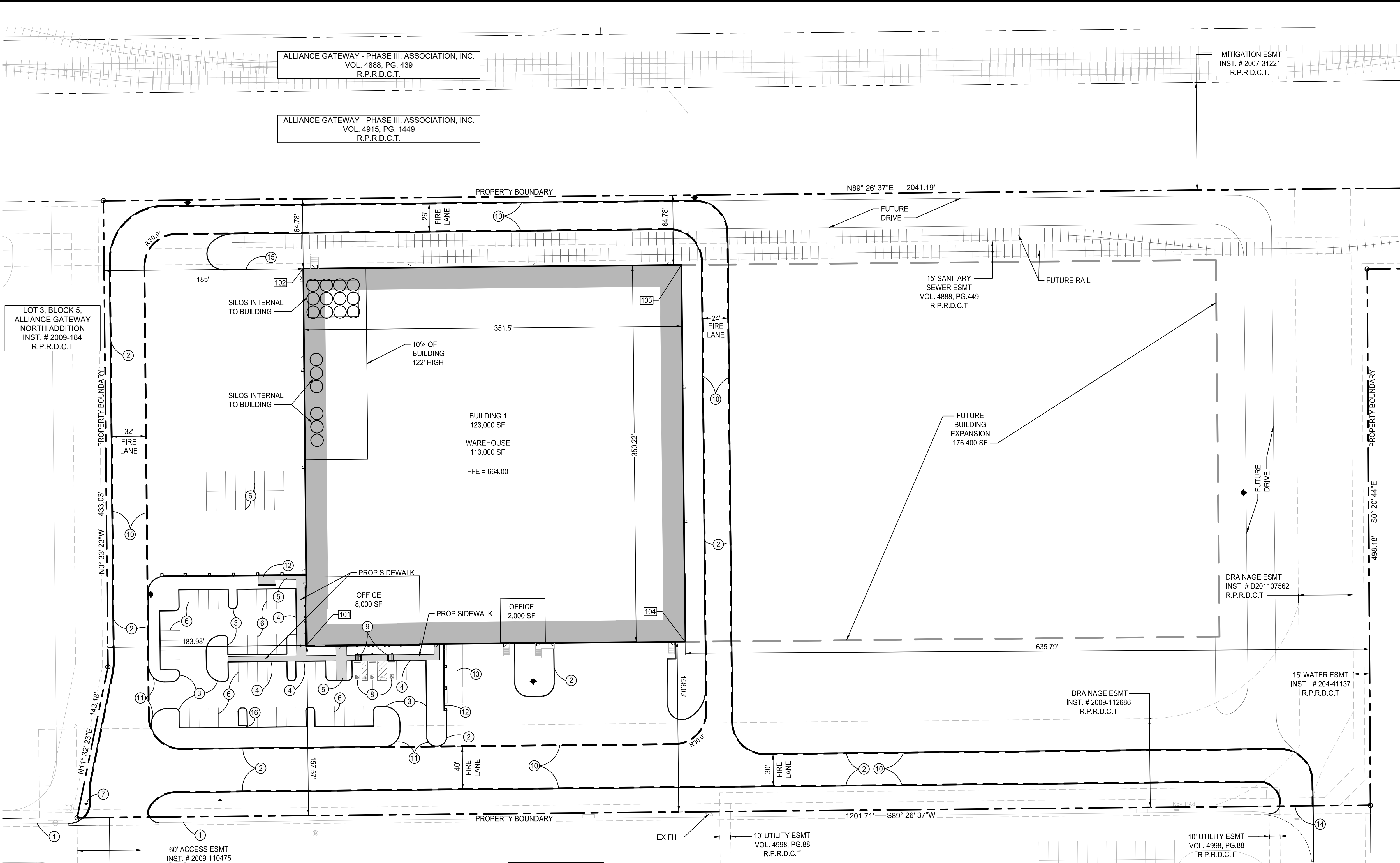


TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PRVY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

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

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

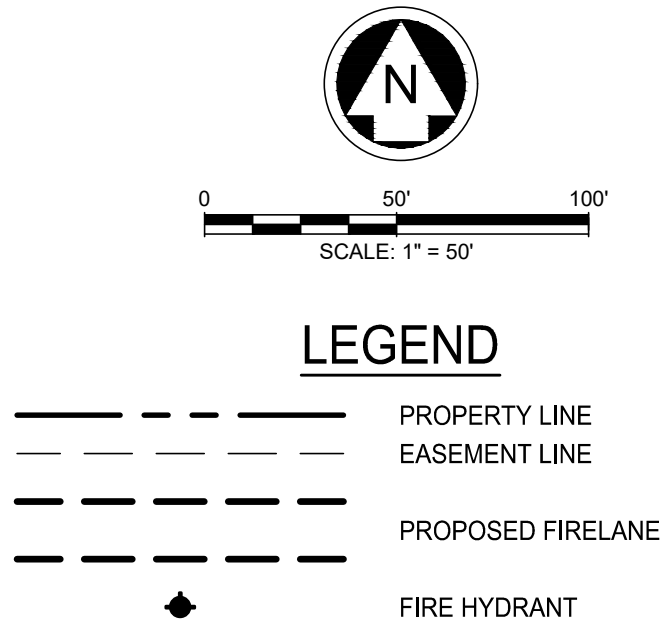
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NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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

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BENCHMARKS

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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

DETAILED SITE 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: C202
DESIGNED: RM			
REVIEWER: KTW			

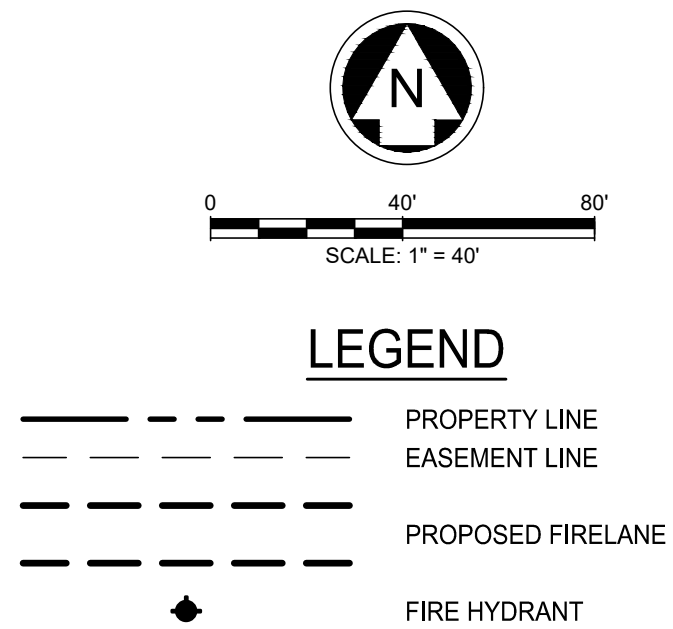
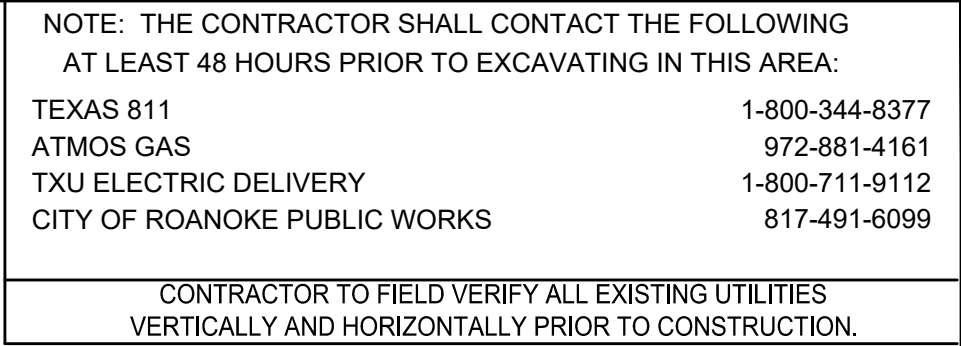
BUILDING COORDINATES		
NO.	NORTHING	EASTING
101	7048605.03	2354971.77
102	7048955.71	2354969.38
103	7048959.12	2355320.87
104	7048608.92	2355324.27

SITE PLAN KEY NOTES

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

SITE COORDINATES			
NO.	DESC	NORTHING	EASTING
51	PI	7048615.91	2354962.68
52	PI	7048657.90	2354962.28
53	PI	7048656.86	2354854.28
54	PC	7048641.36	2354854.43
55	PT	7048637.32	2354850.47
56	PI	7048637.18	2354836.47
57	PI	7048583.18	2354837.00
58	PC	7048583.32	2354850.99
59	PCC	7048579.36	2354855.03
60	PT	7048571.28	2354847.11
61	PC	7048571.22	2354840.61
62	PT	7048586.07	2354825.47
63	PC	7048654.81	2354824.80
64	PT	7048669.73	2354837.22
65	PC	7048954.53	2354894.75
66	PCC	7048980.70	2354884.59
67	PT	7048988.36	2354904.32

SITE COORDINATES			
NO.	DESC	NORTHING	EASTING
51	PI	7048615.91	2354962.68
52	PI	7048657.90	2354962.28
53	PI	7048656.86	2354854.28
54	PC	7048641.36	2354854.43
55	PT	7048637.32	2354850.47
56	PI	7048637.18	2354836.47
57	PI	7048583.18	2354837.00
58	PC	7048583.32	2354850.99
59	PCC	7048579.36	2354855.03
60	PT	7048571.28	2354847.11
61	PC	7048571.22	2354840.61
62	PT	7048586.07	2354825.47
63	PC	7048654.81	2354824.80
64	PT	7048669.73	2354837.22
65	PC	7048954.53	2354894.75
66	PCC	7048980.70	2354884.59
67	PT	7048988.36	2354904.32



- NOTES:
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.
 4. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 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 RADI ARE TO FACE OF CURB AND ARE 4' UNLESS OTHERWISE NOTED.
 9. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

MATCHLINE SHEET C204

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND ARE
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PERMIT PURPOSE. THEY ARE
PREPARED BY, OR UNDER THE
SUPERVISION OF:

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

[illegible]

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

DIMENSIONAL CONTROL 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 2023	AAI23001	C203
REVIEWER: KTW			

D:\proj\G:\JRM\A23001_100N_Solman's_Design\5_Civil\5_CAD_Solman's_Constr_Plan\A23001-5-10N.dwg
Last Saved by: JRM
PLOT Date/Time: 10/10/2023 5:19 PM

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.

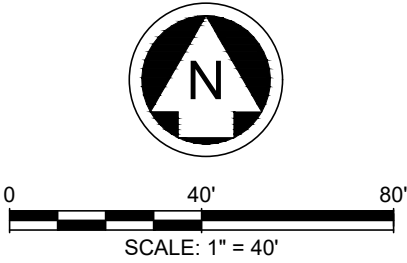
PROPERTY BOUNDARY

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.
 - 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).

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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

DIMENSIONAL CONTROL PLAN

ROANOKE, DENTON COUNTY, TEXAS

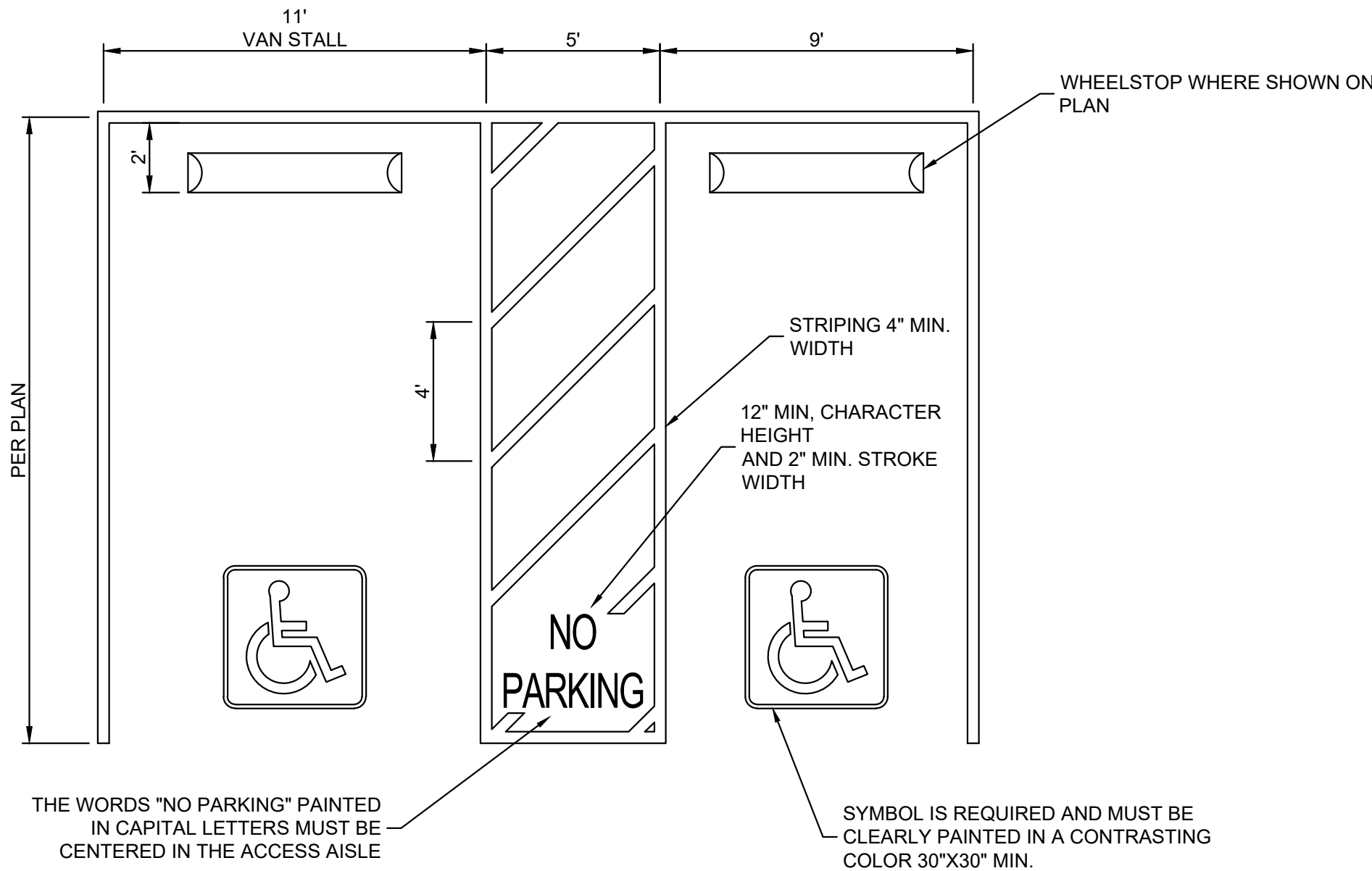


TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

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

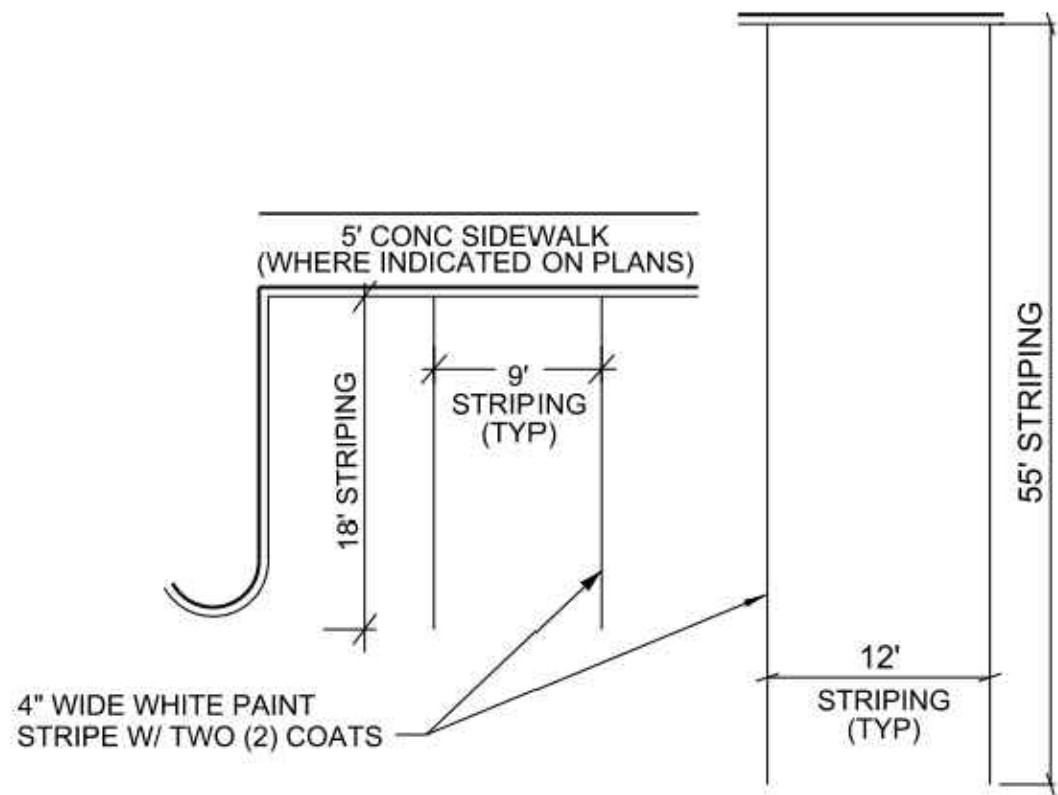
SITE COORDINATES			
NO.	DESC	NORTHING	EASTING
20	PC	7048509.28	2355876.76
21	PT	7048479.57	2355907.05
22	PC	7048458.09	2355877.25
23	PT	7048459.28	2355877.24
24	PC	7048479.09	2355887.05

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING



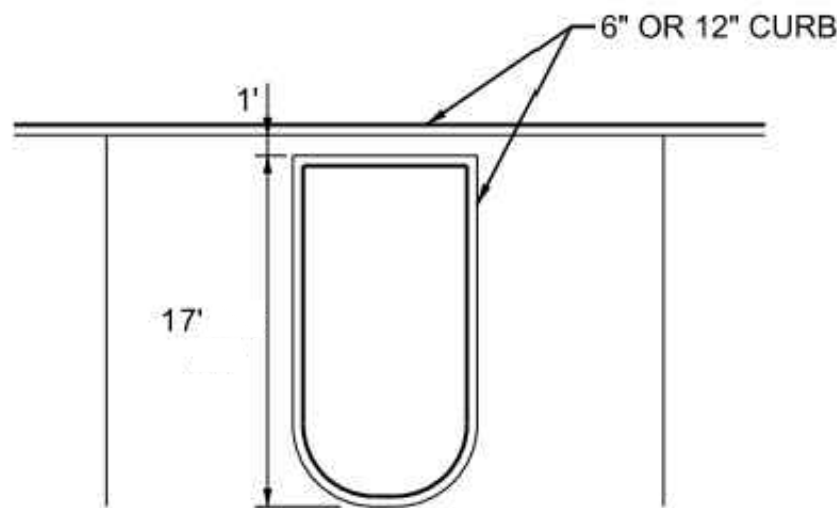
- NOTES:
1. THE BUILDING OR FACILITY OWNER HAS THE DISCRETION TO DETERMINE PAINT COLOR, CONTRAST, FONT TYPES, INTERNATIONAL SYMBOL OF ACCESSIBILITY TYPE, COLOR AND SIZE.
 2. ACCESSIBLE PARKING STALLS AND ACCESS AISLE MUST NOT EXCEED 2% SLOPE IN ANY DIRECTION. ANY PARKING STALLS OR ACCESS AISLES THAT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

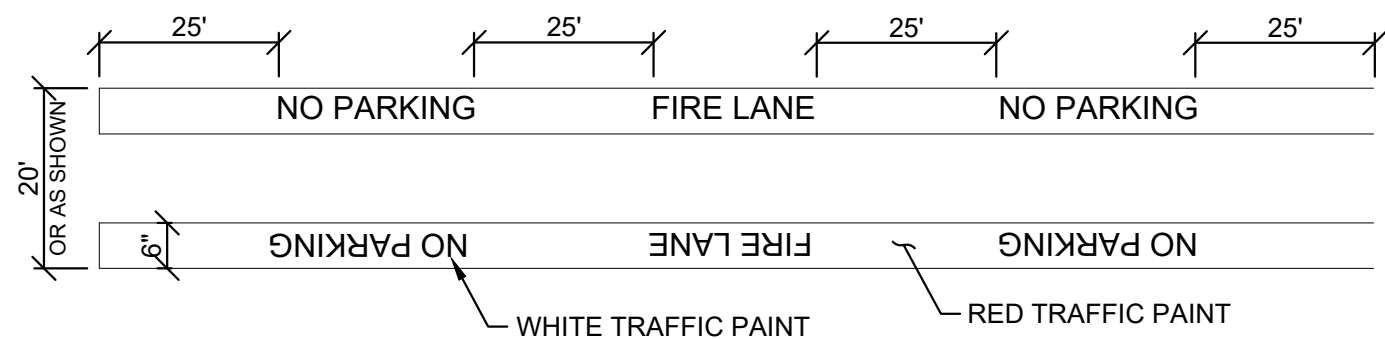
1. DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE.



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

- NOTES:

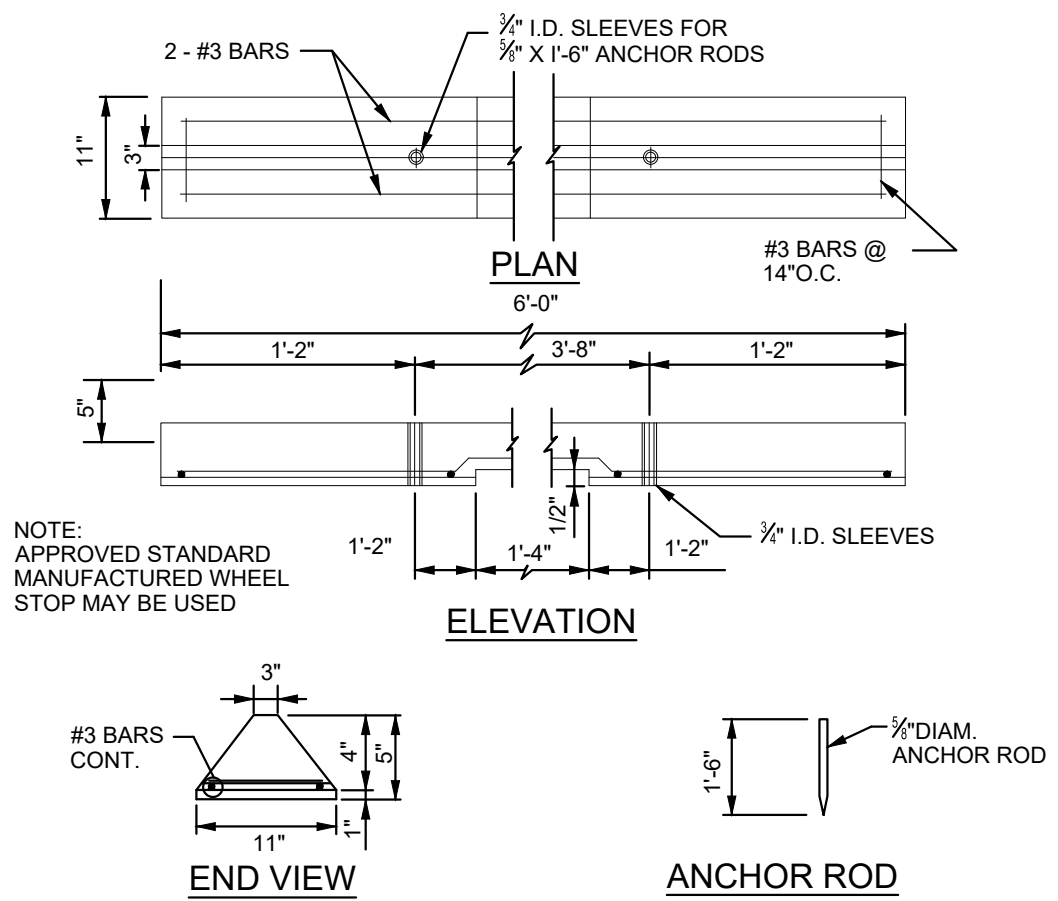
1. DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE.



STRIPING NOTES:

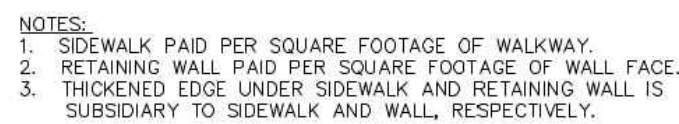
1. THE FIRE MARSHALL IS AUTHORIZED TO DESIGNATE FIRE LANE.
2. FIRE LANES SHALL BE MARKED BY SIX INCH (6") WIDE STRIPES USING RED TRAFFIC PAINT WITH THE WORKING "NO PARKING" AND "FIRE LANE" LETTERING ON THE LINES AT INTERVALS OF TWENTY-FIVE FEET (25'). THE LETTERING WILL BE SIX INCHES (6") HIGH WITH ONE 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.



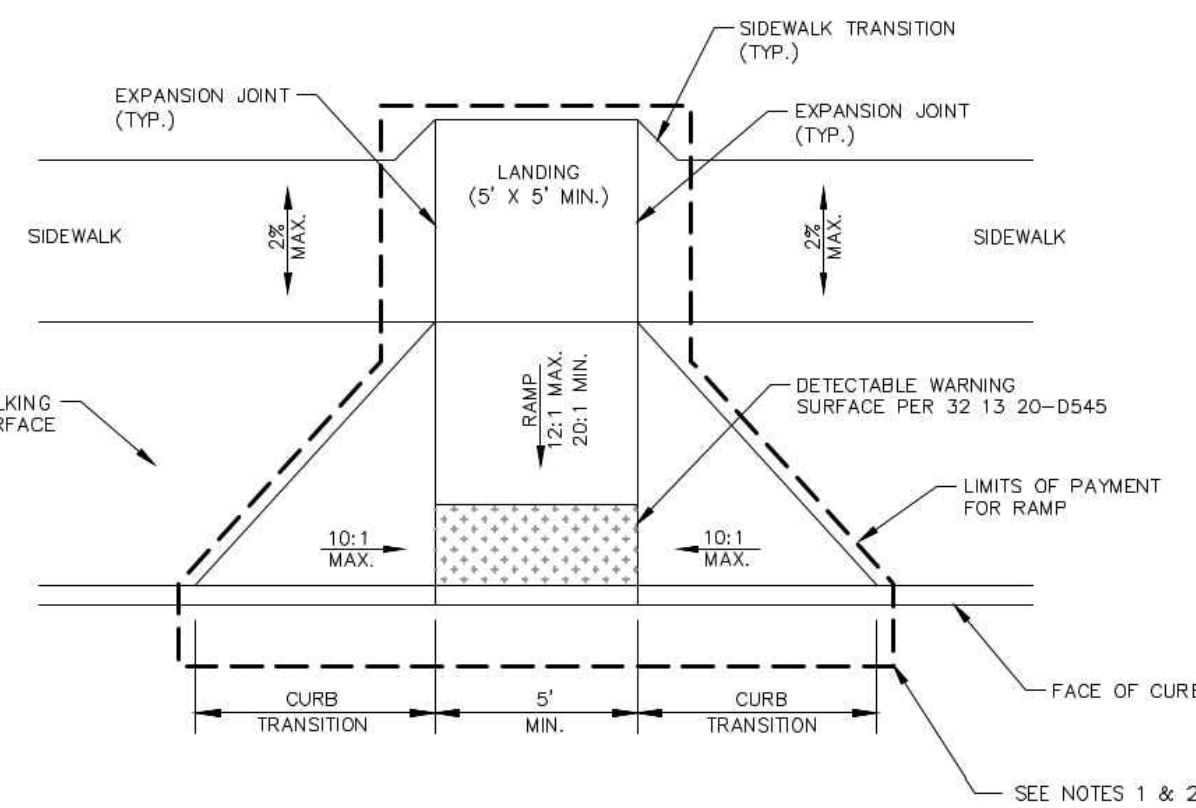
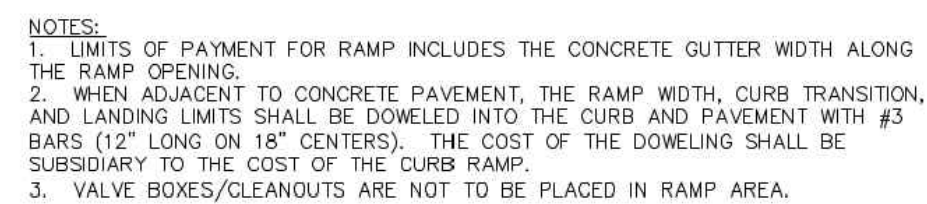
5 CONCRETE WHEELSTOP DETAIL
SCALE: N.T.S.

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

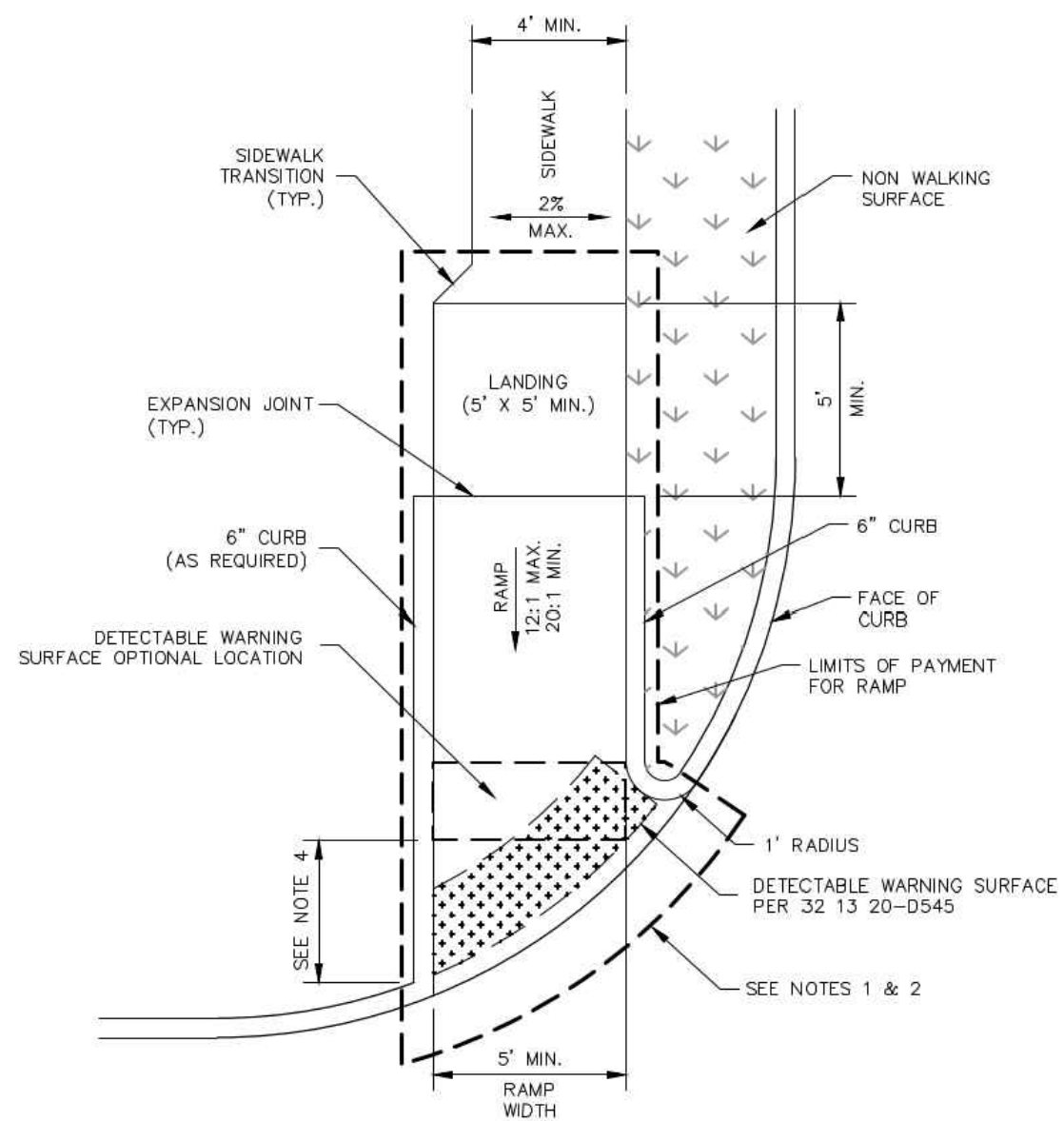
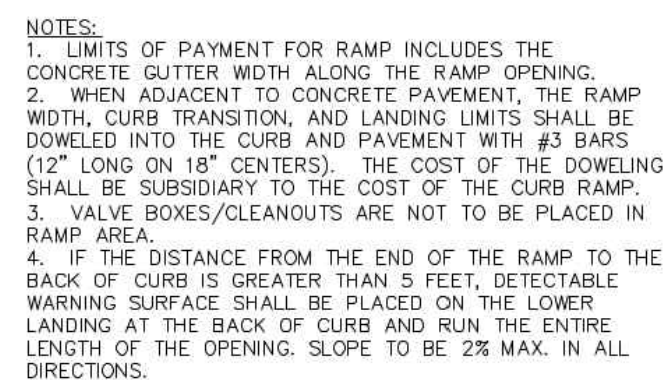


SIDEWALK DETAILS

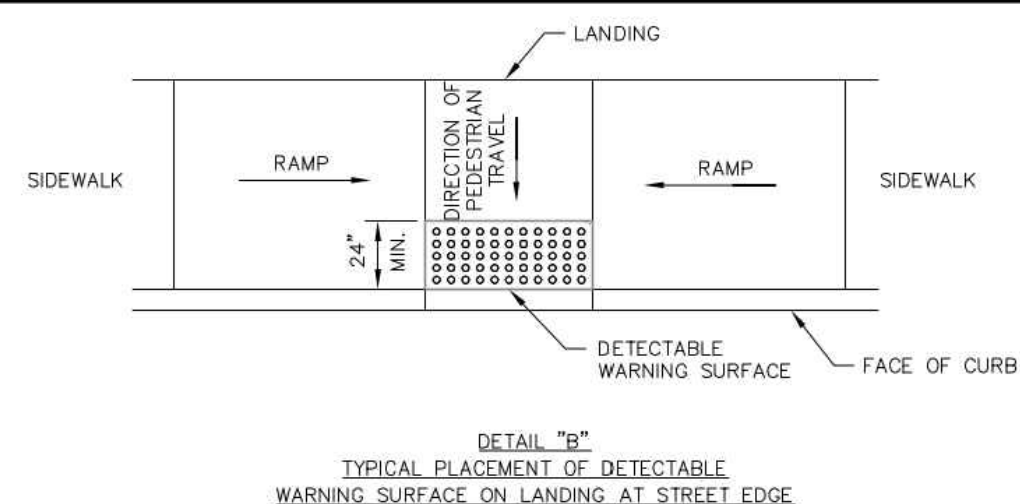
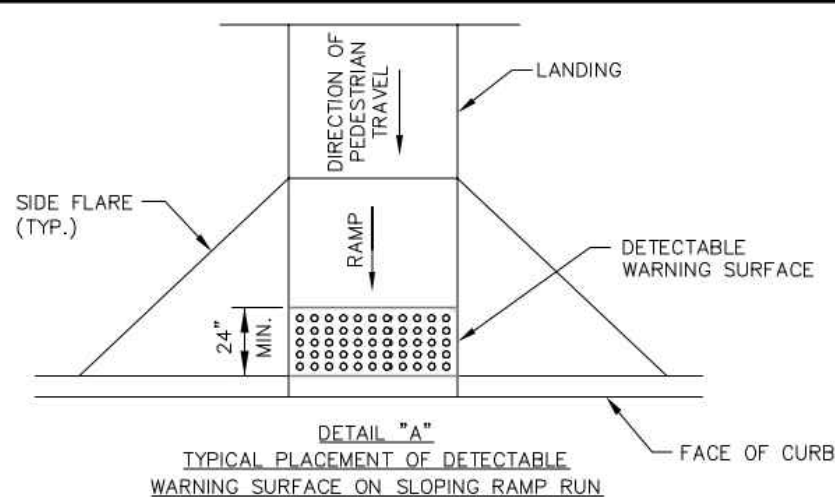
(SHEET 1 OF 2)



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



TYPE P-1 PERPENDICULAR CURB RAMP



- NOTES:
1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF DETACHED TRUNCATED DOMES COMPLYING WITH SECTION 705 OF THE 2012 TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES, INCLUDING SIDE FLARES. FURNISH AND INSTALL AN ANTI-SLIP MARKING BAND 18" WIDE ON EACH SIDE OF THE DETECTABLE SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
 2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER OR DEBRIS TO ACCUMULATE.
 3. ALIGN THE ROWS OF TRUNCATED DOMES TO BE PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET.
 4. DETACH THE WARNING SURFACE FROM THE MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
 5. DETACH THE WARNING SURFACE FROM THE MINIMUM OF 24" IN DEPTH FROM THE CURB LINE IS AT THE EXTENSION OF THE BACK OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG A CORNER RADIUS.
 6. DETACH THE DETECTABLE WARNING SURFACE FROM THE REQUIREMENTS OF ASTM C-936. LAY IN A TWO BY TWO UNIT BACKWAVE PATTERN OR AS SPECIFIED BY ENGINEER.
 7. FULLY CURE LAY UPZIT FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT OF A FULL UNIT. CUT DETECTABLE WARNING PAVEMENT UNITS BY WESTER BRICK SAW. THE DETECTABLE WARNING SURFACE SHALL BE MADE OF PAVERS. FOR OTHER MATERIALS, REFER TO THE MANUFACTURER'S PRODUCT MANUAL FOR PROPER INSTALLATION.
 8. THE FOLLOWING ARE THE LIST OF CAST-IN-PLACE DETECTABLE WARNING MATERIALS AND THEIR MANUFACTURERS:
 - a. ARMOR TILE (VITRIFIED PAVEMENT COMPOSITE) BY ENGINEERED PLASTICS, INC., DAYTON, OHIO
 - b. TACTILE PAVERS (FIRE CLAY PAVERS) BY PINE HALL BRICK; WINSTON-SALEM, NC.
 9. DETECTABLE WARNING PAVERS (FIRE CLAY PAVERS) BY WESTER BRICK CO. HOUSTON, TX.
 10. THE ABOVE LIST OF DETECTABLE WARNING MATERIALS OR THEIR APPROVED EQUALS SHALL BE USED TO DETECTABLE WARNING SURFACE ON CURB RAMPS AS SHOWN IN THE STANDARD DETAILS.

DETECTABLE WARNING SURFACE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

SITE DETAILS

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 2023	AAI23001	C206
REVIEWER: KTW			

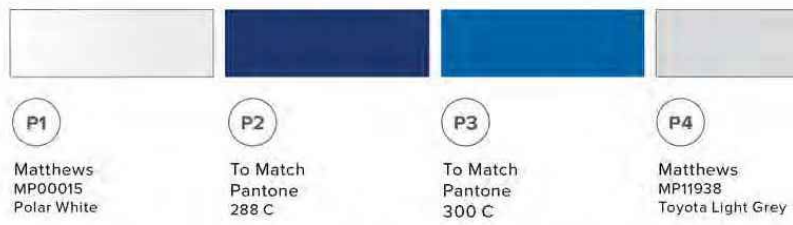
DESIGN CHARACTER

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.

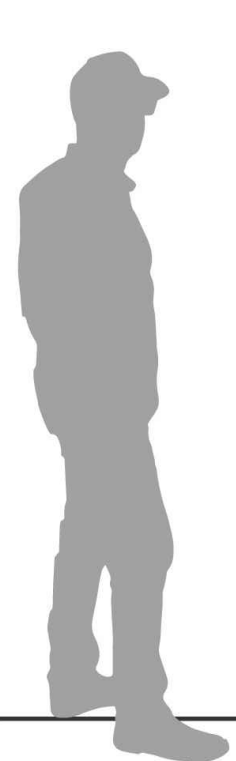
RSM will review the samples and will keep one set as control samples throughout the fabrication process. RSM will send the other 2 sets back to the fabricator for distribution, one set for the fabricator to keep and one set to the client team.

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.

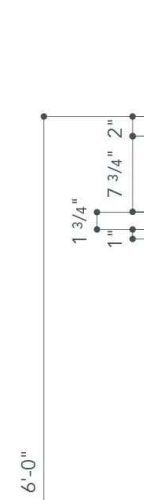
GENERAL NOTES

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.

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

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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

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"

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

V5 | STREET ADDRESS IDENTITY - LOGO OPTION
Color and Material

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

V5 | STREET ADDRESS IDENTITY
Details

3 SIGN DETAILS

SCALE: N.T.S.

Drawn: G:\JRM\423011_001_Signage_Design\3_CAD_Signage_Constr_Plan\423011-03-DETAILS.DWG
Last Saved by: JRM
Print Date/Time: 10/10/2023 5:20 PM

NO.	DATE	REVISION
ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING		
SITE DETAILS		
ROANOKE, DENTON COUNTY, TEXAS		
 PELOTON 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: OCTOBER 2023	PROJECT # AAI23001
DESIGNED: RM		SHEET 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'

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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

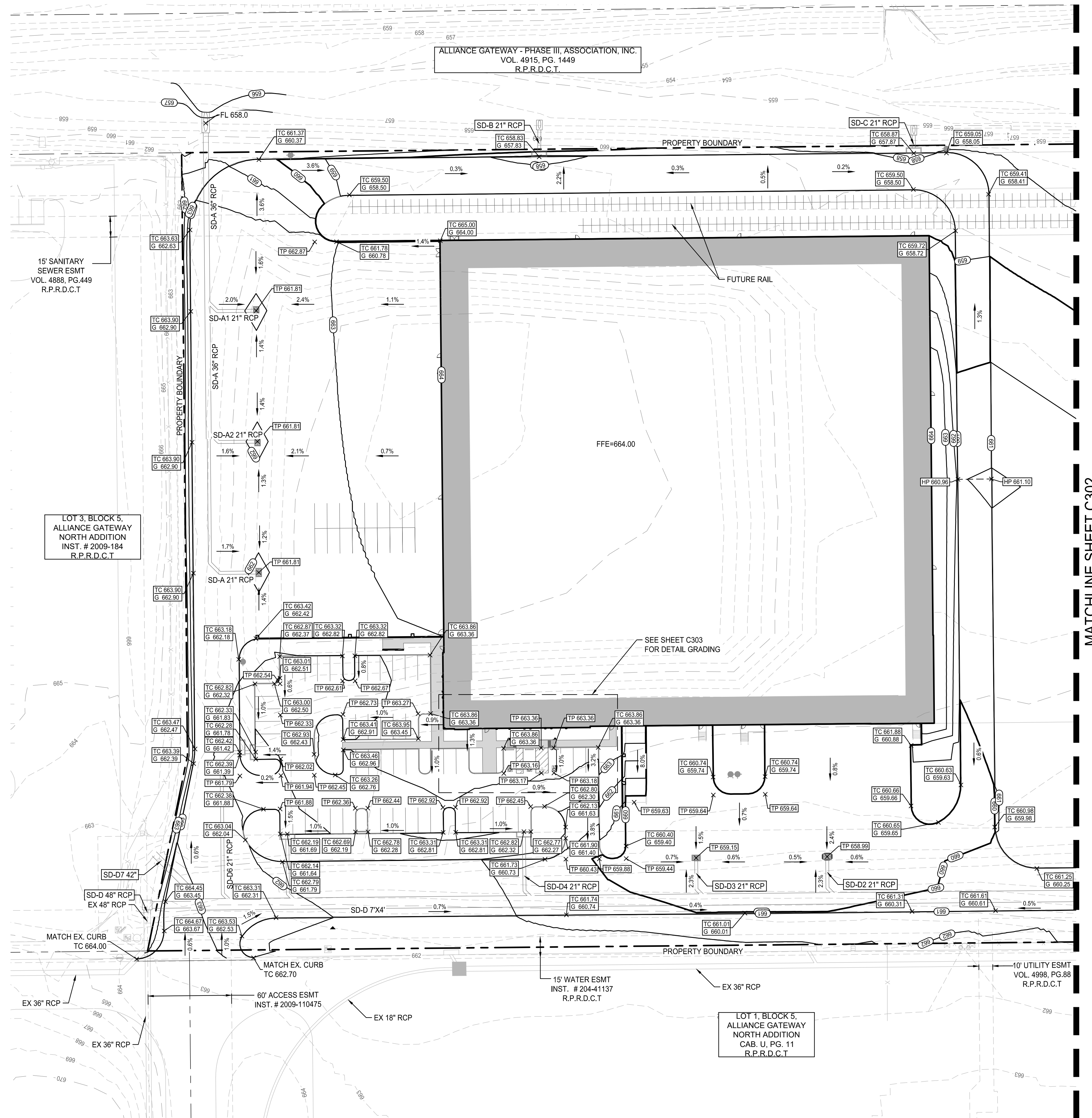
GRADING PLAN

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			

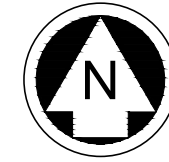


MATCHLINE SHEET C302

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).
- 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 - 3/8" 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'

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR
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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

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 #: AA123001	SHEET: C302
DESIGNED: RM			
REVIEWER: KTW			

MATCHLINE SHEET C301

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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

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

NOTES:

1. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
2. 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 STRUT SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT THE ENGINEER FOR SOLUTION.
3. 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.
4. 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).

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.

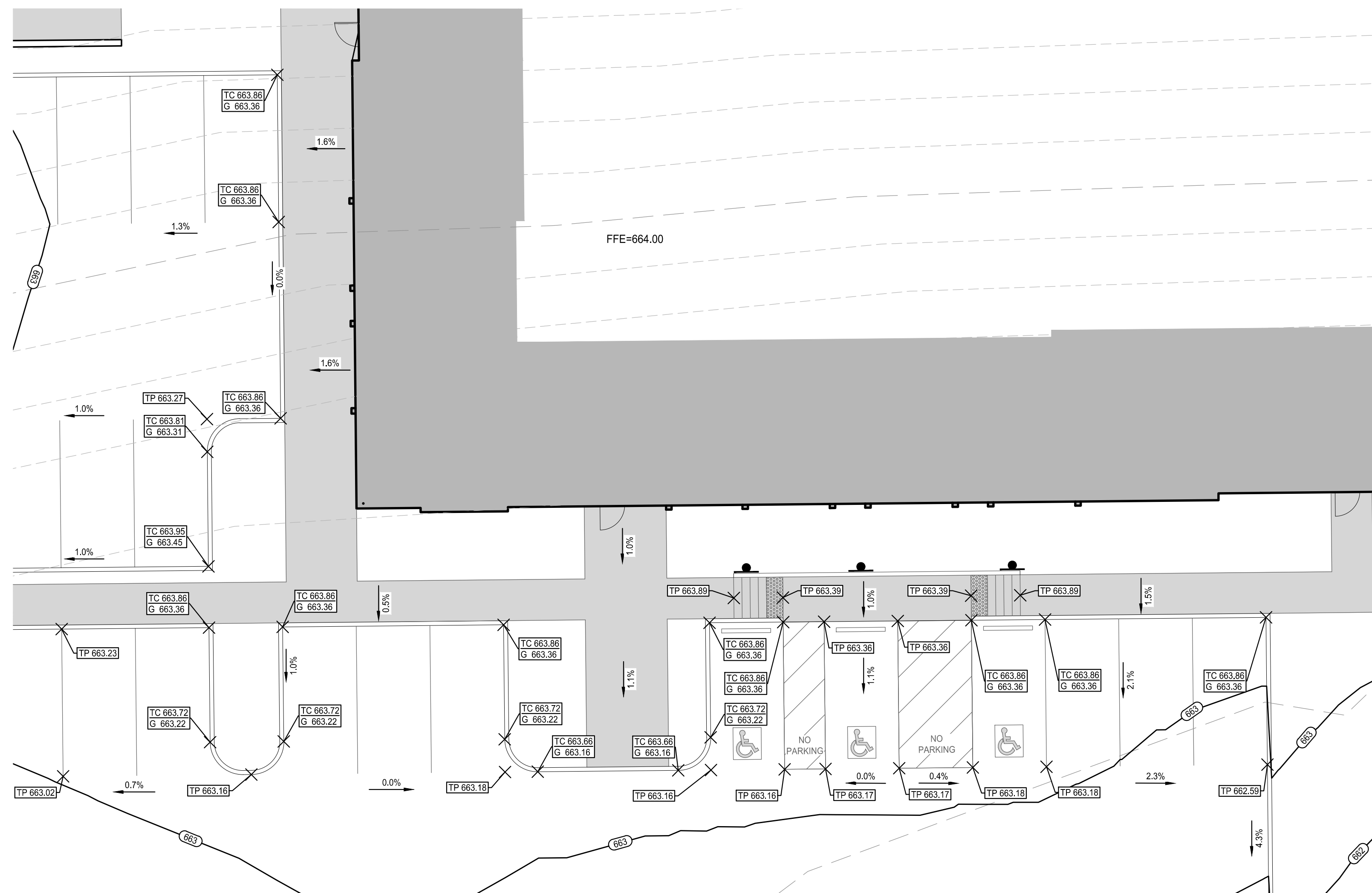
BM #2 - MAG NAIL LOCATED IN THE WEST CURB LINE OF THE SHARED ACCESS ROAD BETWEEN RYDER LOGISTICS AND SAMSUNG BUILDINGS, ±1085' EAST OF FREEDOM DRIVE, ±675' NORTH OF HENRIETTA CREEK ROAD, & ±55' NORTHEAST FROM THE NORTHEAST CORNER OF THE SAMSUNG HVAC BUILDING.

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NO.	DATE	REVISION

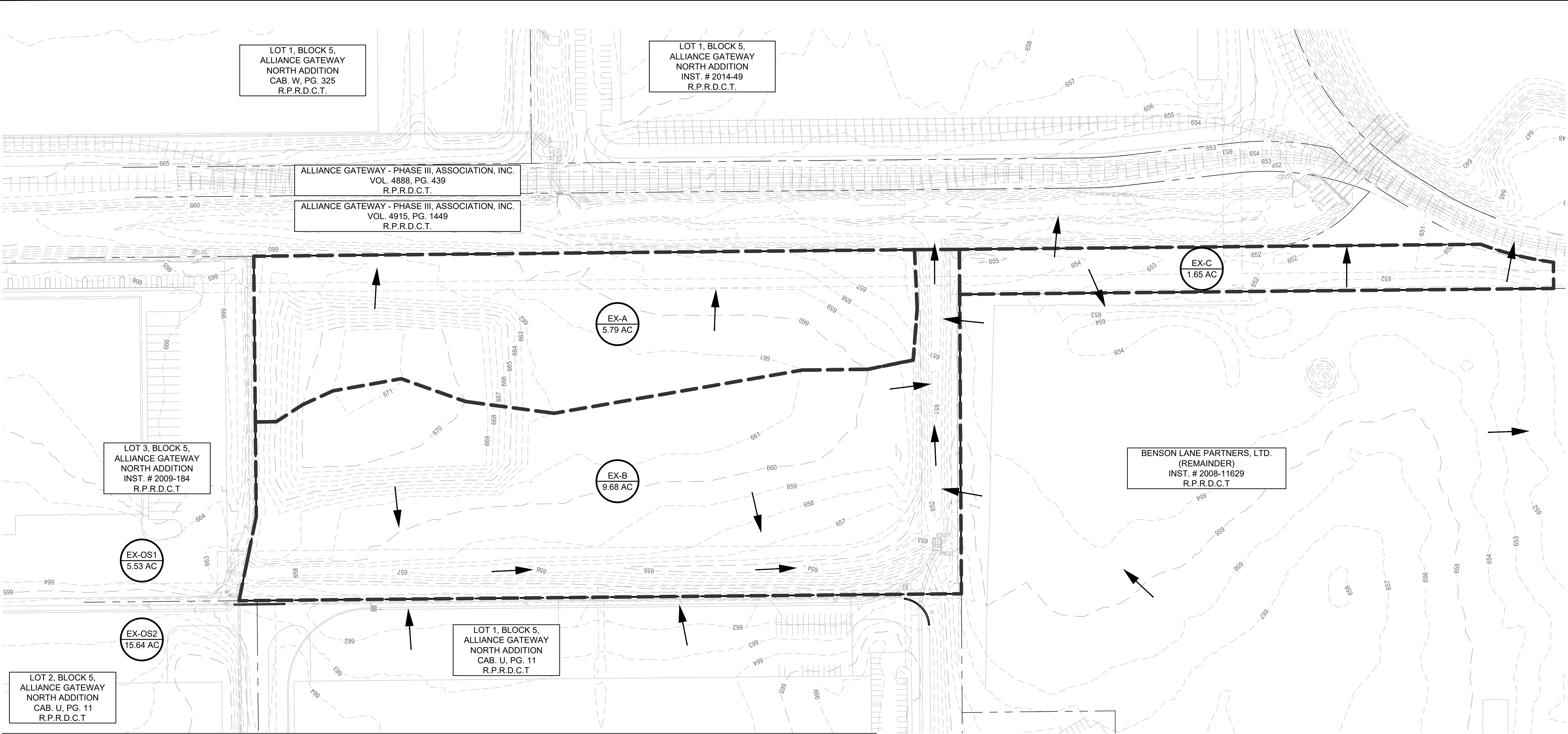
PELTON
LAND SOLUTIONS

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER	AAI23001	C30
REVIEWER: KTW	2023		



ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

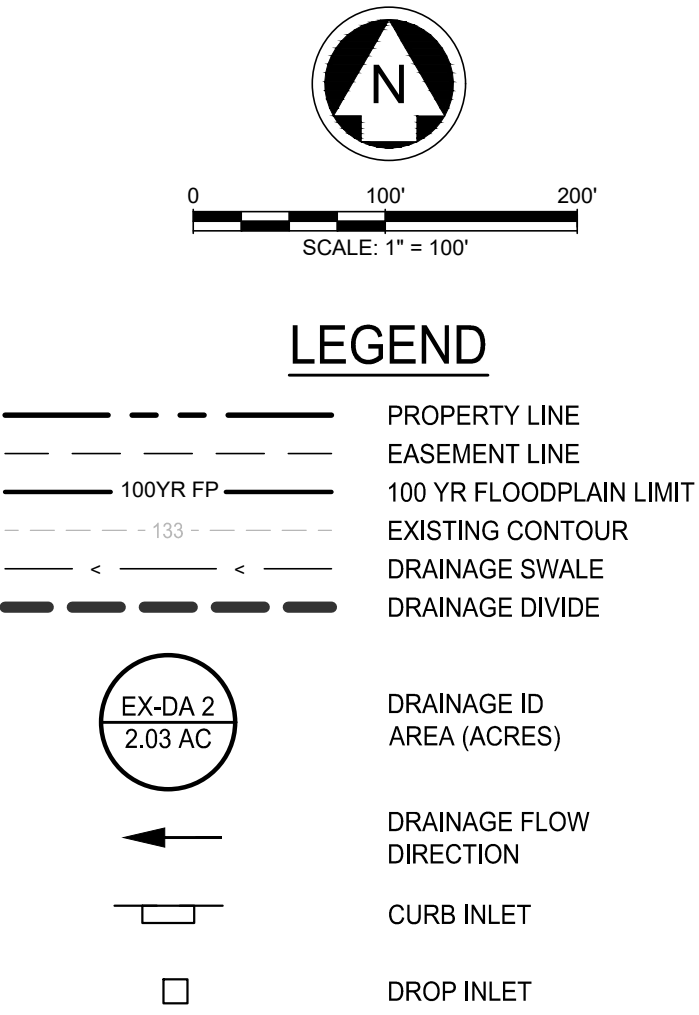
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NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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.



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)	COMMENTS
1	2	3	4	5	6	7	8	9	10	11	
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 -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

DRAINAGE AREA MAP-EXISTING

ROANOKE, DENTON COUNTY, TEXAS

PELOTON
LAND SOLUTIONS

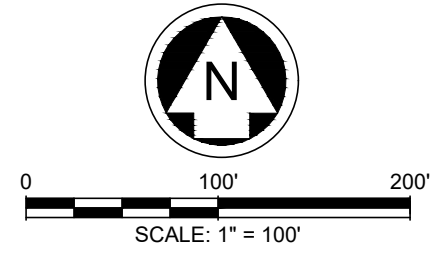
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

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:

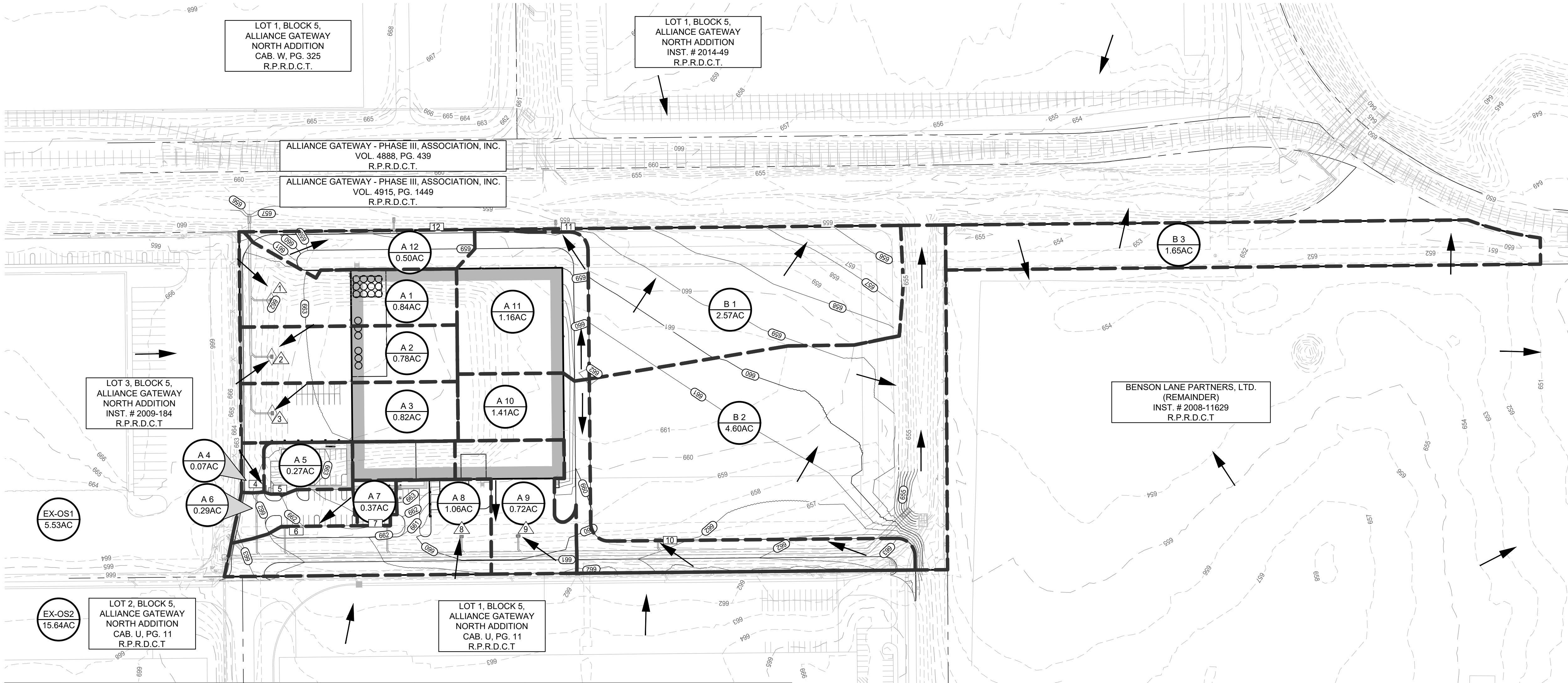
TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ROANOKE PUBLIC WORKS	817-491-6099

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'

PRELIMINARY
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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

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		

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ALLIANCE GATEWAY NORTH - HYDRAULIC CALCULATIONS (FUTURE / ULTIMATE)																																											
Runoff		Pipe	Drainage Area			Runoff	Incr.	Total	Time of Concentration			I5 YR	I100 YR	Q5 YR	Q100 YR	Desgin Storm	Q100 YR	Q100 YR	Q100 YR	Q	Storm	Box Culvert				Manning	Hydr	Hydraulic Grade		Head Loss Calculations						Invert Elevation		Comments					
Design Point	Length	Between	Incremental	Area	Total				Inlet	Travel	Total						Intensity	Intensity	Runoff			Runoff	Storm	Bypass	Carryover			Delta	in Pipe	Pipe	No. of	SD	Drain	Drain	n	Grade	Line Elevation	V1	V2				
Upstrm Station	Dwnstrm Station	Points	Area	(Acres)	(Acres)	Coeff			Time	Time	Total	Intensity	Intensity	Runoff	Runoff	Storm	"Q"	"Q"	"Q"	"Q"	Diameter	Spans	Width	Heigh	Value	"S"	Dwnstrm	Upstrm	Flow (In)	Flow (Out)	V1'2 / 2g	V2'2 / 2g	Coeff	KjV1'2 / 2g	"Hk"	Elevation							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	17a	17b	18	19	19a	19b	19c	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34				
STORM DRAIN LINE SD-A																																											
03+61.80	03+33.81	27.99	A3	0.82	0.82	0.90	0.74	0.74	10.00	-	10.00	5.75	9.24	4.24	6.82	100 yr	-	-	-	6.82	21	1			0.013	0.0019	661.75	661.80		2.83		0.12	0.00		0.10	661.90	658.09	658.18	661.81				
03+33.81	03+23.80	10.01		-	0.82	-	-	0.74	-	0.16	10.16	5.75	9.24	4.24	6.82	100 yr	-	-	-	6.82	21	1			0.013	0.0019	661.63	661.65	2.83	2.83	0.12	0.12	0.35	0.04	0.10	661.75	658.06	658.09	662.46				
03+23.80	02+34.80	89.00		-	0.82	-	-	0.74	-	0.06	10.22	5.75	9.24	4.24	6.82	100 yr	-	-	-	6.82	21	1			0.013	0.0019	661.37	661.53	2.83	2.83	0.12	0.12	0.35	0.04	0.10	661.63	657.79	658.06	662.62				
02+34.80	02+29.80	5.00		-	0.82	-	-	0.74	-	0.52	10.75	5.75	9.24	4.24	6.82	100 yr	-	-	-	6.82	36	1			0.013	0.0001	661.27	661.27	2.83	0.96	0.12	0.01	0.10	0.01	0.10	661.37	657.14	662.62					
02+29.80	01+35.80	94.00	A2	0.78	1.60	0.90	0.70	1.44	10.00	0.09	10.83	5.57	8.98	8.03	12.93	100 yr	-	-	-	12.93	36	1			0.013	0.0004	661.13	661.17	0.96	1.83	0.01	0.05	0.75	0.01	0.10	661.27	656.67	657.14	662.62				
01+35.80	00+00.00	135.80	A1	0.84	2.44	0.90	0.76	2.20	10.00	0.86	11.69	5.41	8.73	11.87	19.18	100 yr	-	-	-	19.18	36	1			0.013	0.0008	660.92	661.03	1.83	2.71	0.05	0.11	0.75	0.04	0.10	661.13	656.00	656.67	662.62				
STORM DRAIN LINE SD-B																																											
00+25.98	00+00.00	25.98	A12	0.50	0.50	0.90	0.45	0.45	10.00	-	10.00	5.75	9.24	2.59	4.16	100 yr	-	-	-	4.16	21	1			0.013	0.0007	658.91	658.93	0.00	1.72	0.00	0.05	1.25	0.00	0.10	659.03	656.00	656.09	658.83				
STORM DRAIN LINE SD-C																																											
00+19.53	00+00.00	19.53	A11	1.16	1.16	0.90	1.04	1.04	10.00	-	10.00	5.75	9.24	6.00	9.64	100 yr	-	-	-	9.64	21	1			0.013	0.0037	658.09	658.16	0.00	4.00	0.00	0.25	1.25	0.00	0.31	658.47	655.00	655.10	658.87				
STORM DRAIN LINE SD-D																																											
11+84.34	11+75.09	9.25	EX-OS2	15.64	15.64	0.88	13.76	13.76	10.00	-	10.00	5.75	9.24	79.14	127.14	100 yr	-	-	-	127.14	48	1			0.013	0.0078	661.31	661.38		10.11		1.59	0.00		0.10	661.48	656.81	656.83	664.50				
11+75.09	11+68.37	6.72		-	15.64	-	-	13.76	-	0.02	10.02	5.75	9.24	79.14	127.14	100 yr	-	-	-	127.14	48	1			0.013	0.0078	661.16	661.21	10.11	10.11	1.59	1.59	1.00	1.59	0.10	661.31	654.85	654.93	664.00				
11+68.37	11+36.96	31.41		-	15.64	-	-	13.76	-	0.01	10.03	5.75	9.24	79.14	127.14	100 yr	-	-	-	127.14		1	7	4	0.015	0.0015	661.01	661.06	10.11	4.54	1.59	0.32	0.10	0.16	0.10	661.16	654.82	654.85	663.12				
11+36.96	11+26.96	10.00	EX-OS1	5.53	21.17	0.80	4.42	18.19	10.00	0.12	10.14	5.72	9.19	104.02	167.20	100 yr	-	-	-	167.20		1	7	4	0.015	0.0026	660.67	660.70	4.54	5.97	0.32	0.55	0.75	0.24	0.31	661.01	654.77	654.82	662.93				
11+26.96	10+60.26	66.70	A4 & A5	0.34	21.51	0.90	0.31	18.49	10.00	0.03	10.17	5.71	9.18	105.66	169.85	100 yr	-	-	-	169.85		1	7	4	0.015	0.0027	660.33	660.51	5.97	6.07	0.55	0.57	0.75	0.42	0.16	660.67	654.66	654.77	662.57				
10+60.26	08+89.85	170.41	A6	0.29	21.80	0.90	0.26	18.75	10.00	0.18	10.35	5.67	9.13	106.42	171.18	100 yr	-	-	-	171.18		1	7	4	0.015	0.0028	659.71	660.18	6.07	6.11	0.57	0.58	0.75	0.43	0.15	660.33	654.23	654.66	662.07				
08+89.85	07+66.15	123.70	A7	0.37	22.17	0.90	0.33	19.09	10.00	0.46	10.82	5.58	8.99	106.46	171.53	100 yr	-	-	-	171.53		1	7	4	0.015	0.0028	659.22	659.56	6.11	6.13	0.58	0.58	0.75	0.44	0.15	659.71	653.92	654.23	660.87				
07+66.15	06+72.04	94.11	A8	1.06	23.23	0.90	0.95	20.04	10.00	0.34	11.15	5.51	8.89	110.42	178.12	100 yr	-	-	-	178.12		1	7	4	0.015	0.0030	658.75	659.03	6.13	6.36	0.58	0.63	0.75	0.44	0.19	659.22	653.69	653.92	659.79				
06+72.04	04+39.98	232.06	A9	0.72	23.95	0.90	0.65	20.69	10.00	0.25	11.40	5.46	8.82	112.99	182.41	100 yr	-	-	-	182.41		1	7	4	0.015	0.0031	657.83	658.56	6.36	6.51	0.63	0.66	0.75	0.47	0.19	658.75	653.10	653.69	659.78				
04+39.98	00+98.03	341.95	A10	1.41	25.36	0.90	1.27	21.96	10.00	0.59	11.99	5.35	8.65	117.44	189.96	100 yr	-	-	-	189.96		1	7	4	0.015	0.0034	656.45	657.61	6.51	6.78	0.66	0.71	0.75	0.49	0.22	657.83	652.20	653.10	661.05				
00+98.03	00+00.00	98.03		-	25.36	-	-	21.96	-	0.84	12.83	5.35	8.65	117.44	189.96	100 yr	-	-	-	189.96		1	7	4	0.015	0.0020	655.50	656.20	6.78	6.78	0.71	0.71	0.35	0.25	0.25	656.45	652.00	652.20	662.94				
STORM DRAIN LINE SD-A1																																											
00+38.00	00+10.01	27.99	A1	0.84	0.84	0.90	0.76	0.76	10.00	-	10.00	5.75	9.24	4.35	6.98	100 yr	-	-	-	6.98	21	1			0.013	0.0019	661.25	661.31		2.90		0.13	0.00		0.10	661.41	657.35	657.49	661.81				
00+10.01	00+00.00	10.01		-	0.84	-	-	0.76	-	0.16	10.16	5.75	9.24	4.35	6.98	100 yr	-	-	-	6.98	21	1			0.013	0.0019	661.13	661.15	2.90	2.90	0.13	0.13	0.35	0.05	0.10	661.25	657.30	657.35	662.46				
STORM DRAIN LINE SD-A2																																											
00+38.00	00+10.01	27.99	A2	0.78	0.78	0.90	0.70	0.70	10.00	-	10.00	5.75	9.24	4.04	6.49	100 yr	-	-	-	6.49	21	1			0.013	0.0017	661.38	661.43		2.69		0.11	0.00		0.10	661.53	657.82	657.96	661.81				
00+10.01	00+00.00	10.01		-	0.78	-	-	0.70	-	0.17	10.17	5.75	9.24	4.04	6.49	100 yr	-	-	-	6.49	21	1			0.013	0.0017	661.27	661.28	2.69	2.69	0.11	0.11	0.35	0.04	0.10	661.38	657.77	657.82	662.46				
STORM DRAIN LINE SD-D1																																											
00+23.60	00+10.57	13.03	A10	1.41	1.41	0.90	1.27	1.27	10.00	-	10.00	5.75	9.24	7.30	11.72	100 yr	-	-	-	11.72	21	1			0.013	0.0055	658.02	658.09		4.86		0.37	1.25		0.46	658.55	654.25	654.27	661.72				
00+10.57	00+00.00	10.57		-	1.41	-	-	1.27	-	0.04	10.04	5.75	9.24	7.30	11.72	100 yr	-	-	-	11.72	21	1			0.013	0.0055	657.83	657.89	4.86	4.86	0.37	0.37	0.35	0.13	0.13	658.02	654.23	654.25	660.90				
STORM DRAIN LINE SD-D2																																											
00+33.10	00+10.57	22.53	A9	0.72	0.72	0.90	0.65	0.65	10.00	-	10.00	5.75	9.24	3.73	5.99	100 yr	-	-	-	5.99	21	1			0.013	0.0014	658.86	658.89		2.48		0.10	0.00		0.10	658.99	654.83	654.86	658.99				
00+10.57	00+00.00	10.57		-	0.72	-	-	0.65	-	0.15	10.15	5.75	9.24	3.73	5.99	100 yr	-	-	-	5.99	21	1			0.013	0.0014	658.75	658.76	2.48	2.48	0.10	0.10	0.35	0.03	0.10	658.86	654.81	654.83	659.54				
STORM DRAIN LINE SD-D3																																											
00+33.10	00+10.58	22.52	A8	1.06	1.06	0.90	0.95	0.95	10.00	-	10.00	5.75	9.24	5.49	8.81	100 yr	-	-	-	8.81	21	1			0.013	0.0031	659.35	659.42		3.66		0.21	0.00		0.10	659.52	655.06	655.10	659.15				
00+10.58	00+00.00	10.58		-	1.06	-	-	0.95	-	0.10	10.10	5.75	9.24	5.49	8.81	100 yr	-	-	-	8.81	21	1			0.013	0.0031	659.22	659.25	3.66	3.66	0.21	0.21	0.35	0.07	0.10	659.35	655.05	655.06	659.79				
STORM DRAIN LINE SD-D4																																											
00+52.50	00+10.47	42.03	A7	0.37	0.37	0.90	0.33	0.33	10.00	-	10.00	5.75	9.24	1.91	3.08	100 yr	-	-	-	3.08	21	1			0.013	0.0004	659.81	659.83		1.28		0.03	1.25		0.10	659.93	655.37	655.43	662.82				
00+10.47	00+00.00	10.47		-	0.37	-	-	0.33	-	0.55	10.55	5.75	9.24	1.91	3.08	100 yr	-	-	-	3.08	21	1			0.013	0.0004	659.71	659.71	1.28														

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 CONTOUR |
| | EXISTING CONTOUR |
| | EXISTING WATERLINE |
| | EXISTING SEWER LINE |
| | EXISTING STORM DRAIN LINE |
| | PROPOSED WATERLINE |
| | PROPOSED SEWER LINE |
| | PROPOSED STORM DRAIN LINE |
| | UTILITY CROSSING |

- 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 DRAIN PIPING ARE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.

BENCHMARKS

BM #1 - 3/8" IRON ROD, WITH RED "RANDOM" CAP, LOCATED 410' NORTH FROM THE NORTH CURB LINE OF THE PARKING LOT FOR THE ALLIANCE CONSUMER GROUP AND RYDER LOGISTICS BUILDING, 1550' EAST OF FREEDOM DRIVE, 4675' SOUTH FROM THE SOUTH RAIL OF THE PRIVATE RAIL, 4.1789' 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, 4670' NORTH OF HENRIETTA CREEK ROAD, 4.455' 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 P.E.# DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

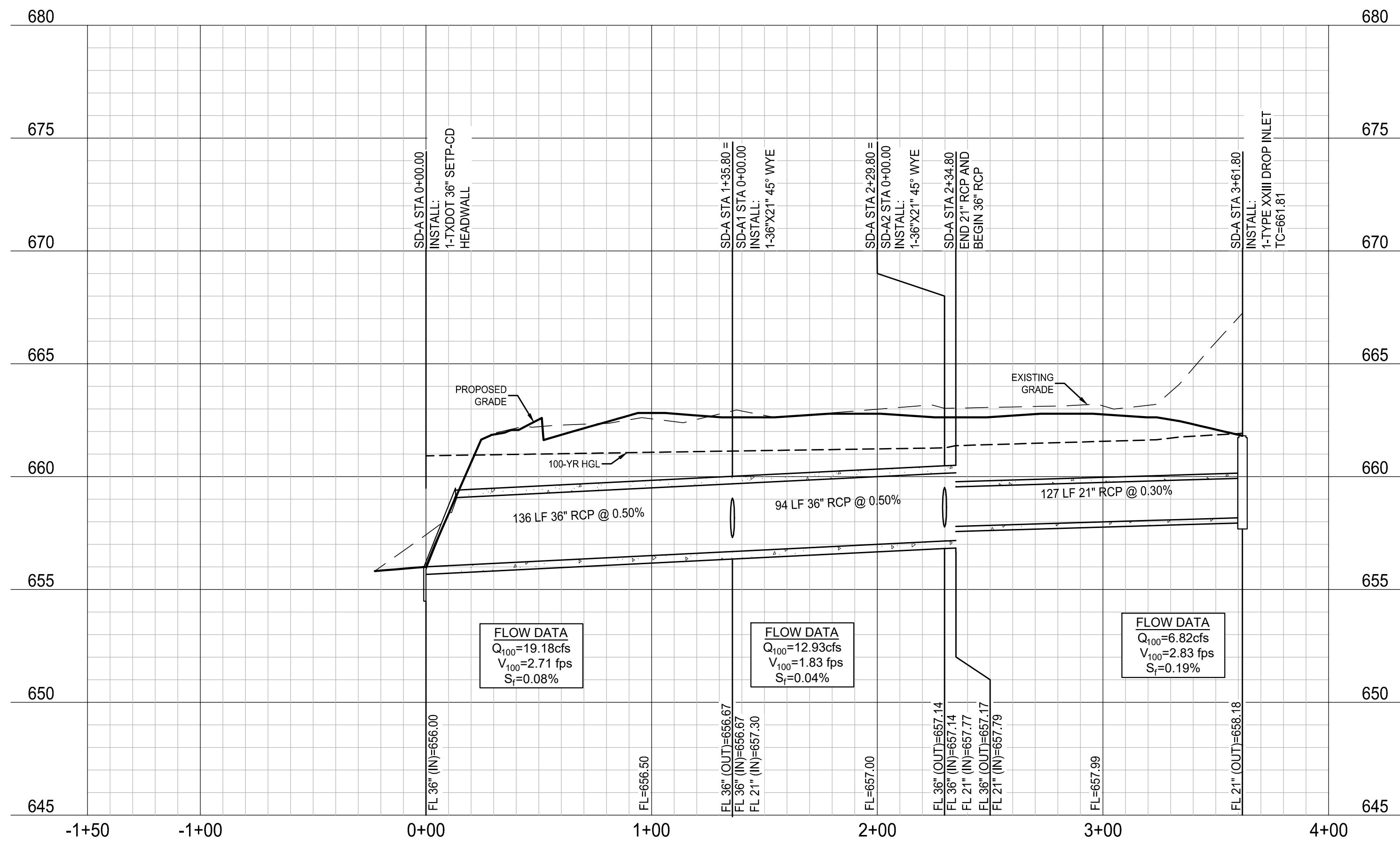
STORM DRAIN PLAN

ROANOKE, DENTON COUNTY, TEXAS

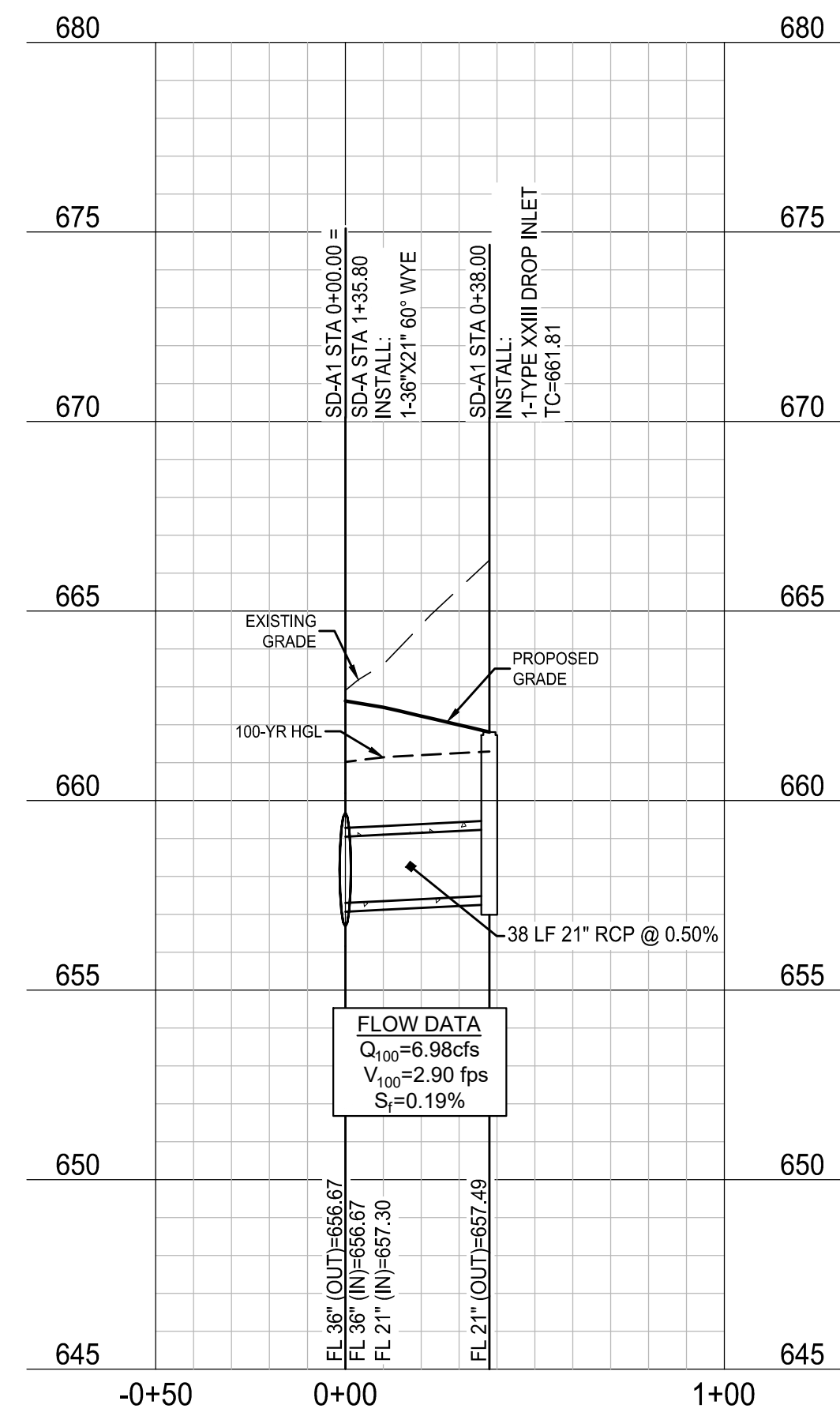


DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C404
DESIGNED: RM			
REVIEWER: KTW			

SD-A

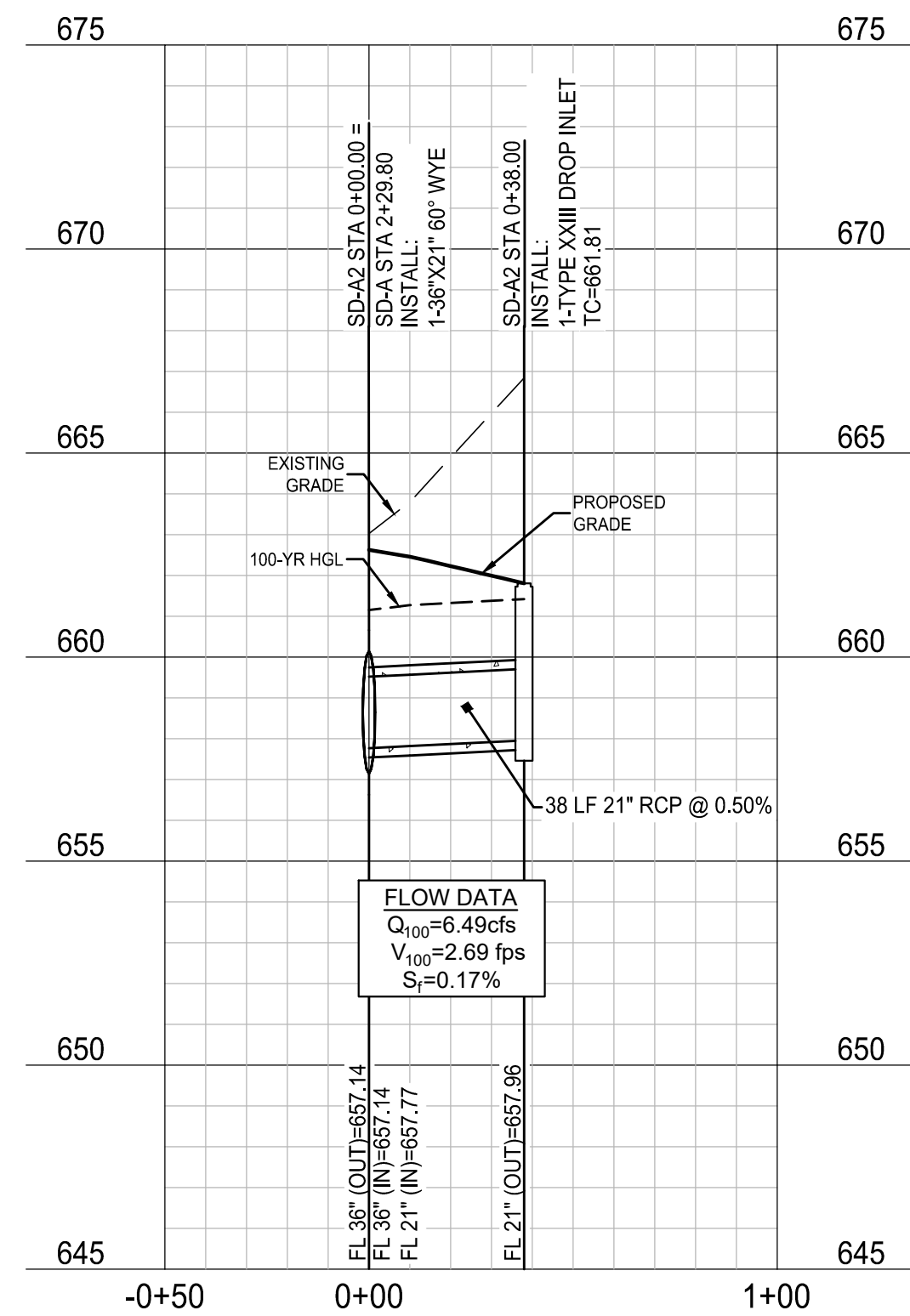


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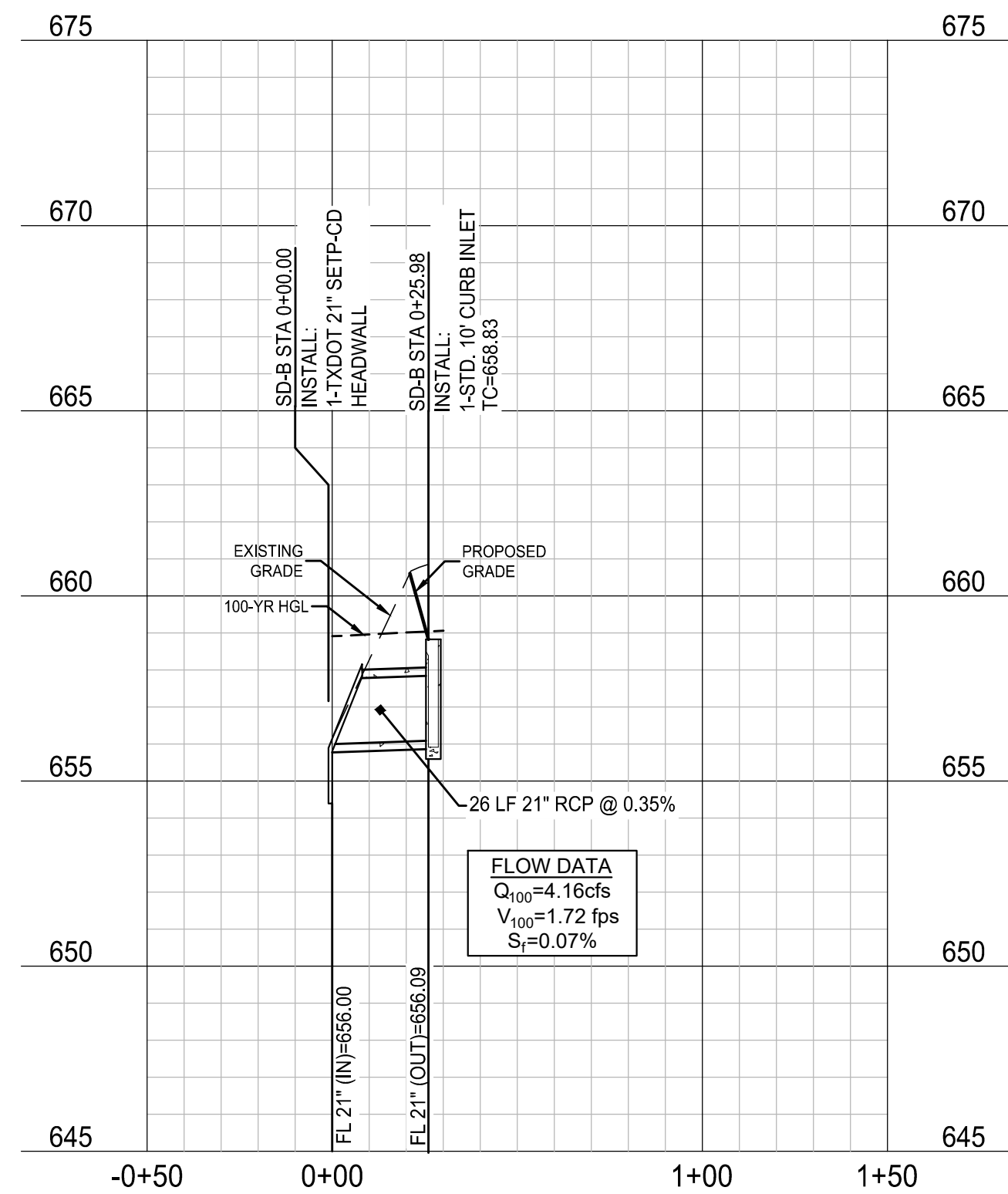


PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

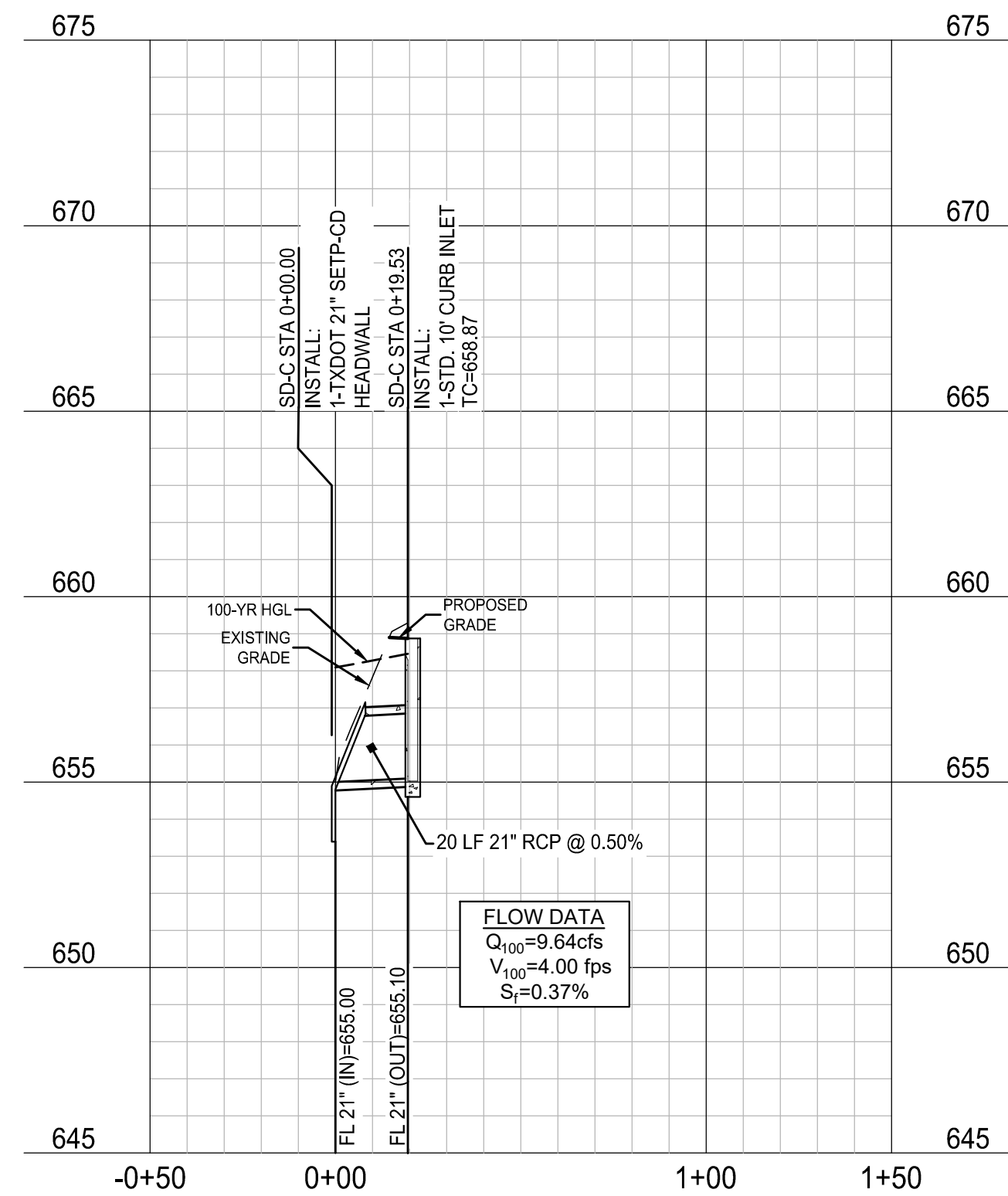
SD-A2



SD-B



SD-C



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TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

STORM DRAIN PROFILES

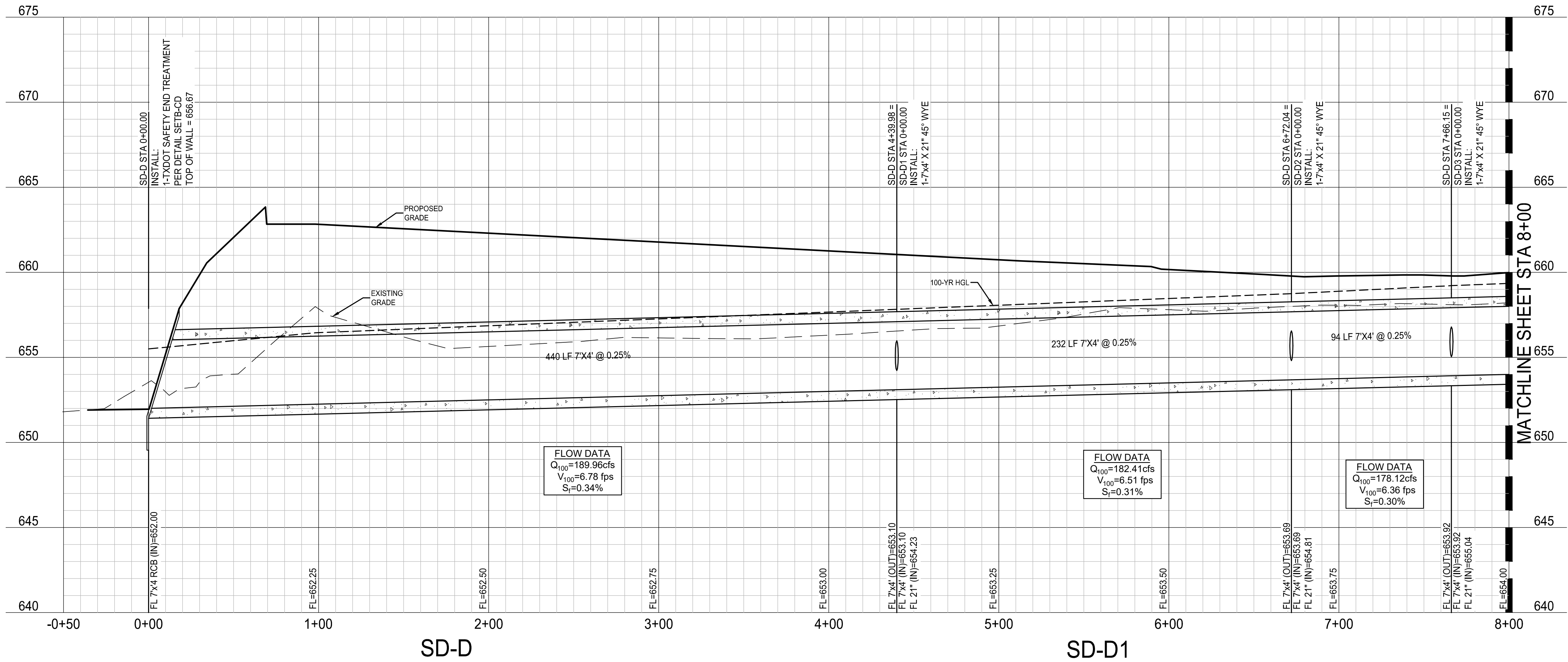
ROANOKE, DENTON COUNTY, TEXAS



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

DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER 2023	AAI23001	C405
REVIEWER: KTW			

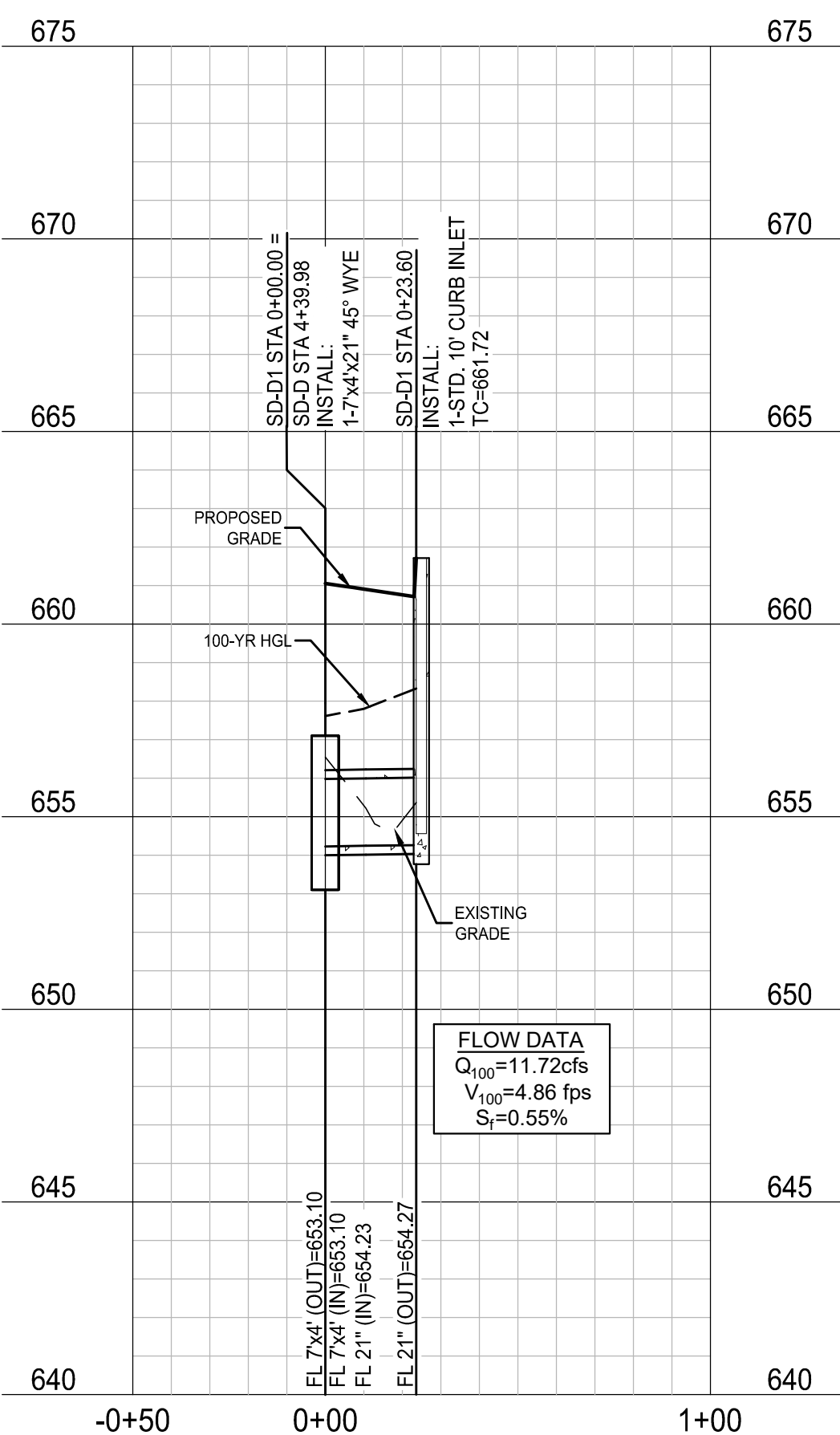
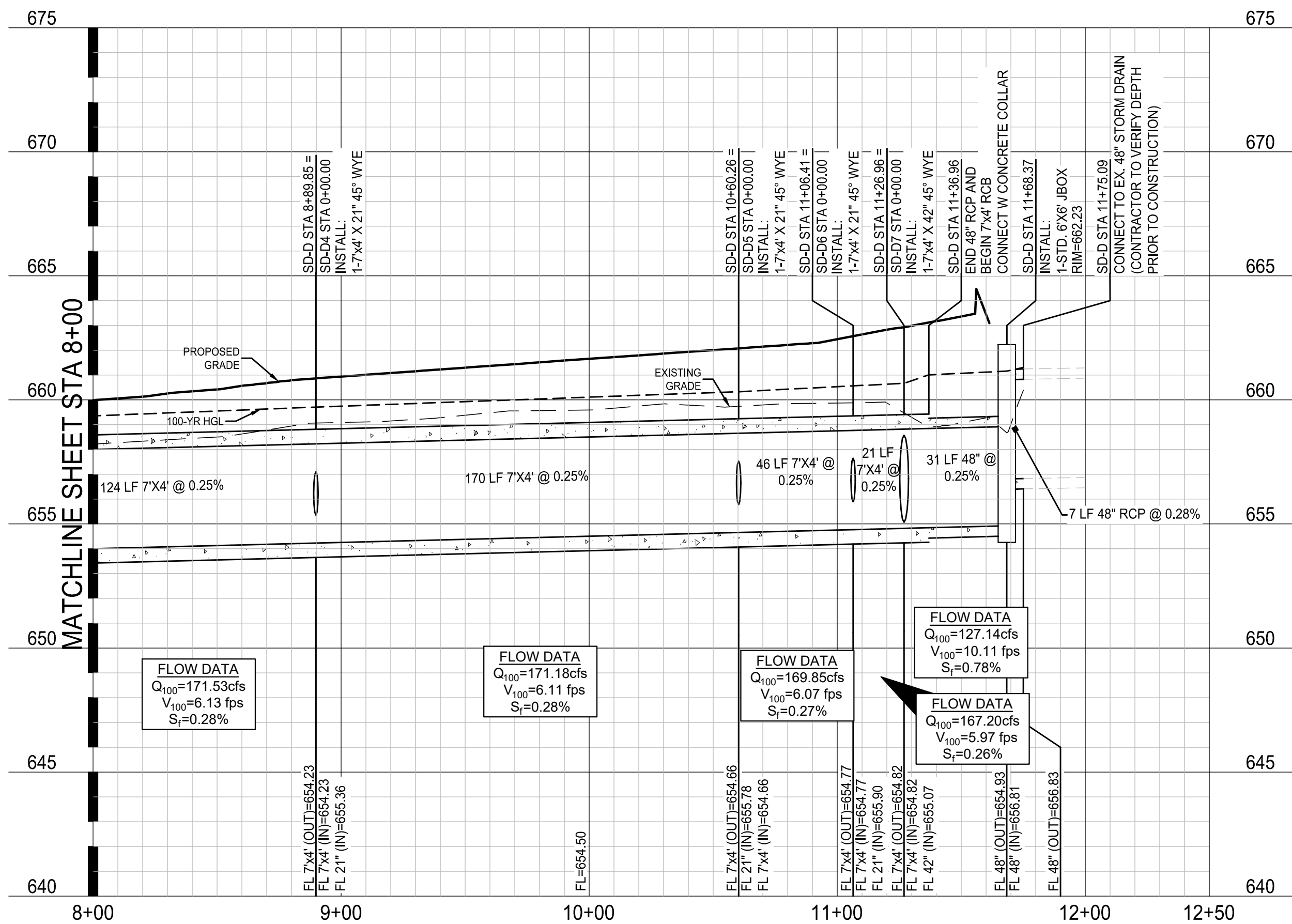
SD-D



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

SD-D

SD-D1



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TYPE OR PRINT NAME FE # DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

STORM DRAIN PROFILES

ROANOKE, DENTON COUNTY, TEXAS

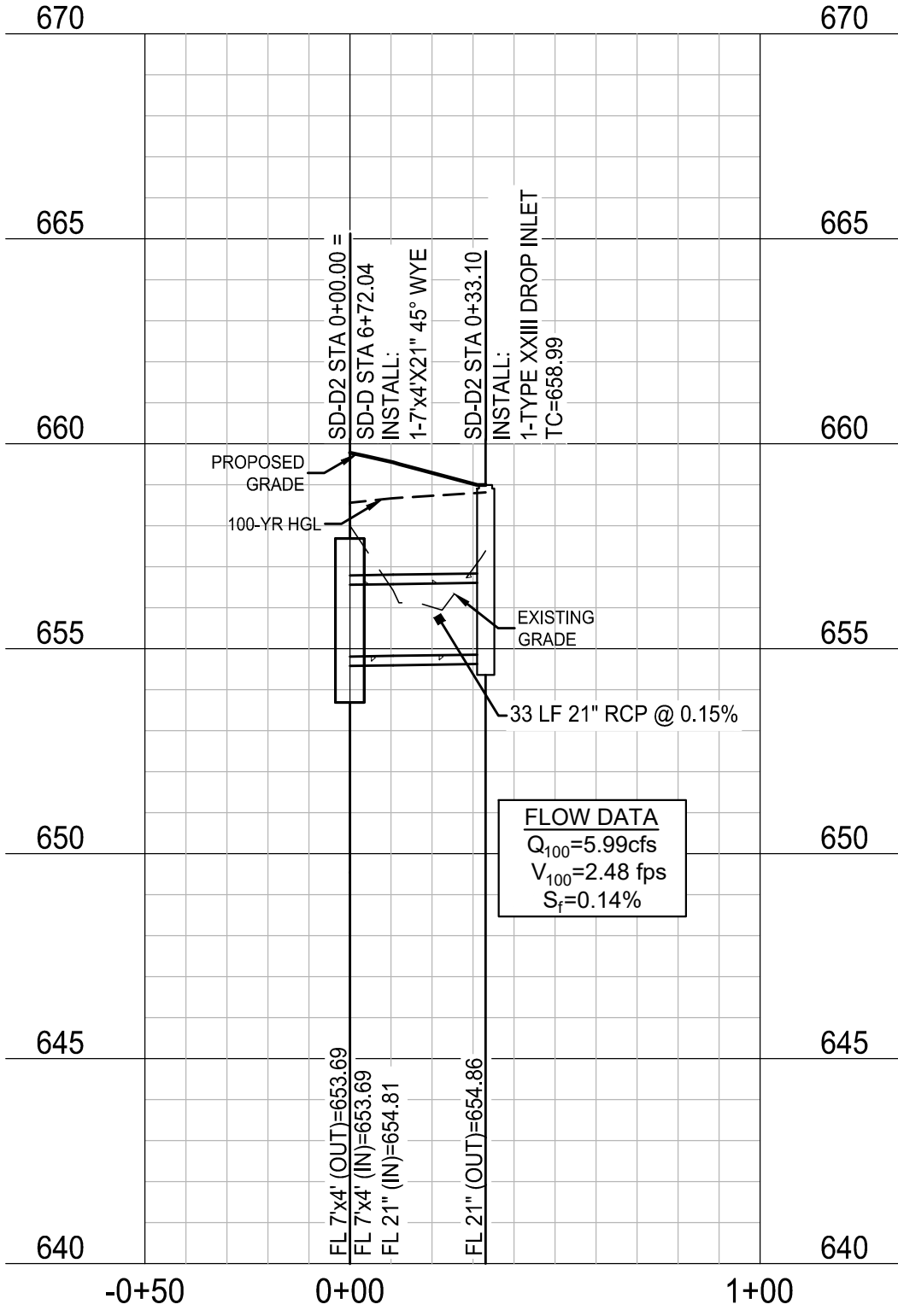


TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76117
FORT WORTH PHONE: (817) 562-3350

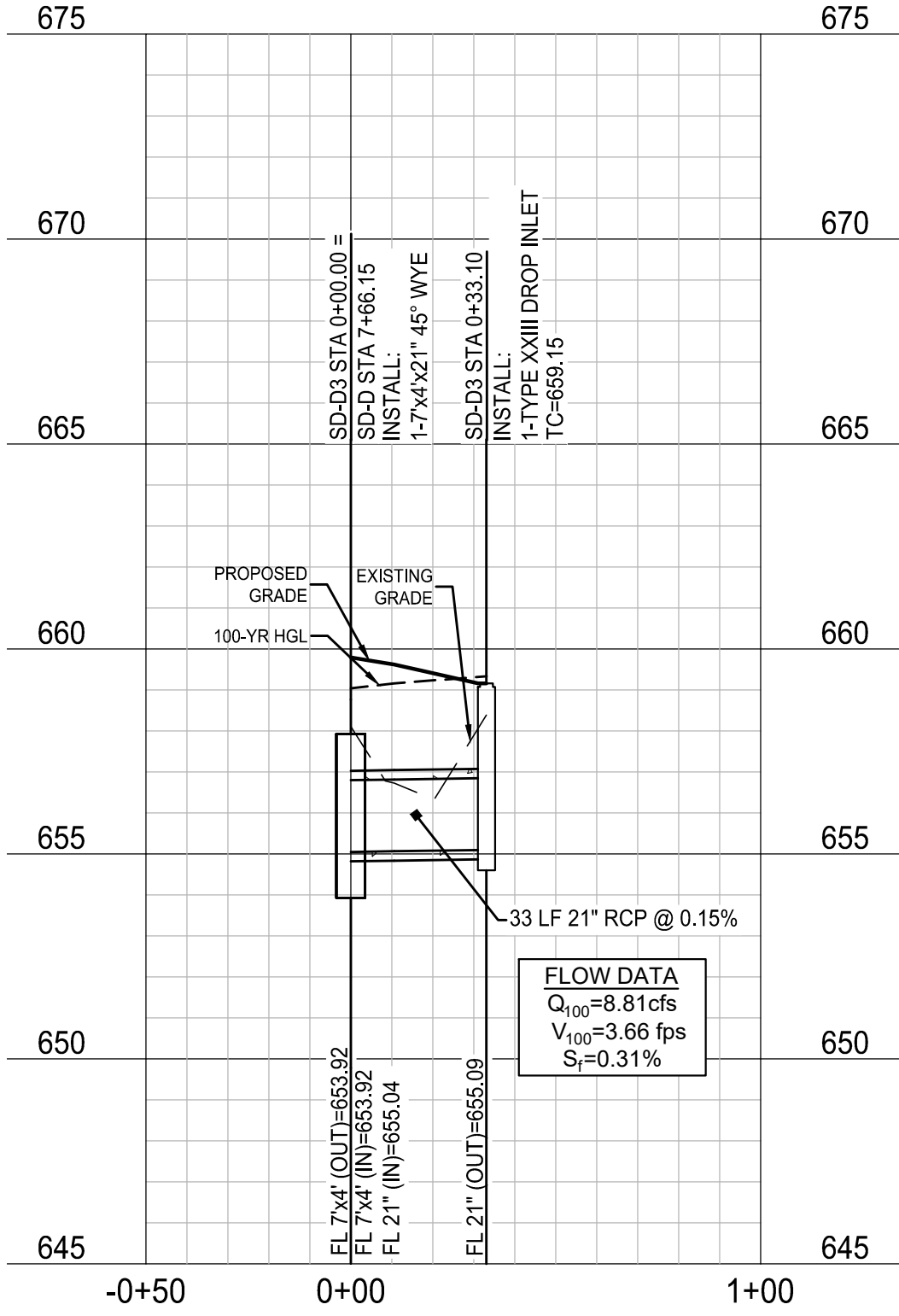
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DESIGNED: RM	REVIEWER: KTW		

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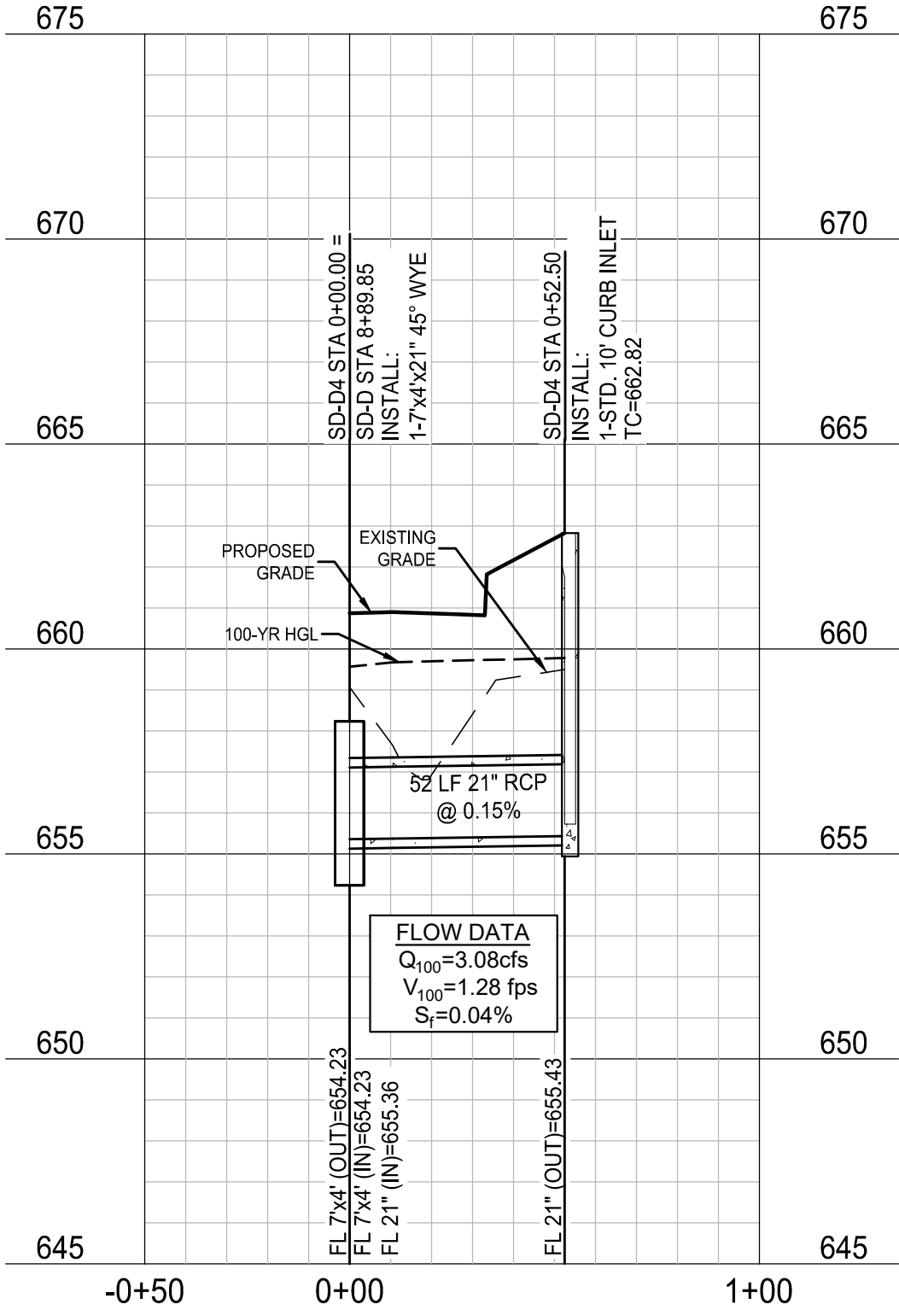
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SD-D3

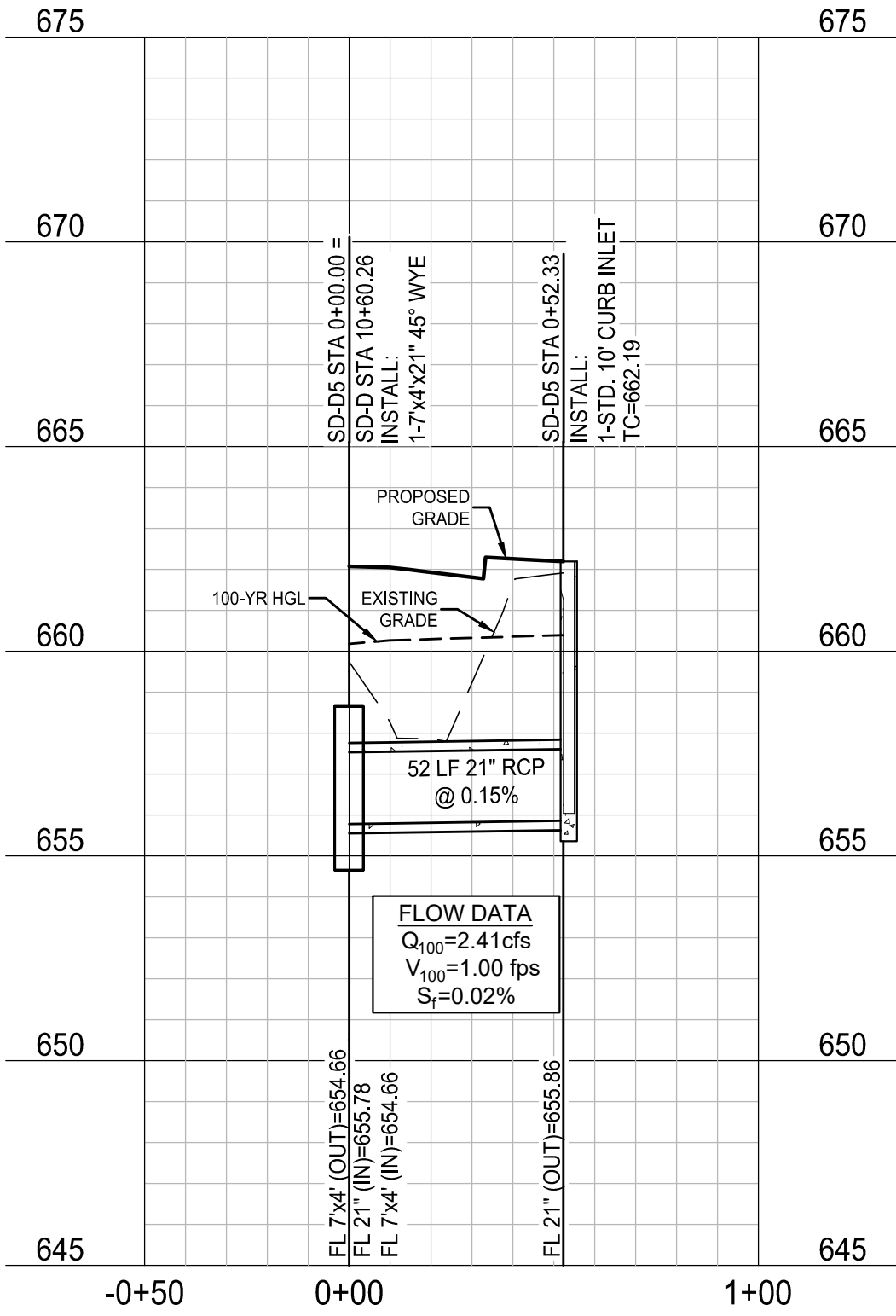


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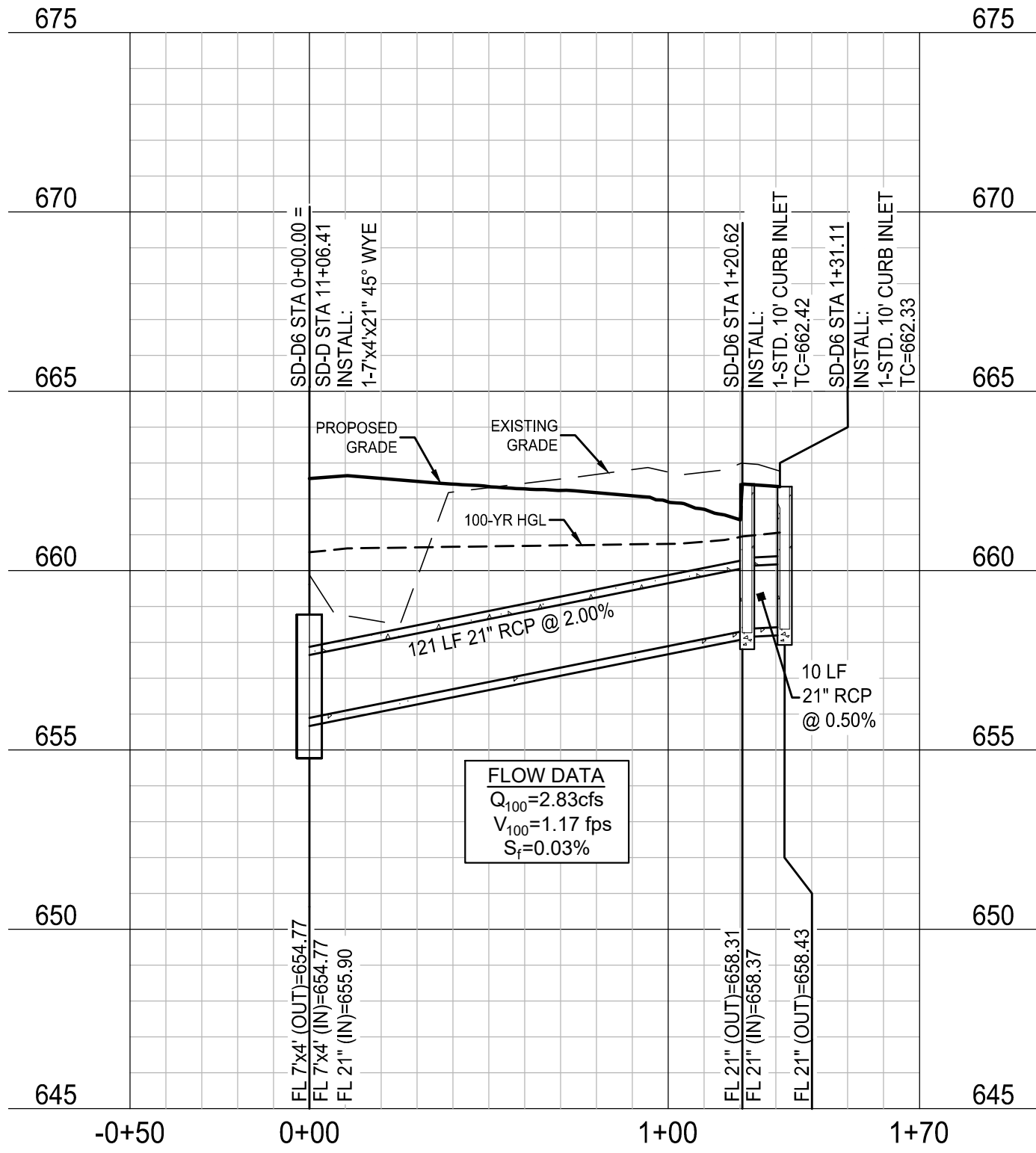


PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

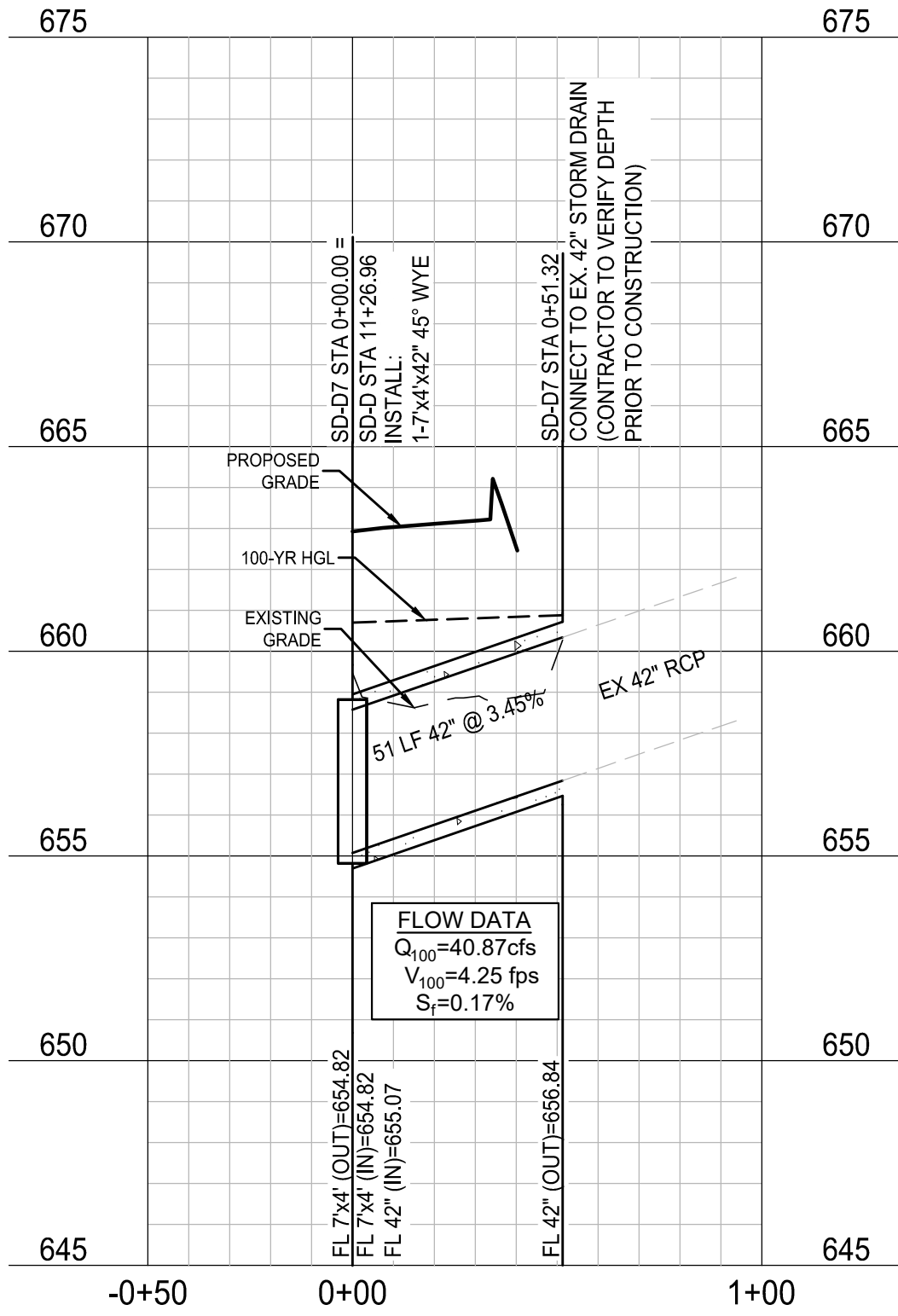
SD-D5



SD-D6



SD-D7



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TYPE OR PRINT NAME PE # DATE

NO.	DATE	REVISION

ALLIANCE GATEWAY NORTH
INDUSTRIAL BUILDING

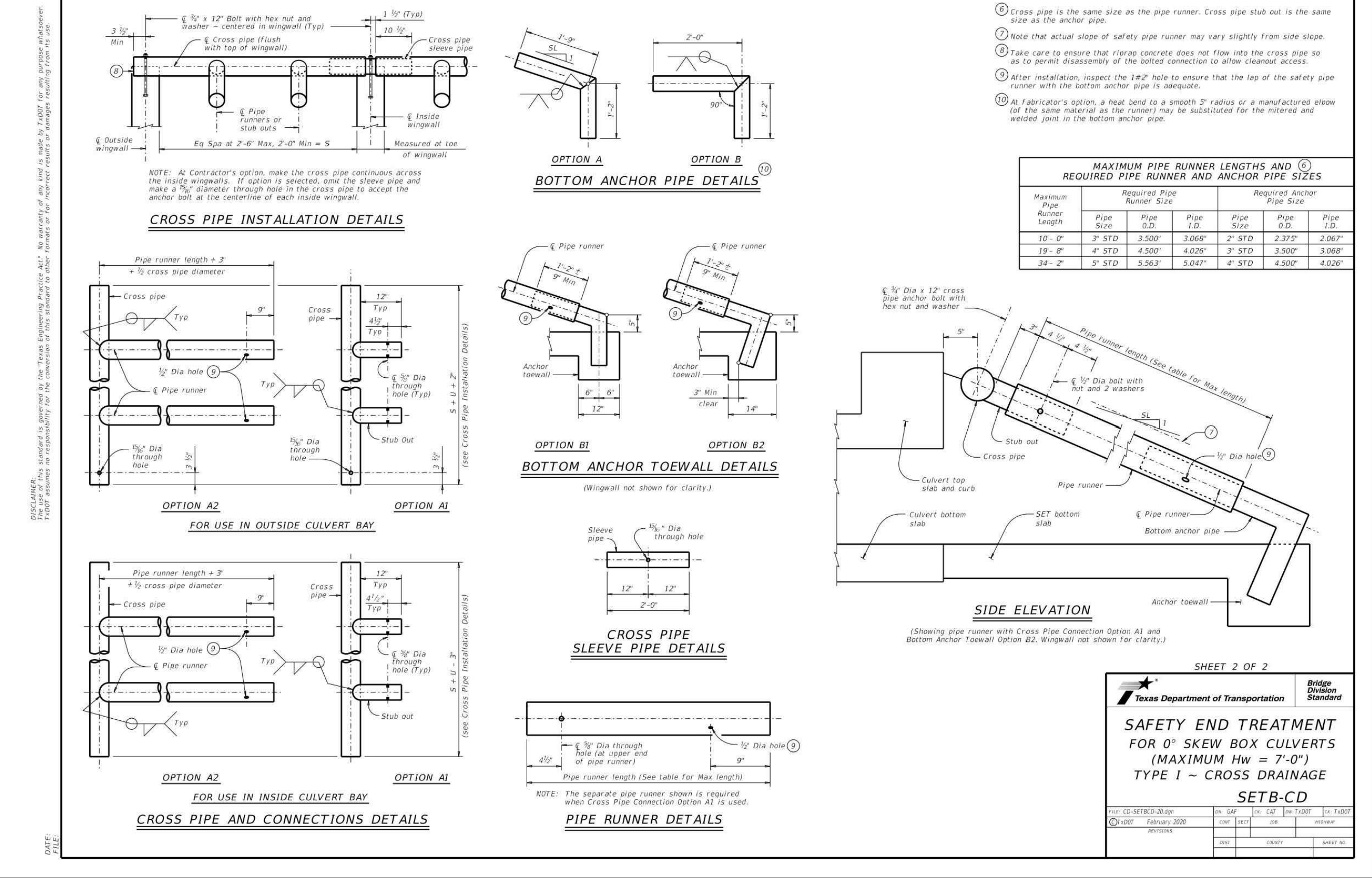
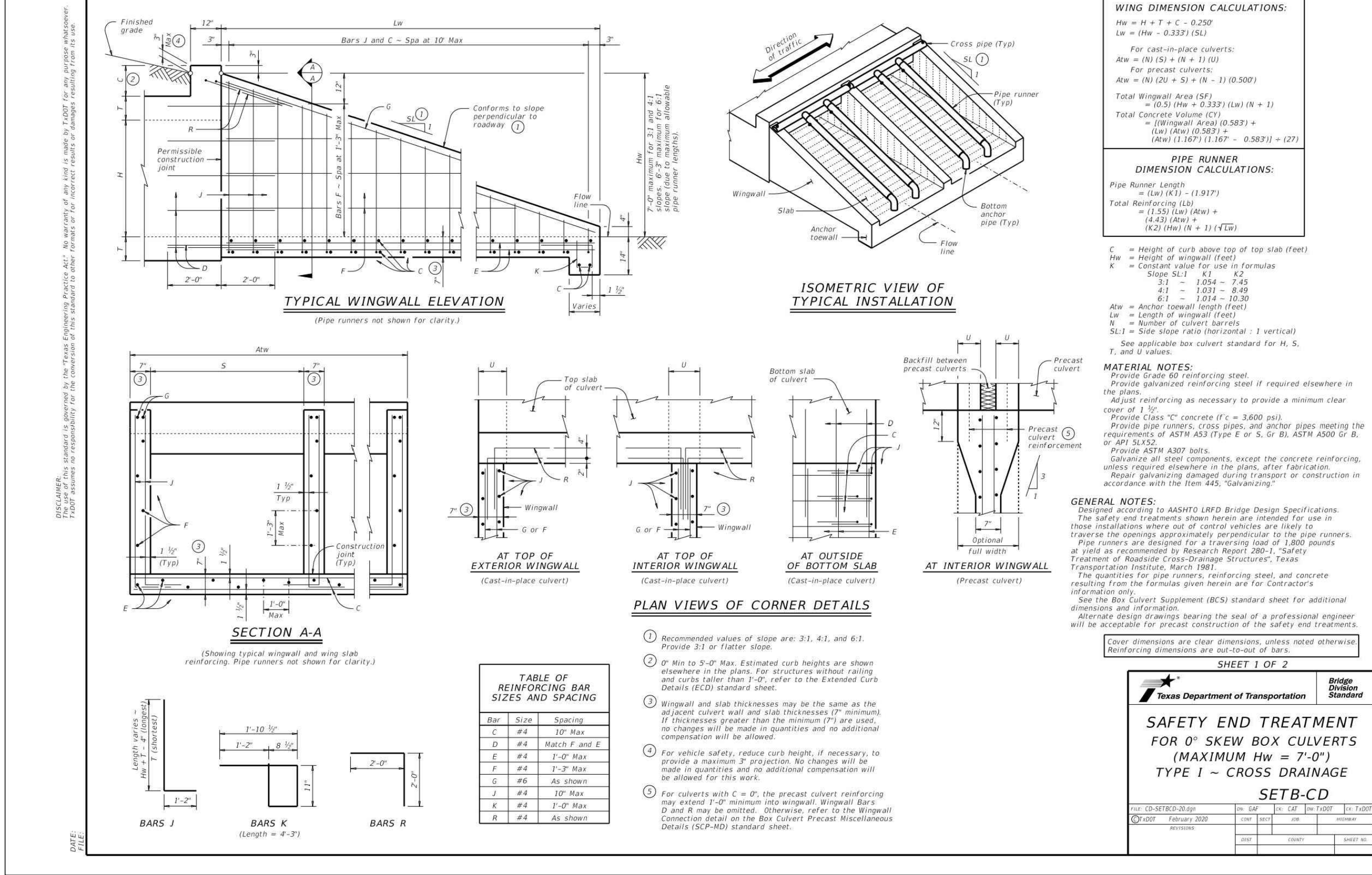
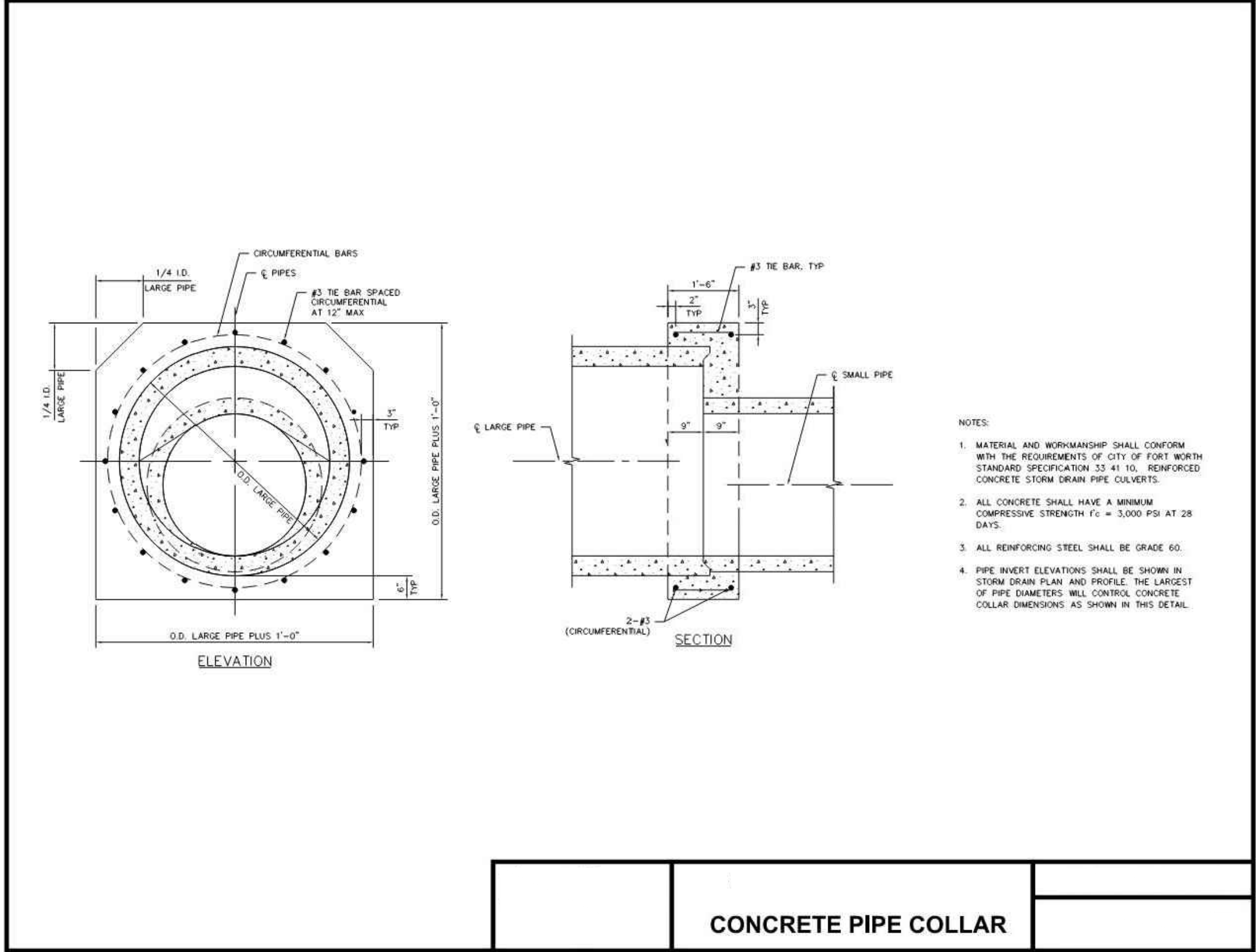
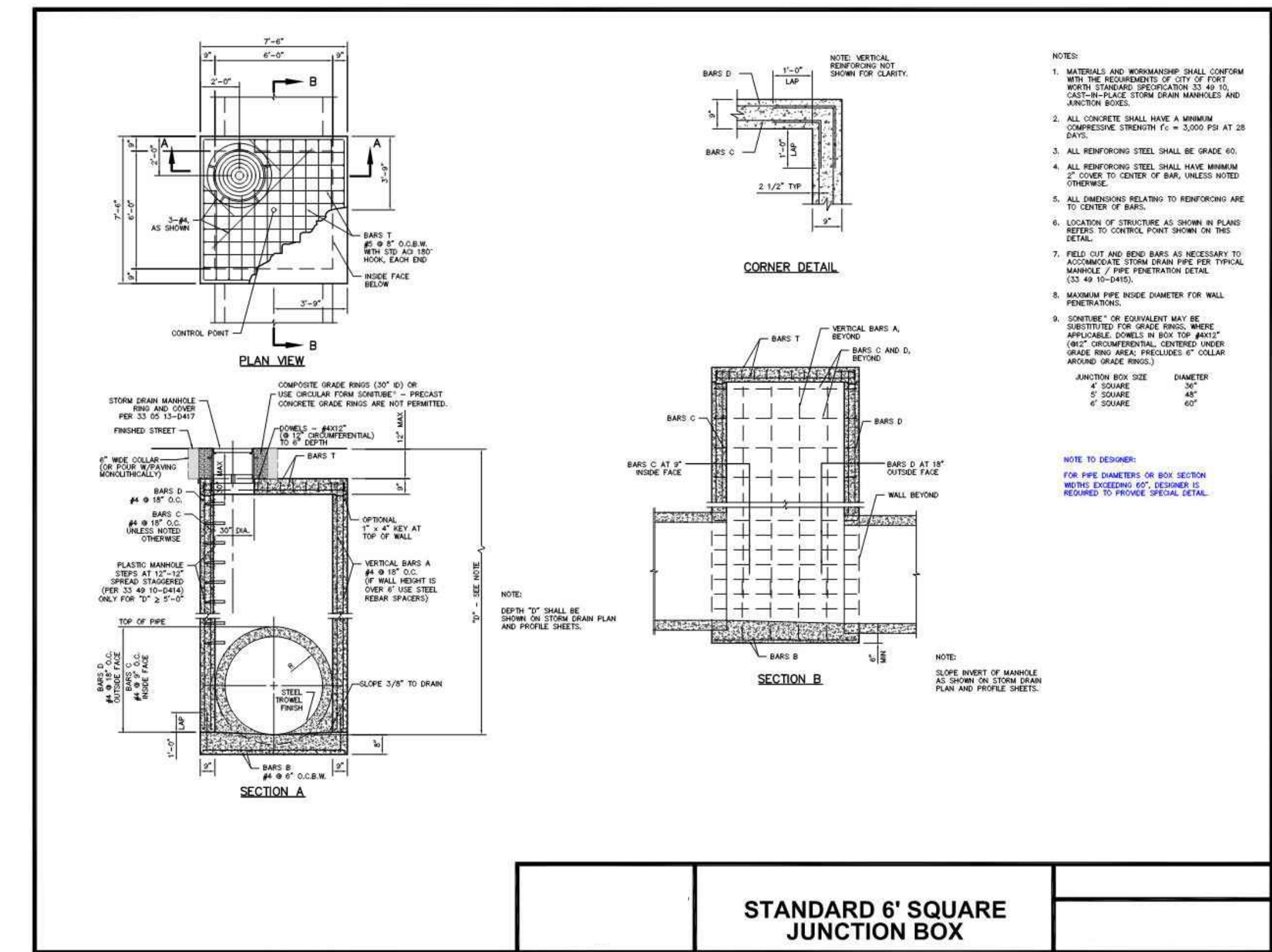
STORM DRAIN PROFILES

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PRVWY, 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			

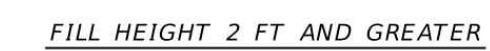


NO.	DATE	REVISION

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: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C409

- 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)



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

MATERIAL NOTES:

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

GENERAL NOTES:
 Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information or 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)".

 Texas Department of Transportation

*SINGLE BOX CULVERTS
PRECAST
7'-0" SPAN*

SCP-7

FILE: CD-SC007-20.091	DN: TxDOT	CR: TxDOT	DN: TxDOT	CR: TxDOT
 TxDOT February 2020	CONF	SECT	JOB	INSURANCE
REVISIONS				
	ENVST	COUNTY		SHEET NO.

Drawing: G:\JOB\AWJ3001_AGN_SC
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Last Saved: 10/10/2023 3:20 PM
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TYPE OR PRINT NAME	PE #	DATE

REVISION

STORM DRAIN DETAILS

ROANOKE, DENTON COUNTY, TEXAS



DRAWN: TCG/AEJ

DESIGNED: BM

DESIGNED: RM

DATE	PROJECT #
------	-----------

Year	1990	1991	1992	1993	1994	1995
1990	100	100	100	100	100	100
1991	100	100	100	100	100	100
1992	100	100	100	100	100	100
1993	100	100	100	100	100	100
1994	100	100	100	100	100	100
1995	100	100	100	100	100	100

OCTOBER	AAI23001
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Page 167 of 193

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING



Legend for utility symbols and labels:

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- UTILITY CROSSING

- NOTES:
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 2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
 4. REFER TO STRUCTURAL PLANS FOR ALL BUILDING AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
 5. ALL T.C.E.O. 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.

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.

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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TYPE OR PRINT NAME	PF #	DATE

NO.	DATE	REVISION

UTILITY PLAN

ROANOKE, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76117

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

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



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 HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
4. REFER TO STRUCTURAL PLANS FOR ALL BUILDING AND DUMPSTER 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, EMBEDEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
9. ALL STORM DRAIN PIPING ARE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.

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:

NO.	DATE	REVISION

UTILITY PLAN



PELTON
LAND SOLUTIONS

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

SS-1 10" SS
@ 0.40%

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.R.D.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

INSTALL:
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 7048462.91
E 2355790.33

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

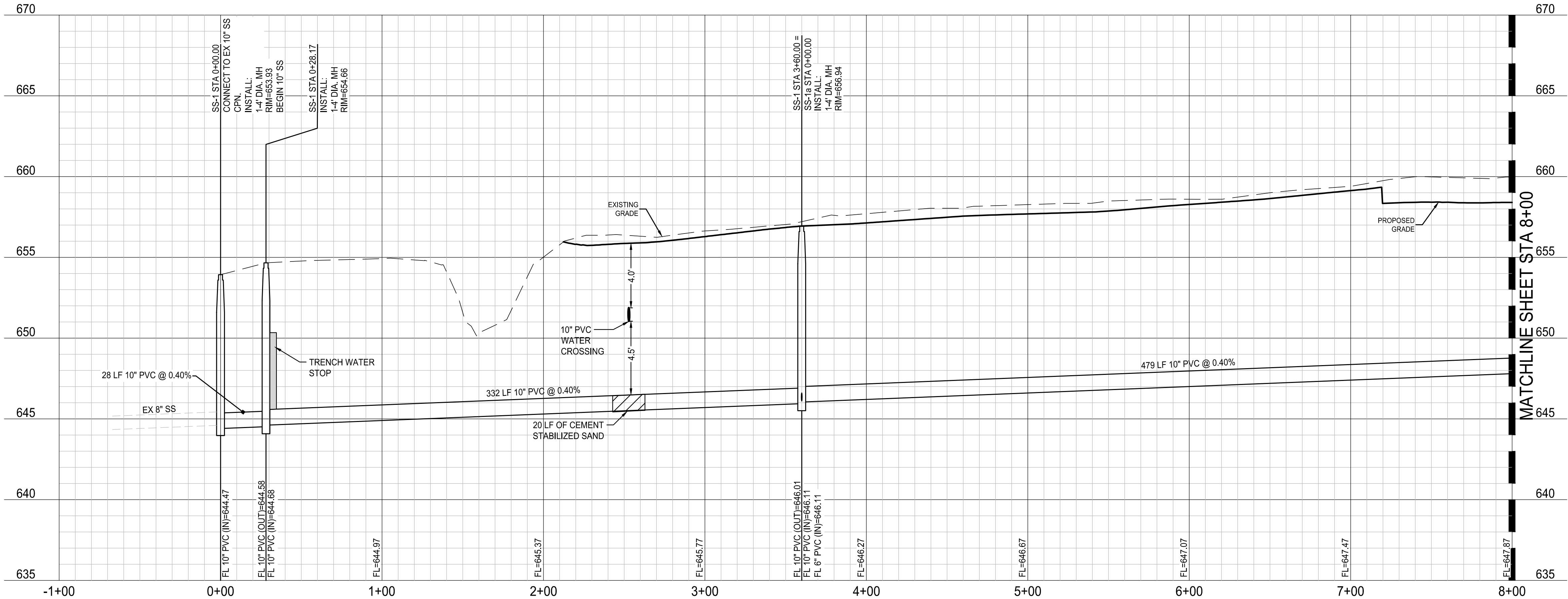
INSTALL:
1-2" 90° BEND
N 7048460.43
E 2355790.35

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

Prawing: G:\JOB\AAZ3001_AGN_Schuler3_Design35_Civil351_CAD_Schuler_Const_Plans\AAZ3001-C-JULI17
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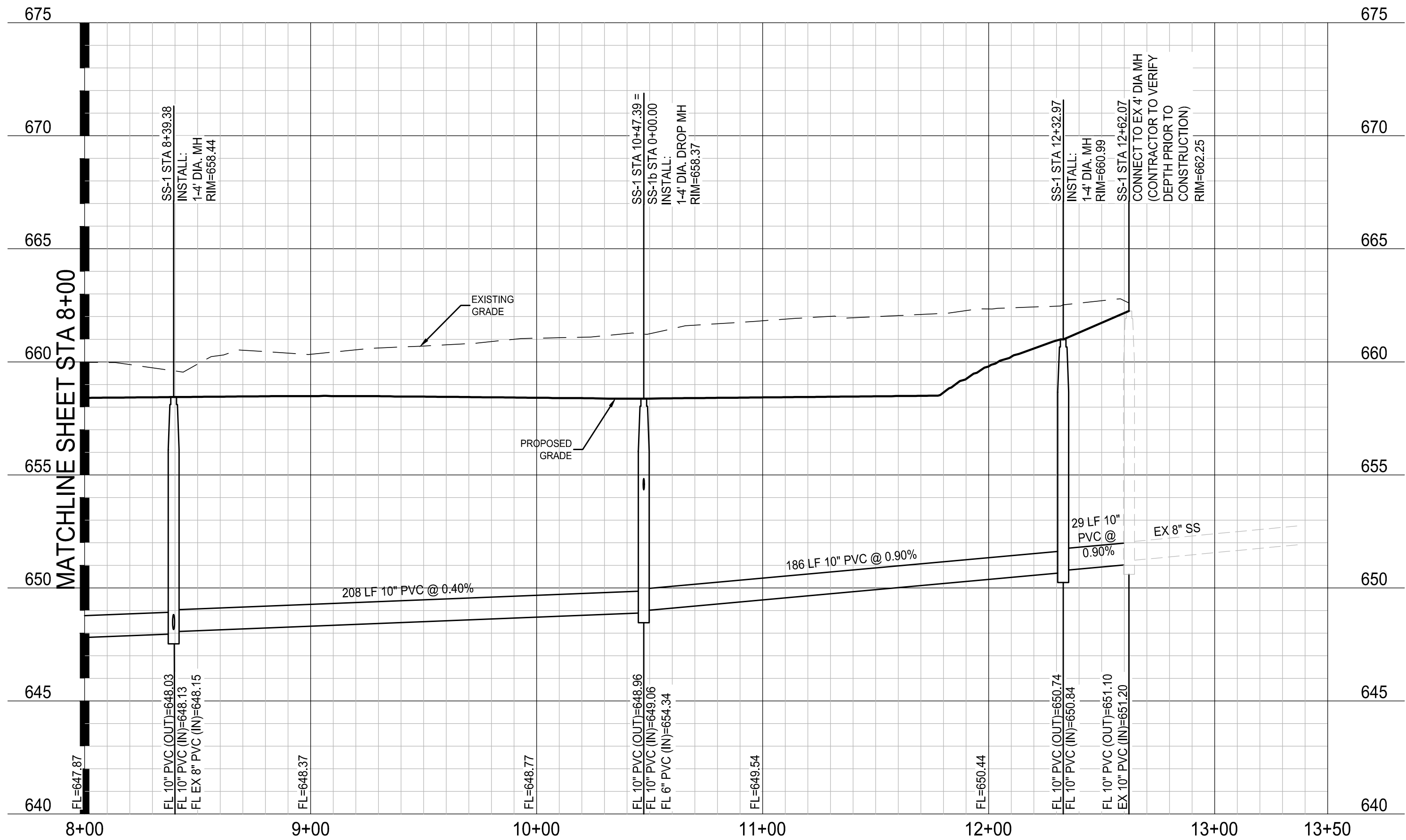
ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING

SS-1



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

SS-1



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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

SANITARY SEWER PROFILES

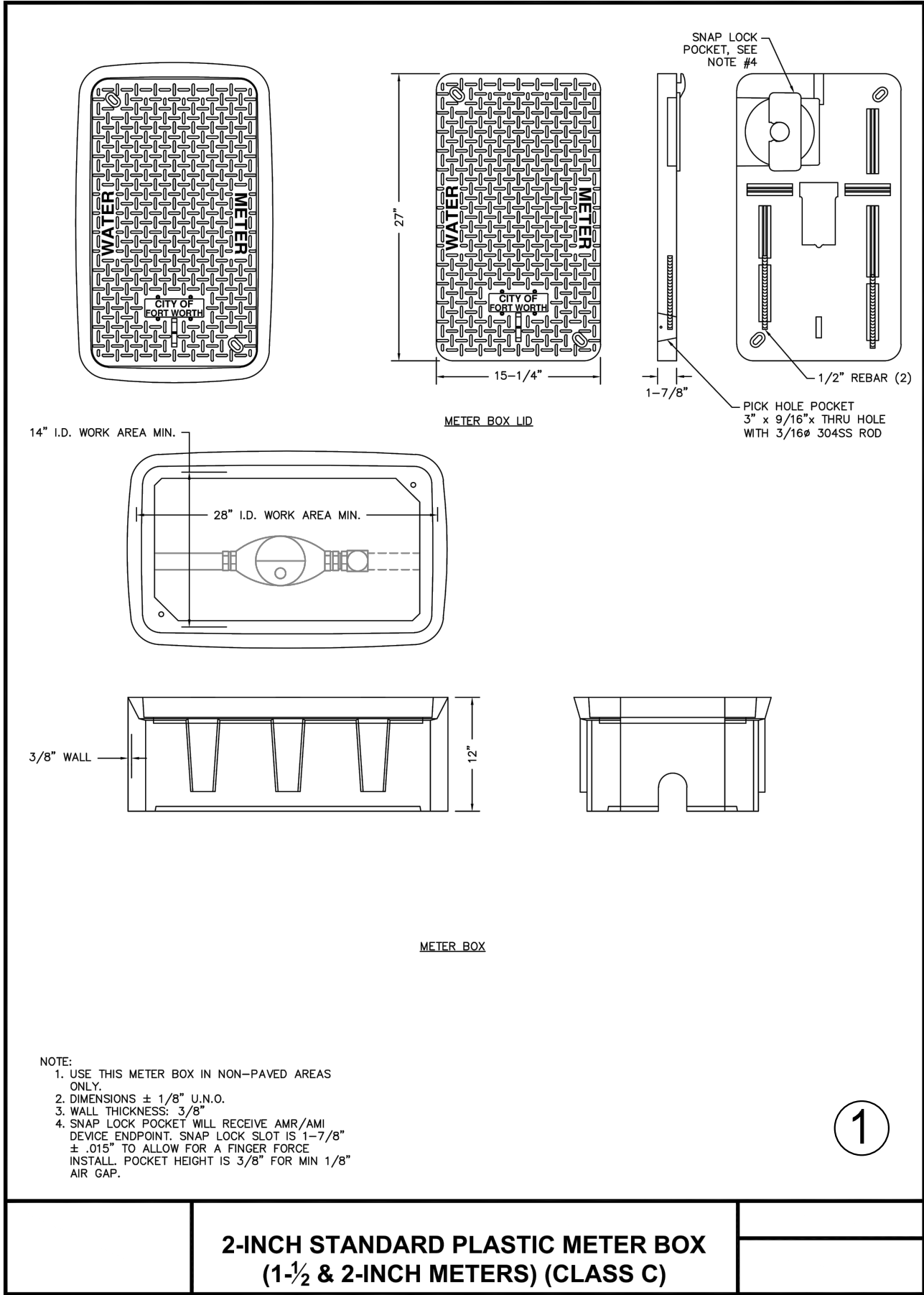
ROANOKE, DENTON COUNTY, TEXAS



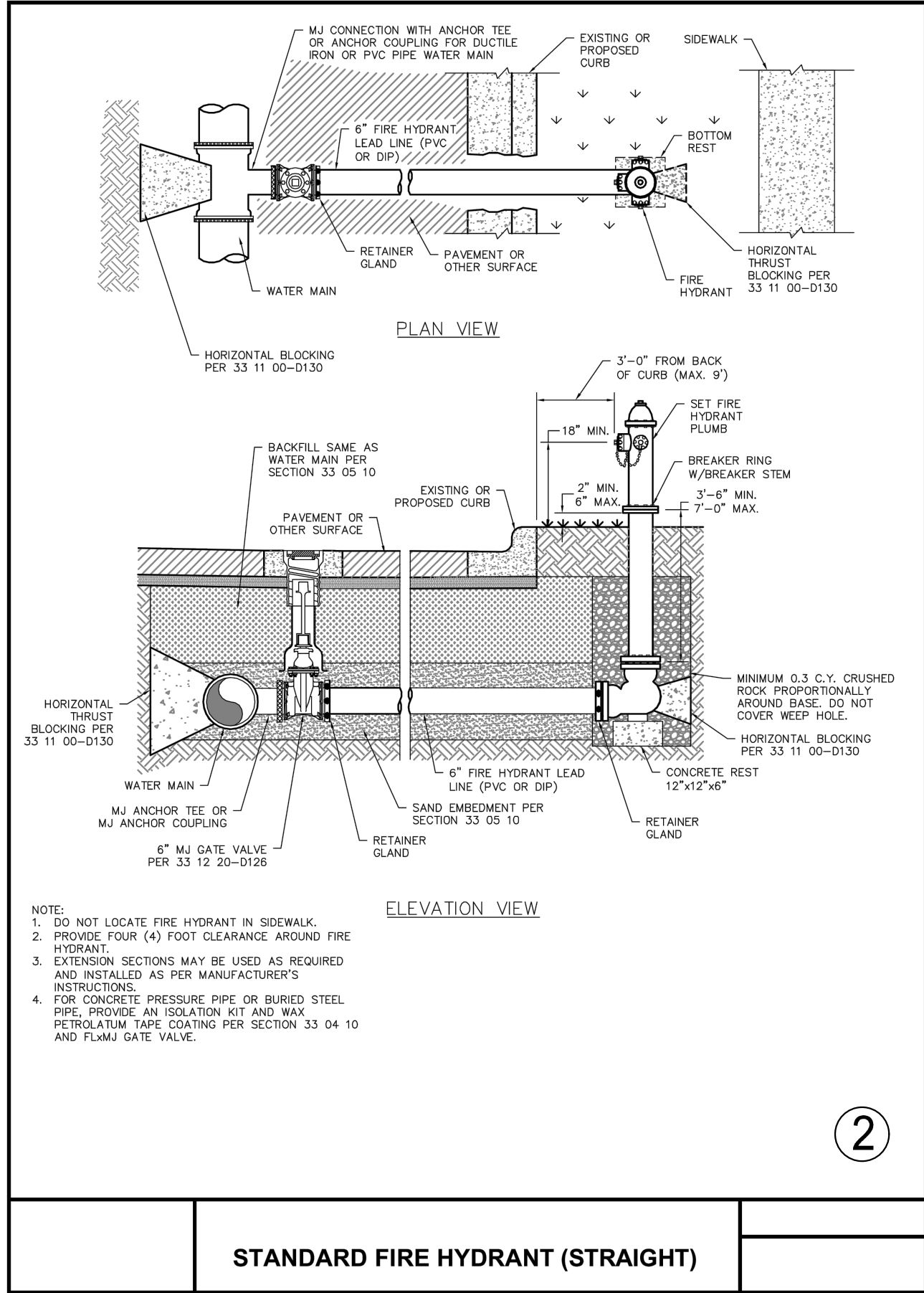
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD DRIVE, SUITE 200, FORT WORTH, TEXAS 76117
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AA123001	SHEET: C503
DESIGNED: RM			
REVIEWER: KTW			

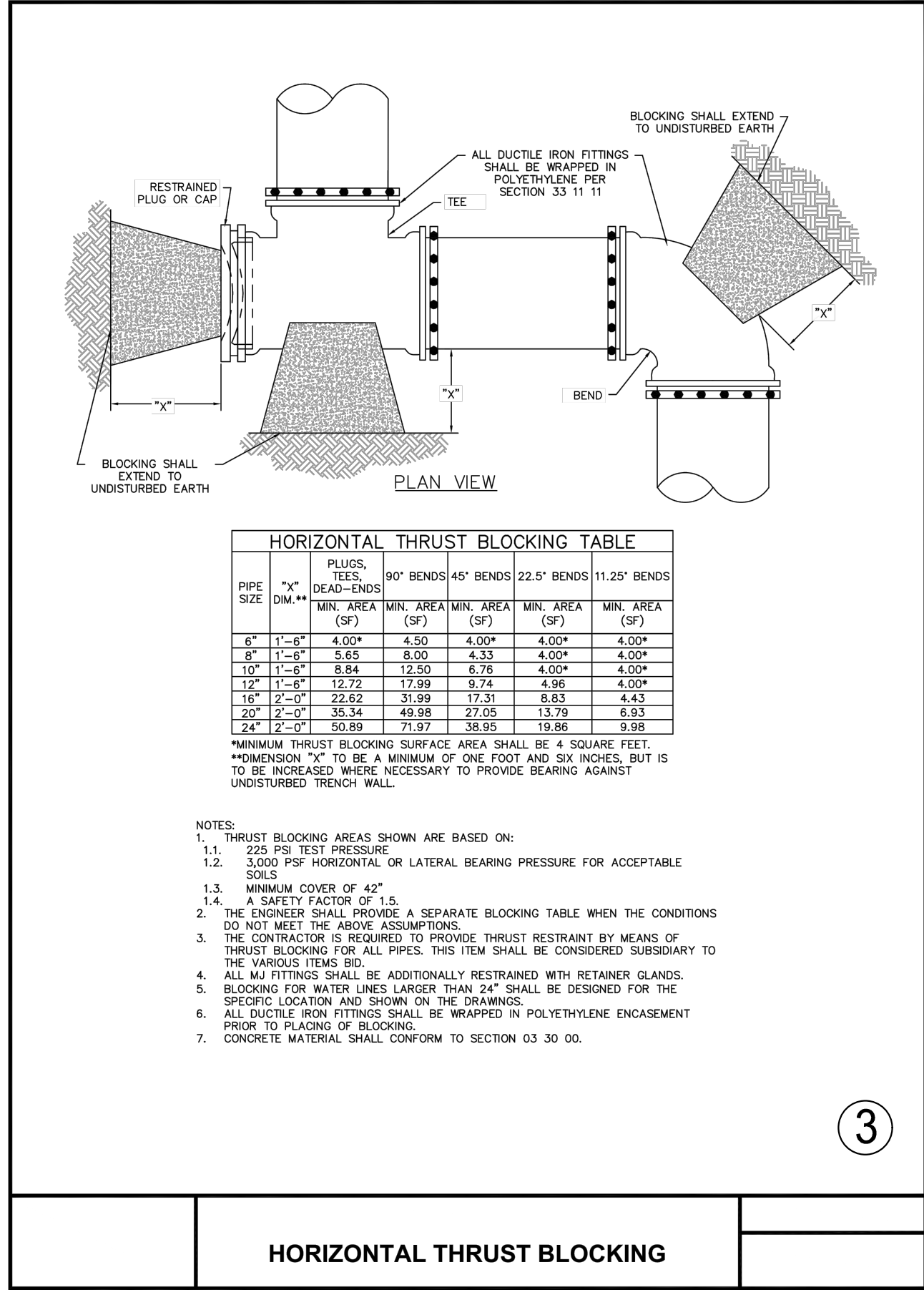
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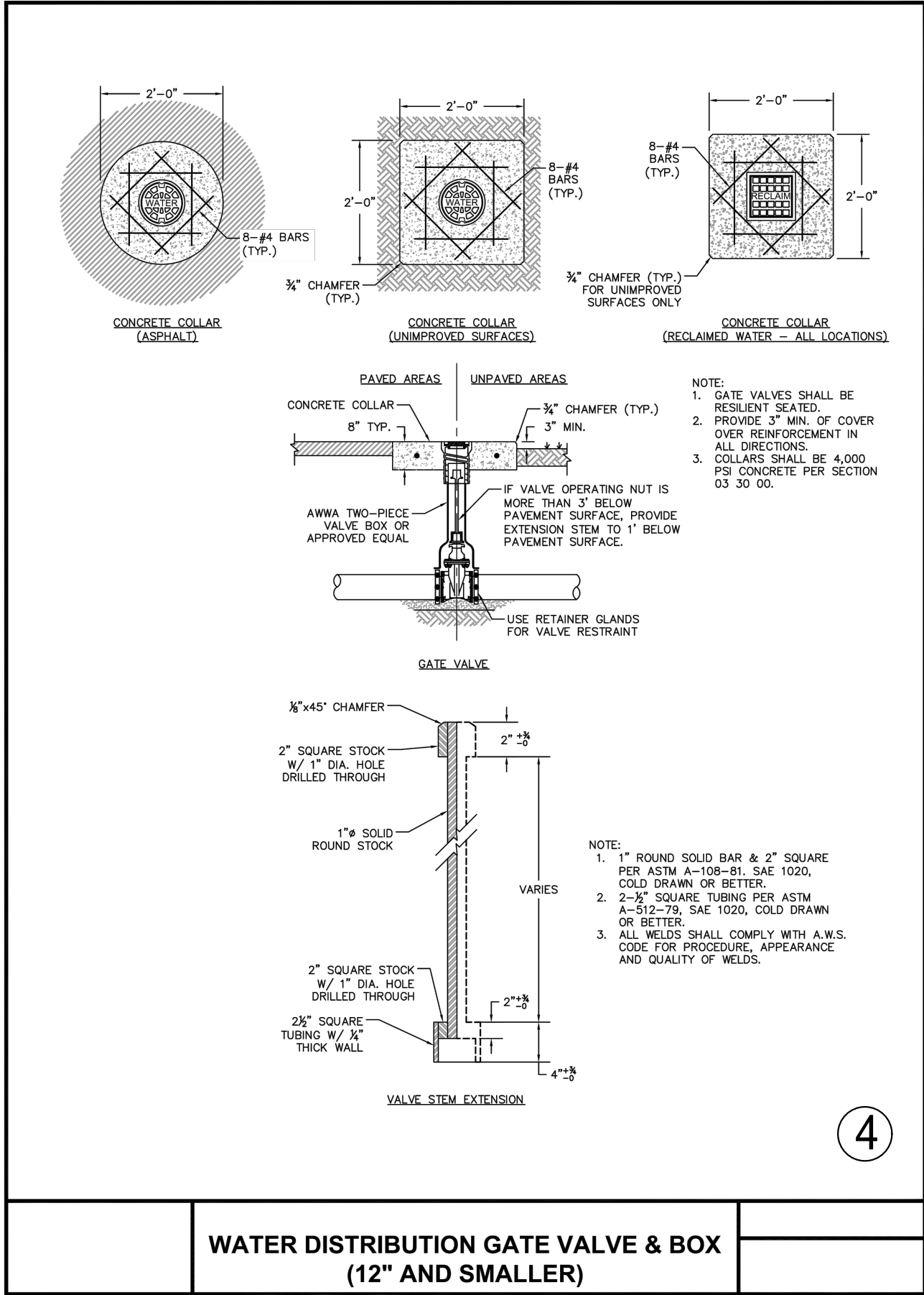
2-INCH STANDARD PLASTIC METER BOX
(1-1/2 & 2-INCH METERS) (CLASS C)



STANDARD FIRE HYDRANT (STRAIGHT)



HORIZONTAL THRUST BLOCKING



WATER DISTRIBUTION GATE VALVE & BOX
(12" AND SMALLER)

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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

WATER DETAILS

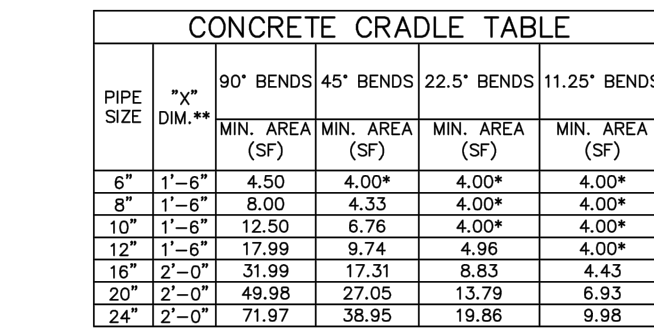
ROANOKE, DENTON COUNTY, TEXAS



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

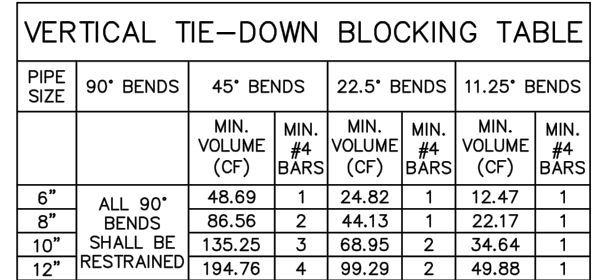
DRAWN: TCG/AEJ	DATE: OCTOBER 2023	PROJECT #: AAI23001	SHEET: C505
DESIGNED: RM			
REVIEWER: KTW			

ALLIANCE GATEWAY NORTH INDUSTRIAL BUILDING



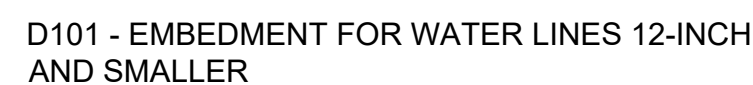
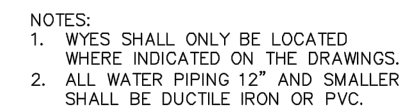
NOTES:

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. IN ORDER TO PROVIDE THRUST RESTRAINT BY MEANS OF THRUST BLOCKING FOR ALL PIPES, THIS ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BE:
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:

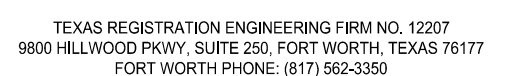
1. VERTICAL, TIE-DOWN BLOCKING WOUNDS SHOWN ARE BASED ON:
 - a. 225 PSI TEST PRESSURE
 - b. 150 PCF CONCRETE DENSITY
 - c. SAFETY FACTOR OF 1.5
2. BAR QUANTITIES ARE BASED ON:
 - a. 30 KSI 48 STEEL REINFORCING BAR
 - b. A FACTOR OF SAFETY OF 1.5
 - c. "L" SHALL BE A MINIMUM OF 16"
3. ENGINEER SHALL PROVIDE SEPARATE VERTICAL-TIE-DOWN BLOCKING TABLE WHEN THE CONDITIONS DO NOT MEET THE ABOVE ASSUMPTIONS.
4. TIES SHALL BE DESIGNED TO PROVIDE DRIFT-RESISTANCE 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 GLANDS.
6. WIDTHS, LENGTHS AND DEPTHS MAY VARY BUT SATISFACTION OF ABOVE MINIMUM REQUIREMENTS MUST 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.



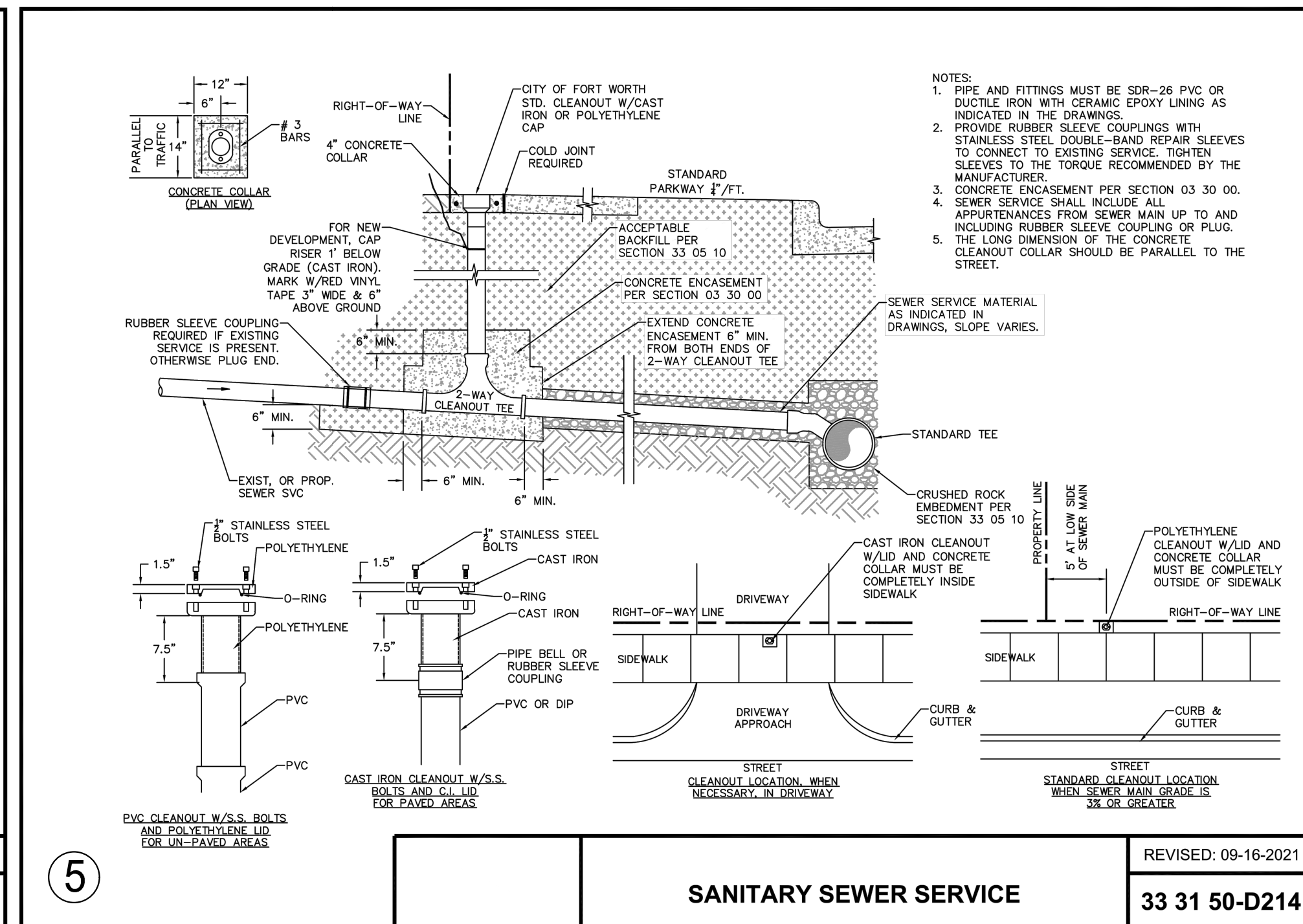
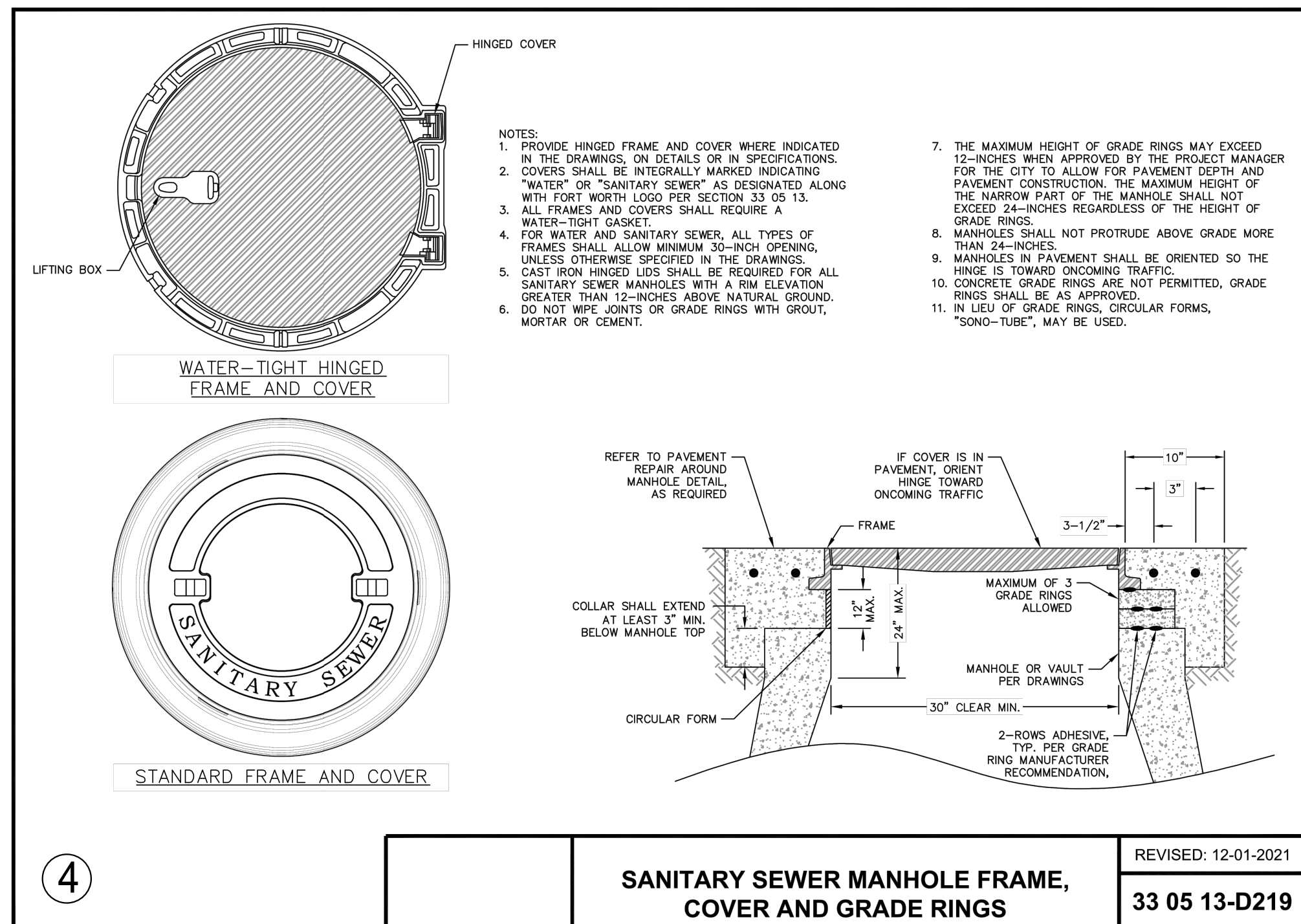
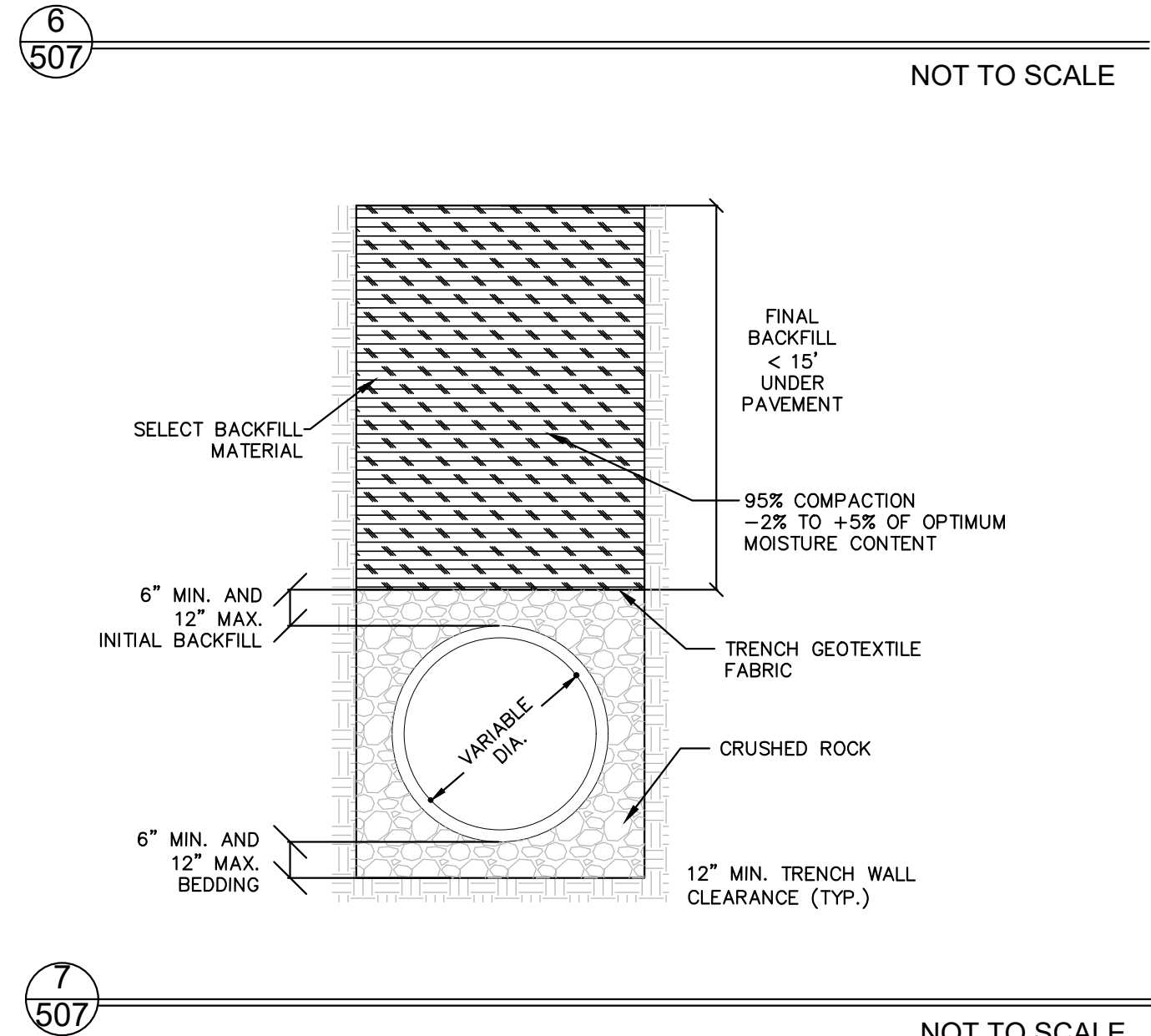
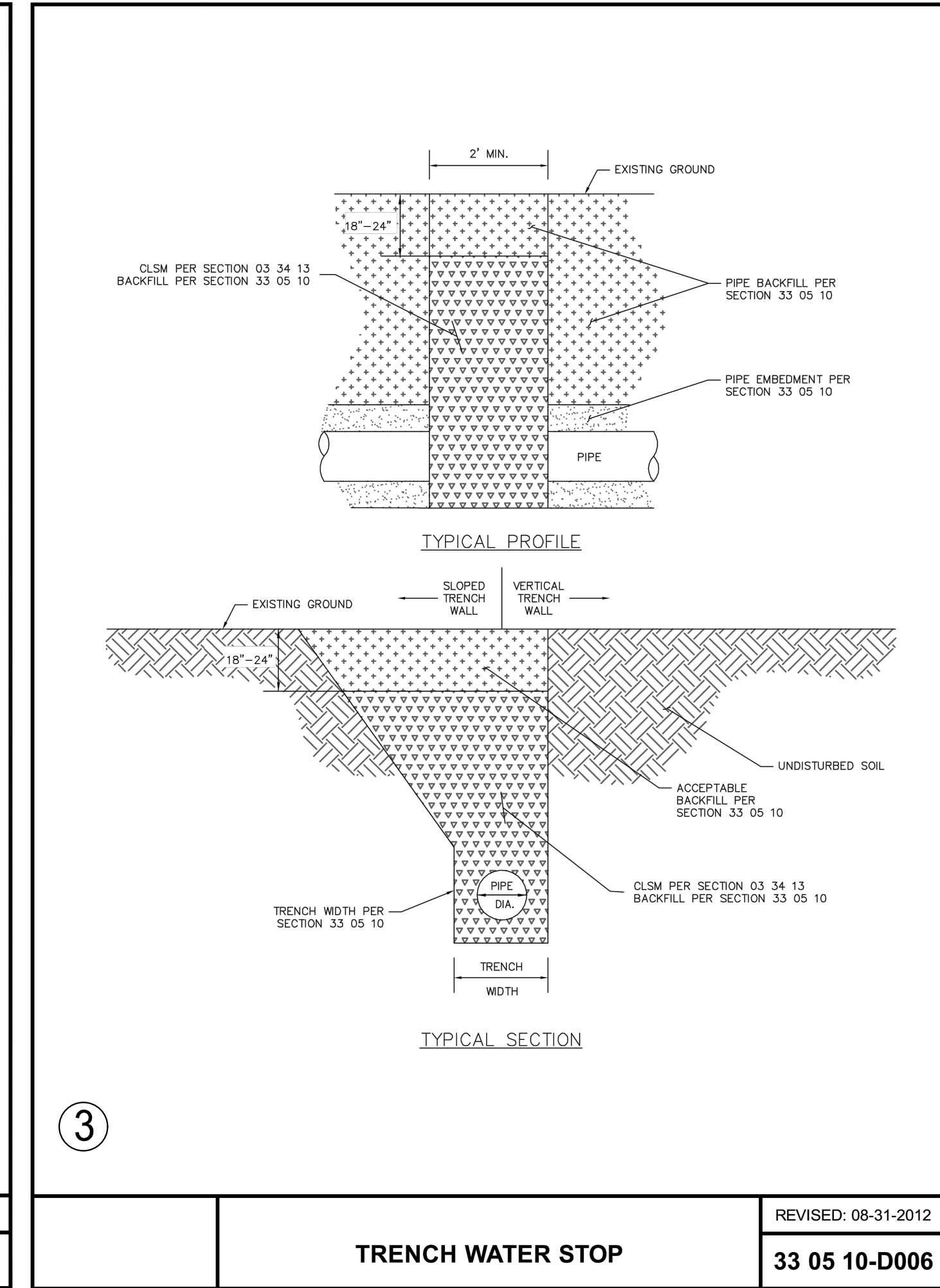
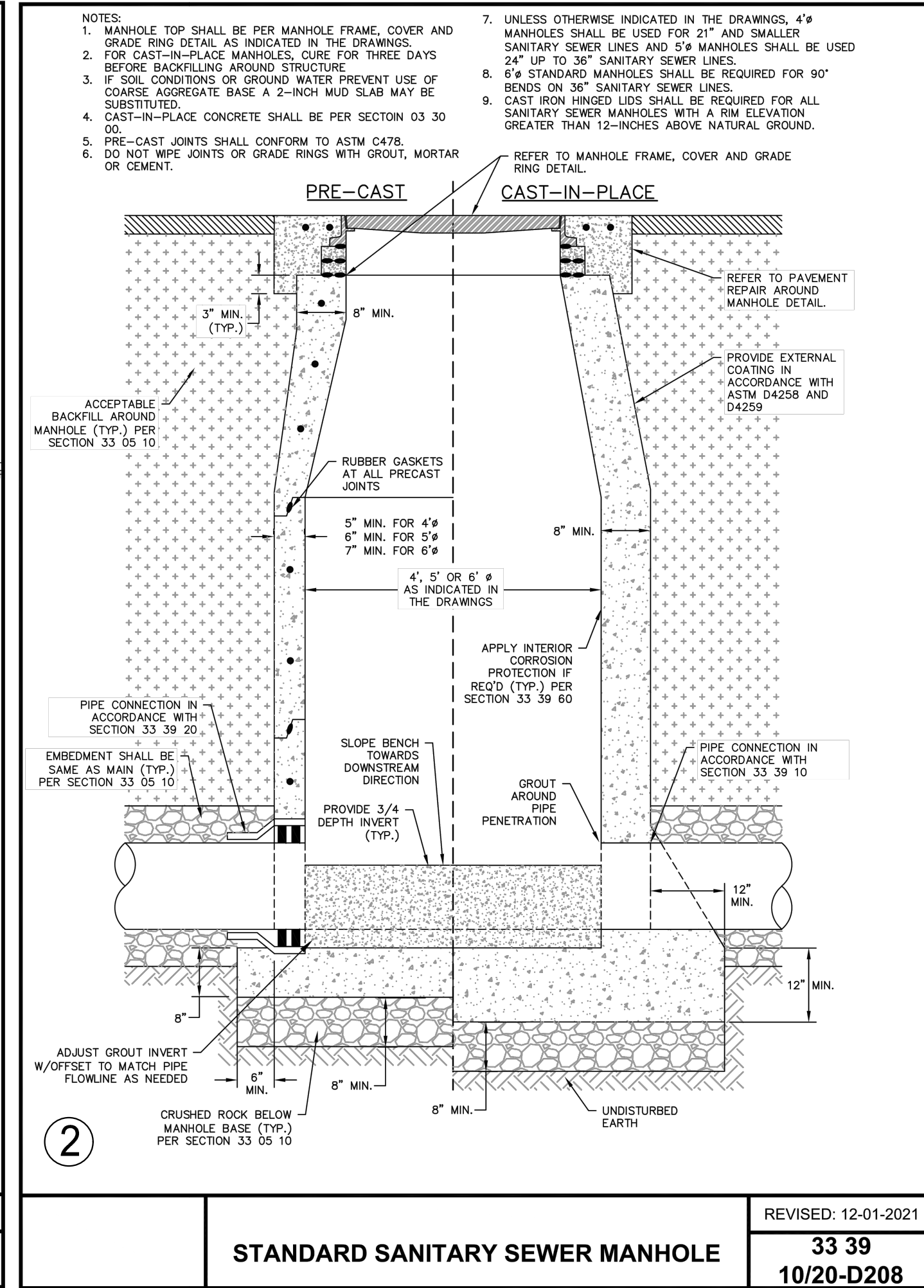
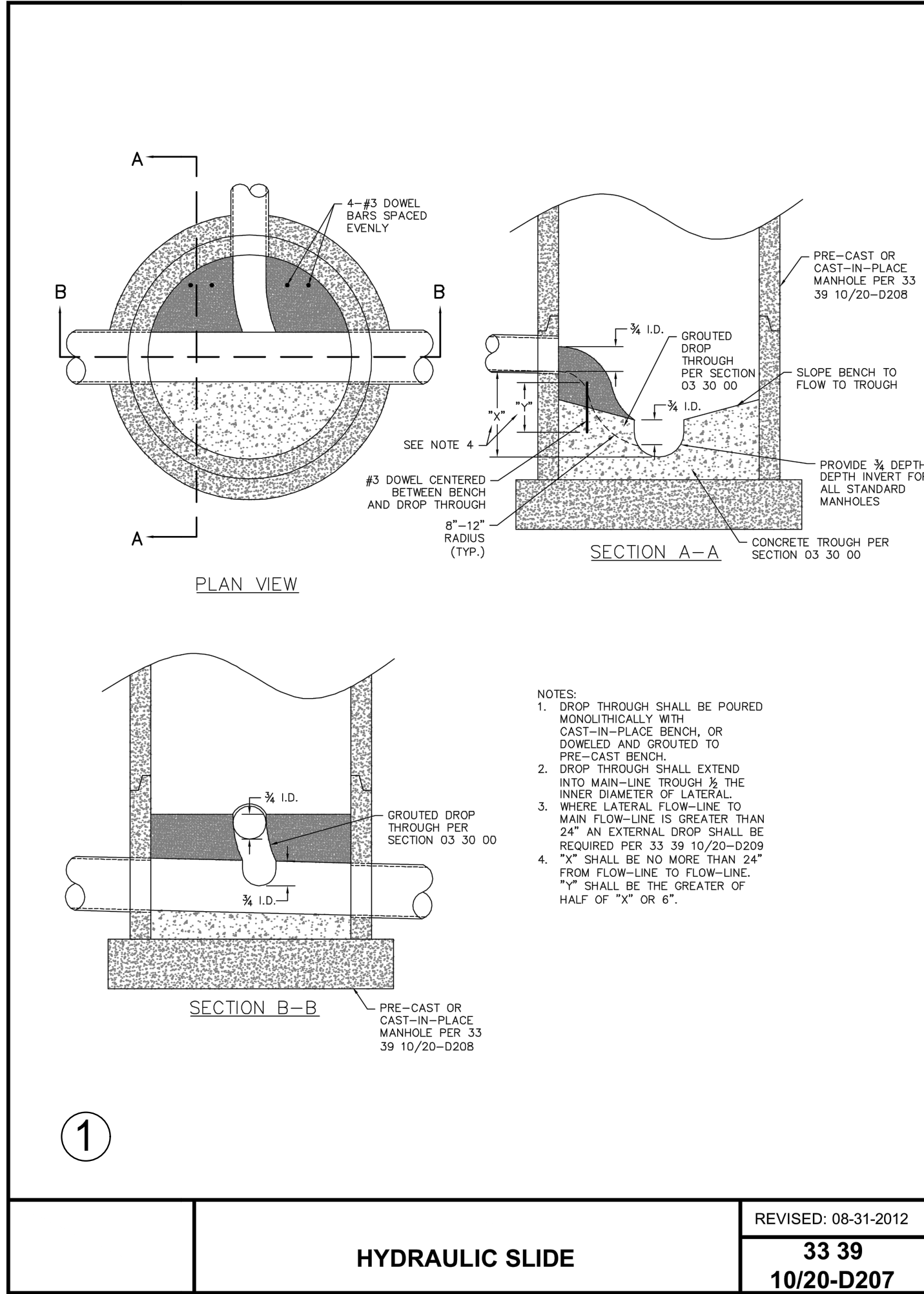
KOLE T. WEBER	120316	10/10/2023
TYPE OR PRINT NAME	PE #	DATE

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ROANOKE, DENTON COUNTY, TEXAS



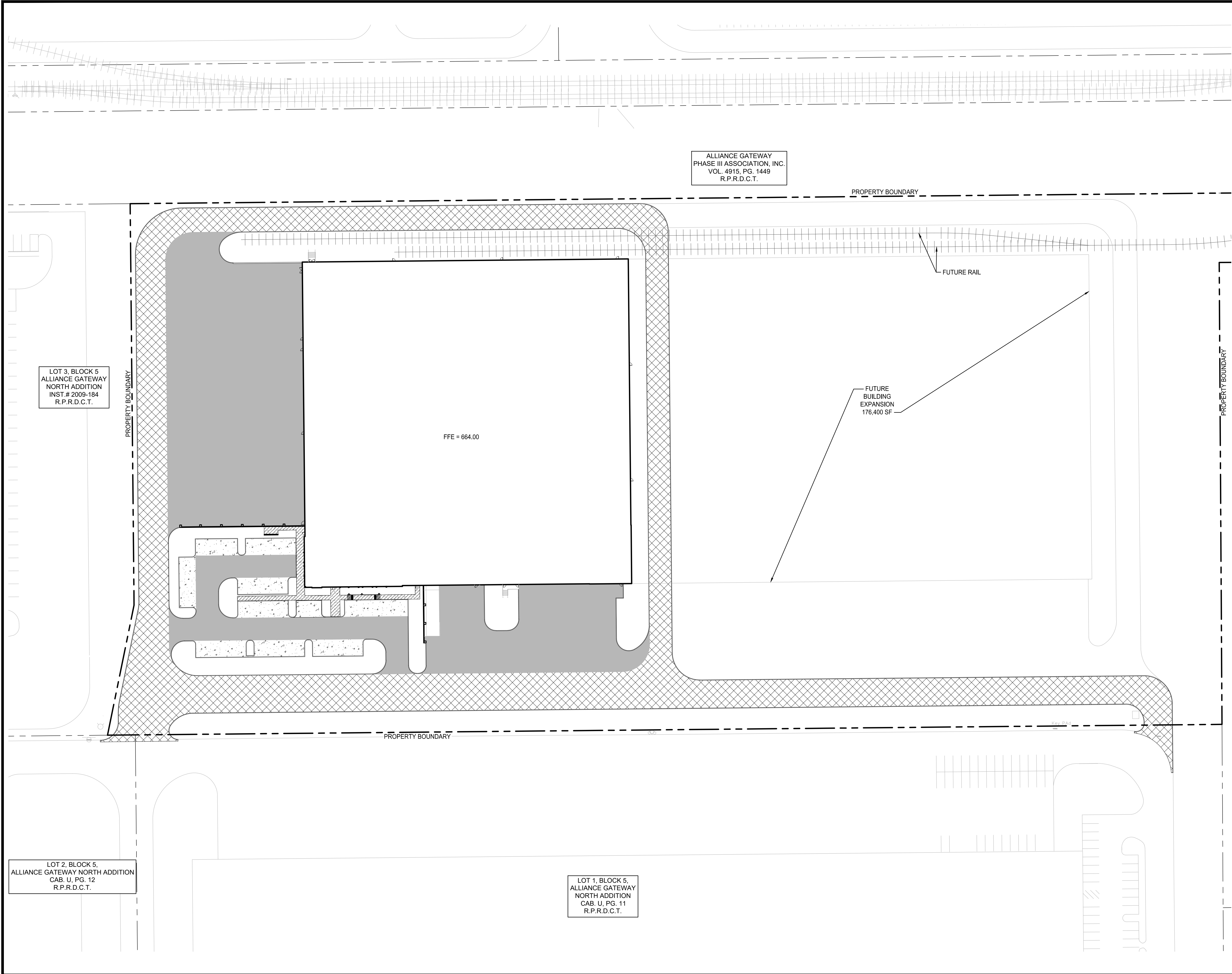
DRAWN: TCG/AEJ	DATE	PROJECT #	SHEET
DESIGNED: RM	OCTOBER 2023	AAI23001	C506
REVIEWER: KTW			



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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		
SEWER DETAILS		
ROANOKE, DENTON COUNTY, TEXAS		
 PELTON 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
DESIGNED: RM		SHEET C507
REVIEWER: KTW		

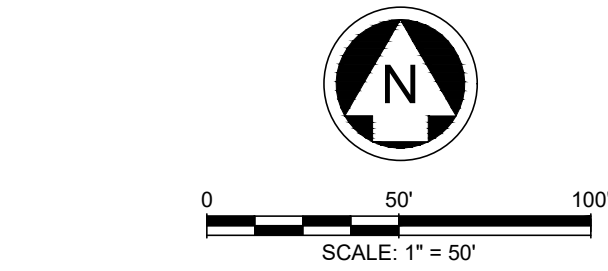
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Last Saved by: Aqum
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NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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.



LEGEND

- 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

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

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. ±1500' 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, ± ±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

PAVING PLAN

ROANOKE, DENTON COUNTY, TEXAS



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

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			



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Facade Grant - Comfort Suites

MEETING DATE: November 14, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action for a façade grant application from Tina Patel of KC Limited Partnership (Comfort Suites) at 801 W. Byron Nelson Blvd. Roanoke, TX.

INFORMATION:

The Facade Grant Review Committee received an application for consideration for improvements to the exterior building for the amount of 50% of the final project cost or \$15,000.00. The estimated amount of the project to paint the exterior is \$39,627.57.

STAFF RECOMMENDATION:

Staff recommends approval of the amount requested.

SPECIAL CONSIDERATION:

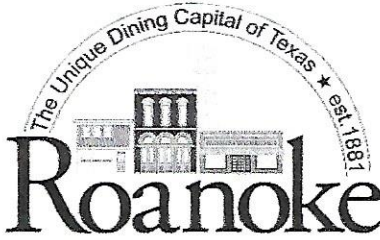
In the FY 2023-2024 Budget, the City Council approved funding in the amount of \$ 50,000.00 for the Façade Grant Program.

FINANCIAL CONSIDERATION:

\$ 50,000.00 of grant funds are available.

ATTACHMENTS:

1. Facade Grant Application
2. Comfort Suites Roanoke Exterior Painting1
3. H&E Equipment Services
4. Herc Rentals
5. Rene Maldonado Painting
6. Hotel1
7. Hotel2



FAÇADE GRANT PROGRAM APPLICATION

1. Name of Applicant(s): Tina Patel
2. Name of Business: Comfort Suites
3. Mailing Address of Applicant: 101 Brentwood Circle, Southlake, TX 76092
4. Project Address: 801 W. Byron Nelson Blvd., Roanoke, TX 76262
5. Does the applicant own the building? ☒ Yes ☐ No

(If the answer to #5 is no, please provide a letter from the building owner declaring approval of the project.)

6. Estimated Project Cost: \$ 39,627.51

(Attach a detailed cost breakdown supported by one or more quotes from recognized contractors or suppliers with a written description of work to be completed. Include photo of the site to be improved and a sketch or photos of planned improvements.)

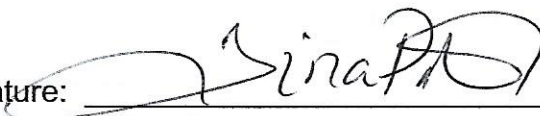
7. Total Grant Request (not to exceed 50% of project cost or \$15,000) \$ 15,000⁰⁰
(Matching funds will be provided up to \$15,000 for applicants, per budget year, who receive grant approval of Roanoke City Council after satisfactory inspection and completion of improvement as per agreement. Work must commence within 90 days after acceptance of grant and should be complete or significantly under progress within one year of issuance of said grant.)
8. Proposed project start date: 9-26-2023
9. Proposed project completion date: 10-21-2023
10. What is (are) the existing uses of the building? Hotel
11. Will the proposed project result in a change of the use of the building?
Yes ☐ No ☒ If Yes, please explain the change _____

12. The following are attached to this application:

- ☒ A written description of the proposed project
- ☒ A drawing or rendering of the proposed project
- ☒ A detailed cost breakdown of the proposed project
- ☒ Quotes from contractors or suppliers
- ☐ An approval letter from the building owner

The undersigned applicant affirms that:

1. The information in the application is true and accurate.
2. The applicant has read and understands the conditions of the Façade Grant Program.
3. The City of Roanoke has reserved the right in its sole discretion to reject this application.

Applicant Signature:  Date: 10-27-2023

Business Name: Comfort Suites
Address: 801 W. Byron Nelson Blvd.
Roanoke, TX 76262
Phone: 972-342-7237

Comfort Suites Roanoke Exterior Painting

Labor \$25,000

45FT Boom \$3,783.85

60FT Boom \$1,778.06

Sherwin Williams \$7,929.85

Diesel for Booms \$296.44

Home Depot Paint Supplies \$839.37

Total: \$39,627.57

Branch:
H&E EQUIPMENT SERVICES, INC. #4062
12997 North Freeway
FORT WORTH, TX 76177-5700
Phone: (817) 232-3300
Fax: (817) 439-8127

Remit to:
H&E EQUIPMENT SERVICES, INC.
PO Box 849850
Dallas, TX 75284-9850

Billed to:
KC FAMILY LIMITED PARTNERSHIP
DBA COMFORT SUITES
801 W Byron Nelson Blvd
Roanoke, TX 76262-6332

Ship to:
comfort suites
801 West Byron Nelson Boulevard
Roanoke, TX 76262
Contact: tina Patel
Phone: 972-342-7237

Rental Invoice #	97642876
Amount (USD)	\$3,374.59
Customer #	1338159
Invoice Date	10/11/2023
Terms	Net due in 30 days
Contract #	310807983
Incoterm	H&E Delivery
PO #	pending
Project Name	comfort suites
Ordered By	tina Patel
Billing Start Date	09/25/2023
Billing End Date	10/22/2023
Reference Inv #	97642876

Rental Items

Qty	Item	Description	Day	Week	4 Week	Amount
1	10154762	Straight Boom 40-45' Diesel JG-JLG 400S SN-0300194599 Meter Out/In: 3043.0/_____	\$573.00	\$1,405.00	\$2,503.00	\$2,503.00
					Rental	\$2,503.00

Miscellaneous Items

Qty	Description	Unit Price	Amount
1	Delivery Charge	\$185.00	\$185.00
1	Heavy Equipment Dealer Inventory Tax	\$4.49	\$4.49
1	Environmental - Rental	\$49.81	\$49.81
1	Loss Damage Waiver	\$375.45	\$375.45
Miscellaneous			\$614.75
Subtotal			\$3,117.75

Tax Items

Description	Amount
State Tax	\$194.58
County Tax	\$0.00
City/District Tax	\$62.26
Tax	\$256.84
INVOICE TOTAL	\$3,374.59

Total \$ 3,783.⁸⁵
Already paid \$ 2,936.⁹⁴ ck. 279
Owes \$ 846.⁹¹ ck 284

For questions on your account, please contact CreditDallas@he-equipment.com or 866- 322-6577.

All invoices are subject to our standard terms and conditions and may be found at he-equipment.com/resources.

THANK YOU FOR YOUR BUSINESS

TO VIEW AND PAY ONLINE connect.he-equipment.com

Branch:
H&E EQUIPMENT SERVICES, INC. #4062
12997 North Freeway
FORT WORTH, TX 76177-5700
Phone: (817) 232-3300
Fax: (817)439-8127

Remit to:
H&E EQUIPMENT SERVICES, INC.
PO Box 849850
Dallas, TX 75284-9850

Billed to:
KC FAMILY LIMITED PARTNERSHIP
DBA COMFORT SUITES
801 W Byron Nelson Blvd
Roanoke, TX 76262-6332

Ship to:
comfort suites
801 West Byron Nelson Boulevard
Roanoke, TX 76262

Rental Invoice # 97656701
Amount (USD) \$409.26

Customer # 1338159
Invoice Date 10/18/2023
Terms Net due in 30 days
Contract # 310807983
Incoterm H&E Delivery
PO # pending
Project Name comfort suites
Ordered By tina Patel
Billing Start Date 10/17/2023
Billing End Date 10/17/2023
Reference Inv # 97656701

Rental Items

Qty	Item	Description	Day	Week	4 Week	Amount
1	10154762	Straight Boom 40-45' Diesel JG-JLG 400S SN-0300194599 Meter Out/In: 3043.0/3180.0	\$573.00	\$1,405.00	\$2,503.00	\$0.00
					Rental	\$0.00

Miscellaneous Items

Qty	Description	Unit Price	Amount
1	Pick Up Charge	\$185.00	\$185.00
22	Diesel Fuel	\$9.50	\$209.00
Miscellaneous			\$394.00
Subtotal			\$394.00

Tax Items

Description	Amount
State Tax	\$11.56
County Tax	\$0.00
City/District Tax	\$3.70
Tax	\$15.26
INVOICE TOTAL	\$409.26

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THANK YOU FOR YOUR BUSINESS

TO VIEW AND PAY ONLINE connect.he-equipment.com

CUSTOMER COPY
ORIGINAL INVOICE

10/25/23

Invoice Number: 34112151-001

Res/Quote Number: 55457539

AMOUNT DUE: \$

PAYMENT TERMS ARE DUE UPON RECEIPT

LATE CHARGES MAY APPLY

Customer is responsible for FUEL, FLATS,
DAMAGE and CLEANUP FEES.

AMOUNT ENCLOSED: \$

KC FAMILY LIMITED PARTNERSHIP
COMFORT SUITES
801 W BYRON NELSON BLVD
ROANOKE, TX 76262

CUSTOMER NUMBER: 3088617

MAIL PAYMENT TO:
HERC RENTALS INC.
PO BOX 936257
ATLANTA, GA 31193

To insure accurate and timely posting, detach and send top portion with your payment

RENTED FROM:

HERC RENTALS (463)
4901 CAREY ST.
FT. WORTH, TX 76119
Ph: 817-625-5521
Fax: 817-624-7614

SHIPPING ADDRESS:

COMFORT SUITES
801 W BYRON NELSON BLVD
ROANOKE, TX 76262

RENTAL DAYS:

2

INVOICE FROM DATE: 10/16/23 17:01
INVOICE THRU DATE: 10/18/23 17:00

PO# :

JOB NUMBER : 1 - COMFORT SUITES

RENTAL START DATE: 10/16/23 17:00

DELIVERED BY: HERC

ORDERED BY: PATEL, TINA

SIGNED BY: WET SIGNATURE

SALES REP: JAMIE RAULS

CLOSED BY: HUNTER REDMOND

	Original	Adjustments	Total
RENTAL CHARGES	1070.00		1070.00
OTHER CHARGES	77.41		77.41
RENTAL PROTECTION	160.50		160.50
FUEL CHARGES	74.10		74.10
DELIVERY/PICK UP	250.00		250.00
TAXABLE CHARGES	1575.79		1575.79
TAX	146.05		146.05
TOTAL CHARGES	1778.06		1778.06
CREDIT CARD RECEIPT - DO NOT PAY			

QTY	EQUIPMENT #	HRS/	MIN	HOURLY	DAY	WEEK	4 WEEK	AMOUNT
1	BOOM STRAIGHT 85FT JIB 4WD DSL 560010860 Make: SKYJACK Model: SJ86T Ser #: A402000004 4104300 Hours Free:	8/	535.00	89.17	535.00	1325.00	4100.00	1070.00
	HR OUT: 365.000 HR IN: 375.000 TOTAL: 10.000 FREE: 16.000 EXCESS: 0 HRS CHG: 66.875 EMISSIONS & ENV SURCHARGE EMISSIONS TX SPECIAL INVENTORY TAX 2201000001 RENTAL PROTECTION PLAN				8	40	160	21.19 2.46 160.50

SALES ITEMS:

QTY	ITEM NUMBER	UNIT	PRICE	AMOUNT
6.18	REFUEL	EA	11.990	74.10
	3741000001 - REFUEL SERVICE FEE - REVENUE			
1	TRANS SRVC SURCHARGE		26.880	26.88
	3710000001 - TRANS SERVICE SURCHARGE			
1	TRANS SRVC SURCHARGE		26.880	26.88
	3710000001 - TRANS SERVICE SURCHARGE			

DATE

TYPE

AMOUNT
CONTINUED

Customer Number: 3088617 Res/Quote Number: 55457539 Invoice Number: 34112151-001 Invoice Date: 10/25/23

For GREAT DEALS on USED EQUIPMENT - Visit us at HercRentals.com

CUSTOMER COPY
ORIGINAL INVOICE

10/25/23

Invoice Number: 34112151-001

Res/Quote Number: 55457539

Customer Number: 3088617

KC FAMILY LIMITED PARTNERSHIP
COMFORT SUITES
801 W BYRON NELSON BLVD
ROANOKE, TX 76262

Customer is responsible for FUEL, FLATS, DAMAGE and CLEANUP FEES.

QTY	EQUIPMENT #	HRS/	MIN	HOUR	DAY	WEEK	4 WEEK	AMOUNT
10/25/23	CREDIT CARD							1778.06
VISA	*****5190	EXP: **/**	AMT: 1778.06	AUTH: 01576G				

RENE MALDONADO HOTEL PAINTING ESTIMATE

Mobile: 918.940.0874

CUSTOMER NAME TINA PATEL	OFFICE/CELL 972.342.7237
PROPERTY NAME / TYPE COMFORT SUITES	PROPERTY ADDRESS 801 BYRON NELSON BLVD
CITY, STATE, ZIP ROANOKE TX 76262	PAYMENT TYPE CHECK

- THIS ESTIMATE IS PROVIDED FOR PAINTING THE ENTIRE EXTERIOR OF A HOTEL
- CUSTOMER WILL PROVIDE ALL PRODUCTS & MATERIALS NECESSARY FOR PAINTING
- CONTRACTOR WILL PROVIDE BASIC TOOLS NECESSARY FOR PAINTING THE HOTEL

DESCRIPTION	UNIT PRICE	TOTAL
PAINT ENTIRE HOTEL AS SPECIFIED BY CUSTOMER • POWER WASH ENTIRE BUILDING • CAULK ALL WINDOWS, DOORS AND CRACKS THAT NEED TO BE SEALED • FIX/SECURE ANY LOOSE STRUCTURES AND CAULK WITH APPROPRIATE SEALANT IF NECESSARY • REMOVE AND CLEANUP ANY DEBRIS IN WORK AREA <i>ch 282 \$ 7,500.00</i> <i>ch 283 \$ 7,500.00</i> <i>ch 285 \$ 10,000</i>	1	\$25,000.00
TOTAL OWED BY CUSTOMER FOR LABOR AT COMPLETION OF JOB		\$25,000.00

- CUSTOMER AGREES TO ALLOW CONTRACTOR UNINTERRUPTED ACCESS TO PROPERTY AND PERFORMANCE AND COMPLETION OF WORK.
- CONTRACTOR/INSTALLER AGREES TO COMPLY WITH CUSTOMERS REASONABLE WISHES AND MAINTAIN ATTENTION TO DETAIL AND A SAFE AND CLEAN JOB SITE.

TINA PATEL



Date 09/26/2023







CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Facade Grant - 205 N. Oak St.

MEETING DATE: November 14, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action for a façade grant application from Adam J. Smith at 205 N. Oak St. Roanoke, TX.

INFORMATION:

The Facade Grant Review Committee received an application for consideration for a sign replacement and painting the exterior building for the amount of 50% of the final project cost or **\$5,861.16**. The estimated amount of the project to paint the exterior is \$11722.32.

STAFF RECOMMENDATION:

Staff recommends approval of the amount requested.

SPECIAL CONSIDERATION:

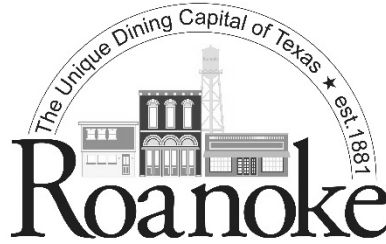
In the FY 2023-2024 Budget, the City Council approved funding in the amount of \$ 50,000.00 for the Façade Grant Program.

FINANCIAL CONSIDERATION:

\$ 50,000.00 of grant funds are available.

ATTACHMENTS:

1. 2023 Facade Grant Application
2. Priority Sign contact - Dolansky Suite B
3. SPECTRUM PAINTING - PROPOSAL FOR 205 N. OAK SMITH
4. Ameriprise Financial Sign details



FAÇADE GRANT PROGRAM APPLICATION

1. Name of Applicant(s): Adam J. Smith
2. Name of Business: 205 North Oak, LLC
3. Mailing Address of Applicant: 1418 Summer Dell Ct. Keller TX 76262
4. Project Address: 205 N. Oak | Roanoke, TX 76262
5. Does the applicant own the building? ☒ Yes ☐ No

(If the answer to #5 is no, please provide a letter from the building owner declaring approval of the project.)

6. Estimated Project Cost: \$ 11722.32

(Attach a detailed cost breakdown supported by one or more quotes from recognized contractors or suppliers with a written description of work to be completed. Include photo of the site to be improved and a sketch or photos of planned improvements.)

7. Total Grant Request (not to exceed 50% of project cost or \$15,000) \$ 5861.16

(Matching funds will be provided up to \$15,000 for applicants, per budget year, who receive grant approval of Roanoke City Council after satisfactory inspection and completion of improvement as per agreement. Work must commence within 90 days after acceptance of grant and should be complete or significantly under progress within one year of issuance of said grant.)

8. Proposed project start date: ASAP

9. Proposed project completion date: 15 days after approval

10. What is (are) the existing uses of the building? Split Executive Suite

11. Will the proposed project result in a change of the use of the building?

Yes ☐ No ☒ If Yes, please explain the change

12. The following are attached to this application:

<u> x </u>	A written description of the proposed project
<u> x </u>	A drawing or rendering of the proposed project
<u> x </u>	A detailed cost breakdown of the proposed project
<u> x </u>	Quotes from contractors or suppliers
<u> n/a </u>	An approval letter from the building owner

The undersigned applicant affirms that:

1. The information in the application is true and accurate.
2. The applicant has read and understands the conditions of the Façade Grant Program.
3. The City of Roanoke has reserved the right in its sole discretion to reject this application.

Applicant Signature:  _____ Date: 10/31/2023

Business Name: 205 N. Oak , LLC
Address: 1418 Summer Dell Ct.
Keller, TX 76262
Phone: 817.689.6165

PROPOSAL #: 165902
Revision #:
OE Date: August 22, 2023
Submitted By: Jennifer Copeland

CLIENT: Ameriprise Financial
PROJECT: AFG
PROJECT GROUP: BAU
SITE REGION: Central
DRAWING #: C79837



BILL TO: jcopeland@priorityinc.com

SITE INFORMATION:
Roanoke TX (205)
205 N. Oak St. Suite B
Roanoke, TX 76262
Denton County

837 Riverfront Dr,
Sheboygan, WI 53081
or:
AR@PriorityInc.com
Phone: 920.208.0896
Fax: 920.208.0969

Customer PO:

Qty	Plan#	Item	Description	Unit Price	Ext Price
1		COMMENT	Marshall Felker - AFG-BAU - Advisor: Mary Dolansky		
1		COMMENT	Enter comments here (do not enter any amount in cost or sell)		
1		Survey-Ext	Exterior Survey	595.00	595.00
1	S1c	Panel-Ext	Exterior Wall Panel Sign	1,816.00	1,816.00
1		Install-Ext	Exterior Installation (Electrical and final hook up by others)	1,190.00	1,190.00
1		Permit-Prep-Ext	Exterior Permit Preparation	340.00	340.00
1		Permit-Ext	Exterior Permits (approx. fees; final cost TBD)	100.00	100.00
				Sub Total:	\$4,041.00
				Credit:	-\$0.00
				Freight:	\$515.00
				Tax:	\$192.32
				Total:	\$4,748.32
				Deposit:	-\$595.00
				Balance Due:	\$4,153.32

DEP-CLNT

Deposit from Client 7.1223 BL cc

-\$595.00

COMMENTS - PLEASE READ CAREFULLY

Price valid for 30 days from OE Date.

Payment Terms:

- A signed proposal is required to proceed with all orders.
- Orders totaling \$500 or less are required to be paid in full before the order may proceed with production.
- A 50% deposit is required on all orders over \$500. Final payment is required in full to be submitted prior to shipment or installation of all orders.

Please note: If you choose to have an installer of your choice install the product for you, the product warranty is good for a period of one (1) year from the date the product ships from the manufacturer and is to be free of defects in the materials and workmanship. Only replacement parts will be supplied without cost during this period. No associated labor cost is provided. If Priority does not complete the installation for you, we do not offer a warranty on the installation.

- If this is a product-only order that does not include Priority providing the installation for you we do ask that you inspect the product immediately upon receiving to confirm if there was any damage done to the product during shipping. If you do detect that the sign was damaged please contact us immediately. We will need you to send photos of the damage to the sign, along with a photo of the packaging the sign came in. We will file a freight claim on this product and will work immediately to get a replacement sign out to you right away. Filing a freight claim or replacement products being sent out to you due to a freight claim will not be an additional expense to you, but will delay the completion of your order.

All freight charges, applicable permit fees, and sales taxes are estimated and subject to change without prior notice. The actual amounts of these items will appear on the final invoice.

The Terms and Conditions set forth on the attached are incorporated herein in their entirety by reference.

All taxes, freight, and permit costs, if any, are the Customers responsibility.

Signature:

Mary Dolansky
Printed Name: Mary Dolansky

Date:

8/22/23

SPECTRUM PAINTING (817)235-7532
PROPOSAL FOR 205 N. OAK | ROANOKE, TX
DELIVERED TO ADAM SMITH

EXTERIOR

- 1) Power wash entire exterior.
- 2) Replace any missing, rotted or damaged trim.
- 3) Trim out rear upper siding with bottom trim.
- 4) Sand and/or scrape where needed.
- 5) Set exposed nail heads and fill.
- 6) Caulk entire exterior.
- 7) Paint entire exterior with Sherwin Williams exterior "Super Paint".
- 8) Paint all exterior surfaces with a minimum of two coats.
- 9) Exterior painting includes all trim, siding, fascia, soffits, paneling, brick, doors, posts, railings, gutters, downspouts, eaves, ceiling etc.
- 10) Paint colors to be determined.
- 11) Entire project will take approximately two to three days.
- 12) Proposal includes all primers, paints, materials, labor and taxes.
- 13) Full job site clean up upon project completion.
- 14) All trash and debris hauled away.

TOTAL - \$6,974.00

S1c

Custom Blue Horizontal Wall Plaque w/ White Copy | Qty: 1

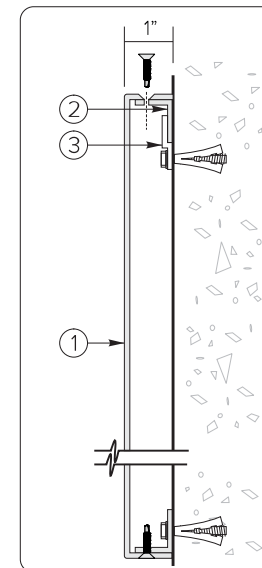
Preparation: Remove any existing signs, posters, or other obstructions from the area ; ensure the surface is ready for the new sign's installation.

Manufacture: Manufacture a .125" aluminum brake formed sign body painted as shown below.

Installation: Install the new sign to the wall as shown in the after image.

Optional Note: The client provided the site survey information.

- ① .125" aluminum brake formed sign body. Paint finish to match Ameriprise Dark Blue | Matthews Mp48524, satin finish.
- ② Interior 3/4" x 3/4" aluminum angles top and bottom
- ③ "Z" clip and angle to be mounted to existing wall as required. Hang sign on clips as shown and secure with flathead stainless steel screws along top and bottom. Paint screw heads to match surrounding sign color.
- ④ Mechanically fasten sign to wall.
- ⑤ Ameriprise brand to be 3M #3630-20 White Film laminated with 3M #3535-20B Blockout Film and applied to sign face.

Before**After**

	A	B	C	D	E	F	sf
N-36	3'-0"	6'-0"	6"	1'-2 3/8"	4"	9 1/8"	18.0

Revisions:

X		X
X		X
X		X
X		X

File Location:
Drive/Clients/STND
CSTM X

AS
 CR
 EN

Date: 08/08/2023

Designer: JS PM: JC

City/State: Roanoke, TX

Address: 205 N. Oak St.

Drawing # C79837

OE # 165902

Page 193 of 193