

FRONT STREET (HWY 377)

PROJECT SITE

MAIN STREET

RUSK STREET

N OAK STREET

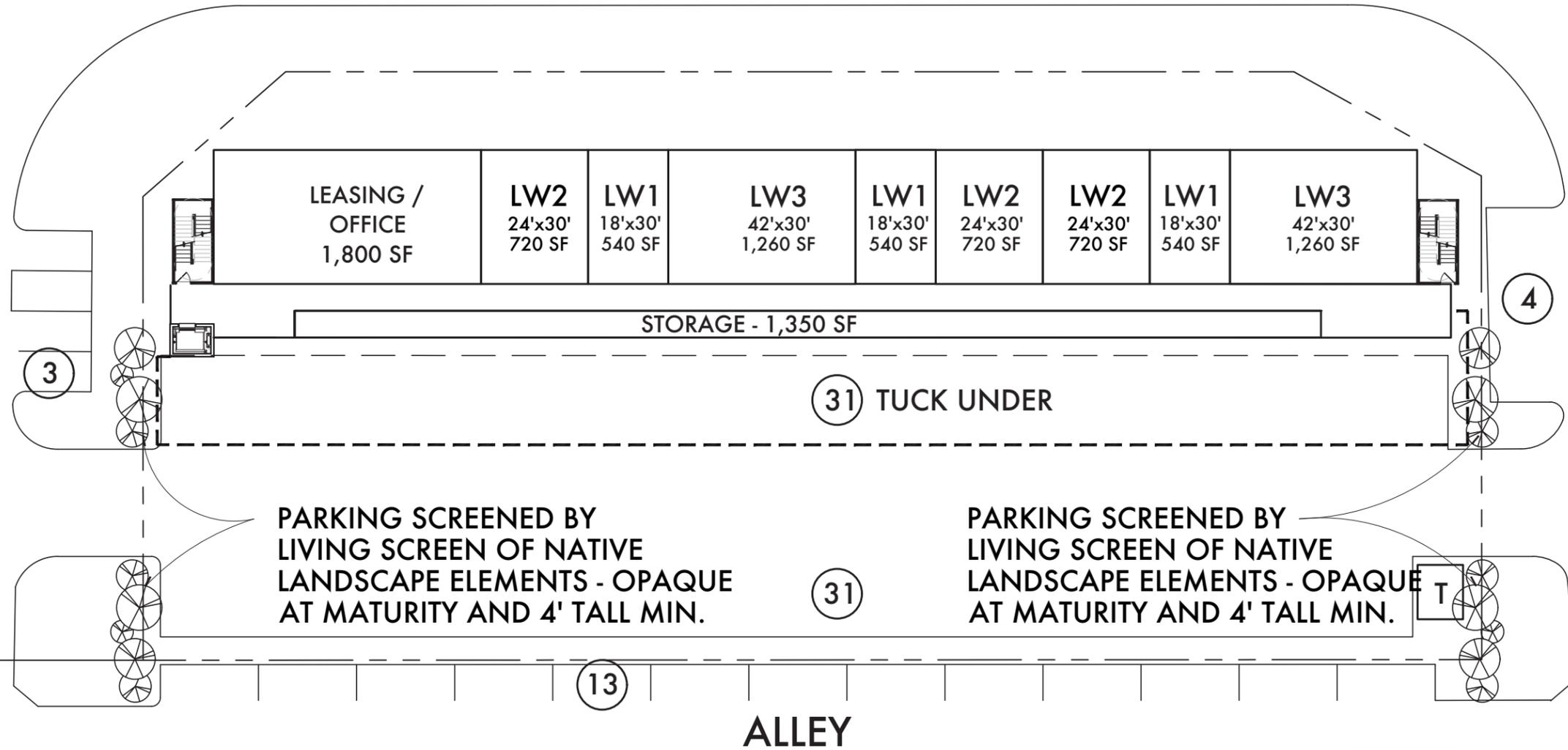
300 ft

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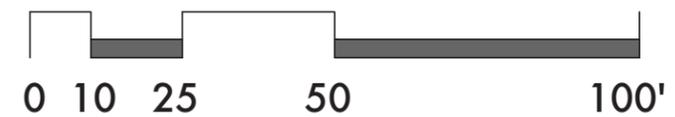
FRONT STREET

MAIN STREET

RUSK STREET



GROUND LEVEL PLAN





56' MAX. HEIGHT

CEMENTITIOUS FIBER SIDING

STUCCO

BRICK TYPE 1
BRICK TYPE 2

CEMENTITIOUS FIBER SIDING

BUILDING SKIN: 14,550 SF TOTAL
 DOORS and WINDOWS: 5,385 SF (37%)
 BALANCE of BLDG SKIN: 9,165 SF - 100% MASONRY
 BRICK (38%)
 STUCCO (47%)
 CEMENTITIOUS FIBER BOARD (15%)

FRONT STREET ELEVATION



BUILDING SKIN: 14,075 SF TOTAL
DOORS and WINDOWS: 3,100 SF (22%)
BALANCE of BLDG SKIN: 10,975 SF - 100% MASONRY
BRICK (32%)
STUCCO (58%)
CEMENTITIOUS FIBER BOARD (10%)

REAR ELEVATION



BUILDING SKIN: 3,335 SF TOTAL
DOORS and WINDOWS: 300 SF (9%)
BALANCE of BLDG SKIN: 3,035 SF - 100% MASONRY
BRICK (30%)
STUCCO (58%)
CEMENTITIOUS FIBER BOARD (12%)

PARKING SCREENED BY
LANDSCAPE ELEMENTS

MAIN STREET ELEVATION



BUILDING SKIN: 3,335 SF TOTAL
DOORS and WINDOWS: 300 SF (9%)
BALANCE of BLDG SKIN: 3,035 SF - 100% MASONRY
BRICK (30%)
STUCCO (58%)
CEMENTITIOUS FIBER BOARD (12%)

PARKING SCREENED BY
LANDSCAPE ELEMENTS

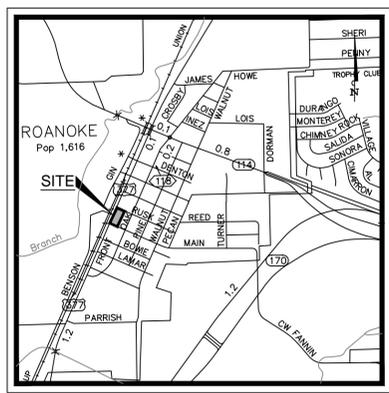
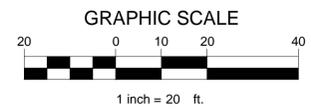
RUSK STREET ELEVATION





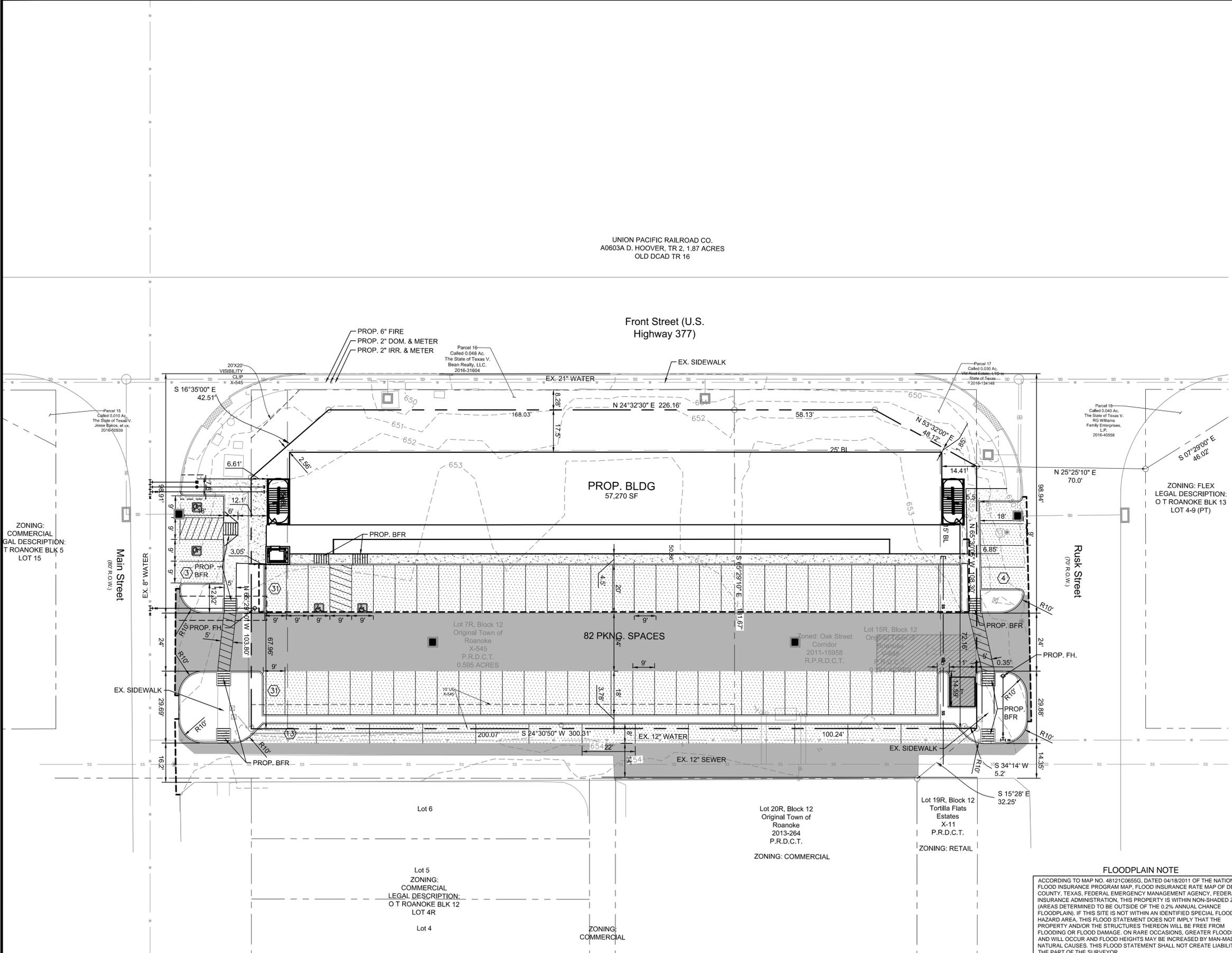






PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer
 P.E. No. 109800 Date 10/27/2022

MAGNOLIA GARAGE
US-377 & RUSK ST.
ROANOKE, TX



LEGEND	
	DUMPSTER DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT.
	PARKING COUNT
	EX. PROPERTY LINE
	EX. COMMUNICATION LINES
	EXISTING GAS LINES
	EXISTING OVERHEAD ELECTRIC LINES
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER LINES
	PROP. COMM LINES
	PROP. UNDERGROUND ELECTRIC LINES
	PROP. SANITARY SEWER LINES
	PROP. WATER LINES
	EX. CONTOUR LINE
	PROP. CONTOUR LINE

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. CONTRACTOR TO PROVIDE JOINT LAYOUT TO ENGINEER PRIOR TO POURING PAVEMENT.

FLOODPLAIN NOTE
 ACCORDING TO MAP NO. 4812103655G, DATED 04/18/2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	TOTAL BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		
								REQ.	PROV.	REQ. RATIO	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
PROPOSED LOT 1	OAK ST. ZONE DISTRICT	RESIDENTIAL APARTMENTS	0.89	38,608	57,270	60'-6"	4	50% MAX	30.9%	RESIDENTIAL 47,820 (59 UNITS) 1 PER UNIT LIVE WORK 6,300 (8 UNITS) 1 PER UNIT	67	82	4	4	31,641	82%	6,967	18%

OWNER
 MPC ROANOKE MAIN LP
 2435 E. SOUTHLAKE BLVD. STE. 150
 SOUTHLAKE, TX 76092
 PH: 817.769.2580

ARCHITECT
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 WILDER@WILDERARCH.COM
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ENGINEER
 CLAY CRISTY, PE
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572
 TEXAS REGISTRATION #14199

SITE PLAN
ORIGINAL TOWN OF ROANOKE
LOT 15R, BLOCK & LOT 7R BLOCK 12
 11/07/2022

DESIGN:	SDC
DRAWN:	SDC
CHECKED:	SDC
DATE:	11/2/2022
SHEET	
SP-1	
CM FILE NO.	2022-XXX

PLOTTED BY: SANTIAGO DURAN
 PLOT DATE: 11/2/2022 10:51 PM
 LOCATION: Z:\PROJECTS\MARKETING\MAGNOLIE ROANOKE - GARAGE\CADD\SHEETS\SP-1.DWG
 LAST SAVED: 11/2/2022 10:36 PM

NO.	DATE	REVISION	BY

SITE PLAN