



# NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://fortworthtexas.gov/calendar) and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

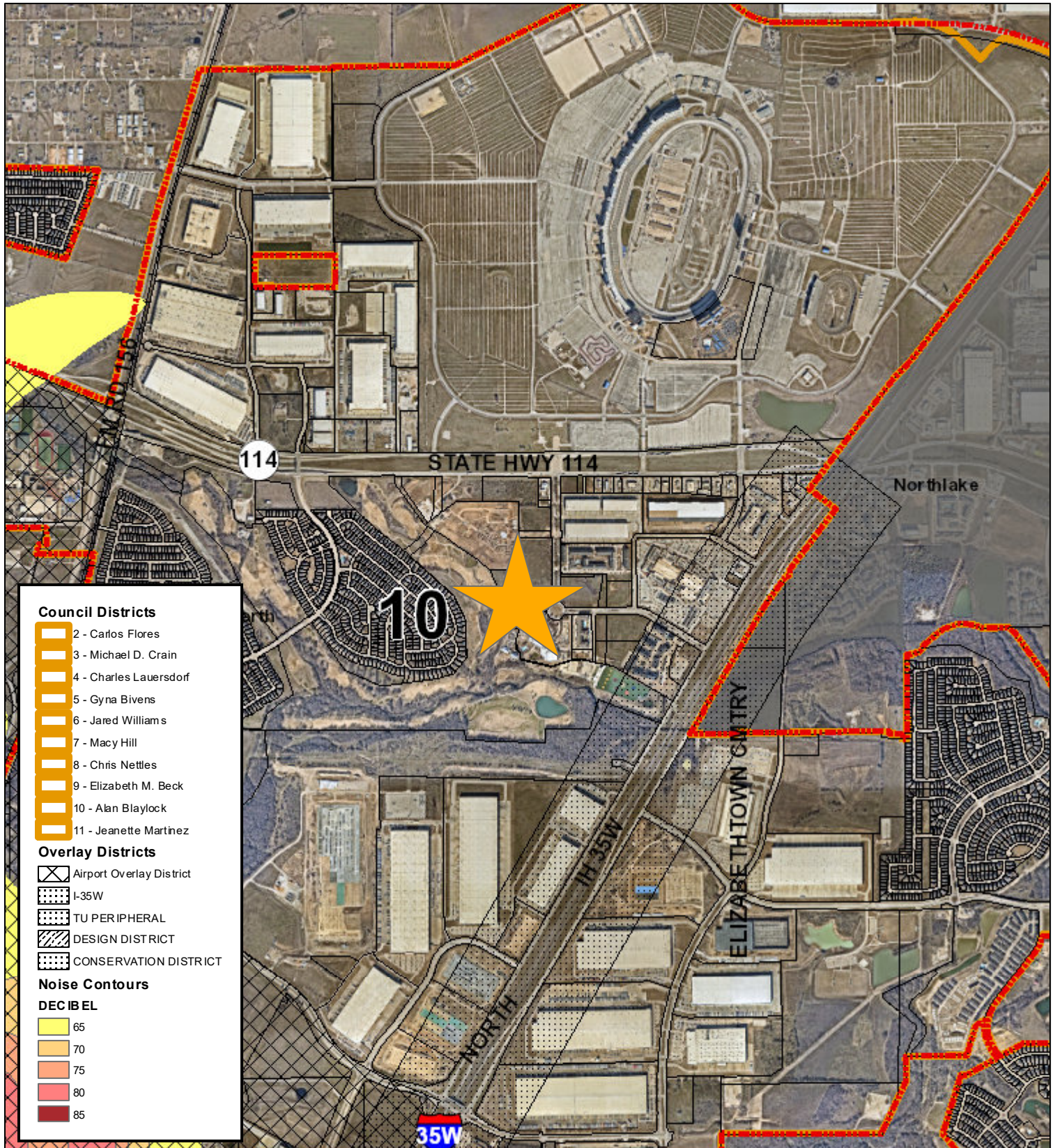
Aerial Photo Map



0 325 650 1,300 Feet



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

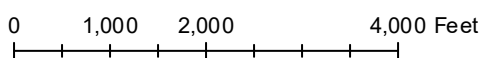
**Overlay Districts**

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

**Noise Contours**

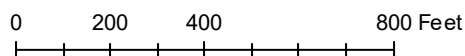
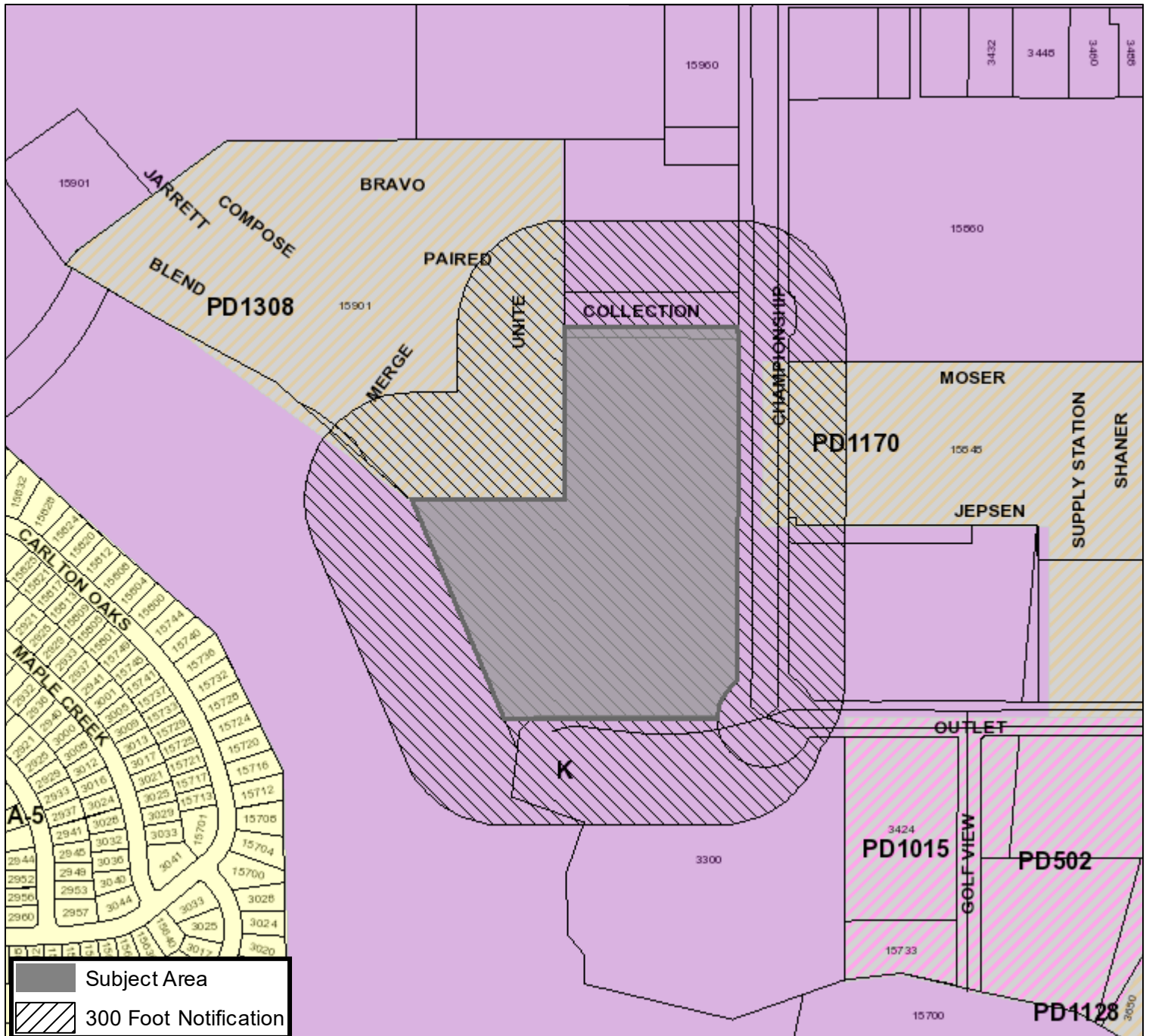
**DECIBEL**

- 65
- 70
- 75
- 80
- 85

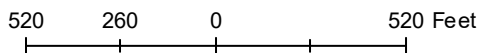
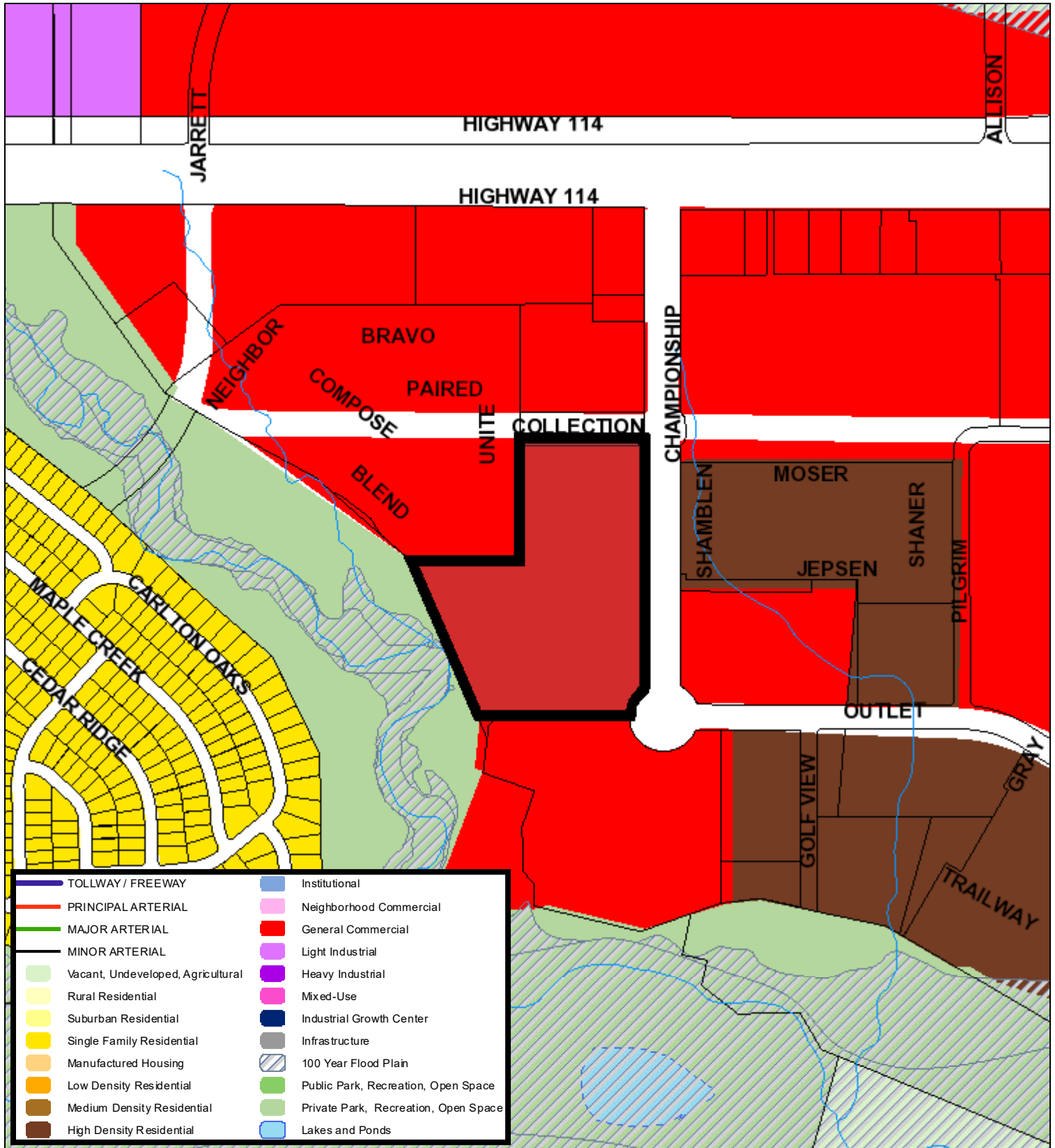


### Area Zoning Map

Applicant: Roanoke 35/115 (Partners LP & O&G Partners LP)  
 Address: 15800 - 15900 blocks Championship Parkway  
 Zoning From: K  
 Zoning To: PD for C uses with development waivers  
 Acres: 16.778  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 3/12/2025  
 Contact: 817-392-7869



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





**FORT WORTH**  **ZONING CHANGE / SITE PLAN APPLICATION**

**CONTACT INFORMATION**

**PROPERTY OWNER** ROANOKE 35/114 PARTNERS LP & ROANOKE 35/114 O&G PARTNERS LP

Mailing Address 201 Main St Suite 2600 City, State, Zip Fort Worth, Texas 76102

Phone \_\_\_\_\_ Email \_\_\_\_\_

**APPLICANT** McAdams

Mailing Address 4400 State Highway, Suite 800 City, State, Zip Lewisville, Texas 750577

Phone 972-436-9712 Email hhaber@mcadamsco.com

**AGENT / OTHER CONTACT** Bo Jones, LIV Development, LLC

Mailing Address 2204 Lakeshore Drive Suite 450 City, State, Zip Homewood, AL 35209

Phone 205 484 2848 Email bo@livdev.com

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

**PROPERTY DESCRIPTION**

Site Location (Address or Block Range): SH 114 AND CHAMPIONSHIP, FORT WORTH TX 76177

Total Rezoning Acreage: 17.231  I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: \_\_\_\_\_ acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

NO - NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 17.231 acres



### APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

### DEVELOPMENT INFORMATION

Current Zoning District(s): (K) Heavy Industrial Proposed Zoning District(s): PD with Base Zoning of (C) Medium Density Multifamily District

Current Use of Property: N/A - Undeveloped

Proposed Use of Property: Multifamily along with Cottages

#### For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: "C" Medium Density Multifamily District

Land Uses Being Added or Removed: Duplex two family attached dwelling, Multifamily dwelling apartments

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

Development Standards will be provided.

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

#### For Conditional Use Permit (CUP) Requests Only

~~Current Zoning of Property: \_\_\_\_\_~~

~~Additional Use Proposed with CUP: \_\_\_\_\_~~

~~Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:~~

~~\_\_\_\_\_~~

- A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)





## DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Livano Elizabeth is a proposed multi-family development located at the northwest quadrant of the Championship Parkway and Outlet Boulevard Intersection. This development will have 282, 3 and 4 story multifamily units along with 55, 2 and 3 bedroom build for rent (BFR) horizontal multi-family units. We are submitting for review and approval of a rezoning to planned development (PD) district with a Base zoning of "C" Medium Density Multi-Family District. Currently the property is zoned "K" Heavy Industrial. This site is comparable to the surrounding area because one of the neighboring developments Northwest of our site has multi-family as well as BFR multi-family units and directly east of our site, there is a multi-family development. So our development matches the surrounding areas.

Waivers that are being requested for this development are as follows:

- 1) Minimum open space of forty percent (40%)
- 2) A Multi-Family Development Site Plan not be required for this development
- 3) The parking ratio for the multi-family both horizontal and vertical shall be 1.5 spaces per dwelling unit.
- 4) This project will not comply with Section 6.302 Urban Forestry requirements for tree preservation. The existing tree coverage is not high quality and is located such neither method A nor method B will allow for efficient development or valuable green space.

## ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case?  Yes  No If yes, please explain:

---



---

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?  Yes  No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal?  Yes  No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?  Yes  No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted)  Sí  No

If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma: \_\_\_\_\_

6. The following items are required with your application. Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
  - Site Plan meeting requirements of attached checklist (pages 7-8)
  - A list of all waiver requests with specific ordinance references

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

**SIGN INSTALLATION AUTHORIZATION**

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): William J Boecker

Owner's Name (Printed): WILLIAM V. BOECKER

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) Hannah Haber ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

University Street 06 (CERTIFIED LEGAL DESCRIPTION)  
H 11 & Championship Pkwy, Fort Worth, TX 76177

William J Boecker  
Owner's Signature (of the above referenced property)

WILLIAM V. BOECKER  
Owner's Name (Printed)

Hannah Haber  
Applicant or Agent's Signature

Hannah Haber  
Applicant or Agent's Name (Printed):



LEGAL DESCRIPTION  
TRACT 1 - 17.231 ACRES

BEING all of that tract of land situated in the R. Daniel Survey, Abstract No. 362, Denton County, Texas, and being a portion of a called 67.33 acre tract of land, described as Tract 1 - Parcel 1, in deed to Roanoke 35/114 Partners, LP and Roanoke 35/114 O&G, L.P., recorded in Instrument No. 2007-21421 and Instrument No. 2014-96174, Official Public Records of Denton County, Texas, being more particularly described as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "HALF & ASSOC" found at the southeast corner of said 67.33 acre tract and at the northeast corner of Lot 2, Block 1, Beechwood Business Park, recorded in Cabinet R, Page 152, Plat Records of Denton County, Texas, and in the west right-of-way line of Championship Parkway (120-foot wide public right-of-way);

THENCE South 90° 00' 00" West, with the south line of said 67.33 acre tract and the north line of said Lot 2, Block 1, Beechwood Business Park, a distance of 600.41 feet to a 1/2-inch capped iron rod stamped "HALF & ASSOC" found at the southwest corner of said 67.33 acre tract and at the northwest corner of said Lot 2, Block 1, Beechwood Business Park, and at a salient corner of Lot 1, Block 1, Beechwood Business Park, recorded in Cabinet R, Page 152, said Plat Records;

THENCE North 22° 52' 18" West, with the east line of said 67.33 acre tract and the west line of said Lot 1, Block 1, Beechwood Business Park, a distance of 665.25 feet to a 1/2-inch capped iron rod stamped "HALF & ASSOC" found at the most southerly corner of said 67.33 acre tract and at an easterly corner of said Lot 1, Block 1, Beechwood Business Park, and at a southerly corner of Lot 13, Block 1, Championship Circle Addition, recorded in Instrument No. 2022-181, said Plat Records;

THENCE North 90° 00' 00" East, with a northerly line of said 67.33 acre tract and a southerly line of said Lot 13, Block 1, Championship Circle Addition, a distance of 427.59 feet to a 1/2-inch iron rod with a cap stamped "CTLS 6677" set (hereinafter referred to as a capped iron rod set) at a re-entrant corner of said 67.33 acre tract and the southeast corner of said Lot 13, Block 1, Championship Addition;

THENCE North 00° 05' 32" East, with the west line of said 67.33 acre tract and the east line of said Lot 13, Block 1, Championship Circle Addition, a distance of 523.74 feet to a capped iron rod set;

THENCE South 89° 58' 58" East, over and across said 67.33 acre tract, a distance of 485.48 feet to a capped iron rod set in the west right-of-way line of Championship Parkway (120-foot wide public right-of-way);

THENCE with the east line of said 67.33 acre tract and the west right-of-way line of Championship Parkway (120-foot wide public right-of-way), the following courses and distances:

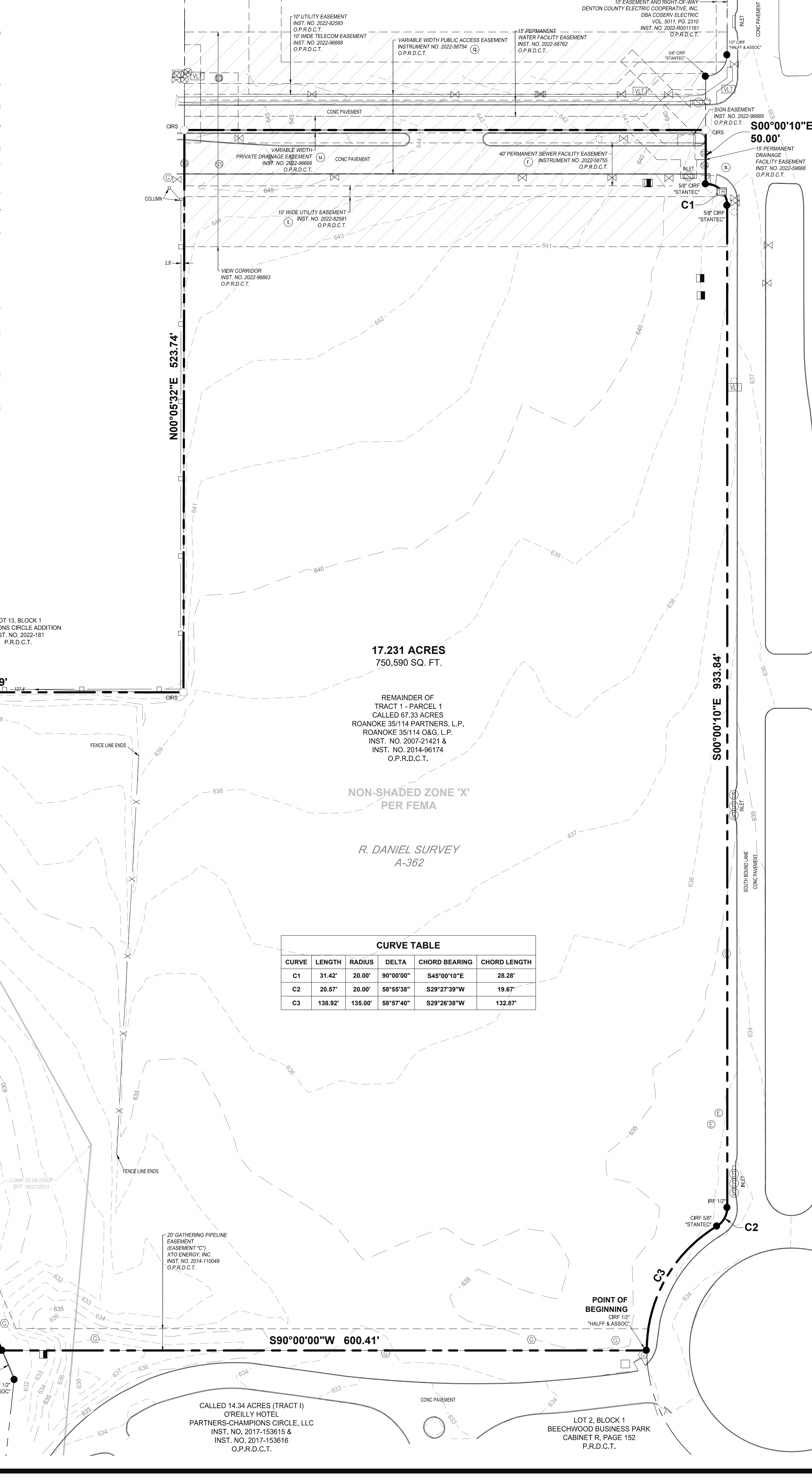
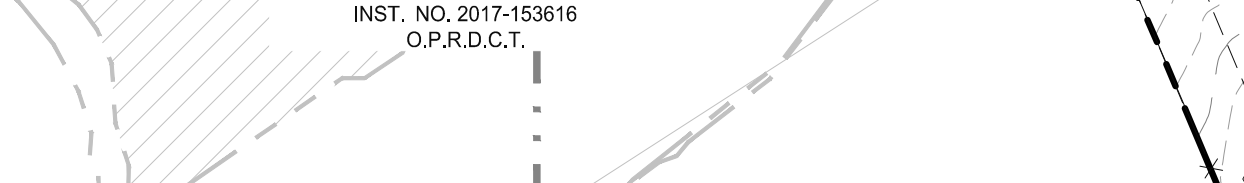
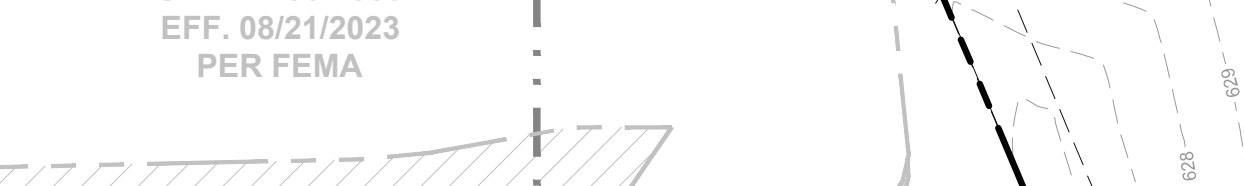
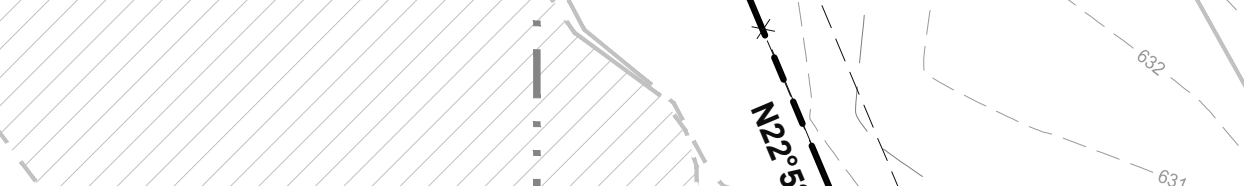
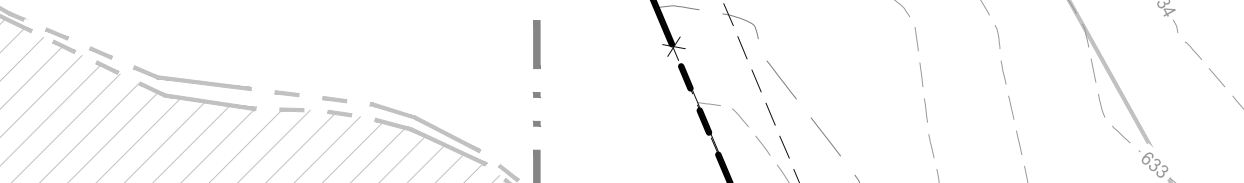
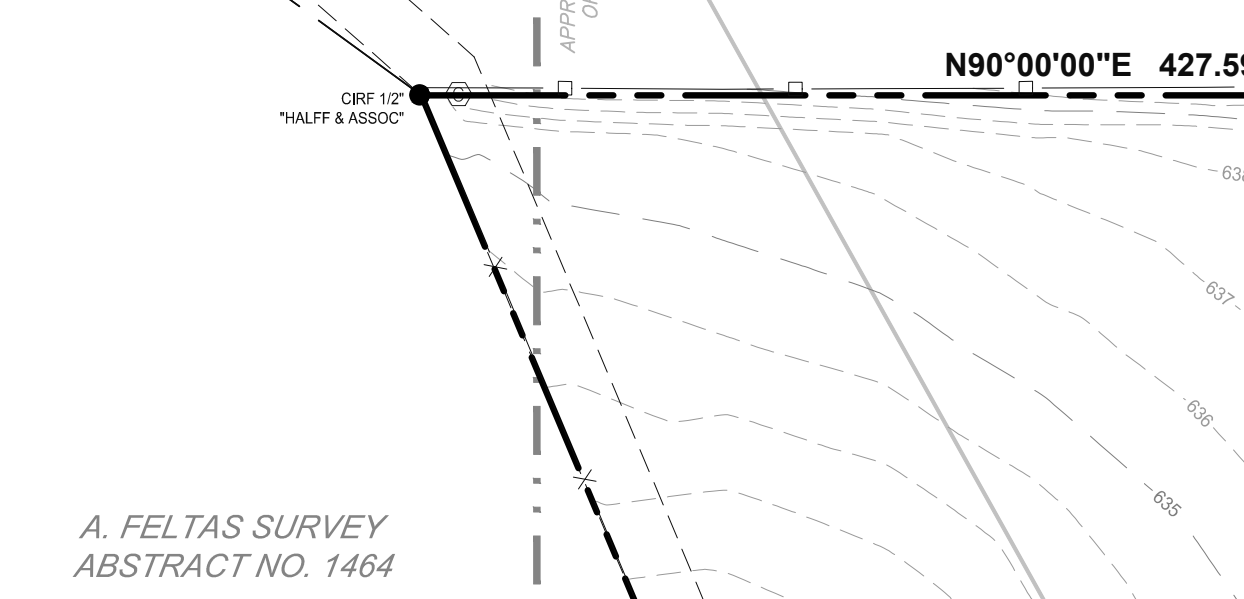
1. South 00° 00' 10" East, a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "STANTEC" found for corner at the beginning of a non-tangential curve to the right;
2. With said curve to the right, having a radius of 20.00 feet, a central angle of 90° 00' 00", an arc length of 31.42 feet, a chord that bears South 45° 00' 10" East, a distance of 28.28 feet to a 5/8-inch capped iron rod stamped "STANTEC" found for corner;
3. South 00° 00' 10" East, a distance of 933.84 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right;
4. With said curve to the right, having a radius of 20.00 feet, a central angle of 58° 55' 38", an arc length of 20.57 feet, a chord that bears South 29° 27' 39" West, a distance of 19.67 feet to a 5/8-inch capped iron rod stamped "STANTEC" found at the end of said curve;
5. With said curve to the left, having a radius of 135.00 feet, a central angle of 58° 57' 40", an arc length of 138.92 feet, a chord that bears South 29° 28' 38" West, a distance of 132.87 feet to the POINT OF BEGINNING and enclosing 17.231 acres (750,550 square feet) of land, more or less.

LEGAL DESCRIPTION  
TRACT 2 - (Easement Estate)

Non-Exclusive Easement Rights for Access, contained in Access Easement executed by Beechwood Business Park Joint Venture, filed 01/28/2002, recorded in Volume 5011, Page 2316, Real Property Records, Denton County, Texas. (This tract does not affect nor is located on the surveyed property, as also determined in schedule b items exception 10f.)

LEGAL DESCRIPTION  
TRACT 3 - (Easement Estate)

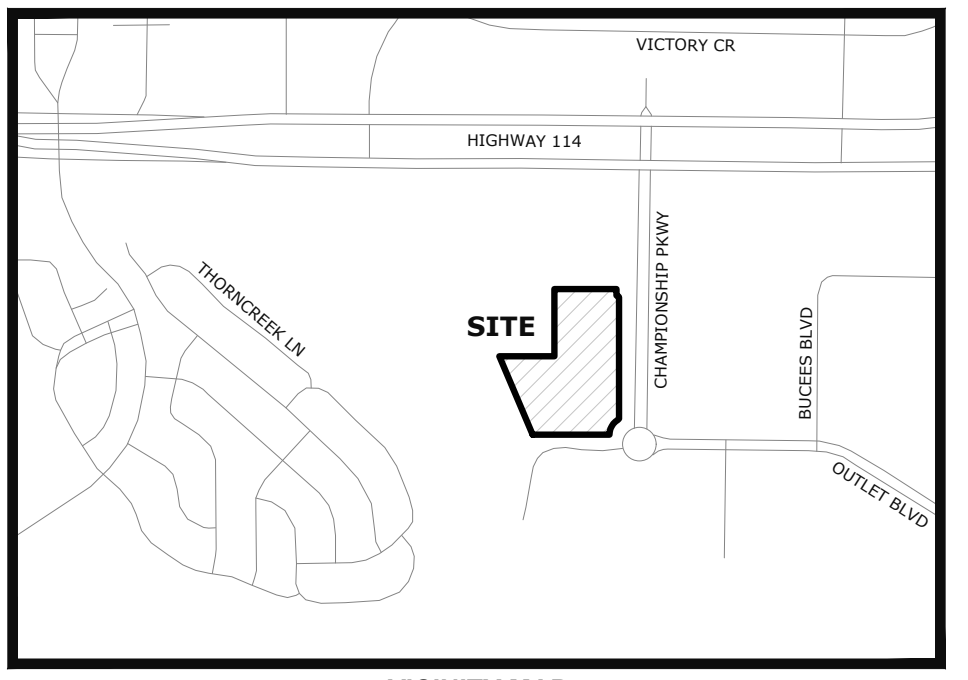
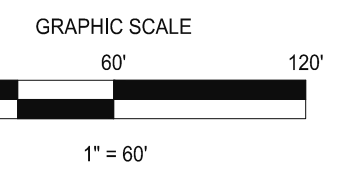
Non-Exclusive Easement Rights for use, access, and enjoyment of Common Area, as set forth in Article II, section 1, and Easement of Encroachment as set forth in Article XIV, section 1, of Master Declaration of Covenants, Conditions, and Restrictions for Beechwood Business Park, filed 01/13/2000, recorded in Volume 4505, Page 778, Real Property Records, Denton County, Texas.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.42	20.00	90°00'00"	S45°00'10"E	28.28'
C2	20.57	20.00	58°55'38"	S29°27'39"W	19.67'
C3	138.92	135.00	58°57'40"	S29°28'38"W	132.87'

LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- ADJOINER LINE
- FEMALINE
- BOUNDARY LINE
- EASEMENT LINE
- WIRE FENCE
- METAL FENCE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- UNDERGROUND GAS MARKER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- CLEANOUT
- TRANSFORMER
- LIGHTPOLE
- ELECTRIC METER
- STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SANITARY MANHOLE
- VAULT
- SCHEDULE B ITEM
- OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T.
- P.R.D.C.T.
- IRF
- CIRF
- CIRS
- CM
- CONTROLLING MONUMENT



SCHEDULE 'B' NOTES

The exception reflected hereon are per title commitment provided by First American Title Insurance Company, GF No. 1003-400990-RTT, effective date July 11, 2024 and issued date July 30, 2024.

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Restrictive covenants described in instrument filed 09/16/1997, recorded in cdf 97-R0064766, Real Property Records, Denton County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted. (Affects surveyed property - Blanket)

Restrictive covenants described in instrument filed 01/13/2000, recorded in Volume 4505, Page 778, Real Property Records, Denton County, Texas. First Amendment filed 03/02/2000, recorded in Volume 4538, Page 426, Real Property Records, Denton County, Texas. Second Amendment filed 12/03/2001, recorded in Volume 4975, Page 2203, Real Property Records, Denton County, Texas and amended 02/08/2002, recorded in Volume 5020, Page 824, Real Property Records, Denton County, Texas. Third Amendment filed 05/20/2015, recorded in cdf 2015-53914, Real Property Records, Denton County, Texas. Fourth Amendment filed 09/23/2016, recorded in cdf 2016-119213, Real Property Records, Denton County, Texas. Fifth Amendment filed 10/03/2016, recorded in cdf 2016-123454, Real Property Records, Denton County, Texas. Designation of Declarant and Assignment and Assumption of Rights and Obligations filed 08/14/2003, recorded in Volume 5396, Page 321 and filed 09/29/2005, recorded in cdf 2005-121136, Real Property Records, Denton County, Texas. Assignment of Declarant Rights filed 03/22/2007, recorded in cdf 2007-33922, Real Property Records, Denton County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted. (Affects surveyed property - Blanket)

Restrictive covenants described in instrument filed 10/03/2016, recorded in cdf 2016-123453, Real Property Records, Denton County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted. (Affects surveyed property - Blanket)

Restrictive covenants described in instrument filed 06/30/2022, recorded in cdf 2022-96663, Real Property Records, Denton County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted. (Affects the surveyed property as shown)

10. The following matters and all terms of the documents creating or offering evidence of the matters:

- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)
- Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road. (May be amended or deleted upon approval of survey.)
- Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. (May be amended or deleted upon execution of satisfactory affidavit with respect to parties in possession and tenants at closing.)
- Easement granted by Roanoke Ranch and Investment Company to the City of Fort Worth, filed 09/23/1997, recorded in cdf 97-R0066579, Real Property Records, Denton County, Texas. (Does not affect surveyed property)
- Terms, provisions, conditions, and easements contained in Access Easement, filed 01/28/2002, recorded in Volume 5011, Page 2316, Real Property Records, Denton County, Texas. (Does not affect surveyed property)
- Easement granted by Beechwood Business Park Joint Venture to Denton County Electric Cooperative, Inc., filed 01/28/2002, recorded in Volume 5011, Page 2310, Real Property Records, Denton County, Texas. (Does not affect surveyed property)
- Undivided royalty interest in coal, lignite, oil, gas and other minerals, and all rights incident thereto, described in instrument filed 08/14/2003, recorded in Volume 5396, Page 302, Real Property Records, Denton County, Texas, as corrected by instrument filed 04/22/2004, recorded in cdf 2004-51033, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests. (Affects surveyed property - Blanket)

GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- This Survey relies on the title search from First American Title Insurance Company, GF No. 1003-400990-RTT, effective date July 11, 2024 and issued date July 30, 2024. The Surveyed Property reflected here is the same property described in commitment.
- The surveyed property has direct access to Championship Parkway.
- All "CIRS" are 1/2-inch iron rod with plastic cap stamped "RPLS 6677" unless otherwise noted.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" in Denton County, Texas according to LOMR Case #22-06-2050P dated August 12, 2023. The site is situated within FEMA map number 4812C0495G, dated April 18, 2011. Warning: This determination does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

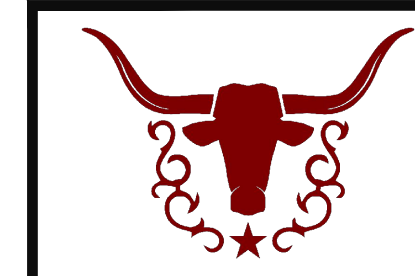
SURVEYOR CERTIFICATION

CERTIFY TO: Roanoke 35/114 Partners, L.P., a Texas limited partnership; LV Development, LLC; First American Title Insurance Company; Republic Title of Texas, Inc.

I, Michael R. Kersten, certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and 1, 3, 4, 7(a), 8, 9, 13 and 16 of Table A thereof. The fieldwork was completed on July 17th, 2024.  
Date of Plat or Map: March 1st, 2024

PRELIMINARY FOR REVIEW PURPOSES ONLY

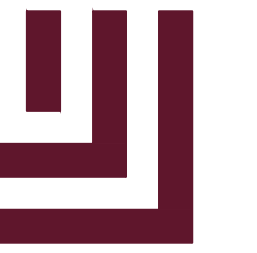
Michael R. Kersten  
Registered Professional Land Surveyor  
Texas Registration No. 6677



CHISHOLM TRAIL  
LAND SURVEYING  
TX FIRM #10194767  
MICHAEL R. KERSTEN, RPLS 6677  
INFO@CTLS-LLC.COM  
940.367.7188

ALTA TITLE SURVEY  
17.231 ACRES  
IN THE R. DANIEL SURVEY  
ABSTRACT NO. 362,  
CITY OF FORT WORTH,  
DENTON COUNTY, TEXAS





**McADAMS**

The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056

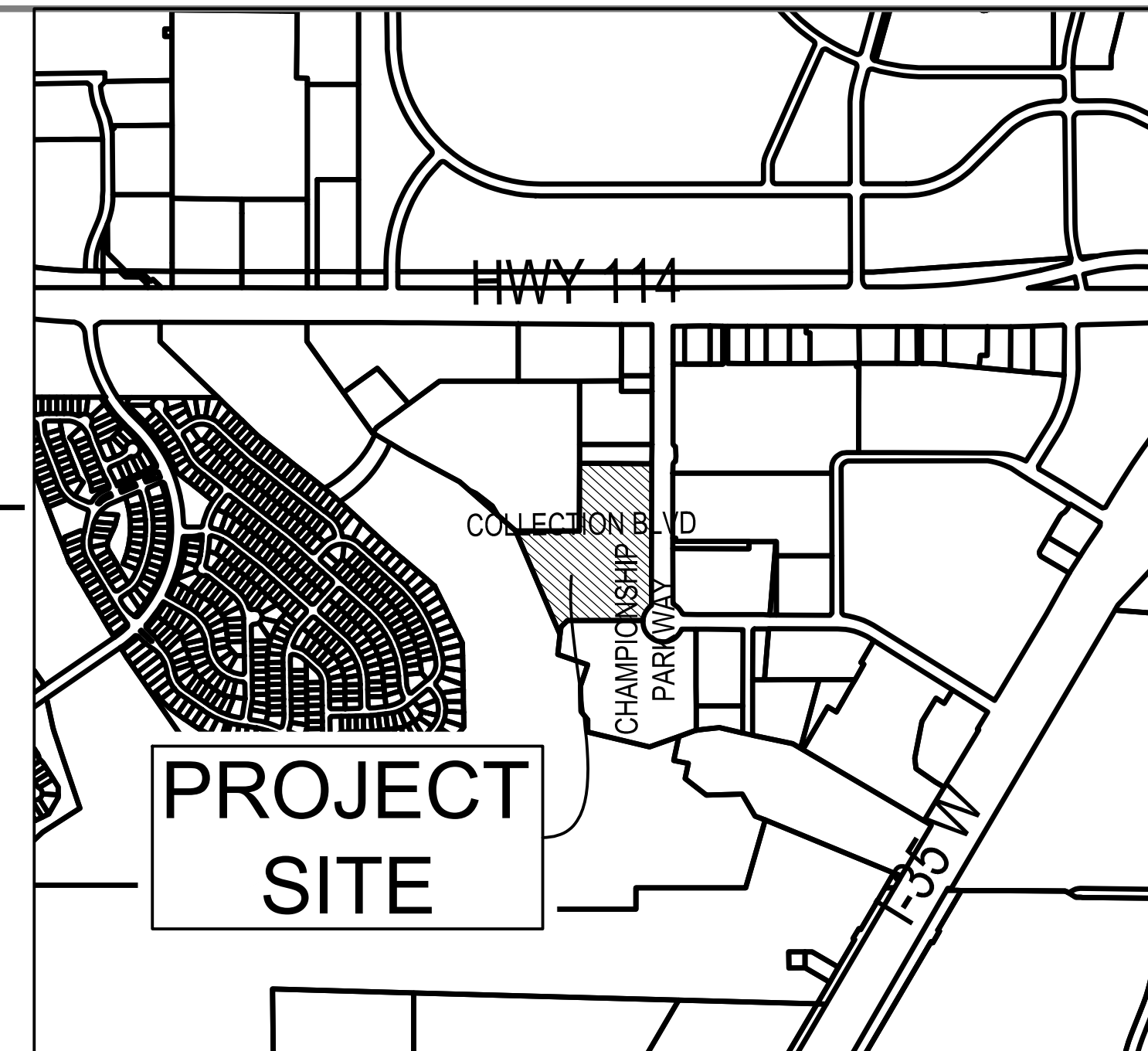
phone 972. 436. 9712  
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

**CLIENT**

LIV DEVELOPMENT  
BO JONES  
2204 LAKESHORE DRIVE, STE 450  
BIRMINGHAM, AL 35209  
404-245-0740



Vicinity Map 1" = 1000'

Collection Blvd

S0°00'10"E 50.00'

L=20.00'

Block 3, Lot 17R  
Champions Circle Addition  
Zoned: Heavy Industrial "K"  
Future Land Use: General  
Commercial

Championship Parkway  
120' ROW

Block 3, Lot 2R1  
Champions Circle Addition  
Zoned: PD 1170  
Future Land Use: High Density  
Residential

Tract 2A  
Roanoke <sup>35</sup>/<sub>14</sub> Partners LP  
Zoned: Heavy Industrial "K"  
Future Land Use: General  
Commercial

Outlet Blvd

Lot 13 Block 1  
Champions Circle Addition  
Zoned: PD 1308  
Future Land Use: General  
Commercial

N90°00'00"E 427.59'

N0°05'32"E 523.74'

**LIV FORT WORTH  
+/- 17.2 ACRES  
EXISTING LAND-USE: GENERAL COMMERCIAL  
EXISTING ZONING: HEAVY INDUSTRIAL "K"**

**PROPOSED LAND-USE: GENERAL COMMERCIAL  
PROPOSED ZONING: PLANNED DEVELOPMENT MULTI-FAMILY  
"C"**

S0°00'10"E 933.84'

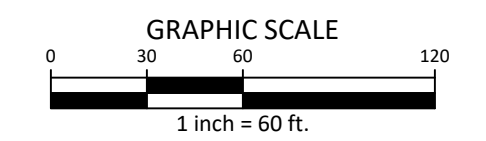
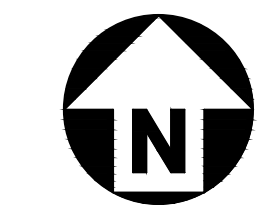
R=135.00'  
L=138.92'  
L=20.06'  
L=20.57'

S90°00'00"W 600.41'

Lot 2, Block 1  
Beechwood Business Park  
Zoned: Heavy Industrial "K"  
Future Land Use: General

Lot 1, Block 1  
Beechwood Business Park  
Zoned: Heavy Industrial "K"  
Future Land Use: Open Space

N22°52'13"W 665.25'



**Livano Elizabeth Creek**  
Development Plan  
TRACT 2A of the DANIELS SURVEY  
362 ABRSTRACT NUMBER

**REVISIONS**

NO. DATE DESCRIPTION

**PLAN INFORMATION**

PROJECT NO. LIV24002  
FILENAME LIV24002 - LIV FORT WORTH - ZONING EXHIBIT.DWG  
CHECKED BY PF  
DRAWN BY PF  
SCALE 60 SCALE  
DATE 02/03/2025

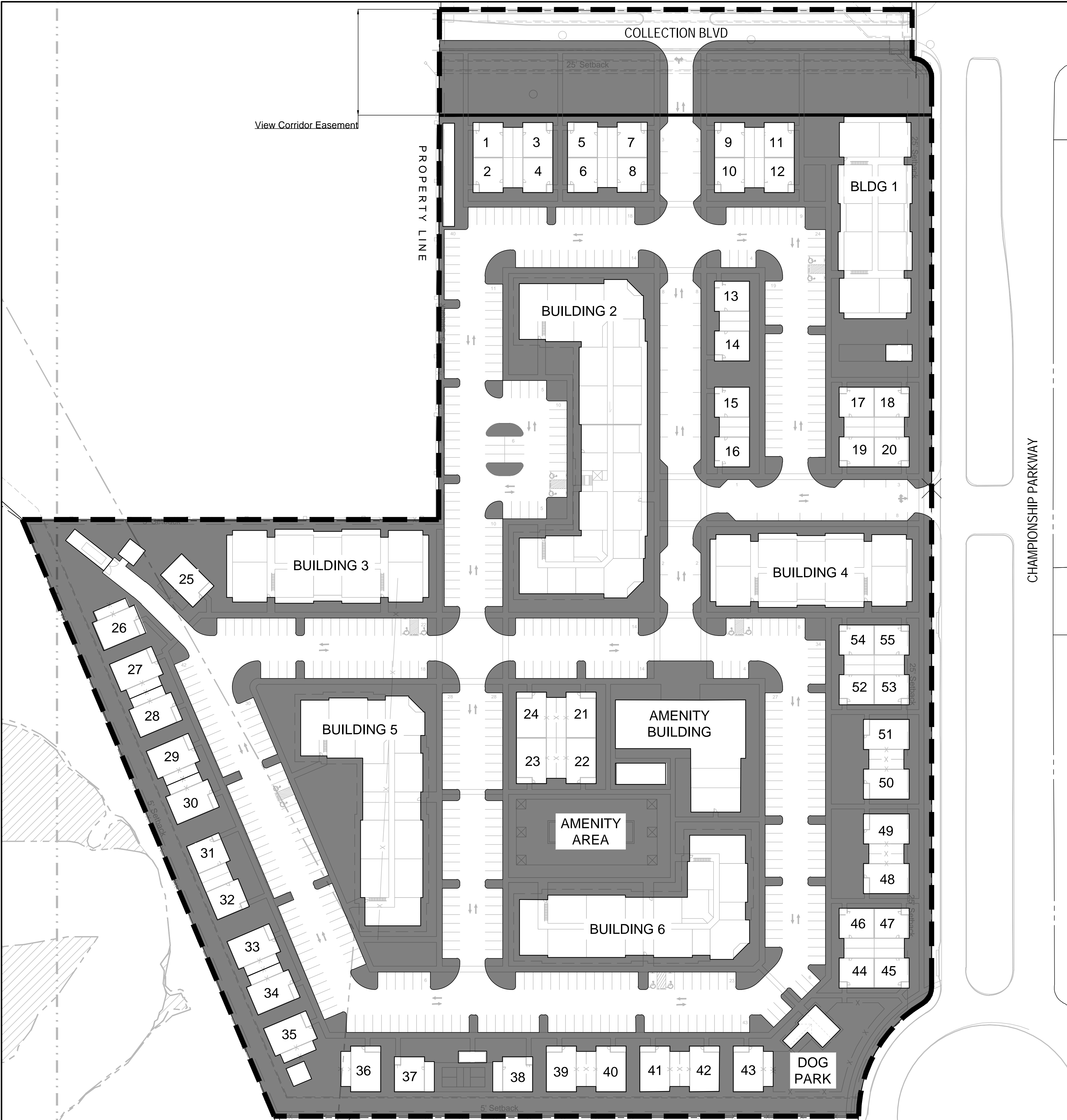
**SHEET**

**ZE**

Z:\Drawn\Projects\LIV\LIV24002\04\_Production\Planning and Design\CAD\Zoning\02\24002 - LIV Fort Worth - Zoning Exhibit.dwg, 1/24/2025 11:13:39 AM, Patricia Pant



PLOTSTUDIO157293 Friday, January 31, 2025 C:\USERS\PILOTSTUDIO\PILOTSTUDIO\PROJECTS\24016 - LIV - ELIZABETH\WORKING\AUTOCAD\X-BASE.DWG



OPEN SPACE EXHIBIT

TOTAL AREA: 17.231 ACRES (750,590 SF)

OPEN SPACE AREA PROVIDED: 300,000 SF

300,000 SF / 750,590 SF = 40% OPEN SPACE PROVIDED



204 MAIN ST, STE 125  
TRUSSVILLE, AL 35173  
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

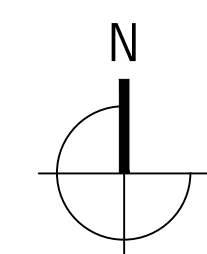
LIVANO ELIZABETH CREEK

LIV DEVELOPMENT  
2204 LAKESHORE DRIVE, SUITE 450  
BIRMINGHAM, AL 35209

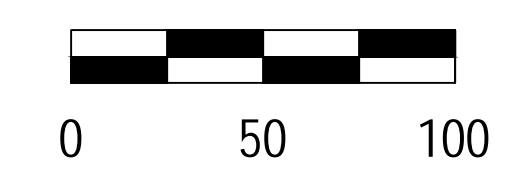
DATE: 01/31/2025  
DRAWN BY: GH  
REVIEWED BY: MP  
JOB NUMBER: 24016

SHEET TITLE: OPEN SPACE EXHIBIT

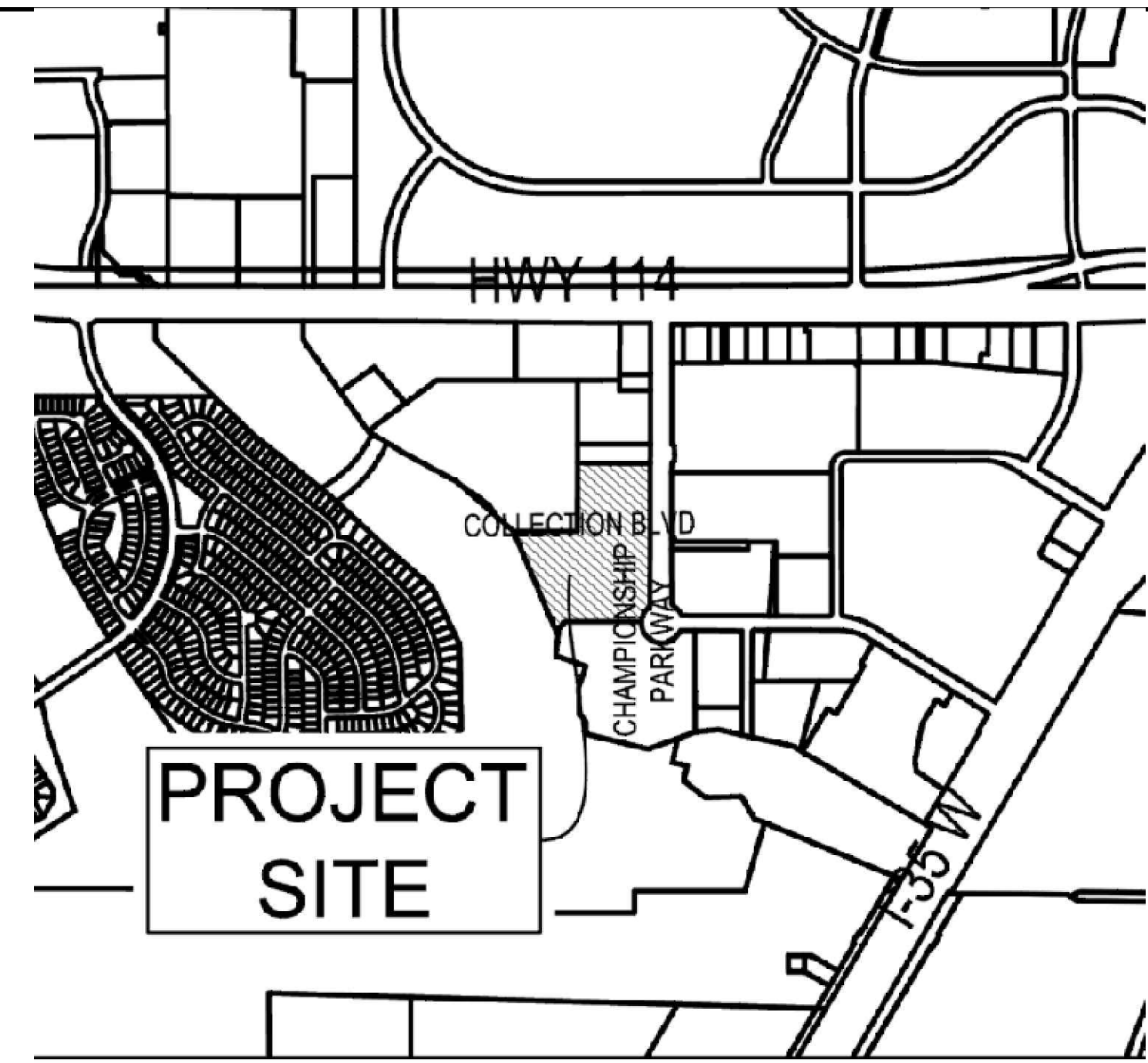
LANSCAPE CODE PLAN  
DRAFT - NOT FOR CONSTRUCTION



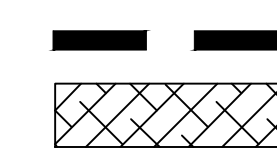
SCALE: 1" = 50'



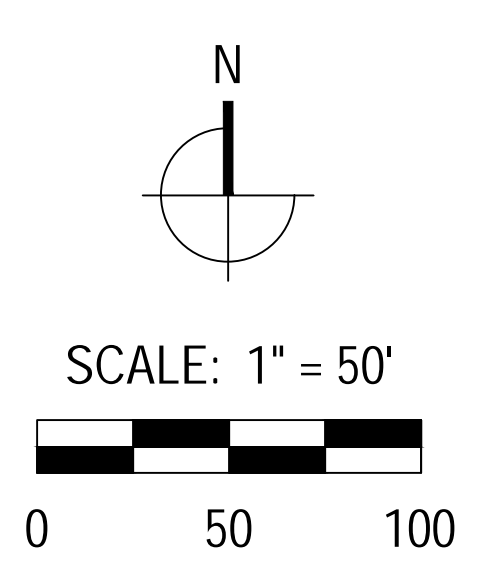
LA5.00



Vicinity Map 1" = 1000'



Item	Description	Quantity	Unit	Notes
TABLE B	1.00' Urban Forestry Area	13,197	SF	100%
	2.00' Urban Forestry Area	0	SF	0%
	3.00' Urban Forestry Area	0	SF	0%
	4.00' Urban Forestry Area	0	SF	0%
	5.00' Urban Forestry Area	0	SF	0%
TABLE C	1.00' Urban Forestry Area	0	SF	0%
	2.00' Urban Forestry Area	0	SF	0%
	3.00' Urban Forestry Area	0	SF	0%
	4.00' Urban Forestry Area	0	SF	0%
	5.00' Urban Forestry Area	0	SF	0%
TABLE D	1.00' Urban Forestry Area	0	SF	0%
	2.00' Urban Forestry Area	0	SF	0%
	3.00' Urban Forestry Area	0	SF	0%
	4.00' Urban Forestry Area	0	SF	0%
	5.00' Urban Forestry Area	0	SF	0%



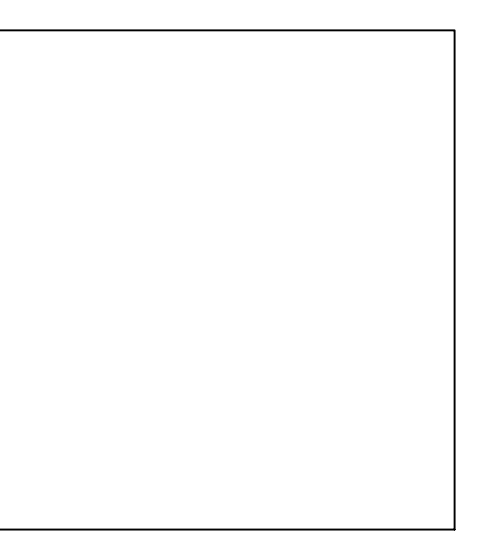
204 MAIN ST, STE 125  
TRUSSVILLE, AL 35173  
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

**LIVANO ELIZABETH CREEK**  
**LIV DEVELOPMENT**  
2204 LAKESHORE DRIVE, SUITE 450  
BIRMINGHAM, AL 35209

DATE: 01/31/2025  
DRAWN BY: GH  
REVIEWED BY: MP  
JOB NUMBER: 24016

SHEET TITLE: URBAN FORESTRY -  
EXISTING CONDITIONS  
LANDSCAPE CODE PLAN  
DRAFT - NOT FOR CONSTRUCTION



LA5.01



PLOTSTUDIO157293 Friday, January 31, 2025 C:\USERS\PILOT\STUDIO157293\PILOT-STUDIO-DROPBOX\PILOT\PROJECTS\24016-LIV-ELIZABETH-TOWN\WORKING\AUTOCAD\X-BASE.DWG

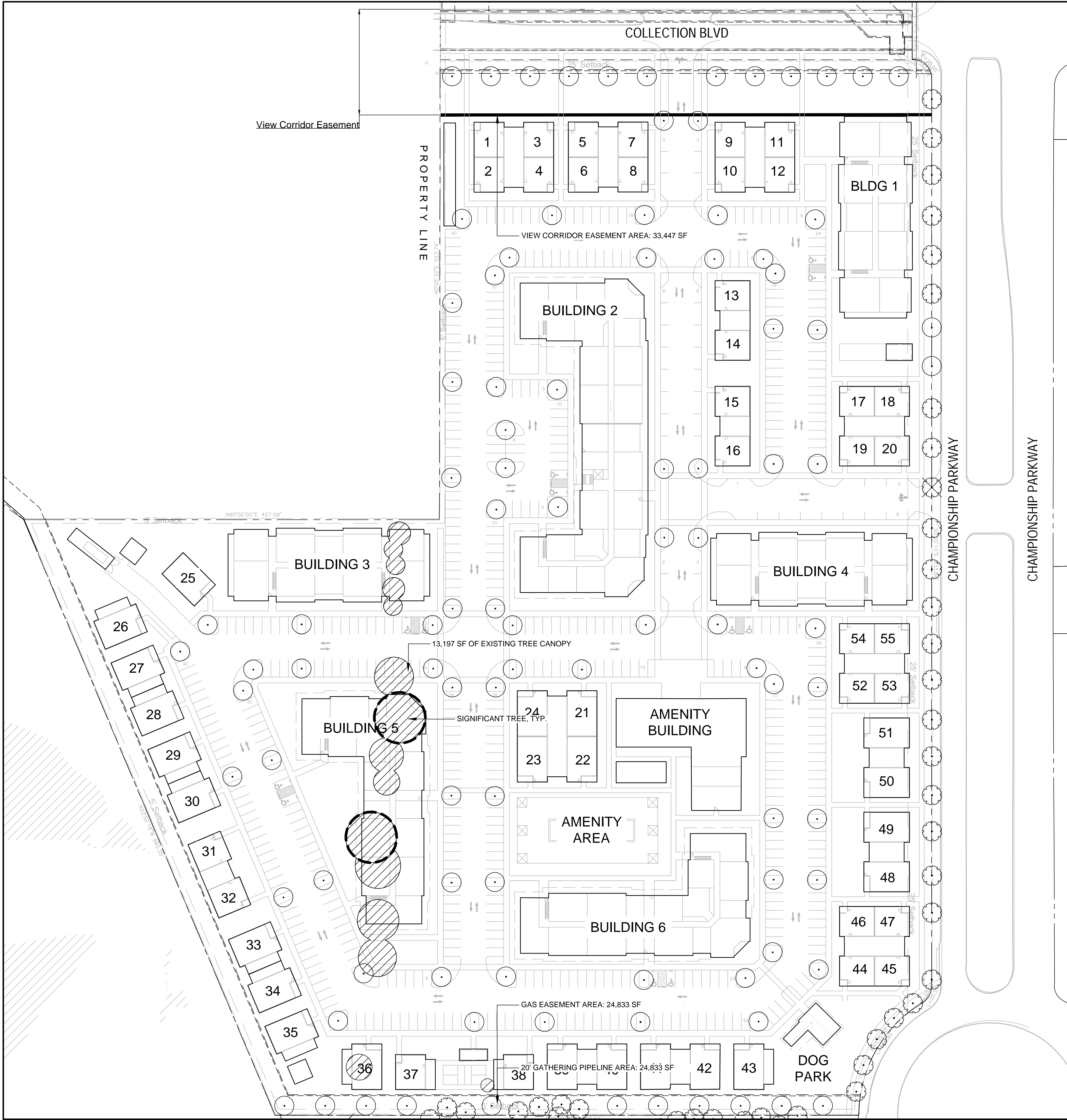
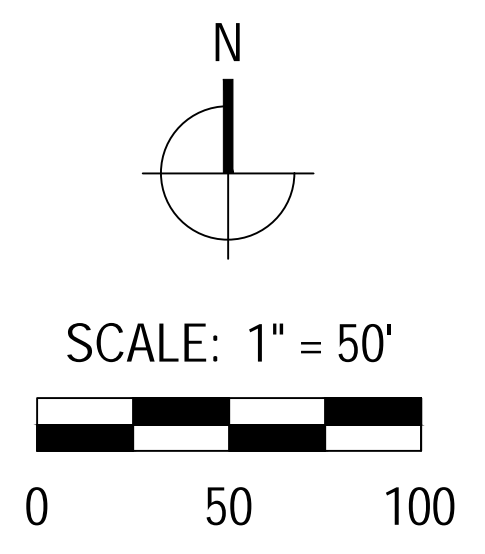


Table G		
Tree Preservation and Planting Area	Square Feet	Acres
Area of existing tree canopy retained	0	0
<b>Planting:</b>		
100 large canopy trees @ 2,000 SF per tree (minimum spacing of 40 feet on center)	200,000	4.499
0 medium canopy trees @ 700 SF per tree (minimum spacing of 24 feet on center)		
0 small canopy trees @ 100 SF per tree (minimum spacing of 8 feet on center)		
<b>Total preservation and planting</b>	<b>200,000</b>	<b>4.499</b>

Table H		
Parking Areas for Commercial or Industrial Uses	Square Feet	Acres
Area of parking and drives	N/A	N/A
Required canopy coverage of parking areas	N/A	N/A
Required canopy coverage	N/A	N/A
Areas of canopy coverage being provided	N/A	N/A

**PLANT SCHEDULE**

- LARGE CANOPY TREE**  
 SPECIES SELECTED FROM TABLE F (PREFERRED TREE LIST).  
 Quercus shumardii / Shumard Oak  
 Quercus virginiana / Southern Live Oak  
 Ulmus parvifolia / Lacebark Elm
 100
- EXISTING STREET TREE TO REMAIN**
43



204 MAIN ST, STE 125  
TRUSSVILLE, AL 35173  
205.478.5388

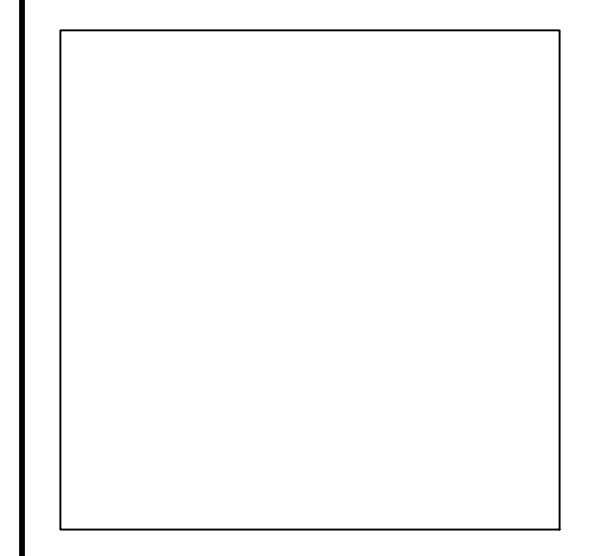
REVISION		
NO	DATE	DESCRIPTION

**LIVANO ELIZABETH CREEK**  
  
**LIV DEVELOPMENT**  
 2204 LAKESHORE DRIVE, SUITE 450  
 BIRMINGHAM, AL 35209

DATE: 01/31/2025  
DRAWN BY: GH  
REVIEWED BY: MP  
JOB NUMBER: 24016

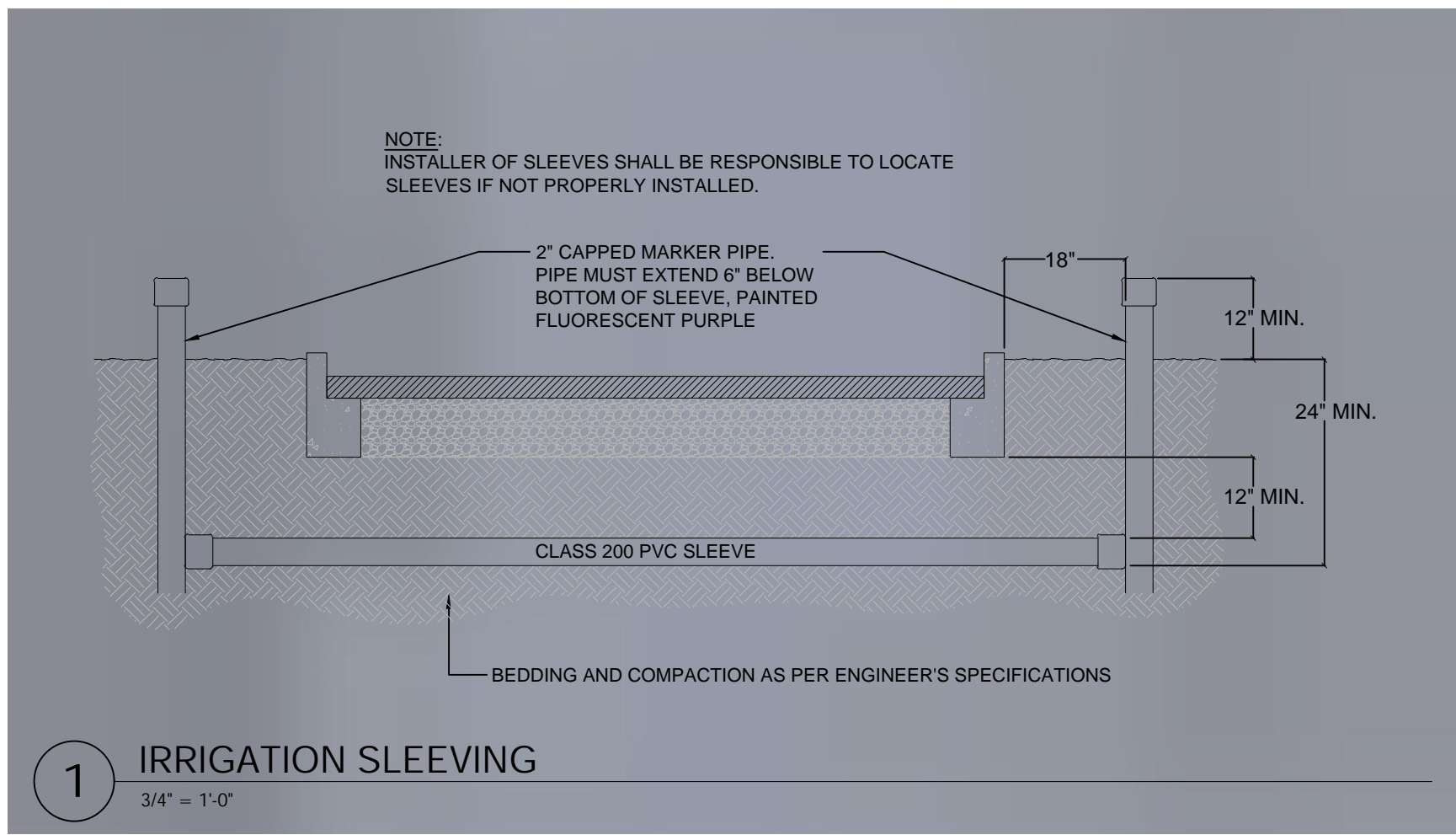
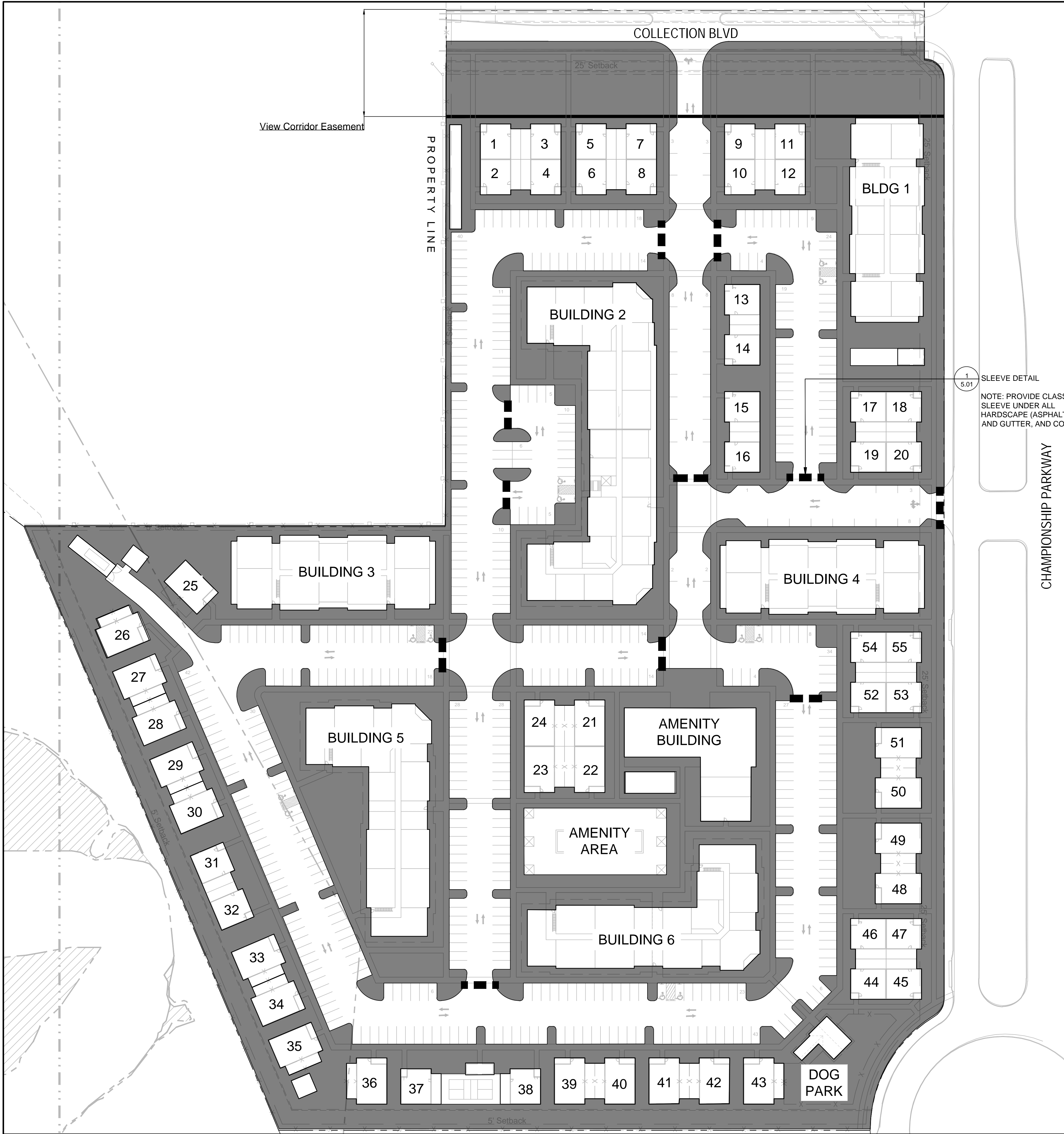
SHEET TITLE: URBAN FORESTRY - PLAN

LANDSCAPE CODE PLAN  
DRAFT - NOT FOR CONSTRUCTION



**LA5.02**

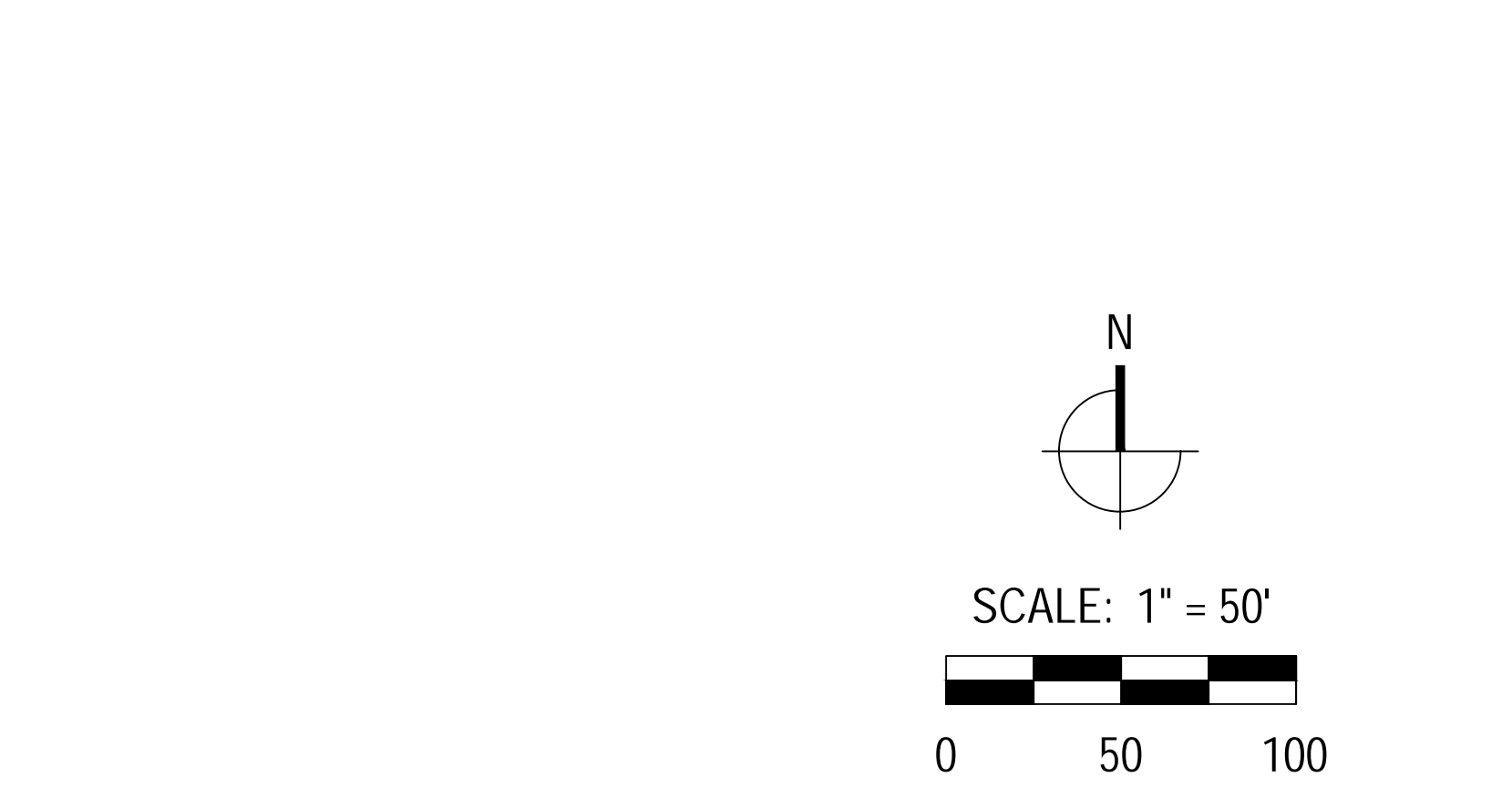
PLOTSTUDIO157293 Friday, January 31, 2025 C:\USERS\PILOTSTUDIO\PILOTSTUDIO\PROJECTS\24016 - LIV - ELIZABETH TOWN\WORKING\AUTOCAD\X-BASE.DWG



- IRRIGATION NOTES:**
- ALL MAINLINES MUST HAVE A MINIMUM OF 18" OF COVER. PROVIDE CLASS 200 PVC PIPE.
  - ALL LATERAL AND SUB-MAIN PIPES MUST HAVE A MINIMUM OF 12" OF COVER. PROVIDE CLASS 200 PVC PIPE.
  - TRENCHES MAY NOT BE BACKFILLED WITH ROCKS, BOULDERS, OR OTHER EXTRANEIOUS MATERIALS.
  - INSTALL ALL PIPES PER MANUFACTURER'S SPECIFICATIONS.
  - COAT ALL THREADED JOINTS IN TEFLON TAPE OR LIQUID TEFLON.
  - FLUSH ALL LINES THOROUGHLY PRIOR TO INSTALLATION OF SPRINKLER HEADS.
  - INSTALL ALL SPRINKLERS AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
  - ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS.
  - ALL EQUIPMENT TO BE FURNISHED BY CONTRACTOR.
  - TWO-WIRE CONTROL WIRES SHALL BE #14-2 MAXI CABLE, INSTALLED IN 1" SCH 40 PVC ELECTRICAL CONDUIT.
  - CONTRACTOR RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED.
  - CONTRACTOR RESPONSIBLE FOR KEEPING SPRINKLER EQUIPMENT AND ACCESSORIES FROM INTERFERING WITH PLANTING. SEE LANDSCAPE PLAN AND REFERENCE ROOT BALL SIZES, ETC.
  - PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
  - UTILIZE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
  - UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
  - COLOR CODE SEPARATE RUNS OF 24 VOLT WIRES.
  - INSTALL GROUNDING EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS FOR POWER SUPPLY AND VALVE OUTPUT WITH PAIGE WIRE GROUND PLATE ASSEMBLY.
  - INSTALL FAULT GROUND AND LIGHTING PROTECTION PER MANUFACTURER'S RECOMMENDATIONS.
  - CONTROL GROUNDING PER RAIN BIRD WIRE GROUNDING REQUIREMENTS.
  - MATERIALS TO BE SUPPLIED TO OWNER BY CONTRACTOR:
    - TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED
    - TWO KEYS FOR ALL AUTOMATIC CONTROLLERS
    - TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS
  - ALL MAINLINE PIPING, ELECTRIC VALVES, AND WIRING TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES. CONTRACTOR TO REFERENCE LANDSCAPE PLANS PRIOR TO INSTALLATION TO AVOID CONTACT WITH EXISTING OR PROPOSED PLANT MATERIALS.
  - EXTENSION RISERS TO BE ADDED TO POP-UP HEADS WHERE NEEDED TO PROVIDE PROPER COVERAGE.
  - INSTALL SPRINKLER EQUIPMENT MIN. 12" FROM FOUNDATIONS AND MIN. 4" FROM CURBS OR WALKS.
  - CONTRACTOR TO VERIFY R.O.W. AND BACKFLOW REQUIREMENTS PRIOR TO BID. LANDSCAPE ARCHITECT TO BE NOTIFIED A MINIMUM OF FIVE DAYS BEFORE BID OF ANY CHANGES TO PLANS.
  - CONTRACTOR TO PROVIDE OWNER AND LANDSCAPE ARCHITECT AS-BUILT DRAWINGS OF IRRIGATION SYSTEM TO BE INSTALLED IN AUTOCAD 2010 FORMAT OR NEWER BEFORE FINAL ACCEPTANCE.
  - CONTRACTOR TO PROVIDE A 1-YEAR WARRANTY FOR SYSTEM, TO START AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTMENT OF SYSTEM IN SPRING TO BE INCLUDED IN WARRANTY.
  - CONTRACTOR TO VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS, AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES PRIOR TO BID. NO LATER THAN FIVE DAYS PRIOR TO BID THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES.
  - THE CONTRACTOR MUST COMPLETE TWO PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE. BOTH TESTS MUST SHOW NO DROP IN PRESSURE DURING THE DURATION OF THE TEST.
    - 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
    - 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
  - CONTRACTOR TO PROVIDE OWNER COLOR CODED ZONE DIAGRAM PLAN, 8-1/2" X 11" LAMINATED SHEET(S). IDENTIFY CONTROLLER STATION AND CONNECTED CONTROL VALVE NUMBERS. PLAN TO BE PLACED IN ADHESIVE POUCH ATTACHED TO INSIDE OF CONTROLLER.

**KEY**

■ PERMANENT DRIP IRRIGATION



204 MAIN ST, STE 125  
TRUSSVILLE, AL 35173  
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

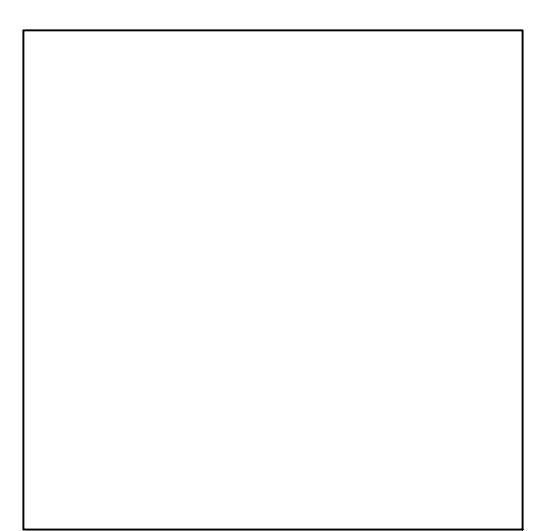
LIVANO ELIZABETH CREEK

LIV DEVELOPMENT  
2204 LAKESHORE DRIVE, SUITE 450  
BIRMINGHAM, AL 35209

DATE: 01/31/2025  
DRAWN BY: GH  
REVIEWED BY: MP  
JOB NUMBER: 24016

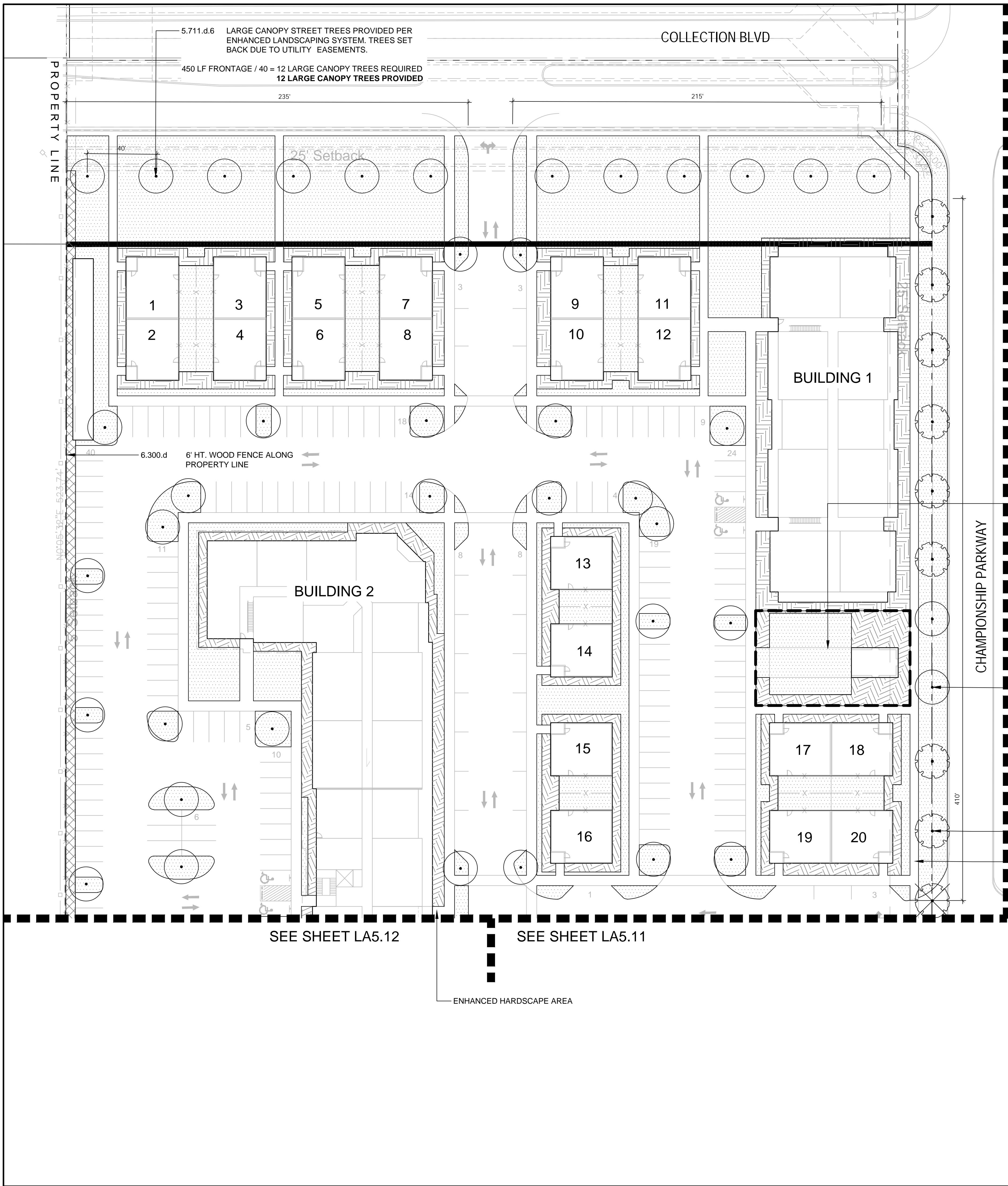
SHEET TITLE: IRRIGATION COVERAGE EXHIBIT

LANDSCAPE CODE PLAN  
DRAFT - NOT FOR CONSTRUCTION



LA5.03

PLOTSTUDIO157293 Friday, January 31, 2025 C:\USERS\PLOTSTUDIO157293\PILOT-STUDIO-DROPBOX\PILOT-PROJECTS\24016-LIV-ELIZABETH-TOWN-WORKING-AUTOCAD-X-BASE.DWG



**LANDSCAPE REQUIREMENTS**

- 6.204.a.7 ALL PROVIDED OUTDOOR BICYCLE PARKING LOCATIONS SHALL BE WELL LIT, WITHIN 100' OF BUILDING ENTRANCES, AND LOCATED OUTSIDE OF PUBLIC R.O.W.
- 6.204.b.3 SIGNAGE TO BE PROVIDED WHERE BICYCLE PARKING SPACES ARE NOT VISIBLE FROM PRIMARY STREET.
- 6.204.c.1 BICYCLE PARKING SPACES MINIMUM RATE NOT REQUIRED FOR MULTIFAMILY OUTSIDE OF MU ZONING.
- 6.300.d-g 25 POINT BUFFER YARD PROVIDED WHERE PROPERTY ABUTS ADJACENT SINGLE FAMILY RESIDENTIAL USE.
  - 6' HT. DOUBLE FACED WOOD FENCE = 10 POINTS
  - 5 ORNAMENTAL SHRUBS PER 25 LF OF BUFFERYARD = 15 POINTS
  - 25 POINT BUFFER PROVIDED**
- 6.301.d.2 OPAQUE WALLS PROVIDED AT REFUSE HANDLING FACILITY. EVERGREEN HEDGES SHALL BE PROVIDED TO SCREEN ALL OTHER MECHANICAL STRUCTURES ON SITE.
- 4.711.C.2 45% OPEN SPACE PROVIDED. SEE LA5.00.
- 5.711.d.6 ENHANCED LANDSCAPING SYSTEM REQUIREMENTS MET THROUGH STREET TREES AND PRIVATE FEATURES. 20 POINTS REQUIRED.
  - STREET TREE: LARGE CANOPY TREES PROVIDED @ 40' O.C. 10 POINTS
  - PRIVATE FEATURE: POOL AMENITY + SECONDARY AMENITIES 5 POINTS
  - @ 5% OF NET LAND AREA
  - 695,553 SF NET LAND AREA \* .05 = 34,778 SF REQUIRED
  - 20,000 SF POOL AREA + SECONDARY PARK AMENITIES (16,000 SF) = 36,000 SF PROVIDED
  - PRIVATE FEATURE: DOG PARK 5 POINTS
  - 20 POINTS TOTAL**

**PLANT SCHEDULE**

●	LARGE CANOPY TREE SPECIES SELECTED FROM TABLE F (PREFERRED TREE LIST), Quercus shumardii / Shumard Oak Quercus virginiana / Southern Live Oak Ulmus parvifolia / Lacebark Elm	100
●	EXISTING STREET TREE TO REMAIN	43
[Pattern]	LANDSCAPED AREA Calliandra americana / American Beautyberry Itea virginica / Virginia Sweetshrub Myrica pusilla / Dwarf Southern Wax Myrtle Rhus aromatica / Fragrant Sumac Salvia greggii / Autumn Sage	73,427 sf
[Pattern]	BUFFER PLANTINGS Calliandra americana / American Beautyberry Myrica pusilla / Dwarf Southern Wax Myrtle Salvia leucantha / Mexican Bush Sage Schizanthus litoralis / Little Bluestem	13,102 sf
[Pattern]	TURF AND GROUND COVER Bouteloua dactyloides / Buffalo Grass Cynodon dactylon 'Celebration' / Celebration Bermudagrass	168,506 sf

5,000 SF SECONDARY PARK AMENITY WITH ENHANCED HARDSCAPE, SHADE STRUCTURE, SOFT SEATING, AND ENHANCED LANDSCAPE.

5.711.d.6 LARGE CANOPY STREET TREES PROVIDED PER ENHANCED LANDSCAPING SYSTEM. EXISTING STREET TREES PRESERVED (EXCEPT WHERE IN CONFLICT WITH VEHICULAR ACCESS) AND INFILLED TO COMPLETE FRONTAGE.

410 LF FRONTAGE / 40 = 10 LARGE CANOPY TREES REQUIRED  
8 EXISTING STREET TREES PRESERVED  
2 LARGE CANOPY TREES PROVIDED

EXISTING STREET TREE TO REMAIN, TYP.

WALKWAYS PROVIDED TO CONNECT TO ALL BUILDINGS, BUFFER YARDS, AND RECREATIONAL FACILITIES. WALKWAYS PROVIDED TO CONNECT TO PUBLIC STREETS AND ADJACENT PROPERTIES.



204 MAIN ST, STE 125  
TRUSSVILLE, AL 35173  
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

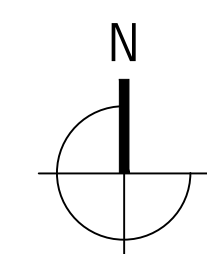
**LIVANO ELIZABETH CREEK**

**LIV DEVELOPMENT**  
2204 LAKESHORE DRIVE, SUITE 450  
BIRMINGHAM, AL 35209

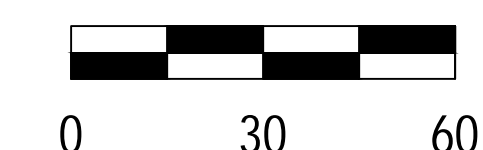
DATE: 01/31/2025
DRAWN BY: GH
REVIEWED BY: MP
JOB NUMBER: 24016

SHEET TITLE: LANDSCAPE CODE PLAN

LANDSCAPE CODE PLAN  
DRAFT - NOT FOR CONSTRUCTION



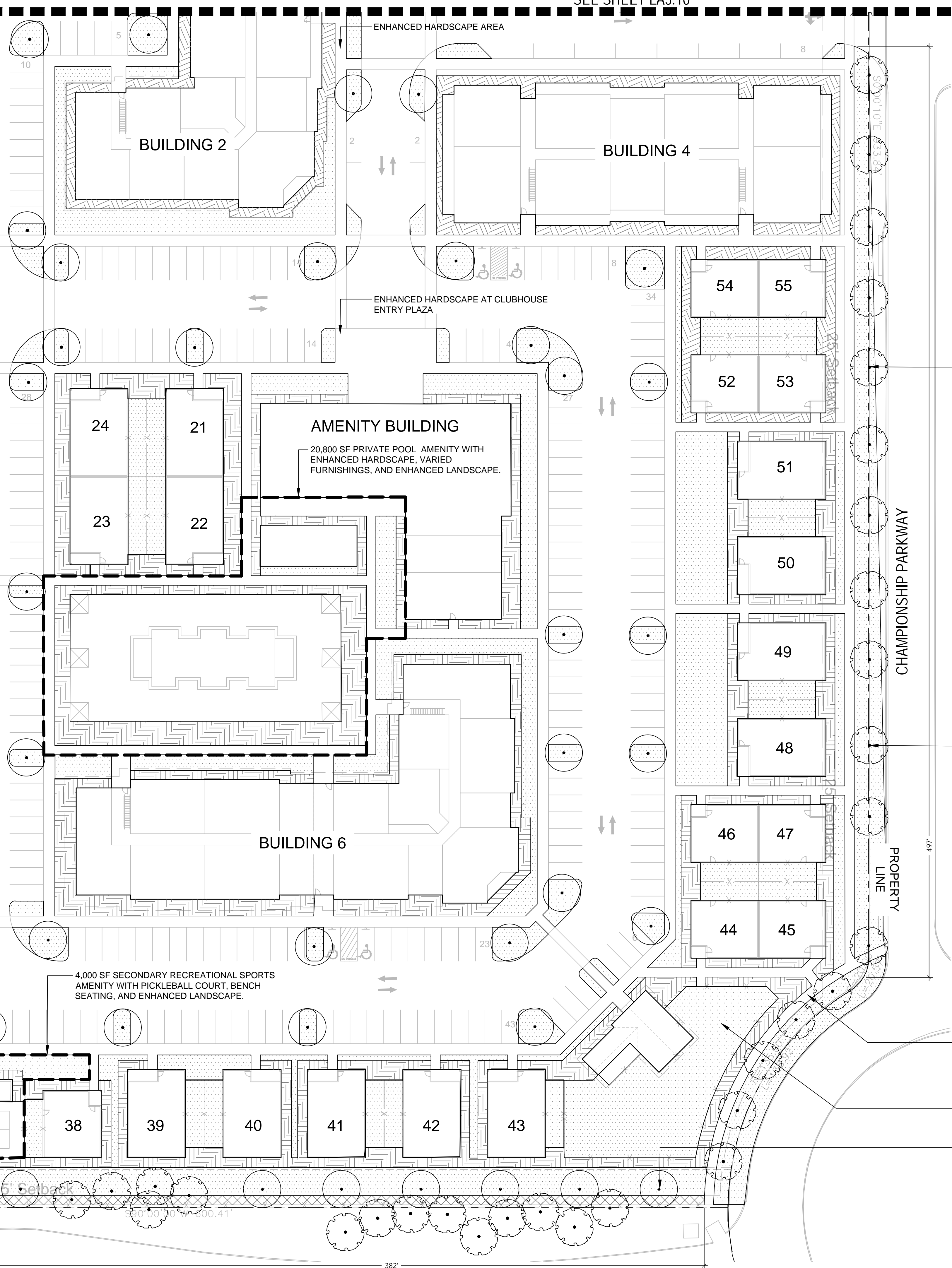
SCALE: 1" = 30'



**LA5.10**

SEE SHEET LA5.10

SEE SHEET LA5.12



**LANDSCAPE REQUIREMENTS**

- 6.204.a.7 ALL PROVIDED OUTDOOR BICYCLE PARKING LOCATIONS SHALL BE WELL LIT, WITHIN 100' OF BUILDING ENTRANCES, AND LOCATED OUTSIDE OF PUBLIC R.O.W.
- 6.204.b.3 SIGNAGE TO BE PROVIDED WHERE BICYCLE PARKING SPACES ARE NOT VISIBLE FROM PRIMARY STREET.
- 6.204.c.1 BICYCLE PARKING SPACES MINIMUM RATE NOT REQUIRED FOR MULTIFAMILY OUTSIDE OF MU ZONING.
- 6.300.d-g 25 POINT BUFFER YARD PROVIDED WHERE PROPERTY ABUTS ADJACENT SINGLE FAMILY RESIDENTIAL USE.
  - 6' HT. DOUBLE FACED WOOD FENCE = 10 POINTS
  - 5 ORNAMENTAL SHRUBS PER 25 LF OF BUFFERYARD = 15 POINTS
  - 25 POINT BUFFER PROVIDED**
- 6.301.d.2 OPAQUE WALLS PROVIDED AT REFUSE HANDLING FACILITY. EVERGREEN HEDGES SHALL BE PROVIDED TO SCREEN ALL OTHER MECHANICAL STRUCTURES ON SITE.
- 4.711.C.2 45% OPEN SPACE PROVIDED. SEE LA5.00.
- 5.711.d.6 ENHANCED LANDSCAPING SYSTEM REQUIREMENTS MET THROUGH STREET TREES AND PRIVATE FEATURES. 20 POINTS REQUIRED.
  - STREET TREE: LARGE CANOPY TREES PROVIDED @ 40' O.C. 10 POINTS
  - PRIVATE FEATURE: POOL AMENITY + SECONDARY AMENITIES 5 POINTS
  - @ 5% OF NET LAND AREA
  - 695,553 SF NET LAND AREA \* .05 = 34,778 SF REQUIRED
  - 20,000 SF POOL AREA + SECONDARY PARK AMENITIES (16,000 SF) = 36,000 SF PROVIDED
  - PRIVATE FEATURE: DOG PARK 5 POINTS
  - 20 POINTS TOTAL**

**PLANT SCHEDULE**

	LARGE CANOPY TREE SPECIES SELECTED FROM TABLE F (PREFERRED TREE LIST) Quercus shumardii / Shumard Oak Quercus virginiana / Southern Live Oak Ulmus parvifolia / Lacebark Elm	100
	EXISTING STREET TREE TO REMAIN	43
	LANDSCAPED AREA Callicarpa americana / American Beautyberry Itea virginica / Virginia Sweetspire Myrica pusilla / Dwarf Southern Wax Myrtle Rhus aromatica / Fragrant Sumac Salvia greggii / Autumn Sage	73,427 sf
	BUFFER PLANTINGS Callicarpa americana / American Beautyberry Myrica pusilla / Dwarf Southern Wax Myrtle Salvia leucantha / Mexican Bush Sage Schizachyrium scoparium / Little Bluestem	13,102 sf
	TURF AND GROUNDCOVER Bouteloua dactyloides / Buffalo Grass Cynodon dactylon 'Celebration' / Celebration Bermudagrass	168,506 sf

EXISTING STREET TREE TO REMAIN, TYP.

5.711.d.6 LARGE CANOPY STREET TREES PROVIDED PER ENHANCED LANDSCAPING SYSTEM. EXISTING STREET TREES PRESERVED (EXCEPT WHERE IN CONFLICT WITH VEHICULAR ACCESS) AND INFILLED TO COMPLETE FRONTAGE.

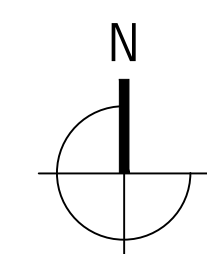
497 LF FRONTAGE / 40 = 12 LARGE CANOPY TREES REQUIRED  
12 EXISTING STREET TREES PRESERVED

WALKWAYS PROVIDED TO CONNECT TO ALL BUILDINGS, BUFFER YARDS, AND RECREATIONAL FACILITIES. WALKWAYS PROVIDED TO CONNECT TO PUBLIC STREETS AND ADJACENT PROPERTIES.

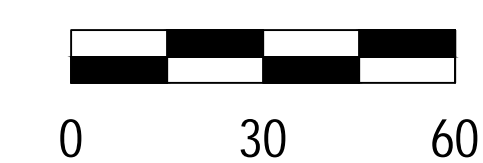
DOG PARK AND SPA AMENITY WITH ENHANCED HARDSCAPE, SHADE STRUCTURE, SOFT SEATING, AND ENHANCED LANDSCAPE.

5.711.d.6 LARGE CANOPY STREET TREES PROVIDED PER ENHANCED LANDSCAPING SYSTEM. EXISTING STREET TREES PRESERVED (EXCEPT WHERE IN CONFLICT WITH VEHICULAR ACCESS) AND INFILLED TO COMPLETE FRONTAGE.

382 LF FRONTAGE / 40 = 10 LARGE CANOPY TREES REQUIRED  
4 EXISTING STREET TREES PRESERVED  
7 LARGE CANOPY TREES PROVIDED



SCALE: 1" = 30'



204 MAIN ST, STE 125  
TRUSSVILLE, AL 35173  
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

LIVANO ELIZABETH CREEK

LIV DEVELOPMENT  
2204 LAKESHORE DRIVE, SUITE 450  
BIRMINGHAM, AL 35209

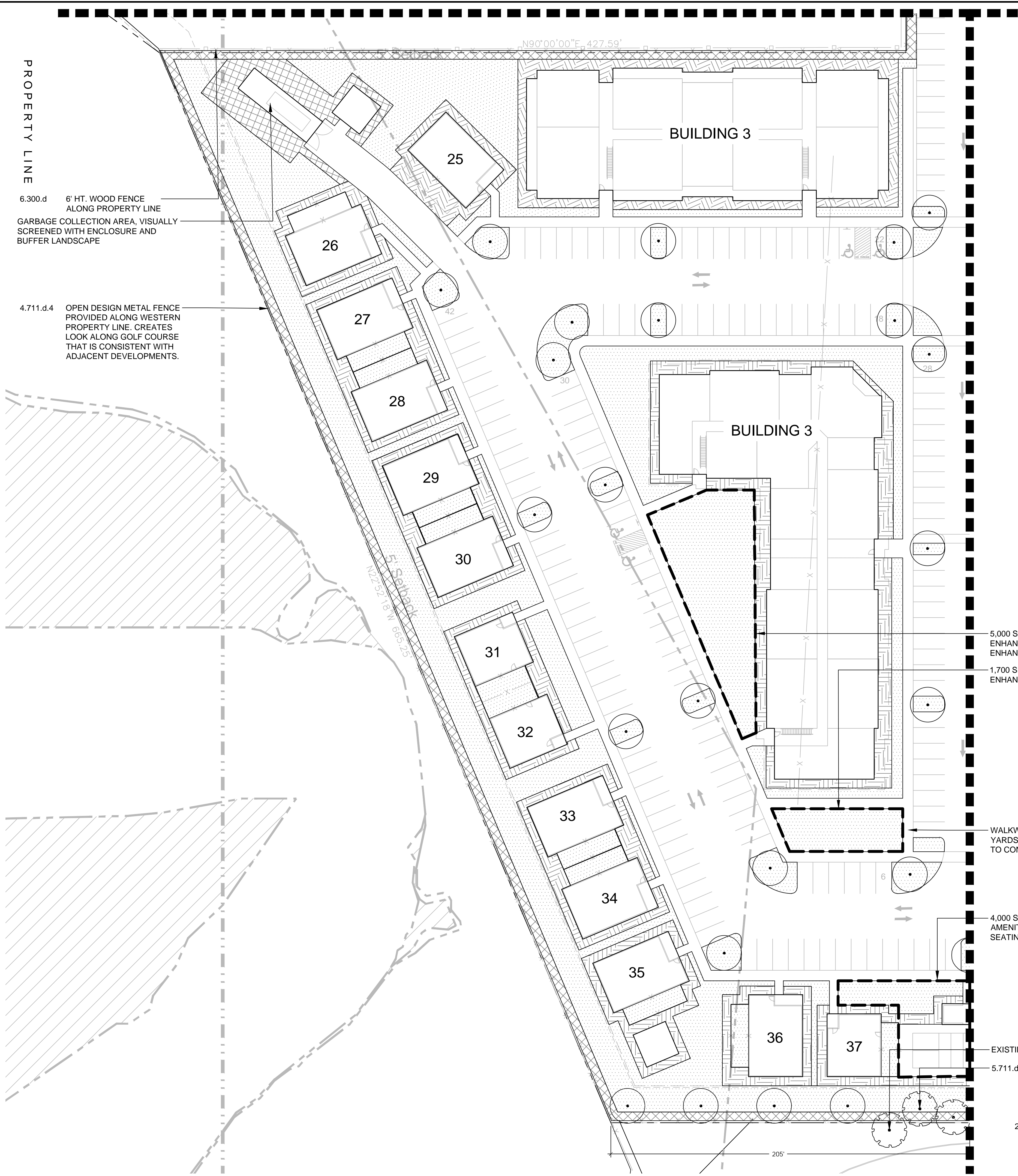
DATE: 01/31/2025
DRAWN BY: GH
REVIEWED BY: MP
JOB NUMBER: 24016

SHEET TITLE: LANDSCAPE CODE PLAN

LANDSCAPE CODE PLAN  
DRAFT - NOT FOR CONSTRUCTION

LA5.11

PLOTSTUDIO157293 Friday, January 31, 2025 C:\USERS\PLOTSTUDIO157293\PILOT-STUDIO DROPBOX\PILOT-PROJECTS\24016 - LIV - ELIZABETH TOWN\WORKING\AUTOCAD\X-BASE.DWG



- LANDSCAPE REQUIREMENTS**
- 6.204.a.7 ALL PROVIDED OUTDOOR BICYCLE PARKING LOCATIONS SHALL BE WELL LIT, WITHIN 100' OF BUILDING ENTRANCES, AND LOCATED OUTSIDE OF PUBLIC R.O.W.
  - 6.204.b.3 SIGNAGE TO BE PROVIDED WHERE BICYCLE PARKING SPACES ARE NOT VISIBLE FROM PRIMARY STREET.
  - 6.204.c.1 BICYCLE PARKING SPACES MINIMUM RATE NOT REQUIRED FOR MULTIFAMILY OUTSIDE OF MU ZONING.
  - 6.300.d-g 25 POINT BUFFER YARD PROVIDED WHERE PROPERTY ABUTS ADJACENT SINGLE FAMILY RESIDENTIAL USE.
    - 6' HT. DOUBLE FACED WOOD FENCE = 10 POINTS
    - 5 ORNAMENTAL SHRUBS PER 25 LF OF BUFFERYARD = 15 POINTS
    - 25 POINT BUFFER PROVIDED**
  - 6.301.d.2 OPAQUE WALLS PROVIDED AT REFUSE HANDLING FACILITY. EVERGREEN HEDGES SHALL BE PROVIDED TO SCREEN ALL OTHER MECHANICAL STRUCTURES ON SITE.
  - 4.711.C.2 45% OPEN SPACE PROVIDED. SEE LA5.00.
  - 5.711.d.6 ENHANCED LANDSCAPING SYSTEM REQUIREMENTS MET THROUGH STREET TREES AND PRIVATE FEATURES. 20 POINTS REQUIRED.
    - STREET TREE: LARGE CANOPY TREES PROVIDED @ 40' O.C. 10 POINTS
    - PRIVATE FEATURE: POOL AMENITY + SECONDARY AMENITIES 5 POINTS
    - @ 5% OF NET LAND AREA
    - 695,553 SF NET LAND AREA \* .05 = 34,778 SF REQUIRED
    - 20,000 SF POOL AREA + SECONDARY PARK AMENITIES (16,000 SF) = 36,000 SF PROVIDED
    - PRIVATE FEATURE: DOG PARK 5 POINTS
    - 20 POINTS TOTAL**

**PLANT SCHEDULE**

●	<b>LARGE CANOPY TREE</b> SPECIES SELECTED FROM TABLE F (PREFERRED TREE LIST). Quercus shumardii / Shumard Oak Quercus virginiana / Southern Live Oak Ulmus parvifolia / Lacebark Elm	100
●	<b>EXISTING STREET TREE TO REMAIN</b>	43
[Pattern]	<b>LANDSCAPED AREA</b> Calliandra americana / American Beautyberry Itea virginica / Virginia Sweetspire Myrica pusilla / Dwarf Southern Wax Myrtle Rhus aromatica / Fragrant Sumac Salvia greggii / Autumn Sage	73,427 sf
[Pattern]	<b>BUFFER PLANTINGS</b> Calliandra americana / American Beautyberry Myrica pusilla / Dwarf Southern Wax Myrtle Salvia leucantha / Mexican Bush Sage Schizachyrium scoparium / Little Bluestem	13,102 sf
[Pattern]	<b>TURF AND GROUNDCOVER</b> Bouteloua dactyloides / Buffalo Grass Cynodon dactylon 'Celebration' / Celebration Bermudagrass	168,506 sf



204 MAIN ST, STE 125  
TRUSSVILLE, AL 35173  
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

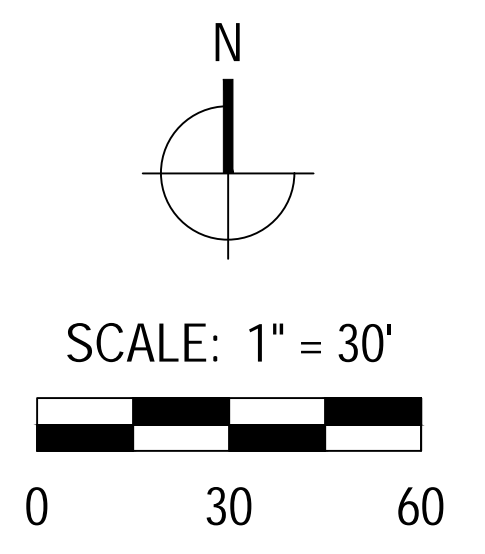
**LIVANO ELIZABETH CREEK**

**LIV DEVELOPMENT**  
2204 LAKESHORE DRIVE, SUITE 450  
BIRMINGHAM, AL 35209

DATE: 01/31/2025  
DRAWN BY: GH  
REVIEWED BY: MP  
JOB NUMBER: 24016

SHEET TITLE: LANDSCAPE CODE PLAN

LANDSCAPE CODE PLAN  
DRAFT - NOT FOR CONSTRUCTION



**LA5.12**