



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

June 16, 2022

Persons may address the Planning and Zoning Commission on any issue. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. Each member of the public who desires to address the P&Z Commission regarding an item on an agenda for an open meeting of the P&Z Commission shall have the right to address the Commission on the item before the Commission's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Commission only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Commission only once on each agenda item. In accordance with the State of Texas Open Meeting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. To address the Commission for any public hearing item please sign a speaker's sheet located on the tables by the front entry and submit to a Staff member.

1. **5:30 PM Work Session**

2. **Roll Call**

3. **6:00 PM Regular Meeting**

1. **Consent Agenda**

1. Discuss and take action regarding the approval of the June 2, 2022 Regular Planning and Zoning Commission Meeting Minutes.

2. **FINAL PLAT/** Spiritas Ranch Phase 1M (FP-22-03366) Presentation, discussion, and consideration on a request for approval of a Final Plat for Spiritas Ranch Subdivision Phase 1M, establishing 158 residential lots, and 4 common area lots. Situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

3. **FINAL PLAT**
/ Spiritas Ranch Phase 1M (FP-22-03367). Presentation, discussion, and consideration on request for approval of a Final Plat for Spiritas Ranch Subdivision Phase 1G, establishing 243 residential lots, and 6 common area lots, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

4. **FINAL PLAT/CEC Witt Addition (FP-22-03368).** Presentation, discussion, and consideration on a request for a Final Plat for CEC Witt Addition. Establishing one commercial lot from an existing two-property abstract survey on approximately 1.385 acres, situated in the H. KENDAL SURVEY, Abstract No. 713, within Little Elm's town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

2. **Regular Agenda**

1. **PRELIMINARY PLAT/ Eldorado Bend Addition (PP-22-02680).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Eldorado Bend, establishing 25 residential lots, 5 HOA lots, Right of way, and easements on approximately 6.049 acres located in the D.M. Cule Survey, Abstract No. 226, in Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation
2. **PUBLIC HEARING / Smotherman Road (PD-22-03036).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 6.686 acres of land, currently zoned as Light Commercial (LC), in order to establish a new Planned Development district based on Light Commercial (LC) district, to allow a new commercial development with modified development standards and establish a new type of office/warehouse/showroom product.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

4. **Discussion of future agenda items, update on Council action, and requests for new business considerations**

5. **Adjourn**

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on June 13, 2022, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

Olga Chernomorets - Planning Manager



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/16/2022

OVERVIEW

Project	Adoption of the June 2, 2022 Planning and Zoning commission Meeting Minutes
P&Z Hearing	06/16/2022
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Discuss and take action regarding the approval of the June 2, 2022 Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z Minutes June 2, 2022

DRAFT



Minutes

Town of Little Elm PLANNING & ZONING COMMISSION Regular Meeting Thursday, JUNE 2, 2022 - 7:00 pm

Present: Michael Bell, Chairman; Ron Trees, Vice Chairman; Tom Ocelli, Commissioner; Danny Weakley, Commissioner; Brent Thibeaux, Commissioner; Robert Martin, Commissioner; Jack Skinner, Alternate Commissioner

Absent: Stephen Horn, Commissioner; Chip Norman, Alternate Commissioner

Staff Present: Olga Chernomoretz, Planning Manager
Rachel Mendoza, Development Services Manager
Brian Salvesen, Planner

1. 5:30 PM Work Session

Staff briefed the commission on the agenda items and answered any clarifying questions.

Commissioner Weakley let the Commission know that he would have to step down after the June 16, 2022 meeting due to plans to outside the Town.

2. Roll Call

3. 6:00 PM Regular Meeting

Chairman Bell opened the meeting at 6pm.

1. Discuss and take action regarding the approval of the May 19, 2022 regular Planning and Zoning commission meeting minutes.

Motion: Approve May 19, 2022 Planning and Zoning Commission Meeting minutes.

Motion by Alternate Commissioner Jack Skinner, seconded by Commissioner Danny Weakley

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Tom Ocelli, Commissioner Danny Weakley, Commissioner Brent Thibeaux, Commissioner Robert Martin, Alternate Commissioner Jack Skinner

7 - 0 Passed - Unanimously

2. **PRELIMINARY PLAT/ Eldorado Bend Addition (PP-22-02680).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Eldorado Bend, establishing 25 residential lots, 5 HOA lots, Right of way, and easements on approximately 6.049 acres located in the D.M. Cule Survey, Abstract No. 226, in Little Elm's Town limits.
- Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

Staff briefed the Commission that the applicant has requested to extend the item until the June 16, 2022 Planning and Zoning Commission Meeting.

Motion: Extend item until the June 16, 2022 Planning and Zoning Commission Meeting.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Brent Thibeaux

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Tom Ocelli, Commissioner Danny Weakley, Commissioner Brent Thibeaux, Commissioner Robert Martin, Alternate Commissioner Jack Skinner

7 - 0 Passed - Unanimously

3. **PUBLIC HEARING/ Massey Services (SUP-22-02594).** Public hearing, discussion, and take action on a recommendation regarding a request for a Specific Use Permit (SUP) for a Business Service use, generally located at 1927 Old Witt Road, currently zoned Light Commercial (LC), in order to allow for pest control services with on-site vehicle fleet.
- Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff briefed the Commission on the agenda item. The Commission had no questions for staff.

Alan Weiss, property representative, was available for questions.

Chairman Bell asked Mr. Weiss if he had any thoughts on the proposed 2-year duration of the SUP.

Mr. Weiss responded that the lease is for 5 years, with an additional 5-year option, so any leniency would be appreciated.

Chairman Bell asked Mr. Weiss if he could make a commitment for all the work to be done.

Mr. Weiss responded that he wants all the planning work to be done within 3 to 6 months.

Vice-Chair Trees asked if the 13 vehicles on-site limit is enough for the tenet to still grow.

Mr. Weiss responded that currently there is only 7 - 8, and that 13 will be enough.

Chairman Bell opened the public hearing at 6:12pm.

With no one in attendance indicating they'd wish to speak, Chairman Bell closed the public hearing at 6:13pm.

The Commission discussed extending the SUP to a period of 5 years, 10 years, and no time condition at all.

Motion: Approve the SUP request subject to the following conditions:

1. Applicant shall not park more than 13 fleet vehicles on site, and all fleet vehicles shall only park within the screened gated area as shown on the site plan.
2. Prior to the Council meeting, the applicant shall revise the site plan to show the additional site and landscape improvements.
3. Prior to obtaining a Certificate of Occupancy, applicant shall complete the proposed parking improvements.
4. Prior to obtaining a Certificate of Occupancy, applicant shall provide professionally drawn landscape/irrigation plans showing perimeter shrubs and ornamental trees, along the entirety of Witt Road frontage, and an above grade planter with living shrubs to screen the parking area on the west side of the front building, all in accordance with the Town's landscape requirements. All planting must be completed by the end of calendar year 2022.

Motion by Vice Chairman Ron Trees, seconded by Alternate Commissioner Jack Skinner

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Tom Ocelli, Commissioner Danny Weakley, Commissioner Brent Thibeaux, Commissioner Robert Martin, Alternate Commissioner Jack Skinner

7 - 0 Passed - Unanimously

4. **PUBLIC HEARING/** Liquor King (SUP-22-01130). Public hearing, discussion, and take action on a recommendation regarding a request for a Specific Use Permit (SUP) for a Liquor Store use, located at 1951 FM 423, currently zoned Planned Development - Light Commercial (LC), through Ordinance No. 1457, as amended by Ordinance No. 1474, in order to allow for the sale of alcoholic beverages for off-site consumption only.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff briefed the Commission. The Commission had no questions for staff.

Applicant Mihir Varia was briefed the Commission on the store concept and was available for questions.

Commissioner Martin asked if the applicant can accommodate not putting shelves against the glazing. The applicant indicated that they could.

Alternate-Commissioner Skinner asked the applicant if windows are covered, are limiting the window signs an issue for the applicant? The applicant indicated that the store concept was for little to no window signs.

Chairman Bell opened the public hearing at 6:27pm.

With no one indicating they wished to speak, Chairman Bell closed the public hearing at 6:27pm.

This Commission discussed wanting to restrict signage and what was visible from the windows and ultimately decided to restrict any shelving from being visible from outside and prohibit window signage other than what is legally required.

Motion: Approve the SUP request subject to the following conditions:

1. Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate as a bar, brewpub, or similar use.
2. All alcohol-related activities must meet all standards found in Chapter 10, Alcoholic Beverages, of the Little Elm Code of Ordinances.
3. No shelving shall be visible from the outside and no window signage other than what is legally required for informational and legal purposes.

Motion by Commissioner Tom Ocelli, seconded by Commissioner Brent Thibaux

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Tom Ocelli, Commissioner Danny Weakley, Commissioner Brent Thibaux, Commissioner Robert Martin, Alternate Commissioner Jack Skinner

7 - 0 Passed - Unanimously

5. **PUBLIC HEARING/** Almost Home Tap House (SUP-22-02678). Public hearing, discussion, and take action on a recommendation regarding a request for a Specific Use Permit (SUP) for a Bar/Brewpub use, located at 850 W. Eldorado Parkway, Suite 700, currently zoned Light Commercial (LC), in order to allow for the sale and consumption of alcoholic beverages for on-premises consumption only.

- Staff Report/Applicant Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

Staff briefed the Commission on the agenda item.

There were no questions for staff.

Applicants David Myers and Oliver Serrano briefed the Commission on their vision for the business.

The Commission had no questions for the applicants.

Chairman Bell opened the public hearing at 6:45pm.

With no one indicating they wished to speak, Chairman Bell closed the public hearing at 6:45pm.

Motion: Approve the SUP request subject to the following conditions:

1. Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate as a bar, brewpub, or similar use.
2. All alcohol-related activities must meet all standards found in Chapter 10, Alcoholic Beverages, of the Little Elm Code of Ordinances.

Motion by Alternate Commissioner Jack Skinner, seconded by Commissioner Brent Thibaux

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Tom Ocelli, Commissioner Danny Weakley, Commissioner Brent Thibaux, Commissioner Robert Martin, Alternate Commissioner Jack Skinner

7 - 0 Passed - Unanimously

6. PUBLIC HEARING/ Village at Eldorado (PD-22-01649). A request to rezone approximately 1.5 acres of land, currently zoned as Planned Development - Light Commercial (PD-LC) through Ordinance No. 484, generally located at 2821 Eldorado Parkway, on the south side of Eldorado Parkway, within Little Elm's town limits, in order to amend the existing Planned Development district, to allow a new commercial development with modified development standards.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff briefed the commission on the agenda item.

Applicant Shawn Rockenbach, stated that the applicant is willing to revise the plans to meet more of the town codes as outlined in Staff's list. He was also available for questions from the commission.

Chairman Bell stated that there was still concern over the amount of variations for a site where both parcels were under the minimum lot size.

Chairman Ocelli asked why the applicant needed the variance for the curb stops. The applicant stated that there was no need since the landscaping was far enough back from the edge of curb.

Chairman Bell opened the public hearing at 7pm.

With no one indicating they wished to speak Chairman Bell closed the public hearing at 7pm.

Commissioners Bell, Ocelli, and Skinner all perceived the site as being overdeveloped due to the subdivision making both sites under 1 acre.

Commissioners Bell, Thibeaux, and Martin all voiced concern over the number of waivers and the circulation for the two sites.

Vice-chair Ron Trees also had concern over the parking in both sites.

Motion: Deny the PD request due to amount of outstanding waivers requested as well as the negative impact on existing traffic congestion and lack of proper circulation in and around the site and shopping center in general.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Robert Martin

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Tom Ocelli, Commissioner Danny Weakley, Commissioner Robert Martin, Alternate Commissioner Jack Skinner

NAY: Commissioner Brent Thibeaux

6 - 1 Passed

4. **Discussion of future agenda items, update on Council action, and requests for new business considerations**
5. **Adjourn**

Chairman Bell adjourned the meeting at 7:18pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/16/2022

OVERVIEW

Project	FINAL PLAT/ Spiritas Ranch Phase 1M (FP-22-03366)
P&Z Hearing	06/16/2022
Council Hearing	N/A
Size	31.425 acres
Current Zoning	Planned Development
Proposed Use	Single Family Residential
Existing Use	Vacant
Future Land Use Plan Designation	Residential
Applicant	Matt Clark
Owner	MM Little Elm 548, LLC
Strategic Goal	

Agenda Item

FINAL PLAT/ Spiritas Ranch Phase 1M (FP-22-03366) Presentation, discussion, and consideration on a request for approval of a Final Plat for Spiritas Ranch Subdivision Phase 1M, establishing 158 residential lots, and 4 common area lots. Situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the southeast corner of FM 720 and US 380 E.

Planning Analysis

This is the Final Plat for phase 1M of the Spiritas Ranch Subdivision, a single-family residential development.

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

This Final Plat establishes 158 residential lots, 4 common area lots, utility easements, and dedicates 9.593 acres of right-of-way on 31.425 acres.

Engineering.

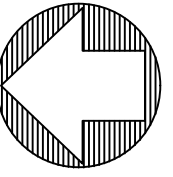
Staff has reviewed the submitted plat document and found it to be in compliance with Chapter 107 - Subdivision Ordinance.

Recommended Action

Staff recommends approval of the final plat as presented.

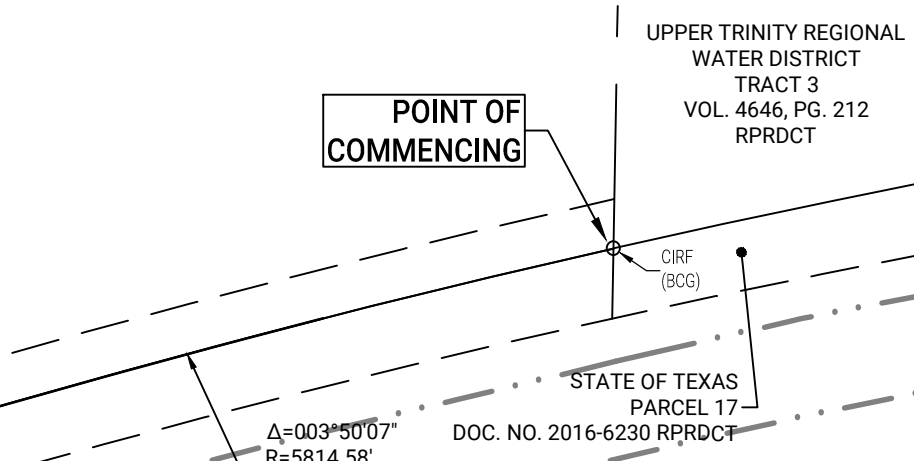
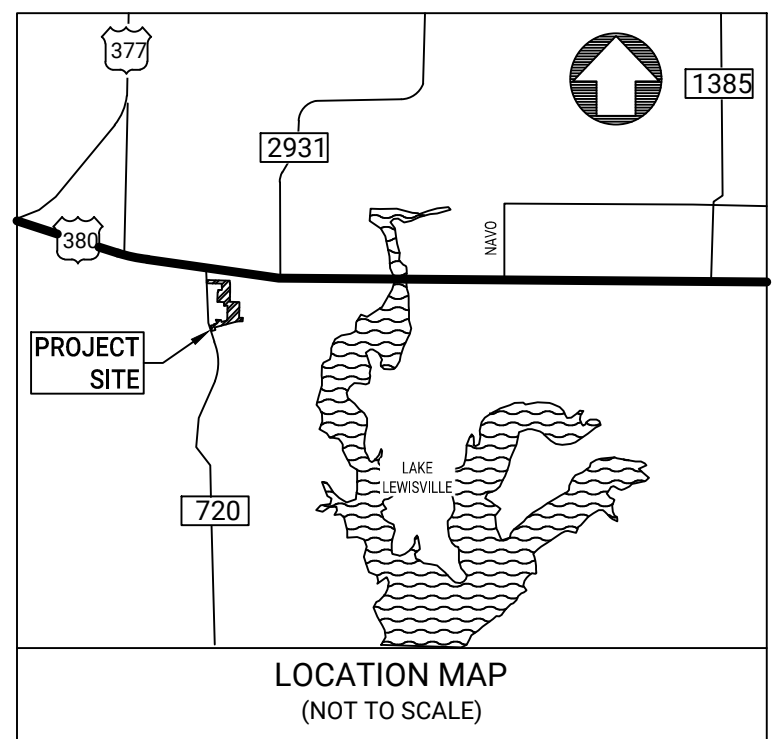
Attachments

Spiritas 1M FP



0 100 200
SCALE: 1" = 100'

LEGEND	
IRF	IRON ROD FOUND
CRS	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL. PG.	VOLUME PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRCDT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DROCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	PUBLIC RECORDS, DENTON COUNTY, TEXAS
	DENOTES STREET NAME CHANGE



FINAL PLAT SPIRITAS RANCH PHASE 1M

31.425 ACRES
9.593 ACRES RIGHT-OF-WAY
12 BLOCKS
158 RESIDENTIAL LOTS, 4 COMMON AREA LOTS
BLOCK A, LOT 1X, BLOCK B, LOT 1X,
BLOCK C, LOTS 1-7 & 1X, BLOCK F, LOTS 1-5 & 60-75,
BLOCK G, LOTS 1-8 & 37-44, BLOCK H, LOTS 12-15,
BLOCK J, LOTS 1-13 & 42-54, BLOCK K, LOTS 1-11,
BLOCK L, LOTS 1-23, BLOCK M, LOTS 14-25,
BLOCK N, LOTS 14-16, BLOCK O, LOTS 10-14 & 2X,
BLOCK P, LOTS 1-24, BLOCK Q, LOTS 1-6
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

NOTES:
1. Zoned SF-3 per DP-37.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-1M
DATE: JUNE 1, 2022

TECH-BAS
SCALE 1" = 100'
PAGE 1 OF 3

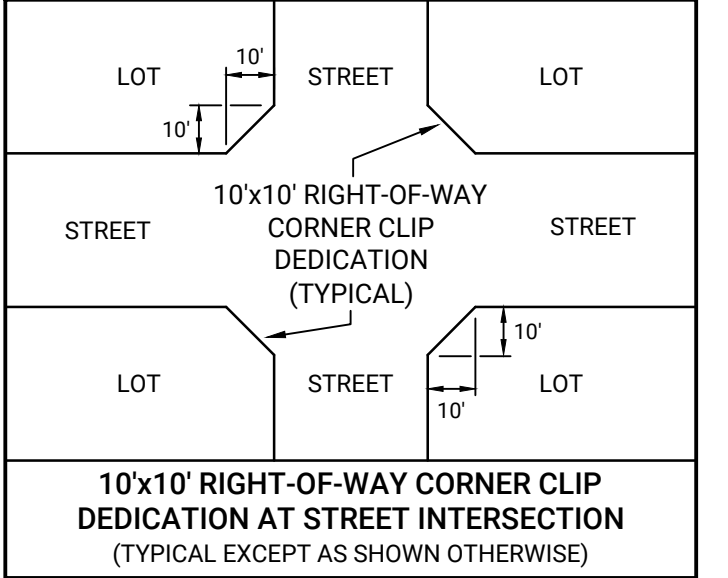
FARM TO MARKET ROAD NO. 720 (VARIABLE WIDTH R.O.W.)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N17°53'12"W	74.29
L2	N23°52'56"W	61.40
L3	N28°46'40"W	31.75
L4	S88°39'07"E	41.06
L5	S87°39'35"W	50.89
L6	S85°30'52"W	50.89
L7	S83°22'10"W	50.89
L8	S81°13'27"W	50.89

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°04'45"W	50.89
L10	S76°58'22"W	50.89
L11	S75°40'03"W	51.04
L12	N88°39'07"W	22.10
L13	S88°39'07"E	10.69
L14	N01°53'48"W	15.09
L15	N08°19'15"W	3.84

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	000°18'29"	755.00	S88°01'53"W	4.06	4.06
C2	005°29'43"	500.00	S88°36'01"W	47.94	47.95
C3	005°29'42"	1340.02	S88°36'01"W	128.47	128.52
C4	005°29'43"	780.00	S88°36'01"W	74.78	74.81
C5	004°08'29"	1060.00	S87°55'25"W	76.60	76.62
C6	005°29'43"	1060.00	S88°36'01"W	101.62	101.66

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C7	002°26'03"	780.00	S87°04'14"W	33.14	33.14
C8	005°29'43"	1340.02	N88°36'01"E	128.47	128.52
C9	003°14'41"	350.00	N00°16'28"W	19.82	19.82
C10	005°29'43"	500.00	N88°36'01"W	47.94	47.95
C11	016°51'49"	350.00	N07°05'02"W	102.64	103.01
C12	009°40'08"	350.00	N03°29'11"W	58.99	59.06



S:\2019\201907-01 SURVEY\PHASE 1\7-01M.FPP.dwg 6/1/2022 3:18 PM
5/20/2022 11:51 AM JIMMIE D. NICHOLS

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS MM LITTLE ELM 548, LLC, is the owner of that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Town of Little Elm, Denton County, Texas, and being part of those certain tracts of land described in deeds to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025, and Instrument No. 2020-187997, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" capped iron rod stamped "BCG 10194538" found in the east right-of-way line of Farm-to-Market Road 720 (a variable-width right-of-way), and being the beginning of a curve to the left;

THENCE with said east right-of-way line of Farm-to-Market Road 720 with said curve to the left, which has a central angle of 03°50'07", a radius of 5,814.58 feet, a chord that bears North 13°35'52" West for 389.15 feet, and for an arc distance of 389.22 feet to a 5/8 inch iron rod with cap stamped "BCG #10194538" found;

THENCE North 15°30'56" West, continuing with said east right-of-way line of Farm-to-Market Road 720, a distance of 479.33 feet to a 5/8 inch iron rod with cap stamped "BCG #10194538" found, said iron rod being the POINT OF BEGINNING;

THENCE North 15°30'56" West, continuing with said east right-of-way line of Farm-to-Market 720, a distance of 242.17 feet to a 5/8 inch iron rod with cap stamped "BCG #10194538" set, said iron rod being the beginning of a curve to the left;

THENCE northwesterly, with said curve which has a central angle of 00°36'22", a radius of 740.00 feet, a chord that bears North 15°49'07" West, a chord distance of 7.83 feet, and an arc distance of 7.83 feet to a 5/8 inch iron rod with cap stamped "BCG #10194538" set;

THENCE departing said east right-of-way line of Farm-to-Market 720, and over and across said MM Little Elm 548, LLC tracts, the following courses to 5/8 inch iron rods with cap stamped "BCG #10194538" set for corner:

North 74°29'04" East, a distance of 165.04 feet;

North 15°30'56" West, a distance of 34.07 feet;

North 74°29'04" East, a distance of 165.00 feet;

North 17°53'12" West, a distance of 74.29 feet;

North 23°52'56" West, a distance of 61.40 feet;

North 28°46'40" West, a distance of 31.75 feet;

South 88°39'07" East, a distance of 252.68 feet;

South 01°20'53" West, a distance of 32.39 feet;

South 15°30'56" East, a distance of 61.57 feet;

North 74°29'04" East, a distance of 284.18 feet;

North 15°30'56" West, a distance of 33.85 feet;

North 01°20'53" East, a distance of 657.63 feet to the beginning of a non-tangent curve to the right;

Southwesterly, with said curve which has a central angle of 05°26'09", a radius of 1,365.00 feet, a chord that bears South 88°37'48" West, a chord distance of 129.46 feet, and an arc distance of 129.50 feet;

North 88°39'07" West, a distance of 35.69 feet;

North 01°20'53" East, a distance of 165.00 feet;

North 88°39'07" West, a distance of 311.71 feet;

North 01°20'53" East, a distance of 451.93 feet;

South 88°39'07" East, a distance of 18.14 feet;

North 01°20'53" East, a distance of 115.00 feet;

South 88°39'07" East, a distance of 176.75 feet;

North 01°20'53" East, a distance of 115.00 feet;

North 88°39'07" West, a distance of 15.00 feet;

North 01°20'53" East, a distance of 178.07 feet;

And North 88°39'07" West, a distance of 705.20 feet to capped iron rod stamped "BCG #10194538" set in said east right-of-way line of Farm-to-Market 720;

THENCE North 01°36'16" East with said east right-of-way line of Farm-to-Market Road 720, a distance of 154.87 feet to a fence corner post found for corner at the northeast corner of said MM Little Elm 548, LLC tract recorded in Instrument No. 2020-187997, and the southwest corner of that certain tract of land described in deed to Oak Grove Methodist Church recorded in Volume 2269, Page 580, RPRDCT;

THENCE South 88°22'07" East, with the said north line of MM Little Elm 548, LLC tract and the south line of said Oak Grove Methodist Church tract, a distance of 1,077.55 feet to a 5/8 inch iron rod with cap stamped "BCG #10194538" set fpr corner in said north line of said MM Little Elm 548, LLC tract and the south line of Lot 2, Block A, Parker Crossing Addition, an addition to the Town of Little Elm according to Amended Conveyance Plat in recorded in Document No. 2015-458, Plat Records of Denton County, Texas (PRDCT);

(CONTINUED)

(CONTINUED)

THENCE departing said south line of Lot 2, Block A, and over and across said MM Little Elm 548, LLC tracts, the following courses to 5/8 inch iron rods with cap stamped "BCG #10194538" set for corner:

South 01°20'53" West, a distance of 129.54 feet;

South 88°39'07" East, a distance of 17.19 feet;

South 01°20'53" West, a distance of 132.85 feet;

South 88°39'07" East, a distance of 6.56 feet;

South 01°20'53" West, a distance of 280.37 feet to the beginning of a non-tangent curve to the right;

Northeasterly, with said curve which has a central angle of 00°10'32", a radius of 1,085.00 feet, a chord that bears North 89°56'15" East, a chord distance of 3.32 feet, and an arc distance of 3.32 feet;

South 01°20'53" West, a distance of 332.24 feet to the beginning of a non-tangent curve to the left;

Southwesterly, with said curve which has a central angle of 00°18'29", a radius of 755.00 feet, a chord that bears South 88°01'53" West, a chord distance of 4.06 feet, and an arc distance of 4.06 feet;

South 01°20'53" West, a distance of 115.07 feet;

South 88°39'07" East, a distance of 41.06 feet;

North 01°20'53" East, a distance of 0.67 feet;

South 88°39'07" East, a distance of 410.59 feet;

South 01°20'53" West, a distance of 165.00 feet;

South 88°39'07" East, a distance of 9.12 feet;

South 01°20'53" West, a distance of 574.54 feet to the beginning of a non-tangent curve to the right;

Northeasterly, with said curve which has a central angle of 04°25'07", a radius of 1,525.68 feet, a chord that bears North 89°08'15" East, a chord distance of 117.63 feet, and an arc distance of 117.66 feet;

South 88°38'59" East, a distance of 51.46 feet;

South 01°20'53" West, a distance of 165.25 feet;

North 89°35'24" West, a distance of 113.51 feet;

South 87°39'35" West, a distance of 50.89 feet;

South 85°30'52" West, a distance of 50.89 feet;

South 83°22'10" West, a distance of 50.89 feet;

South 81°13'27" West, a distance of 50.89 feet;

South 79°04'45" West, a distance of 50.89 feet;

South 76°58'22" West, a distance of 50.89 feet;

South 75°40'03" West, a distance of 51.04 feet;

South 74°29'04" West, a distance of 879.39 feet;

South 15°30'56" East, a distance of 119.07 feet;

South 74°29'04" West, a distance of 165.00 feet to the POINT OF BEGINNING, containing an area of 31.425 acres of land.

OWDEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM LITTLE ELM 548, LLC., a Texas Limited Liability CompanyPartnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Spiritas Ranch Phase 1M, an Addition to the Town of Little Elm, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drain facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Witness my hand this ____ day of _____, 2022.

MM LITTLE ELM 548, LLC
A Texas Limited Liability Company

BY: MM LITTLE ELM 548, LLC
A Texas Limited Liability Company,
Its General Partner

BY: _____
MEHRDAD MOAYEDI
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the state of texas, on this day personally appeared MEHRDAD MOAYEDI, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

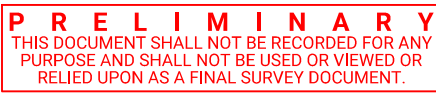
MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JIMMIE D. NICHOLS, a registered professional land surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the Town of Little Elm subdivision regulations.

DATED THIS THE ____ DAY OF _____, 2022.



JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for The State of Texas, on this day personally appeared JIMMIE D. NICHOLS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS the ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:_____

NOTES:

- Water service to be provided by the Town of Little Elm.
- Utility providers:
- Electric & gas service: Telephone service: Water & Sanitary Sewer Utility Service:
COSERV AT&T Mustang Special Utility District
7701 South Stemmons 2301 Ridgeview Drive 7985 FM 2931
Corinth, Texas 75065 Plano, Texas 75025 Aubrey, Texas 76227
Phone 1-800-274-4014 Phone (972) 569-3084 Phone (940) 440-9561
- Sanitary sewer to be handled by facilities approved by the Town of Little Elm.
- The maintenance of public paving, and drainage infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Town of Little Elm.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
- Lots ending with an "X" are non-residential lots. Maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
- All common areas will be owned and maintained by the HOA/POA.
- Notice - selling a portion of this addition by metes and bounds is a violation of town ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations shall be at least 2 feet above the 100-year floodplain. Subject property lies within Zone "AE" - "Base Flood Elevations Determined" or Zone "X-Shaded" - "Areas of 0.2% Annual Chance Flood: Areas of 1% Annual Chance Flood with Average Depths of Less Than 1 Foot or With Drainage Areas Less Than 1 Square Mile; and Areas Protected by Levees From 1% Annual Chance Flood", and Zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Floodplain", according to Federal Emergency Management Agency Flood Insurance Rate map for Denton County, Texas and incorporated areas, Number 48121C0405G, Revision Date April 18, 2011. Limits of Zone "AE" is shown graphically plotted hereon according to this map.
- All perimeter boundary corners are 5/8" iron rod with caps marked "BCG 10194538" found or set, unless noted otherwise.
- Private common areas may contain, either across or through, a public trail system.
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone 4202 (NAD83). All distances are surface distances with a surface to grid scale factor of 0.999849393.
- Zoned SF-3 per DP-37.
- Retaining walls exceeding 4 feet in height shall be owned and maintained by the homeowners association (HOA) and their successors or assignees.
- All of block a lot 1X to be identified as Open Space And Drainage Easement.

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED BEFORE APPROVAL)

Approved

Town Official

Date

Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of Spiritas Ranch Phase 1L Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ____ day of _____, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ____ day of _____, 2022.

Town Secretary
Town of Little Elm, Texas

FINAL PLAT
SPIRITAS RANCH
PHASE 1M

31.425 ACRES
9.593 ACRES RIGHT-OF-WAY
12 BLOCKS
158 RESIDENTIAL LOTS, 4 COMMON AREA LOTS
BLOCK A, LOT 1X, BLOCK B, LOT 1X,
BLOCK C, LOTS 1-7 & 1X, BLOCK F, LOTS 1-5 & 60-75,
BLOCK G, LOTS 1-8 & 37-44, BLOCK H, LOTS 12-15,
BLOCK J, LOTS 1-13 & 42-54, BLOCK R, LOTS 1-11,
BLOCK S, LOTS 1-23, BLOCK T, LOTS 14-25,
BLOCK X, LOTS 14-16, BLOCK Y, LOTS 10-14 & 2X,
BLOCK Z, LOTS 1-24, BLOCK CT, LOTS 1-6
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: jNichols@Barraza-Group.com



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-1M
DATE: JUNE 1, 2022

TECH-CJG
SCALE 1"=100'

Block - C - Area Table			Block - F - Area Table			Block - G - Area Table			Block - H - Area Table			Block - J - Area Table			Block - R - Area Table			Block - S - Area Table			Block - T - Area Table			Block - X - Area Table			Block - Y - Area Table			Block - Z - Area Table			Block -CT- Area Table							
Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)	Lot	Area (AC)	Area (SF)					
1	0.210	9,151	1	0.133	5,806	1	0.131	5,700	12	0.131	5,700	1	0.133	5,801	1	0.184	8,031	1	0.204	8,907	14	0.172	7,494	14	0.296	12,893	2	x	0.287	12,500	1	0.157	6,850	1	0.134	5,844				
2	0.119	5,164	2	0.110	4,806	2	0.106	4,636	13	0.112	4,859	2	0.107	4,681	2	0.132	5,750	2	0.132	5,750	15	0.141	6,129	15	0.158	6,865	10	0.132	5,750	2	0.135	5,899	2	0.109	4,766					
3	0.115	5,015	3	0.110	4,803	3	0.108	4,697	14	0.112	4,859	3	0.107	4,681	3	0.132	5,750	3	0.132	5,750	16	0.141	6,129	16	0.198	8,622	11	0.132	5,750	3	0.135	5,899	3	0.109	4,766					
4	0.112	4,863	4	0.110	4,803	4	0.109	4,747	15	0.112	4,859	4	0.107	4,681	4	0.132	5,750	4	0.132	5,750	17	0.141	6,129	Block Area (AC) Area (SF)			12	0.132	5,750	4	0.135	5,899	4	0.109	4,766					
5	0.109	4,740	5	0.110	4,799	5	0.109	4,742	Block Area (AC) Area (SF)			5	0.107	4,681	5	0.132	5,750	5	0.132	5,750	18	0.141	6,129				SUM	0.652	28,380	13	0.132	5,750	5	0.135	5,899	5	0.109	4,766		
6	0.107	4,665	60	0.108	4,722	6	0.108	4,719				6	0.107	4,681	6	0.132	5,750	6	0.132	5,750	6	0.132	5,750	19	0.141	6,129	Block Area (AC) Area (SF)			14	0.132	5,750	6	0.135	5,899	6	0.134	5,844		
7	0.106	4,634	61	0.108	4,722	7	0.107	4,678	SUM	8.465	20,277	7	0.107	4,681	7	0.132	5,750	7	0.132	5,750	20	0.141	6,129	Block Area (AC) Area (SF)						7	0.135	5,899	Block Area (AC) Area (SF)							
1X	0.121	5,274	62	0.108	4,722	8	0.107	4,643	Block Area (AC) Area (SF)			8	0.108	4,683	8	0.132	5,750	8	0.132	5,750	21	0.141	6,129							SUM	0.947	41,250				8	0.135	5,899	8	0.135
Block Area (AC) Area (SF)			63	0.108	4,722	37	0.107	4,661				9	0.107	4,670	9	0.132	5,750	9	0.132	5,750	9	0.132	5,750	22	0.141	6,129	Block Area (AC) Area (SF)					9	0.135	5,899	10	0.135	5,899			
			64	0.108	4,722	38	0.108	4,705	Block Area (AC) Area (SF)			10	0.107	4,679	10	0.132	5,750	10	0.132	5,750	23	0.141	6,129	10	0.135	5,899						11	0.135	5,899						
65	0.108	4,722	39	0.109	4,741	11	0.107	4,682				11	0.107	4,676	11	0.132	5,750	11	0.132	5,750	11	0.132	5,750	24	0.141	6,134	Block Area (AC) Area (SF)					12	0.135	5,899	12	0.135	5,899			
66	0.108	4,722	40	0.109	4,751	12	0.107	4,676	12	0.107	4,670	12	0.157	6,851	12	0.157	6,851	12	0.157	6,851	25	0.219	9,551	Block Area (AC) Area (SF)								13	0.135	5,899	13	0.135	5,899			
67	0.108	4,722	41	0.108	4,713	13	0.107	4,649	Block Area (AC) Area (SF)			13	0.107	4,649	13	0.157	6,850	13	0.157	6,850	Block Area (AC) Area (SF)								14	0.139	6,035	SUM	1.798	78,338	14	0.135	5,899	14	0.135	5,899
68	0.108	4,722	42	0.107	4,650	42	0.107	4,662				Block Area (AC) Area (SF)			43	0.107	4,679	43	0.139	6,035									43	0.139	6,035	SUM	1.798	78,338	15	0.139	6,035	15	0.135	5,899
69	0.109	4,728	43	0.106	4,629	44	0.107	4,679	44	0.107	4,679				44	0.139	6,035	44	0.139	6,035	44	0.139	6,035	Block Area (AC) Area (SF)			16	0.139	6,035	16	0.135	5,899	16	0.135	5,899					
70	0.110	4,785	44	0.131	5,700	45	0.107	4,681	45	0.107	4,681	45	0.139	6,035	45	0.139	6,035	45	0.139	6,035	Block Area (AC) Area (SF)						17	0.139	6,035	17	0.139	6,035	17	0.139	6,035					
71	0.110	4,803	Block Area (AC) Area (SF)			46	0.107	4,681	46	0.107	4,681	46	0.139	6,035	46	0.139	6,035	46	0.139	6,035						Block Area (AC) Area (SF)					18	0.141	6,146	18	0.141	6,146	18	0.141	6,146	
72	0.110	4,803				47	0.107	4,675	47	0.107	4,675	47	0.107	4,675	47	0.139	6,035	47	0.139	6,035	47	0.139	6,035	Block Area (AC) Area (SF)							19	0.141	6,147	19	0.141	6,147	19	0.141	6,147	
73	0.110	4,802	Block Area (AC) Area (SF)			48	0.107	4,681	48	0.107	4,681	48	0.139	6,035	48	0.139	6,035	48	0.139	6,035	Block Area (AC) Area (SF)								20	0.141	6,147	20	0.141	6,147	20	0.141	6,147			
74	0.110	4,781				49	0.107	4,681	49	0.107	4,681	49	0.107	4,681	49	0.139	6,035	49	0.139	6,035						49	0.139	6,035	Block Area (AC) Area (SF)					21	0.141	6,147	21	0.141	6,147	21
75	0.132	5,745	Block Area (AC) Area (SF)			50	0.107	4,681	50	0.107	4,681	50	0.139	6,035	50	0.139	6,035	50	0.139	6,035	Block Area (AC) Area (SF)					22	0.141	6,147						22	0.141	6,147	22	0.141	6,147	
Block Area (AC) Area (SF)						SUM	2.341	101,958	51	0.107	4,681	51	0.107	4,681	51	0.203	8,853	51	0.203	8,853						51	0.203	8,853	Block Area (AC) Area (SF)					23	0.141	6,147	23	0.141	6,147	23
			SUM	2.341	101,958	52	0.107	4,681	52	0.107	4,681	52	0.107	4,681	52	0.203	8,853	52	0.203	8,853	52	0.203	8,853	Block Area (AC) Area (SF)										24	0.175	7,631	24	0.175	7,631	24
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			53	0.107	4,681	53	0.107	4,681	53	0.107	4,681	53	0.203	8,853	53	0.203	8,853	Block Area (AC) Area (SF)								Block Area (AC) Area (SF)			25	0.175	7,631	25	0.175	7,631	25	0.175	7,631
						SUM	2.844	123,867	54	0.133	5,801	54	0.133	5,801	54	0.133	5,801	54	0.203	8,853						54	0.203	8,853				Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			26
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			SUM	2.844	123,867	Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			SUM	3.287	143,203	SUM	3.287	143,203	Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			27	0.175	7,631									27
						SUM	2.844	123,867							SUM	3.287	143,203	SUM	3.287	143,203									Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			28	0.175	7,631	28
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)					Block Area (AC) Area (SF)											29	0.175	7,631	29
																													SUM	2.844	123,867	SUM	3.287	143,203	SUM	3.287	143,203	Block Area (AC) Area (SF)		
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			31	0.175	7,631	31	0.175	7,631	31	0.175	7,631			
																													SUM	2.844	123,867	SUM	3.287	143,203	SUM	3.287	143,203	Block Area (AC) Area (SF)		
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			33	0.175	7,631	33	0.175	7,631	33	0.175	7,631			
																													SUM	2.844	123,867	SUM	3.287	143,203	SUM	3.287	143,203	Block Area (AC) Area (SF)		
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			35	0.175	7,631	35	0.175	7,631	35	0.175	7,631			
																													SUM	2.844	123,867	SUM	3.287	143,203	SUM	3.287	143,203	Block Area (AC) Area (SF)		
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			37	0.175	7,631	37	0.175	7,631	37	0.175	7,631			
																													SUM	2.844	123,867	SUM	3.287	143,203	SUM	3.287	143,203	Block Area (AC) Area (SF)		
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			39	0.175	7,631	39	0.175	7,631	39	0.175	7,631			
																													SUM	2.844	123,867	SUM	3.287	143,203	SUM	3.287	143,203	Block Area (AC) Area (SF)		
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			41	0.175	7,631	41	0.175	7,631	41	0.175	7,631			
																													SUM	2.844	123,867	SUM	3.287	143,203	SUM	3.287	143,203	Block Area (AC) Area (SF)		
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			43	0.175	7,631	43	0.175	7,631	43	0.175	7,631			
																													SUM	2.844	123,867	SUM	3.287	143,203	SUM	3.287	143,203	Block Area (AC) Area (SF)		
Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)			Block Area (AC) Area (SF)					Block Area (AC) Area (SF)			45	0.175	7,631	45	0.175	7,631	45	0.175				

FINAL PLAT
**SPIRITAS RANCH
PHASE 1M**

31.425 ACRES
9.593 ACRES RIGHT-OF-WAY
12 BLOCKS
158 RESIDENTIAL LOTS, 4 COMMON AREA LOTS
BLOCK A, LOT 1X, BLOCK B, LOT 1X,
BLOCK C, LOTS 1-7 & 1X, BLOCK F, LOTS 1-5 & 60-75,
BLOCK G, LOTS 1-8 & 37-44, BLOCK H, LOTS 12-15,
BLOCK J, LOTS 1-13 & 42-54, BLOCK K, LOTS 1-11,
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BLOCK X, LOTS 14-16, BLOCK Y, LOTS 10-14 & 2X,
BLOCK Z, LOTS 1-24, BLOCK CT, LOTS 1-6
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com



TBPLS FIRM REG. NO. 10194538
 TBPE FIRM REG. NO. 20683
 801 EAST CAMPBELL ROAD, STE. 650
 RICHARDSON, TEXAS 75081
 TELEPHONE - (214)-484-7055
 PROJECT NO. 2019017-1M
 DATE: JUNE 1, 2022



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/16/2022

OVERVIEW

Project	FINAL PLAT/ Spiritas Ranch Phase 1G (FP-22-03367)
P&Z Hearing	06/16/2022
Council Hearing	N/A
Size	47.403 acres
Current Zoning	Planned Development
Proposed Use	Single Family Residential
Existing Use	Vacant
Future Land Use Plan Designation	Residential
Applicant	Haider Rizv
Owner	MM Little Elm 548, LLC
Strategic Goal	

Agenda Item

FINAL PLAT / Spiritas Ranch Phase 1M (FP-22-03367). Presentation, discussion, and consideration on request for approval of a Final Plat for Spiritas Ranch Subdivision Phase 1G, establishing 243 residential lots, and 6 common area lots, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the southeast corner of FM 720 and US 380 E.

Planning Analysis

This is the Final Plat for Phase 1G of the Spiritas Ranch Subdivision, a single-family residential development.

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

This Final Plat establishes 243 residential lots, 6 common area lots, utility easements, and 10.615 acres of right-of-way on 47.403 acres.

Staff has reviewed the submitted plat document and found it to be in compliance with Chapter 107 - Subdivision Ordinance.

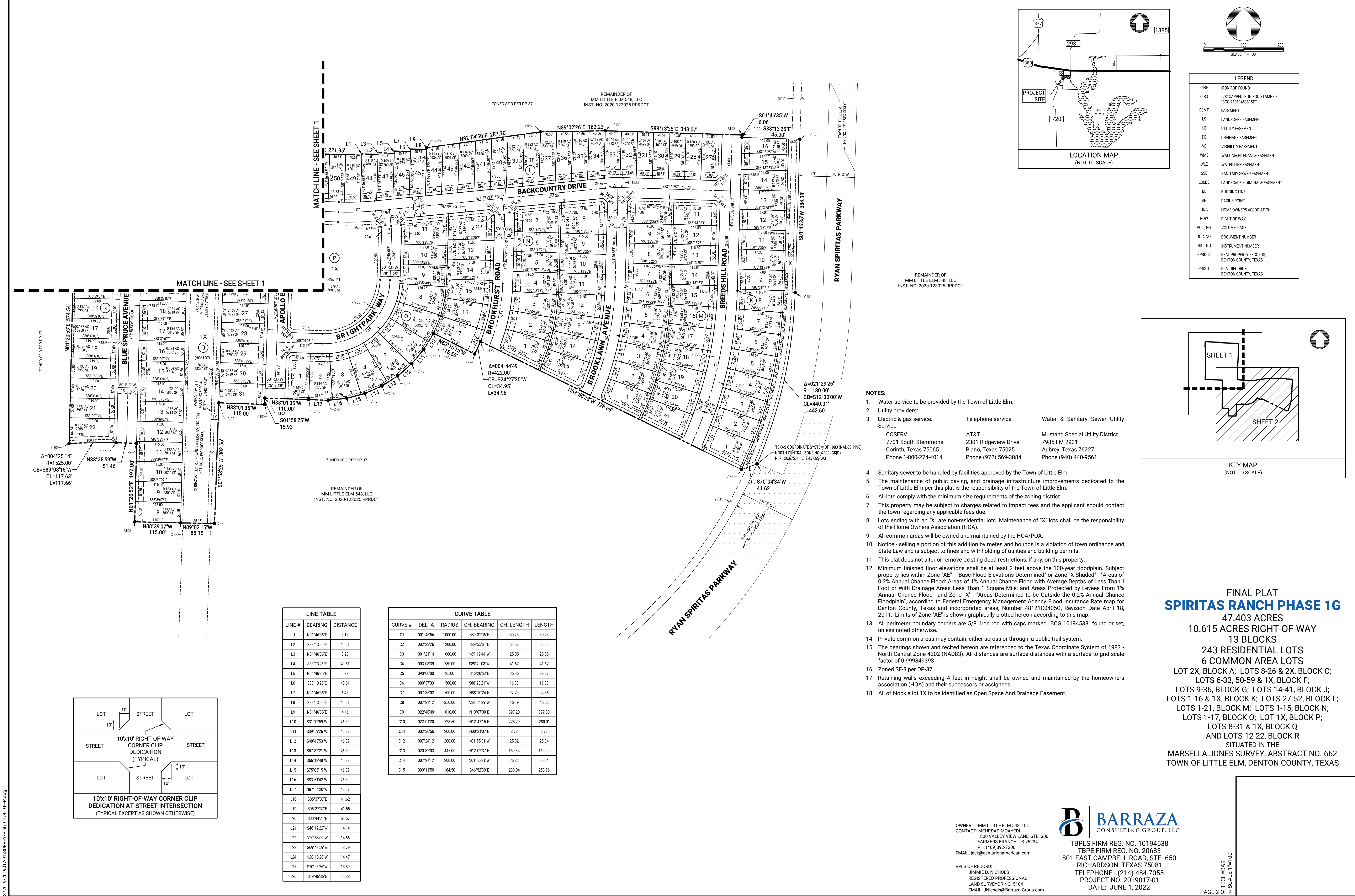
Recommended Action

Staff recommends approval of the final plat as presented.

Attachments

Spiritas 1G FP

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N01°46'35"E	3.13
L2	S89°13'25"E	40.51
L3	N01°46'35"E	3.98
L4	S89°13'25"E	40.51
L5	N01°46'35"E	5.73
L6	S89°13'25"E	40.51
L7	N01°46'35"E	6.43
L8	S89°13'25"E	40.51
L9	N01°46'35"E	4.45
L10	S31°12'59"W	46.89
L11	S39°59'26"W	46.89
L12	S48°45'53"W	46.89
L13	S57°32'21"W	46.89
L14	S66°18'48"W	46.89
L15	S75°05'15"W	46.89
L16	S83°51'42"W	46.89
L17	N87°54'20"W	46.89
L18	S00°37'37"E	41.62
L19	S05°37'37"E	41.62
L20	S07°44'21"E	54.57
L21	S46°12'22"W	14.14
L22	N20°59'00"W	14.66
L23	S69°48'50"W	13.79
L24	N02°01'20"W	14.47
L25	S70°08'26"W	13.39
L26	S19°48'36"E	14.38



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §
WHEREAS MM LITTLE ELM 548, LLC, is the owner of that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Town of Little Elm, Denton County, Texas, and being part of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a fence corner post found in the east right-of-way line of Farm to Market Road 720 (a variable-width right-of-way), said point being the northwest corner of said MM Little Elm 548, LLC tract, said point also being the southwest corner of tract of land described in deed to Oak Grove Methodist Church, recorded in Volume 2269, Page 580, RPRDCT;

THENCE South 88°22'07" East, with the north line of said MM Little Elm 548, LLC tract, and with the south line of said Oak Grove Methodist Church tract recorded in Volume 2269, Page 580, RPRDCT, and the south line of that certain tract of land described in deed to Oak Grove Methodist Church tract, recorded in Volume 2269, Page 584, RPRDCT, a distance of 1077.55 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for the POINT OF BEGINNING;

THENCE South 88°22'07" East, with the north line of said MM Little Elm 548, LLC tract, a distance of 349.27 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for a northeast corner of said MM Little Elm 548, LLC tract;

THENCE South 00°49'00" West, with the east line of said MM Little Elm 548, LLC tract, a distance of 16.98 feet to a 3/8" iron rod found for corner;

THENCE South 88°28'06" East, with the north line of said MM Little Elm 548, LLC tract, a distance of 522.42 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner;

THENCE departing the north line of said MM Little Elm 548, LLC tract, and over and across said MM Little Elm 548, LLC tract, the following calls to 5/8" iron rods with cap stamped "BCG 10194538" set for corner:

- South 01°28'07" West, a distance of 240.83 feet;
- South 01°12'34" East, a distance of 50.00 feet, said iron rod being the beginning of a non-tangent curve to the right;
- Westerly direction with said non-tangent curve to the right, which has a central angle of 00°13'29", a radius of 1,225.00 feet, and a chord that bears South 88°54'11" West for 4.81, and for an arc distance of 4.81 feet;
- South 00°04'46" West, a distance of 52.95 feet;
- South 01°58'25" West, a distance of 609.52 feet;
- South 88°01'35" East, a distance of 115.00 feet;
- South 01°58'25" West, a distance of 12.51 feet;
- South 88°13'25" East, a distance of 221.95 feet;
- North 01°46'35" East, a distance of 3.13 feet;
- South 88°13'25" East, a distance of 40.51 feet;
- North 01°46'35" East, a distance of 3.98 feet;
- South 88°13'25" East, a distance of 40.51 feet;
- North 01°46'35" East, a distance of 5.73 feet;
- South 88°13'25" East, a distance of 40.51 feet;
- North 01°46'35" East, a distance of 6.43 feet;
- South 88°13'25" East, a distance of 40.51 feet;
- North 01°46'35" East, a distance of 4.46 feet;
- North 82°04'50" East, a distance of 287.70 feet;
- North 89°02'26" East, a distance of 162.23 feet;
- South 88°13'25" East, a distance of 343.07 feet;
- South 01°46'35" West, a distance of 6.06 feet;
- South 88°13'25" East, a distance of 145.00 feet;
- South 01°46'35" West, a distance of 384.38 feet, said iron rod being the beginning of a non-tangent curve to the right;
- Southerly direction with said non-tangent curve to the right, which has a central angle of 21°29'26", a radius of 1,180.00 feet, and a chord that bears South 12°30'00" West for 440.01, and for an arc distance of 442.60 feet;
- South 70°04'34" West, a distance of 41.62 feet;
- North 63°50'28" West, a distance of 728.68 feet, said iron rod being the beginning of a non-tangent curve to the right;
- Southwesterly direction with said non-tangent curve to the right, which has a central angle of 04°44'49", a radius of 422.00 feet, and a chord that bears South 24°27'20" West for 34.95, and for an arc distance of 34.96 feet;
- North 63°10'15" West, a distance of 115.50 feet;
- South 31°12'59" West, a distance of 46.89 feet;
- South 39°59'26" West, a distance of 46.89 feet;
- South 48°45'53" West, a distance of 46.89 feet;
- South 57°32'21" West, a distance of 46.89 feet;

- South 66°18'48" West, a distance of 46.89 feet;
- South 75°05'15" West, a distance of 46.89 feet;
- South 83°51'42" West, a distance of 46.89 feet;
- North 87°54'20" West, a distance of 48.69 feet;
- North 88°01'35" West, a distance of 110.00 feet;
- South 01°58'25" West, a distance of 15.93 feet;
- North 88°01'35" West, a distance of 115.00 feet;
- South 01°58'25" West, a distance of 302.56 feet;
- North 89°02'15" West, a distance of 85.15 feet;
- North 88°39'07" West, a distance of 115.00 feet;
- North 01°20'53" East, a distance of 197.00 feet;
- North 88°38'59" West, a distance of 51.46 feet, said iron rod being the beginning of a non-tangent curve to the left;
- Westerly direction with said non-tangent curve to the left, which has a central angle of 04°25'14", a radius of 1,525.00 feet, and a chord that bears South 89°08'15" West for 117.63, and for an arc distance of 117.66 feet;
- North 01°20'53" East, a distance of 574.54 feet;
- North 88°39'07" West, a distance of 9.12 feet;
- North 01°20'53" East, a distance of 165.00 feet;
- North 88°39'07" West, a distance of 410.59 feet;
- South 01°20'53" West, a distance of 0.67 feet;
- North 88°39'07" West, a distance of 41.06 feet;
- North 01°20'53" East, a distance of 115.07 feet, said iron rod being the beginning of a non-tangent curve to the right;
- Easterly direction with said non-tangent curve to the right, which has a central angle of 00°18'29", a radius of 755.00 feet, and a chord that bears North 88°01'53" East for 4.06, and for an arc distance of 4.06 feet;
- North 01°20'53" East, a distance of 332.24 feet, said iron rod being the beginning of a non-tangent curve to the left;
- Westerly direction with said non-tangent curve to the left, which has a central angle of 00°10'32", a radius of 1,085.00 feet, and a chord that bears South 89°56'15" West for 3.32, and for an arc distance of 3.32 feet;
- North 01°20'53" East, a distance of 280.37 feet;
- North 88°39'07" West, a distance of 6.56 feet;
- North 01°20'53" East, a distance of 132.85 feet;
- North 88°39'07" West, a distance of 17.19 feet;
- North 01°20'53" East, a distance of 129.54 feet to the POINT OF BEGINNING, and containing 47.403 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Little Elm 548, LLC., a Texas Limited Liability CompanyPartnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Spiritas Ranch Phase 1G, an Addition to the Town of Little Elm, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drain facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Witness my hand this ____ day of _____, 2022.

MM LITTLE ELM 548, LLC
A Texas Limited Liability Company

BY: MM LITTLE ELM 548, LLC
A Texas Limited Liability Company,
Its General Partner

BY: _____
MEHRDAD MOAYEDI
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MEHRDAD MOAYEDI, Manager of MM Little Elm 548, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my Hand and Seal of Office, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jimmie D. Nichols, a Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground of the land described hereon, and that the corner monuments shown hereon were properly found or placed under my personal supervision in accordance with the Town of Little Elm and Denton County Subdivision Rules and Regulations.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my Hand and Seal of Office, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTES:

- Water service to be provided by the Town of Little Elm.
- Utility providers:
- Electric & gas service: Telephone service: Water & Sanitary Sewer Utility Service:

COSERV 7701 South Stemmons Corinth, Texas 75065 Phone 1-800-274-4014	AT&T 2301 Ridgeview Drive Plano, Texas 75025 Phone (972) 569-3084	Mustang Special Utility District 7985 FM 2931 Aubrey, Texas 76227 Phone (940) 440-9561
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- Sanitary sewer to be handled by facilities approved by the Town of Little Elm.
- The maintenance of public paving, and drainage infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Town of Little Elm.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
- Lots ending with an "X" are non-residential lots. Maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
- All common areas will be owned and maintained by the HOA/POA.
- Notice - selling a portion of this addition by metes and bounds is a violation of town ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations shall be at least 2 feet above the 100-year floodplain. Subject property lies within Zone "AE" - "Base Flood Elevations Determined" or Zone "X-Shaded" - "Areas of 0.2% Annual Chance Flood: Areas of 1% Annual Chance Flood with Average Depths of Less Than 1 Foot or With Drainage Areas Less Than 1 Square Mile; and Areas Protected by Levees From 1% Annual Chance Flood", and Zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Floodplain", according to Federal Emergency Management Agency Flood Insurance Rate map for Denton County, Texas and incorporated areas, Number 48121C0405G, Revision Date April 18, 2011. Limits of Zone "AE" is shown graphically plotted hereon according to this map.
- All perimeter boundary corners are 5/8" iron rod with caps marked "BCG 10194538" found or set, unless noted otherwise.
- Private common areas may contain, either across or through, a public trail system.
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone 4202 (NAD83). All distances are surface distances with a surface to grid scale factor of 0.999849393.
- Zoned SF-3 per DP-37.
- Retaining walls exceeding 4 feet in height shall be owned and maintained by the homeowners association (HOA) and their successors or assignees.
- All of block a lot 1X to be identified as Open Space And Drainage Easement.

FINAL PLAT
SPIRITAS RANCH PHASE 1G
47.403 ACRES
10.615 ACRES RIGHT-OF-WAY
13 BLOCKS
243 RESIDENTIAL LOTS
5 COMMON AREA LOTS
LOT 2X, BLOCK A; LOTS 8-26 & 2X, BLOCK C;
LOTS 6-33, 50-59 & 1X, BLOCK F;
LOTS 9-36, BLOCK G; LOTS 14-41, BLOCK J;
LOTS 1-16 & 1X, BLOCK K; LOTS 27-52, BLOCK L;
LOTS 1-21, BLOCK M; LOTS 1-15, BLOCK N;
LOTS 1-17, BLOCK O; LOT 1X, BLOCK P;
LOTS 8-31 & 1X, BLOCK Q
AND LOTS 12-22, BLOCK R
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-01
DATE: JUNE 1, 2022

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

TECH-BAS
PAGE 3 OF 4

Block - A - Area Table		
Lot	Area (AC)	Area (SF)
2X	0.350	15,234

Block - C - Area Table		
Lot	Area (AC)	Area (SF)
2X	0.584	25,429
8	0.106	4,634
9	0.106	4,634
10	0.106	4,634
11	0.106	4,634
12	0.106	4,634
13	0.106	4,634
15	0.106	4,634
16	0.106	4,634
17	0.106	4,634
18	0.106	4,634
19	0.106	4,634
20	0.106	4,634
21	0.106	4,634
22	0.106	4,634
23	0.106	4,634
24	0.106	4,634
25	0.106	4,634
26	0.106	4,634
Block		
Block	Area (AC)	Area (SF)
SUM	2.605	113,471

Block - F - Area Table		
Lot	Area (AC)	Area (SF)
1X	1.893	82,449
6	0.109	4,760
7	0.109	4,754
8	0.109	4,754
9	0.109	4,754
10	0.109	4,754
11	0.109	4,754
12	0.109	4,754
13	0.109	4,754
14	0.109	4,754
15	0.109	4,754
16	0.109	4,754
17	0.109	4,754
18	0.109	4,754
19	0.104	4,521
20	0.222	9,666
21	0.264	11,515
22	0.146	6,377
23	0.116	5,053
24	0.113	4,936
25	0.113	4,936
26	0.113	4,936
27	0.113	4,936
28	0.113	4,936
29	0.113	4,936
30	0.113	4,936
31	0.113	4,936
32	0.113	4,936
33	0.137	5,948
50	0.107	4,673
51	0.107	4,673
52	0.131	5,700
53	0.108	4,722
54	0.108	4,722
55	0.108	4,722
56	0.108	4,722
57	0.108	4,722
58	0.108	4,722
59	0.108	4,722
Block		
Block	Area (AC)	Area (SF)
SUM	6.424	279,850

Block - G - Area Table		
Lot	Area (AC)	Area (SF)
9	0.106	4,629
10	0.106	4,629
11	0.106	4,629
12	0.106	4,629
13	0.106	4,629
14	0.106	4,629
15	0.106	4,629
16	0.106	4,629
17	0.106	4,629
18	0.106	4,629
19	0.106	4,629
20	0.106	4,629
21	0.106	4,629
22	0.131	5,700
23	0.131	5,700
24	0.106	4,629
25	0.106	4,629
26	0.106	4,629
27	0.106	4,629
28	0.106	4,629
29	0.106	4,629
30	0.106	4,629
31	0.106	4,629
32	0.106	4,629
33	0.106	4,629
34	0.106	4,629
35	0.106	4,629
36	0.106	4,633
Block		
Block	Area (AC)	Area (SF)
SUM	3.025	131,767

Block - J - Area Table		
Lot	Area (AC)	Area (SF)
14	0.106	4,633
15	0.106	4,635
16	0.106	4,635
17	0.106	4,634
18	0.106	4,633
19	0.106	4,633
20	0.106	4,632
21	0.106	4,632
22	0.106	4,631
23	0.106	4,630
24	0.106	4,630
25	0.106	4,629
26	0.106	4,629
27	0.132	5,745
28	0.131	5,724
29	0.106	4,626
30	0.106	4,626
31	0.106	4,625
32	0.106	4,625
33	0.106	4,624
34	0.106	4,623
35	0.106	4,623
36	0.106	4,622
37	0.106	4,622
39	0.106	4,620
40	0.106	4,620
41	0.106	4,634
Block		
Block	Area (AC)	Area (SF)
SUM	3.025	131,779

Block - K - Area Table		
Lot	Area (AC)	Area (SF)
1	0.185	8,062
2	0.141	6,151
3	0.135	5,863
4	0.141	6,150
5	0.148	6,437
7	0.141	6,151
8	0.140	6,114
9	0.135	5,891
10	0.134	5,850
11	0.134	5,850
12	0.134	5,850
13	0.132	5,730
14	0.137	5,970
15	0.107	4,680
16	0.107	4,680
1X	0.544	23,709
Block		
Block	Area (AC)	Area (SF)
SUM	2.738	115,287

Block - L - Area Table		
Lot	Area (AC)	Area (SF)
27	0.132	5,750
28	0.108	4,699
29	0.108	4,699
30	0.108	4,699
31	0.108	4,699
32	0.108	4,700
33	0.109	4,753
34	0.112	4,899
35	0.116	5,034
36	0.119	5,169
37	0.122	5,303
38	0.123	5,337
39	0.121	5,270
40	0.119	5,203
41	0.118	5,136
42	0.116	5,069
43	0.115	5,001
44	0.113	4,934
45	0.111	4,827
46	0.110	4,779
47	0.109	4,760
48	0.110	4,801
49	0.110	4,801
50	0.111	4,833
51	0.111	4,828
52	0.137	5,974
Block		
Block	Area (AC)	Area (SF)
SUM	2.984	129,978

Block - M - Area Table		
Lot	Area (AC)	Area (SF)
1	0.169	7,369
2	0.139	6,071
3	0.139	6,071
4	0.139	6,071
5	0.139	6,072
6	0.140	6,086
7	0.133	5,800
8	0.133	5,800
9	0.133	5,800
10	0.168	7,332
11	0.167	7,275
12	0.133	5,775
13	0.133	5,775
14	0.133	5,775
15	0.137	5,974
16	0.138	6,031
17	0.138	6,031
18	0.138	6,031
19	0.138	6,031
20	0.138	6,031
21	0.169	7,374
Block		
Block	Area (AC)	Area (SF)
SUM	2.998	130,577

Block - N - Area Table		
Lot	Area (AC)	Area (SF)
1	0.176	7,677
2	0.143	6,226
3	0.143	6,228
4	0.139	6,041
5	0.133	5,800
6	0.133	5,800
7	0.184	8,010
8	0.221	9,622
9	0.133	5,775
10	0.133	5,775
11	0.136	5,914
12	0.141	6,150
13	0.141	6,150
14	0.141	6,150
15	0.174	7,560
Block		
Block	Area (AC)	Area (SF)
SUM	2.270	98,876

Block - O - Area Table		
Lot	Area (AC)	Area (SF)
1	0.159	6,925
2	0.144	6,273
3	0.158	6,876
4	0.158	6,886
5	0.158	6,878
6	0.158	6,884
8	0.158	6,880
9	0.138	6,025
10	0.134	5,850
11	0.194	8,455
12	0.187	8,144
13	0.133	5,775
14	0.133	5,775
15	0.146	6,373
16	0.149	6,471
17	0.149	6,471
Block		
Block	Area (AC)	Area (SF)
SUM	2.613	113,820

Block - P - Area Table		
Lot	Area (AC)	Area (SF)
1X	1.379	60,086

Block - Q - Area Table		
Lot	Area (AC)	Area (SF)
1X	1.569	68,349
8	0.133	5,808
9	0.133	5,809
10	0.133	5,810
11	0.133	5,811
12	0.133	5,813
13	0.133	5,814
14	0.133	5,815
15	0.134	5,816
16	0.134	5,817
17	0.134	5,818
18	0.134	5,819
19	0.134	5,820
20	0.134	5,822
21	0.134	5,823
22	0.158	6,870
23	0.157	6,850
24	0.133	5,799
25	0.133	5,799
26	0.133	5,799
27	0.133	5,799
28	0.133	5,799
29	0.133	5,799
30	0.133	5,799
31	0.133	5,799
Block		
Block	Area (AC)	Area (SF)
SUM	4.818	209,876

Block - R - Area Table		
Lot	Area (AC)	Area (SF)
12	0.163	7,090
13	0.137	5,950
14	0.137	5,950
15	0.137	5,950
16	0.137	5,950
17	0.137	5,950
18	0.137	5,950
19	0.137	5,950
20	0.137	5,950
21	0.137	5,950
22	0.167	7,268
Block		
Block	Area (AC)	Area (SF)
SUM	1.559	67,908

FINAL PLAT
SPIRITAS RANCH PHASE 1G
47.403 ACRES
10.615 ACRES RIGHT-OF-WAY
13 BLOCKS
243 RESIDENTIAL LOTS
6 COMMON AREA LOTS
LOT 2X, BLOCK A; LOTS 8-26 & 2X, BLOCK C;
LOTS 6-33, 50-59 & 1X, BLOCK F;
LOTS 9-36, BLOCK G; LOTS 14-41, BLOCK J;
LOTS 1-16 & 1X, BLOCK K; LOTS 27-52, BLOCK L;
LOTS 1-21, BLOCK M; LOTS 1-15, BLOCK N;
LOTS 1-17, BLOCK O; LOT 1X, BLOCK P;
LOTS 8-31 & 1X, BLOCK Q
AND LOTS 12-22, BLOCK R
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-01
DATE: JUNE 1, 2022



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/16/2022

OVERVIEW

Project	FINAL PLAT/CEC Witt Addition (FP-22-03368)
P&Z Hearing	06/16/2022
Council Hearing	N/A
Size	1.385 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Commercial
Existing Use	Vacant Commercial Building
Future Land Use Plan Designation	Low Density Residential
Applicant	Haider Rizvi, Ark Architects Inc.
Owner	Kataliya Quinlan, Witt Properties, LLC
Strategic Goal	

Agenda Item

FINAL PLAT/CEC Witt Addition (FP-22-03368). Presentation, discussion, and consideration on a request for a Final Plat for CEC Witt Addition. Establishing one commercial lot from an existing two-property abstract survey on approximately 1.385 acres, situated in the H. KENDAL SURVEY, Abstract No. 713, within Little Elm's town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the north side of Old Witt Road, approximately 285 feet east of Witt Road, with an address of 1707 Old Witt Road, within Little Elm's town limits.

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

This Final Plat establishes one 1.385-acre commercial lot and dedicates utility and fire lane easements.

Engineering.

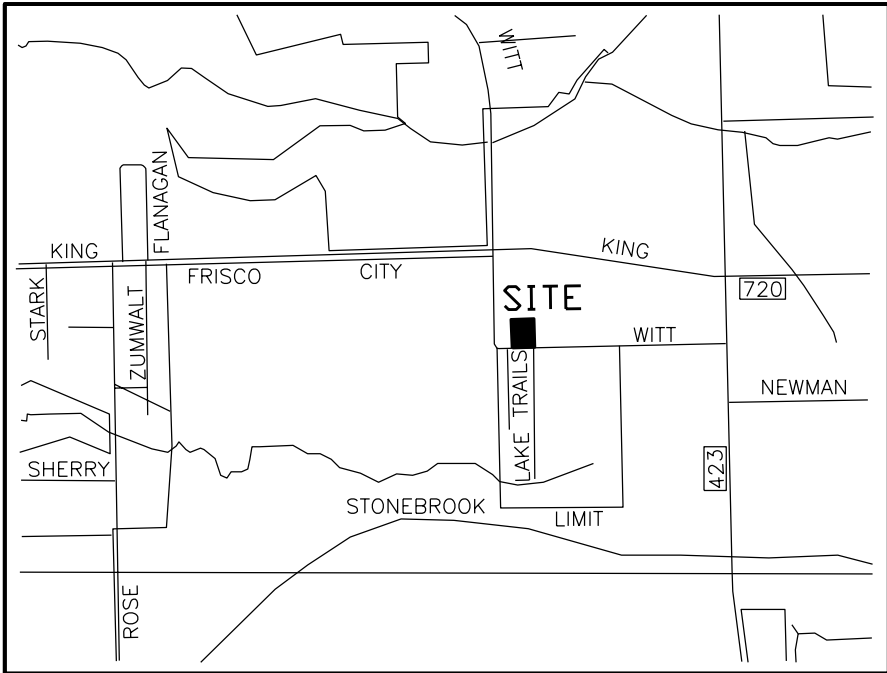
Staff has reviewed the submitted plat document and found it to be in compliance with Chapter 107 - Subdivision Ordinance.

Recommended Action

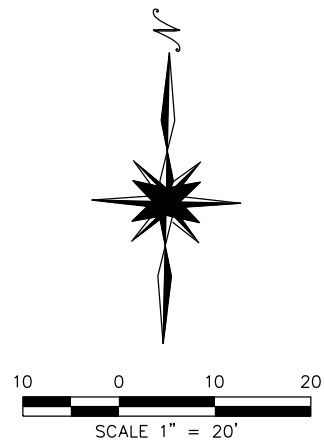
Staff recommends approval fo the fina plat as presented.

Attachments

Plat Document



VICINITY MAP
NTS



RANCHETTA LLC
INST. NO. 2005-67916
D.R.D.C.T.

ZONING:
LIGHT COMMERCIAL (LC)

$N89^{\circ}31'03''E$ 221.82'

1/2" IRF

ZONING: LIGHT COMMERCIAL (LC)

CEC WITT ADDITION

LOT 1, BLOCK 1
1.385 ACRES (60,340 SF)

CEC WITT PARTNERS LLC
INST. NO. 27067
D.R.D.C.T.

ZONING:
LIGHT COMMERCIAL (LC)

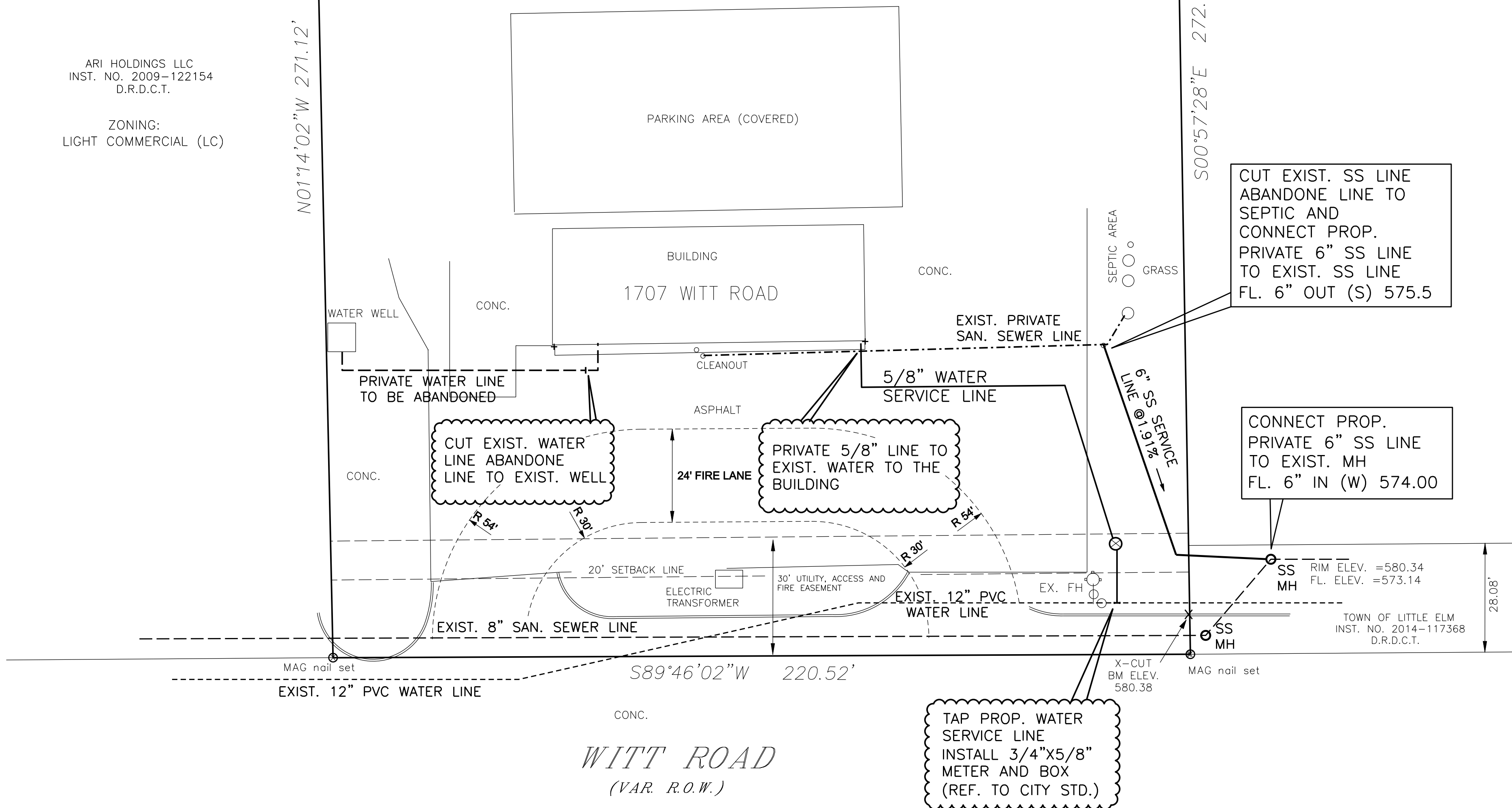
DD KINGS COURT LTD
INST. NO. 28318
D.R.D.C.T.

ARI HOLDINGS LLC
INST. NO. 2009-122154
D.R.D.C.T.

ZONING:
LIGHT COMMERCIAL (LC)

$N01^{\circ}14'02''W$ 271.12'

$S00^{\circ}57'28''E$ 272.07'



CUT EXIST. SS LINE
ABANDONE LINE TO
SEPTIC AND
CONNECT PROP.
PRIVATE 6" SS LINE
TO EXIST. SS LINE
FL. 6" OUT (S) 575.5

CONNECT PROP.
PRIVATE 6" SS LINE
TO EXIST. MH
FL. 6" IN (W) 574.00

SS MH
RIM ELEV. =580.34
FL. ELEV. =573.14

SS MH
RIM ELEV. =580.34
FL. ELEV. =573.14

TOWN OF LITTLE ELM
INST. NO. 2014-117368
D.R.D.C.T.

X-CUT
BM ELEV.
580.38

TAP PROP. WATER
SERVICE LINE
INSTALL 3/4"x5/8"
METER AND BOX
(REF. TO CITY STD.)

UTILITY PLAN

1707 WITT ROAD

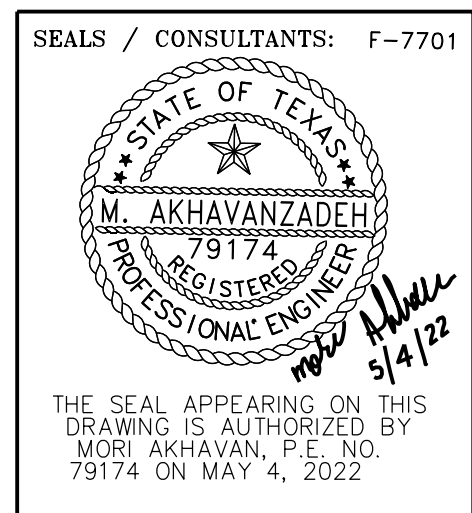
LOT 1, BLOCK 1

CEC WITT ADDITION

1.385 ACRES (60,340 SF)

H. KENDAL SURVEY, ABST. NO. 713 and
M.E.P. & P.R.R. CO. SURVEY, ABST. NO. 919
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

Town Project # FP-21-05220



PROPERTY OWNER: CEC WITT LLC
CONTACT:
Alan Weiss
4400 Preston Rd. Frisco TX 75034
469-293-2462
ALAN@HOMEFLOORS.NET

PREPARED BY:
MORI'S ENGINEERING, INC.

DATE: JUNE 9 2022 SCALE: 1"=20' CONTACT: MORI AKHAVAN 972-816-2626 FIRM NO. F-7701
moriakhavan@yahoo.com



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/16/2022

OVERVIEW

Project	Preliminary Plat / Eldorado Bend (PP-22-02680)
P&Z Hearing	06/16/2022
Council Hearing	N/A
Size	Approximately 6.049 acres
Current Zoning	Planned Development
Proposed Use	Low Density Residential
Existing Use	Vacant
Future Land Use Plan Designation	Residential
Applicant	Robert Price, KJ Environmental
Owner	John Barbee, Barbee Enterprises
Strategic Goal	

Agenda Item

PRELIMINARY PLAT/ Eldorado Bend Addition (PP-22-02680). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Eldorado Bend, establishing 25 residential lots, 5 HOA lots, Right of way, and easements on approximately 6.049 acres located in the D.M. Cule Survey, Abstract No. 226, in Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the south side of W. Eldorado Parkway, 1000 ft west of the intersection with Oak Grove Parkway.

Planning Analysis

This is a Preliminary Plat for Eldorado Bend Addition, part of the single-family residential development recently approved as the Eldorado Bend Planned Development. The Preliminary Plat identifies the layout of the proposed residential development, with 25 residential lots and 5 common area lots on approximately 6.049 acres, dedicates right-of-way, setbacks, and associated easements necessary for development.

The purpose of the Preliminary Plat is to determine the general layout of the lots and blocks of a proposed subdivision to determine the adequacy of public facilities needed to serve the intended development and overall compliance with the Codes of Little Elm, including but not limited to the Zoning Ordinance, Thoroughfare Plan, and Comprehensive Plan.

Engineering.

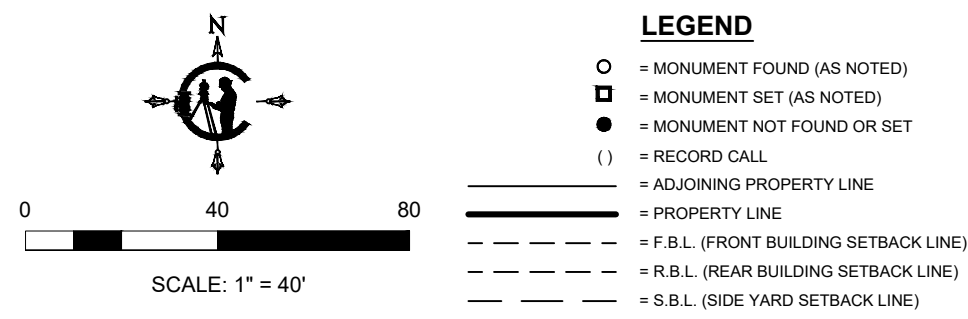
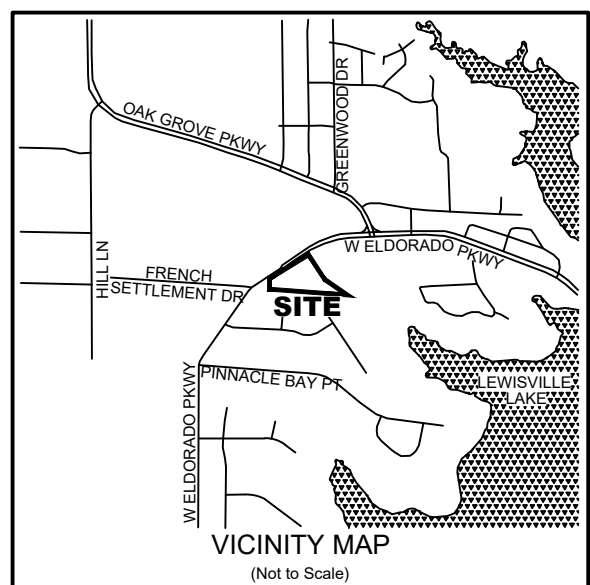
Staff has reviewed the submitted plat documents and found it to be in compliance with the requirements of Section 107 - Subdivision Ordinance.

Recommended Action

Staff recommends approval of the preliminary plat subject to the removal of a dashed ESMT line as indicated on the conditionally approved plat document.

Attachments

Plat Document



Town of Little Elm Engineering Review Conditional Approval

Review by: Priya Mistry, P.E.
Cobb, Fendley & Associates, Inc.
Date: June 07, 2022

See letter/comments for conditions of approval.

The responsibility for the accuracy, completeness, and safety of these plans lies solely with the engineer preparing and sealing the plans. By approving the plans, neither the review engineer nor CobbFendley assumes any liability.

LINE #	BEARING	DISTANCE
L1	S04°15'20"W	25.69'
L3	N85°44'40"W	45.43'
L4	N31°28'37"W	44.98'
L8	S31°28'48"E	61.00'
L10	S31°28'48"E	50.17'
L12	N86°34'46"W	6.10'
L14	N31°28'37"W	13.73'
L23	S55°16'25"E	42.61'

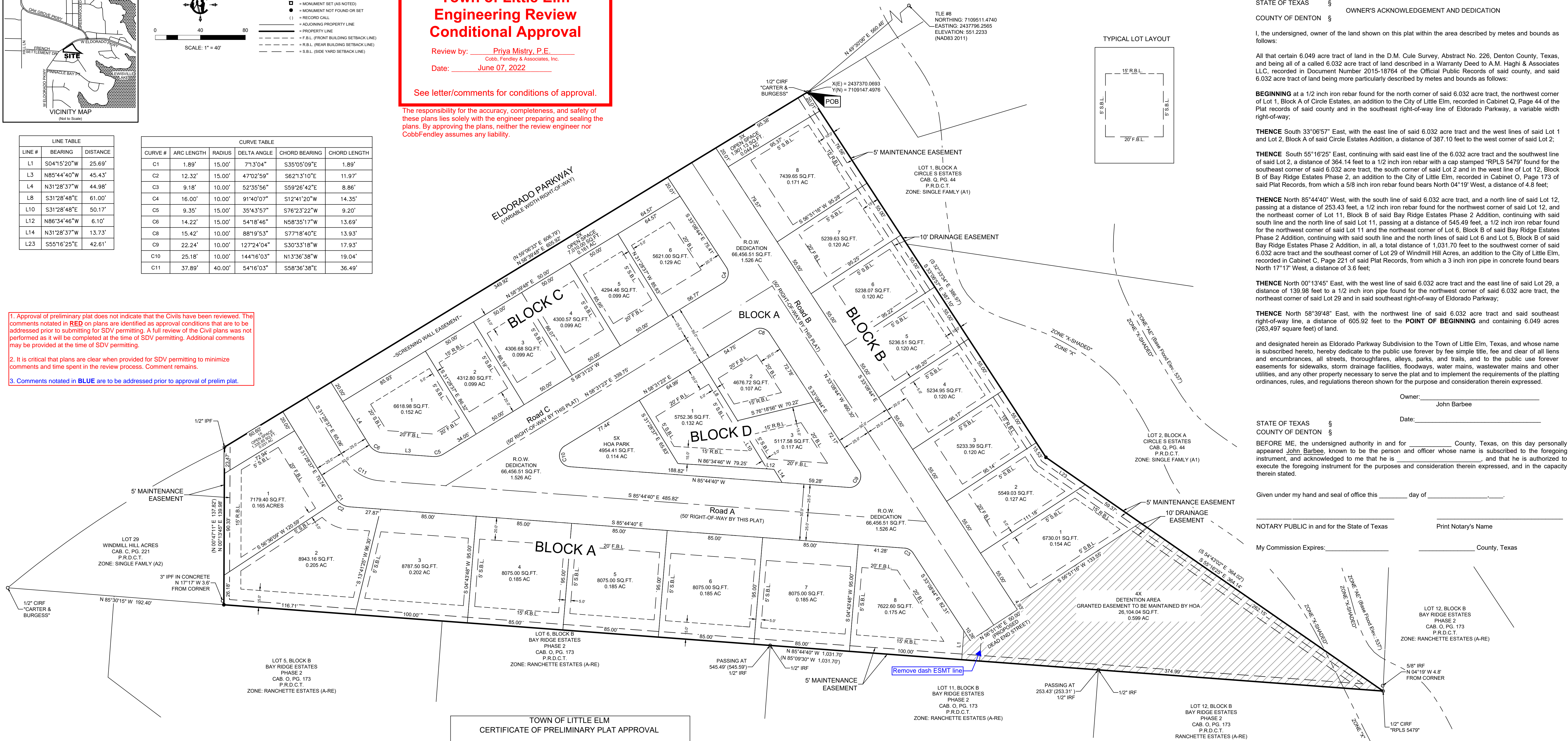
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1.89'	15.00'	7°13'04"	S35°05'09"E	1.89'
C2	12.32'	15.00'	47°02'59"	S62°13'10"E	11.97'
C3	9.18'	10.00'	52°35'56"	S59°26'42"E	8.86'
C4	16.00'	10.00'	91°40'07"	S12°41'20"W	14.35'
C5	9.35'	15.00'	35°43'57"	S78°23'22"W	9.20'
C6	14.22'	15.00'	54°18'46"	N58°35'17"W	13.69'
C8	15.42'	10.00'	88°19'53"	S77°18'40"E	13.93'
C9	22.24'	10.00'	127°24'04"	S30°33'18"W	17.93'
C10	25.18'	10.00'	144°16'03"	N13°36'38"W	19.04'
C11	37.89'	40.00'	54°16'03"	S58°36'38"E	36.49'

1. Approval of preliminary plat does not indicate that the Civils have been reviewed. The comments noted in **RED** on plans are identified as approval conditions that are to be addressed prior to submitting for SDV permitting. A full review of the Civil plans was not performed as it will be completed at the time of SDV permitting. Additional comments may be provided at the time of SDV permitting.

2. It is critical that plans are clear when providing for SDV permitting to minimize comments and time spent in the review process. Comment remains.

3. Comments noted in **BLUE** are to be addressed prior to approval of prelim plat.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY



TOWN OF LITTLE ELM CERTIFICATE OF PRELIMINARY PLAT APPROVAL

Approved this _____ Date _____

Town Official _____
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of Eldorado Bend Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, 2022 and the Commission, by formal action, then and there accepted the Preliminary Plat and public works improvements and infrastructure, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 2022.

Town Secretary
Town of Little Elm, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS \$
COUNTY OF DENTON \$

That I, Anthony Ray Crowley, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Anthony Ray Crowley
Registered Professional Land Surveyor No. 6484

STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE ME, the undersigned authority, on this day personally appeared Anthony Crowley, known to be to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, _____.

Notary Public
County, Texas

STATE OF TEXAS \$
COUNTY OF DENTON \$

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

All that certain 6.049 acre tract of land in the D.M. Cule Survey, Abstract No. 226, Denton County, Texas, and being all of a called 6.032 acre tract of land described in a Warranty Deed to A.M. Haght & Associates LLC, recorded in Document Number 2015-18764 of the Official Public Records of said county, and said 6.032 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found for the north corner of said 6.032 acre tract, the northwest corner of Lot 1, Block A of Circle Estates, an addition to the City of Little Elm, recorded in Cabinet Q, Page 44 of the Plat records of said county and in the southeast right-of-way line of Eldorado Parkway, a variable width right-of-way;

THENCE South 33°06'57" East, with the east line of said 6.032 acre tract and the west lines of said Lot 1 and Lot 2, Block A of said Circle Estates Addition, a distance of 387.10 feet to the west corner of said Lot 2;

THENCE South 55°16'25" East, continuing with said east line of the 6.032 acre tract and the southwest line of said Lot 2, a distance of 364.14 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 5479" found for the southeast corner of said 6.032 acre tract, the south corner of said Lot 2 and in the west line of Lot 12, Block B of Bay Ridge Estates Phase 2, an addition to the City of Little Elm, recorded in Cabinet Q, Page 173 of said Plat Records, from which a 5/8 inch iron rebar found bears North 04°19' West, a distance of 4.8 feet;

THENCE North 85°44'40" West, with the south line of said 6.032 acre tract, and a north line of said Lot 12, passing at a distance of 253.43 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 12, and the northeast corner of Lot 11, Block B of said Bay Ridge Estates Phase 2 Addition, continuing with said south line and the north line of said Lot 11, passing at a distance of 545.49 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 11 and the northeast corner of Lot 6, Block B of said Bay Ridge Estates Phase 2 Addition, continuing with said south line and the north lines of said Lot 6 and Lot 5, Block B of said Bay Ridge Estates Phase 2 Addition, in all, a total distance of 1,031.70 feet to the southwest corner of said 6.032 acre tract and the southeast corner of Lot 29 of Windmill Hill Acres, an addition to the City of Little Elm, recorded in Cabinet C, Page 221 of said Plat Records, from which a 3 inch iron pipe in concrete found bears North 17°17' West, a distance of 3.6 feet;

THENCE North 00°13'45" East, with the west line of said 6.032 acre tract and the east line of said Lot 29, a distance of 139.98 feet to a 1/2 inch iron pipe found for the northwest corner of said 6.032 acre tract, the northeast corner of said Lot 29 and in said southeast right-of-way of Eldorado Parkway;

THENCE North 58°39'48" East, with the northwest line of said 6.032 acre tract and said southeast right-of-way line, a distance of 605.92 feet to the **POINT OF BEGINNING** and containing 6.049 acres (263,497 square feet) of land.

and designated herein as Eldorado Parkway Subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, fee and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____
John Barbee

Date: _____

STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared John Barbee, known to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he is _____, and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____.

NOTARY PUBLIC in and for the State of Texas _____
Print Notary's Name

My Commission Expires: _____ County, Texas

GENERAL NOTES

- Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).
- The subject property lies within Zone X, Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain, and lies within Zone X Shaded, Zone "X Shaded" denotes areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by the levees from 1% annual chance flood, as distinguished from the Flood Insurance Rate Map for Community-Panel or Map Number 48121C0415G, bearing an effective date of April 18, 2011.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Notice-selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholdings of utilities and building permits.
- Minimum finished floor elevations are at least 2 feet above the 100-year floodplain, (when floodplain is present)
- All common areas will be owned and maintained by the HOA / POA.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
- The subject property is in Zone PD.
- The subject property has 64,456.03 square feet, 1,480 acres of dedicated right-of-way.
- The purpose of this plat is to create 25 residential lots and 5 HOA lots

PRELIMINARY PLAT ELDORADO BEND 25 RESIDENTIAL LOTS (LOTS 1-8, 1X, BLOCK A), (LOTS 1-8, 3X, 4X, BLOCK B) (LOTS 1-6, 2X, BLOCK C), (LOTS 1-3, 5X, BLOCK D) 5 HOA LOTS 6.049 ACRES D.M. CULE SURVEY, ABSTRACT NO. 226 IN THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS			
Date: April 17, 2022	Drawn: CDM	Checked: ARC	Scale: 1" = 40'
Owner: John Barbee 3712 Valencia Court Flower Mound, Texas 75022 214-638-0479 john@barbeenterprises.com	Engineer: Robert Price 500 Moseley Road Crossroads, TX 776227 817-738-7518 rprice@kje-us.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10046500 4521 FM 2181, #230-484 CORNTH, TX. 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	
Revisions May 9, 2022 May 11, 2022 June 1, 2022		CROWLEY SURVEYING	



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/16/2022

OVERVIEW

Project	PUBLIC HEARING / Smotherman Road (PD-22-03036)
P&Z Hearing	06/16/2022
Council Hearing	July 19, 2022
Size	6.686 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Planned Development - Light Commercial (PD-LC)
Existing Use	Residential
Future Land Use Plan Designation	Commercial/Retail
Applicant	Steve Alford, Madewell Companies
Owner	Joon Choe, Wesley Commons Little Elm LLC
Strategic Goal	

Agenda Item

PUBLIC HEARING / Smotherman Road (PD-22-03036). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 6.686 acres of land, currently zoned as Light Commercial (LC), in order to establish a new Planned Development district based on Light Commercial (LC) district, to allow a new commercial development with modified development standards and establish a new type of office/warehouse/showroom product.

- Staff Report/Applicant Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

Location

Generally located at 25643 and 25647 Smotherman Road, on the north side of Smotherman Road, approximately 500 feet from FM 423, within Little Elm's town limits

Planning Analysis

Background.

Subject property currently consists of two pre-existing residential lots now zoned as Light Commercial (LC), both containing a residential structure. Subject property is bordered by New Life Community Church to the east and the newly constructed Shawnee Trail commercial development to the west. The residential neighborhood just to the north of this property is approximately 600 feet away from the proposed edge of the parking lot paving, and is made up of densely wooded area with existing trail connections.

The applicant, Madewell Companies, is introducing an office showroom and an office warehouse product that allows for a variety of business operations requiring more of a flex type of space. Some of the potential users include large format digital printing, engineering and architectural services, e-Commerce companies, retail carpet and flooring, media company, furnishing or home decorator, and custom personal or professional services. While the Town defines and allows office showroom and office warehouse uses within the Heavy Commercial (HC) zoning district, these uses are not allowed within the Light Commercial (LC) zoning district.

In an effort to provide a safeguard against any potential nuisances and to ensure future tenants are more in line with the intent of the Light Commercial (LC) district, the applicant is proposing to customize the definitions for office showroom and office warehouse. The subject property also presents some challenges and limitations that come with developing a long narrow property, as well as a site that is broken down the middle with an undevelopable 100-foot Lone Star Gas Easement. As a result, the applicant would also need relief from various requirements of the Zoning Ordinance, and is therefore requesting to rezone the property to a new Planned Development district based on the Light Commercial (LC) district regulations with modified standards and added modified uses as listed below.

Proposal.

The proposed PD will consist of two separate lots, each containing two one-story buildings, with an added mezzanine space for each individual tenant space. The site plan identifies a total of four buildings, Building 1 at 13,686 square feet, Building 2 at 7,760 square feet, Building 3 at 12,680 square feet, and Building 4 at 9,050 square feet, with an area indicated for a potential Building 5 in the future. Development plans for the future building will need to come back through the zoning process for the Administration's approval.

The property owner is proposing to meet all of the requirements outlined within the Light Commercial (LC) zoning district, with requested deviations as outlined in the sections below.

Uses. All uses as allowed within the Light Commercial (LC) zoning district with the addition of office showroom and office warehouse as defined below:

Office Warehouse

A building primarily consists of office use with incidental storage, warehousing, and distribution on un-containerized goods, merchandise, supplies, and equipment, within a finished building setting.

Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas. Warehousing and storage shall not exceed fifty (50) percent of the total floor area, per unit.

Office Showroom

A building that primarily consists of office use with incidental sample display areas or showrooms for the regular transaction of business and for the display of un-containerized merchandise, products, and/or services, delivered or performed off- premises, within a finished building setting. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Showroom component shall not exceed fifty (50) percent of the total floor area, per unit.

These designations do not include contractor's shop, storage yard, business services, or auto and/or boat sales and/or repair.

Design Standards. The applicant is proposing a unique design with roll up, fully glazed, garage doors for each unit, and landmark entrance towers facing the street. Based on Staff's latest comments, the applicant has agreed to provide facade plans for all buildings, fully in compliance with the requirements as listed in Section 106.06.05 - Architectural standards for commercial structures. However, due to time constraints, applicant was unable to provide revisions in time for agenda posting, so Staff is unable to confirm compliance at this time.

Landscaping. The applicant has agreed to provide landscape plans fully in compliance with Section 106.06.18 - Commercial landscape requirements. Based on previous submittal review, the proposed landscape plans appear to comply with most of the requirements listed. However, due to time constraints, applicant was unable to provide revisions in time for agenda posting, and with certain elements missing from the previously submitted plans Staff is unable to confirm compliance at this time.

It should be noted that the applicant is proposing to extend and connect the existing trail system to and through their site, down to Somotherman Road, and provide multiple public amenities within the 100-foot easement that cuts across the site, in the form of gazebos, benches, BBQ's, putting green, dog park, and sculpture garden. All landscaping and amenities would be maintained by the tenant condo association for the property. These improvements are shown on the currently submitted plans.

Parking. Light Commercial district requires that office uses be parked at one space per 300 square feet and warehouse and showroom uses be parked at one space per 1,000 square feet. Given the unique product and a potential for a wide variety of uses, with the allowance for at least 50% of each unit to be utilized for warehouse or showroom, the applicant is proposing a modified parking ratio of one space per 400 square feet. With a total building square footage of 43,176, the subject property requires a total of 108 parking spaces, and provides 128 parking spaces. The applicant is also providing electrical vehicle charging stations.

The applicant is requesting the modified parking ratio and shared parking across the entire site to be approved as part of this PD request.

Fire. The fire department has indicated that the proposed fire lane, measuring over 750 feet, exceeds the allowed maximum length and requested cross access to one of the adjacent properties at the back of this site. Per IFC 2018 Table D103.4 – Requirements for dead-end fire apparatus access roads / over 750 feet requires special approval. The applicant has reached out to both property owners, but due to lack of willingness to the east, and substantial grade changes to the west, has not yet been able to accommodate this request. The applicant is currently working to revise the fire lane to meet code, but due to time constraints with agenda posting requirements, revised plans were not able to be submitted in time for the posting.

Comprehensive Plan. The future land use of this area is identified as retail and commercial, but does not specify light or heavy commercial. Given the limited frontage and narrow shape of this lot, retail is not likely to be successful in this particular location. Staff believes the proposed uses are primarily commercial in nature and would therefore align with the Town's vision for this area.

Recommended Action

Development standards exist in order to ensure quality and longevity of future development. Staff believes the applicant is committed to providing a unique product and good quality development, as well as meeting as much of the development standards as feasible on a challenging site such as this. However, without a complete set of updated plans, Staff is unable to perform the necessary analysis at this time in order to confirm how many modified standards are being requested through this PD.

The narrative for this PD also has a modified lot size 20,000 square feet, which Staff believes was left in error, and would just need to be removed as all plans show the proposed lots to comply with the lot size requirement of at least 1 acre.

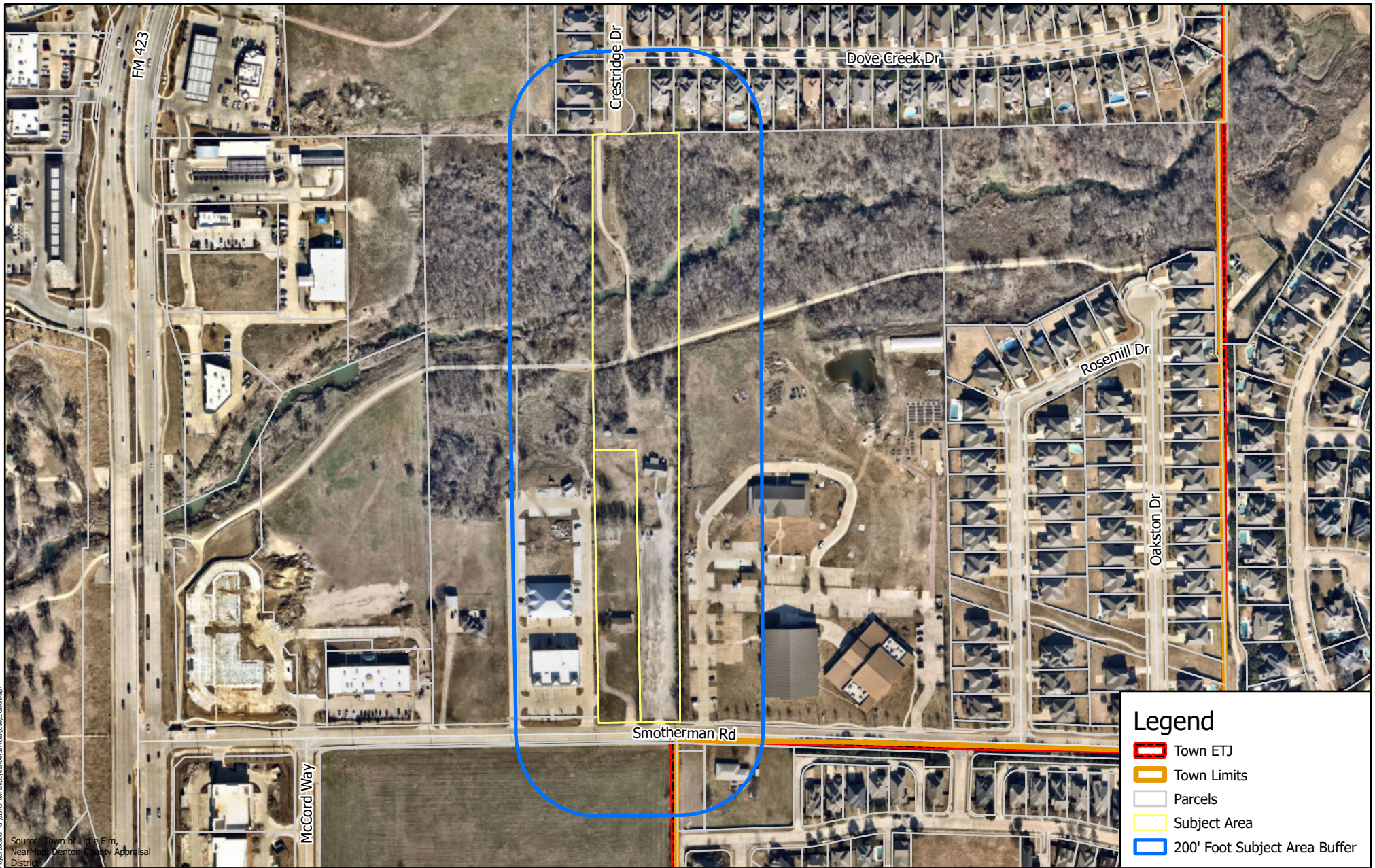
The applicant has indicated that all plans will be revised and issues addressed in time for the Planning and

Zoning Commission meeting.

Since public noticing has taken place, a public hearing must be held and the item must receive some sort of formal action. Staff suggests that the Planning and Zoning Commission table the request until the following meeting in order to allow additional time to confirm compliance, clearly spell out all the waivers to the development standards, and ensure correct and complete set of plans are captured as part of the proposed PD Ordinance for the Commission's review.

Attachments

Location Map
Letter of Intent
PD Narrative
PD Plans



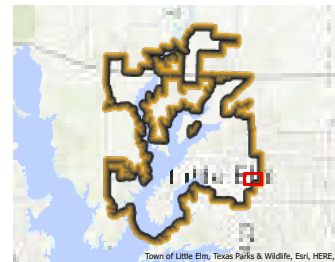
25647 and 25643 SMOTHERMAN RD, Frisco ZONING CHANGE

0 0.03 0.07 0.13 Miles



Town of Little Elm
Denton County, Tx

Date: 6/3/2022



This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.



1720 Bray Central Dr, Suite 200 McKinney TX, 75070

May 3, 2022

Town of Little Elm

100 W. Eldorado Parkway
Little Elm, TX 75068

**Re: Application for Zoning Change from LC to PD
Little Elm Business & Tech Center
25643 / 25647 Smotherman Road
Little Elm, Texas**

Dear Sir:

This letter is the intent of Madewell Companies to submit an Application and requesting Town of Little Elm approval of proposed zoning change ***from Light Commercial District (LC) to the Planned Development District (PD)***. The proposed development located on a 6.686 acres tract of land is for a multi-uses buildings complex, to be known as **Little Elm Business & Tech Center** project, located at 25643 / 25647 Smotherman Road, in the City of Little Elm, Denton County, Texas.

Should you have any questions or need additional information, please contact me at (214) 304-5336 or steve@SteveAlford.net. Thank you.

Sincerely yours,

Steve Alford

Steve Alford
Madewell Companies
Project Manager

Little Elm Business & Tech Center
Planned Development District
Intent and Purpose

This zoning submittal encompasses approximately 6.868 acres of land within the Town of Little Elm more fully described on the legal description attached as **Exhibit A (the “Property”)**. The planned use for the Property is to provide Light Commercial Lots with flex space including two permitted uses, Office Warehouse and Office Showroom, in addition to the current Light Commercial (LC) Zoning. This planned Development (“PD”) will provide the zoning regulations, as depicted in **Exhibit B**, necessary to develop the site and final layout and improvements must generally conform to **Exhibit C**.

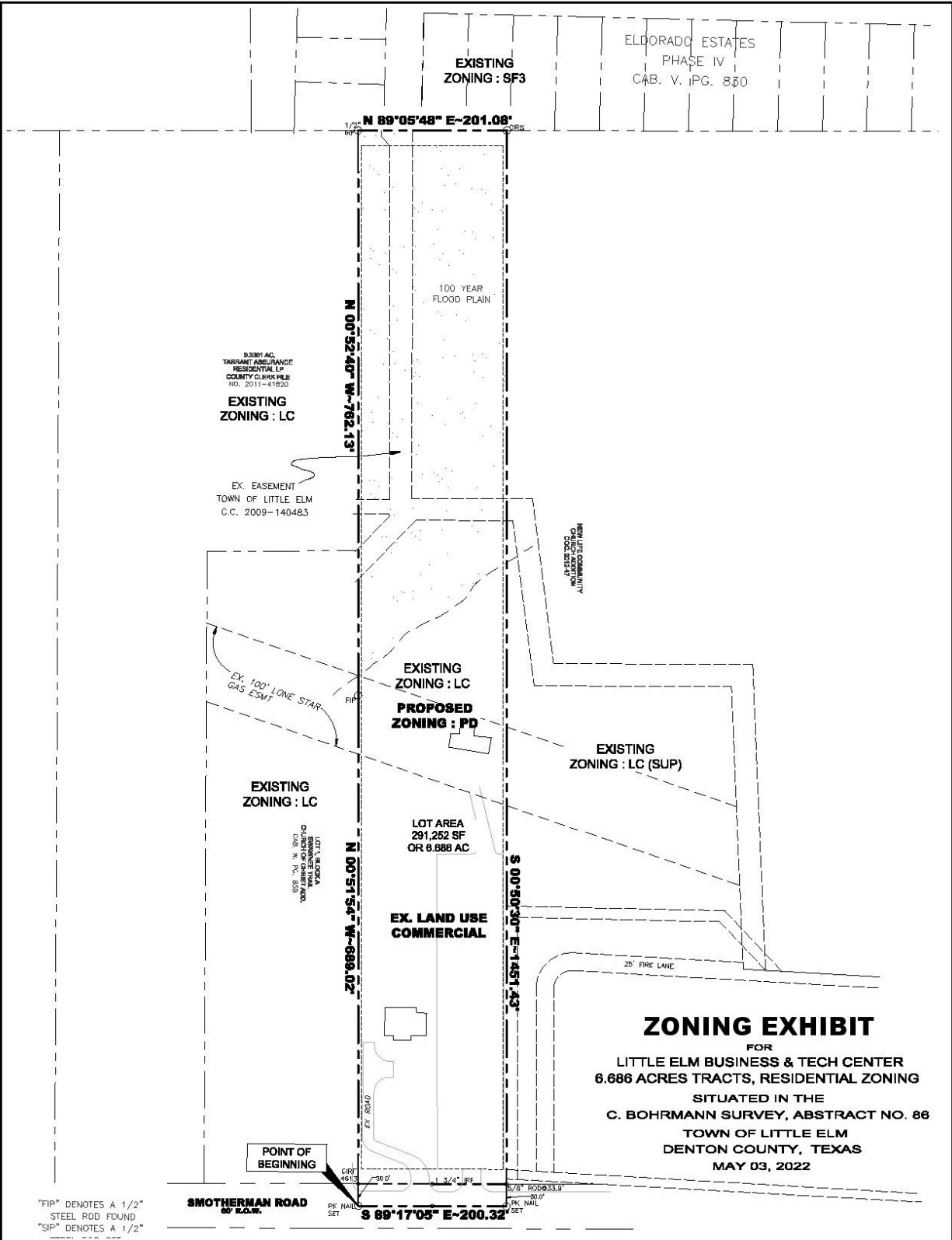
Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of the regulations set forth in the PD, or as may be ascertained through the intent of this PD. As used herein “Zoning Ordinance” means the **Little Elm Development Standards, Article VI of the Code of Ordinances** in effect on the effective date of this agreement, except otherwise defined in the agreement. Uses and development regulations specifically modified, designed, or included in the PD shall not be subject to amendment after the date of this adoption of this PD (The “Effective Date”) (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in the PD shall be controlled by the “Zoning Ordinance” unless the context provides to the contrary.

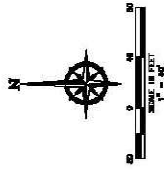
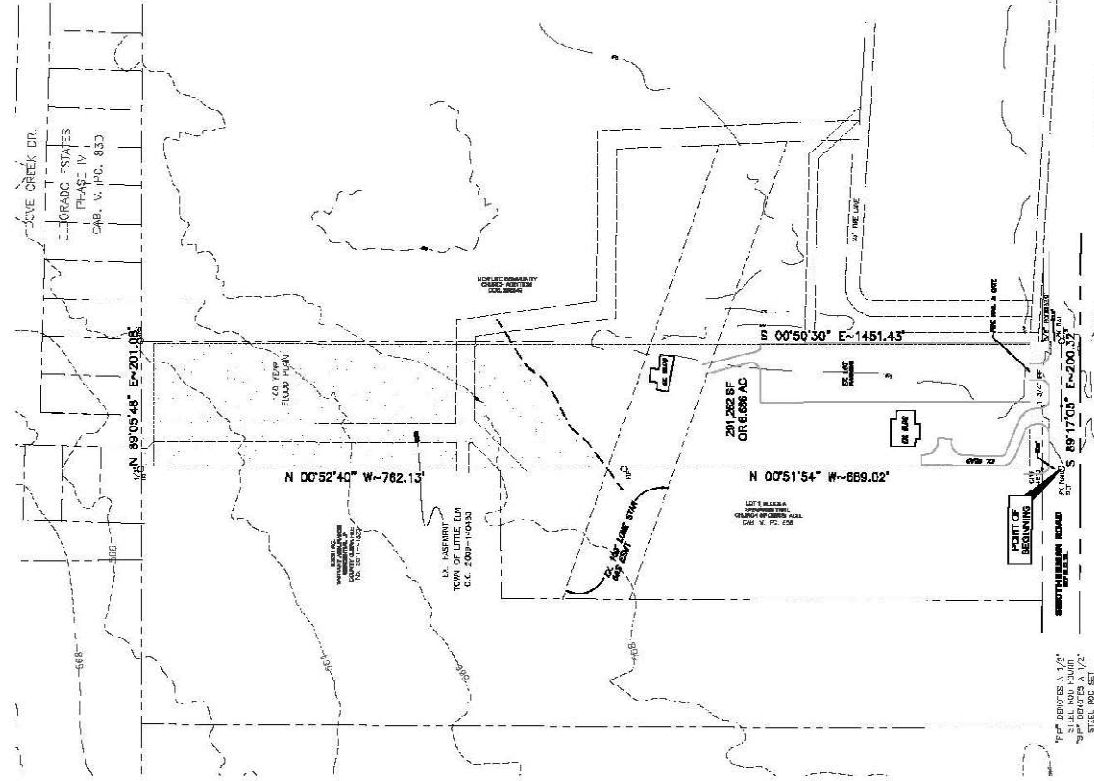
Review and approval of a site plan by the Planning and Zoning Commission and the Town Council (In accordance with Section 107.03 of the Code of Ordinances) shall be required for any tract/lot within the PD district. No certificate of occupancy shall be required unless all construction and development conform to the Site Plan as approved by Town Council.

Requested Waivers Contained herein:

- 1: Use Regulations – Outlined and described as per PD Review Comments 1
- 2: Parking Ratios: - Outlined and described as per PD Comments 1 and current discussion
- 3: Foundation Planting – Outlined as described as per PD Comments 2

Exhibit A
THE PROPERTY





METES & BOUNDS DESCRIPTION

COUNTY OF DENTON

Situated in the County of Denton, State of Texas, being a part of the Bonmar Survey, Abstract no. 86 being all of the 6884 acre tract of land conveyed to Herbert L. Johnson and Carolyn E. Johnson, by deed of record in Denton County Clerk's File No. 2005-154562 and being more particularly described as follows:

BEGINNING POINT at a PK nail set in Smc.hornmarked found in the Southeast corner of Lot 1, Box 4, A. Shavnee Trail Church of Christ Acct on CAB. W. PG. 853 (P.R.O.C.T.).

THEN ON COR¹ 54° N, passing at 30.22° lat a capexion rod marked "18" 3" found to the southeast corner of said lot 1 and continuing on said course for a total distance of 589.02' to a found iron rod pin for a corner;

THEN ON COR² 40° E, a distance of 752.3' to a 1/2 1-in rod found for a corner;

TH=NOF N 89°548" F, a distance of 2.108 feet to caprock from red soil for a contact.

THE NCE S 00°50'30" E, with the west line of said New Life Community Church Addition, passing a 5" steel rod to the north line of said public road; all 147' 5 feet and continuing a total distance of road all 454' 40 feet and of said line to the south line of said public road.

THENCE S 89°44' " W, with the center of said public road, a distance of 99.81 feet to a P.K. on a 1 se. in Snickermint road.

THENCE S 89°17'05" W, a distance of 103.35 feet to the **POINT OF BEGINNING** and contain 291,262 S.F. = 0.6686 acres of land, more or less.

PROC STATEMENT:

LAW ENFORCED THE FLOOD INCREASE FROM 70% PER YEAR TO THE "TOWN OF LITTLE CANE CANYON," TOWNSHIP COMMUNITY AND LOCAL GOVERNMENT. EFFECTIVE DATE 1/1/91, THIS MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN NON-SHADED ZONE 3. AS DEFINED AS "AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD." A PORTION OF THIS PROPERTY IS WITHIN ZONE 4B, DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INFILTRATION FOR THE 1% ANNUAL CHANCE FLOOD." A PORTION OF THEIR PROPERTY IS WITHIN ZONE 6A, AS FLOODPLAIN DESIGNATED AS "THE CHANNEL OF STEAM BOAT RIVER." THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS AS SHOWN IN MAP 042003 OF SAID MAP. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES HEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGES ON RATE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DEVELOPER

MADEWELL COMPANIES
1720 BRAY CENTRAL DR, SUITE 200
MCKINNEY TEXAS 75069

ELM BUSINESS & TECH CENT

LITTLE ELM BUSINESS & TECH CENTER
8.866 ACRES TRACTS, RESIDENTIAL ZONING
SITUATED IN THE
G. BOHRMANN SURVEY, ABSTRACT NO. 88
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS
MAY 15, 2022

MAY 08, 2022
G-1 D

G-1 D

M4 'A TV EEN NIEUW JUIZ

NORTHWEST CORNER OF THE
TOWN OF LITTLE ELM PARKING
LOT, SOUTH OF EDORADO
PARKWAY (I.M. 725)

N: 7107886.51
E: 7445637.13
IEA: 5/4 15

NOT A TV TUNING IMAGE

NORTHEAST CORNER OF D.H.
KRENT FIFTH GRADE SCHOOL, AND
WEST 9TH WTT ROAD.

N: 7103529.55

ASA

ENGINEERING
1,000 LAMARCAI POWER, 301 E. 20
DALLAS, TEXAS 75202
(972) 218-4431
TX: D.M.C. REGISTRATION # T 006074
TX: T.E.E. REGISTRATION # F-0974

TK - O.D.C. RESERVATION # 7-036014
TK 1,2,3, REGISTRATION # F-0914

METES & BOUNDS DESCRIPTION

COUNTY OF DENTON

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BEGINNING POINT at a PK nail set in Smotherman road found in the Southeast corner of Lot 1, Block A Shawnee Trail Church of Christ Addition CAB. W, PG, 858 (P.R.O.C.T.);

THENCE N 00°51'54" W, passing at 30.22 feet a capped iron rod marked "4613" found for the southeast corner of said lot 1 and continuing on said course for a total distance of 689.02 feet to found iron rod pin for a corner;

THENCE N 00°52'40" E, a distance of 762.13 feet to a 1/2 inch iron rod found for a corner;

THENCE N 89°05'48" E, a distance of 201.08 feet to capped iron rod set for a corner;

THENCE S 00°50'30" E, with the west line of said New Life Community Church Addition, passing a 5/8" steel rod found in the north line of said public road at 1417.5 feet and continuing a total distance of road at 1451.43 feet to a PK nail set of said the point in the center of public road;

THENCE S 89°04'41" W, with the center of said public road, a distance of 99.81 feet to a PK nail set in Smotherman road;

THENCE S 89°17'05" W, a distance of 100.35 feet to the **POINT OF BEGINNING** and contain 291,252 SF. or 6.686 acres of land, more or less.

Exhibit B

Planned Development District Standards

General Conditions for PD:

1. Purpose

It is the purpose of this PD Planned District to allow additional permitted uses for flex space to include Office Warehouse and Office Showroom at this location.

2. Project Location

The proposed PD site is located on the North side of Smotherman Road, 1055 feet East from the intersection of Smotherman Road and FM 423. Legal descriptions (Exhibit A), a zoning exhibit (Exhibit B) and a site plan (Exhibit C) have been provided. The project area is primarily surrounded by existing and future light commercial uses.

3. Use Regulations

Light Commercial Flex Space to include:

Office Warehouse defined as-

A building primarily consists of office use with incidental storage, warehousing, and distribution on un-containerized goods, merchandise, supplies, and equipment, within a finished building setting. Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas. Warehousing and storage shall not exceed fifty (50) percent of the total floor area, per unit.

Office Showroom defined as-

A building that primarily consists of office use with incidental sample display areas or showrooms for the regular transaction of business and for the display of un-containerized merchandise, products, and/or services, delivered or performed off- premises, within a finished building setting. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Showroom component shall not exceed fifty (50) percent of the total floor area, per unit.

These designations do not include contractor's shop, storage yard, business services, or auto and/or boat sales and/or repair.

4. Condominium Designation

All developed buildings will include individual customized units that can be defined as a "condominium" as set forth in the Texas Property Code Section 82.003(a)(8), as amended and subject to a declaration of condominium that complies with Chapter 82 of the Texas Property Code, as amended. Customized refers to units' air conditioned/heated, containing individual meters for electricity or water/sewer, or cable/satellite service.

The internal drives, sidewalks, lighting, landscaping, and landscape irrigation systems will be private; the Condominium Association will be obligated by a commercial Condominium Declaration to

maintain these common elements and acknowledges that the City has no obligation to maintain or reconstruct the internal drives.

5. Base Zoning District

The permitted uses and standards will be in accordance with the (LC) Light Commercial zoning as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations.

6. Height and Area Regulations

This Planned Development shall follow and conform to all Landscape Requirements set forth for Light Commercial Zoning as defined in Zoning Ordinance Sec. 106.06.08 - Special area and height regulations.

7. Lot Size

The minimum lot size for this non-residential Light Commercial (LC) Flex Development is twenty thousand (20,000) square feet.

8. Conceptual Site Plan

Exhibit C identifies and locates the proposed Light Commercial Flex Space Lots within the Property. The proposed development will have unified and consistent design elements as currently included in the design requirements of the Light Commercial Zoning and provide an integrated development that complement the Town of Little Elm.

9. Landscape Requirements:

This Planned Development shall follow and conform to all Landscape Requirements set forth for Light Commercial Zoning as defined in Zoning Ordinance Sec. 106.06.14 - Landscaping standards except for the ratios outlined herein. Foundation planting will be replaced with additional shrubs and tree planting in the central commons area East of buildings One through Four on both parcels.

The Foundation Planting Requirement will be met by alternate planting and community open space to include overall additional trees, shrubs, bench seating, dog park area, putting green, sculpture garden, and open space totaling 15,041 SF more than the 10% or 4,317 square feet indicated by the Foundation Planting Requirement. All shrubs will be 5 gallon and 36" at time of planting. All trees will be 4" cal. At 12" above grade at time of planting

Landscape Point System 3 to 15 Acres = 30 points

Points applicable to PD design:

10 pts	Monument sign to include Little Elm lakefront character or equal
5 pts	Enhanced driveway paving
5 pts	Use of street furniture benches
5 pts	Open space provision
5 pts	Shaded or decorative outdoor seating areas
5 pts	Public art small
5 pts	Alternate to foundation planting
5 pts	Amenity dry detention pond
5 pts	Other unlisted elements – BBQ, putting green
50 pts	Proposed Total

10. Screening Standards:

Screening requirements will follow applicable sections of Sec. 106.06.31 - Screening

11. Architectural Standards.

This Light Commercial Flex Space Planned Development shall follow and conform to all architectural guidelines set forth for Light Commercial Zoning as defined in Zoning Ordinance Sec. 106.06.05 - Architectural standards for commercial structures (includes office, retail, commercial, mixed use, etc.).

12. Parking Standards.

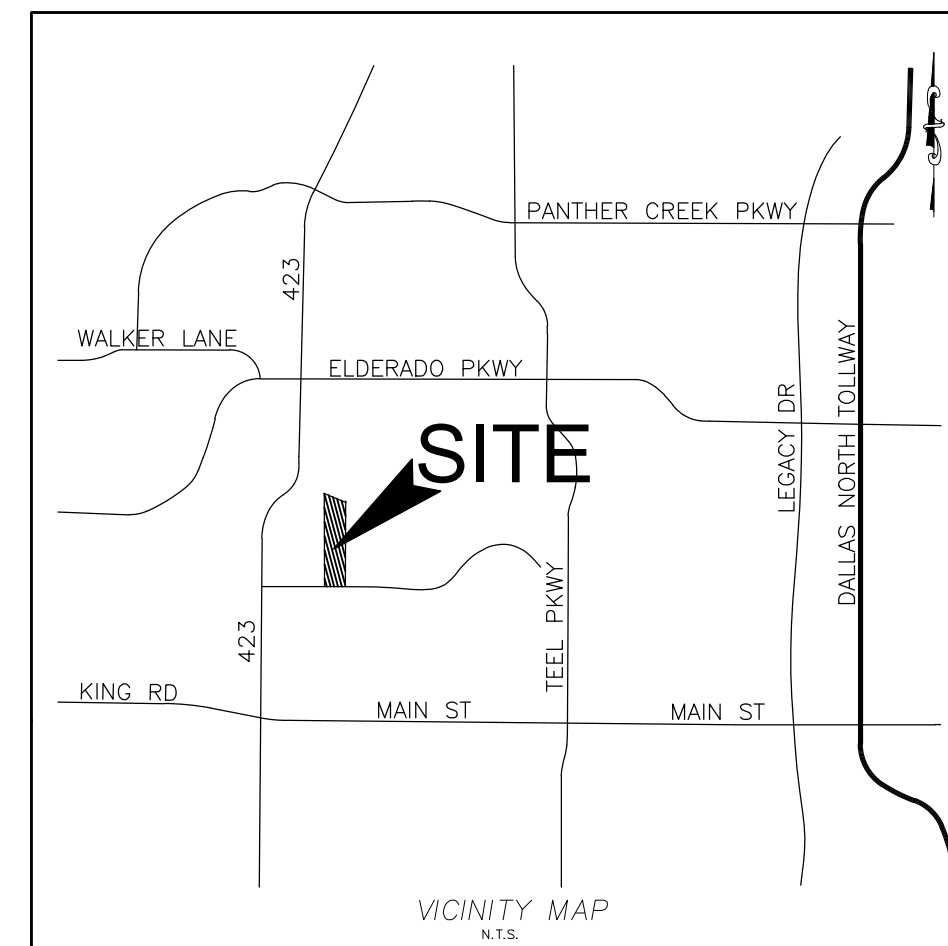
All parking requirements in Sec. 106.06.41 will be followed with the exception of the ratios outlined herein. This PD shall require 1 parking space per 400 square feet of floor area. This parking ratio is based on an average total square footage for each unit of 1950 square feet. The base floor area will be 1500 square feet with a mezzanine of 450 square feet. The mezzanine will be designated office space. The base floor area will consist of 50% dedicated Showroom/Warehouse with 30% dedicated to incidental storage, 10% bathroom/kitchenet and 10% for internal stairs to mezzanine. These percentage uses will be reflected in the CC&Rs for this project. All parking will be subject to a shared parking agreement within this PD.

EXHIBIT C
PLANS AND IMAGES

SEE ATTACHED PLANS AND IMAGES AS SEPARATE FILES



PD DOCUMENTS
FOR
LITTLE ELM BUSINESS & TECH CENTER
6.686 ACRES TRACT OF LAND
C. BOHRMANN SURVEY, ABSTRACT NO. 86
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS



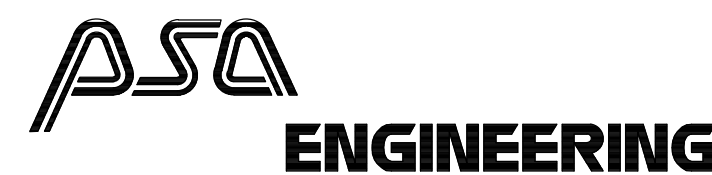
VICINITY MAP

SHEET INDEX:

SHEET NO.	SHEET CONTENTS
SITE PLAN	
G-0.0	COVER/ INDEX SHEET
G-1.0	ALTA SURVEY
C-1.0	SITE PLAN
C-2.0	DRAINAGE AREA MAP
C-3.0	MASTER UTILITIES PLAN
L-1.0	LANDSCAPE PLAN
SL-1	SITE LIGHTING PLAN
SL-2	LIGHTING POLE DETAIL
A-01	BUILDING 1 & 3 ELEVATIONS (N/A)
A-02	BUILDING 2 ELEVATIONS (N/A)
A-03	BUILDING 4 ELEVATIONS (N/A)



PROJECT ENGINEER
PANN S. SRIBHEN, P.E.



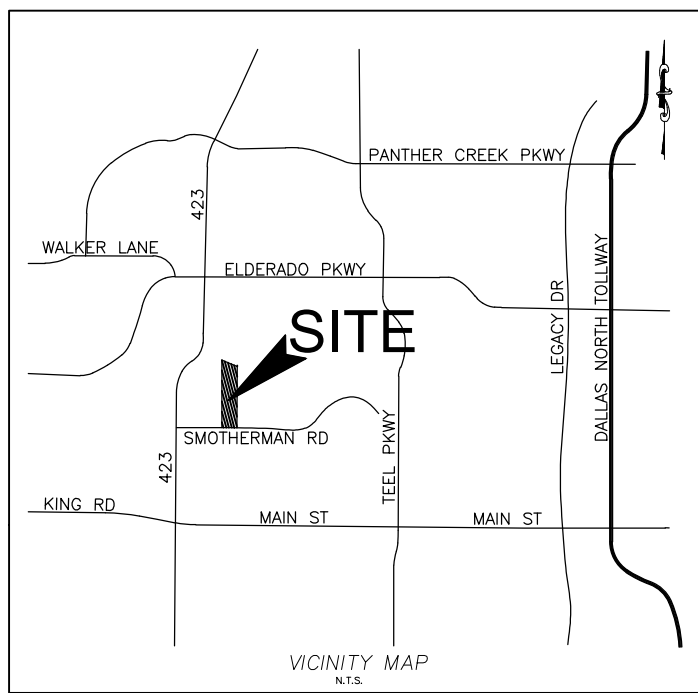
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER

WESLEY COMMONS LITTLE ELM, LLC
4532 WHITE ROCK LANE
PLANO, TX 75024

DEVELOPER

MADEWELL COMPANIES
1720 BRAY CENTRAL DR, SUITE 200
MCKINNEY, TEXAS 75070



VICINITY MAP

LEGEND

---	PROPERTY LINE/BOUDARY LINE
----	EASEMENT LINE
○ 1/2" IRS/IRF	1/2 INCH IRON ROD
IRF	IRON ROD FOUND
IRS	IRON ROD SET
FIP	FOUND IRON PIN
SIP	SET IRON PIN
CIRS	CAPPED IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
5/8" IRS	5/8 INCH IRON ROD SET

M1 (CITY BENCHMARK)

NORTHWEST CORNER OF THE TOWN OF LITTLE ELM PARKING LOT, SOUTH OF ELDORADO PARKWAY (F.M. 720)

N: 7107886.54
E: 2445637.13
ELEV: 544.15

M2 (CITY BENCHMARK)

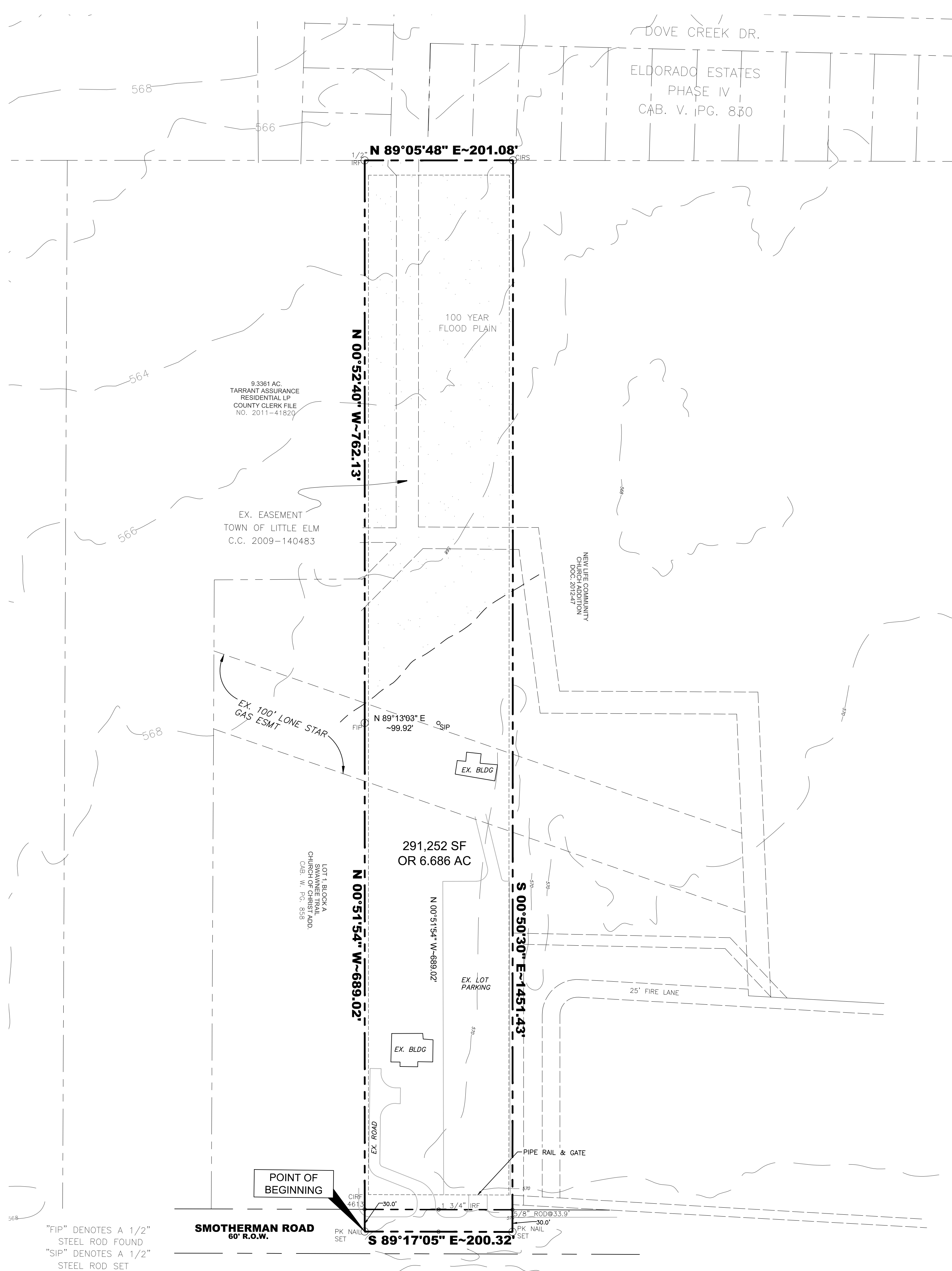
NORTHEAST CORNER OF D.H. BRENT ELEMENTARY SCHOOL, AND WEST OF WITT ROAD

N: 7109829.55
E: 2457580.45
ELEV: 559.59

ASA
ENGINEERING

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651

TX T.B.P.E. REGISTRATION # F-006974
TX T.B.P.E. REGISTRATION # F-6974



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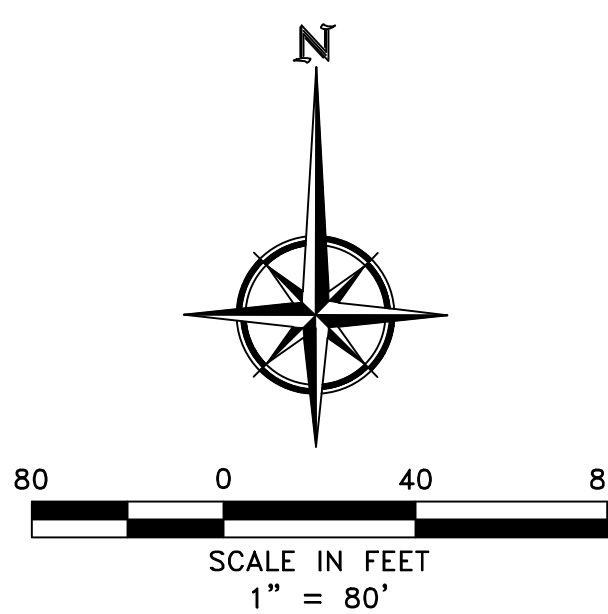
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THENCE S 89°04'41" W, with the center of said public road, a distance of 99.81 feet to a PK nail set in Smotherman road;

THENCE S 89°17'05" W, a distance of 100.35 feet to the **POINT OF BEGINNING** and contain 291,252 SF. or 6.686 acres of land, more or less.

FLOOD STATEMENT:

I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 481152, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN", A PORTION OF THIS PROPERTY IS WITHIN "ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AND A PORTION OF THIS PROPERTY IS WITHIN "ZONE AE FLOODWAY" DEFINED AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT TO FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS" AS SHOWN IN PANEL 0420G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RATE 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.



OWNER

WESLEY COMMONS LITTLE ELM, LLC

4532 WHITE ROCK LANE
PLANO, TEXAS 75024

DEVELOPER

MADEWELL COMPANIES

1720 BRAY CENTRAL DR, SUITE 200
MCKINNEY, TEXAS 75070

ALTA SURVEY

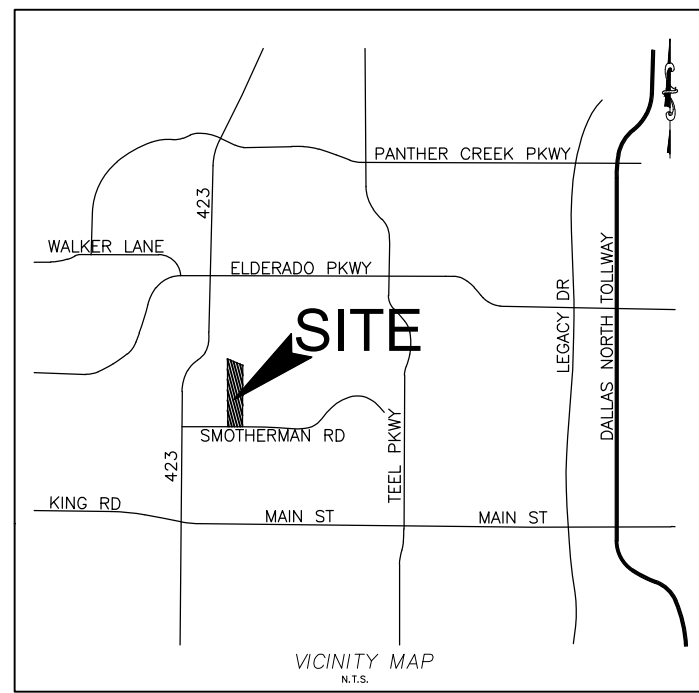
FOR
LITTLE ELM BUSINESS & TECH CENTER
6.686 ACRES TRACTS, RESIDENTIAL ZONING

SITUATED IN THE
C. BOHRMANN SURVEY, ABSTRACT NO. 86

TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

JUNE 09, 2022

G-1.0



VICINITY MAP

LEGEND

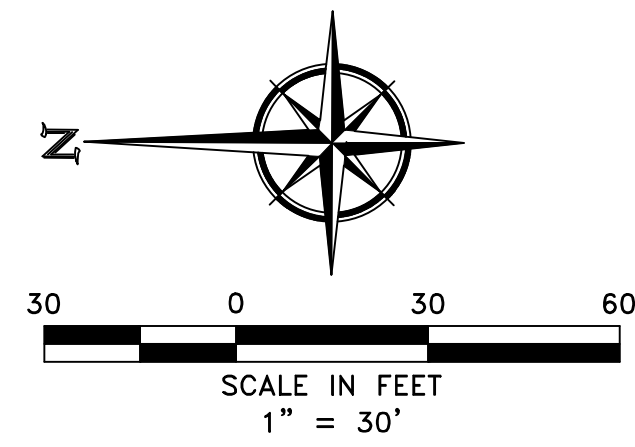
---	BUILDING LINE SETBACK
---	PROPERTY LINE
---	EASEMENT LINE
12"WTR	12" WATER LINE
8"WTR	8" WATER LINE
6"F	6" WATER FIRE SPRINKLER SYSTEM
6"FD	6" WATER FIRE HYDRANT LINE
4"F	6" WATER LINE FOR FIRE DEPARTMENT CONNECTION
2"D	2" WATER LINE FOR DOMESTIC
8"SS	8" OR 6" PVC SANITARY SEWER LINE
-----	36"/24"/18" STORM LATERAL (RCP)

	FIRE DEPT. CONNECTION (FDC)
	2,000 GALLONS GREASE INTERCEPTOR (4'-11"x15'-11")
	TRANSFORMER EASEMENT (8'x8')
	FIRE HYDRANT
	5' SANITARY SEWER MANHOLE
	SINGLE HEAD LIGHT POLE
	WALL PACK
	ELECTRIC VEHICLE PARKING MARKER
	WHEEL STOP (TYP.)
	STAINED CONCRETE CROSS WALK

	SINGLE OR DOUBLE GRADE INLET
	FIRELANE
	PAVING MEDIAN STONE
	RECREATION PARK AREA
ESMT.	EASEMENT
EX./EXIST.	EXISTING
LS	LANDSCAPE
TYP.	TYPICAL
BL	BUILDING SETBACK
CP	COORDINATE POINT
	FACE OF CURB
	BACK OF CURB

SITE PLAN SUMMARY

AREA LOT	= 291,252 S.F. (6.686 AC.)
BLDG.#1 AREA	= 13,686 S.F. (1 STORY)
BLDG.#2 AREA	= 7,760 S.F. (1 STORY)
BLDG.#3 AREA	= 12,680 S.F. (1 STORY)
BLDG.#4 AREA	= 6,800 S.F. (1 STORY)
TOTAL BLDG AREA	= 43,176 S.F.
ZONING:	= LC (LIGHT COMMERCIAL)
USE	= FLEX OFFICE
BUILDING SETBACK	= 20' FT.
LOT COVERAGE	= 14.82%
FAR RATIO (OVERALL)	= 6.84 : 1
AREA OF SIDEWALK, PAVEMENT & OTHER IMPERVIOUS FLATWORK	= 241,761 S.F.
TOTAL IMPERVIOUS AREA	= 17.62%
PARKING REQUIREMENTS	
PARKING RATIO	= 1SP/400 G.F.A.B
TOTAL PARKING REQUIRED	= 108 SP
TOTAL PARKING PROVIDED	= 128 SP
HANDICAP PARKING REQUIRED	= 10 SP
EV PARKING PROVIDED	= 6 SP
STANDARD PARKING PROVIDED	= 112 SP
LANDSCAPE REQUIRED (10% OF GROSS AREA)	= 15% SF. (43,688 SF.)
LANDSCAPE AREA PROVIDED	= 18.75% (54,602 SF.)
RECREATION AREA PROVIDED	= 15,041 SF.



CIVIL PLAN

REVISION		
NO.	DATE	BY

REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

SITE PLAN

FOR
LITTLE ELM BUSINESS & TECH CENTER
TOWN OF LITTLE ELM, TEXAS

OWNER

WESLEY COMMONS
LITTLE ELM, LLC
452 WHITE ROCK LANE
PLANO, TEXAS 75024

ENGINEERING

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T&P-E REGISTRATION # F-006974
T&P-L.S. FIRM REGISTRATION # 100433



SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP

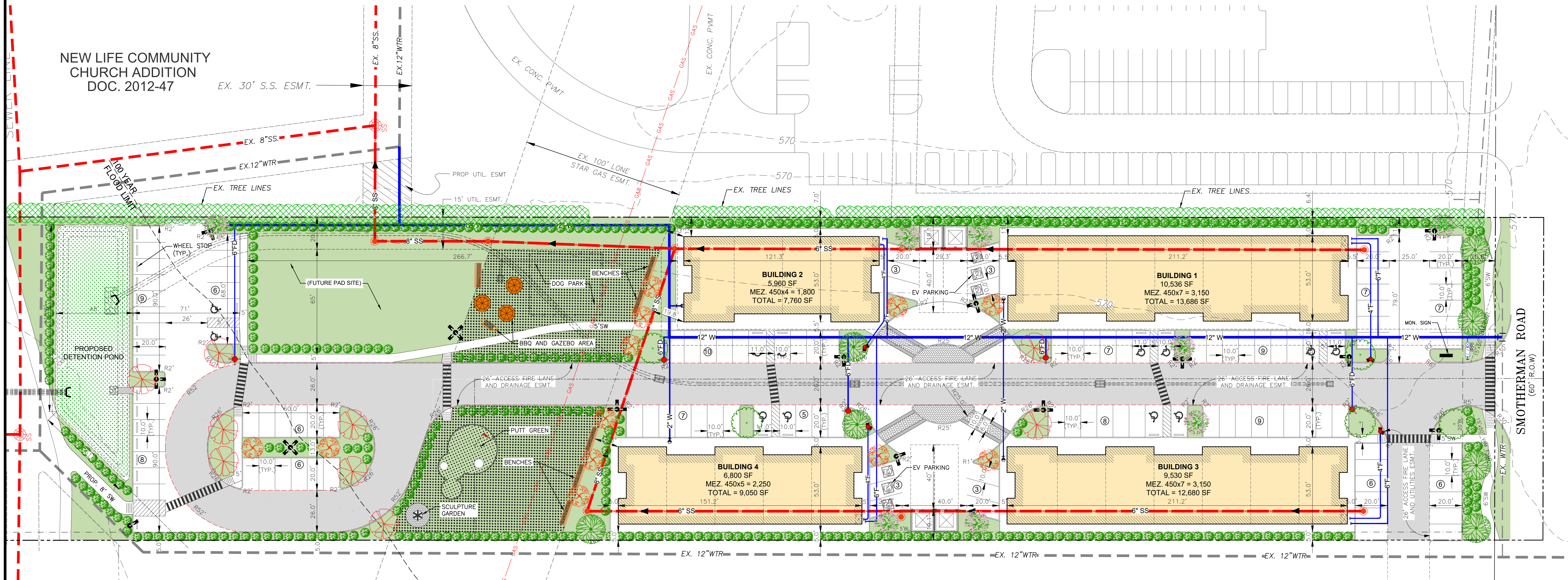
CHECKED: PSS

PROJECT NO. 2221.2.MLE

DATE: 06/09/2022

SHEET: C-1.0

NEW LIFE COMMUNITY
CHURCH ADDITION
DOC. 2012-47



FLOOD STATEMENT:

I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 481152, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN", A PORTION OF THIS PROPERTY IS WITHIN "ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AND A PORTION OF THIS PROPERTY IS WITHIN "ZONE AE FLOODWAY" DEFINED AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT TO FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS" AS SHOWN IN PANEL 0420G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RATE 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.

NOTES:
1. SCREENING WALLS TO COMPLY WITH TOWN OF LITTLE ELM ORDINANCES.

NOTES:

1. ALL WORK MUST CONFORM TO TOWN OF LITTLE ELM AND NCTCOG STANDARDS.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO TOWN OF LITTLE ELM.
3. SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4. SEE STANDARD DETAIL SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
5. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
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7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

M1 (CITY BENCHMARK)

NORTHWEST CORNER OF THE
TOWN OF LITTLE ELM PARKING
LOT, SOUTH OF ELDORADO
PARKWAY (F.M. 720)

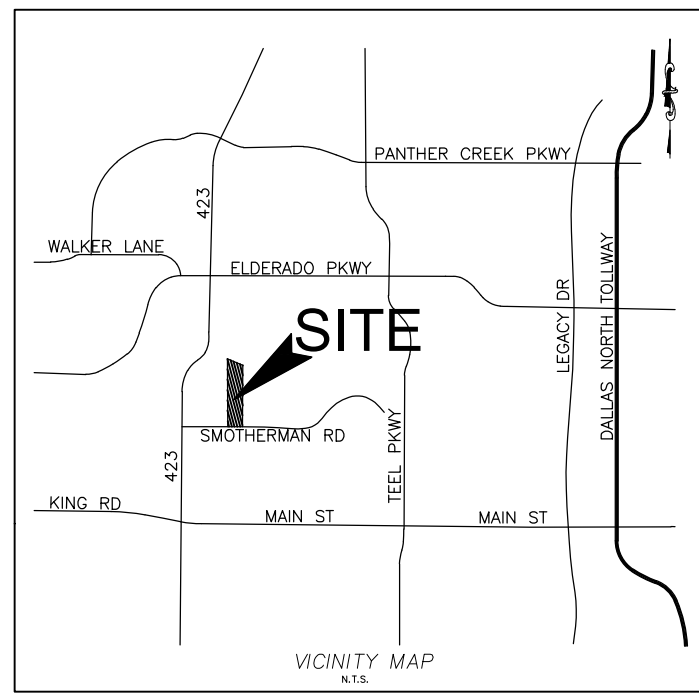
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E: 2445637.13 ELEV: 544.15

M2 (CITY BENCHMARK)

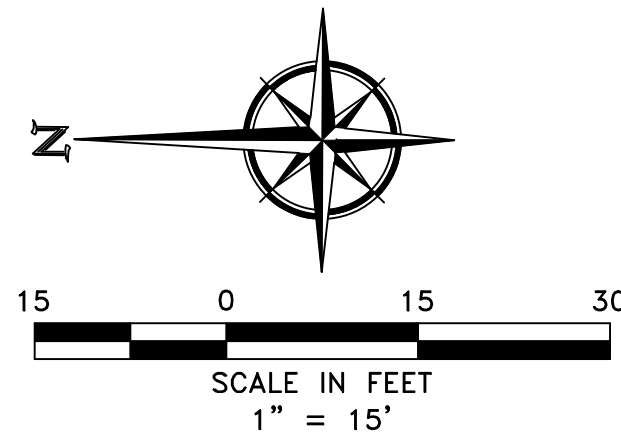
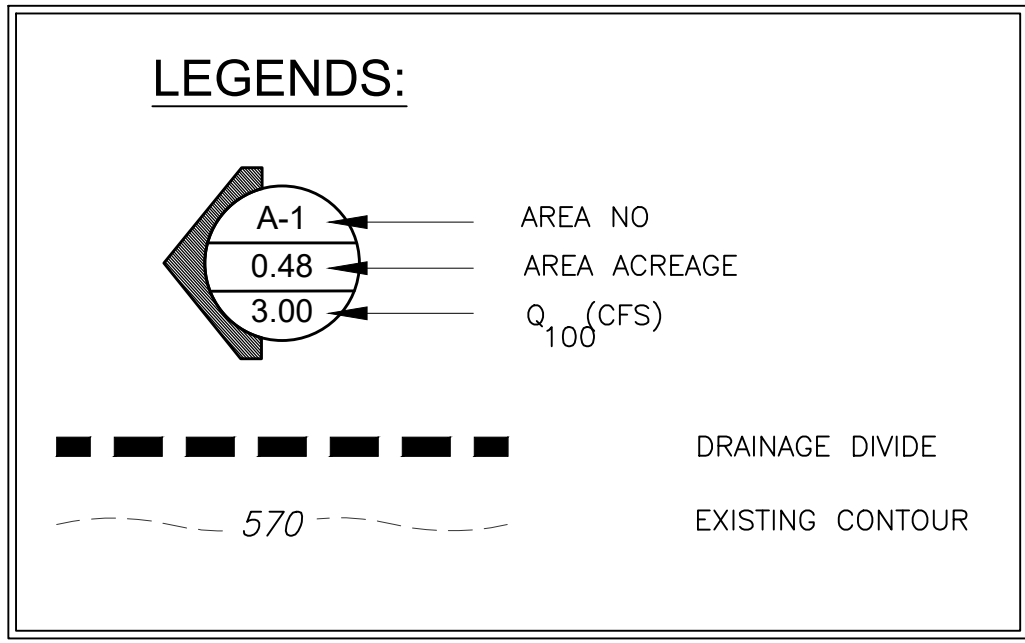
NORTHEAST CORNER OF D.H.
BRENT ELEMENTARY SCHOOL, AND
WEST OF WITT ROAD

N: 7109829.55
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VICINITY MAP



CIVIL PLAN

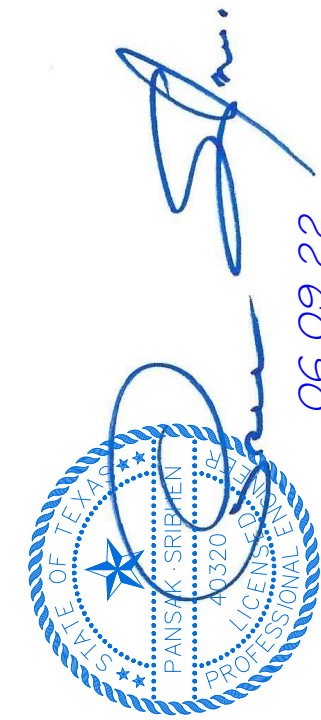
REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

DRAINAGE AREA MAP

FOR
LITTLE ELM BUSINESS & TECH CENTER
TOWN OF LITTLE ELM, TEXAS

OWNER

WESLEY COMMONS
LITTLE ELM, LLC
452 WHITE ROCK LANE
PLANO, TEXAS 75024



ENGINEERING

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433



SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP

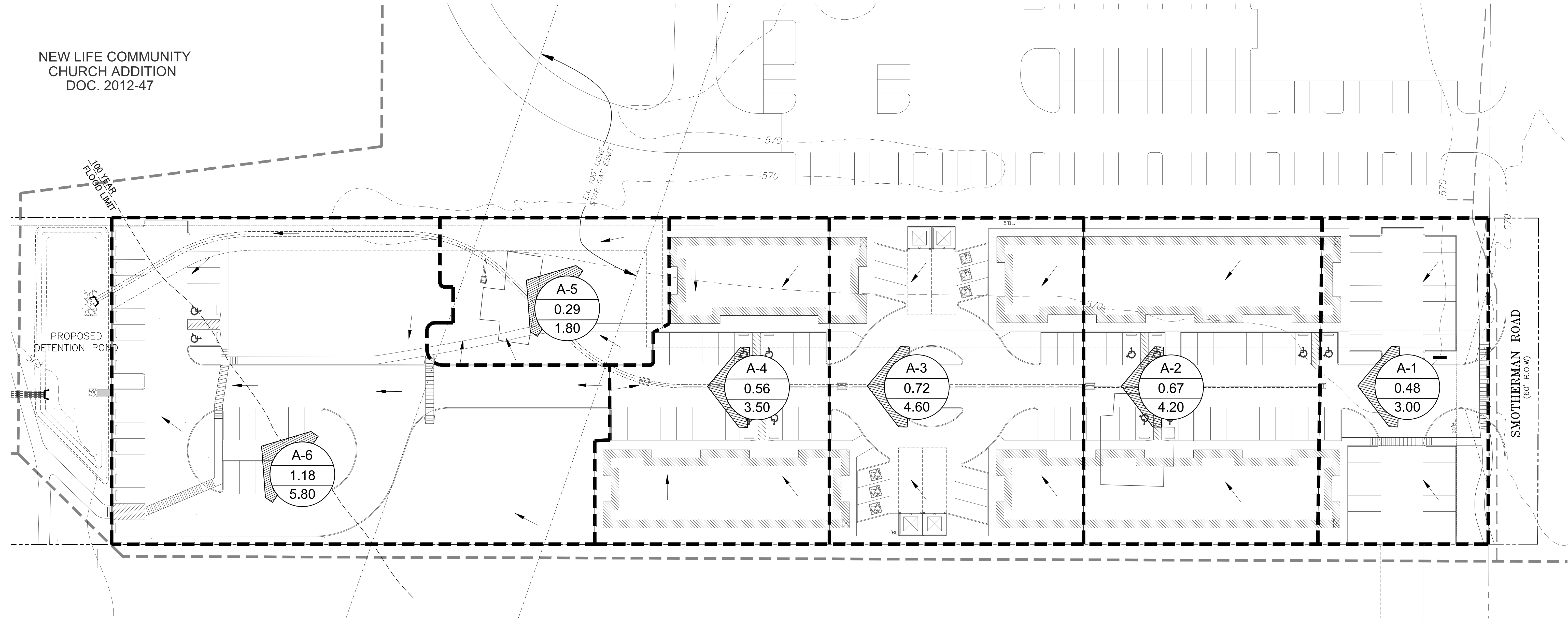
CHECKED: PSS

PROJECT NO. 2221.2.MLE

DATE: 06/09/2022

SHEET: C-2.0

NEW LIFE COMMUNITY
CHURCH ADDITION
DOC. 2012-47



DRAINAGE DATA

DRAINAGE DATA BASE ON 100 FREQUENCY	
RUNOFF COEFFICIENT	0.80
RAINFALL INTENSITY*	7.91 (in/hr)
Tc	15 MIN.

FROM TOWN OF LITTLE ELM ENGINEERING DESIGN
STANDARDS MARCH 2018

USE RATIONAL METHOD TO CALCULATE ESTIMATE WATER RUNOFF

- Q = CIA
Q = MAXIMUM RATE OF RUNOFF (CFS)
I = AVERAGE RAINFALL INTENSITY FOR A DURATION
EQUAL TO Tc (in/hr)
A = DRAINAGE AREA CONTRIBUTING TO THE DESIGN
LOCATION (ACRES)

DRAINAGE AREA CALCULATION

DRAINAGE AREA MAP No.	AREA (AC.)	C RUNOFF (Factor)	TIME (Min.)	I (100 YR) INTENSITY (Inch)	Q (100 YR) (CFS)	COMMENT
A1	0.48	0.80	15.00	7.91	3.0	Single Grade Inlet
A2	0.67	0.80	15.00	7.91	4.2	Double Grade Inlet
A3	0.72	0.80	15.00	7.91	4.6	Double Grade Inlet
A4	0.56	0.80	15.00	7.91	3.5	Double Grade Inlet
A5	0.29	0.80	15.00	7.91	1.8	Single Grade Inlet
A6	1.18	0.80	15.00	7.91	7.5	4' Conc. Flume

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LEGEND:



PROP. FIRE HYDRANT



PROP. SANI. SEWER MANHOLE



PROP. WATER LINE



PROP. WATER LINE W/ PLUG



PROP. SANI. SEWER LINE



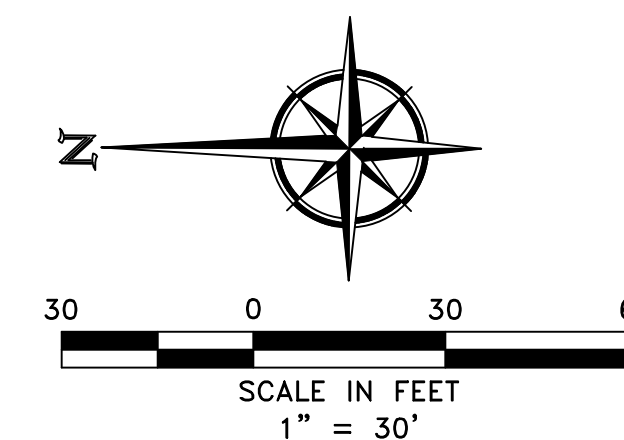
PROP. SANI. SEWER LINE W/ PLUG



PROP. SANI. SEWER W/ MANHOLE



PROP. SANI. SEWER LINE W/ CLEAR OUT

[illegible]

REMARK:
REVISION CLOUD MAY NOT
APPEAR ON ALL DRAWING SHEETS

UTILITY PLAN

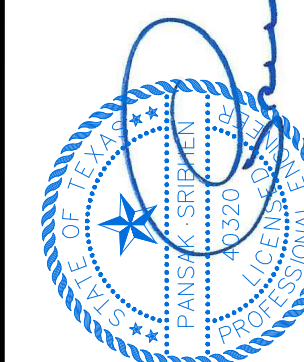
FOR
LITTLE ELM BUSINESS & TECH CENTER
TOWN OF LITTLE ELM, TEXAS

OWNER

WESLEY COMMONS
LITTLE ELM, LLC
4532 WHITE ROCK LANE

HOUSTON WHITE ROCK LANE
PLANO TEXAS 75024

8



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(972) 248-9851 FAX (972) 248-9881

SCALE: AS SHOWN

DESIGNED: PSS

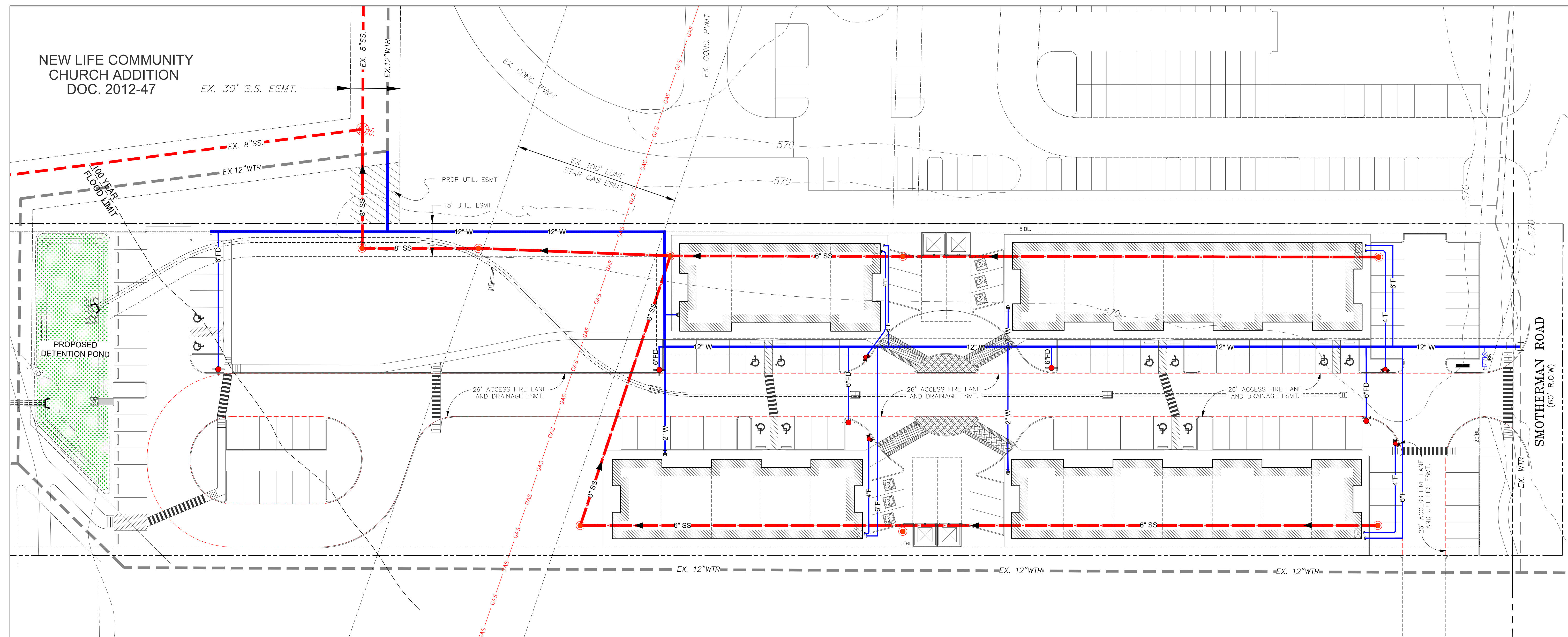
DRAWN: MP

CHECKED: _____ PSS _____

PROJECT NO. 222 | 2.MLE

DATE: 06/09/2022

SHEET: C-3



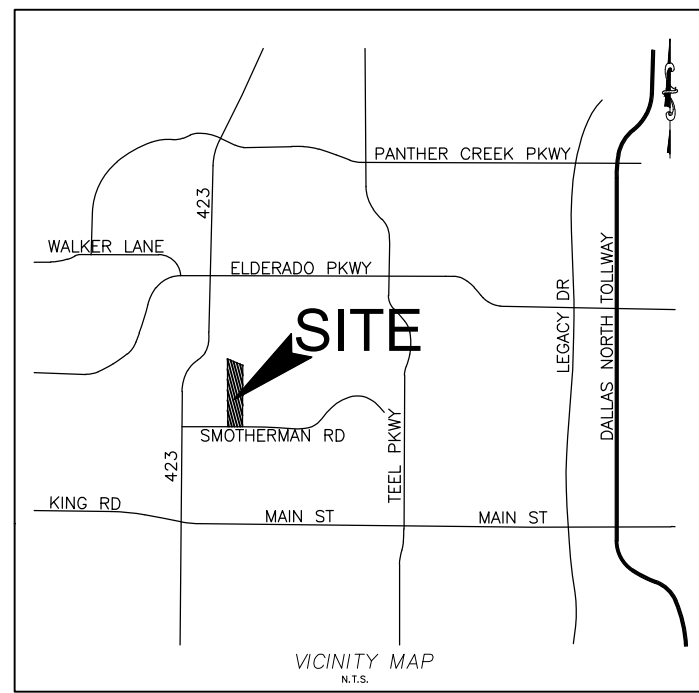
FLOOD STATEMENT:

I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS; COMMUNITAS NUMBER 48-152, EFFECTIVE DATE 4-19-11; AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN "NON SHADED ZONE X" DEFINED AS "AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN", A PORTION OF THIS PROPERTY IS WITHIN "ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AND A PORTION OF THIS PROPERTY IS WITHIN "ZONE AE FLOODWAY" DEFINED AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT TO FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS" AS SHOWN IN PANEL 04206 OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RATE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAP OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES:

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VICINITY MAP

LANDSCAPE TABULATION

CITY OF LITTLE ELM, LANDSCAPE DESIGN GUIDELINES, FOR COMMERCIAL DEVELOPMENT.
EXISTING ZONING: PD-10

TOTAL SITE = 6.686 AC (291,252 S.F.)

BUILDING 1 = 13,686 S.F.
BUILDING 2 = 7,760 S.F.
BUILDING 3 = 12,680 S.F.
BUILDING 4 = 6,800 S.F.

VEHICULAR USE AREA = 25,880 S.F.

NON-RESIDENTIAL REQUIREMENTS

INTERIOR LANDSCAPE REQUIREMENTS
1 LARGE CANOPY TREE / 400 S.F. REQUIRED
10% LANDSCAPE OF GROSS VEHICULAR USE AREA REQUIRED

PLANTED PARKING ISLANDS

MIN. 12 PARKING SPACES APART REQUIRED & PROVIDED.

A SMALL ORNAMENTAL TREE

1 SMALL ORNAMENTAL TREE / 25 LF.

INTERNAL PEDESTRIAN CONNECTION

1 URBAN TREE REQUIRED / 30 L.F.

LANDSCAPE AREAS PROTECTED BY 6" CONCRETE CURB, REQUIRED & PROVIDED.

PERIMETER LANDSCAPE REQUIREMENTS 20' LANDSCAPE BUFFER

ADJACENT TO R.O.W. IS REQUIRED.
20' REQUIRED
15' PROVIDED (PARTIAL 20')

VEHICULAR AREAS TO BE SCREENED FROM ALL ABUTTING R.O.W.

A 36" MIN. HT. LIVING BARRIER IS REQUIRED FOR PARKING LOT SCREENING.

LANDSCAPE BUFFERS, ADJACENT TO PUBLIC R.O.W.

1 LARGE TREE / 30 L.F. REQUIRED

LANDSCAPE BUFFERS, ADJACENT TO SIMILAR ZONING

1 LARGE CANOPY TREE / 50 L.F.

LANDSCAPE POINT SYSTEM

20 POINTS REQUIRED
20 POINTS PROVIDED

DETENTION POND BASIC (DRY) POND

558 LF PERIMETER

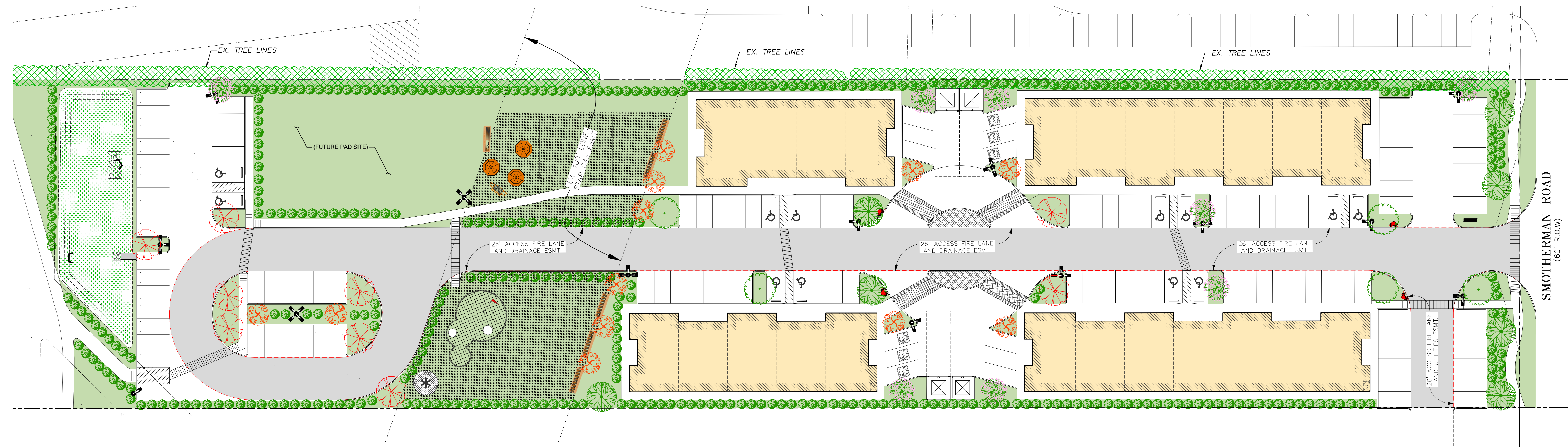
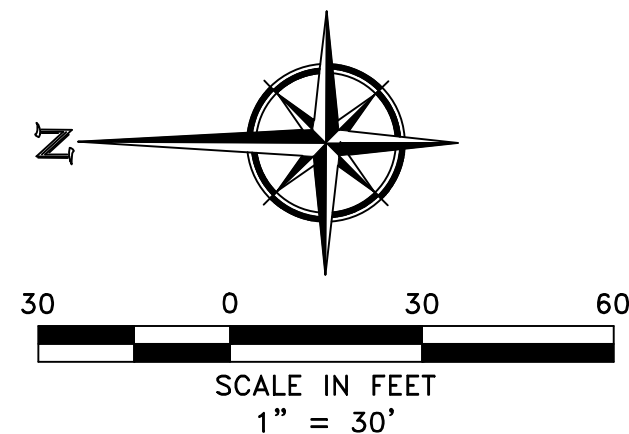
IRRIGATION PROPOSED

ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC, UNDERGROUND, LOW PRESSURE DRIP IRRIGATION SYSTEM, THIS SYSTEM WILL BE DESIGNED BY LICENSED IRRIGATOR BY THE STATE OF TEXAS. THIS SYSTEM WILL CONTAIN A FREEZE / THAW SENSOR, WIND AND RAIN GAUGE AND WILL BE DESIGNED TO PROVIDED 100% COVERAGE TO ALL EXISTING AND PROPOSED PLAN MATERIAL.

LANDSCAPE DETAILS

PLANT LIST

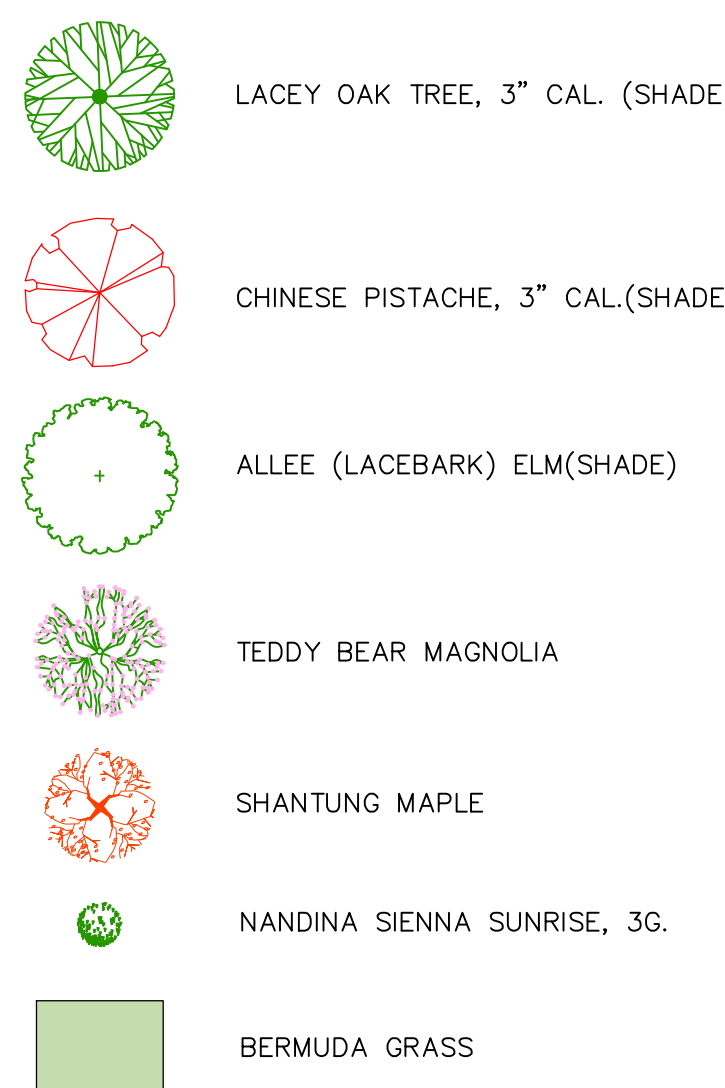
COMMON NAME	BOTANICAL NAME	QUANT.	SIZE
LACEY OAK	QUERCUS LACEYI	7	4" CAL.
CHINESE PISTACHE	PISTACIA CHINESIS	9	4" CAL.
ALLEE ELM	OAKLAND NURSERIES	5	4" CAL.
TEDDY BEAR MAGNOLIA	MONROVIA	8	4" CAL.
SHANTUNG MAPLE	ACER TRUNCATUM	12	4" CAL.
NANDINA SIENNA SUNRISE	NANDINA DOMESTICA 'SIENNA SUNRISE'	382	5 GAL.
BERMUDA GRASS SOD	CYNODON DACTYLON	54,602 S.F.	



LANDSCAPE NOTES

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLAN.
- ALL SHRUB AND GROUNDCOVERS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH OR APPROVED EQUAL.
- LANDSCAPE EDGINGS SHALL BE OF TYPE AND LOCATION AS NOTES ON PLAN.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STAND FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN OR LOCAL (TEXAS ASSOCIATION OF NURSERYMEN STANDARDS) EQUIVALENT.
- TREES PLANT ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DISTORTED OR REMOVED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- QUANTITIES ON PLAN AND PLANT LIST ARE PROVIDED AS A CONVENIENCE FOR ESTIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING INDICATED FOR THE BED SIZE AND CONFIGURATION SHOWN. REGARDLESS OF QUANTITIES SHOWN ON PLAN AND PLANT LIST, CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- ALL LANDSCAPE PLANTINGS, TREES, SHRUBS, GROUNDCOVERS AND GRASSES, TO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
- ALL TREES TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SOAKIFY ALL TREE PITS SIDES PRIOR TO PLANTING. ALL TREES ARE TO BE PLANTED PLUMB ANT AT OR SLIGHT ABOVE FINISHED GRADE. ALL TREE PITS TO HAVE A 3" WATERING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP-DRESSED WITH 3" LAYER OF SHREDDED HARDWOOD MULCH, OR APPROVED EQUAL. STAKE AND OR GUY TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ROTOTILL THE EXISTING SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6". ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL AND TILL INTO THE TOP 3" OF EXISTING SOIL. INSTALL ALL SHRUBS 1" AS PER MANUFACTURER'S RECOMMENDED RATE OF APPLICATION. TOP DRESS WITH A 2" LAYER OF SHREDDED HARDWOOD BARK MULCH, OR APPROVED EQUAL.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREA.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT OF REFUSE AND/OR REJECT LANDSCAPE MATERIAL ON SITE.

LEGENDS:



FLOOD STATEMENT:

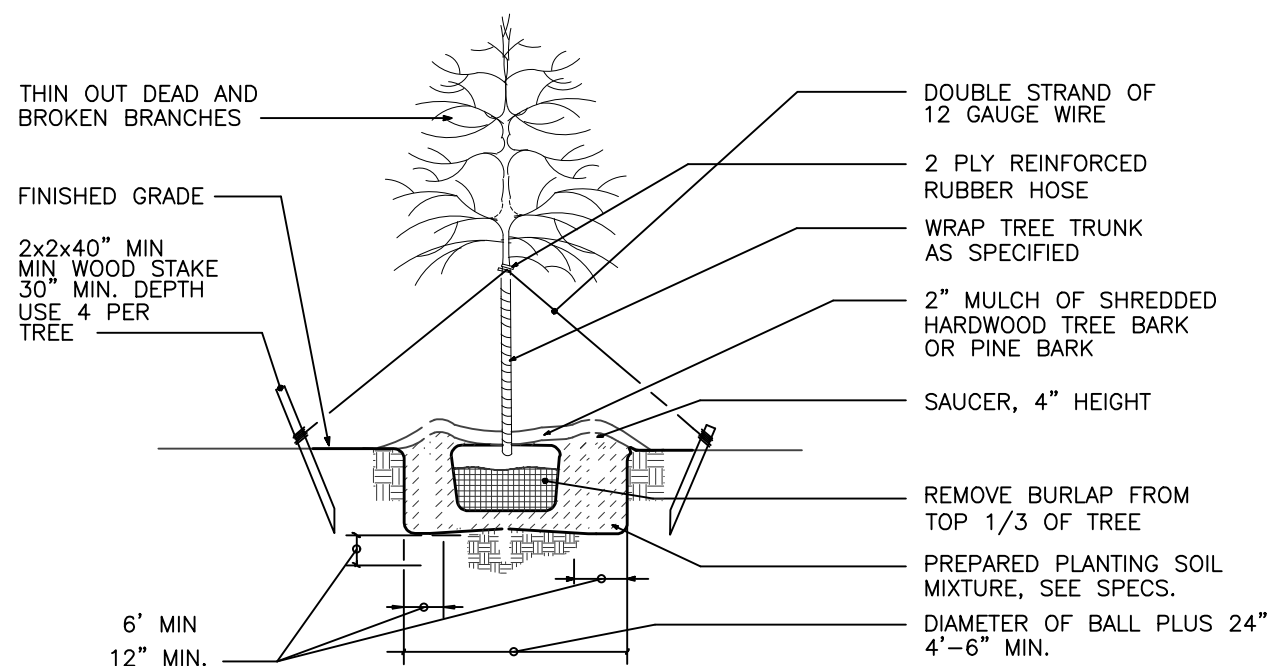
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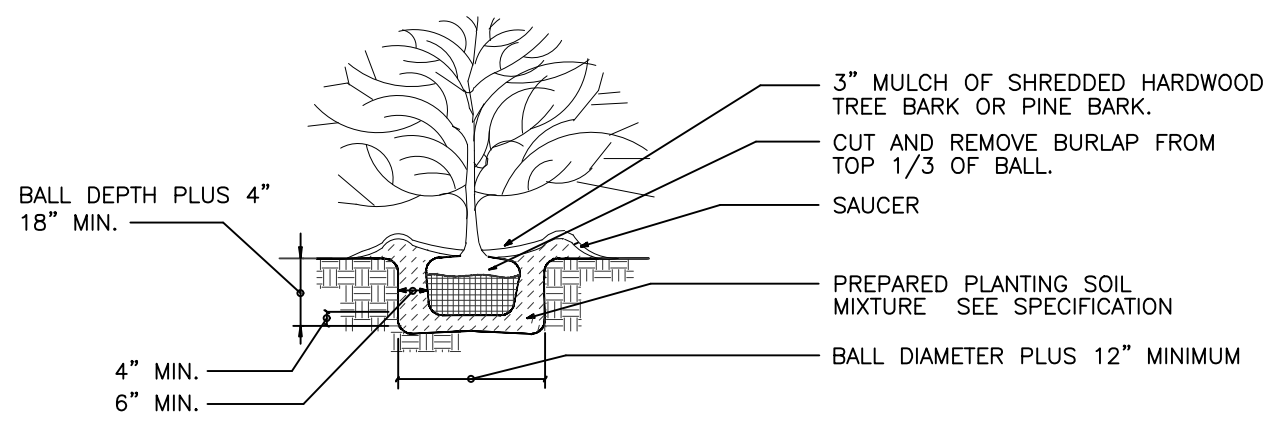
ALL TREES PER THE TOWN OF LITTLE ELM REQUIREMENT SEE REFERENCE SECTION 106.06.18

NOTE:

ALL RIGHT OF WAY TO BE SODDED



LARGE TREE STAKING DETAIL
NOT TO SCALE
FOR TREES UNDER 3 1/2" CALIPER



SHRUB PLANTING DETAIL
NOT TO SCALE

CIVIL PLAN

REVISION	NO.	DATE	BY

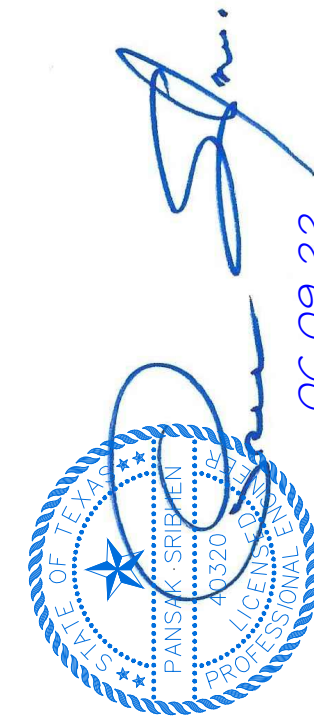
REMARK:
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LANDSCAPE PLAN

FOR
LITTLE ELM BUSINESS & TECH CENTER
TOWN OF LITTLE ELM, TEXAS

OWNER

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ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

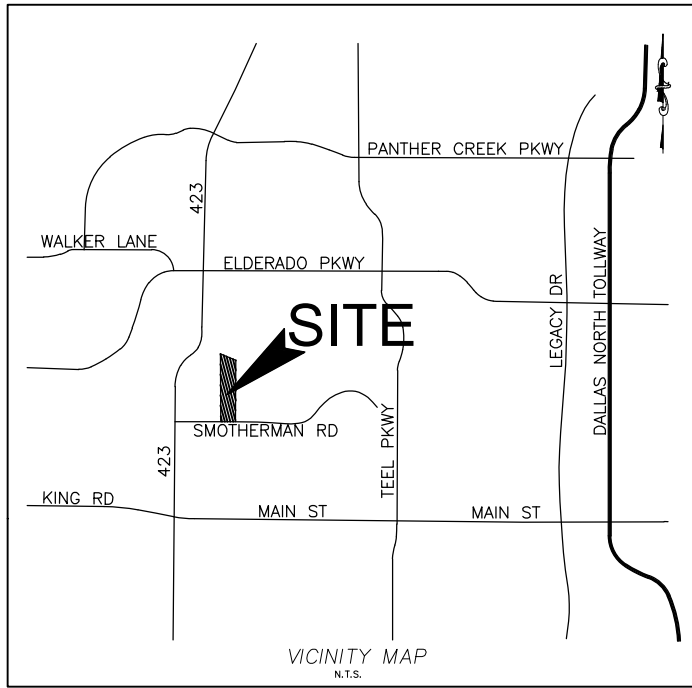
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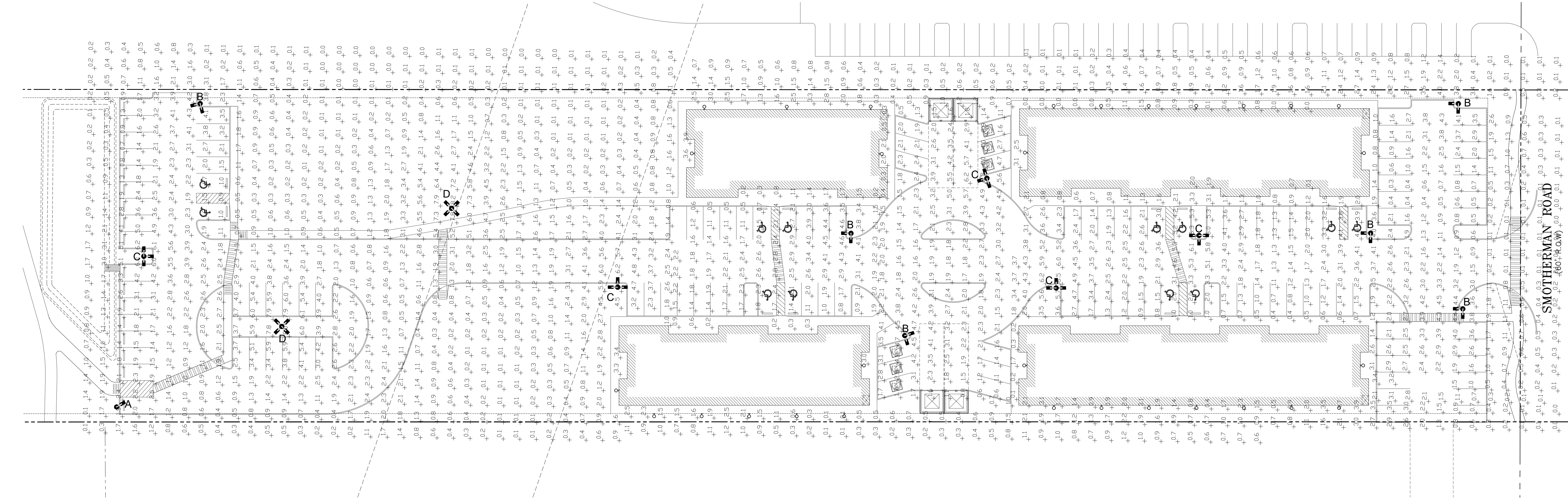
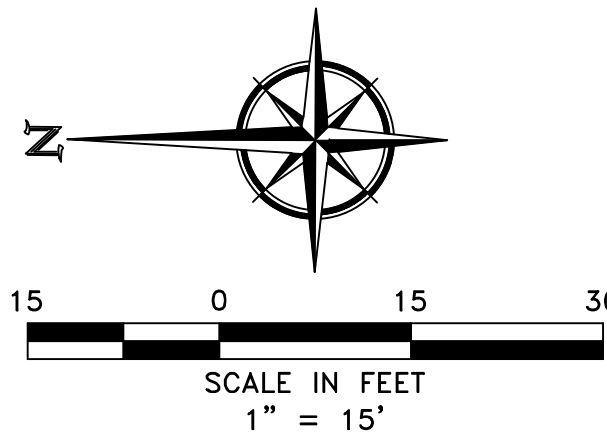
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DATE: 06/09/2022

SHEET: L-1







VICINITY MAP



- NOTES:**
- ATTACH GROUND WIRE SIZED AS PER ELECTRICAL CODE.
 - THE LIGHT POLE FOOTINGS SHALL BE SET AND REINFORCED AS SHOWN ON THE DETAIL EXCEPT FOR THE FOOTINGS LOCATED IN UNSTABLE AREAS OR IN AREAS WITH SHALLOW SOIL.
 - THESE AREAS SHALL BE REDESIGNED WITH THE DEPTH OF FOUNDATION AND REINFORCING REVISED TO MEET POLE AS NOTED BY GEOLOGICAL INSPECTOR.
 - THE STRUCTURAL ENGINEER SHALL REDESIGN AND DETAIL ALL FOOTINGS FOR LOCATIONS INDICATED BY THE CONSULTING GEOLOGIST THAT NEED REVISING.
 - FOR <20' MOUNTING HEIGHT POLE SHALL INSTALL DEPTH OF FOOTING IS 6' MIN. AND HEIGHT OF SQUARE BASE COVER IS 5-3/4". TX DOT/TRAFFIC STANDARDS/RID(FND)-11.

1352 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 2.5
Maximum 8.5
Minimum 0.1
Avg:Min N/A
Max:Min N/A
Coef Var 1.31
UnifGrad N/A

CATALOG:	KAX2 LED P2 50K R5 MVOLT						
DESCRIPTION:	KAX AREA SERIES SIZE 2, PERFORMANCE PACKAGE 2, 500K, TYPE 5, 120-277V						
LAMP:	LAMP						
LAMP OUTPUT:	TOTAL LUMINARIES LUMENS IS 7,936						
BALLAST:	LED DRIVER						
INPUT WATTAGE:	248						
DESCRIPTION:	TYPE VS, BUG RATING: B5-U0-G3						
Luminaire Schedule							
Symbol	Label	Qty	Label	Arrangement	LLF	Description	Arr. Watts
	A	1	KAD LED, 60 LED, 1AMP MVOLT	1 HEADS	1.000		248
	B	6	KAD LED, 60 LED, 1AMP MVOLT	2 HEADS	1.000	90 DEGREE	496
	C	5	KAD LED, 60 LED, 1AMP MVOLT	3 HEADS	1.000	3-WAY	744
	D	2	KAD LED, 60 LED, 1AMP MVOLT	4 HEADS	1.000	4-WAY	992

CIVIL PLAN

REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

SITE LIGHTING PLAN

FOR
LITTLE ELM BUSINESS & TECH CENTER
TOWN OF LITTLE ELM, TEXAS

OWNER
WESLEY COMMONS
LITTLE ELM, LLC
452 WHITE ROCK LANE
PLANO, TEXAS 75024

06.09.22

ASA **ENGINEERING**
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-5681
TX T&E REGISTRATION # F-006974
T&E P.L.S. FIRM REGISTRATION # 100433

ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP

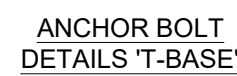
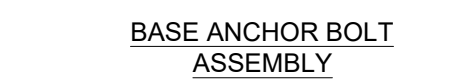
CHECKED: PSS

PROJECT NO. 22212.MLE

DATE: 06/09/2022

SHEET: SL-1





REMARK:	
REVISION CLOUD MAY NOT	
APPEAR ON ALL DRAWING SHEETS.	

FOR
LITTLE ELM BUSINESS & TECH CENTER
TOWN OF LITTLE ELM, TEXAS

WESLEY COMMONS
LITTLE ELM, LLC

06.09.22

PSA

ENGINEERING

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SHIFT: SL-2

