

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. 6:00 PM Regular Meeting
- 3. Roll Call
- 4. Consent Agenda
 - 1. Discuss and take action regarding the approval of the April 6, 2023. Regular Planning and Zoning Commission Meeting Minutes.
 - 2. **FINAL PLAT/ Ace Hardware (FP-23-01029)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.645 acres, situated in D.M. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to establish one commercial lot and easements necessary for development.
 - Presentation
 - Discussion
 - Recommendation
 - 3. **FINAL PLAT/ Magnolia Stampede Addition (FP-23-00596).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 2.241 acres, situated in the J. Gonzales Survey, Abstract No. 447, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.
 - Presentation
 - Discussion
 - Recommendation

- 4. **FINAL PLAT/ Spiritas Ranch Phase 1 South (FP-22-00830)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 102.904 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation
- 5. **FINAL PLAT / Spiritas Ranch Phase 1 North (FP-23-00782).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 22.703 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation
- 6. **REPLAT/ Alta 380 Addition, Lots 1R and X, Block A (RP-23-00597).** Presentation, discussion, and consideration on a request of a replat consisting of 1.697 acres, being a replat of lot 1, Block A, Alta 380 Addition, situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.
 - Presentation
 - Discussion
 - Consideration
- 7. **REPLAT/ North Texas Collegiate Academy (FP-23-00833).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 4.219 acres, situated in D. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to combine multiple lots into one commercial lot, and establishing easements necessary for development.
 - Presentation
 - Discussion
 - Consideration
- 5. **Regular Agenda**
 - 1. **PUBLIC HEARING/ Parkwood Collision (PD-22-13027).** Public hearing, discussion, and consider action on a request to rezone approximately 4.13 acres of land, currently zoned as Light Commercial (LC), generally located at 26784 E. University Drive, within Little Elm's town limits, in order to establish a new Planned Development district based on Light Commercial (LC) district requirements with modified uses and development standards to allow for new commercial development with electrical vehicle repair.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation
- 6. Discussion of future agenda items, update on Council action, and requests for new business considerations

7. Adjourn

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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 April 17, 2023, 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 - Managing Director of Planning



Project	Adoption of the April 06, 2023 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	04/20/2023
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 April 6, 2023. Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

DRAFT



Minutes

Town of Little Elm PLANNING & ZONING COMMISSION

Regular Meeting Thursday, APRIL 6, 2023 - 7:00 pm

Present: Michael Bell, Chairperson; Ron Trees, Vice-Chair; Tom Ocelli, Commissioner; Jack Skinner,

Commissioner; Robert Martin, Commissioner

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

Commissioner; Debra Cadet, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning

Rachel Mendoza, Development Manager

Brian Salvesen, Planner

1. 5:50 PM Work Session

2. **6:00 PM Regular Meeting**

Chairperson Bell opened the meeting at 6pm.

3. Roll Call

4. Consent Agenda

Staff relayed a request by the applicant that Items 4.8 and 4.10 be pulled from the consent agenda and be extended.

Motion: Pull items 4.8 and 4.10 and approve consent agenda.

Motion by Vice-Chair Ron Trees, seconded by Commissioner Jack Skinner

AYE: Chairperson Michael Bell, Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Robert Martin

5 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the March 16, 2023 Regular Planning and Zoning Commission Meeting Minutes

Meeting minutes approved in consent agenda motion.

- 2. **PRELIMINARY PLAT/ Elementary School No. 28 (PP-23-00403)**. Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Denton ISD Elementary School No. 28, establishing lot lines and easements necessary fo development, on approximately 16.054 acres situated in the J. Gonzalez Survey, Abstract No. 447, within Little Elm's Extraterritorial Jurisdiction.
 - Presentation
 - Discussion
 - Consideration

Agenda item conditionally approved in consent agenda motion.

- PRELIMINARY PLAT/ Elementary School No. 27 (PP-23-00402). Presentation, discussion, and consideration for an extension request of a Preliminary Plat for Denton ISD Elementary School No. 27, establishing lot lines and easements necessary for development, on approximately 13.166 acres situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.
 - Presentation
 - Discussion
 - Consideration

Agenda item conditionally approved in consent agenda motion.

- 4. **REPLAT/ Alta 380 Addition, Lots 1R and X, Block A (RP-23-00597)**. Presentation, discussion, and consideration on a request of a replat consisting of 1.697 acres, being a replat of lot 1, Block A, Alta 380 Addition, situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.
 - Presentation
 - Discussion
 - Consideration

Agenda item exentsion request approved in consent agenda motion.

- 5. **FINAL PLAT/ Magnolia Stampede Addition (FP-23-00596)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 2.241 acres, situated in the J. Gonzales Survey, Abstract No. 447, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.
 - Presentation
 - Discussion
 - Recommendation

Agenda item extension request approved in consent agenda motion.

- 6. FINAL PLAT/ Union Park 6C (FP-23-01043). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 32.280 acres, situated in William Lumpkin Survey, Abstract No. 730, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development and reflect Right-of-way abandonment done by separate instrument.
 - Presentation
 - Discussion
 - Recommendation

Agenda item conditionally approved in consent agenda motion.

- 7. REPLAT/ Alta 380 Addition, Lot 6, Block A (RP-23-00837). Presentation, discussion, and consideration on a request for a replat of residential Lot 6, Block A, approximately .895 acres, situated in Marcella Jones Survey, Abstract No. 662, within Little Elm Town Limits.
 - Presentation
 - Discussion
 - Recommendation

Agenda item conditionally approved in consent agenda motion.

- 8. FINAL PLAT / Spiritas Ranch Phase 1 North (FP-23-00782). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 22.703 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation

Applicant requested that the agenda item be pulled from the consent agenda and extended to the April 20th, 2023 Planning and Zoning Commission meeting. The item was pulled out of the consent agenda as a part of the consent agenda motion.

Motion: Approve the applicants' extension request.

Motion by Commissioner Robert Martin, seconded by Commissioner Tom Ocelli

AYE: Chairperson Michael Bell, Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Robert Martin

- 5 0 Passed Unanimously
- 9. REPLAT/ North Texas Collegiate Academy (FP-23-00833). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 4.219 acres, situated in D. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to combine multiple lots into one commercial lot, and establishing easements necessary for development.

Agenda item extension request approved in consent agenda motion.

- 10. FINAL PLAT/ Spiritas Ranch Phase 1 South (FP-22-00830). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 102.904 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation

Applicant requested that the agenda item be pulled from the consent agenda and extended to the April 20th, 2023 Planning and Zoning Commission meeting. The item was pulled out of the consent agenda as a part of the consent agenda motion.

Motion: Approve the applicants' extension request.

Motion by Vice-Chair Ron Trees, seconded by Commissioner Robert Martin

AYE: Chairperson Michael Bell, Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Robert Martin

5 - 0 Passed - Unanimously

5. Regular Agenda

- 1. **PUBLIC HEARING/ Puff Love Smoke Shop (SUP-22-01039)**. Public hearing, discussion, and consider action on a request to rezone suite 120, approximately 1,250 sq ft. in size, currently zoned Planned Development with a Light Commercial Base through Ordinance #1539, in order to amend and existing Specific Use Permit, (Ordinance #1703) in order to amend the square footage of the smoking establishment for the purposes of on premises retail sales only.
 - Staff Report/ Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff briefed the commission on the reason for the SUP Amendment.

Public Hearing opened at 6:05pm.

With no one indicating they wished to speak, the Public Hearing was closed at 6:05pm.

Motion: Approve SUP Amendment with conditions as presented by staff.

Motion by Vice-Chair Ron Trees, seconded by Commissioner Tom Ocelli

AYE: Chairperson Michael Bell, Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Robert Martin

5 - 0 Passed - Unanimously

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

7. Adjourn

Meeting adjourned at 6:09pm.



Project	FINAL PLAT/ Ace Hardware (FP-23-01029)
P&Z Hearing	04/20/2023
Council Hearing	N/A
Size	Approximately 7.645 acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Planned Development (Light Commercial Base)
Existing Use	Vacant
Future Land Use Plan Designation	Commercial/Retail
Applicant	Roger Yale
Owner	Roger Yale
Strategic Goal	

Agenda Item

FINAL PLAT/ Ace Hardware (FP-23-01029). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.645 acres, situated in D.M. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to establish one commercial lot and easements necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Generally located 400 feet east of the intersection of Hill Lane and Oak Grove Parkway, 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.

The applicant has requested an extension to the May 4, 2023, Regular Planning and Zoning Commission
meeting. Staff recommends approval of the applicant's extension request.



Project	FINAL PLAT/ Magnolia Stampede Addition (FP-23-00596)
P&Z Hearing	04/20/2023
Council Hearing	N/A
Size	Approximately 2.241 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Retail/Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Retail/Commercial
Applicant	Cole Krauss
Owner	Magnolia Stampede Ltd.
Strategic Goal	

Agenda Item

FINAL PLAT/ Magnolia Stampede Addition (FP-23-00596). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 2.241 acres, situated in the J. Gonzales Survey, Abstract No. 447, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.

- Presentation
- Discussion
- Recommendation

Location

Located on the northwest corner of US Highway 380 and Elm Ridge 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.

The property currently consists of an unplatted tract of land, considered as abstracts through Denton County. In order for the property owner to obtain any building permits, inclusive of Certificates of Occupancy, the property needs to be platted per the Town's Subdivision Ordinance, and meet all the

requirements including the Zoning Ordinance. The property was annexed into the town in 2007 while the property was already under developed.

Staff have reviewed the submitted plat document for compliance with the Town's Zoning and Subdivision Ordinances and have determined that there are still items that do not meet requirements.

Recommended Action

Due to state statutes, plats must reach a final decision within 60 days of submittal. The applicant has reached the 60 day limit, and since there are still a significant amount of outstanding comments to address, the applicant has requested to withdraw the plat in order to address the comments and re-apply.

Staff recommend approval of the applicant's request to withdraw the plat at this time.



Project	FINAL PLAT/ Spiritas Ranch Phase 1 South (FP-22-00830)
P&Z Hearing	04/20/2023
Council Hearing	N/A
Size	Approximately 102.904 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	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 1 South (FP-22-00830). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 102.904 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Located approximately 1,500 feet east of the intersection of FM 720 and Remington Drive.

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.

The purpose of this plat is to split the remainder of the previously approved Phase 1, into North and South phases. This will establish the lots and easements necessary for development, and allow for

earlier completion of the homes in the South phase. This plat represents a total of 102.904 acres, dedicates 23.462 acres as right-of-way, establishes 20 blocks, 417 residential lots, 17 common area lots, and 1 lift station lot.

Additionally, the plat document indicates that the residential streets are to be dedicated to the Town as right-of-way through a separate instrument, as part of the PID agreement, which is currently underway but not yet completed. The submitted final plat otherwise meets the Town's Zoning and Subdivision requirements, so in an effort to allow the developer to keep moving forward, Staff is comfortable recommending conditional approval.

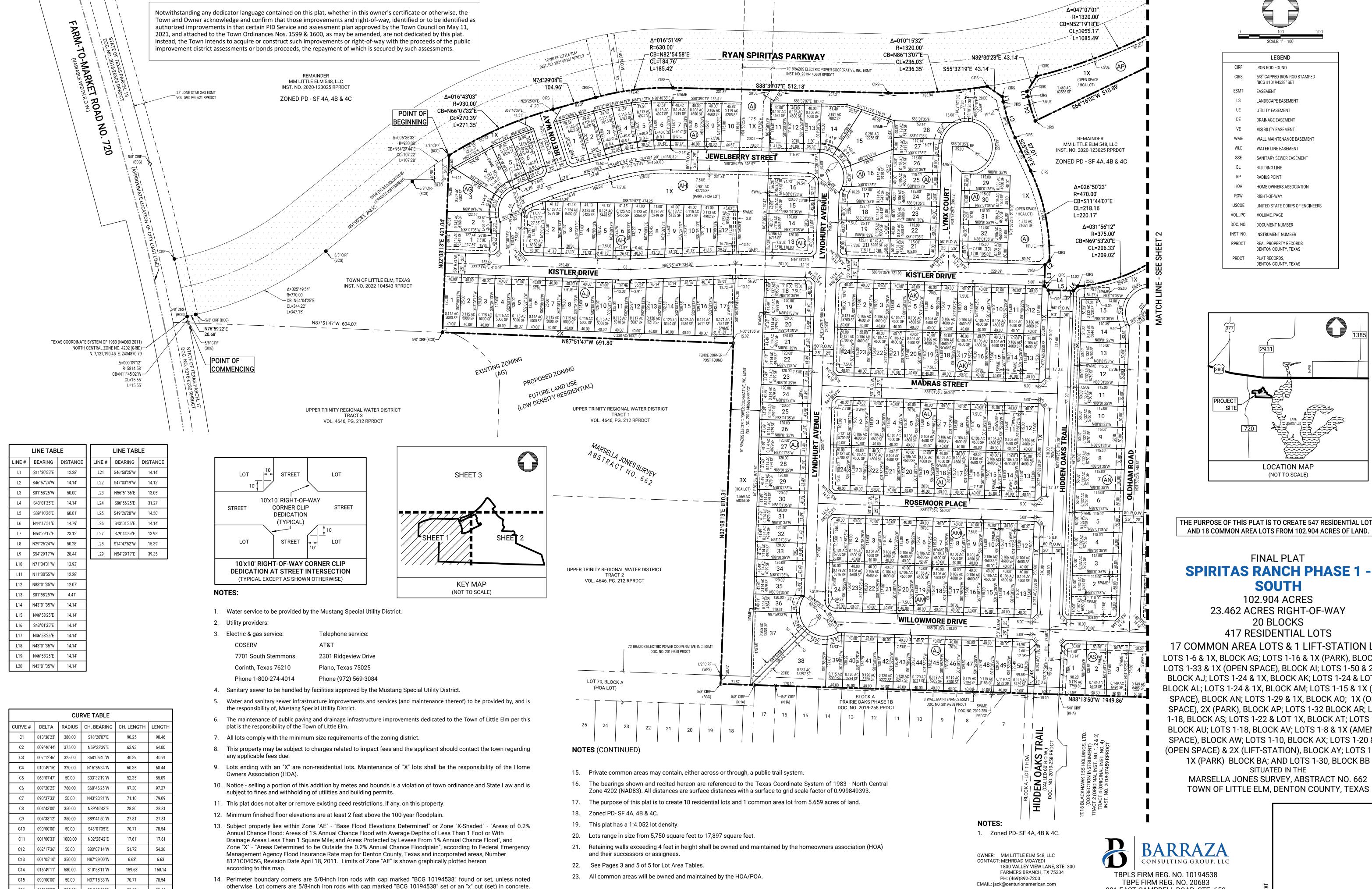
Recommended Action

Staff recommends approval of the Final Plat with the following condition:

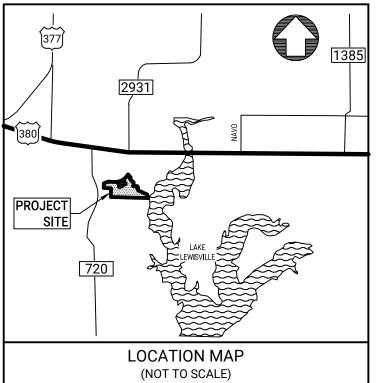
• Prior to recording the Final Plat, the recorded separate instrument number, dedicating the residential streets as right-of-way, must be provided on the Final Plat document.

Attachments

Plat Document



LEGEND IRON ROD FOUND 5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET LANDSCAPE FASEMENT UTILITY EASEMENT DRAINAGE EASEMENT VISIBILITY EASEMENT WALL MAINTENANCE EASEMENT WATER LINE EASEMENT SANITARY SEWER EASEMENT HOME OWNERS ASSOCIATION RIGHT-OF-WAY UNITED STATE CORPS OF ENGINEERS VOLUME, PAGE DOCUMENT NUMBER INSTRUMENT NUMBER REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS PRDCT PLAT RECORDS,



THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS AND 18 COMMON AREA LOTS FROM 102,904 ACRES OF LAND.

SPIRITAS RANCH PHASE 1 -SOUTH

102.904 ACRES 23.462 ACRES RIGHT-OF-WAY 20 BLOCKS

417 RESIDENTIAL LOTS

17 COMMON AREA LOTS & 1 LIFT-STATION LOT LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X (PARK), BLOCK AH; LOTS 1-33 & 1X (OPEN SPACE), BLOCK AI; LOTS 1-50 & 2X-4X, BLOCK AJ; LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X, BLOCK AL; LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X (OPEN SPACE), BLOCK AN; LOTS 1-29 & 1X, BLOCK AO; 1X (OPEN SPACE), 2X (PARK), BLOCK AP; LOTS 1-32 BLOCK AR; LOTS 1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT; LOTS 1-22, BLOCK AU; LOTS 1-18, BLOCK AV; LOTS 1-8 & 1X (AMENITY SPACE), BLOCK AW; LOTS 1-10, BLOCK AX; LOTS 1-20 & 1X (OPEN SPACE) & 2X (LIFT-STATION), BLOCK AY; LOTS 1-16 & 1X (PARK) BLOCK BA; AND LOTS 1-30, BLOCK BB

> SITUATED IN THE MARSELLA JONES SURVEY, ABSTRACT NO. 662

TBPE FIRM REG. NO. 20683 801 EAST CAMPBELL ROAD, STE. 650 RICHARDSON, TEXAS 75081 TELEPHONE - (214)-484-7055 PROJECT NO. 2019017-01

DATE: April 12, 2023

RPLS OF RECORD:

JIMMIE D. NICHOLS

REGISTERED PROFESSIONAL

EMAIL: JNichols@Barraza-Group.com

LAND SURVEYOR NO. 5184

PAGE 1 OF 5

(CONTINUED)

feet (5') from the rear lot corner on the side lot line.

When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five

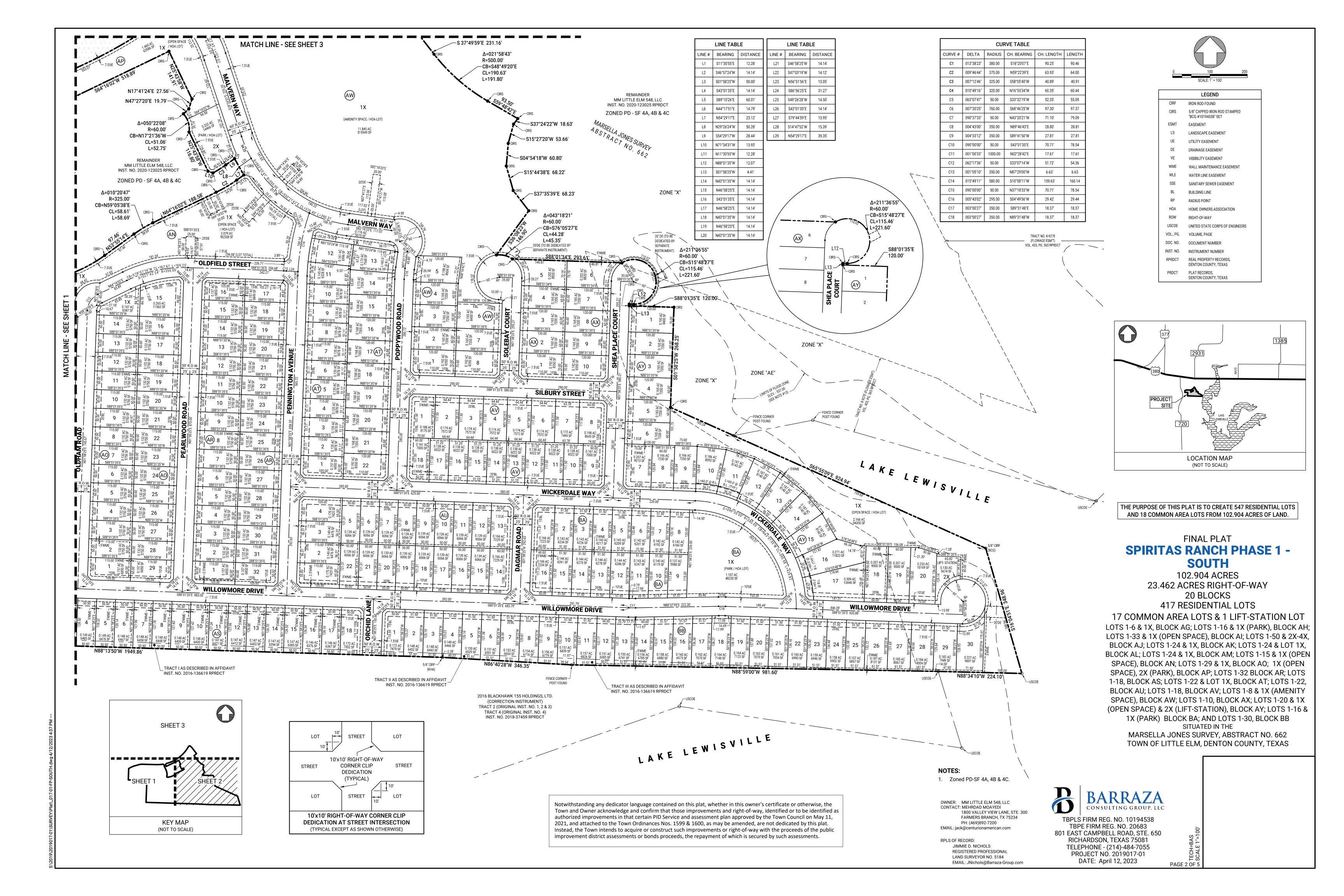
C16 | 005°43'02" | 295.00 | \$04°49'56"W

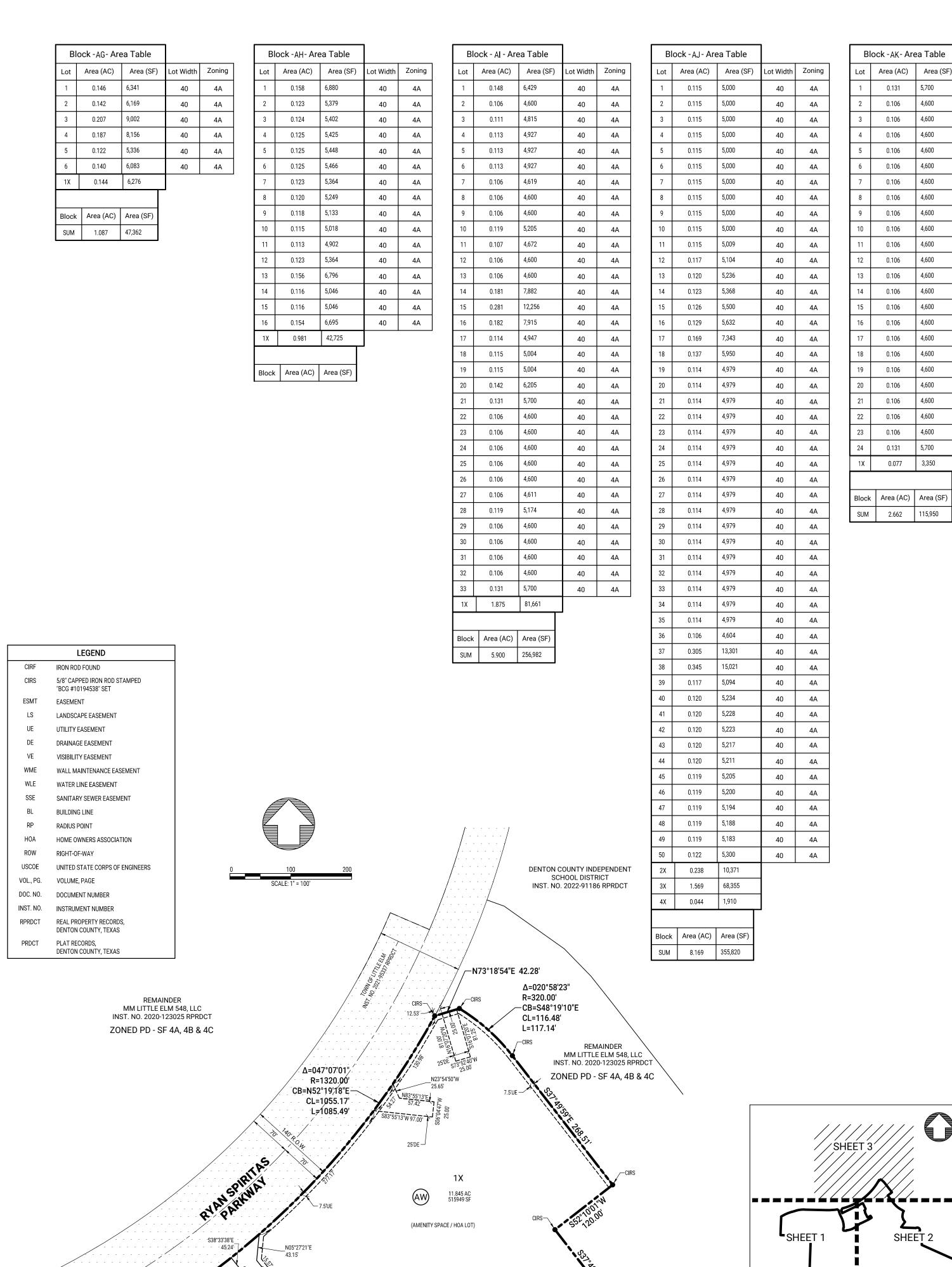
C17 003°00'27" 350.00 S89°31'48"E

C18 | 003°00'27" | 350.00 | N89°31'48"W

29.42'

18.37'





MATCH LINE - SEE SHEET 2

Bl	ock - AK- Ar	ea Table		
Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.131	5,700	40	4A
2	0.106	4,600	40	4A
3	0.106	4,600	40	4A
4	0.106	4,600	40	4A
5	0.106	4,600	40	4A
6	0.106	4,600	40	4A
7	0.106	4,600	40	4A
8	0.106	4,600	40	4A
9	0.106	4,600	40	4A
10	0.106	4,600	40	4A
11	0.106	4,600	40	4A
12	0.106	4,600	40	4A
13	0.106	4,600	40	4A
14	0.106	4,600	40	4A
15	0.106	4,600	40	4A
16	0.106	4,600	40	4A
17	0.106	4,600	40	4A
18	0.106	4,600	40	4A
19	0.106	4,600	40	4A
20	0.106	4,600	40	4A
21	0.106	4,600	40	4A
22	0.106	4,600	40	4A
23	0.106	4,600	40	4A
24	0.131	5,700	40	4A
1X	0.077	3,350		

		Ble	ock - AL - Are	ea Table		
j		Lot	Area (AC)	Area (SF)	Lot Width	Zoning
		1	0.131	5,700	40	4A
		2	0.106	4,600	40	4A
		3	0.106	4,600	40	4A
		4	0.106	4,600	40	4A
		5	0.106	4,600	40	4A
		6	0.106	4,600	40	4A
		7	0.106	4,600	40	4A
		8	0.106	4,600	40	4A
		9	0.106	4,600	40	4A
		10	0.106	4,600	40	4A
		11	0.106	4,600	40	4A
		12	0.106	4,600	40	4A
		13	0.106	4,600	40	4A
		14	0.106	4,600	40	4A
		15	0.106	4,600	40	4A
1	Ī	16	0.106	4,600	40	4A
		17	0.106	4,600	40	4A
		18	0.106	4,600	40	4A
		19	0.106	4,600	40	4A
		20	0.106	4,600	40	4A
		21	0.106	4,600	40	4A
		22	0.106	4,600	40	4A
		23	0.106	4,600	40	4A
		24	0.131	5,700	40	4A
		1X	0.077	3,350		
		Block	Area (AC)	Area (SF)		
		SUM	2.662	115,950		
			•			

	BI	ock -AM- Are				
g	Lot	Area (AC)	Area (SF)	Lot Width	Zoning	
	1	0.131	5,700	40	4A	
	2	0.106	4,600	40	4A	
	3	0.106	4,600	40	4A	
	4	0.106	4,600	40	4A	
	5	0.106	4,600	40	4A	
	6	0.106	4,600	40	4A	
	7	0.106	4,600	40	4A	
	8	0.106	4,600	40	4A	
	9	0.106	4,600	40	4A	
	10	0.106	4,600	40	4A	
	11	0.106	4,600	40	4A	
	12	0.106	4,600	40	4A	
	13	0.106	4,600	40	4A	
	14	0.106	4,600	40	4A	
	15	0.106	4,600	40	4A	
	16	0.106	4,600	40	4A	
	17	0.106	4,600	40	4A	
	18	0.106	4,600	40	4A	
	19	0.106	4,600	40	4A	
	20	0.106	4,600	40	4A	
	21	0.106	4,600	40	4A	
	22	0.106	4,600	40	4A	
	23	0.106	4,600	40	4A	
	24	0.129	5,616	40	4A	
	1X	0.077	3,350			
		•		_		
	Block	Area (AC)	Area (SF)			

SUM 2.660 115,866

		ВІ	ock -AN- Are	ea Table			
1	Zoning	Lot	Area (AC)	Area (SF))	Lot Width	Zoning
	4A	1	0.157	6,850		50	4B
	4A	2	0.132	5,750		50	4B
	4A	3	0.132	5,750		50	4B
	4A	4	0.132	5,750		50	4B
	4A	5	0.132	5,750		50	4B
	4A	6	0.132	5,750		50	4B
	4A	7	0.132	5,750		50	4B
	4A	8	0.132	5,750		50	4B
	4A	9	0.132	5,750		50	4B
	4A	10	0.132	5,750		50	4B
	4A	11	0.132	5,750		50	4B
	4A	12	0.132	5,750		50	4B
	4A	13	0.132	5,750		50	4B
	4A	14	0.134	5,844		50	4B
	4A	15	0.132	5,728		50	4B
	4A	1X	2.210	96,288			
	4A					•	
	4A	Block	Area (AC)	Area (SF)	İ		
	4A	SUM	4.217	183,710			
	4A		1		J		
	4A						
	4A						

Ble	ock -A0- Ar	ea Table		
Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.157	6,850	50	4B
2	0.132	5,750	50	4B
3	0.132	5,750	50	4B
4	0.132	5,750	50	4B
5	0.132	5,750	50	4B
6	0.132	5,750	50	4B
7	0.132	5,750	50	4B
8	0.132	5,750	50	4B
9	0.132	5,750	50	4B
10	0.132	5,750	50	4B
11	0.132	5,750	50	4B
12	0.132	5,750	50	4B
13	0.132	5,750	50	4B
14	0.132	5,750	50	4B
15	0.265	11,562	50	4B
16	0.132	5,750	50	4B
17	0.132	5,750	50	4B
18	0.132	5,750	50	4B
19	0.132	5,750	50	4B
20	0.132	5,750	50	4B
21	0.132	5,750	50	4B
22	0.132	5,750	50	4B
23	0.132	5,750	50	4B
24	0.132	5,750	50	4B
25	0.132	5,750	50	4B
26	0.132	5,750	50	4B
27	0.132	5,750	50	4B
28	0.132	5,750	50	4B
29	0.157	6,850	50	4B
1X	0.147	6,387		
Block	Area (AC)	Area (SF)		
SUM	4.159	181,149		

		Blo	ock - AP- Are	ea Table	
g		Lot	Area (AC)	Area (SF)	
		1X	1.460	63,586	
		2X	0.332	14,466	
		Block	Area (AC)	Area (SF)	
_		SUM	4.142	180,430	
	,				
4					
4					
4					
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\dashv					

LINE TABLE					LINE TAB	LE
LINE #	BEARING	DISTANCE		LINE #	BEARING	DISTANCE
L1	S11°30'55"E	12.28′		L21	S46°58'25"W	14.14'
L2	S46°57'24"W	14.14'		L22	S47°03'19"W	14.12'
L3	S01°58'25"W	50.00'		L23	N56°51'56"E	13.05'
L4	S43°01'35"E	14.14'		L24	S86°56'25"E	31.27'
L5	S89°10'26"E	60.01'		L25	S49°26'28"W	14.50'
L6	N44°17'51"E	14.79'		L26	S43°01'35"E	14.14'
L7	N54°29'17"E	23.12'		L27	S79°44'59"E	13.95'
L8	N29°26'24"W	50.28'		L28	S14°47'52"W	15.39'
L9	S54°29'17"W	28.44'		L29	N54°29'17"E	39.35'
L10	N71°34'31"W	13.93'				
L11	N11°30'55"W	12.28'				
L12	N88°01'35"W	12.07'				
L13	S01°58'25"W	4.41'				
L14	N43°01'35"W	14.14'				
L15	N46°58'25"E	14.14'				
			ı			

L16 S43°01'35"E 14.14'

14.14'

14.14'

14.14'

14.14'

L17 N46°58'25"E

L18 N43°01'35"W

L19 N46°58'25"E

L20 N43°01'35"W

SHEET 2

KEY MAP

(NOT TO SCALE)

	CURVE TABLE						
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH		
C1	013°38'23"	380.00	S18°20'07"E	90.25'	90.46		
C2	009°46'44"	375.00	N59°22'39"E	63.93'	64.00		
C3	007°12'46"	325.00	S58°05'40"W	40.89'	40.91		
C4	010°49'16"	320.00	N16°55'34"W	60.35'	60.44		
C5	063°07'47"	50.00	S33°32'19"W	52.35'	55.09		
C6	007°20'25"	760.00	S68°46'25"W	97.30'	97.37		
C7	090°37'33"	50.00	N43°20'21"W	71.10'	79.09		
C8	004°43'00"	350.00	N89°46'43"E	28.80'	28.81		
C9	004°33'12"	350.00	S89°41'50"W	27.81'	27.81		
C10	090°00'00"	50.00	S43°01'35"E	70.71'	78.54		
C11	001°00'33"	1000.00	N02°28'42"E	17.61'	17.61		
C12	062°17'36"	50.00	S33°07'14"W	51.72'	54.36		
C13	001°05'10"	350.00	N87°29'00"W	6.63'	6.63		
C14	015°49'11"	580.00	S10°58'11"W	159.63'	160.14		
C15	090°00'00"	50.00	N37°18'33"W	70.71'	78.54		
C16	005°43'02"	295.00	S04°49'56"W	29.42'	29.44		
C17	003°00'27"	350.00	S89°31'48"E	18.37'	18.37		
C18	003°00'27"	350.00	N89°31'48"W	18.37'	18.37		

LOT STREET 10'x10' RIGHT-OF-WAY CORNER CLIP STREET DEDICATION (TYPICAL) STREET LOT 10'x10' RIGHT-OF-WAY CORNER CLIP

DEDICATION AT STREET INTERSECTION

(TYPICAL EXCEPT AS SHOWN OTHERWISE)

NOTES: 1. Zoned PD-SF 4A, 4B & 4C.

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 THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS AND 18 COMMON AREA LOTS FROM 102.904 ACRES OF LAND.

FINAL PLAT **SPIRITAS RANCH PHASE 1 -**SOUTH

102.904 ACRES 23.462 ACRES RIGHT-OF-WAY 20 BLOCKS

417 RESIDENTIAL LOTS

17 COMMON AREA LOTS & 1 LIFT-STATION LOT LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X (PARK), BLOCK AH; LOTS 1-33 & 1X (OPEN SPACE), BLOCK AI; LOTS 1-50 & 2X-4X, BLOCK AJ; LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X, BLOCK AL; LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X (OPEN SPACE), BLOCK AN; LOTS 1-29 & 1X, BLOCK AO; 1X (OPEN SPACE), 2X (PARK), BLOCK AP; LOTS 1-32 BLOCK AR; LOTS 1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT; LOTS 1-22, BLOCK AU; LOTS 1-18, BLOCK AV; LOTS 1-8 & 1X (AMENITY SPACE), BLOCK AW; LOTS 1-10, BLOCK AX; LOTS 1-20 & 1X (OPEN SPACE) & 2X (LIFT-STATION), BLOCK AY; LOTS 1-16 & 1X (PARK) BLOCK BA; AND LOTS 1-30, BLOCK BB

SITUATED IN THE MARSELLA JONES SURVEY, ABSTRACT NO. 662 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

CONSULTING GROUP, LLC

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: April 12, 2023

PAGE 3 OF 5

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 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), said point being in the west line of said MM Little Elm 548, LLC tract, said point also being the beginning of a curve to the left;

THENCE Northwesterly with said curve to the left, which has a central angle of 00°09'12", a radius of 5,814.58 feet, a chord that bears North 11°45'25" West for 15.55 feet, and for an arc distance of 15.55 feet to a 5/8" capped iron rod stamped "BCG #10194538" found for corner, Said point being the southeast corner of that certain called 13.492 tract of land (aka Ryan Spiritas Parkway), described in Dedication deed to the Town of Little Elm recorded in Instrument No. 2021-95337, RPRDCT,

THENCE Departing the east right-of-way line of Farm to Marked Road 720, and with the southerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" found for corner unless otherwise noted:

North 76°59'22" East, a distance of 20.68 feet to the beginning of a tangent curve to the left;

Northeasterly with said curve which has a central angle of 25°49'54", a radius of 770.00 feet, a chord that bears North 64°04'25" East, a

North 51°09'28" East, a distance of 263.92 feet to the beginning of a tangent curve to the right;

chord distance of 344.22 feet, and an arc distance of 347.15 feet;

Northeasterly direction with said tangent curve to the right, which has a central angle of 06°36'33", a radius of 930.00 feet, and a chord that bears North 54°27'44" East for 107.22 feet, and for an arc distance of 107.28 feet to the **POINT OF BEGINNING** of the hereon tract described:

THENCE with the southerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" found for corner unless otherwise noted:

Northeasterly direction with said non-tangent curve to the right, which has a central angle of 16°43'03", a radius of 930.00 feet, and a chord that bears North 66°07'32" East for 270.39 feet, and for an arc distance of 271.35 feet;

North 74°29'04" East, a distance of 104.96 feet, said point being the beginning of a tangent curve to the right;

Easterly direction with said tangent curve to the right, which has a central angle of 16°51'49", a radius of 630.00 feet, and a chord that bears North 82°54'58" East for 184.76 feet, and for an arc distance of 185.42 feet;

South 88°39'07" East, a distance of 512.18 feet, said point being the beginning of a tangent curve to the left;

Easterly direction with said tangent curve to the left, which has a central angle of 10°15'32", a radius of 1,320.00 feet, and a chord that bears North 86°13'07" East for 236.03 feet, and for an arc distance of 236.35 feet;

THENCE departing said southerly line of 13.492 acre tract (aka Ryan Spiritas Parkway), and over and across said MM Little Elm 548, LLC tract, the following courses, all to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner for corner unless otherwise noted:

South 11°30'55" East, a distance of 12.28 feet, said point being the beginning of a tangent curve to the left;

Southerly direction with said tangent curve to the left, which has a central angle of 13°38'23", a radius of 380.00 feet, and a chord that bears South 18°20'07" East for 90.25 feet, and for an arc distance of 90.46 feet to a point;

South 25°09'19" East, a distance of 87.01 feet, said point being the beginning of a tangent curve to the right;

Southerly direction with said tangent curve to the right, which has a central angle of 26°50'23", a radius of 470.00 feet, and a chord that bears South 11°44'07" East for 218.16 feet, and for an arc distance of 220.17 feet;

South 46°57'24" West, a distance of 14.14 feet;

South 55°32'19" East, a distance of 43.14 feet;

South 01°58'25" West, a distance of 50.00 feet;

South 43°01'35" East, a distance of 14.14 feet;

South 89°10'26" East, a distance of 60.01 feet;

North 44°17'51" East, a distance of 14.79 feet, said point being the beginning of a non-tangent curve to the left;

Easterly direction with said non-tangent curve to the left, which has a central angle of 31°56'12", a radius of 375.00 feet, and a chord that bears North 69°53'20" East for 206.33 feet, and for an arc distance of 209.02 feet;

North 53°55'14" East, a distance of 97.46 feet, said point being the beginning of a tangent curve to the right;

Northeasterly direction with said tangent curve to the right, which has a central angle of 10°20'47", a radius of 325.00 feet, and a chord that bears North 59°05'38" East for 58.61 feet, and for an arc distance of 58.69 feet;

North 64°16'02" East, a distance of 188.58 feet, said point being the beginning of a tangent curve to the left;

Northeasterly direction with said tangent curve to the left, which has a central angle of 09°46'44", a radius of 375.00 feet, and a chord that bears North 59°22'39" East for 63.93 feet, and for an arc distance of 64.00 feet;

North 54°29'17" East, a distance of 23.12 feet;

North 29°26'24" West, a distance of 50.28 feet;

South 54°29'17" West, a distance of 28.44 feet, said point being the beginning of a tangent curve to the right;

Southwesterly direction with said tangent curve to the right, which has a central angle of 07°12'46", a radius of 325.00 feet, and a chord that bears South 58°05'40" West for 40.89 feet, and for an arc distance of 40.91 feet;

North 71°34'31" West, a distance of 13.93 feet;

North 25°43'58" West, a distance of 116.80 feet, said point being the beginning of a non-tangent curve to the left;

Northerly direction with said non-tangent curve to the left, which has a central angle of 50°22'08", a radius of 60.00 feet, and a chord that bears North 17°21'36" West for 51.06 feet, and for an arc distance of 52.75 feet;

North 47°27'20" East, a distance of 19.79 feet;

North 17°41'24" East, a distance of 27.56 feet;

North 25°43'58" West, a distance of 141.91 feet;

South 64°16'02" West, a distance of 518.89 feet, said point being the beginning of a non-tangent curve to the right;

Northerly direction with said non-tangent curve to the right, which has a central angle of 10°49'16", a radius of 320.00 feet, and a chord that bears North 16°55'34" West for 60.35 feet, and for an arc distance of 60.44 feet;

North 11°30'55" West, a distance of 12.28 feet;

North 32°30'28" East, a distance of 43.14 feet to a point in the southerly line of said Ryan Spiritas Parkway, said point being the beginning of a non-tangent curve to the left;

THENCE Northeasterly direction with the southerly line of said Ryan Spiritas Parkway, and with said non-tangent curve to the left, which has a central angle of 47°07'01", a radius of 1,320.00 feet, and a chord that bears North 52°19'18" East for 1,055.17 feet, and for an arc distance of 1,085.49 feet to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner;

THENCE departing said northerly line of 13.492 acre tract (aka Ryan Spiritas Parkway), and over and across said MM Little Elm 548, LLC tract, the following courses, all to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner for corner unless otherwise noted:

North 73°18'54" East, a distance of 42.28 feet, said point being the beginning of a non-tangent curve to the right;

Southeasterly direction with said non-tangent curve to the right, which has a central angle of 20°58'23", a radius of 320.00 feet, and a chord that bears South 48°19'10" East for 116.48 feet, and for an arc distance of 117.14 feet;

South 37°49'59" East, a distance of 268.51 feet;

South 52°10'01" West, a distance of 120.00 feet;

South 37°49'59" East, a distance of 231.16 feet, said point being the beginning of a tangent curve to the left;

Southeasterly direction with said tangent curve to the left, which has a central angle of 21°58'43", a radius of 500.00 feet, and a chord that bears South 48°49'20" East for 190.63 feet, and for an arc distance of 191.80 feet;

South 59°48'42" East, a distance of 93.50 feet;

South 37°24'22" West, a distance of 18.63 feet;

South 15°27'20" West, a distance of 53.66 feet;

South 04°54'18" West, a distance of 60.80 feet;

South 15°44'38" East, a distance of 68.22 feet;

South 37°35'39" East, a distance of 68.23 feet;

South 36°08'23" West, a distance of 146.90 feet, said point 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 43°18'21", a radius of 60.00 feet, and a chord that bears South 76°05'27" East for 44.28 feet, and for an arc distance of 45.35 feet;

South 88°01'34" East, a distance of 293.61 feet, said point 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 211°36'55", a radius point which bears South 31°36'55" East, a distance of 60.00 feet, and a chord that bears South 15°48'27" East for 115.46 feet, and for an arc distance of 221.60 feet;

North 88°01'35" West, a distance of 12.07 feet;

South 01°58'25" West, a distance of 4.41 fo

South 88°01'35" East, a distance of 120.00 feet;

South 01°58'25" West, a distance of 268.25 feet to a capped iron rod stamped "BCG #10194538" found in the "take" line of Lake Lewisville;

THENCE with said "take" line of Lake Lewisville, the following courses and distances:

South 65°55'09" East, a distance of 924.94 feet to capped iron rod found for corner;

South 16°04'51" East, a distance of 348.96 feet to an Army Corps of Engineers Monument found for corner;

THENCE North 88°34'10" West, a distance of 224.10 feet to an Army Corps of Engineers Monument found for corner, said point being in the south line of said MM Little Elm 548, LLC tract and the northeast corner of that certain tract of land described in deed to 2016 Blackhawk 155 Holdings, LTD., recorded in Instrument No. 2018-37459, RPRDCT;

THENCE with said north line of 2016 Blackhawk 155 Holdings, LTD. tract, the following courses and distances, all to a 5/8" capped iron rod stamped "BCG #10194538" set for corner unless otherwise noted:

North 88°59'00" West, a distance of 981.60 feet to fence corner post found for corner;

North 86°40'28" West, a distance of 346.35 feet to a 5/8" capped iron rod stamped "KHA" found for corner;

North 88°13'50" West, a distance of 1,949.86 feet to a 5/8" capped iron rod stamped "KHA" found for corner in the East line of Lot 70 (HOA Lot), Block A, Prairie Oaks Phase 1B, an addition to the Town of Little elm according to the plat recorded in Document No. 2019-258, PRDCT, said point also being in the south line of that certain tract of land described in affidavit as "Tract I" recorded in Instrument No.

THENCE North 02°08'13" East with said east line, a distance of 810.31 feet to a fence corner post found for corner in the northeast corner of that certain tract of land described as "Tract 1" in deed to Upper Trinity Regional Water District, recorded in Volume 4646, Page 212, RPRDCT;

THENCE North 87°51'47" West with the north line of said Upper Trinity Regional Water District Tract, a distance of 691.80 feet to a 5/8" capped iron rod stamped "BCG #10194538" set for corner in the north line of that certain tract of land described as "Tract 3" in deed to Upper Trinity Regional Water District, recorded in Volume 4646, Page 212, RPRDCT;

THENCE North 02°08'13" East, a distance of 421.04 feet to the **POINT OF BEGINNING**, and containing 102.904 acres of land.

Notwithstanding any dedicator language contained on this plat, whether in this owner's certificate or otherwise, the Town and Owner acknowledge and confirm that those improvements and right-of-way, identified or to be identified as authorized improvements in that certain PID Service and assessment plan approved by the Town Council on May 11, 2021, and attached to the Town Ordinances Nos. 1599 & 1600, as may be amended, are not dedicated by this plat. Instead, the Town intends to acquire or construct such improvements or right-of-way with the proceeds of the public improvement district assessments or bonds proceeds, the repayment of which is secured by such assessments.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Little Elm 548, LLC., a Texas Limited Liability Company Partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Spiritas Ranch Phase 1 - South, 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 _____, 2023.

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 _____, 2023.

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.

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.

Jimmie D. Nichols

Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §
COUNTY OF DALLAS §

Approved

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 _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE OF FINAL PLAT APPROVAL

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

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 1- South, 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 _____.

Town Secretary
Town of Little Elm, 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

BARRAZA
CONSULTING GROUP, LLC

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: April 12, 2023

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일 PAGE 4 OF 5

THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS AND 18 COMMON AREA LOTS FROM 102.904 ACRES OF LAND.

FINAL PLAT

SPIRITAS RANCH PHASE 1 -

SOUTH

102.904 ACRES

23.462 ACRES RIGHT-OF-WAY

20 BLOCKS

417 RESIDENTIAL LOTS

17 COMMON AREA LOTS & 1 LIFT-STATION LOT

LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X (PARK), BLOCK AH;

LOTS 1-33 & 1X (OPEN SPACE), BLOCK AI; LOTS 1-50 & 2X-4X,

BLOCK AJ; LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X,

BLOCK AL; LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X (OPEN

SPACE), BLOCK AN; LOTS 1-29 & 1X, BLOCK AO; 1X (OPEN

SPACE), 2X (PARK), BLOCK AP; LOTS 1-32 BLOCK AR; LOTS

1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT; LOTS 1-22,

BLOCK AU; LOTS 1-18, BLOCK AV; LOTS 1-8 & 1X (AMENITY

SPACE), BLOCK AW; LOTS 1-10, BLOCK AX; LOTS 1-20 & 1X

(OPEN SPACE) & 2X (LIFT-STATION), BLOCK AY; LOTS 1-16 &

1X (PARK) BLOCK BA; AND LOTS 1-30, BLOCK BB

SITUATED IN THE

MARSELLA JONES SURVEY, ABSTRACT NO. 662

TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

(2019\2019017-01\SURVEY\Plat_017-01-FP-SOUTH.dwg 4/12/2023 4:38 PM —

Bl	ock -AR- Are	ea Table		
Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.157	6,850	50	4B
2	0.132	5,750	50	4B
3	0.132	5,750	50	4B
4	0.132	5,750	50	4B
5	0.132	5,750	50	4B
6	0.132	5,750	50	4B
7	0.132	5,750	50	4B
8	0.132	5,750	50	4B
9	0.132	5,750	50	4B
10	0.132	5,750	50	4B
11	0.132	5,750	50	4B
12	0.132	5,750	50	4B
13	0.132	5,750	50	4B
14	0.132	5,750	50	4B
15	0.132	5,750	50	4B
16	0.157	6,850	50	4B
17	0.157	6,848	50	4B
18	0.132	5,750	50	4B
19	0.132	5,750	50	4B
20	0.132	5,750	50	4B
21	0.132	5,750	50	4B
22	0.132	5,750	50	4B
23	0.132	5,750	50	4B
24	0.132	5,750	50	4B
25	0.132	5,750	50	4B
26	0.132	5,750	50	4B
27	0.132	5,750	50	4B
28	0.132	5,750	50	4B
29	0.132	5,750	50	4B
30	0.132	5,750	50	4B
31	0.132	5,750	50	4B
32	0.157	6,850	50	4B

Block Area (AC) Area (SF) SUM 4.325 188,399

Bl	ock -AS- Ar			
Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.179	7,790	50	4B
2	0.149	6,503	50	4B
3	0.149	6,494	50	4B
4	0.149	6,485	50	4B
5	0.149	6,476	50	4B
6	0.148	6,467	50	4B
7	0.148	6,458	50	4B
8	0.148	6,448	50	4B
9	0.148	6,439	50	4B
10	0.148	6,430	50	4B
11	0.147	6,421	50	4B
12	0.147	6,412	50	4B
13	0.147	6,403	50	4B
14	0.147	6,394	50	4B
15	0.147	6,385	50	4B
16	0.146	6,376	50	4B
17	0.146	6,367	50	4B
18	0.172	7,502	50	4B
Block	Area (AC)	Area (SF)		
SUM	2.715	118,249		

Ble	ock - AT - A re			
Lot	Area (AC)	Area (SF)	Lot Width	Zonin
1	0.157	6,850	50	4B
2	0.135	5,878	50	4B
3	0.135	5,878	50	4B
4	0.135	5,878	50	4B
5	0.135	5,878	50	4B
6	0.135	5,878	50	4B
7	0.135	5,878	50	4B
8	0.135	5,878	50	4B
9	0.135	5,878	50	4B
10	0.135	5,878	50	4B
11	0.145	6,328	50	4B
12	0.161	6,996	50	4B
13	0.173	7,548	60	4C
14	0.173	7,539	60	4C
15	0.168	7,305	60	4C
16	0.168	7,305	60	4C
17	0.168	7,305	60	4C
18	0.168	7,305	60	4C
19	0.168	7,305	60	4C
20	0.168	7,305	60	4C
21	0.168	7,305	60	4C
22	0.192	8,350	60	4C
1X	0.116	5,075		
			_	
Block	Area (AC)	Area (SF)		
SUM	3.506	152,728		

Bl	ock -AU- Ar	ea Table		
Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.170	7,425	50	4B
2	0.149	6,476	50	4B
3	0.149	6,476	50	4B
4	0.170	7,425	50	4B
5	0.139	6,066	50	4B
6	0.139	6,066	50	4B
7	0.139	6,066	50	4B
8	0.139	6,066	50	4B
9	0.139	6,066	50	4B
10	0.139	6,066	50	4B
11	0.139	6,066	50	4B
12	0.139	6,066	50	4B
13	0.166	7,229	50	4B
14	0.166	7,229	50	4B
15	0.139	6,066	50	4B
16	0.139	6,066	50	4B
17	0.139	6,066	50	4B
18	0.139	6,066	50	4B
19	0.139	6,066	50	4B
20	0.139	6,066	50	4B
21	0.139	6,066	50	4B
22	0.139	6,066	50	4B

 Block
 Area (AC)
 Area (SF)

 SUM
 3.198
 139,311

Bl	ock -AV- Ar	ea Table		
Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.188	8,175	60	4C
2	0.174	7,572	60	4C
3	0.174	7,572	60	4C
4	0.174	7,572	60	4C
5	0.174	7,572	60	4C
6	0.174	7,572	60	4C
7	0.172	7,494	60	4C
8	0.198	8,645	60	4C
9	0.161	7,000	50	4B
10	0.138	6,022	50	4B
11	0.138	6,022	50	4B
12	0.138	6,022	50	4B
13	0.138	6,022	50	4B
14	0.138	6,022	50	4B
15	0.138	6,022	50	4B
16	0.138	6,022	50	4B
17	0.138	6,022	50	4B
18	0.161	7,000	50	4B
Block	Area (AC)	Area (SF)		
SUM	2.855	124,350		

		_					_	
AW- Ar	ea Table			Blo	ock - AX - Are	ea Table		
a (AC)	Area (SF)	Lot Width	Zoning	Lot	Area (AC)	Area (SF)	Lot Width	Zoning
).192	8,350	60	4C	1	0.192	8,350	60	4C
).165	7,200	60	4C	2	0.165	7,200	60	4C
).165	7,200	60	4C	3	0.165	7,200	60	4C
).165	7,200	60	4C	4	0.165	7,200	60	4C
).198	8,604	60	4C	5	0.202	8,820	60	4C
1.193	8,400	60	4C	6	0.202	8,820	60	4C
).165	7,200	60	4C	7	0.165	7,200	60	4C
).192	8,350	60	4C	8	0.165	7,200	60	4C
1.845	515,949			9	0.165	7,200	60	4C
				10	0.192	8,350	60	4C
ea (AC)	Area (SF)							
3.279	578,453			Block	Area (AC)	Area (SF)		
				SHM	1 780	77 541		

Bl	ock -AY- Ar	ea Table		
Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.193	8,400	60	4C
2	0.165	7,200	60	4C
3	0.165	7,200	60	4C
4	0.165	7,200	60	4C
5	0.165	7,200	60	4C
6	0.165	7,200	60	4C
7	0.207	9,013	60	4C
8	0.166	7,250	60	4C
9	0.166	7,250	60	4C
10	0.186	8,093	60	4C
11	0.187	8,143	60	4C
12	0.187	8,140	60	4C
13	0.187	8,140	60	4C
14	0.187	8,140	60	4C
15	0.187	8,140	60	4C
16	0.271	11,823	60	4C
17	0.309	13,446	60	4C
18	0.207	9,000	60	4C
19	0.207	9,000	60	4C
20	0.233	10,169	60	4C
1X	2.035	88,641		
2X	0.130	5,674		

 Block
 Area (AC)
 Area (SF)

 SUM
 6.072
 264,501

Blo	ock -BA- Ar	ea Table			ВІ	ock -E
Lot	Area (AC)	Area (SF)	Lot Width	Zoning	Lot	Area
1	0.166	7,223	50	4B	1	0.1
2	0.143	6,234	50	4B	2	0.1
3	0.143	6,226	50	4B	3	0.1
4	0.143	6,217	50	4B	4	0.1
5	0.143	6,209	50	4B	5	0.1
6	0.142	6,201	50	4B	6	0.1
7	0.142	6,192	50	4B	7	0.1
8	0.142	6,184	50	4B	8	0.1
9	0.137	5,988	50	4B	9	0.1
10	0.140	6,119	50	4B	10	0.1
11	0.143	6,247	50	4B	11	0.1
12	0.144	6,286	50	4B	12	0.1
13	0.144	6,278	50	4B	13	0.1
14	0.144	6,270	50	4B	14	0.1
15	0.144	6,261	50	4B	15	0.1
16	0.166	7,234	50	4B	16	0.1
1X	1.107	48,230			17	0.1
					18	0.1
Block	Area (AC)	Area (SF)			19	0.1
SUM	3.434	149,600			20	0.1
	1				21	0.1
					22	0.1
						1

			¬	
Blo	ock -BB- Are			
ot	Area (AC)	Area (SF)	Lot Width	Zoning
	0.172	7,479	50	4B
	0.148	6,452	50	4B
	0.148	6,443	50	4B
	0.148	6,466	50	4B
,	0.150	6,529	50	4B
,	0.151	6,591	50	4B
	0.153	6,654	50	4B
	0.154	6,716	50	4B
1	0.156	6,779	50	4B
)	0.157	6,839	50	4B
1	0.157	6,826	50	4B
2	0.151	6,585	50	4B
3	0.155	6,741	50	4B
4	0.156	6,785	50	4B
5	0.158	6,880	50	4B
5	0.160	6,975	50	4B
7	0.162	7,070	50	4B
3	0.164	7,148	50	4B
9	0.164	7,123	50	4B
0	0.163	7,079	50	4B
1	0.161	7,034	50	4B
2	0.160	6,990	50	4B
3	0.159	6,946	50	4B
4	0.158	6,902	50	4B
5	0.157	6,857	50	4B
5	0.187	8,131	60	4C
7	0.185	8,067	60	4C
3	0.184	8,004	60	4C
9	0.182	7,949	60	4C
0	0.227	9,897	60	4C
ock	Area (AC)	Area (SF)		
	1			

Block	Area (AC)	Area (SF)
SUM	4.888	212,937

THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS AND 18 COMMON AREA LOTS FROM 102.904 ACRES OF LAND.

FINAL PLAT

SPIRITAS RANCH PHASE 1 -SOUTH

102.904 ACRES 23.462 ACRES RIGHT-OF-WAY 20 BLOCKS

417 RESIDENTIAL LOTS

17 COMMON AREA LOTS & 1 LIFT-STATION LOT LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X (PARK), BLOCK AH; LOTS 1-33 & 1X (OPEN SPACE), BLOCK AI; LOTS 1-50 & 2X-4X, BLOCK AJ; LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X, BLOCK AL; LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X (OPEN SPACE), BLOCK AN; LOTS 1-29 & 1X, BLOCK AO; 1X (OPEN SPACE), 2X (PARK), BLOCK AP; LOTS 1-32 BLOCK AR; LOTS 1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT; LOTS 1-22, BLOCK AU; LOTS 1-18, BLOCK AV; LOTS 1-8 & 1X (AMENITY SPACE), BLOCK AW; LOTS 1-10, BLOCK AX; LOTS 1-20 & 1X (OPEN SPACE) & 2X (LIFT-STATION), BLOCK AY; LOTS 1-16 & 1X (PARK) BLOCK BA; AND LOTS 1-30, BLOCK BB

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 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

CONSULTING GROUP, LLC TBPLS FIRM REG. NO. 10194538 TBPE FIRM REG. NO. 20683 801 EAST CAMPBELL ROAD, STE. 650 RICHARDSON, TEXAS 75081

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.

TELEPHONE - (214)-484-7055 PROJECT NO. 2019017-01 DATE: April 12, 2023

1800 VALLEY VIEW LANE, STE. 300

PAGE 5 OF 5



Project	FINAL PLAT/ Spiritas Ranch Ph 1 North (FP-23-00782)
P&Z Hearing	04/20/2023
Council Hearing	N/A
Size	Approximately 22.703 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	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 1 - North (FP-23-00782). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 22.703 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Approximately located 1,500 feet east of FM 720 and Remington Drive, 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.

The purpose of this plat is to split the remainder of the previously approved Phase 1, into North and South phases. This will establish the lots and easements necessary for development, and allow for

earlier completion of the homes in the South phase. Additionally, the plat document indicates that the residential streets are to be dedicated to the Town as right-of-way through a separate instrument, as part of the PID agreement, which is currently underway but not yet completed.

The submitted final plat otherwise meets the Town's Zoning and Subdivision requirements, so in an effort to allow the developer to keep moving forward, Staff is comfortable recommending conditional approval.

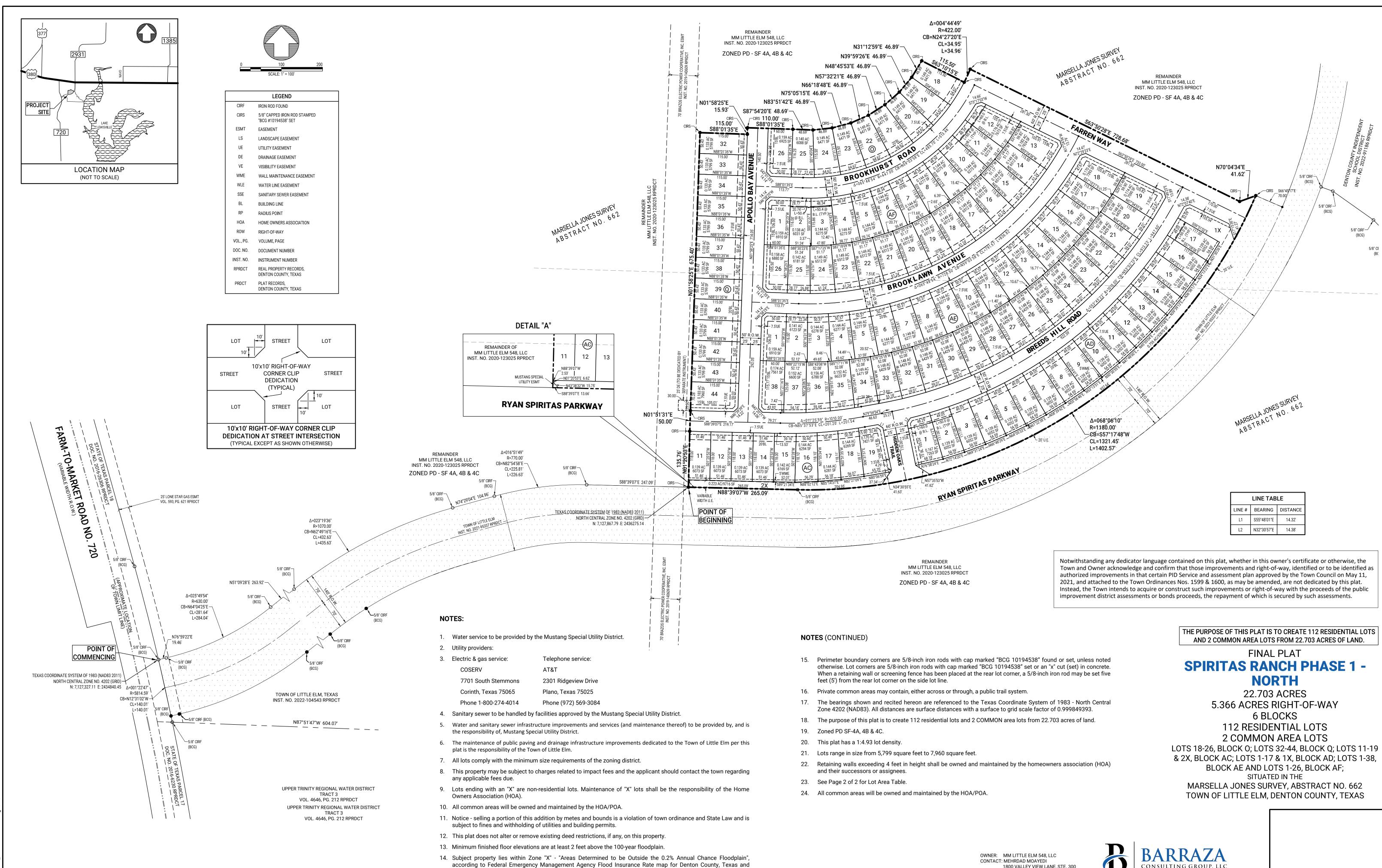
Recommended Action

Staff recommends approval of the Final Plat with the following condition:

• Prior to recording the Final Plat, the recorded separate instrument number, dedicating the residential streets as right-of-way, must be provided on the Final Plat document.

Attachments

Plat Document



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

PHONE: (214) 484-7055

CONSULTING GROUP, LLC **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: April 12, 2023

PAGE 1 OF 2

(CONTINUED)

incorporated areas, Number 8121C0405G, Revision Date April 18, 2011.

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 5/8" capped iron rod stamped "BCG 10194538" found in the east right-of-way line of Farm-to-Market Road No. 720 (a variable-width right-of-way), said point being the northeast corner of that certain called 13.492 tract of land described in Dedication deed to the Town of Little Elm recorded in Instrument No. 2021-95337. RPRDCT:

THENCE departing said Farm-to-Market Road No. 720, and with the northerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" found for corner unless otherwise noted:

North 76°59'22" East, a distance of 19.46 feet to the beginning of a tangent curve to the left;

Northeasterly with said curve which has a central angle of 25°49'54", a radius of 630.00 feet, a chord that bears North 64°04'25" East, a chord distance of 281.64 feet, and an arc distance of 284.04 feet;

North 51°09'28" East, a distance of 263.92 feet to the beginning of a tangent curve to the right;

Northeasterly with said curve which has a central angle of 23°19'36", a radius of 1,070.00 feet, a chord that bears

North 62°49'16" East, a chord distance of 432.63 feet, and an arc distance of 435.63 feet;

North 74°29'04" East, a distance of 104.96 feet to the beginning of a tangent curve to the right;

Easterly with said curve which has a central angle of 16°51'49", a radius of 770.00 feet, a chord that bears North 82°54'58" East, a chord distance of 225.81 feet, and an arc distance of 226.63 feet;

South 88°39'07" East, a distance of 247.08 feet, said point being the **POINT OF BEGINNING**;

THENCE departing said northerly line of 13.492 acre tract (aka Ryan Spiritas Parkway), and over and across said MM Little Elm 548, LLC tract, the following courses, all to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner unless otherwise noted:

North 01°20'53" East, a distance of 135.76 feet;

North 01°51'31" East, a distance of 50.00 feet;

North 01°58'25" East, a distance of 675.40 feet;

South 88°01'35" East, a distance of 115.00 feet;

North 01°58'25" East, a distance of 15.93 feet;

South 88°01'35" East, a distance of 110.00 feet;

South 87°54'20" East, a distance of 48.69 feet;

North 83°51'42" East, a distance of 46.89 feet;

North 75°05'15" East, a distance of 46.89 feet; North 66°18'48" East, a distance of 46.89 feet;

North 57°32'21" East, a distance of 46.89 feet;

North 48°45'53" East, a distance of 46.89 feet;

North 39°59'26" East, a distance of 46.89 feet; North 31°12'59" East, a distance of 46.89 feet;

South 63°10'15" East, a distance of 115.50 feet to the beginning of a non-tangent curve to the left;

Northeasterly with said curve which has a central angle of 04°44'49", a radius of 422.00 feet, a chord that bears North 24°27'20" East, a chord distance of 34.95 feet, and an arc distance of 34.96 feet;

South 63°50'28" East, a distance of 728.68 feet;

North 70°04'34" East, a distance of 41.62 feet, said point being the beginning of a non-tangent curve to the right and in the northerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway);

THENCE in a southwesterly direction with northerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), and said non-tangent curve to the right, which has a central angle of 68°06'10", a radius of 1,180.00 feet, and a chord that bears South 57°17'48" West for 1,321.45, and for an arc distance of 1,402.57 feet to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner for corner;

THENCE North 88°39'07" West, with northerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), a distance of 265.09 feet to the **POINT OF BEGINNING**, and containing 22.703 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Little Elm 548, LLC., a Texas Limited Liability Company Partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as SPIRITAS RANCH PHASE 1- NORTH, 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 _____, 2023.

MM LITTLE ELM 548. LLC

BY: MM LITTLE ELM 548, LLC

A Texas Limited Liability Company

A Texas Limited Liability Company, Its General Partner

MEHRDAD MOAYEDI

STATE OF TEXAS COUNTY OF DALLAS §

Manager

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 _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires: _____

Block - 0 - Area Table Lot Width Zoning ot Area (AC) Area (SF) 0.149 0.149 6,471 0.149 6,471 0.149 6,471 4B 0.149 6,471 50 0.149 6,471 50 0.149 6,471 0.140 6,088 50 0.159 6,925

Block Area (AC) Area (SF

SUM 1.339 58,309

SURVEYOR'S CERTIFICATE

Subdivision Rules and Regulations.

Jimmie D. Nichols

STATE OF TEXAS

COUNTY OF DALLAS §

capacity therein stated.

Approved

Town Official

Town Secretary

Town of Little Elm, Texas

Town of Little Elm, Texas

Witness by hand this _____ day of _____

PRELIMINARY

PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Registered Professional Land Surveyor No. 5184

Notary Public in and for the State of Texas

My Commission Expires: _____

Given under my Hand and Seal of Office, this ____ day of ______, 2023.

Date

KNOW ALL MEN BY THESE PRESENTS:

В	lock - Q - Are	ea Table			Bl∉	ock -AC- Are	ea Table
Lot	Area (AC)	Area (SF)	Lot Width	Zoning	Lot	Area (AC)	Area (SF)
32	0.133	5,799	50	4B	11	0.139	6,073
33	0.133	5,799	50	4B	12	0.139	6,073
34	0.133	5,799	50	4B	13	0.139	6,073
35	0.133	5,799	50	4B	14	0.139	6,073
36	0.133	5,799	50	4B	15	0.142	6,169
37	0.133	5,799	50	4B	16	0.144	6,294
38	0.133	5,799	50	4B	17	0.144	6,281
39	0.133	5,799	50	4B	18	0.144	6,269
40	0.133	5,799	50	4B	19	0.170	7,421
41	0.133	5,799	50	4B	1X	0.223	9,716
42	0.133	5,799	50	4B			
43	0.133	5,799	50	4B	Block	Area (AC)	Area (SF)
44	0.183	7,960	50	4B	SUM	1.525	66,441

Block | Area (AC) | Area (SF)

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

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

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

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of

Spiritas Ranch Phase 1-North, 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.

1.780 77,548

1X	0.223	9,716	
Block	Area (AC)	Area (SF)	
SUM	1.525	66,441	

50

50

50

50

50

50

ВІ	ock -AD- Are	ea Table		
Lot	Area (AC)	Area (SF)	Lot Width	
1	0.167	7,263	50	
2	0.139	6,052	50	
3	0.139	6,052	50	
4	0.139	6,052	50	
5	0.139	6,052	50	
6	0.139	6,052	50	
7	0.139	6,052	50	
8	0.139	6,052	50	
9	0.139	6,052	50	
10	0.139	6,052	50	
11	0.139	6,052	50	
12	0.139	6,052	50	
13	0.139	6,052	50	
14	0.139	6,052	50	
15	0.139	6,052	50	
16	0.139	6,052	50	
	1	I		

Block	Area (AC)	Area (SF)
SUM	3.144	136,961

17 0.139 6,052

1X 0.755 32,870

Lot	Area (AC)	Area (SF)	Lot Width Zonin	
1	0.159	6,910	50	4B
2	0.141	6,123	50	4B
3	0.144	6,278	50	4B
4	0.144	6,277	50	4B
5	0.144	6,277	50	4B
6	0.144	6,277	50	4B
7	0.144	6,277	50	4B
8	0.144	6,277	50	4B
9	0.144	6,277	50	4B
10	0.144	6,278	50	4B
11	0.144	6,279	50	4B
12	0.144	6,278	50	4B
13	0.144	6,277	50	4B
14	0.144	6,277	50	4B
15	0.144	6,277	50	4B
16	0.144	6,277	50	4B
17	0.144	6,277	50	4B
18	0.170	7,393	50	4B
19	0.174	7,590	50	4B
20	0.148	6,429	50	4B
21	0.148	6,429	50	4B
22	0.148	6,429	50	4B
23	0.148	6,429	50	4B
24	0.148	6,429	50	4B
25	0.148	6,429	50	4B
26	0.148	6,429	50	4B
27	0.148	6,429	50	4B
28	0.148	6,429	50	4B
29	0.148	6,429	50	4B
30	0.148	6,429	50	4B
31	0.148	6,429	50	4B
32	0.148	6,429	50	4B
33	0.148	6,429	50	4B
34	0.149	6,471	50	4B
35	0.152	6,623	50	4B
36	0.156	6,788	50	4B
37	0.152	6,600	50	4B
38	0.174	7,561	50	4B

Block - AE - Area Table

	ВІ	ock - AF - Are	ea Table			
ng	Lot	Area (AC)	Area (SF)		Lot Width	Zoning
3	1	0.159	6,910		50	4B
3	2	0.138	6,031		50	4B
3	3	0.144	6,275		50	4B
3	4	0.144	6,273		50	4B
3	5	0.144	6,273		50	4B
3	6	0.144	6,274		50	4B
3	7	0.144	6,275		50	4B
3	8	0.144	6,277		50	4B
3	9	0.144	6,275		50	4B
}	10	0.144	6,273		50	4B
3	11	0.144	6,273		50	4B
3	12	0.176	7,673		50	4B
3	13	0.182	7,924		50	4B
}	14	0.149	6,512		50	4B
}	15	0.149	6,512		50	4B
3	16	0.149	6,512		50	4B
3	17	0.149	6,512		50	4B
3	18	0.149	6,512		50	4B
3	19	0.149	6,512		50	4B
}	20	0.149	6,512		50	4B
}	21	0.149	6,512		50	4B
3	22	0.149	6,512		50	4B
3	23	0.149	6,512		50	4B
3	24	0.149	6,512		50	4B
3	25	0.142	6,181		50	4B
3	26	0.158	6,880		50	4B
3	Block	Area (AC)	Area (SF)			
3	SUM	3.896	169,699			
ł				•		

			l
6,623	50	4B	
6,788	50	4B	
6,600	50	4B	
			ĺ

Block Area (AC) Area (SF)

NOTES:

1. Zoned PD SF 4A, 4B & 4C.

THE PURPOSE OF THIS PLAT IS TO CREATE 112 RESIDENTIAL LOTS AND 2 COMMON AREA LOTS FROM 22.703 ACRES OF LAND.

FINAL PLAT **SPIRITAS RANCH PHASE 1 -NORTH**

22.703 ACRES 5.366 ACRES RIGHT-OF-WAY 6 BLOCKS

112 RESIDENTIAL LOTS 2 COMMON AREA LOTS

LOTS 18-26, BLOCK 0; LOTS 32-44, BLOCK Q; LOTS 11-19 & 2X, BLOCK AC; LOTS 1-17 & 1X, BLOCK AD; LOTS 1-38, BLOCK AE AND LOTS 1-26, BLOCK AF; SITUATED IN THE

MARSELLA JONES SURVEY, ABSTRACT NO. 662 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

Notwithstanding any dedicator language contained on this plat, whether in this owner's certificate or otherwise, the Town and Owner acknowledge and confirm that those improvements and right-of-way, identified or to be identified as authorized improvements in that certain PID Service and assessment plan approved by the Town Council on May 11. 2021, and attached to the Town Ordinances Nos. 1599 & 1600, as may be amended, are not dedicated by this plat. Instead, the Town intends to acquire or construct such improvements or right-of-way with the proceeds of the public improvement district assessments or bonds proceeds, the repayment of which is secured by such assessments.

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 PHONE: (214) 484-7055

CONSULTING GROUP, LLC 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: April 12, 2023

PAGE 2 OF 2



Project	REPLAT/ Alta 380 Addition, Lots 1R and X, Block A (RP-23-00597)
P&Z Hearing	04/20/2023
Council Hearing	N/A
Size	Approximately 1.697 acres
Current Zoning	Planned Development
Proposed Use	Communications Tower
Existing Use	Communications Tower
Future Land Use Plan Designation	Low Density Residential
Applicant	Sarah Scott, Kimely-Horn and Associates
Owner	Alta 3Eighty LLC
Strategic Goal	

Agenda Item

REPLAT/ Alta 380 Addition, Lots 1R and X, Block A (RP-23-00597). Presentation, discussion, and consideration on a request of a replat consisting of 1.697 acres, being a replat of lot 1, Block A, Alta 380 Addition, situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Presentation
- Discussion
- Consideration

Location

Generally located 1,500 feet west of the intersection of FM 2931 and US Highway 380, within Little Elm's town limits.

Planning Analysis

The purpose of this replat submittal is to replat currently platted and recorded property into two (2) separate lots in order to separate an existing communications tower from the rest of the lot. Engineering staff has reviewed the plat document and determined that the request does not comply with the requirements of the Zoning Ordinance and the Subdivision Ordinance. One of the main issues is that the site does not meet the 1 acre minimum requirement for commercial lots.

The applicant has not been able to work out an amicable solution with the cell tower owner and has thus requested to withdraw the platting request at this time.

Recommended Action

Staff recommends approval of the applicant's requ	uest to withdraw.

Project	REPLAT/ North Texas Collegiate Academy (FP-23-00833)
P&Z Hearing	04/20/2023
Council Hearing	N/A
Size	Approximately 4.219 acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Public Charter School
Existing Use	Public Charter School
Future Land Use Plan Designation	Retail/Commercial
Applicant	Dr. Lisa Stanley, North Texas Collegiate Academy
Owner	Dr. Lisa Stanley, North Texas Collegiate Academy
Strategic Goal	

Agenda Item

REPLAT/ North Texas Collegiate Academy (FP-23-00833). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 4.219 acres, situated in D. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to combine multiple lots into one commercial lot, and establishing easements necessary for development.

- Presentation
- Discussion
- Consideration

Location

Generally located at the intersection of Crestwood Place and FM 720, within Little Elm's Town Limits.

Planning Analysis

The purpose of a replat is to make changes to a recorded final plat. This replat will combine several lots into one in conjunction with abandonment of the Town Right-of-way that bisects the property, done by separate instrument.

The applicant has requested an extension to the May 4th, 2023 Regular Planning and Zoning Commission Meeting.

Recommended Action

3 meeting.			



Project	PUBLIC HEARING/ Parkwood Collision Planned Development (PD-22-13027)
P&Z Hearing	04/20/2023
Council Hearing	May 16, 2023
Size	Approximately 4.13 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Josh Edge, Dynamic Engineering Consultants, PC
Owner	Buckman Partnership LTD
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Parkwood Collision (PD-22-13027). Public hearing, discussion, and consider action on a request to rezone approximately 4.13 acres of land, currently zoned as Light Commercial (LC), generally located at 26784 E. University Drive, within Little Elm's town limits, in order to establish a new Planned Development district based on Light Commercial (LC) district requirements with modified uses and development standards to allow for new commercial development with electrical vehicle repair.

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

Location

Generally located on the southeast corner of the intersection of US Highway 380 and Gardenia Boulevard, within Little Elm's town limits.

Planning Analysis

Background.

The subject property consists of one recently vacant lot (Lot 1), approximately 4.13 acres, annexed into the Town in 2006, currently zoned as Light Commercial (LC) district, and within the 380 Overlay District. Property to the west and south is zoned multifamily and is developed as an apartment complex, which provides a private drive access from US 380, to be utilized by the subject property. The vacant property to the northeast is within the Town's Limited Purpose Annexation Area (LPA), which is not zoned for any use; this property is also owned by the applicant. The property to the southeast is owned by Denton County Fresh Water Supply District 10, which is not intended for development. US Highway 380 runs along the north boundary of the subject property, providing approximately 200 feet of frontage. Across US Highway 380 is more land within the Town's LPA. Due to an existing billboard on the property, there is a visibility easement along the frontage of Highway 380, prohibiting anything over 20 feet in height, including trees, as well as utility easements prohibiting planting anything other than shallow root plant species.

The applicant, Parkwood Collision, specializing in electrical vehicle insurance claim repairs, approached the Town in April 2021 with interest in developing a new facility. Since then, Staff and the applicant's design team have been working to design a site that would allow this use to exist harmoniously with the surrounding properties. According to the town's use chart in Chapter 106, "Auto repair, major or minor", both require an SUP in Light Commercial districts, as well as the 380 Overlay District. Given the limited frontage of the site, dimensions and topology of the property, and restrictive easements, Staff believed the best route forward was to create a Planned Development district to encapsulate both the unique use and proposed modified design standards.

Initial discussions included the adjacent 2.191 acre property, to the northeast, (Lot 2) to be annexed into the Town, in order to provide additional retail and create a cohesive commercial development. However, the Water District was not willing to release the land due to financial considerations, making annexation impossible at this time. Lot 2 still remains in the Limited Purpose Annexation area, where it has been since 2005, and is also now owned by the applicant. Understanding the need to enhance the PD request, the applicant is willing to include Lot 2 in the overall conceptual site plan in order to provide a comprehensive commercial development as envisioned by the Town. Such action will be captured through a subsequent Development Agreement, accompanying this PD to Town Council for approval, and include certain minimum development standards to be applied to the property. This provides the Town with safeguards for quality retail development where previously the Town would have no regulation other than subdivision standards. This is a great opportunity to enhance the development of an area where the Town would otherwise have limited design control, as well as provide continuity along one of our prominent commercial corridors.

Proposal.

Lot 1

The applicant is proposing to rezone the subject property to a new Planned Development (PD) district utilizing Light Commercial (LC) District Standards as the base zoning. The proposed development is for a two-story, 35,332 square-foot building that would function as office and warehouse space for the purpose of electric vehicle repair. Additionally, there will be an outdoor area, both gated and screened, along the east and south side of the building for vehicle storage.

The applicant is proposing to meet all the requirements of the Light Commercial (LC) District with the following requested modifications:

- 1. Waiver to allow glazing below 30% on the East, South, and West facades.
- 2. Waiver to allow Group A percentage to be below 80%, Group B percentage to be above 20%, and allow a maximum of 10% Group C.
- 3. Waiver to reduce the standard parking space width to nine (9) feet.
- 4. Waiver to omit the right-of-way tree planting requirements.
- 5. Waiver to omit the perimeter landscape tree requirements along Gardenia Boulevard.

Lot 2

The applicant is proposing to develop this site comparable to the Light Commercial (LC) district standards. The proposed development is for a one-story, 17,107 square foot building for retail and commercial uses,

similar to those allowed within the LC district. There are two large patio areas on each end of the building, ideally for outdoor eating areas. This lot also has one access point along Highway 380 and will be dependent on the already established access point across Lot 1.

The applicant is proposing to meet most of the Town's Design Standards on Lot 2 with very minor exceptions such as building material modifications and ROW screening modifications.

Uses.

The Planned Development will allow for all "allowed by right" Light Commercial uses and will allow for an electric automotive repair center by right, without an SUP, as depicted on the development plans.

Lot Standards.

The Planned Development will meet the base zoning district lot requirements such as setbacks, frontage, height, and area.

Design Standards.

The following are the proposed design deviations from the LC standard and what is required in the LC District.

Design Standard	Required in LC	Proposed
Façade glazing	30%	Between 10% and 30%
Group A materials	Minimum of 80%	Minimum of 60%
Group B materials	Maximum of 20%	Maximum of 40%
Group C materials	For Accent only	Maximum of 10%
Parking spot size	10' x 20'	9' x 20'

The applicant is also providing unique articulations for the main entrance of the building and continued articulations throughout the public facing north and west facades of the building in order to meet the town's façade articulations requirements.

Landscaping.

The development will fully comply with Light Commercial landscaping standards with the modifications as outlined below and provided on the development plans.

Interior landscaping Parking lot islands and trees are proposed as required except where the building canopy goes over the parking spaces. Enhanced screening will be provided towards the front of the parking areas to screen these parking stalls in order to offset any visual nuisance from the bay areas.

Parking that is in excess of the required number of parking spaces will be located in the rear of the lot, without parking lot islands, but this will be offset by the provision of additional landscaping area. Staff believes this is an appropriate request because the parking will be screened either by tree plantings or will be located behind a fence, and will generally only be for staff parking or temporary vehicle storage.

Foundation Planting

Foundation planting will be met through enhanced pedestrian features such as plazas, seating areas, and enhanced plantings around the entry of the building.

Perimeter landscaping

The applicant is unable to meet the minimum number of trees within the right-of-way landscape buffer due to utility and billboard easements preventing the installation of trees. Since the billboard visibility easement limits planting to under 20 feet, the applicant is proposing enhanced shrubs and a landscape berm along the right-of-way to meet the intent of the ordinance while staying in compliance with existing easements. Additionally, in an effort to offset the lack of trees along the frontage, the applicant is providing eight

eight-inch caliper trees, double of the requirement, within the parking lot islands in front of the building and the perimeter landscaping along the eastern edge of the property.

The applicant is proposing to utilize the existing mature trees along the western boundary of the property, which is a private drive, and the southern boundary with existing trees and shrubbery. Staff believes this is an acceptable condition as the west side of the property provides existing appropriate tree screening and is only being used as an access drive for the multifamily to the south. Along the southside of the property, there is a large detention pond that serves as a buffer between the proposed and the nearest multifamily building, which is around 400 feet away. Lastly, to the east is either the WCID land that is a detention pond or the adjacent property owned by the same owner. The applicant is still proposing trees along the eastern buffer screen from the adjacent lot.

Parking.

Parking requirements for Light Commercial depend on the specific use. The two uses proposed within the PD are Office Space and Warehouse Space.

Use	Spaces Required by Use	Proposed
Office	1 space per 300 sq.ft. (10 spaces)	10 spaces
Warehouse	1 space per 1,000 sq.ft + 1 per employee (49 spaces)	49 spaces

Parking spaces are required to be provided at 10 feet wide and 20 feet long. The applicant is requesting to decrease the parking width to 9 feet, which has been typical within most of the recent PD requests, as this was previously allowed throughout the Town. Staff believes this is an acceptable request given that most of the vehicles parked onsite will be electric vehicles, which are typically narrower than the average vehicle.

Subdivision Requirements.

The property will need to be platted and at that time will be determined to be fully within the Town's Subdivision requirements. One requirement is two points of access which is the reason for the alternate site plan. The applicant is currently working with the multifamily development to the south in order to procure approval to install a new curb-cut to provide second access at the rear of the subject property. Should the applicant get permission to connect to the access easement on the adjacent private drive, they will provide two points of access. If they are unable to gain the second point of access on the west, they will have to develop the fire lane loop in the rear of the subject property, as shown on the alternate site plan, as well as the fire lane along the front of the building, connecting to US 380, on the property to the east, all at the time of construction.

Signage.

The requested PD will allow the applicant to install one monument sign for both Lot 1 and Lot 2, along the US 380 frontage, to be utilized only by the businesses located on these two properties. Typically, off premise signage is not allowed, but Staff believes that in this case the request decreases the amount of total signs for this frontage, which meets the intent of the sign code. Otherwise, the monument sign, and all other signage on these two properties will follow Chapter 86 Sign Ordinance and Chapter 106 Zoning Ordinance requirements.

Fire

The Fire Marshall has reviewed the proposed development plans, and the alternate site plan, and determined them to be acceptable for the purposes of this rezoning request. This is not an approval of any of the plans for construction.

Engineering

Engineering has reviewed the proposed plans and the alternative and determined them to be acceptable for the purposes of this rezoning request. The applicant is currently working with Elm Ridge Water District to finalize utilization of their water drainage easement that runs through the subject property for drainage.

Comprehensive Plan

The Comprehensive Plan envisions this area as Retail/Commercial uses. This request helps to further the Town' vision for quality development and continued investment into the Town.

Recommended Action

The 380 Overlay District encompasses one of the Town's major thoroughfares and is therefore identified as a major commercial hub for employment, and meant to stimulate high-quality business and employment opportunities for the region. Lot 2, in the Limited Purpose Annexation Area, was annexed in 2005 for the sole purpose of collecting sales and use taxes, without zoning restrictions on the property. The proposed PD includes the conceptual site plan and development standards for both lots, which generally meet the Town's vision for the area and desire to create a high-quality employment use in a sector that is projected to grow in the coming years as the electric automotive sector grows.

Staff believes that the request for a PD is necessary to allow flexibility within the development standards in order to develop an otherwise challenging site with several limitations. The proposed use typically requires an SUP to ensure mitigation of any potential nuisances. Staff believes that the PD process has sufficiently mitigated any potential nuisances associated with the electrical vehicle repair e. Additionally, the applicant is providing the ability for the town to enter into a development agreement that encapsulates a property within the LPA that would otherwise not be required to follow any of the Town's development standards. This is a unique opportunity to extend the Town's development and use regulations where currently there are none. Additionally, the proposed uses in the LPA are cohesive with the surrounding commercial development.

Staff recommends the Planning and Zoning Commission discuss and weigh the importance of the modifications from which the applicant is requesting to vary and proposed development overall, and consider this request based on the Town's goals and vision in general.

Attachments

Parkwood PD Exhibits
Location Map
Elm Ridge Acknowledgement Letter
Existing Access Easement Plat

PD ORDINANCE NO. 22-13027

Prepared for:

Buckman Partnership, LTD.

Parkwood Collision II

Lot 1 and Lot 2, Block A

26878 East University Drive (US-380)

Little Elm, Texas 75068

Denton County

Prepared by:



Texas Registered Engineering Firm No. F-13660 714 S. Greenville Ave., Suite 100 Allen, TX 75002 Ph: (972) 534-2100

March 2023



Dynamic Engineering Consultants, PC 714 S. Greenville Ave, Suite 100 Allen, TX 75002 T. 972-534-2100

PARKWOOD COLLISION II PLANNED DEVELOPMENT DISTRICT STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately 4.13 acres of land within the Town of Little Elm and 2.19 acres of land within Denton County, more fully described on the legal description attached as Exhibit A (the "Property"). The planned development ("PD") will allow for light commercial uses to enhance the community. These elements will contribute to a high-quality mixed-use development that enhances the natural characteristics of the property, while still providing the highest and best use for the property based on its location and access to major roadways.

It is the intent of this PD to primarily follow the Light Commercial (LC) zoning regulations as the base districts, with modified development standards as outlined within this PD ordinance, therefore amending the existing Town of Little Elm, Texas zoning map. 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 comprehensive zoning of the Town of Little Elm, Texas, in effect on the effective date of this Agreement, except otherwise defined in this Agreement. Uses and development regulations specifically modified, designated or included in this PD shall not be subject to amendment after the date of the 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 this PD shall be controlled by the "Zoning Ordinance", unless context provides to the contrary.

Project Location

The proposed PD is located at 26878 University Drive, east of the intersection of US Highway 380 and Gardenia Boulevard. Legal Descriptions (Exhibit A), PD Standards (Exhibit B) and Development Plans (Exhibit C) have been provided. The property is surrounded by multifamily, light commercial, and a detention pond.

Site Plan Required

The Site Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrates locations of the proposed buildings and improvements within the Property. Any amendment to the site plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures as set forth in Section 106.04.03, except that the director of planning and development may approve minor revisions which do not alter the basic relationship of the proposed development.

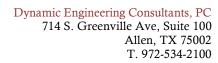




EXHIBIT ALEGAL DESCRIPTIONS



METES AND BOUNDS LOT 1, BLOCK A PARKWOOD COLLISION II

WHEREAS, BUCKMAN PARTNERSHIP, LTD., is the sole owner of a 4.1310 acre tract of land located in the Marsella Jones Survey, Abstract No. 662, Town of Little Elm, Denton County, Texas, said 4.1310 acre tract of land being all of a called 4.14 acre tract of land conveyed to BUCKMAN PARTNERSHIP, LTD., by deed thereof filed for record in Denton County Clerk's Instrument No. 2022-103891, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 4.1310 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the most northerly northwest property corner of the said Buckman Partnership tract, same being the northeast property corner of that certain tract of land conveyed to the State of Texas, by deed thereof filed for record in Denton County Clerk's Instrument No. 2019-44425, O.P.R.D.C.T., said beginning point being on the south right-of-way line of U.S. Highway 380 (being a variable width public right-of-way);

THENCE South 89°14'42" East, along the north property line of the said Buckman Partnership tract, same being the said south right-of-way line, a distance of 192.53 feet to a 5/8 inch iron rod with a cap stamped "PETITT RPLS 4087" found at the northeast property corner of the said Buckman Partnership tract, same being the northwest property corner of a called 2.191 acre tract of land conveyed to Savannah 380 Partners, L.P., by deed thereof filed for record in Denton County Clerk's Instrument No. 2005-115878, O.P.R.D.C.T.;

THENCE South 00°53'21" West, along the east property line of the said Buckman tract, in part along the west property line of the said 2.191 acre tract, and in part along the west property line of a called 5.290 acre tract of land conveyed to Denton County Fresh Water Supply District No. 10, a distance of 901.73 feet to a 1/2 inch iron rod found at the southeast property corner of the said Buckman Partnership tract. same being the southwest property corner of the said 5.290 acre tract;

THENCE North 89°04'52" West, along the south property line of the said Buckman Partnership Tract, same being a north lot line of Lot 1, Block A, Mansions at Little Elm, being an Addition to the said Town and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2017-259, O.P.R.D.C.T., a distance of 199.85 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922", set at the southwest property corner of the said Buckman Partnership tract, same being an interior northeast lot corner of said Lot 1;

THENCE North 00°55'08" East, along the west Property line of the said Buckman Partnership tract, same being an east lot line of said Lot 1, a distance of 893.69 feet to a 5/8 inch iron rod with a cap stamped "TXDOT SURVEY MARKER" found at the most westerly northwest property corner of the said Buckman Partnership tract, same being the south property corner of the aforesaid State of Texas tract;

THENCE North 43°15'04" East", along the northwest property line of the said Buckman Partnership tract, same being the southeast property line of the said State of Texas tract, a distance of 10.14 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 4.1310 acres (179,947 square feet) of land, more or less.



METES AND BOUNDS LOT 2, BLOCK A PARKWOOD COLLISION II

BEING a 2.1920 acre tract of land located in Jose Gonzalas Survey, Abstract No. 447, Town of Little Elm, Denton County, Texas, said 2.1920 acre tract being all of a called 2.19 acre tract of land conveyed to BUCKMAN PARTNERSHIP, LTD by special warranty deed thereof filed for record in Denton County Clerk's Instrument Number (Ins. No.) 2022-138948, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 2.1920 acre tract of land being herein more particularly described by metes and bounds as follows

BEGINNING at a 5/8" iron rod with cap stamped "PETITT RPLS 4087" found at the northwest property corner of the said 2.19 acre tract, same being the northeast property corner of a called 4.1406 acre tract conveyed to Buckman Partners, LTD by deed thereof filed for record in Ins. No. 2022-103891, O.P.R.D.C.T., said beginning point being on the south right-of-way line of US Highway 380, being a variable width public right-of-way;

THENCE along the north property lines of the said 2.19 acre tract and along the said south right-of-way lines of US Highway 380 the following courses and distances;

South 89°01'20" East, 73.73 feet to a 5/8" iron rod with illegible yellow cap found;

South 83°18'24" East, 200.98 feet to a 5/8" iron rod with pink cap stamped "TXDOT SURVEY MARKER ROW MONUMENT" found;

South 89°06'45" East, 104.35 feet to a 5/8" iron rod with illegible yellow cap found at the northeast property corner of the said 2.19 acre tract, same being the northwest property corner of a called 5.290 acre tract conveyed to Denton County Fresh Water Supply District No. 10 by deed thereof filed for recorded in Ins. No. 2004-119562, O.P.R.D.C.T.;

THENCE along the common property lines of the said 2.19 acre tract and the said 5.290 acre tract the following courses and distances;

South 30°54'03" West, 309.59 feet to a 1/2" iron rod with illegible yellow cap found;

South 52°38'12" West, 130.39 feet to a 1/2" iron rod found;

South 86°54'43" West, 78.05 feet to a 5/8" iron rod with illegible yellow cap found;

North 16°22'17" West, 144.66 feet to a 1/2" iron rod with yellow cap stamped "CBG SURVEYING" found at the most westerly southwest property corner of the said 2.19 acre tract, same being the most westerly northwest property corner of the said 5.290 acre tract, said iron found also being on the east property line of the said 4.1406 acre tract;

THENCE, North 00°53'21" East, along the west property line of the said 2.19 acre tract and along the said east property line of the 4.1406 acre tract, 236.51 feet to the POINT OF BEGINNING containing 2.1920 acres (95,482 square feet) of land more or less.





Exhibit B PD Standards



GENERAL CONDITIONS FOR PD:

1. Purpose.

The purpose of this Planned Development is to allow the electric automobile repair center with a Developer's Agreement to develop the adjacent parcel as a commercial development with a cohesive plan.

2. <u>Use Regulations</u>

No building, structure, land or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified under Light Commercial in section 106.05.01(b), "schedule of uses – Non-residential." This PD with a Developer's Agreement will allow the usage of the automobile repair center without the need to submit a specific use permit as outlined within the attached exhibits.

3. Base Zoning District

The permitted uses and standards will be in accordance with the Light Commercial District (LC) zoning and the US 380 Overlay District as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations.

4. Signage

106.04.01 US 380 Overlay District

(g) Signage

Off-premise signage is permitted, in order to allow both lots on the concept plan to utilize a single monument sign.

5. Architectural Standards

All provisions within Sec. 106.06.05 -Architectural Standards for Commercial Structures shall be met except as specified below:

(b) Design Standards.

- (5) All buildings shall be constructed based on the materials outlined in Exhibit C Development Plans.
- (c) Exterior Materials for All Commercial Development.
 - (2) Category A materials are defined as the superior masonry products from which the Town prefers buildings to be predominantly constructed. Unless otherwise provided for in this Chapter, refer to Article VI, Table B Exterior Categories and Materials for Commercial Lot 1 (Parkwood Collision) and Lot 2 (Retail) for acceptable Category A masonry finishing materials.
 - (3) Category B materials are the secondary products that the Town recognizes as materials acceptable for use, but also as products that are less desirable and therefore should not be the predominant material. Unless otherwise provided for in this Chapter, refer to Article VI, Table B Exterior Categories and Materials for Commercial Lot 1 (Parkwood Collision) and Lot 2 (Retail) for acceptable Category B masonry finishing materials.
 - (4) Category C materials are accent products acceptable in limited application for architectural accents and features and for walls on upper stories of multiple story buildings. Unless otherwise provided for in this Chapter, refer to Article VI, Table B Exterior Categories and Materials for Commercial Lot 1 (Parkwood Collision) and Lot 2 (Retail) for acceptable Category C materials.
 - (5) Window glazing percentages as depicted in Exhibit C Development Plans.



ARTICLE VI,	ARTICLE VI, TABLE B						
	ATEGORIES & MATERIALS ERCIAL - Lot 1 (Parkwood Collision)						
Categories	Materials						
A	Brick, stone, or manufactured stone						
В	Architectural Metals, Cast Brick, Split-face CMU, stucco, cementitious fiber board, engineered wood, tilt-wall construction						
С	Wood, tile, glass, EIFS, or other materials as approved by the director						
Prohibited	Plain concrete block, aggregate, vinyl, plastic						

ARTICLE VI, TA	ABLE B					
	EXTERIOR CATEGORIES & MATERIALS FOR COMMERCIAL – Lot 2 (Retail)					
Categories	Materials					
A	Brick, cast brick, stone, or manufactured stone					
В	Architectural Metals, Split-face CMU, stucco, cementitious fiber board, engineered wood, tilt-wall construction					
С	Wood, tile, glass, EIFS, or other materials as approved by the director					
Prohibited	Plain concrete block, aggregate, vinyl, plastic					



ARTICLE VI, TABLE C

Required Percentages of Exterior Materials For Commercial-Lot 1 (Parkwood Collision) and Lot 2 (Retail)

	Facades	Percentage Breakdown	Definition
Buildings 15,000 square feet or less	Primary	Min. 60% Group A Max. 40% Group B Max 10% Group C	Exterior walls on public street or along an active storefront
	Secondary	Min. 60% Group A Max. 40% Group B Max 10% Group C	Exterior walls NOT clearly visible from a public street or along an active storefront
Buildings greater than 15,000	Primary	Min. 60% Group A Max. 40% Group B Max 10% Group C	Exterior walls on public street or along an active storefront
square feet	Secondary	Min. 60% Group A Max. 40% Group B Max 10% Group C	Exterior walls NOT clearly visible from a public street or along an active storefront





- (f) Building Articulation Design Standards. Primary facades clearly visible from a public street or along an active storefront shall meet the following minimum standards for articulation:
 - (1) Horizontal articulation shall be as depicted on Exhibit C Development Plans.
 - (2) Vertical articulation as depicted on Exhibit C Development Plans.
- (g) Design Standards.
 - (4) Building color
 - i. Building color as depicted on Exhibit C Development Plans.
 - (5) Auxiliary design standards. All structures shall be designed to incorporate no less than four (4) of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of five (5) of the referenced architectural elements.

Lot 1 (Parkwood Collision)

- i. Canopies, awnings, porticos with colonnade or arcades;
- ii. Cantilevered shading devices;
- iii. Vertical and horizontal elements (tower, cupola, lighthouse, turret, arches, etc.);
- iv. Variation in window size and placement;
- v. Outdoor patios and/or courtyards (landscaped and furnished);
- vi. Decorative ornamentation integrated into the building façade, such as recessed brick work and the utilization of metal panel on the façade;
- vii. Other architectural features approved by the Director.

Lot 2 (Retail)

- i. Canopies, awnings, porticos with colonnade or arcades;
- ii. Pilasters with a wainscot;
- iii. Vertical and horizontal elements (tower, cupola, lighthouse, turret, arches, etc.);
- iv. Decorative ornamentation integrated into the building façade, such as the lit LED cove, recessed brick work and the utilization of metal panel on the façade;
- v. Other architectural features approved by the Director.
- The architectural exhibit for Lot 1 & Lot 2 provided in this PD is incorporated herein to demonstrate the proposed elevations to be constructed. Minor variations that do not significantly alter the intent of this exhibit may be administratively approved at the discretion of the Director of Development Services.

6. <u>Site Development Standards</u>

106.06.18 Commercial Landscape Requirements

All provisions within Sec. 106.06.18 - Commercial Landscape Requirements shall be met except as specified herein and shown on the plans.



(a) Interior Landscape Requirements

(3) Parking Lot Islands and Terminus ROW Islands.

The parking lot island location and tree requirements shall not be required where there is a canopy on the building which prevents trees from being planted. However, enhanced screening shall be provided to best screen the view of these parking stalls.

(4) Parking Lot Island Spacing.

Parking which is above and beyond the required parking and within a secured area shall not be required to adhere to the parking lot island spacing requirements. The provision of the required landscape area shall be satisfied by the additional landscape area over the required total.

(b) Foundation Planting and Other Landscaping

Foundation planting shall not be required as it is not recommended for tree plantings and irrigation to be near the building foundation. Due to the soil conditions of this area with shrink/swell factors, planting trees and thus irrigation could potentially cause building foundation issues. Foundation planting requirements may be satisfied with Town approval of pedestrian features such as plazas, seating areas, and outdoor recreation facilities. Examples of pedestrian features are shown below which includes an enhanced building corner that includes a covered patio and provides outdoor seating as well as a canopy attached to the building to provide shade.









(d) Perimeter Landscape Requirements

(5) Minimum number of trees within ROW landscape buffers.

The minimum number of trees within the right-of-way landscape buffers shall not be required where easements prevent the plantings of the required trees. As a concession, enhanced landscape screening shrubs, ornamental trees, and three (3) foot high berms can be provided along the frontage to enhance the landscaping.

(6) Landscape buffers between properties.

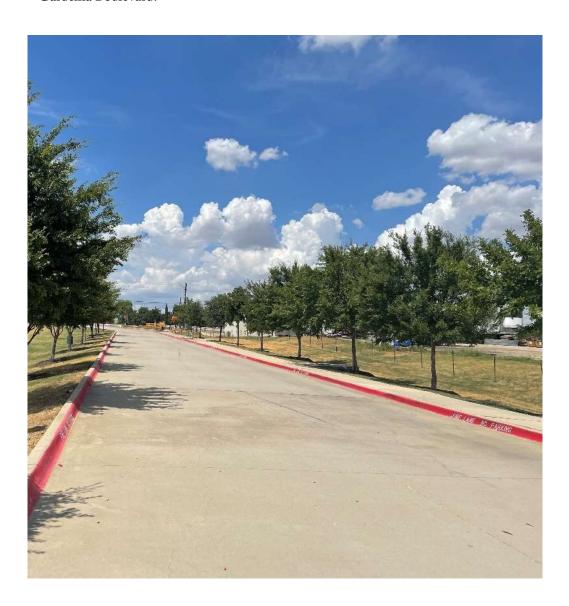
A minimum dimension of the perimeter landscape buffer shall not be required along Gardenia Boulevard nor any property that is mainly developed as a detention pond.





(7) and (8) Minimum number of trees within perimeter landscape buffers.

The minimum number of trees within the perimeter landscape buffer shall not be required along Gardenia Boulevard due to utilizing the existing mature shade trees along Gardenia Boulevard that will remain in place. For concession, shrubs along the side of the building can be provided as well as providing larger caliper trees than the minimum requirement elsewhere on the property. See picture below of the existing mature shade trees along Gardenia Boulevard.





106.06.31 Screening

All provisions within Sec. 106.06.31 - Screening shall be met except as specified herein and shown on the plans.

Division 4. - Parking, Stacking, and Loading Standards

All provisions within Division 4 shall be met except as specified herein and shown on the plans.

106.06.41 Parking Standards

(c) Parking Design

The minimum dimension standard for off-street parking spaces shall be nine (9) feet by 20 feet. This development is an electric automobile collision repair center in which electric vehicles are smaller in size compared to gas-powered vehicles.

106.06.44 Off-Street Parking Standards – Non-Residential and Multi-Family Districts

(e) Curb Stops.

Curb or wheel stops shall not be required where parking stalls are 20 feet in length and provide a minimum of two (2) feet from the back of curb to any proposed landscaping to allow for the overhang of vehicles.

7. <u>Alternative Site Plan</u>

An alternative site plan is included in Exhibit C – Development Plans in the event a secondary access to Gardenia Boulevard is not feasible.



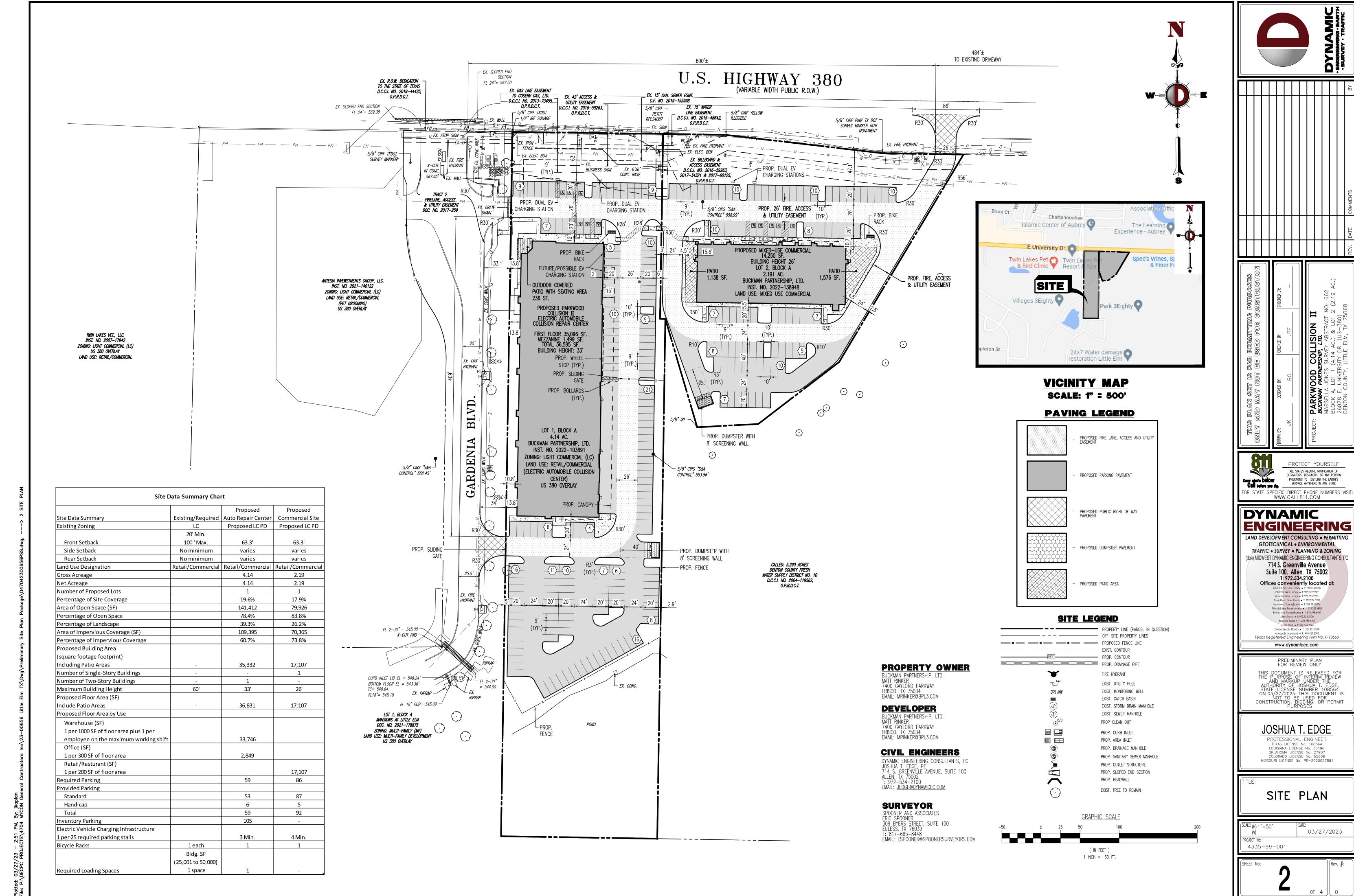
WAIVERS FOR PD:

- 1. Waiver to allow glazing below 30% on the East, South, and West facades.
- 2. Waiver to allow Group A percentage to be below 80%, and Group B percentage to be above 20%, and allow a maximum of 10% Group C.
- 3. Waiver to reduce the standard parking space width to nine (9) feet.
- 4. Waiver to omit the right-of-way tree planting requirements.
- 5. Waiver to omit the perimeter landscape tree requirements along Gardenia Boulevard.

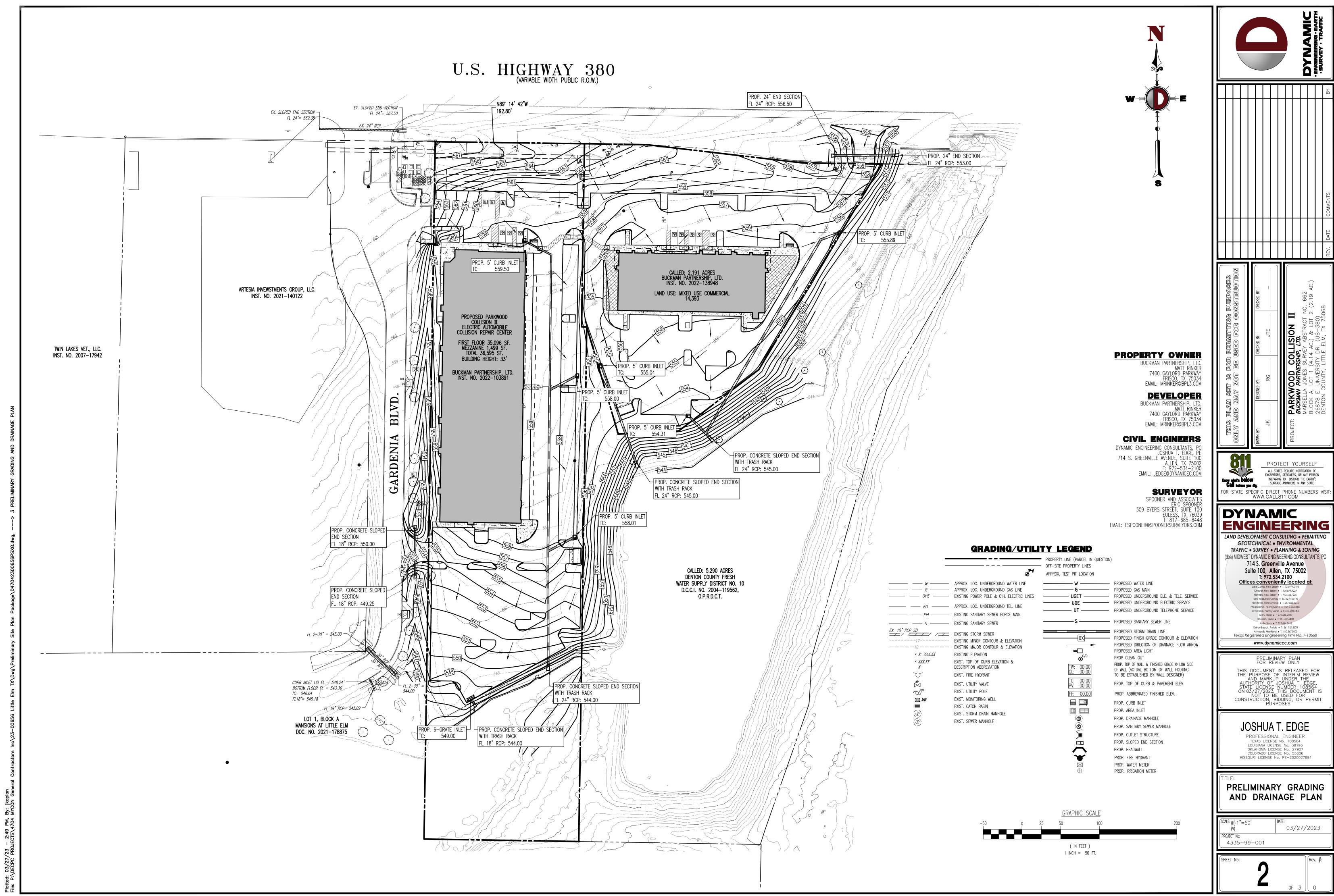


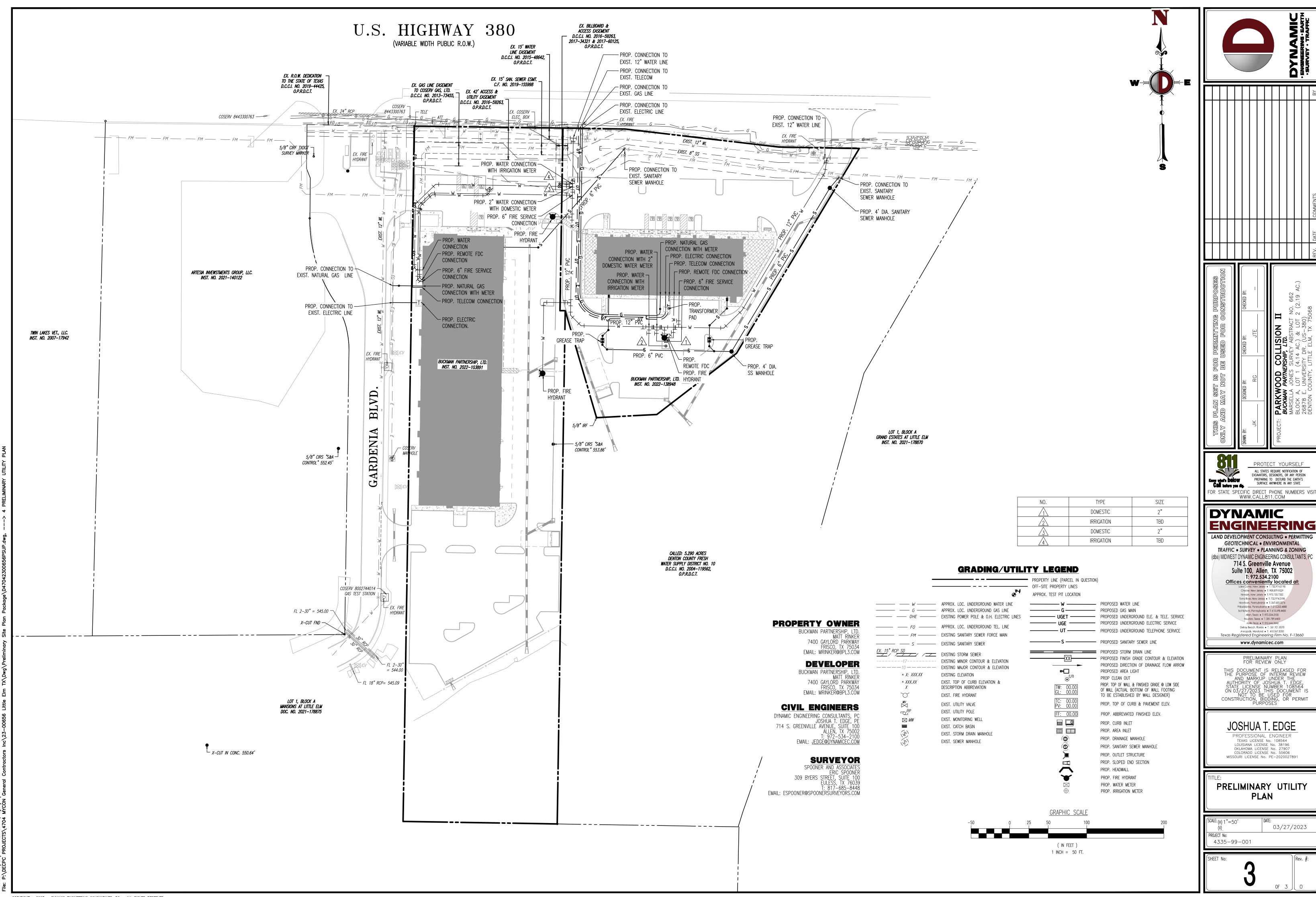


EXHIBIT CDEVELOPMENT PLANS



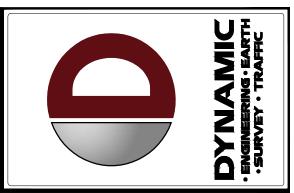
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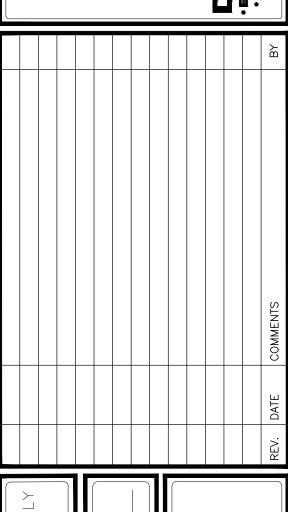




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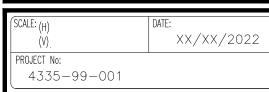


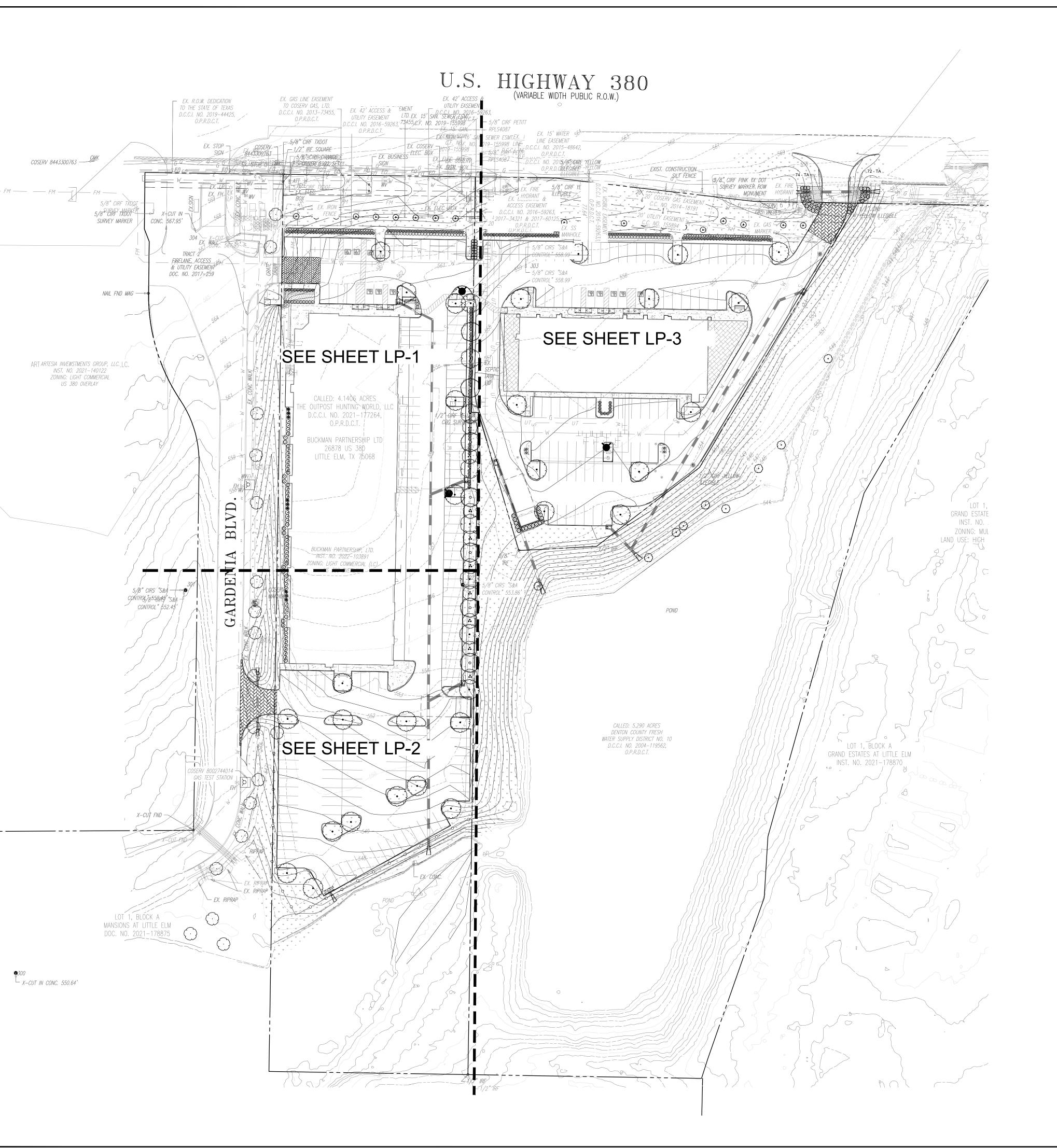
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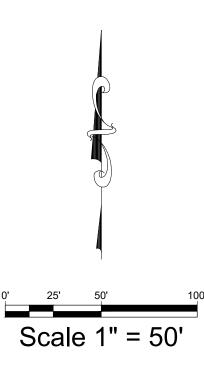
811	PROTECT YOURSELF
(now what's below Call before you dig	ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSO PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
OR STATE SPECIFIC	DIRECT PHONE NUMBERS V.CALL811.COM

LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING 714 S. Greenville Avenue Suite 100, Allen, TX 75002

OVERALL







GENERAL GRADING AND PLANTING NOTES

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT
- 3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH
- GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED
- d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL LANDSCAPE AREAS TO RECEIVE A MINIMUM 6" OF TOPSOIL. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES. PLANTING METHODS. TREE PROTECTION METHODS. ETC.). a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES:
- PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. 6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY

MULCHES

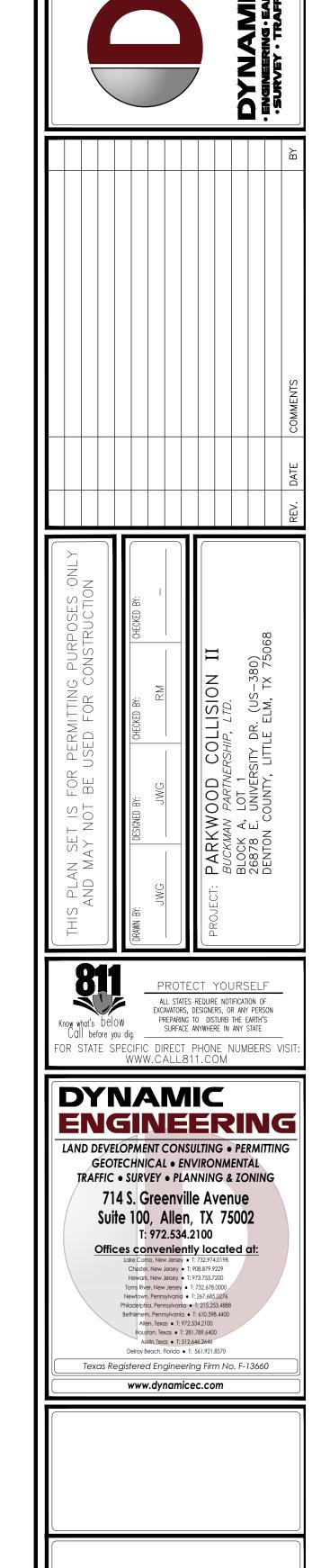
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING

LITTLE ELM STANDARD LANDSCAPE NOTES

- 1. THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED FOR LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
- 2. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
- 3. NO SUBSTITUTIONS FOR PLANT MATERIALS ARE ALLOWED WITHOUT WRITTEN APPROVAL BY THE DIRECTOR AND ACKNOWLEDGED BY AN APPROVAL STAMP ON THE LANDSCAPE PLAN. 4. THE RIGHT-OF-WAY ADJACENT TO THE REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER IN THE SAME MANNER AS THE REQUIRED LANDSCAPE AREA. ALL DRIVEWAYS WILL MAINTAIN VISIBILITY AS APPROVED BY THE DIRECTOR. ALL PLANTINGS INTENDED FOR EROSION CONTROL WILL BE MAINTAINED. THE TOWN MAY REQUIRE
- REVEGETATION TO PREVENT EROSION OR SLIPPAGE. 5. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN THIRTY (30) DAYS OR A DATE APPROVED BY THE DIRECTOR, BASED ON CURRENT SEASONS AND WEATHER CONDITIONS (E.G.
- 6. WHEN POWER LINES ARE PRESENT, TREES SHALL NOT BE PLANTED UNDERNEATH AND SHOULD BE ORIENTED IN A MANNER TO AVOID CONFLICT. SUBSTITUTION OF PLANT MATERIAL IS NOT
- ALLOWED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DIRECTOR. 7. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A
- QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR. 8. ALL TREES ARE TO BE EQUIPPED WITH A BUBBLER IRRIGATION SYSTEM. 9. REQUIRED LANDSCAPED OPEN AREAS AND DISTURBED SOIL AREAS SHALL BE COMPLETELY
- COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE. 10. ALL STREETSCAPE FURNITURE (BENCHES, BOLLARDS, LAMPPOSTS, TRASH RECEPTACLES, PATIO FURNITURE, BIKE RACKS, ETC.) SHALL BE A CHIP AND FLAKE RESISTANT METAL, DECORATIVE, AND GENERALLY BLACK "STORM CLOUD" INCOLOR. (ORD. NO. 986, § 2, 10-20-2009),



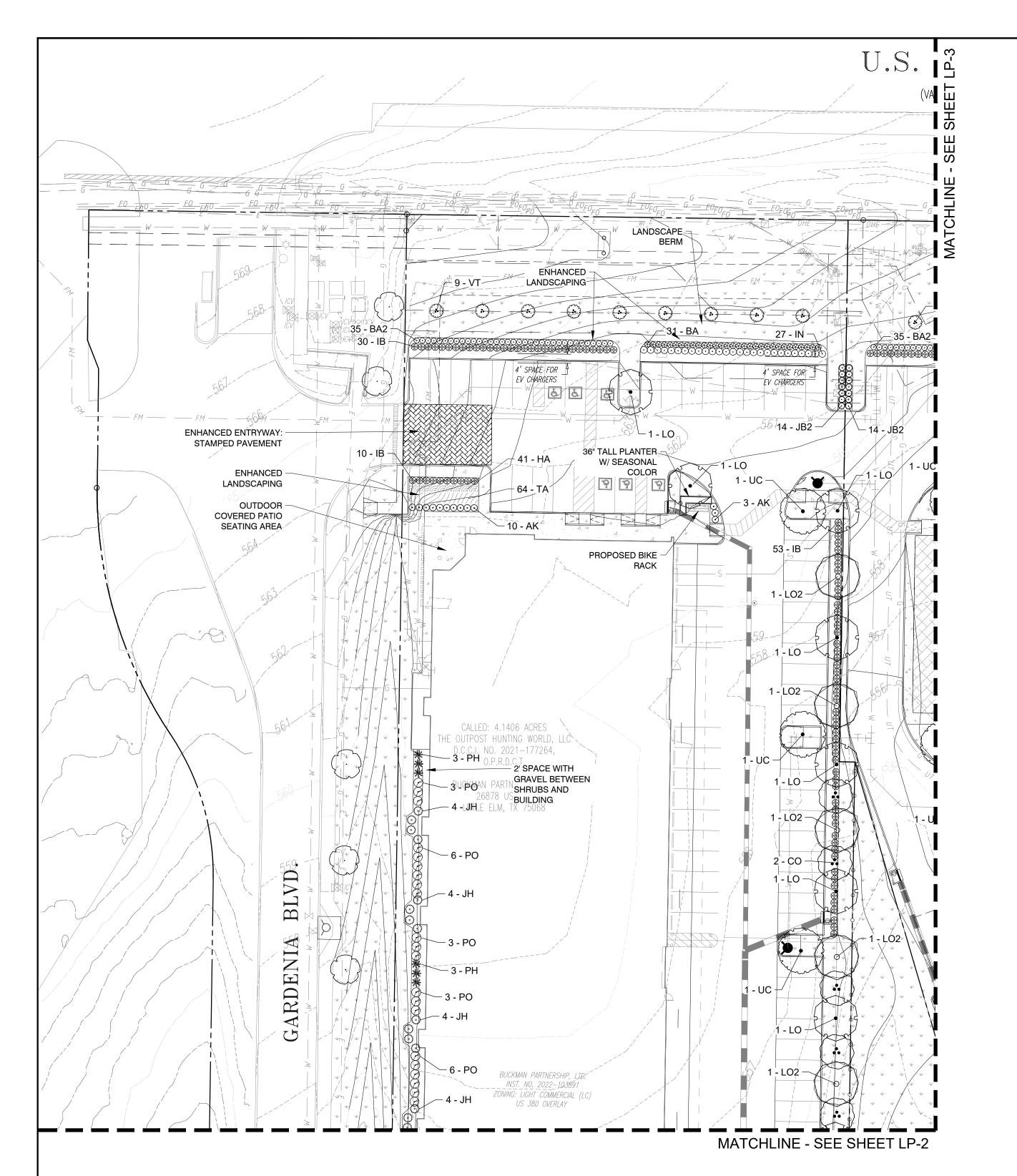




OVERALL LANDSCAPE PLAN

SCALE: (H)	DATE:
(V).	XX/XX/2022
PROJECT No:	
4335-99-001	





LITTLE ELM LANDSCAPE NOTES

- 1. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and such activities common to the maintenance of landscaping.
- 2. Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. 3. No substitutions for plant materials are allowed without written approval by the Director and
- acknowledged by an approval stamp on the landscape plan. 4. The right-of-way adjacent to required landscape areas shall be maintained by the adjacent property owner in the same manner as the required landscape area. All driveways will maintain visibility as approved by the Director. All plantings intended for erosion control will be maintained. The Town may
- require revegetation to prevent erosion or slippage. 5. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within thirty (30) days or a date approved by the Director, based on current seasons and weather
- conditions (e.g. drought or freeze). 6. When power lines are present, trees shall not be planted underneath and should be oriented in a manner to avoid conflict. Substitution of plant material is not allowed without prior written authorization from
- the Director. 7. All required landscape areas shall be provided with an automatic underground irrigation system with rain
- and freeze sensors and evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.
- 8. All trees are to be equipped with a bubbler irrigation system
- 9. Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material, per the landscape ordinance.
- 10. All streetscape furniture (benches, bollards, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" in color.

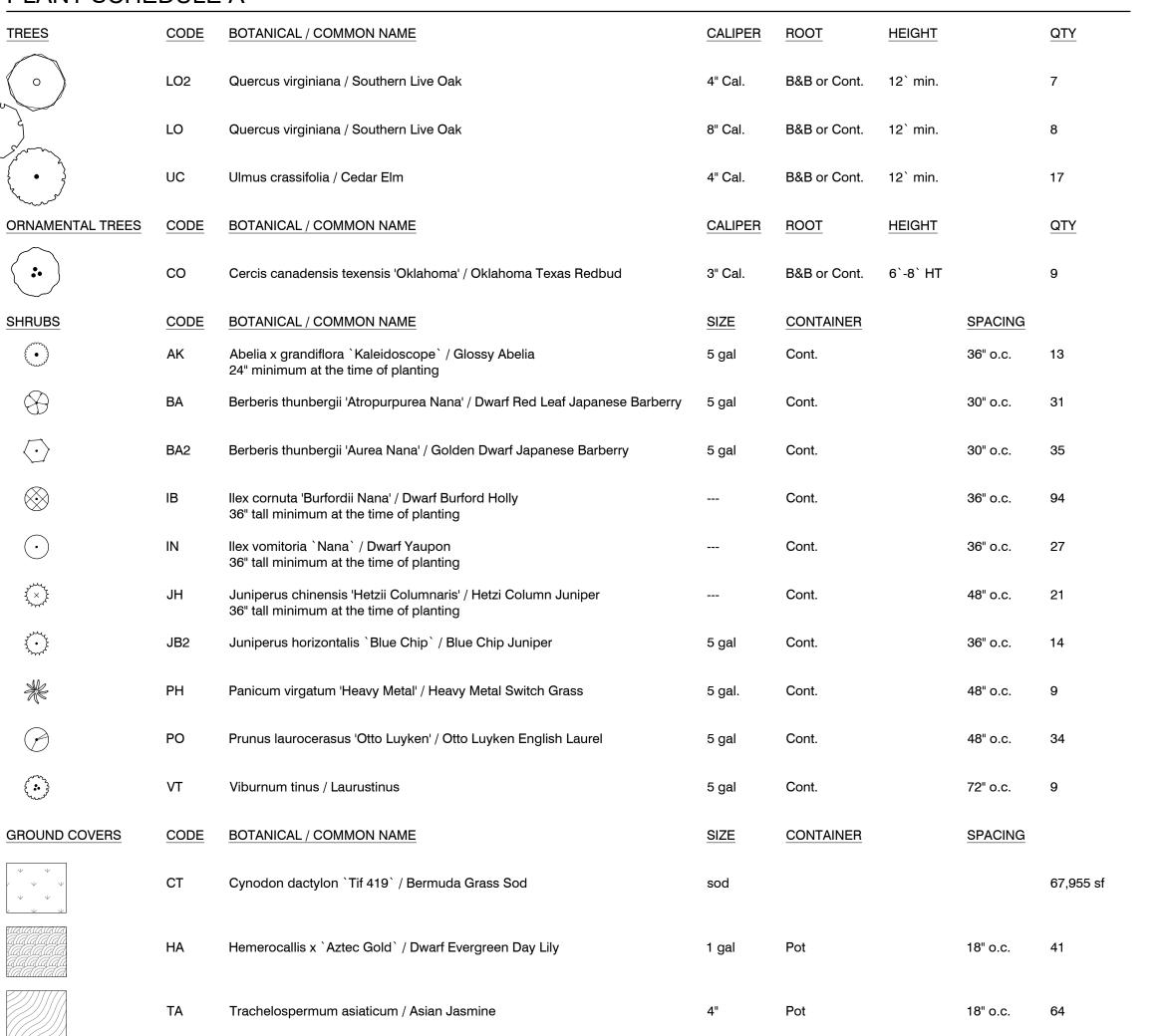
GENERAL GRADING AND PLANTING NOTES

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- THE MAINTENANCE PERIOD SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANT SCHEDULE A



LANDSCAPE CALCULATIONS

TOTAL SITE AREA:

INTERIOR LANDSCAPE REQUIREMENTS GROSS VEHICULAR USE AREA:

66,126 SF LANDSCAPE AREA REQUIRED: 6,612 SF (10% OF VEHICULAR USE AREA) LANDSCAPE AREA PROVIDED: 9,119 SF (13.7%)

17 TREES (1 TREE PER 400 SF OF REQ'D LS AREA) INTERIOR TREES REQUIRED: INTERIOR TREES PROVIDED: 17 TREES

PD WAIVER

ROW LANDSCAPE REQUIREMENTS

FOUNDATION PLANTING

CANOPY TREES REQUIRED - US 380: NORTH BOUNDARY: 11 TREES (1 PER 30 LF OF FRONTAGE, 338 LF TOTAL) CANOPY TREES PROVIDED - US 380: NORTH BOUNDARY: 0 TREES*

PERIMETER LANDSCAPE REQUIREMENTS CANOPY TREES REQUIRED - SOUTH BOUNDARY: CANOPY TREES PROVIDED - SOUTH BOUNDARY:

5 TREES (1 PER 40 LF 200 LF TOTAL) 0 TREES** ORNAMENTAL TREES REQUIRED - SOUTH BOUNDARY: 3 TREES (3 PER 5 CANOPY TREES) ORNAMENTAL TREES PROVIDED - SOUTH BOUNDARY: 0 TREES**

CANOPY TREES REQUIRED - EAST BOUNDARY: CANOPY TREES PROVIDED - EAST BOUNDARY: ORNAMENTAL TREES REQUIRED - E. BOUNDARY: ORNAMENTAL TREES PROVIDED - E. BOUNDARY:

15 TREES (1 PER 40 LF 505 LF TOTAL) 15 TREES 9 TREES (3 PER 5 CANOPY TREES) 9 TREES

*UTILITY EASEMENTS PREVENT PLACING TREES WITHIN ROW AND PERIMETER LANDSCAPE BUFFERS **TREES AND LANDSCAPING AT AND AROUND THE POND WILL SERVE AS SOUTHERN BOUNDARY PERIMETER LANDSCAPING REQUIREMENTS

LANDSCAPE POINTS 179,947 SF (4.13 AC) TOTAL SITE AREA: POINTS REQUIRED: 30 POINTS ENHANCED ENTRANCEWAY 5 POINTS ENHANCED LANDSCAPE 5 POINTS OPEN SPACE (POND AREA) 5 POINTS ENHANCED BUFFER (FRONTAGE) 5 POINTS USE OF SHADED OUTDOOR SEATING 5 POINTS LANDSCAPE BERM 5 POINTS

TREE MITIGATION **REQUIRED MITIGATION 818"** PROVIDED MITIGATION 0"

TOTAL POINTS PROVIDED

TREES REMOVED: 23

MITIGATION REQUIRED: \$37,098.07 INTO TREE FUND* PROVIDED MITIGATION: \$37,098.07 INTO TREE FUND*

*DOLLAR AMOUNT BASED ON THE CITY OF LITTLE ELM TREE VALUATION FORMULA

30 POINTS

GENERAL GRADING AND PLANTING NOTES

- READ, AND WILL COMPLY WITH THE ASSOCIATED NOTES. SPECIFICATIONS, AND DETAILS WITH THIS PROJECT THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO
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- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT,
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ROOT BARRIERS

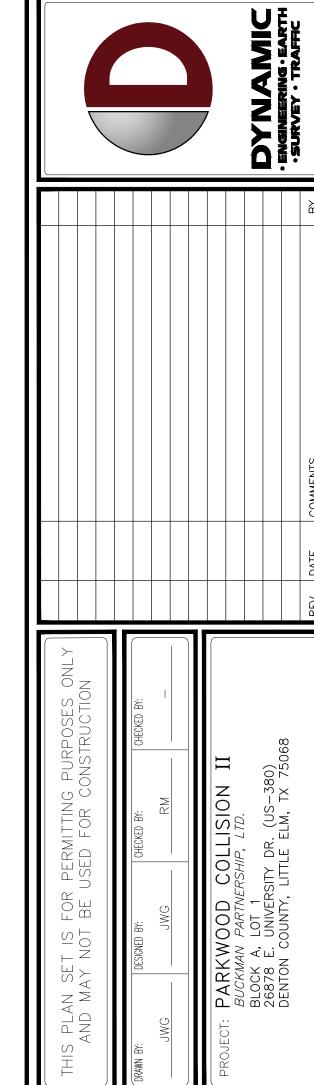
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY **ENCIRCLE THE ROOTBALL**

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).







Scale 1" = 30



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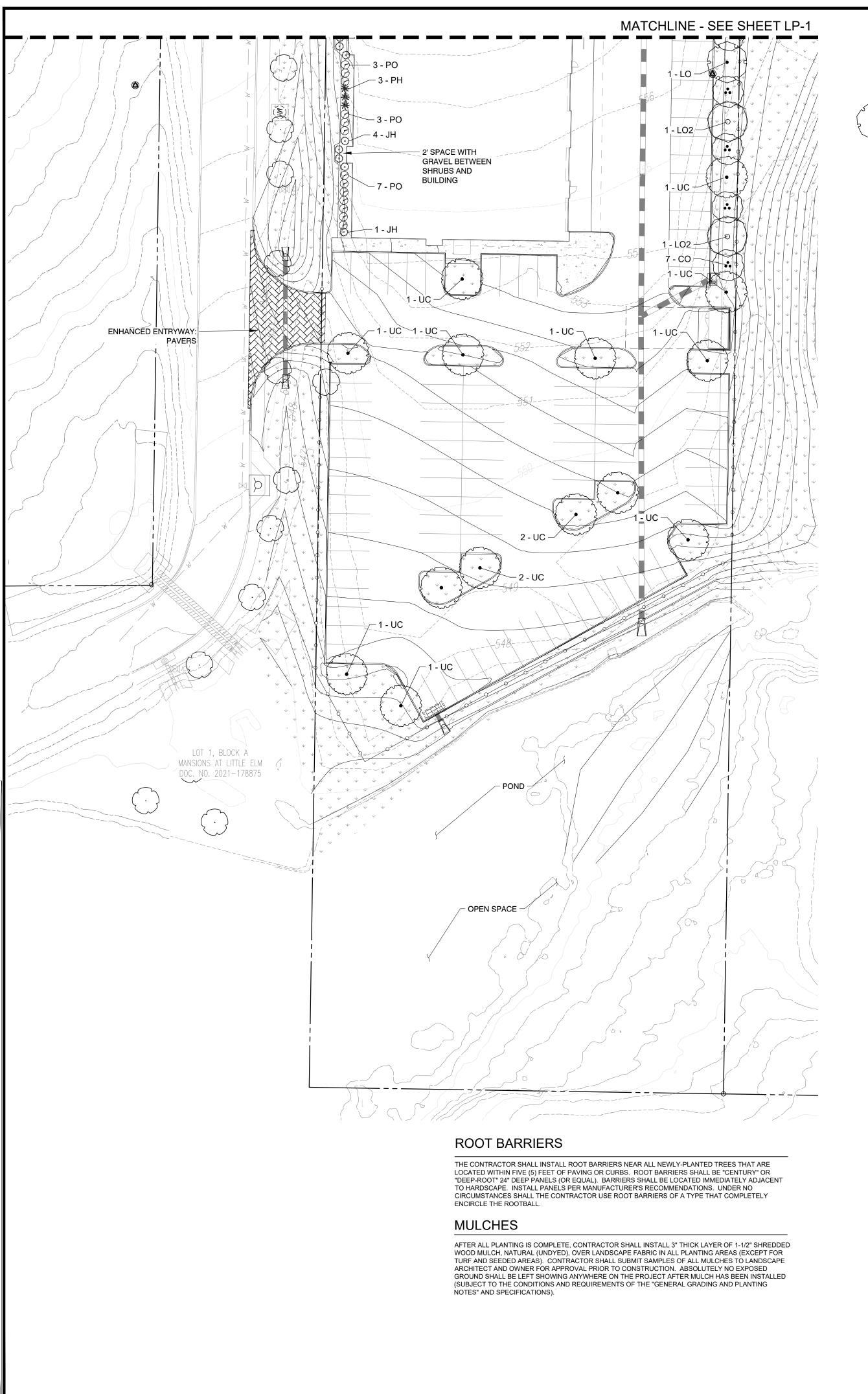


Texas Registered Engineering Firm No. F-13660

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LANDSCAPE **PLANTING**





PLANT SCHE	DULE	E A					
TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT		QTY
	LO2	Quercus virginiana / Southern Live Oak	4" Cal.	B&B or Cont.	12` min.		7
	LO	Quercus virginiana / Southern Live Oak	8" Cal.	B&B or Cont.	12` min.		8
	UC	Ulmus crassifolia / Cedar Elm	4" Cal.	B&B or Cont.	12` min.		17
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT		QTY
•	СО	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud	3" Cal.	B&B or Cont.	6`-8` HT		9
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		SPACING	
	AK	Abelia x grandiflora `Kaleidoscope` / Glossy Abelia 24" minimum at the time of planting	5 gal	Cont.		36" o.c.	13
\otimes	ВА	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Red Leaf Japanese Barberry	5 gal	Cont.		30" o.c.	31
$\langle \cdot \rangle$	BA2	Berberis thunbergii 'Aurea Nana' / Golden Dwarf Japanese Barberry	5 gal	Cont.		30" o.c.	35
	IB	llex cornuta 'Burfordii Nana' / Dwarf Burford Holly 36" tall minimum at the time of planting		Cont.		36" o.c.	94
\odot	IN	llex vomitoria `Nana` / Dwarf Yaupon 36" tall minimum at the time of planting		Cont.		36" o.c.	27
XXXX	JH	Juniperus chinensis 'Hetzii Columnaris' / Hetzi Column Juniper 36" tall minimum at the time of planting		Cont.		48" o.c.	21
do to	JB2	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	5 gal	Cont.		36" o.c.	14
	PH	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	5 gal.	Cont.		48" o.c.	9
	РО	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal	Cont.		48" o.c.	34
English of the second	VT	Viburnum tinus / Laurustinus	5 gal	Cont.		72" o.c.	9
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		SPACING	
\(\psi\) \(\	СТ	Cynodon dactylon `Tif 419` / Bermuda Grass Sod	sod				67,955 sf
प्रवासम्बद्धाः बीबाबाबावाः बुबाबाबावाः	НА	Hemerocallis x `Aztec Gold` / Dwarf Evergreen Day Lily	1 gal	Pot		18" o.c.	41

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 179,947 SF (4.13 AC)

INTERIOR LANDSCAPE REQUIREMENTS

GROSS VEHICULAR USE AREA: 6,612 SF (10% OF VEHICULAR USE AREA) LANDSCAPE AREA REQUIRED:

PD WAIVER

LANDSCAPE AREA PROVIDED:

FOUNDATION PLANTING

9,119 SF (13.7%)

INTERIOR TREES REQUIRED:

17 TREES (1 TREE PER 400 SF OF REQ'D LS AREA)

INTERIOR TREES PROVIDED:

17 TREES

Trachelospermum asiaticum / Asian Jasmine

ROW LANDSCAPE REQUIREMENTS

CANOPY TREES REQUIRED - US 380: NORTH BOUNDARY: 11 TREES (1 PER 30 LF OF FRONTAGE, 338 LF TOTAL) CANOPY TREES PROVIDED - US 380: NORTH BOUNDARY: 0 TREES*

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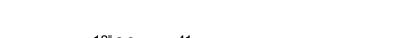
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30 POINTS



18" o.c. 64

GENERAL GRADING AND PLANTING NOTES BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.

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LITTLE ELM LANDSCAPE NOTES

1. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times.

This shall include mowing, edging, pruning, fertilizing, watering, weeding and such activities common to the maintenance of landscaping. 2. Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of

the landscaping.

3. No substitutions for plant materials are allowed without written approval by the Director and acknowledged by an approval stamp on the landscape plan.

4. The right-of-way adjacent to required landscape areas shall be maintained by the adjacent property owner in the same manner as the required landscape area. All driveways will maintain visibility as approved by the Director. All plantings intended for erosion control will be maintained. The Town may require revegetation to prevent erosion or slippage.

5. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within thirty (30) days or a date approved by the Director, based on current seasons and weather conditions (e.g. drought or freeze).

6. When power lines are present, trees shall not be planted underneath and should be oriented in a manner to avoid conflict. Substitution of plant material is not allowed without prior written authorization from

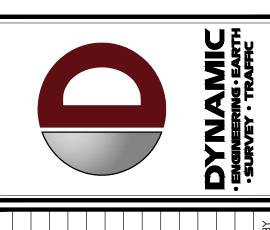
7. All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator. 8. All trees are to be equipped with a bubbler irrigation system.

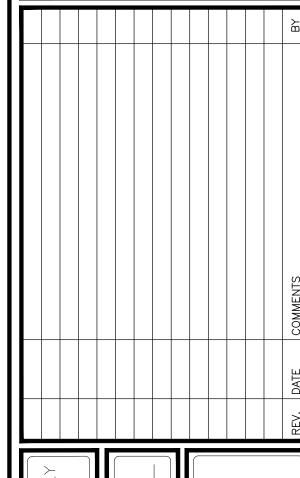
9. Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material, per the landscape ordinance.

10. All streetscape furniture (benches, bollards, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" in color.









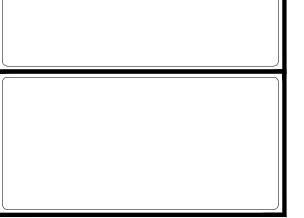
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PROJECT: PAI BUC BLOC 2687	PROJECT: PARKWOOD COLLISION II BUCKMAN PARTNERSHIP, LTD. BLOCK A, LOT 1 26878 E. UNIVERSITY DR. (US-380) DENTON COUNTY, LITTLE ELM, TX 75068	DR. (US-380) LE ELM, TX 7506	82





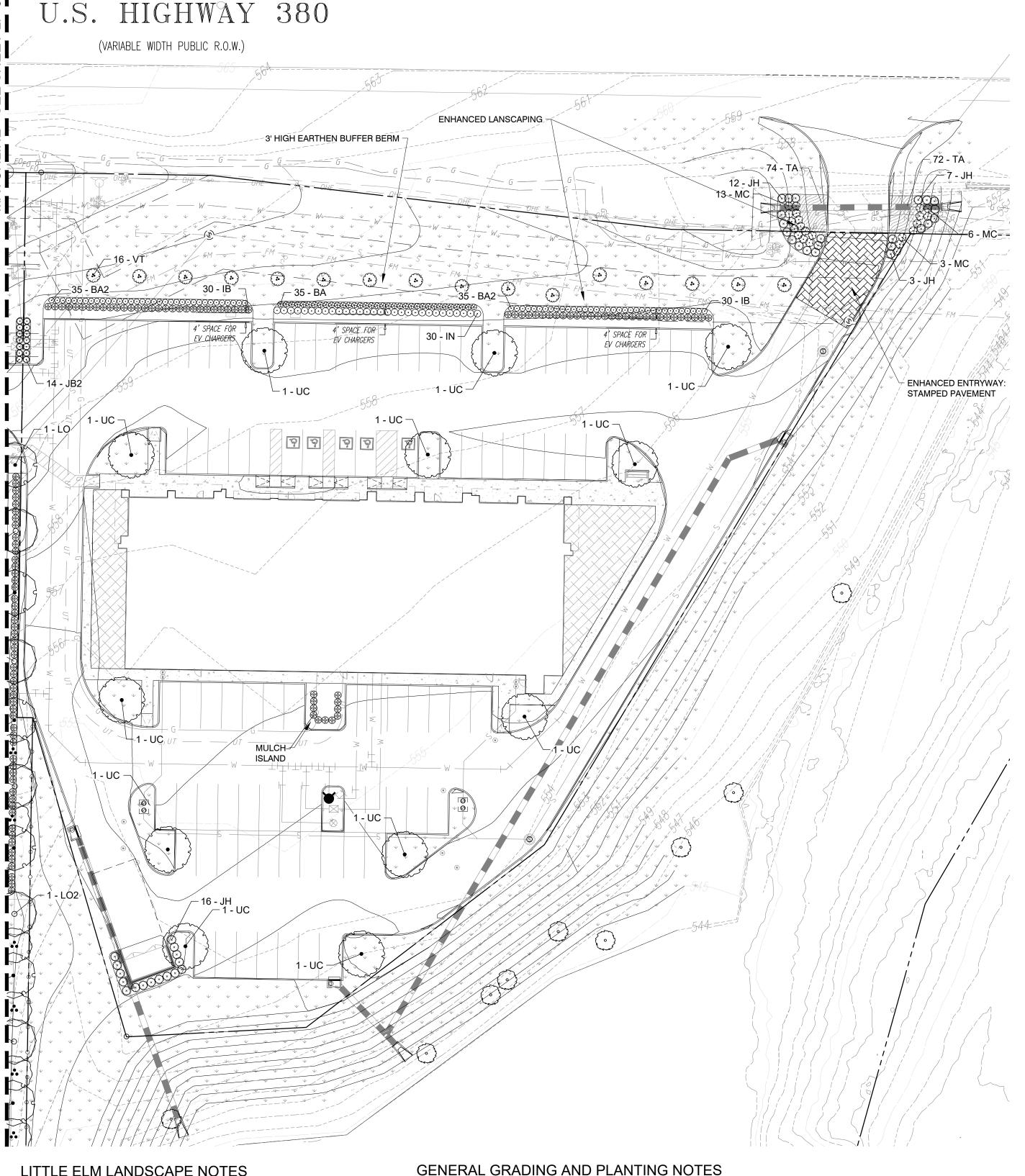
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LANDSCAPE **PLANTING**

l	(SCALE: (H)	DATE:
Н	(V).	XX/XX/2022
	PROJECT No:	
	4335-99-001	



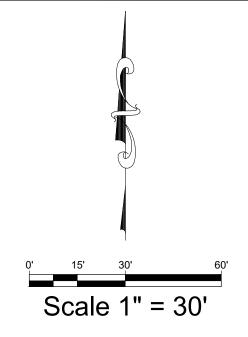
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- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING
- SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS. AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT,
- ALL LANDSCAPE AREAS TO RECEIVE A MINIMUM 6" OF TOPSOIL. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT
- QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.). THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE
- PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF
- SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR
- REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF
- THE MAINTENANCE PERIOD. 6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

GENERAL CONTRACTOR, AND OWNER.



PLANT SCHEDULE B

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT		QTY
(·)	UC	Ulmus crassifolia / Cedar Elm	4" Cal.	B&B or Cont.	12` min.		12
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		SPACING	
	ВА	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Red Leaf Japanese Barberry	5 gal	Cont.		30" o.c.	35
$\langle \cdot \rangle$	BA2	Berberis thunbergii 'Aurea Nana' / Golden Dwarf Japanese Barberry	5 gal	Cont.		30" o.c.	70
\bigotimes	IB	llex cornuta 'Burfordii Nana' / Dwarf Burford Holly 36" tall minimum at the time of planting		Cont.		36" o.c.	70
\odot	IN	llex vomitoria `Nana` / Dwarf Yaupon 36" tall minimum at the time of planting		Cont.		36" o.c.	30
ywek X	JH	Juniperus chinensis 'Hetzii Columnaris' / Hetzi Column Juniper 36" tall minimum at the time of planting		Cont.		48" o.c.	38
\odot	MC	Myrica cerifera / Wax Myrtle	5 gal	Cont.		42" o.c.	22
E Constant of Cons	VT	Viburnum tinus / Laurustinus	5 gal	Cont.		72" o.c.	16
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		SPACING	
\(\psi\) \(\	СТ	Cynodon dactylon `Tif 419` / Bermuda Grass Sod	sod				28,632 sf
	TA	Trachelospermum asiaticum / Asian Jasmine	4"	Pot		18" o.c.	146

LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPE REQUIREMENTS 109,910 SF (2.5 AC)

FOUNDATION PLANTING PD WAIVER

GROSS VEHICULAR USE AREA: 1,890 SF (10% OF VEHICULAR USE AREA) LANDSCAPE AREA REQUIRED:

INTERIOR TREES REQUIRED: 5 TREES (1 TREE PER 400 SF OF REQ'D LS AREA)

8,065 SF (42%)

INTERIOR TREES PROVIDED: 12 TREES

ROW LANDSCAPE REQUIREMENTS

LANDSCAPE AREA PROVIDED:

CANOPY TREES REQUIRED - US 380: 6 TREES (1 PER 30 LF OF FRONTAGE, 182 LF TOTAL) **CANOPY TREES PROVIDED - US 380:**

PERIMETER LANDSCAPE REQUIREMENTS

CANOPY TREES REQUIRED - EAST BOUNDARY: 11 TREES (1 PER 40 LF OF FRONTAGE, 440 LF TOTAL) CANOPY TREES PROVIDED - EAST BOUNDARY: 0 TREES** 6 TREES (3 PER 5 CANOPY TREES)

ORNAMENTAL TREES REQUIRED - E. BOUNDARY: ORNAMENTAL TREES PROVIDED - E. BOUNDARY: 0 TREES**

CANOPY TREES REQUIRED - WEST BOUNDARY: 4 TREES (1 PER 40 LF OF FRONTAGE, 144 LF TOTAL) CANOPY TREES PROVIDED - WEST BOUNDARY: 0 TREES ORNAMENTAL TREES REQUIRED - W. BOUNDARY: 3 TREES (3 PER 5 CANOPY TREES)

CANOPY TREES PROVIDED - SOUTHERN BOUNDARY: 0 TREES**

ORNAMENTAL TREES PROVIDED - W. BOUNDARY: 0 TREES**

CANOPY TREES REQUIRED - SOUTHERN BOUNDARY: 2 TREES (1 PER 40 LF OF FRONTAGE, 78 LF TOTAL) ORNAMENTAL TREES REQUIRED - W. BOUNDARY: 1 TREES (3 PER 5 CANOPY TREES)

0 TREES

*TREE CANNOT BE PLACED ALONG STREET FRONTAGE BECAUSE OF THE EXISTING OF UNDERGROUND UTILITY **TREES AND LANDSCAPING AT AND AROUND THE POND WILL SERVE AS SOUTHERN BOUNDARY PERIMETER

LANDSCAPE POINTS

ORNAMENTAL TREES PROVIDED - W. BOUNDARY:

TOTAL SITE AREA: POINTS REQUIRED:

LANDSCAPING REQUIREMENTS

109,910 SF (2.5 ACRES) 25 POINTS

ENHANCED ENTRANCEWAY 5 POINTS ENHANCED LANDSCAPING 5 POINTS ENHANCED BUFFER **5 POINTS** USE OF SHADED OUTDOOR SEATING 5 POINTS EARTHEN BERM **5 POINTS** TOTAL POINTS PROVIDED **25 POINTS**

ROOT BARRIERS

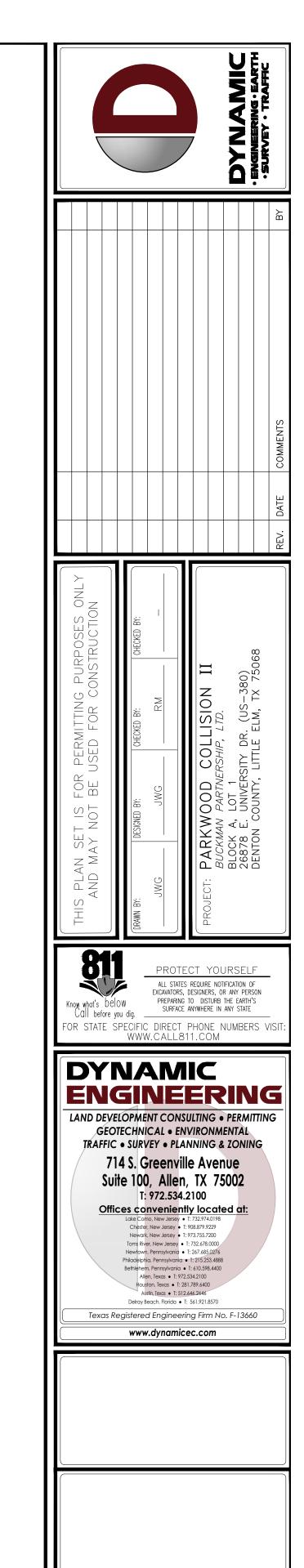
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

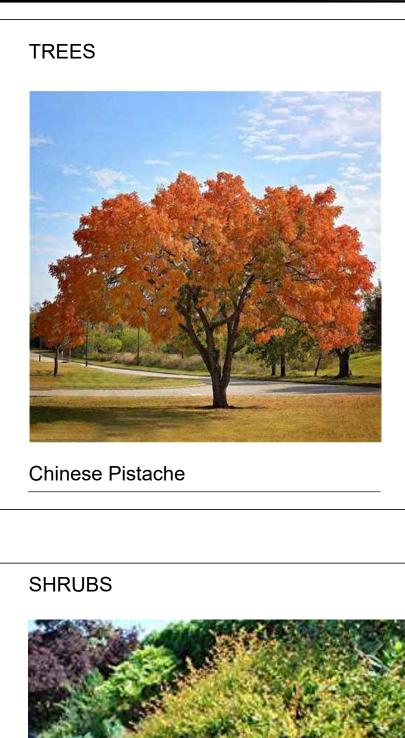


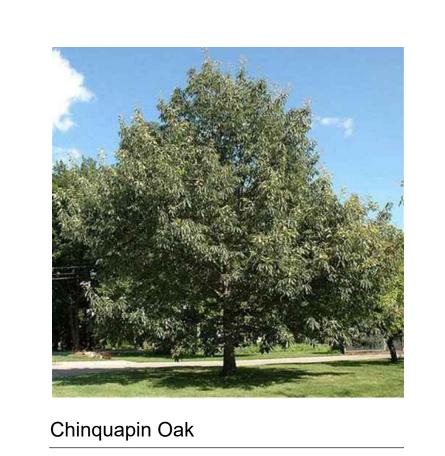




LANDSCAPE **PLANTING** XX/XX/2022

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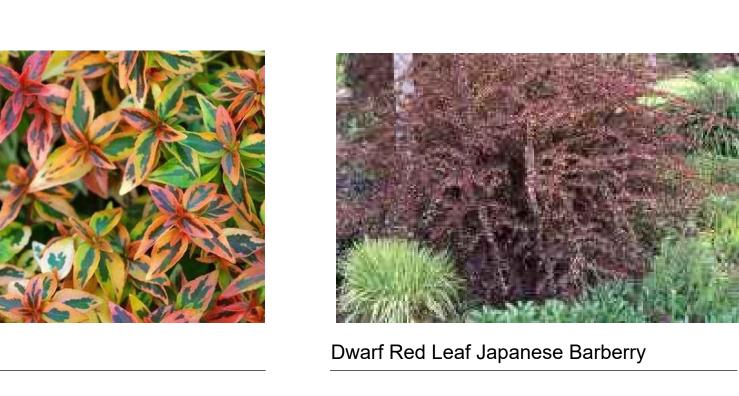




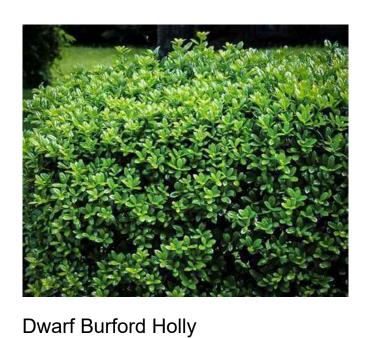












Laurustinus







Hetzi Column Juniper

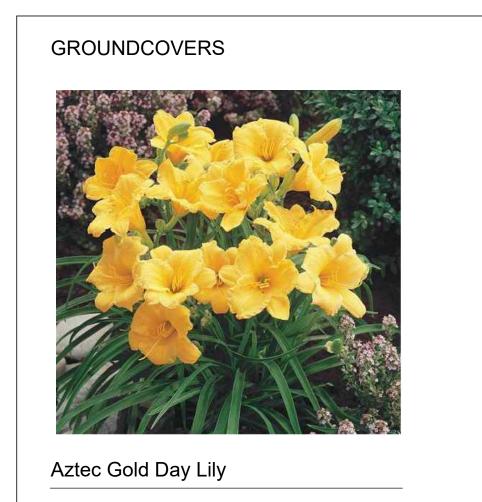


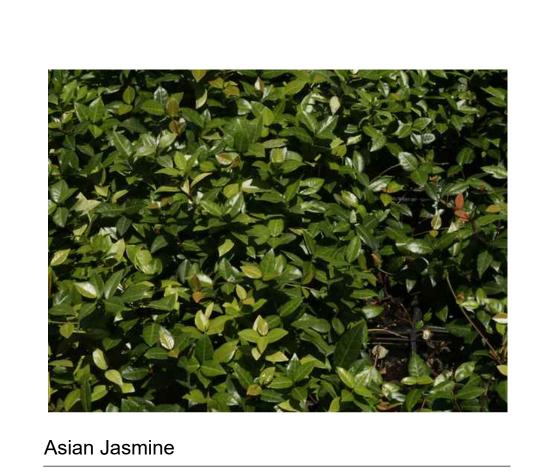






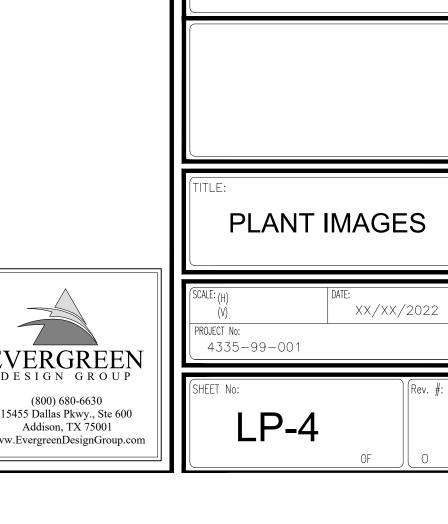












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DYNAMIC

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PLANTING SPECIFICATIONS

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN
- A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES
- THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL
- B. SCOPE OF WORK WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS. LABOR. SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION. INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS,
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL. STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF
- 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

ALL MANUFACTURED PRODUCTS SHALL BE NEW.

- CONTAINER AND BALLED-AND-BURLAPPED PLANTS: FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200
- MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE
- ACCEPTABILITY OF PLANT MATERIAL. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE

- CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT
- FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. 7 MUIT LITRUNK TREES SHALL RE MEASURED BY THEIR OVERALL HEIGHT. MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM
- OF THE CALIPER OF THE THREE LARGEST TRUNKS. 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
- FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING
- PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP, (800) 203-7740, OR APPROVED EQUAL. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0,106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE
- STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES

A. SOIL PREPARATION

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING:
 - SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO
- PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR
- DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING
- AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CIT YDS, PER 1 000 S E
- PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) 15 LBS PER 1.000 S.F. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- TREES SHRUBS AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1 000 S F 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.

AWAY FROM THE WALKS.

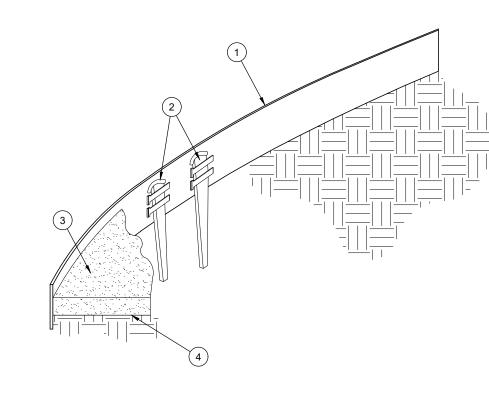
- "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE IRON SULPHATE - 2 LBS. PER CU. YD.
- 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED NSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE
- DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE
- NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER
- TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18"
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. GENERAL CONTRACTOR, AND OWNER 6 ONCE SOIL PREPARATION IS COMPLETE. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT,
- AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB. TURF. AND SEED AREAS AS MAY BE APPROPRIATE)
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY). 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING
- GENERAL PLANTING REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE

CONSIDERED

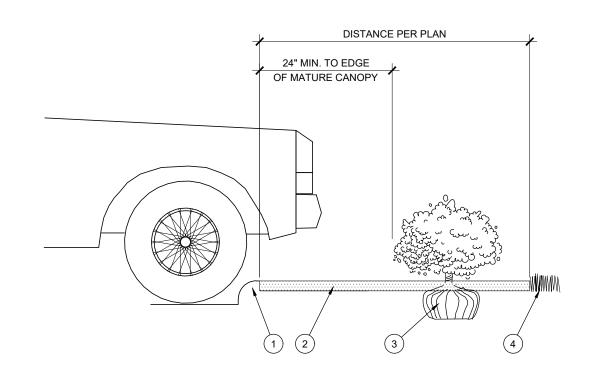
- MANUFACTURER'S RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK. WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
- ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP
- EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL. 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL
- TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES TWO STAKES PER TREE 2-1/2"-4" TREES THREE STAKES PER TREE
 - TREES OVER 4" CALIPER GUY AS NEEDED THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO MULTI-TRUNK TREES
 - STABILIZE THE TREE #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
- 36"-48" BOX TREES THREE STAKES PER TREE **OVER 48" BOX TREES GUY AS NEEDED** MULTI-TRUNK TREES
- THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH
- D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO
- NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- HYDROMUI CHING 1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 MARCH 31) 50# CELLULOSE FIBER MULCH
 - 2# UNHULLED BERMUDA SEED # ANNUAL RYE SEED
 - 5# 15-15-15 WATER SOLUBLE FERTILIZER SUMMER MIX (APRIL 1 - SEPTEMBER 30)
- 50# CELLULOSE FIBER MULCH # HULLED BERMUDA SEED 5# 15-15-15 WATER SOLUBLE FERTILIZER
- 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- 50# CELLULOSE FIBER MULCI
- 15# 15-15-15 WATER SOLUBLE FERTILIZER SEED RATE PER LEGEND
- ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING 2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- 50# CELLULOSE FIBER MULCH 15# 15-15-15 WATER SOLUBLE FERTILIZER
- 4# ORGANIC BINDER H. MULCH INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL
- BE AT LEAST 3" LOWER THAN THE TOP OF WALL CLEAN UP DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERI Y CONDITION
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. J. INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST
- AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL
- K. LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING
- ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
- 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH, BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED
- WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH

CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- (1) ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3) MULCH, TYPE AND DEPTH PER PLANS
- 4) FINISH GRADE
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE. 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING SCALE: NOT TO SCALE



- 1) CURB. 2) MULCH LAYER
- (3) PLANT. (4) TURF (WHERE SHOWN ON PLAN).

PLANTING AT PARKING AREA

PARKWAY OPEN LANDSCAPE OR ISLAND

ROOT BARRIER - PLAN VIEW

(1) TYPICAL WALKWAY OR PAVING TREE TRUNK

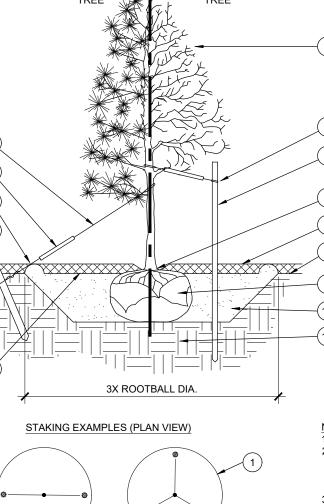
LINEAR ROOT BARRIER MATERIAL. SEE

PLANTING NOTES FOR TYPE AND

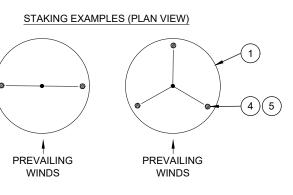
- MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS (4) TREE CANOPY 5 TYPICAL PLANTING AREA
- (6) TYPICAL CURB AND GUTTER 1) INSTALL ROOT BARRIERS NEAR ALL

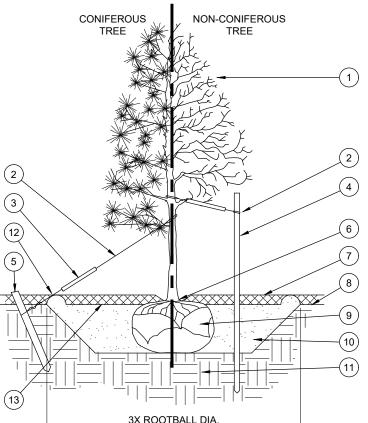
NEWLY-PLANTED TREES THAT ARE LOCATED

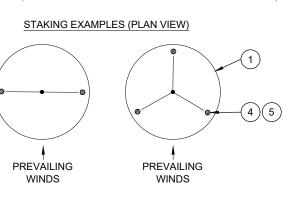
WITHIN FIVE (5) FEET OF PAVING OR CURBS 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

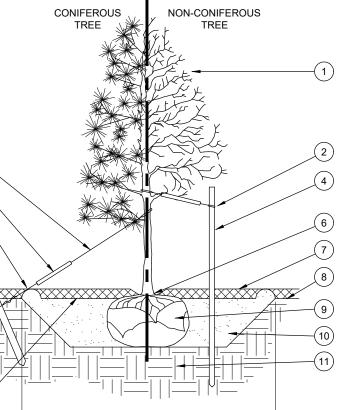


TREE PLANTING SCALE: NOT TO SCALE





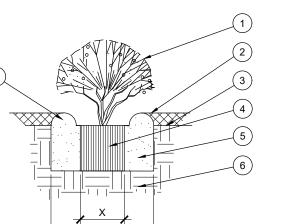




COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL. AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE. FOR B&B TREES. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. REMOVE ALL NURSERY STAKES AFTER PLANTING 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR

REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT

DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT



- 1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3) FINISH GRADE.

(1) TREE CANOPY.

(6) TRUNK FLARE.

(8) FINISH GRADE

9 ROOT BALL.

(13) FINISH GRADE.

CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR

STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES

AND LARGER). SECURE TIES OR STRAPS TO TRUNK

(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO

PRESSURE-TREATED WOOD DEADMAN, TWO PER

MULCH, TYPE AND DEPTH PER PLANS. DO NOT

BACKFILL. AMEND AND FERTILIZE ONLY AS

RECOMMENDED IN SOIL FERTILITY ANALYSIS.

TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND

12 GAUGE GALVANIZED WIRE WITH NYLON TREE

JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

18" MIN. INTO UNDISTURBED SOIL.

PLACE MULCH WITHIN 6" OF TRUNK.

11) UNDISTURBED NATIVE SOIL.

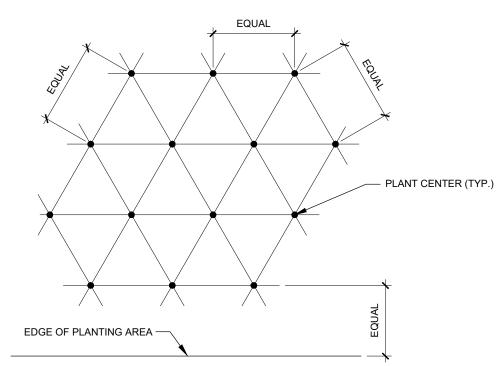
12) 4" HIGH EARTHEN WATERING BASIN.

SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.

UNDISTURBED SOIL.

- 4) ROOT BALL.
- 5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS
- (6) UNDISTURBED NATIVE SOIL.
- (7) 3" HIGH EARTHEN WATERING BASIN





NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS PLANT SPACING AREA DIVIDER PLANT SPACING AREA DIVIDER

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER

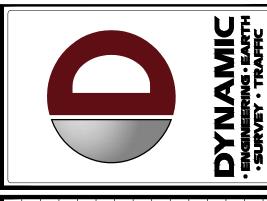
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT

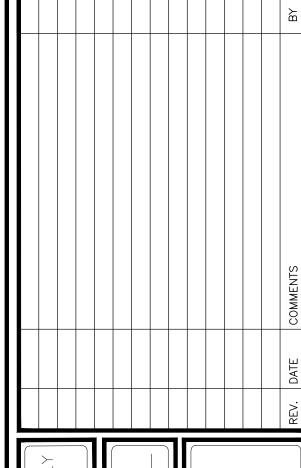
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL PLANT SPACING

STEP 1: 100 SF/1.95 = 51 PLANTS











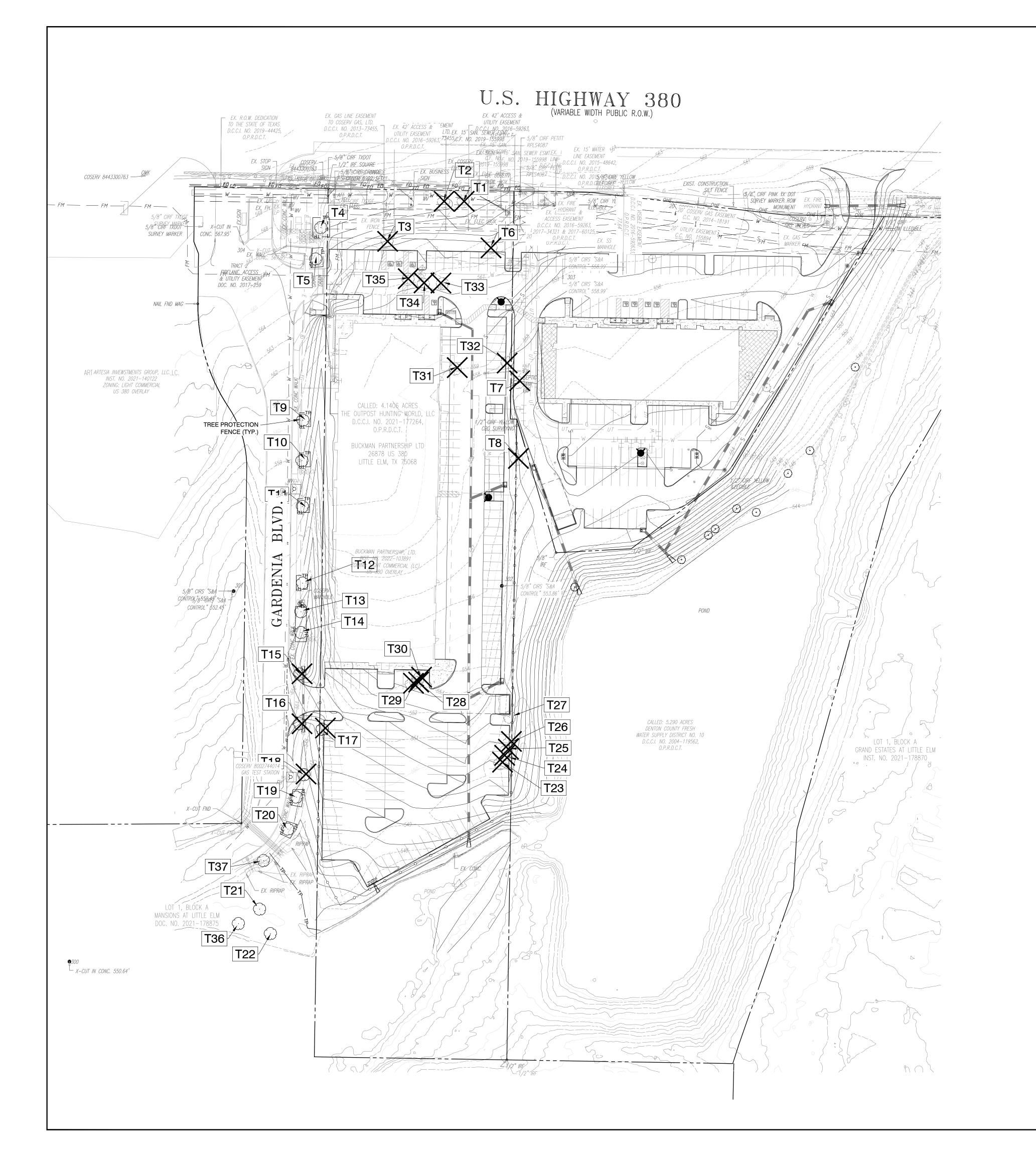
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DETAILS AND SPECIFICATIONS XX/XX/2022 4335-99-001

LANDSCAPE



EXISTING TREE LIST

EXISTING TREE TO BE SAVED



EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING (SEE DETAIL ON SHEET TD-2)

EXISTING TREE LIST

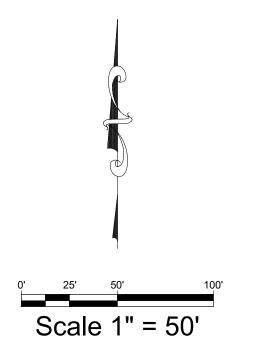
#	DBH	TYPE	CLASS	STATUS	REPLACEMENT INCHES	COST
T1	8	BRADFORD PEAR	#5	REMOVE	8	\$221.3
T2	10	BRADFORD PEAR	#5	REMOVE	10	\$345.5
T3	16	MESQUITE	#3	REMOVE	48	\$2,654.52
T4	6	TREE	#3	SAVE	0	
T5	8	OAK	#1	SAVE	0	
T6	12	MESQUITE	#3	REMOVE	36	\$1,492.92
T7	6	HACKBERRY	#4	REMOVE	12	\$249.0
T8	14	HACKBERRY	#4	REMOVE	28	\$1,355.20
Т9	6	OAK	#1	SAVE	0	
T10	6	OAK	#1	SAVE	0	
T11	8	OAK	#1	SAVE	0	
T12	6	OAK	#1	SAVE	0	
T13	6	OAK	#1	SAVE	0	
T14	6	OAK	#1	SAVE	0	
T15	6	OAK	#1	REMOVE	30	\$622.60
T16	6	OAK	#1	REMOVE	30	\$622.60
T17	16	MESQUITE	#3	REMOVE	48	\$2,654.57
T18	6	OAK	#1	REMOVE	30	\$622.60
T19	6	OAK	#1	SAVE	0	
T20	6	OAK	#1	SAVE	0	
T21	10	BALD CYPRESS	#1	SAVE	0	
T22	10	BALD CYPRESS	#1	SAVE	0	
T23	14	MESQUITE	#3	REMOVE	42	\$2,032.80
T24	16	MESQUITE	#3	REMOVE	48	\$2,654.52
T25	12	MESQUITE	#3	REMOVE	36	\$2,488.20
T26	14	MESQUITE	#3	REMOVE	42	\$2,032.80
T27	14	MESQUITE	#3	REMOVE	42	\$2,032.80
T28	14	MESQUITE	#3	REMOVE	42	\$2,032.80
T29	20	MESQUITE	#3	REMOVE	60	\$4,147.44
T30	14	MESQUITE	#3	REMOVE	42	\$2,032.80
T31	14	MESQUITE	#3	REMOVE	42	\$2,032.80
T32	8	OAK	#1	REMOVE	40	\$663.9
T33	14	MESQUITE	#3	REMOVE	42	\$2,032.80
T34	10	MESQUITE	#3	REMOVE	30	\$1,036.73
T35	10	MESQUITE	#3	REMOVE	30	\$1,036.7
T36	10	CYPRESS	#1	SAVE	0	. ,
T37	6	OAK	#1	SAVE	0	
				TOTAL	818	\$37,098.0

TREE PROTECTION GENERAL NOTES

ACCORDING TO THE FOLLOWING:

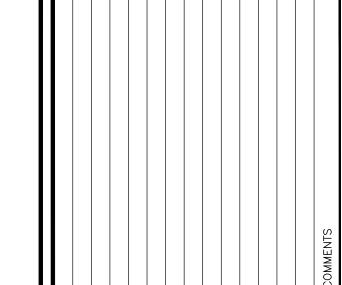
HARMFUL TO THE LIFE OF THE TREE.

TREES BY THE CONTRACTOR MAY BE REQUIRED.



TREE MITIGATION
REQUIRED MITIGATION 818" PROVIDED MITIGATION 0"

TREES REMOVED: 23 MITIGATION REQUIRED: \$37,098.07 INTO TREE FUND* PROVIDED MITIGATION: \$37,098.07 INTO TREE FUND* *DOLLAR AMOUNT BASED ON THE CITY OF LITTLE ELM TREE VALUATION FORMULA





EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE OR STATE SPECIFIC DIRECT PHONE NUMBERS VIS

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CITY NOTES

PALMS;

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE

(2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR

WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES

(3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS

EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE

ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR

OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR

(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES

ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT. (G) THE COUNTY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION. (H) IF, IN THE OPINION OF THE COUNTY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE

DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE COUNTY

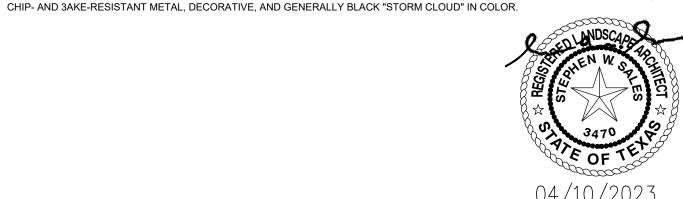
OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF

DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

- MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE
- NO SUBSTITUTIONS FOR PLANT MATERIALS IS ALLOWED, WITHOUT WRITTEN AND STAMPED APPROVAL BY THE DIRECTOR ON A
- REVISEDLANDSCAPE PLAN. THE RIGHT-OF-WAY ADJACENT TO REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER IN THE SAME MANNER AS THE REQUIRED LANDSCAPE AREA. ALL DRIVEWAYS WILL MAINTAIN VISIBILITY AS APPROVED BY THE DIRECTOR. ALL PLANTINGS
- INTENDED FOR EROSION CONTROL WILL BE MAINTAINED. THE TOWN MAY REQUIRE REVEGETATION TO PREVENT EROSION OR SLIPPAGE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN 30 DAYS OR A DATE APPROVED BY THE DIRECTOR, BASED ON CURRENT SEASONS AND WEATHER CONDITIONS (I.E., DROUGHT OR FREEZE).
- WHEN POWER LINES ARE PRESENT, TREES SHALL NOT BE PLANTED UNDERNEATH AND SHOULD BE ORIENTED IN A MANNER TO AVOID CONSICT. SUBSTITUTION OF PLANT MATERIAL IS NOT ALLOWED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DIRECTOR. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE
- SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALI ED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- REQUIRED LANDSCAPED OPEN AREAS AND DISTURBED SOIL AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE. ALL STREETSCAPE FURNITURE (BENCHES, BOLLARDS, LAMPPOSTS, TRASH RECEPTACLES, PATIO FURNITURE, BIKE RACKS, ETC.) SHALL BE A





TREE DISPOSITION

(SCALE: (H)	DATE:
(V).	XX/XX/2022
PROJECT No:	
4335-99-001	

TREE PROTECTION SPECIFICATIONS

MATERIALS

- 1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- 2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- 3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- 4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

- 1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- 2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- 3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- 4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- 5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- 6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

7. WITHIN THE CRZ:

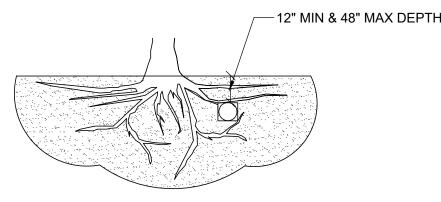
- a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
- b. DO NOT CLEAR, FILL OR GRADE IN THE CR2 OF ANY TREE.b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR
- RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE
- TREE CANOPY.

 d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING,
- PAINTING OR LUMBER CUTTING).
 e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

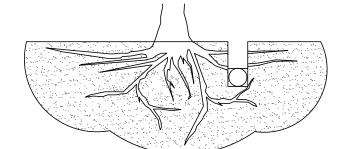
- 8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM
- 9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- 10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- 11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- 12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- 13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- 14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- 15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- 17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- 18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



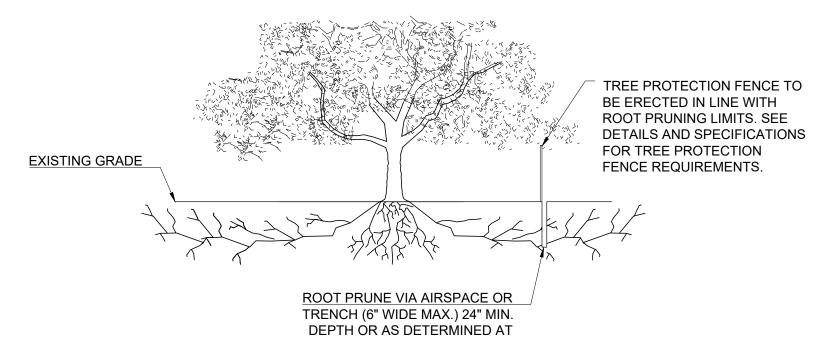
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

BORING THROUGH ROOT PROTECTION ZONE SCALE: NOT TO SCALE

NOTES

- 1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND
- PRE-CONSTRUCTION MEETING.
 BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION
- MEETING AND FLAGGED PRIOR TO ROOT PRUNING.

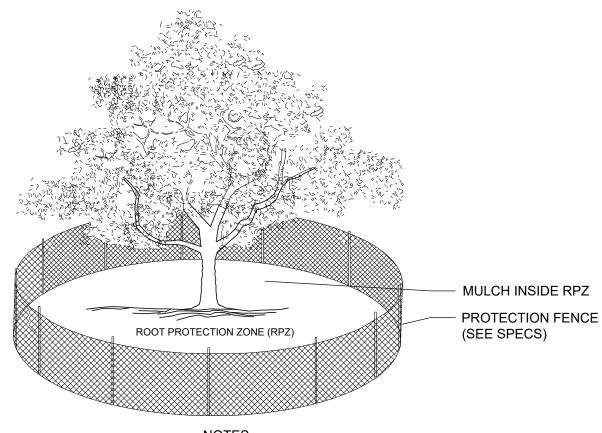
 B. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN
- COORDINATION WITH THE FORESTRY INSPECTOR.
- 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER
- ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- 6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- 7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



PRE-CONSTRUCTION MEETING.

D ROOT PRUNING DETAIL

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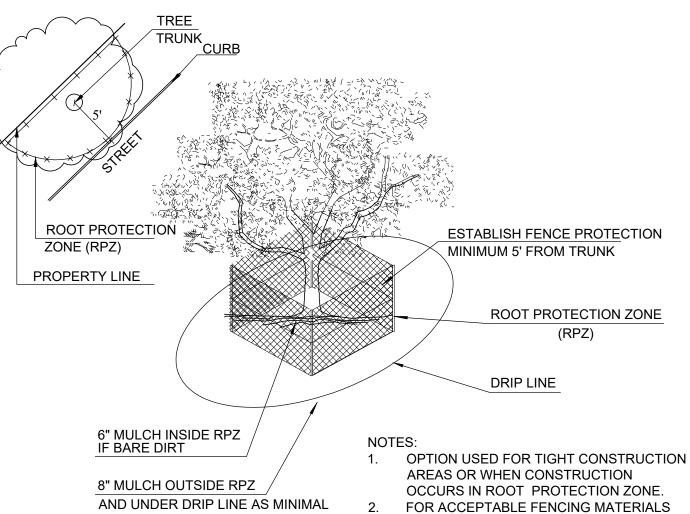


THE FENCING LOCATION SHOWN ABOVE IS
DIAGRAMATIC ONLY AND WILL CONFORM TO THE
DRIP LINE AND BE LIMITED TO PROJECT
BOUNDARY. WHERE MULTIPLE ADJACENT TREES
WILL BE ENCLOSED BY FENCING, THE FENCING
SHALL BE CONTINUOUS AROUND ALL TREES.
 FOR ACCEPTABLE FENCING MATERIALS SEE
SPECIFICATIONS.

A TREE PROTECTION FENCE SCALE: NOT TO SCALE

PROTECTION FOR ROOTS FROM

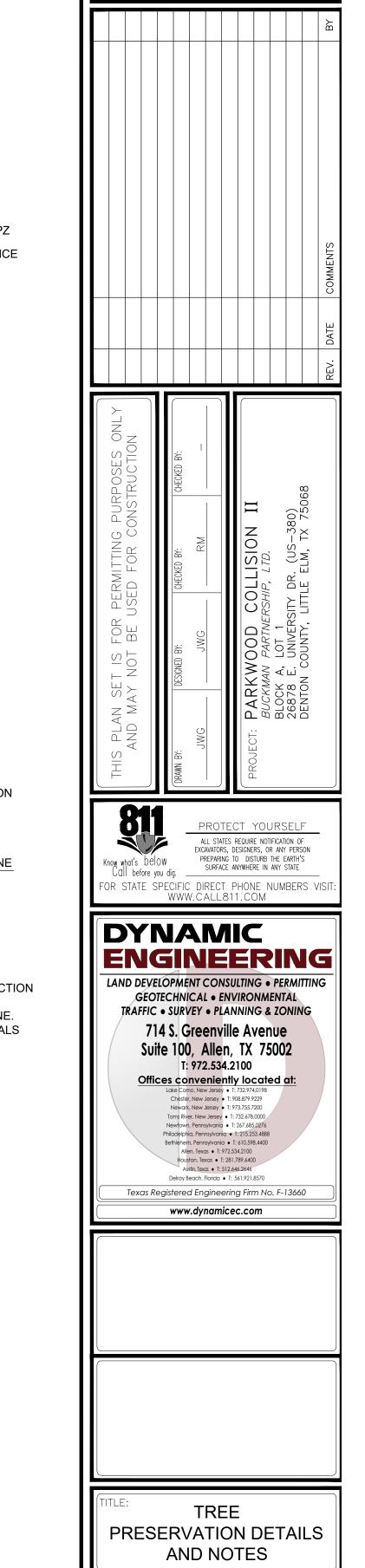
CONSTRUCTION ACTIVITIES



TREE PROTECTION FENCE - TIGHT CONSTRUCTION

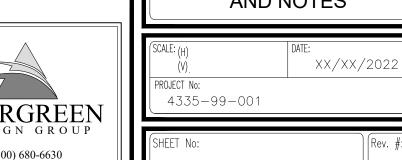
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SEE SPECIFICATIONS.





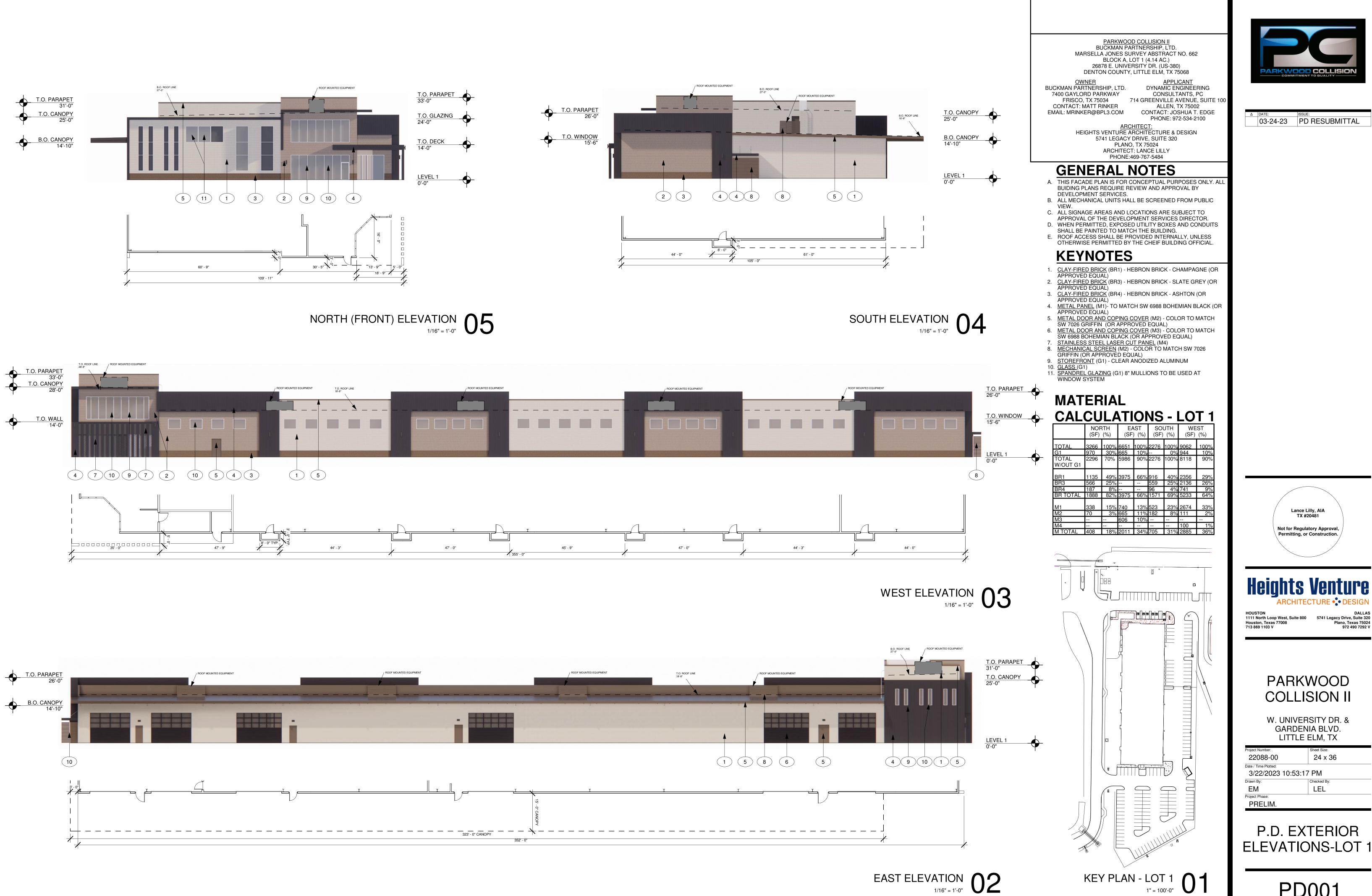




SHEET No:

TD-2

Rev. #





FOR STAFF USE

03-24-23 PD RESUBMITTAL



Lance Lilly, AIA TX #20481

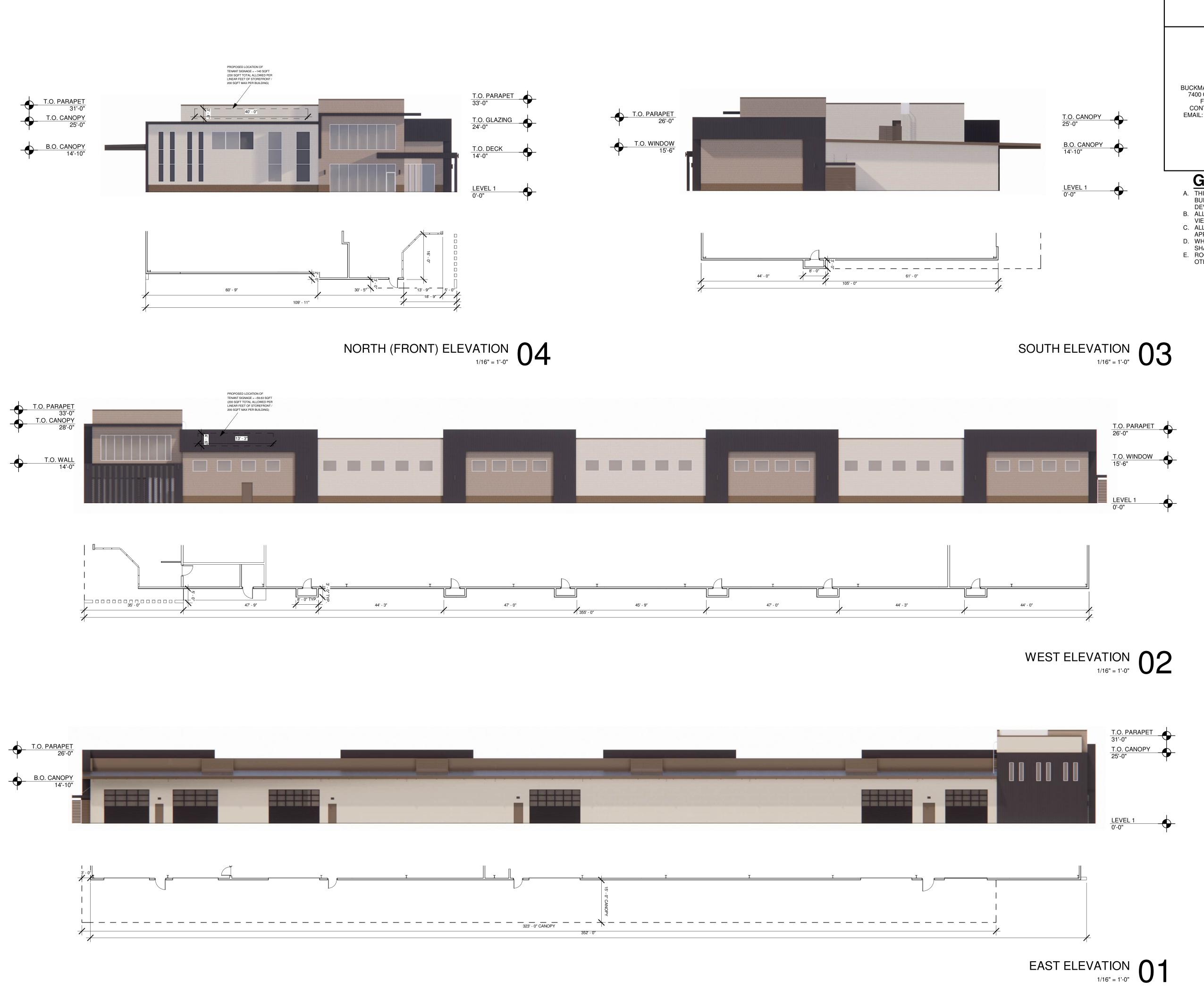
Not for Regulatory Approval, Permitting, or Construction.

W. UNIVERSITY DR. & GARDENIA BLVD. LITTLE ELM, TX

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P.D. EXTERIOR **ELEVATIONS-LOT 1**

PD001



FOR STAFF USE

PARKWOOD COLLISION II BUCKMAN PARTNERSHIP, LTD. MARSELLA JONES SURVEY ABSTRACT NO. 662

BLOCK A, LOT 1 (4.14 AC.) 26878 E. UNIVERSITY DR. (US-380) DENTON COUNTY, LITTLE ELM, TX 75068

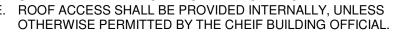
<u>APPLICANT</u> DYNAMIC ENGINEERING BUCKMAN PARTNERSHIP, LTD. CONSULTANTS, PC 7400 GAYLORD PARKWAY FRISCO, TX 75034 714 GREENVILLE AVENUE, SUITE 100 CONTACT: MATT RINKER ALLEN, TX 75002 EMAIL: MRINKER@BPL3.COM CONTACT: JOSHUA T. EDGE PHONE: 972-534-2100

ARCHITECT:
HEIGHTS VENTURE ARCHITECTURE & DESIGN 5741 LEGACY DRIVE, SUITE 320 PLANO, TX 75024 ARCHITECT: LANCE LILLY PHONE:469-767-5484

GENERAL NOTES

- A. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUIDING PLANS REQUIRE REVIEW AND APPROVAL BY
- DEVELOPMENT SERVICES.

 B. ALL MECHANICAL UNITS HALL BE SCREENED FROM PUBLIC
- C. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL OF THE DEVELOPMENT SERVICES DIRECTOR.
- D. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS
- SHALL BE PAINTED TO MATCH THE BUILDING. E. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS





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PARKWOOD COLLISION II

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P.D. SIGNAGE PLAN LOT 1

PD002

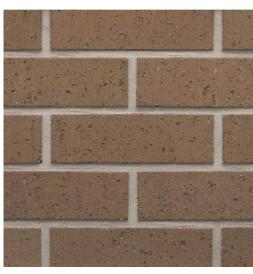
MATERIAL BOARD - LOT 1



<u>CLAY-FIRED BRICK (BR1)</u> -HEBRON BRICK - CHAMPAGNE (OR APPROVED EQUAL)



<u>CLAY-FIRED BRICK (</u>BR3) -HEBRON BRICK - SLATE GREY (OR APPROVED EQUAL)



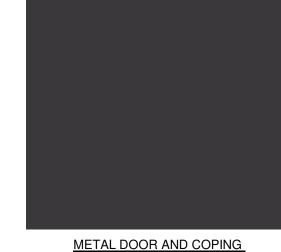
<u>CLAY-FIRED BRICK (BR4) -</u> HEBRON BRICK - ASHTON (OR APPROVED EQUAL)



METAL PANEL (M1) -COLOR: TO MATCH SW 6988 "BOHEMIAN BLACK" (OR APPROVED EQUAL)



METAL DOOR AND COPING COVER (M2) -COLOR: TO MATCH SW 7026 (OR APPROVED EQUAL)



METAL DOOR AND COPING COVER (M3) -COLOR: TO MATCH SW 6988 "BOHEMIAN BLACK" (OR APPROVED EQUAL)



STAINLESS STEEL LASER CUT PANEL (M4) (OR APPROVED EQUAL)



STOREFRONT (G1) -COLOR: CLEAR ANODIZED ALUMINUM



ECHELON QUIK BRIK (B1) - COLOR: WHITE LIMESTONE (OR APPROVED EQUAL)

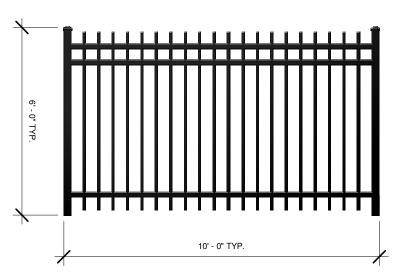
PERSPECTIVE RENDERINGS - LOT 1

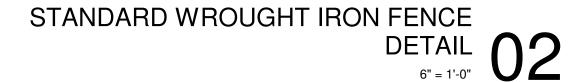


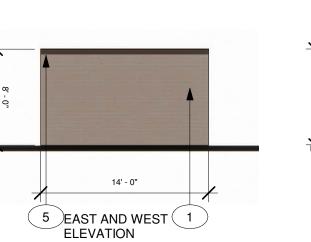
NORTHWEST CORNER PERSPECTIVE

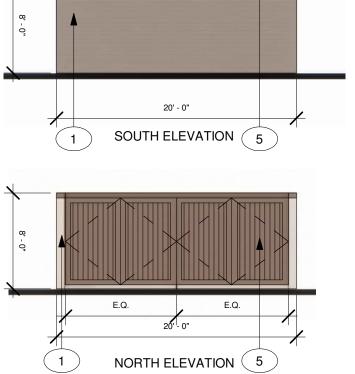


NORTHEAST CORNER PERSPECTIVE









DUMPSTER ELEVATIONS LOT 1

1/8" = 1'-0"

FOR STAFF USE

PARKWOOD COLLISION II BUCKMAN PARTNERSHIP, LTD. MARSELLA JONES SURVEY ABSTRACT NO. 662 BLOCK A, LOT 1 (4.14 AC.) 26878 E. UNIVERSITY DR. (US-380) DENTON COUNTY, LITTLE ELM, TX 75068

<u>OWNER</u> BUCKMAN PARTNERSHIP, LTD. APPLICANT
DYNAMIC ENGINEERING 7400 GAYLORD PARKWAY CONSULTANTS, PC FRISCO, TX 75034 714 GREENVILLE AVENUE, SUITE 100 CONTACT: MATT RINKER ALLEN, TX 75002 CONTACT: JOSHUA T. EDGE EMAIL: MRINKER@BPL3.COM PHONE: 972-534-2100

ARCHITECT:
HEIGHTS VENTURE ARCHITECTURE & DESIGN
5741 LEGACY DRIVE, SUITE 320 PLANO, TX 75024 ARCHITECT: LANCE LILLY PHONE:469-767-5484

GENERAL NOTES

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- B. ALL MECHANICAL UNITS HALL BE SCREENED FROM PUBLIC
- C. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL OF THE DEVELOPMENT SERVICES DIRECTOR.
- D. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS
- SHALL BE PAINTED TO MATCH THE BUILDING.

 E. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHEIF BUILDING OFFICIAL.

KEYNOTES

- 1. CLAY-FIRED BRICK (BR1) HEBRON BRICK CHAMPAGNE (OR APPROVED EQUAL)
- CLAY-FIRED BRICK (BR3) HEBRON BRICK SLATE GREY (OR APPROVED EQUAL)
 CLAY-FIRED BRICK (BR4) HEBRON BRICK ASHTON (OR
- APPROVED EQUAL)
- 4. METAL PANEL (M1)- TO MATCH SW 6988 BOHEMIAN BLACK (OR APPROVED EQUAL)
- METAL DOOR AND COPING COVER (M2) COLOR TO MATCH SW 7026 GRIFFIN (OR APPROVED EQUAL)
- SW 7026 GRIFFIN (OR APPROVED EQUAL)

 6. METAL DOOR AND COPING COVER (M3) COLOR TO MATCH SW 6988 BOHEMIAN BLACK (OR APPROVED EQUAL)

 7. STAINLESS STEEL LASER CUT PANEL (M4)

 8. MECHANICAL SCREEN (M2) COLOR TO MATCH SW 7026 GRIFFIN (OR APPROVED EQUAL)

 9. STOREFRONT (G1) CLEAR ANODIZED ALUMINUM

 10. GLASS (G1)

 11. SPANDREL GLAZING (G1) 8" MULLIONS TO BE USED AT WINDOW SYSTEM



03-24-23 PD RESUBMITTAL



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1111 North Loop West, Suite 800
Houston, Texas 77008 Plano, Texas 75024
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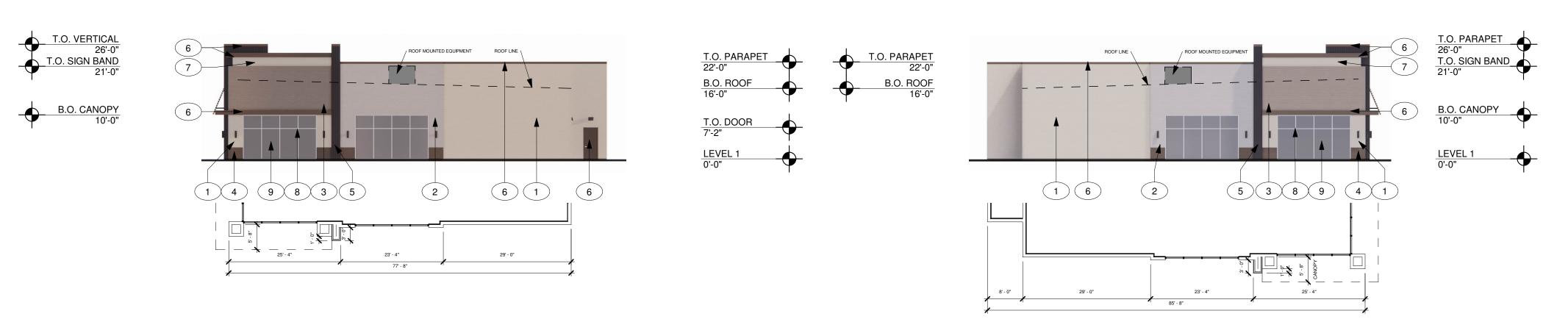
PARKWOOD COLLISION II

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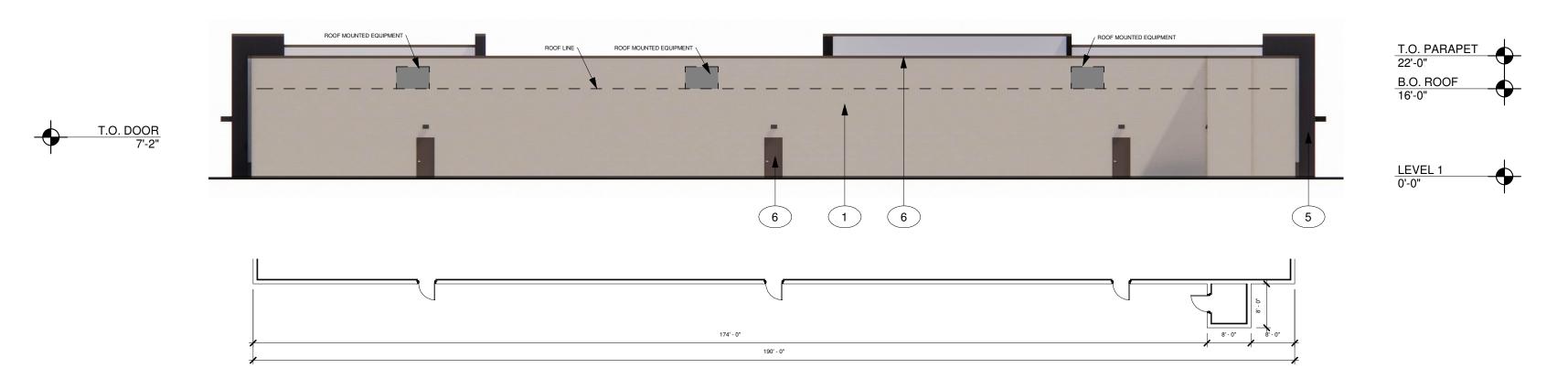
P.D. MATERIAL BOARD - LOT 1

PD003

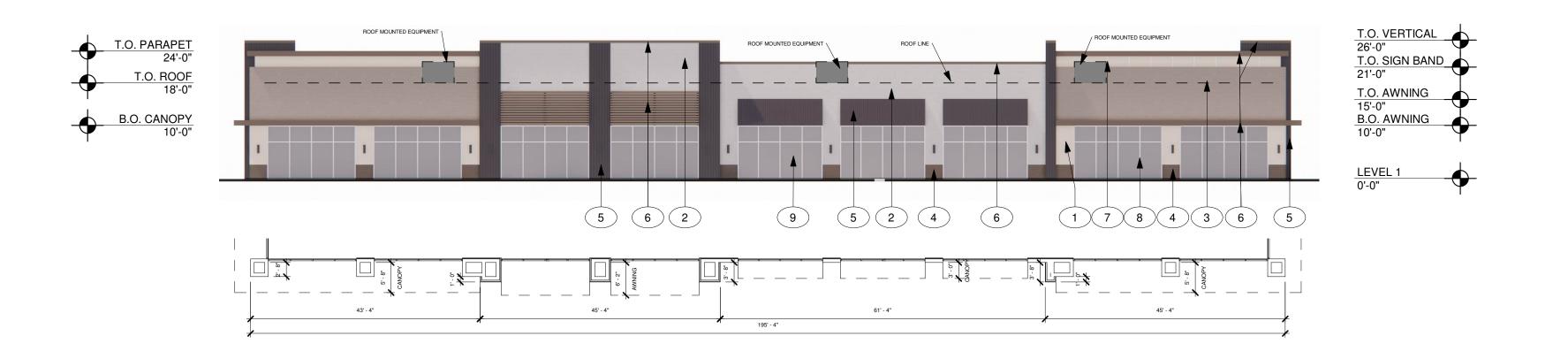


WEST ELEVATION 05

EAST ELEVATION 04



SOUTH ELEVATION 1/16" = 1'-0"



NORTH (FRONT) ELEVATION 1/16" = 1'-0"

FOR STAFF USE

PARKWOOD COLLISION II BUCKMAN PARTNERSHIP, LTD. MARSELLA JONES SURVEY ABSTRACT NO. 662 BLOCK A, LOT 2 (2.19 AC.) 26878 E. UNIVERSITY DR. (US-380) DENTON COUNTY, LITTLE ELM, TX 75068

BUCKMAN PARTNERSHIP, LTD. 7400 GAYLORD PARKWAY FRISCO, TX 75034 CONTACT: MATT RINKER EMAIL: MRINKER@BPL3.COM

<u>APPLICANT</u> DYNAMIC ENGINEERING CONSULTANTS, PC 714 GREENVILLE AVENUE, SUITE 100 ALLEN, TX 75002 CONTACT: JOSHUA T. EDGE PHONE: 972-534-2100

ARCHITECT:
HEIGHTS VENTURE ARCHITECTURE & DESIGN 5741 LEGACY DRIVE, SUITE 320 PLANO, TX 75024 ARCHITECT: LANCE LILLY PHONE:469-767-5484

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KEYNOTES

- 1. ECHELON QUIK BRIK (B1) WHITE LIMESTONE (OR APPROVED
- 2. <u>ECHELON QUIK BRIK</u> (B2) HILLCREST GRAY (OR APPROVED EQUAL)
- 3. <u>ECHELÓN QUIK BRIK</u> (B3) GRAY GRANITE (OR APPROVED
- ECHELON QUIK BRIK (B4) CANOE (OR APPROVED EQUAL)
 METAL PANEL (M1)- TO MATCH SW 6988 BOHEMIAN BLACK (OR APPROVED EQUAL)
- METAL DOOR AND COPING COVER (M2) COLOR TO MATCH SW 7026 GRIFFIN (OR APPROVED EQUAL)
 EIFS (E1) #456 OYSTER SHELL
 STOREFRONT (G1) CLEAR ANODIZED ALUMINUM
 GLASS (G1)

MATERIAL

CALCULATIONS - LOT 2

CAL	<u> </u>		<u> </u>	<u>Ui</u>	<u> 10</u>			1 4
	NOF (SF)		EA (SF	AST) (%)		JTH (%)	WE (SF)	ST (%)
TOTAL	4664	100%	1941	100%	3180	100%	1941	100%
G1	1480	32%	334	17%	-	0%	334	17%
TOTAL W/OUT G1	3184	68%	1607	83%	3180	100%	1607	83%
B1	147	5%	844	53%	3013	95%	820	51%
B2	864	27%	317	20%	-		317	20%
B3	867	27%	233	15%			233	15%
B4	89	3%	36	2%			36	2%
B TOTAL	1967	62%	1430	90%	3013	95% 	1406	87%
M1	597	19%	51	3%			51	3%
M2	451	14%	81	5%	167	5%	105	6%
M TOTAL	1048	33%	132	8%	167	5%	156	9%
E1	169	5%	45	2%			45	2%

KEY PLAN LOT 2 1" = 100'-0"



RKWOOD COLLISION

03-24-23 PD RESUBMITTAL



1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V

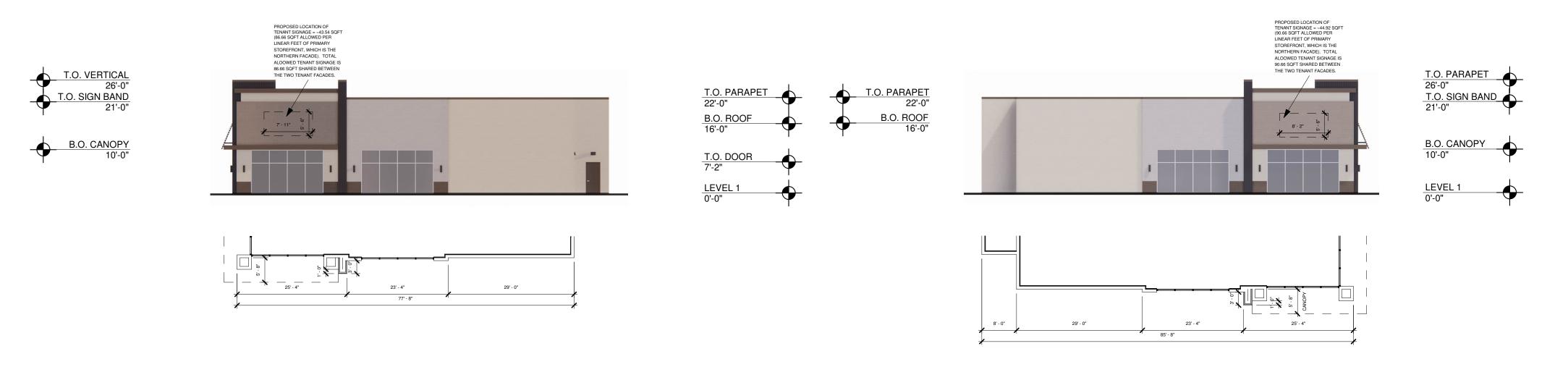
PARKWOOD PHASE 2 -RETAIL

W. UNIVERSITY DR. & GARDENIA BLVD. LITTLE ELM, TX

Project Number:	Sheet Size:
22088-001	24 x 36
Date / Time Plotted:	
3/22/2023 10:5	1.50 DM
3/22/2023 10.3	4.33 1 101
Drawn By:	Checked By:

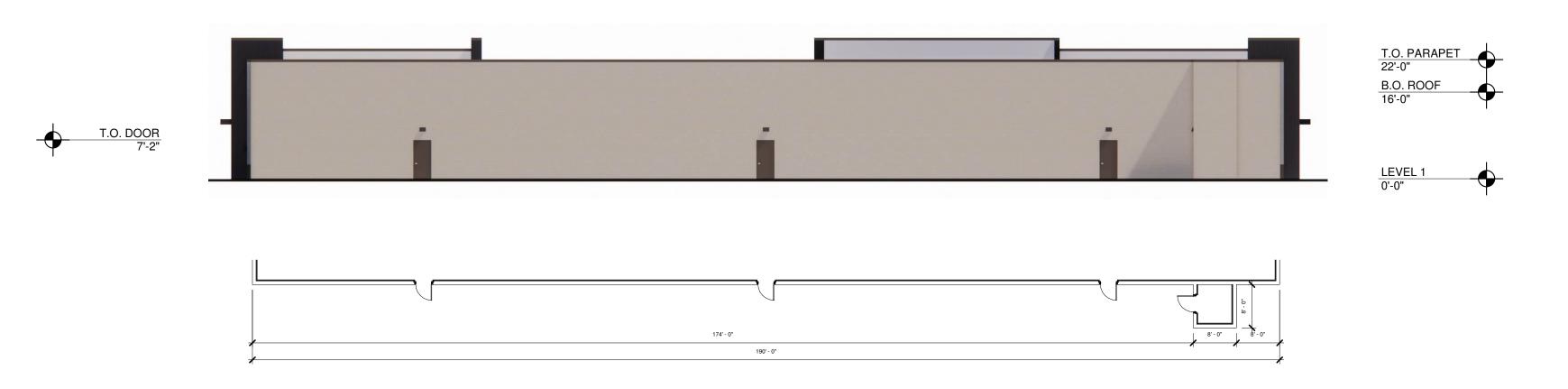
P.D. EXTERIOR **ELEVATIONS-LOT 2**

PD004

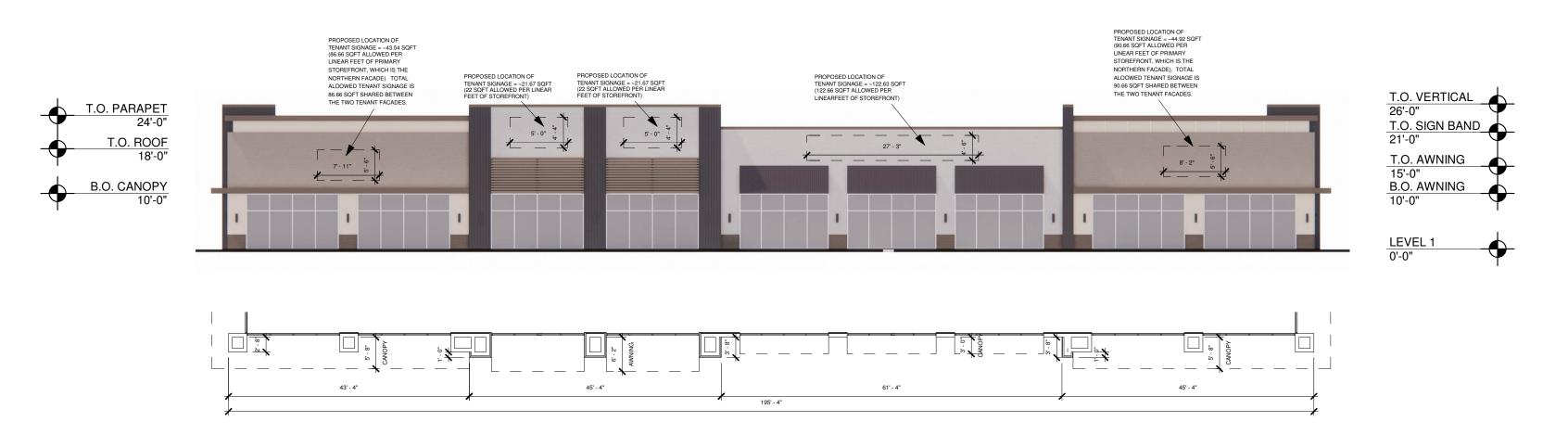


WEST ELEVATION 04

EAST ELEVATION 1/16" = 1'-0"



SOUTH ELEVATION 1/16" = 1'-0"



NORTH (FRONT) ELEVATION
1/16" = 1'-0"

FOR STAFF USE

PARKWOOD COLLISION II BUCKMAN PARTNERSHIP, LTD. MARSELLA JONES SURVEY ABSTRACT NO. 662

MARSELLA JONES SURVEY ABSTRACT NO. 66
BLOCK A, LOT 2 (2.19 AC.)
26878 E. UNIVERSITY DR. (US-380)
DENTON COUNTY, LITTLE ELM, TX 75068

OWNER
BUCKMAN PARTNERSHIP, LTD.
7400 GAYLORD PARKWAY
FRISCO, TX 75034
CONTACT: MATT RINKER
EMAIL: MRINKER@BPL3.COM

APPLICANT
DYNAMIC ENGINEERING
CONSULTANTS, PC
714 GREENVILLE AVENUE, SUITE 100
ALLEN, TX 75002
CONTACT: JOSHUA T. EDGE
PHONE: 972-534-2100

ARCHITECT:
HEIGHTS VENTURE ARCHITECTURE & DESIGN
5741 LEGACY DRIVE, SUITE 320
PLANO, TX 75024
ARCHITECT: LANCE LILLY
PHONE:469-767-5484

GENERAL NOTES

- A. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUIDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- B. ALL MECHANICAL UNITS HALL BE SCREENED FROM PUBLIC
- C. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO
- APPROVAL OF THE DEVELOPMENT SERVICES DIRECTOR.

 D. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- E. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHEIF BUILDING OFFICIAL.



Δ DATE: ISSUE:
03-24-23 PD RESUBMITTAL



Heights Venture ARCHITECTURE . DESIGN

HOUSTON DALLAS
1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320
Houston, Texas 77008 Plano, Texas 75024
713 869 1103 V 972 490 7292 V

PARKWOOD PHASE 2 -RETAIL

W. UNIVERSITY DR. & GARDENIA BLVD. LITTLE ELM, TX

Project Number:	Sheet Size:
22088-001	24 x 36
Date / Time Plotted: 3/22/2023 10:5	5:00 PM
Drawn By:	Checked By:
EM, MT	LEL
Project Phase:	

P.D. SIGNAGE PLAN LOT 2

PD005

MATERIAL BOARD - LOT 2



ECHELON QUIK BRIK (B1) -COLOR: WHITE LIMESTONE (OR APPROVED EQUAL)



ECHELON QUIK BRIK (B2) -COLOR: HILLCREST GRAY (OR APPROVED EQUAL)



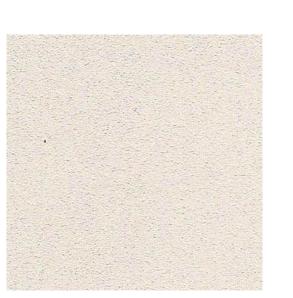
ECHELON QUIK BRIK (B3) -COLOR: GRAY GRANITE (OR APPROVED EQUAL)



ECHELON QUIK BRIK (B4) -COLOR: CANOE (OR APPROVED EQUAL)



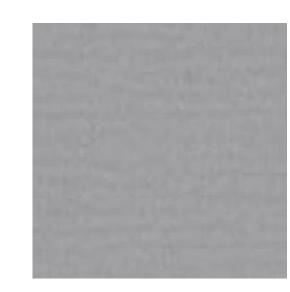
METAL PANEL (M1) -COLOR: TO MATCH SW 6988 "BOHEMIAN BLACK" (OR APPROVED EQUAL)



EIFS (E1) -COLOR: #456 OYSTER SHELL (OR APPROVED EQUAL)



METAL DOOR AND COPING COVER (M2) -COLOR: TO MATCH SW 7026 (OR APPROVED EQUAL)



<u>STOREFRONT</u> (G1) -COLOR: CLEAR ANODIZED

PERSPECTIVE RENDERINGS - LOT 2



NORTHWEST CORNER PERSPECTIVE



NORTHEAST CORNER PERSPECTIVE

FOR STAFF USE

<u>PARKWOOD COLLISION II</u> BUCKMAN PARTNERSHIP, LTD. MARSELLA JONES SURVEY ABSTRACT NO. 662
BLOCK A, LOT 2 (2.19 AC.)
26878 E. UNIVERSITY DR. (US-380)
DENTON COUNTY, LITTLE ELM, TX 75068

<u>OWNER</u> BUCKMAN PARTNERSHIP, LTD. 7400 GAYLORD PARKWAY FRISCO, TX 75034 CONTACT: MATT RINKER

EMAIL: MRINKER@BPL3.COM

<u>APPLICANT</u> DYNAMIC ENGINEERING CONSULTANTS, PC 714 GREENVILLE AVENUE, SUITE 100 ALLEN, TX 75002 CONTACT: JOSHUA T. EDGE PHONE: 972-534-2100

ARCHITECT:
HEIGHTS VENTURE ARCHITECTURE & DESIGN
5741 LEGACY DRIVE, SUITE 320
PLANO, TX 75024
ARCHITECT: LANCE LILLY PHONE:469-767-5484

GENERAL NOTES

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KEYNOTES

- 1. ECHELON QUIK BRIK (B1) WHITE LIMESTONE (OR APPROVED

- EQUAL)
 ECHELON QUIK BRIK (B4) CANOE (OR APPROVED EQUAL)
 METAL PANEL (M1)- TO MATCH SW 6988 BOHEMIAN BLACK (OR APPROVED EQUAL)
 METAL DOOR AND COPING COVER (M2) COLOR TO MATCH SW 7026 GRIFFIN (OR APPROVED EQUAL)
 EIFS (E1) #456 OYSTER SHELL
 STOREFRONT (G1) CLEAR ANODIZED ALUMINUM
 GLASS (G1)



03-24-23 PD RESUBMITTAL

Heights Venture ARCHITECTURE : DESIGN

HOUSTON DALLAS
1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320
Houston, Texas 77008 Plano, Texas 75024
713 869 1103 V 972 490 7292 V

PARKWOOD

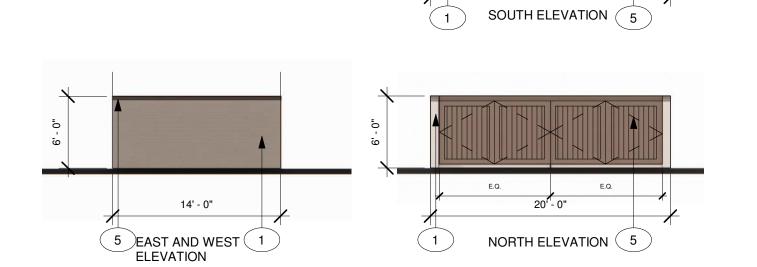
RETAIL W. UNIVERSITY DR. & GARDENIA BLVD.

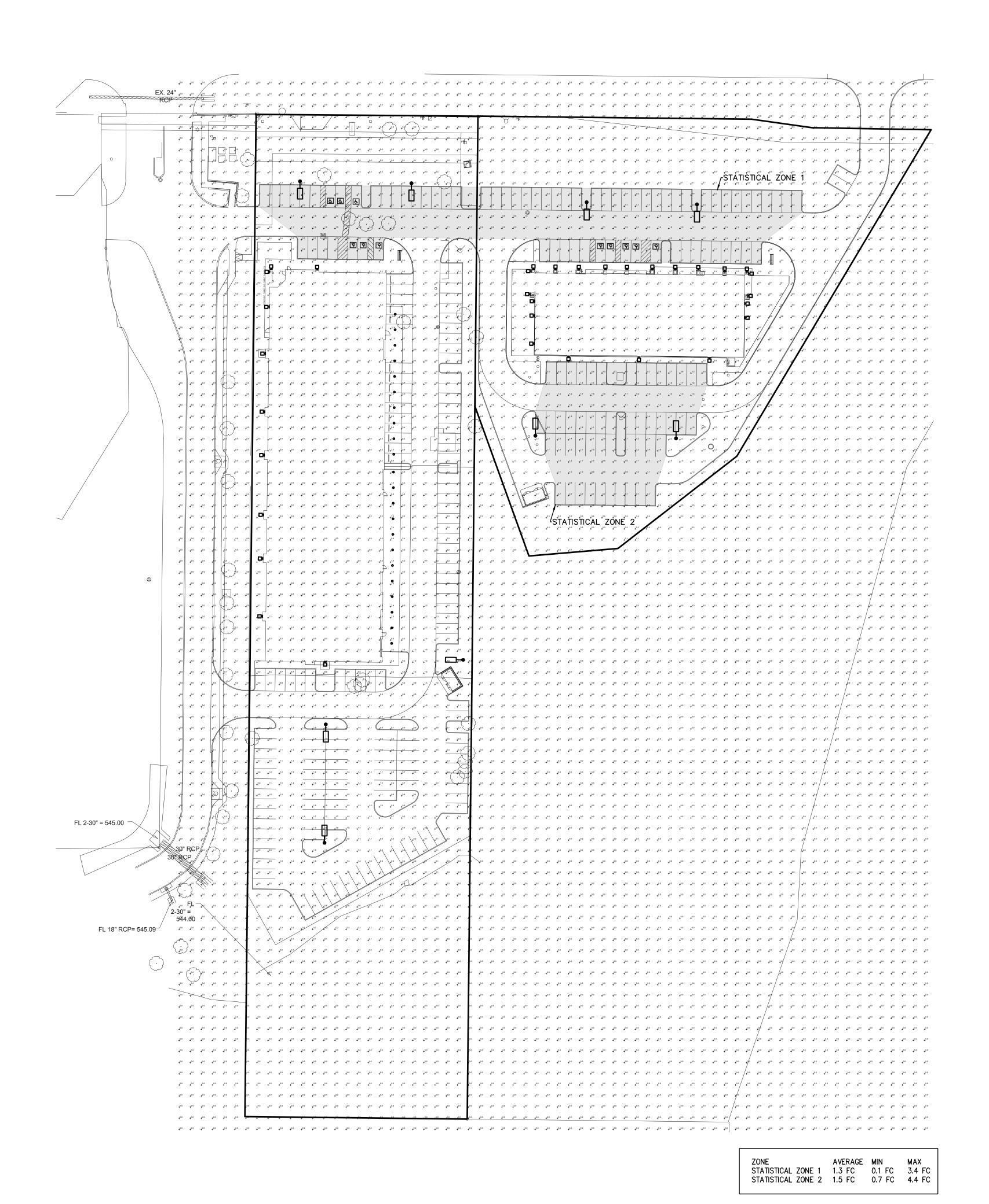
PHASE 2 -

LITTLE ELM, TX 24 x 36 22088-001 3/22/2023 10:55:00 PM

> P.D. MATERIAL BOARD - LOT 2

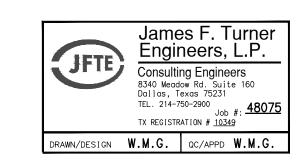
> > PD006







02-02-2023 INTERIOR DD SET 02-28-2023 PD RESUBMITTAL





1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320

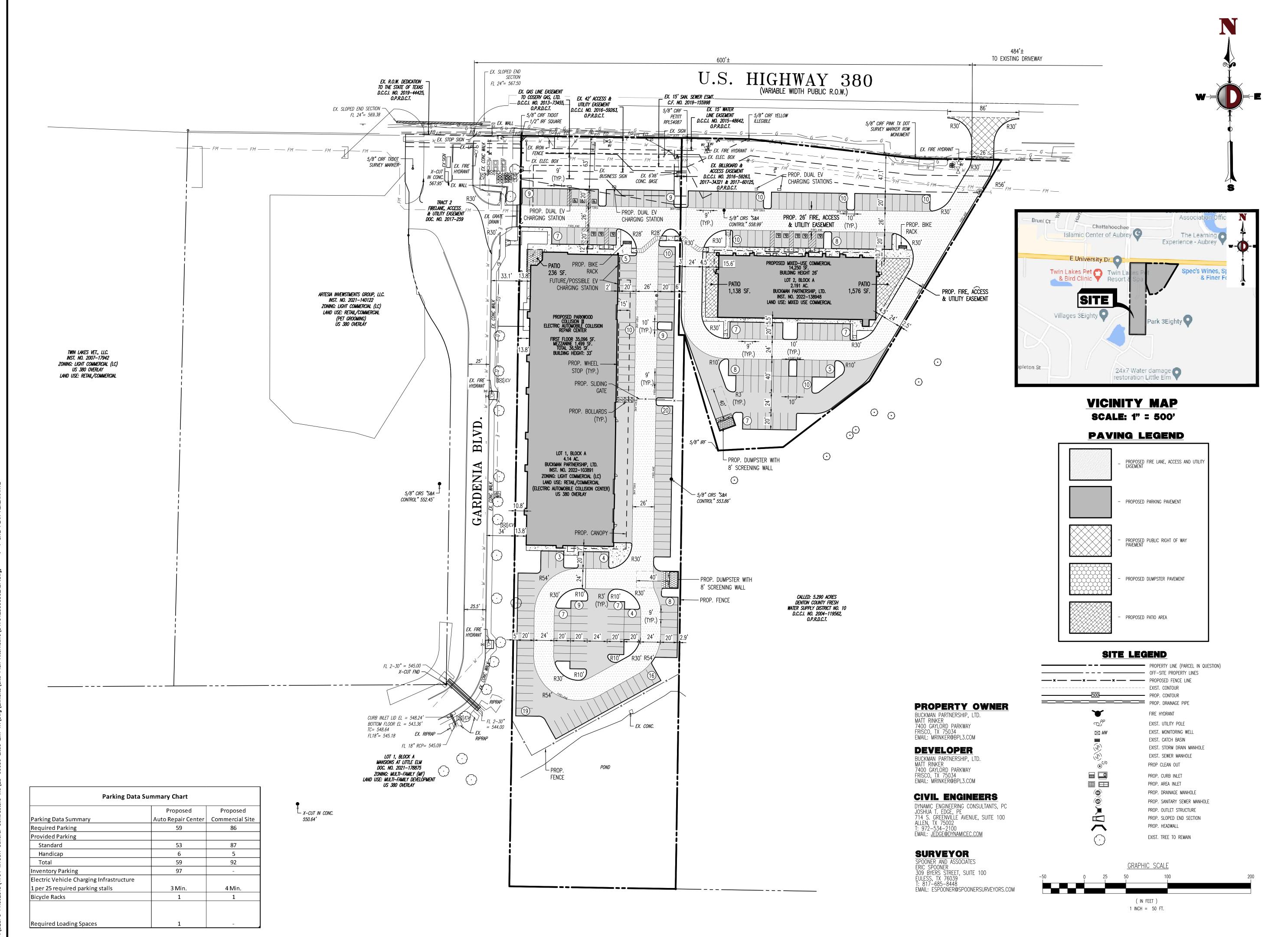
PARKWOOD **COLLISION II**

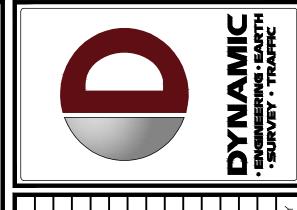
W. UNIVERSITY DR. & GARDENIA BLVD. LITTLE ELM. TX

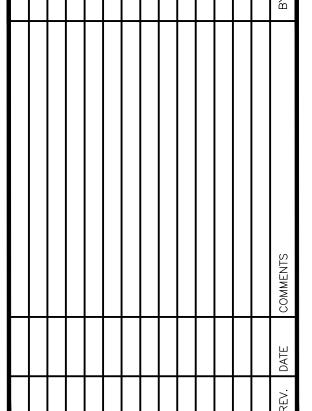
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Project Number:	Sheet Size:
22088-00	24 x 36
Date / Time Plotted: 1/23/2023 2:07:38	PM
Drawn By:	Checked By:
EM, LC, MT	LEL
Project Phase:	
_PRELIM.	

PHOTOMETRIC PLAN

PH1.0







ONLY AND MAY NOT BE USED FOR CONSTRUCTION
Ш
RG
PROJECT: PARKWOOD COLLISION II
BUCKMAN PARTNERSHIP, LTD.
ω.
BLOCK A, LOT 1 (4.14 AC.) & LOT 2 (2.19 AC.)
26878 E. UNIVERSITY DR. (US-380)
^



LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
714 S. Greenville Avenue
Suite 100, Allen, TX 75002
T: 972.534.2100
Offices conveniently located at:
Lake Como, New Jersey • T: 732.974.0198
Chester, New Jersey • T: 732.974.0198
Chester, New Jersey • T: 732.974.0198
NewJown, Pennsylvania • T: 267.885.0276
Priladelonia, Pennsylvania • T: 215.253.4898
Bettlehem, Pennsylvania • T: 215.253.4898
Bettlehem, Pennsylvania • T: 610.598.4400
Allen, Texas • T: 797.2534.2100

Bethlehem, Pennsylvania • T. 610.598.4400

Allen, Texas • T. 572.534.2100

Houston, Texas • T. 572.534.2100

Austin, Texas • T. 5112.646.2646

Delray Beach, Roinido • T. 561.921.8570

Annapolis, Maryland • T. 410.567.5000

Texas Registered Engineering Firm No. F-13660

WWW.dynamicec.com

PRELIMINARY PLAN
FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF JOSHUA T. EDGE, STATE LICENSE NUMBER 108564 ON 03/21/2023. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

JOSHUA T. EDGE

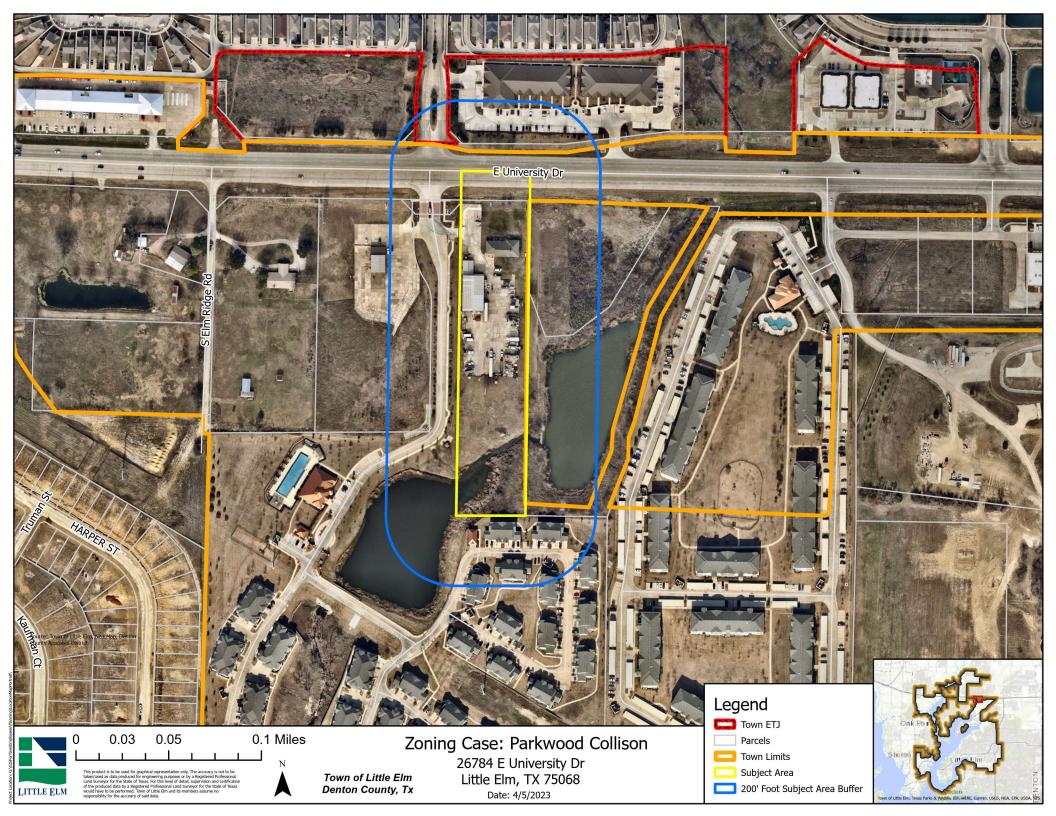
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 108564
LOUISIANA LICENSE No. 38196
OKLAHOMA LICENSE No. 27907
COLORADO LICENSE No. 55606
MISSOURI LICENSE No. PE-2020027891

SITE PLAN
ALTERNATIVE

SCALE: (H) 1"=50' DATE: 03/23/2023
PROJECT No: 4335-99-001

SHEET No:

OF 1 O





Town of Little Elm Engineering Department 100 West Eldorado Parkway Little Elm, Texas 75068

Attn: Mitch Haug, Graduate Engineer

RE: Stormwater Runoff Acknowledgement Parkwood Collision II 26878 US Highway 380 Block A, Lots 1 & 2 Town of Little Elm, Denton County, TX

Dear Mr. Haug,

We are writing to formally acknowledge that we are currently in coordination with Dynamic Engineering Consultants on the stormwater runoff discharge from the properties located in abstract 447A J. Gonzales, Track 15B and 15F, approximately located at 26878 E US 380, Little Elm, TX.

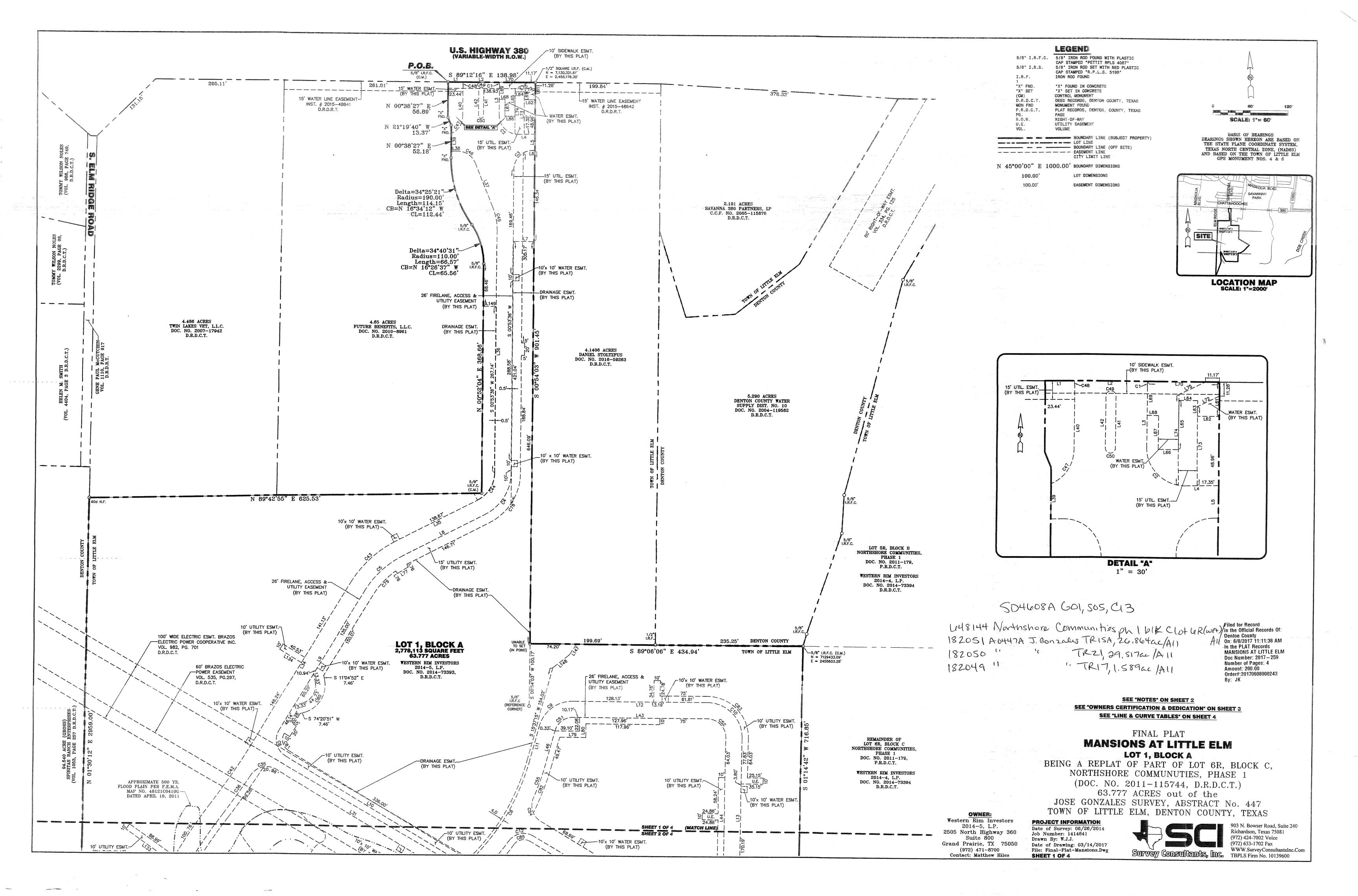
The aforementioned properties currently drain to the existing ponds controlled by Elm Ridge. We are working with Dynamic Engineering Consultants to account for the stormwater related to the proposed development of the aforementioned properties. This is not considered an official approval of the stormwater runoff design. This letter is to acknowledge that the stormwater runoff will be allowed to drain into the ponds after full drainage design and calculations are reviewed and approved by Elm Ridge.

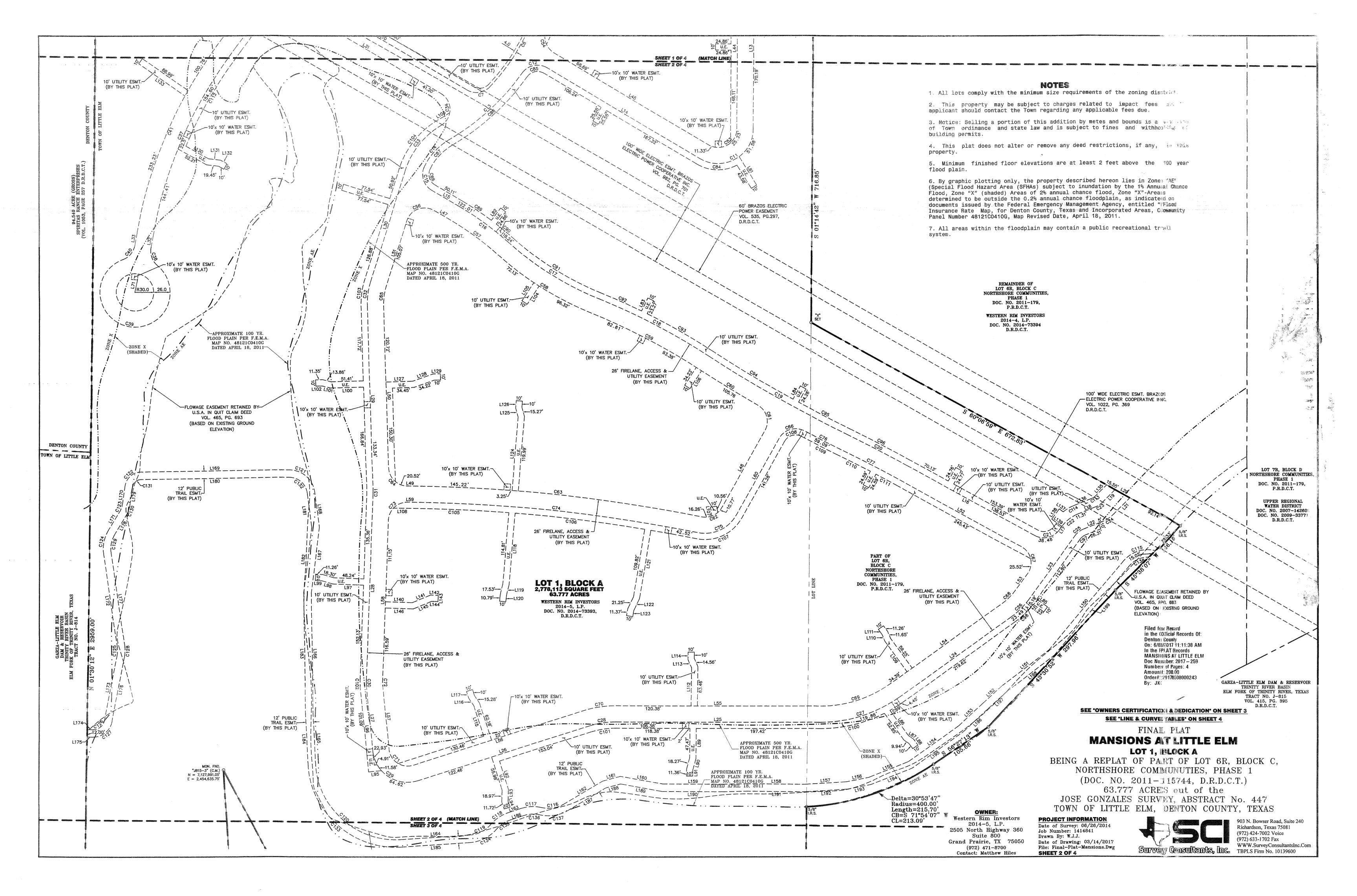
Should you require any additional information, please reach out to our office and someone will be able to assist.

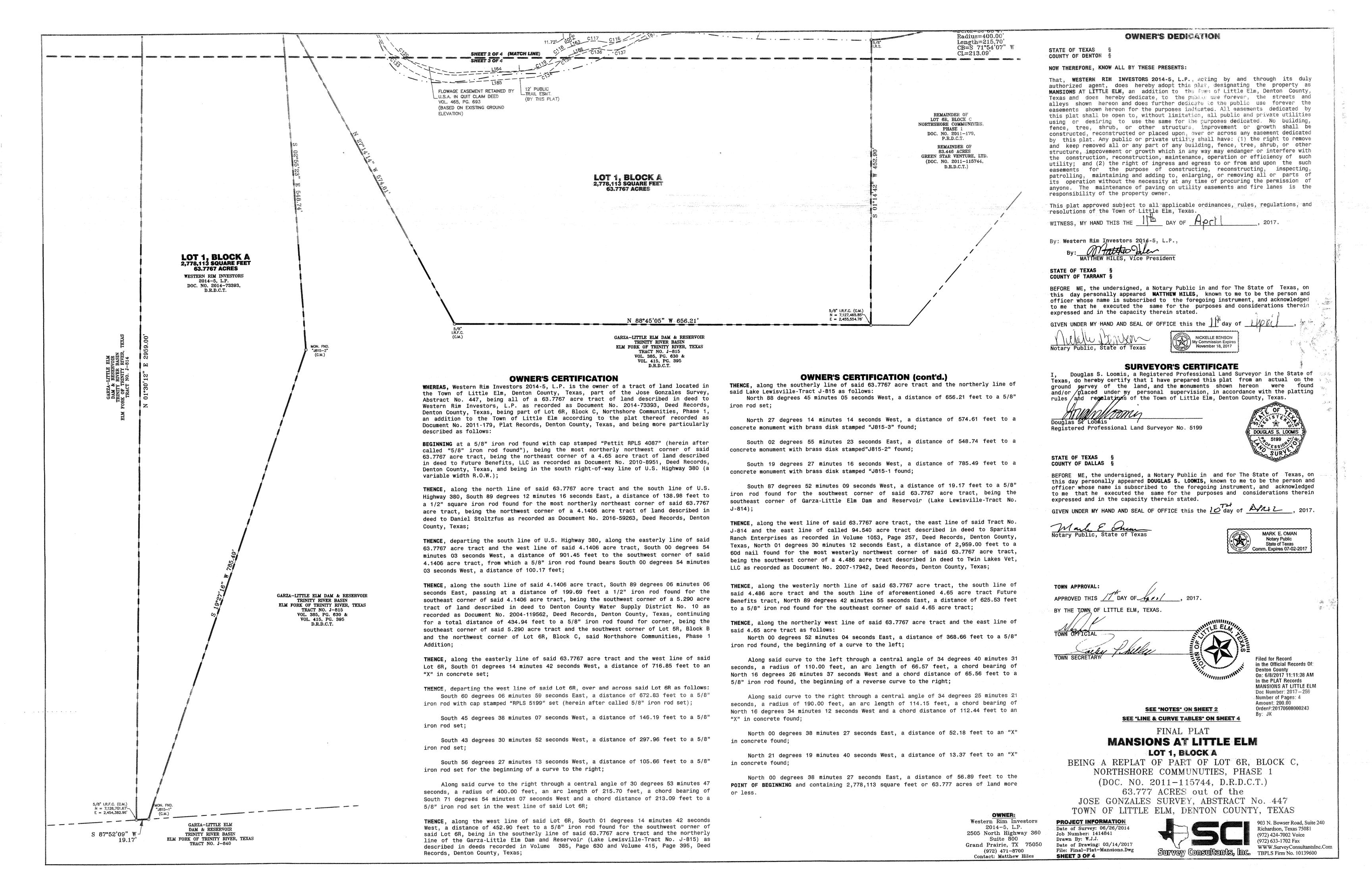
Sincerely,

Andy Glasgow, P.E., PMP, CFM Elm Ridge District Engineer

cc: Rob Adams, Elm Ridge General Manager Jonathan Finke, Elm Ridge Attorney







CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	05°43'59"	40.00	4.00	S 03°45'36" W	4.00
C2	90°53'36"	30.00	47.59	S 44°33'12" E	42.76
СЗ	89°06'24"	30.00	46.66	S 45°26'48" W	42.09
C4	62°37'16"	76.00	83.06	S 32°12'15" W	78.99
05	31°52'53"	150.00	83.47	S 47°34'26" W	82.39
C6	90°00'20"	30.00	47.13	S 13°22'10" E	42.43
00 07	77°34'48"	30.00	40.62	N 82°50'15" E	37.59
C8	28°25'36"	350.00	173.65	N 29°50'03" E	171.87
			73.56	N 53°15'16" E	68.39
<u>C9</u>	75°16'01"	56.00		S 43°55'43" E	79.45
C10	90°22'01"	56.00	88.32		97.18
C11	120°22'42"	56.00	117.66	S 61°26'38" W	
C12	85°20'19"	30.00	44.68	S 78°57'50" W	40.67
013	24°10'31"	376.00	158.65	S 48°22'56" W	157.48
C14	33°49'07"	100.00	59.02	S 43°33'38" W	58.17
C15	85°01'06"	30.00	44.52	S 15°51'28" E	40.54
C16	11°11'03"	513.00	100.14	S 52°46'29" E	99.98
C17	19°55'50"	487.00	169.41	S 57°08'53" E	168.55
C18	11°16'27"	1013.00	199.33	S 61°28'34" E	199.01
C19	07°18'13"	1987.00	253.29	S 59°29'27" E	253.12
C20	03°01'33"	2013.00	106.31	S 61°37'47" E	106.29
	83°04'41"		43.50	N 78°20'38" E	39.79
021		30.00		N 52°49'05" E	30.90
022	32°01'34"	56.00	31.30		
C23	23°42'14"	30.00	12.41	N 56°58'44" E	12.32
C24	23°42'14"	56.00	23.17	S 56°58'44" W	23.00
C25	32°01'34"	30.00	16.77	S 52°49'05" W	16.55
C26	18°07'14"	126.00	39.85	S 45°51'55" W	39.68
C27	36°01'10"	213.00	133.90	S 72°56'07" W	131.71
C28	18°00'46"	137.00	43.07	S 81°56'19" W	42.89
C29	102°07'27"	56.00	99.81	N 56°00'21" W	87.12
C30	07°45'10"	76.00	10.28	N 01°04'02" W	10.28
		100.00	6.64	N 00°54'24" E	6.64
C31	03°48'20"	 			
C32	18°57'05"	126.00	41.68	N 08°28'46" E	41.49
C33	42°19'25"	126.00	93.07	N 39°07'01" E	90.97
C34	118°39'04"	30.00	62.13	N 00°57'12" E	51.60
C35	87°37'55"	30.00	45.88	S 77°48'42" W	41.54
C36	04°19'20"	1013.00	76.42	S 36°09'25" W	76.40
C37	27°38'53"	687.00	331.51	S 24°29'39" W	328.30
C38	60°00'00"	30.00	31.42	S 19°19'47" E	30.00
C39	300°00'00"	56.00	293.22	N 79°19'47" W	56.00
C40	60°00'00"	30.00	31.42	N 40°40'13" E	30.00
C41	27°38'53"	713.00	344.06	N 24°29'39" E	340.73
			115.16	N 34°58'32" E	115.09
C42	06°41'06"	987.00			
C43	31°52'53"	176.00	97.93	N 47°34'26" E	96.67
C44	62°37'16"	50.00	54.65	N 32°12'15" E	51.97
C45	22°08'27"	100.00	38.64	N 10°10'37" W	38.40
C46	68°45'10"	30.00	36.00	N 55°37'25" W	33.88
C47	66°42'21"	30.00	34.93	N 34°14'47" E	32.99
C48	05°17'16"	40.00	3.69	N 01°45'01" W	3.69
C49	180°00'00"	4.00	12.57	S 89°06'24" E	8.00
C50	180°00'00"	4.00	12.57	N 89°06'24" W	8.00
C51	75°16'01"	30.00	39.41	N 53°15'16" E	36.64
C52	90°22'01"	30.00	47.32	S 43°55'43" E	42.56
				S 61°26'38" W	52.06
C53	120°22'42"	30.00	63.03		39.56
C54	82°29'54"	30.00	43.20	N 17°07'04" W	
C55	08°30'38"	376.00	55.85	N 19°52'34" E	55.80
C56	103°40'41"	30.00	54.29	N 69°47'39" E	47.18
C57	11°11'03"	487.00	95.06	S 52°46'29" E	94.91
C58	19°55'50"	513.00	178.45	S 57°08'53" E	177.55
C59	11°16'27"	987.00	194.22	S 61°28'34" E	193.90
C60	03°03'59"	2013.00	107.73	S 57°22'20" E	107.72
C61	88°47'18"	30.00	46.49	S 14°30'40" E	41.98
C62	72°19'04"	30.00	37.87	S 66°02'31" W	35.40
C63	10°34'26"	2513.00	463.77	N 83°05'10" W	463.12
			····	N 44°41'05" W	41.44
C64	87°22'37"	30.00	45.75		
C65	18°57'05"	100.00	33.08	N 08°28'46" E	32.93
C66	88°47'59"	30.00	46.50	N 74°16'58" E	41.98
C67	96°55′19"	30.00	50.75	S 11°39'22" E	44.91
C68	18°07'14"	100.00	31.63	S 45°51'55" W	31.49
				S 72°56'07" W	115.63

CURVE TABLE CONTINUED

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C70	18°00'46"	163.00	51.24	S 81°56'19" W	51.03
C71	102°07'27"	30.00	53.47	N 56°00'21" W	46.67
C72	07°45'10"	50.00	6.77	N 01°04'02" W	6.76
C73	88°49'03"	30.00	46.50	N 47°13'05" E	41.99
C74	10°34'26"	2487.00	458.98	S 83°05'10" E	458.32
C75	72°19'04"	56.00	70.68	N 66°02'31" E	66.08
C76	01°49'32"	2013.00	64.13	S 62°13'48" E	64.13
C77	03°01'33"	1987.00	104.93	S 61°37'47" E	104.92
					94.58
C78	62°37'16"	91.00	99.46	S 32°12'15" W	
C79	23°03'29"	135.00	54.33	S 43°09'44" W	53.96
C80	85°25'43"	45.00	67.10	S 31°38'00" W	61.05
C81	90°00'20"	20.00	31.42	S 13°22'10" E	28.29
C82	11°44'50"	386.00	79.14	N 21°29'40" E	79.00
C83	90°22'01"	66.00	104.10	S 43°55'43" E	93.64
C84	58°08'03"	66.00	66.97	N 87°26'02" W	64.13
C85	85°20'19"	20.00	29.79	S 78°57'50" W	27.11
C86	24°10'31"	386.00	162.87	S 48°22'56" W	161.66
C87	33°49'07"	90.00	53.12	S 43°33'38" W	52.35
C88	85°01'06"	20.00	29.68	S 15°51'28" E	27.03
				S 55°17'43" E	56.04
C89	06°08'34"	523.00	56.07		
C90	03°36'05"	572.99	36.02	S 49°09'20" E	36.01
C91	19°55'50"	477.00	165.93	S 57°08'53" E	165.09
C92	03°55'21"	1023.00	70.04	S 65°09'07" E	70.02
C93	06°47'30"	1023.00	121.26	S 59°14'05" E	121.19
C94	04°19'06"	1977.00	149.00	S 57°59'53" E	148.97
C95	02°41'44"	1977.00	93.01	S 61°47'42" E	93.00
C96	03°01'33"	2023.00	106.83	S 61°37'47" E	106.82
C97	32°01'34"	20.00	11.18	S 52°49'05" W	11.03
C98	17°14'57"	136.00	40.94	S 46°18'03" W	40.79
		223.00		S 57°59'08" W	23.81
C99	06°07'13"		23.82	<u> </u>	
C100	27°18'29"	223.00	106.29	S 77°17'27" W	105.28
C101	18°00'46"	127.00	39.93	S 81°56'19" W	39.76
C102	07°45'10"	86.00	11.64	N 01°04'02" W	11.63
C103	18°57'05"	136.00	44.98	N 08°28'46" E	44.78
C104	42°30'53"	136.00	100.91	N 39°12'45" E	98.62
C105	03°33'41"	2477.00	153.97	S 86°35'33" E	153.94
C106	04°49'15"	2477.00	208.42	S 82°10'11" E	208.36
C107	72°19'04"	66.00	83.30	N 66°02'31" E	77.88
C108	88°47'55"	20.00	31.00	N 74°17'00" E	27.99
C109	01°51'19"	2896.60	93.79	S 62°22'57" E	93.79
C110	01°42'02"	1977.00	58.68	S 62°17'33" E	58.67
				S 60°38'05" E	35.73
C111	01°02'08"	1977.00	35.73		
C112	14°51'42"	677.00	175.60	S 30°53'14" W	175.11
C113	23°42'14"	15.00	6.21	S 56°58'44" W	6.16
C114	15°39'54"	71.00	19.41	S 60°59'55" W	19.35
C115	63°27'11"	51.00	56.48	S 72°21'37" W	53.64
C116	43°56'14"	49.00	37.58	S 81°41'33" W	36.66
C117	30°43'44"	61.00	32.72	S 88°17'48" W	32.32
C118	31°51'27"	61.00	33.92	S 57°00'12" W	33.48
C119	45°59'27"	49.00	39.33	S 64°04'12" W	38.28
**************************************			204.41		183.68
C120	90°47'19"	129.00			
C121	83°02'38"	41.00	59.42	N 48°28'41" W	54.36
C122	81°36'26"	26.00	37.03	S 49°11'47" W	33.98
C123	23°09'43"	29.00	11.72	S 19°58'25" W	11.64
C124	39°05'11"	61.00	41.61	S 12°00'41" W	40.81
C125	18°53'17"	49.00	16.15	S 01°54'45" W	16.08
C126	80°08'49"	19.00	26.58	S 51°25'48" W	24.46
C127	80°08'49"	31.00	43.36	N 51°25'48" E	39.91
C128	18°53'17"	61.00	20.11	N 01°54'45" E	20.02
0120					32.78
0100	39°05'11"	49.00	33.43		
C129	23°09'43"	41.00	16.57	N 19°58'25" E	16.46
C130		14.00	19.94	N 49°11'47" E	18.30
	81°36'26"	14.00		10 100001441 5	1 00 45
C130		29.00	42.03	S 48°28'41" E	38.45
C130 C131	81°36'26"		42.03		
C130 C131 C132 C133	81°36'26" 83°02'38" 90°47'19"	29.00 141.00	223.42	S 47°32'25" E	200.77
C130 C131 C132 C133 C134	81°36'26" 83°02'38" 90°47'19" 45°59'27"	29.00 141.00 61.00	223.42 48.96	S 47°32'25" E N 64°04'12" E	200.77 47.66
C130 C131 C132 C133 C134 C135	81°36'26" 83°02'38" 90°47'19" 45°59'27" 31°51'27"	29.00 141.00 61.00 49.00	223.42 48.96 27.24	S 47°32'25" E N 64°04'12" E N 57°00'12" E	200.77 47.66 26.90
C130 C131 C132 C133 C134	81°36'26" 83°02'38" 90°47'19" 45°59'27"	29.00 141.00 61.00	223.42 48.96	S 47°32'25" E N 64°04'12" E	200.77 47.66

LINE TABLE

NUMBER	DIRECTION	DISTANCE
_1	S 89°12'16" E	23.33
.2	S 89°12'16" E	58.37'
3	S 00°53'36" W	49.36'
<u>4</u> L5	EAST S 00°54'03" W	27.00'
<u> </u>	WEST W	3.93
L7	N 89°06'24" W	32.94'
L8	S 63°30'53" W	146.71'
L9 L10	S 31°38'00" W S 58°22'20" E	262.36'
L11	N 15°37'15" E	56.86
L12	S 89°06'44" E	213.13'
L13	S 01°15'17" W	258.02'
<u>L14</u> L15	N 58°22'00" W S 58°22'00" E	283.57'
L16	S 60°07'01" E	233.51'
L17	N 36°48'18" E	7.17'
L18	N 68°49'52" E	31.31'
L19 L20	N 45°07'37" E S 44°52'23" E	122.79'
L21	S 45°07'37" W	122.79'
L22	S 68°49'52" W	31.31'
L23	S 36°48'18" W	125.73'
L24 L25	S 54°55'32" W N 89°03'18" W	219.62' 325.79'
L26	S 72°55'56" W	285.50'
L27	N 04°56'37" W	104.39'
L28	N 02°48'33" E	297.49'
L29 L30	N 00°59'46" W N 17°57'19" E	294.57' 187.80'
L31	N 58°22'20" W	282.07'
L32	S 10°40'13" W	20.90'
L33	N 10°40'13" E	20.90'
L34 L35	N 31°38'00" E N 63°30'53" E	305.37'
L36	N 00°53'36" E	389.91'
L37	N 21°14'50" W	75.44'
L38	WEST	9.95'
L39 L40	N 00°38'27" E N 00°53'36" E	28.27'
L40 L41	S 00°53'36" W	41.86
L42	N 00°53'36" E	41.861
L43	S 89°06'44" E	213.13'
L44 L45	S 01°15'17" W	258.02' 285.70'
L45 L46	N 15°37'15" E	56.86
L47	S 58°22'00" E	30.01'
L48	S 29°52'59" W	141.29'
L49 L50	N 88°22'23" W N 00°59'46" W	8.81 ' 258.67 '
L51	N 17°57'19" E	110.07
L52	S 60°07'01" E	223.07'
L53	S 36°48'18" W	31.93'
L54 L55	S 54°55'32" W N 89°03'18" W	219.62' 325.79'
L56	S 72°55'56" W	285.50'
L57	N 04°56'37" W	104.39'
L58	N 02°48'33" E S 88°22'23" E	257.70'
L59 L60	S 88°22'23" E N 29°52'59" E	7.85'
L61	S 00°54'03" W	34.07'
L62	N 89°06'24" W	21.97
L63	S 00°53'36" W	11.52'
L64 L65	N 89°06'24" W S 00°53'36" W	22.00'
L66	N 89°06'24" W	10.00'
L67	N 00°53'36" E	22.00'
L68 L69	N 89°06'24" W N 00°53'36" E	14.00'
L70	S 89°12'16" E	57.27'
L71	N 13°14'32" E	20.43'
L72	S 65°03'47" W	19.42'
L73 L74	S 00°46'55" W N 00°46'55" E	63.56 ¹ 72.71 ¹
L74 L75	N 00°46'55" E N 65°03'47" E	23.70
L76	S 26°29'07" E	5.00'
L77	S 59°06'11" W	20.00
L78 L79	N 35°18'32" W S 89°06'44" E	5.00'
L/9	N 00°53'16" E	22.06'
L81	S 30°50'45" E	53.62'
L82	N 38°19'25" E	24.86
L83 L84	N 27°05'22" E N 29°41'52" E	23.27
L84 L85	S 53°11'42" E	21.21
L86	S 35°04'28" E	49.761
L87	S 55°18'21" E	9.94'
L88	S 35°04'28" E S 00°56'42" W	11.78'
L89 L90	S 00°56'42" W S 16°26'00" W	18.27'
L91	S 00°56'42" W	10.00'
L92	S 17°04'04" E	47.71'
L93	S 02°29'44" W S 17°04'04" E	18.97'
L94 L95	S 17°04'04" E S 85°03'23" W	20.70'
L96	N 04°56'37" W	137.31'
1.97	N 87°11'27" W	49.50'

L97 N 87°11'27" W 49.50'

L98 N 72°48'13" W 18.30' L99 N 87°11'27" W 10.00'

HIME TABLE CONTINUES

LINE	TABLE CONTI	NUED
NUMBER	DIRECTION	DISTANCE
L100	S 89°00'14" W	52.76'
L101	N 75°37'53" W S 89°00'14" W	13.86'
L103	N 58°34'26" E	22.50
L104	S 34°12'10" W	34.91'
L105	N 34°12'10" E	34.91'
L106	S 33°59'06* W N 07°18'28* W	34.23'
L107 L108	N 07°18'28" W S 88°22'23" E	30.21
L109	N 35°04'28" W	60.51'
L110	N 20°40'28" W	11.65'
L111	N 35°04'28" W	10.00'
L112 L113	N 00°56'42" E N 23°14'54" W	14.56
L114	N 00°56'42" E	12.14'
L115	N 17°04'04" W	50.80'
L116	N 32°43'12" W	15.28'
L117	N 17°04'04" W S 05°35'43" W	11.37
L118 L119	S 05°35'43" W S 14°37'56" W	115.65'
L120	S 05°35'43" W	10.00
L121	S 10°13'44" W	111.17'
L122	S 25°51'55" W	21.25'
L123	S 10°13'44" W N 05°35'43" E	10.00'
L125	N 15°07'11" W	15.19'
L126	N 04°38'12" E	11.74'
L127	N 89°00'14" E	42.88'
L128	N 71°06'28" E N 89°00'14" E	34.22'
L129 L130	N 89°00'14" E S 59°51'07" E	41.41'
L131	S 82°01'03" E	19.45
L132	S 59°51'07" E	11.59'
L133	N 54°00'25" W N 58°22'00" W	90.07'
L134	N 58°22'00" W S 45°07'37" W	40.53 ' 25.88 '
L136	S 68°49'52" W	31.31'
L137	N 53°11'42" W	7.88'
L138	S 36°48'18" W	20.00'
L139	S 53°11'42" E S 87°11'27" E	20.00' 42.75'
L141	N 68°03'52" E	31.41'
L142	S 87°11'27" E	12.19'
L143	S 02°48'33" W	10.00'
L144	N 87°11'27" W S 68°03'52" W	31.41
L146	N 87°11'27" W	44.94
L147	S 34°20'03" W	20.37'
L148	S 51°26'27" W	33.67'
L149	S 89°06'24" E S 40°38'01" W	20.15'
L151	S 53°11'20" W	92.41
L152	S 47°47'30" W	43.66'
L153	S 47°47'30" W	51.15'
L154	S 55°10'00" W S 68°42'29" W	99.24' 67.28'
L156	S 79°27'17" W	36.46'
L157	S 86°56'15" W	66.17'
L158	N 88°21'13" W	91.10'
L159	N 88°54'07" W N 78°57'57" W	95.97'
L160	S 75°33'37" W	29.31'
L162	S 59°43'26" W	71.61'
L163	S 72°55'56" W	22.03'
L164	S 87°03'56" W	108.60'
L165	N 02°08'46" W N 00°10'55" W	79.10' 194.15'
L167	N 07°43'50" E	107.35'
L168	N 06°57'22" W	56.92'
L169	WEST	236.34'
L170	S 08°23'34" W S 31°33'17" W	29.06' 35.41'
L172	S 07°31'54" E	147.77'
L173	S 11°21'23" W	104.57'
L174	N 88°29'48" W	9.00'
L175	S 88°29'48" E N 11°21'23" E	9.00'
L177	N 07°31'54" W	147.77'
L178	N 31°33'17" E	35.41'
L179	N 08°23'34" E	29.06'
L180	S 06°57'22" E	236.34
L182	S 07°43'50" W	106.63'
L183	S 00°10'55" E	195.18'
L184	S 02°08'46" E	79.30
L185	N 87°03'56" E N 72°55'56" E	108.60'
L187	N 59°43'26" E	69.95'
L188	N 75°33'37" E	24.93'
L189	S 78°57'57" E	67.20'
L190	S 88°54'07" E	97.17'
L191 L192	S 88°21'13" E N 86°56'15" E	91.37'
L192	N 79°27'17" E	38.37'
L194	N 68°42'29" E	69.83'
L195	N 55°10'00" E N 47°47'30" E	101.43'
L196	N 47°47'30" E N 47°47'30" E	51.93' 43.09'
L197	19 4/ 4/ 30 6	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
L197 L198	N 53°11'20" E N 40°38'01" E	93.16'

Filed for Record in the Official Records Of: Denton County On: 6/8/2017 11:11:38 AM In the PLAT Records MANSIONS AT LITTLE ELM Doc Number: 2017—259 Number of Pages: 4 Amount: 200.00 Order#:20170608000243 By: JK

SEE "NOTES" ON SHEET 2 SEE 'OWNERS CERTIFICATION & DEDICATION' ON SHEET 3

FINAL PLAT

MANSIONS AT LITTLE ELM

LOT 1, BLOCK A
BEING A REPLAT OF PART OF LOT 6R, BLOCK C, NORTHSHORE COMMUNUTIES, PHASE 1 (DOC. NO. 2011-115744, D.R.D.C.T.) 63.777 ACRES out of the JOSE GONZALES SURVEY, ABSTRACT No. 447

Western Rim Investors
2014-5, L.P.
2505 North Highway 360
Suite 800
Grand Prairie, TX 75050
(972) 471-8700

Contact: Matthew Hiles

PROJECT INFORMATION Date of Survey: 06/26/2014 Job Number: 1414841 Drawn By: W.J.J.

Date of Drawing: 03/14/2017

File: Final-Plat-Mansions.Dwg

SHEET 4 OF 4



903 N. Bowser Road, Suite 240 Richardson, Texas 75081 (972) 424-7002 Voice (972) 633-1702 Fax