



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

September 21, 2023

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. **5:00 PM Work Session**

2. **5:30 PM Regular Meeting**

3. **Roll Call**

4. **Consent Agenda**

1. Discuss and take action regarding the approval of the September 7, 2023, Regular Planning and Zoning Commission Meeting Minutes.
2. **REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282).** Presentation, discussion, and take action on a request for a replat of Lot 1, Block A, of Retractable Technologies Addition, filed at Denton County Plat Records, establishing 6 lots Light Industrial lots on approximately 33.043 acres situated in the King Survey, Abstract No. 718, within Little Elm Town Limits.
 - Presentation
 - Discussion
 - Recommendation

5. **Regular Agenda**

1. **PUBLIC HEARING/ 509 Allen St (RP-23-03502).** Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block B, Lots 8 and 9, of the L E Gentsch Subdivision, reorienting both existing residential lots to face Debbie Street and changing the property dimensions, on approximately 0.356 acres of land generally located on the northwest corner of the intersection of Debbie Street and Allen Street, within Little Elm's town limits.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing

- Discussion and Recommendation

2. **PUBLIC HEARING/3573 Pinnacle Bay (RP-23-03501).** Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lot 140A, of Sunrise Bay at Lake Lewisville, from one residential lot into two residential lots, Lots 140 and 141, on approximately 2.669 acres of land generally located northwest of the intersection of Pinnacle Bay Drive and Pinnacle Circle, approximately 300 feet west of the eastern terminus of Pinnacle Bay Drive, within Little Elm's town limits.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

3. **PUBLIC HEARING/ Shell Beach Lots 49 and 50 (RP-23-03278).** Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lots 49 and 50, of the Shell Beach, John King Addition from two residential lots into one combined residential lot, on approximately 2.568 acres of land generally located on the Southern side of Shell Beach Drive, approximately 150 feet east of the western terminus of Shell Beach Drive, within Little Elm's town limits.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

4. **PUBLIC HEARING/ Oak Grove Planned Development (PD-23-10136).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 5.172 acres of land, currently zoned as Light Commercial, generally located on the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, within Little Elm's town limits, in order to establish a new Planned Development District based on Light Commercial District, with modified development standards, for commercial retail space, office space, and two drive-thru components.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

5. **PUBLIC HEARING/ HVA 3P Planned Development (PD-23-01297).** Public hearing, discussion, and take action on a recommendation regarding a request to amend existing Planned Development Ordinance No. 1696, by incorporating an additional 2.911 acres of land, currently zoned as Light Commercial, generally located on the northwest corner of East Eldorado Parkway and Pecan Drive, within Little Elm's town limits, in order to establish a site plan and modified development standards, for a new 28,579 square foot commercial retail building.
 - Staff Report
 - 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**

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on September 18th, 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 Services



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

09/21/2023

OVERVIEW

Project	Adoption of the September 7, 2023 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	09/21/2023
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 September 7, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z Minutes September 7, 2023

DRAFT



Minutes

Town of Little Elm

PLANNING & ZONING COMMISSION

Regular Meeting

Thursday, SEPTEMBER 7, 2023 - 7:00 pm

Present: Ron Trees, Vice-Chair; Tom Ocelli, Commissioner; Jack Skinner, Commissioner; Stephen Horn, Commissioner; Robert Martin, Commissioner; Debra Cadet, Alternate Commissioner

Absent: Michael Bell, Chairperson; Brent Thibeaux, Commissioner; Chip Norman, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning Services
Brian Salvesen, Senior Planner
Citlali Castro, Planner

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

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

Vice-Chair Ron Trees opened the meeting at 6:00pm.

3. **Roll Call**

4. **Consent Agenda**

Motion: Approved consent agenda as presented by staff.

Motion by Commissioner Robert Martin, seconded by Commissioner Jack Skinner

AYE: Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner,
Commissioner Stephen Horn, Commissioner Robert Martin, Alternate Commissioner
Debra Cadet

6 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the August 17, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Minutes approved in consent agenda motion

2. **REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282)**. Presentation, discussion, and consideration on a request for a replat of Lot 1, Block A, of Retractable Technologies Addition, filed at Denton County Plat Records, establishing 6 lots Light Industrial lots on approximately 33.043 acres situated in the King Survey, Abstract No. 718, within Little Elm Town Limits.
 - Presentation
 - Discussion
 - Recommendation

Applicant's extension request approved in consent agenda motion.

3. **REPLAT/ Lot 7R, Block A, Alta 380 Addition (RP-22-06658)**. Presentation, discussion, and consideration on a request for a replat of lots 7 and 8, Block A, of the Alta 380 Addition, establishing 1 lot on approximately 1.808 acres situated in the M. Jones Survey, Abstract No. 662, within Little Elm Town Limits.
 - Presentation
 - Discussion
 - Recommendation

Agenda item approved with conditions in consent agenda motion with the following conditions:

- Add proper "Certificate of Final Plat Approval".
- Correct Owner Headings.
- Dimension Sidewalk.
- Include or correct surveyor information.
- Include area of individual lots.
- Check Leader line locations.

5. **Regular Agenda**

1. **REPLAT/ Shell Beach Lots 49 and 50 (RP-22-03278)**. Presentation, discussion, and consideration on a request for a replat of residential Lots 49 and 50, establishing 1 lot on approximately 2.568 acres situated in the John King Survey, Abstract No. 718, within Little Elm Town Limits.
 - Presentation
 - Discussion
 - Recommendation

The applicant's extension request was presented by staff.

Motion: Approve the applicant's extension request extending the item to the September 21st, 2023 Regular Planning and Zoning Meeting.

Motion by Commissioner Tom Ocelli, seconded by Commissioner Stephen Horn

AYE: Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner,
Commissioner Stephen Horn, Commissioner Robert Martin, Alternate Commissioner
Debra Cadet

6 - 0 Passed - Unanimously

2. **PUBLIC HEARING/ Spiritas Ranch Amendment (PD-23-03535).** Public hearing, discussion, and take action on a recommendation regarding an amendment request to an existing Planned Development district (Ordinance No. 1641), encompassing approximately 544.1 acres of land, generally bound by FM 720 to the west, Lewisville Lake to the east, and US 380 to the north, within Little Elm's town limits, in order to provide development plans for a school, with modified development standards.
- Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the agenda item.

Vice-Chair Ron Trees opened the public hearing at 6:10pm.

With no one in attendance indicating they wished to speak, the public hearing was closed at 6:10pm.

Motion: Approve PD as presented by staff.

Motion by Commissioner Jack Skinner, seconded by Commissioner Robert Martin

AYE: Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Robert Martin, Alternate Commissioner Debra Cadet

6 - 0 Passed - Unanimously

3. **PUBLIC HEARING/ Paloma Creek Bar (SUP-23-01041).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.0 acres of land, currently zoned as Light Commercial (LC), generally located on the south side of West University Drive, approximately 1,500 feet west of Paloma Creek Boulevard, within Little Elm's town limits, in order to allow for construction of a new 6,400 square-foot bar and restaurant, with an outdoor patio.
- Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the agenda item.

Commissioner Martin had questions on the likelihood of a traffic signal going in to make a left-hand turn on 380.

- Staff does not anticipate a traffic signal going in at the intersection due to there being a light at the Paloma Creek Blvd. intersection to the east.

Commissioner Cadet on questions on nuisance mitigation, particularly noise.

- Strict occupancy limits will be set by the Town and will be enforced along with any

potential noise violations, should an issue arise. However, the applicant has placed the bar around 500 feet from the nearest resident with a thick forested area between.

Vice-Chair Trees opened the public hearing at 6:18pm

Natasha Roach, of the Little Elm EDC spoke in support of the project.

Jamey Jamison spoke in opposition to the project, concerned over the proximity to the neighborhood and potential increases in traffic, noise, and crime levels.

Public Hearing closed at 6:30pm.

The Commission debated the aspects of the site design and use to ensure this SUP proposal would properly mitigate all potential nuisances brought on by future tenants.

Motion: Approve agenda item with the following conditions;

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

Motion by Commissioner Stephen Horn, seconded by Commissioner Tom Ocelli

AYE: Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner,
Commissioner Stephen Horn, Commissioner Robert Martin

NAY: Alternate Commissioner Debra Cadet

5 - 1 Passed

4. **PUBLIC HEARING/ Liquor King Amendment (SUP-23-03292).** Public hearing, discussion, and take action on a recommendation regarding an amendment request to an existing Specific Use Permit (SUP) for a Liquor Store use (Ordinance No. 1667), generally located at 1937 FM 423, currently zoned Light Commercial (LC), in order to allow for the sale of smoking products.
 - Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the agenda item.

The Commission had questions on the proximity of similar uses and the timeliness of the applicant applying for this SUP proposal.

- The nearest smoking establishment use is located on the property on the north side of Smotherman Road, and is also a retail only, off-site smoking establishment.
- Once Community Integrity verified the applicant was operating outside the bounds of their zoning permissions, they referred them to Planning and Zoning staff to take action, which

was done in a timely manner.

Public Hearing opened at 6:56pm

With no one in attendance indicating they wished to speak, the public hearing was closed at 6:56pm.

Motion: Approve agenda item with condition that Fire Marshall inspect and approve fire suppression system.

Motion by Commissioner Jack Skinner, seconded by Commissioner Robert Martin

AYE: Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Robert Martin, Alternate Commissioner Debra Cadet

6 - 0 Passed - Unanimously

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

- Discuss changing the time and/or day of the September 21st, 2023 Regular Planning and Zoning Meeting in order to not conflict with another Town Event.

Due to a conflicting Town Event where Planning and Zoning Commissioners and Town Staff were invited to attend, the Commission agreed to move the September 21st, 2023 Regular Planning and Zoning Commission meeting forward, beginning the Work Session at 5:00pm, and Regular Meeting at 5:30pm, still on September 21st, 2023.

7. **Adjourn**

Meeting adjourned at 7:04pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

09/21/2023

OVERVIEW

Project	REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282)
P&Z Hearing	09/21/2023
Council Hearing	N/A
Size	Approximately 33.043 acres
Current Zoning	Planned Development (Light Industrial Base)
Proposed Use	Light Industrial Manufacturing
Existing Use	Light Industrial Manufacturing
Future Land Use Plan Designation	Retail and Commercial Use
Applicant	Robert Howman, Glenn Engineering
Owner	Retractable Technologies, Inc.
Strategic Goal	

Agenda Item

REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282). Presentation, discussion, and take action on a request for a replat of Lot 1, Block A, of Retractable Technologies Addition, filed at Denton County Plat Records, establishing 6 lots Light Industrial lots on approximately 33.043 acres situated in the King Survey, Abstract No. 718, within Little Elm Town Limits.

- Presentation
- Discussion
- Recommendation

Location

Generally located on the western side of Lobo Lane, 250 feet south of the intersection with Debbie Street, within Little Elm's Town Limits.

Planning Analysis

This replat establishes five new light industrial lots, building setbacks, and the necessary easements for development.

The applicant has requested an extension to allow for additional time to bring the plat document into compliance with the Town's Subdivision Ordinance.

Recommended Action

Staff recommends approval of the applicant's extension request to the October 5, 2023 Regular Planning and Zoning Commission Meeting.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

09/21/2023

OVERVIEW

Project	PUBLIC HEARING/ 509 Allen St (RP-23-03502)
P&Z Hearing	09/21/2023
Council Hearing	N/A
Size	Approximately 0.356 acres
Current Zoning	Single Family 4 (SF4)
Proposed Use	Single Family 4 (SF4)
Existing Use	Vacant
Future Land Use Plan Designation	Medium Density Residential
Applicant	David Jett, Kaz Surveying, Inc.
Owner	Juan Rangel & Hilda Guerrero
Strategic Goal	

Agenda Item

PUBLIC HEARING/ 509 Allen St (RP-23-03502). Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block B, Lots 8 and 9, of the L E Gentsch Subdivision, reorienting both existing residential lots to face Debbie Street and changing the property dimensions, on approximately 0.356 acres of land generally located on the northwest corner of the intersection of Debbie Street and Allen Street, within Little Elm's town limits.

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

Location

Generally located on the northwest corner of the intersection of Debbie Street and Allen Street, within Little Elm's town limits.

Planning Analysis

The applicant has requested an extension in order to allow for more time to bring the plat into compliance with the Town's Subdivision Ordinance.

Recommended Action

Staff recommends approval of the applicant's extension request to the October 5, 2023 Regular Planning and Zoning Commission Meeting



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

09/21/2023

OVERVIEW

Project	PUBLIC HEARING/3573 Pinnacle Bay (RP-23-03501)
P&Z Hearing	09/21/2023
Council Hearing	N/A
Size	Approximately 2.669 acres
Current Zoning	Single Family (A1)
Proposed Use	Single Family (A1)
Existing Use	Vacant
Future Land Use Plan Designation	Estate Residential
Applicant	Genesis Carrasco, Pioneer 1 Realty
Owner	Eliu Platas
Strategic Goal	

Agenda Item

PUBLIC HEARING/3573 Pinnacle Bay (RP-23-03501). Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lot 140A, of Sunrise Bay at Lake Lewisville, from one residential lot into two residential lots, Lots 140 and 141, on approximately 2.669 acres of land generally located northwest of the intersection of Pinnacle Bay Drive and Pinnacle Circle, approximately 300 feet west of the eastern terminus of Pinnacle Bay Drive, within Little Elm's town limits.

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

Location

Generally located northwest of the intersection of Pinnacle Bay Drive and Pinnacle Circle, approximately 300 feet west of the eastern terminus of Pinnacle Bay Drive, within Little Elm's town limits.

Planning Analysis

The applicant has requested an extension in order to allow for more time to bring the plat into compliance with the Town's Subdivision Ordinance.

Recommended Action

Staff recommends approval of the applicant's extension request to the October 5, 2023 Regular Planning and Zoning Commission Meeting



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

09/21/2023

OVERVIEW

Project	PUBLIC HEARING/ Shell Beach Lots 49 and 50 (RP-23-03278)
P&Z Hearing	09/21/2023
Council Hearing	N/A
Size	Approximately 2.568 acres
Current Zoning	Single Family (A2)
Proposed Use	Single Family (A2)
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Jerald Yensan, Landmark Surveyors
Owner	Arthur Runyan
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Shell Beach Lots 49 and 50 (RP-23-03278). Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lots 49 and 50, of the Shell Beach, John King Addition from two residential lots into one combined residential lot, on approximately 2.568 acres of land generally located on the Southern side of Shell Beach Drive, approximately 150 feet east of the western terminus of Shell Beach Drive, within Little Elm's town limits.

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

Location

Generally located on the Southern side of Shell Beach Drive, approximately 150 feet east of the western terminus of Shell Beach Drive, within Little Elm's town limits.

Planning Analysis

The applicant has requested an extension in order to allow for more time to bring the plat into compliance with the Town's Subdivision Ordinance.

Recommended Action

Staff recommends approval of the applicant's extension request to the October 5, 2023 Regular Planning and Zoning Commission Meeting



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

09/21/2023

OVERVIEW

Project	PUBLIC HEARING/ Oak Grove Planned Development (PD-23-10136)
P&Z Hearing	09/21/2023
Council Hearing	October 17, 2023
Size	Approximately 5.172 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Planned Development (Light Commercial Base)
Existing Use	Vacant
Future Land Use Plan Designation	Neighborhood Retail/Commercial
Applicant	Charles Wallerstein, Kirkman Engineering
Owner	Krishna Katepalli, Ridge Reality Partners
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Oak Grove Planned Development (PD-23-10136). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 5.172 acres of land, currently zoned as Light Commercial, generally located on the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, within Little Elm's town limits, in order to establish a new Planned Development District based on Light Commercial District, with modified development standards, for commercial retail space, office space, and two drive-thru components.

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

Location

Approximately located on the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, within Little Elm's town limits.

Planning Analysis

Background.

Subject property is currently vacant, undeveloped land, zoned Light Commercial (LC), and annexed into the Town in 2002 through Ordinance No. 561. In 2022 the Town adopted a revision to the Future Land Use Plan (FLUP), based on the recent West Side Special Area Study, which established the vision for this area to develop as “Neighborhood Retail Commercial.”

“Neighborhood Retail Commercial” is defined as:

“Mostly neighborhood retail with restaurants uses or mid-rise office buildings which may include professional offices as a transition to adjoining neighborhoods”

The land to the south and southeast also follows the same FLUP designation of Neighborhood Retail Commercial. The land to east is zoned LC and the ACE Hardware development to the south, on the south side of Oak Grove Parkway, is zoned, through a Planned Development district based on the LC district with modified development standards. The land to the north and northeast is the completed Oak Grove residential subdivision. To the west is the Oak Grove Parkway, town limits, and City of Oak Point Extraterritorial Jurisdiction.

In late 2022 the applicant reached out to the Town explaining that they were interested in buying this property and wanted more information on what the property could do by right per the zoning ordinance, and the likelihood of approval to rezone to accommodate other uses and modified standards. In October 2022 the applicant bought the property and in March 2023 they submitted a request for a Planned Development District.

Proposal.

The applicant is proposing to rezone the property to establish a new Planned Development (PD) district utilizing the Light Commercial (LC) district in order to allow a new commercial development, consisting of six buildings, featuring medical office, general office, retail, and restaurant uses, with two drive-thru components. The property owner is proposing to meet Light Commercial zoning district requirements with the following requested modifications to the standards:

- Parking:
 - Lot 2 Off-Street Parking Ratio of 1 parking space per 250 square feet.
 - Internal double row of parking shall provide landscape islands every 14 spaces, as shown on site plan.
 - Lot 1 Dead-end parking and front parking lot location allowed only as shown on site plan
- Lot Regulations: Maximum Lot Coverage of 80%.
- Signage: Off-premises signage is permitted to allow Lot 1 and 2 on the Concept Site Plan to utilize mutual multi-tenant monument signs.

The requested PD Ordinance would subsequently be followed by a Development Agreement to ensure all aspects of the proposed development plans are memorialized in perpetuity.

Uses.

The uses allowed by right in the PD will remain the same as those allowed by right in LC districts except for allowance of the two drive-thru components as shown on the site plan. Design Standards

Design Standards.

The applicant is proposing two commercial buildings (Shown as buildings 5 & 6 in the site plan) totaling 21,189 square feet that will serve as restaurant or retail. These two retail buildings make up the majority of the buildings seen from the street. Behind Buildings 5 & 6 are three buildings designated for either medical office, general office, or retail. These buildings (shown as 2, 3, & 4 in the site plan) are each 5,000 square feet, totaling 15,000 square feet.

Lot 1 contains Building 1, which is a 2,600 square foot restaurant with a drive-thru going around the rear of the building.

Building 1 is still conceptual and does not currently have any associated building or façade plans in this proposal. This proposal includes a drive-thru on this lot which in LC districts would require a Specific Use Permit. Building 1 is proposed to meet the SUP required site criteria. Section 106.05.02 of the Town's Code of Ordinances, which covers criteria for SUPs, provides for the following drive-thru regulations:

- a. Drive-thru and queue lanes shall not be located between the front of the building (primary entrance) and a public right-of-way.*
- b. Auto-oriented facilities shall not block or conflict with pedestrian or bicycle access or walkways.*
- c. Screening shall be provided between the facility and any public right-of-way using evergreen screening vegetation, at least 36 inches in height, at the time of planting, a low fence or wall, no more than 42 inches in height, or a combination of both.*
- d. Pertaining to corner lots, the first 25 feet on a side street from the intersection, shall also be considered front of the building and a primary entrance.*

Buildings 2, 3, & 4 all have the same proposed elevations for all four sides. Along the southern façade, which is the primary façade, the applicant is proposing 66% Class "A" materials and 44% Class "B". The applicant is also proposing 20% glazing on the primary facades instead of the required 30%. These proposed buildings do not front onto a public right-of-way and office uses typically request less glazing than typical retail uses. The buildings meet the Town's requirement for both horizontal and vertical articulations.

Building 5 fronts along Oak Grove Parkway and features prominent height and corner accents and articulations with varied materials that add to the visual interest of the building. The primary façade features 34% glazing of the total façade, 57% Class "A" materials, 36% class "B" materials, and 7% accent materials. This building also includes an endcap drive-thru, the same site criteria for the drive-thru component applies to this building as it does to Building 1.

Building 6 also fronts Oak Grove Parkway and features similar architecture though with less pronounced corner articulations. The primary façade meets the glazing requirement, providing 35% glazing. The building materials for the primary facade consist of 65% Class "A", 26% Class "B", and 9% accent materials.

Landscaping Standards.

The landscaping standards the applicant is proposing meet the Town's requirements for perimeter and interior landscaping, plant species and size, and landscape points. The perimeter landscaping provided, gives a double row of trees on the northern boundary and most of the eastern boundary where the property backs up the residential subdivision. All vehicular areas are properly screened by evergreen shrubs, and enhanced landscaping is provided at the northwest corner of the property, where the parking area is located in front of the building.

Along Oak Grove Parkway, tree plantings are provided at one large shade tree every 20 linear feet with three additional ornamental trees added per five shade trees. The corner on the intersection of Oak Grove Parkway and Scarlet Falls Drive provides a planting bed with shrubs and seasonal color plantings, per Town Ordinance requirements.

The applicant is requesting to meet the foundation planting requirements by creating several pedestrian friendly seating areas throughout the development. On Lot 2 there is a covered area near the main entrance to the development as well as a seating area between buildings 5 and 6. On Lot 2 there is also a shaded seating area that will be required once building plans are submitted for that lot.

Parking.

Typical Light Commercial parking requirements for the proposed uses for the site are as follows:

General Office	1 space per 300 sq. ft.
Medical Office	1 space per 200 sq. ft
Retail	1 space per 200 sq. ft.
Restaurant*	1 space per 100 sq. ft.

**There is a distinction for restaurants part of a development with over 15,000 sq. ft. of building space which allows a 1:200 ratio instead of the 1:100 for stand-alone sites.*

The applicant is proposing a parking ratio of 1:250 for all uses, office, retail, restaurant, on Lot 2 and a 1:100 ratio for the restaurant on Lot 1. All proposed parking spot sizes are 10 feet by 20 feet as required by Town Ordinance and, with the exception of the interior double-parking row, all meet the Town's requirement for a landscaping island every 10 spaces. Parking spaces along the perimeter landscaping provide for an overhang in place of curb stops, which is an allowed alternative. Curb stops are provided for spaces adjacent to the buildings as shown on the site plan.

The proposal also meets the Town's requirement for bike rack parking with one rack on Lot 1 and two racks on Lot 2, in the northeastern corner, adjacent to Building 4.

Subdivision.

The proposed development, as a whole, meets the Town's Subdivision requirements. Both lots are depended on the other to meet these requirements which means both lots will have to work on these improvements at the same time and have the improvements inspected and accepted by the Town before any vertical construction of buildings could begin.

Signage.

Applicant is proposing to fully comply with all the provisions of Chapter 86 – Sign Ordinance except off-premise signage. Given the shape of the site follows the curve of Oak Grove Parkway, the applicant is requesting the ability to utilize monument signage on Lot 2 to accommodate signage needs for Lot 1. This will allow Lot 1 to have an off-premise signage allowance on Lot 2.

The applicant also requests to locate the drive-thru menu board and speaker system as shown on the plans, not to exceed fifty (50) decibels of noise level, measured at the property boundary where subject tracts are adjacent to residential uses.

Fire and Engineering.

Proposed development plans have been reviewed and generally approved for the purposes of the zoning request only; this is not an approval of the plans for actual construction and does not prevent additional necessary changes to the site plan as determined during the review of the Site Development Permit.

Comprehensive Plan.

The proposed develop is in accordance with the Town's Comprehensive Plan and Future Land Use Plan. The Town envisions this property as neighborhood level retail, which aligns with the intent of the proposed development.

Recommended Action

Properties located at the edge of Town are treated as gateway districts, which provide opportunity to make a high-quality pronounced statement through elements of building and site design, ensuring an enhancement in the visual environment as drivers enter the Town of Little Elm. Subject property is located on the edge of Town within such an envisioned gateway district, and the applicant has coordinated with Staff to provide landscaping and pedestrian areas to reflect such desired enhancements. Additionally, the applicant has agreed to coordinate with the Town the dedication of an easement along the property's frontage toward a possible Little Elm gateway monument in the future.

The applicant has made a lot of effort toward the Town's vision for the area through the proposed site and building improvements, as well as their overall willingness to provide a quality development for the Town.

The proposed development features a mixture of uses that would fit within the vision of the Future Land Use Plan by serving the adjacent residential community, providing neighborhood level retail and services. The added pedestrian features within the site also create a viable bike-friendly and walkable destination for nearby residents. The landscaping and chosen enhancements to building design also create a notable

improvement to the pedestrian environment. The applicant is prioritizing tree planting and open space provision toward the front of the property in key locations in order to soften the vehicular centric atmosphere created by this highly trafficked intersection.

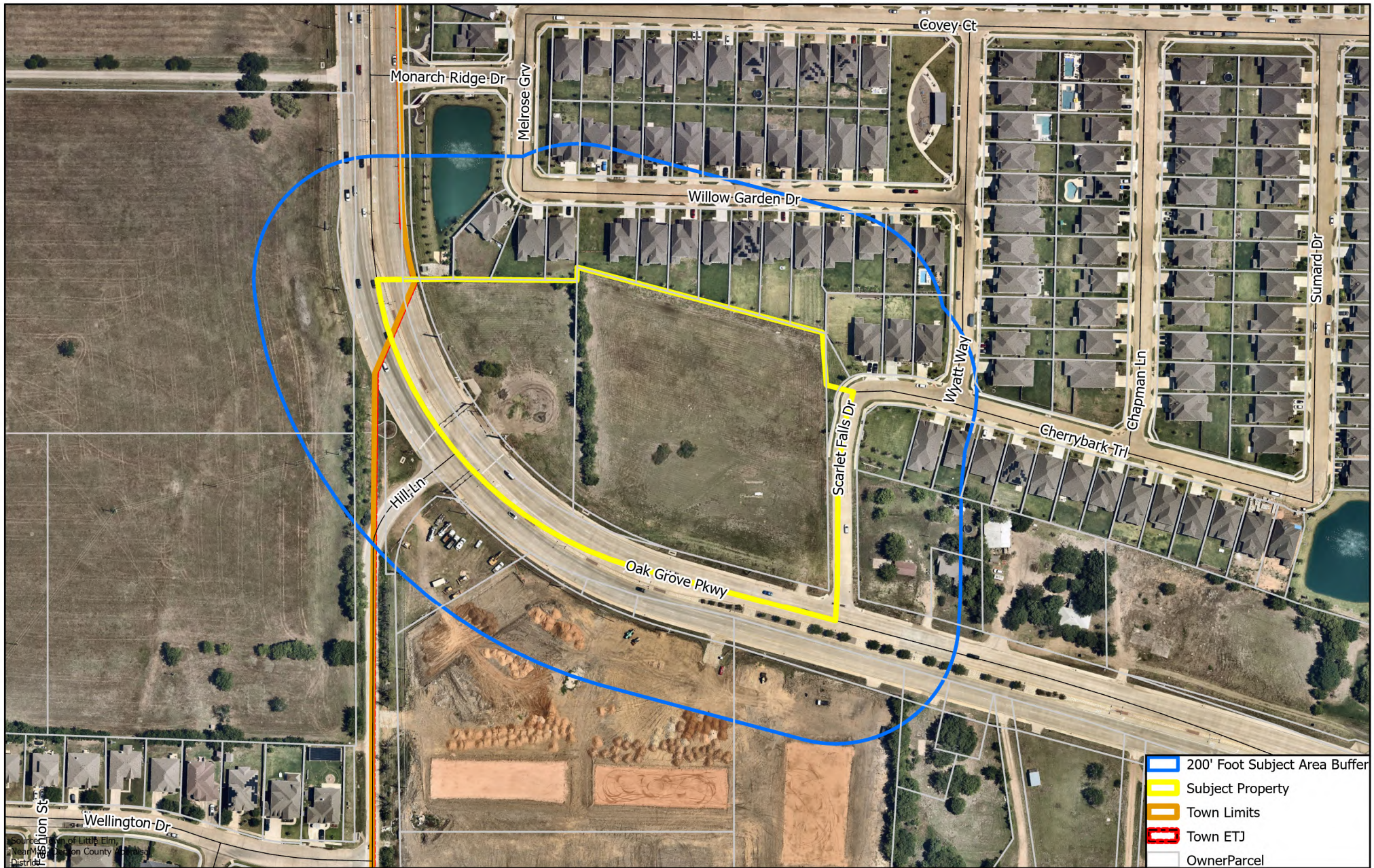
Staff recommends to Planning and Zoning Commission review the request based on the impact and suitability of the proposed development within the context of the existing area, whether it meets the overall vision for the West Side and whether the proposed fits the quality of development to provide a positive contribution to this area, as well as the Town overall.

Attachments

Location Map

PD Narrative

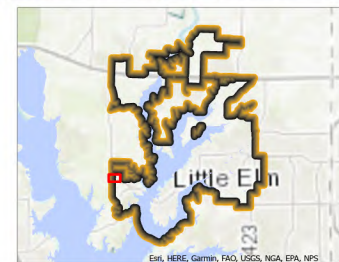
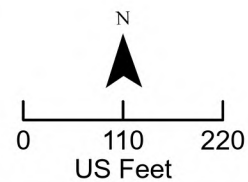
PD Exhibits



Planned Development
2135 OAK GROVE PKWY, LITTLE ELM, TX 75068

Town of Little Elm
Denton County, Tx

Date: 8/4/2023



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

PLANNED DEVELOPMENT DISTRICT STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately 5.172 total acres of land within the Town of Little Elm, more fully described on the legal description attached as Exhibit A (the "Property"). The planned development ("PD") will allow for a new commercial development, consisting of six buildings, featuring medical office, general office, retail, and restaurant uses, with two drive thru components. The elements within this PD will contribute to a high-quality multitenant commercial 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, as well as help serve as the gateway into the Town. This PD will provide the zoning regulations, as depicted in Exhibit B, necessary to develop the site. The final layout must generally conform to Exhibit C.

It is the intent of this PD to primarily follow the Light Commercial (LC) zoning regulations as the base district, with modified development standards and uses as outlined within this PD ordinance, therefore amending the existing Town of Little Elm Zoning Map. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this 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 the context provides to the contrary.

As used herein, "Director" means the Director of Development Services.

Conceptual plan required. The Concept Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. An amendment to a concept 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 set forth in Section 106.04.03, except the Director may approve minor revisions which do not alter the basic relationship of the proposed development.

PLANNED DEVELOPMENT DISTRICT STANDARDS

Except as otherwise set forth in these development standards, the development of this area shall follow the regulation of the Town Little Elm's Zoning Ordinance and the Subdivision Ordinance, as they exist, or may be amended, at the time of development.

GENERAL CONDITIONS FOR THE PD

1. Purpose:

The purpose of this Planned Development is to allow for a mixture of commercial retail, restaurant, and office uses supported by complimentary development standards that allow for the development to also serve as a gateway for the Town. This PD will allow for alternative standards to off-street parking requirement to serve the overall development for Lot 2, modification of the parking island requirements, maximum lot coverage requirements, off-premise sign requirements, and an alternative to the foundation planting requirement.

2. Base Zoning District:

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

3. Uses:

All permitted uses in the Light Commercial (LC) district shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Use Permit (C), except as noted below:

Uses Permitted by Right

- Restaurant with Drive-Thru (as shown on Concept Site Plan)

4. Lot Regulations: Setbacks, side yards, rear yards, maximum building heights, maximum floor area, and landscape buffers shall be in accordance with the Zoning Ordinance, unless otherwise specified in the PD.

- a. Maximum Lot Coverage: 80%

5. Architectural Standards: Architectural standards for Lot 1 and 2 shall be in accordance with the Zoning Ordinance. Reference Sec. 106.06.05 for architectural standards for commercial structures, except as specified below.

Lot 2: Architectural standards as provided on Architectural façade plans.

6. Landscape. All provisions within Article VI. Division 4. Landscaping and Tree Preservation shall be met, as it exists or may be amended in accordance with the standards in effect at the time of development, or requested change, unless otherwise shown on the Landscape Plans attached hereto.

Lot 1 and 2: Foundation plantings or sidewalk tree gates are to be omitted, and instead, additional pedestrian features such as plazas, seating areas, fountains, and/or outdoor recreation facilities will occupy an area equal to or greater than ten percent of the total building area in accordance with Sec 106.06.18.b.d.

7. Parking Regulations: All provisions within Article VI. Division 4. Parking, Stacking, and Loading Standards shall be met except as specified below:

- a. Off-Street Parking:

Lot 1: Restaurant Use: Provide 1 parking stall per 100 square feet of building floor space.

Lot 2: Shared parking will be allowed between all tenants during different peak hour needs. Shared Parking Requirement: Provide one parking stall per 250 SF of building floor area.

- b. Landscaped Parking Islands:

Provide one landscaped parking island for every 10 parking stalls unless double row parking is provided, internal to the site, as shown in site plan. Provide one landscaped parking island for every 14 stalls for double row parking as shown in site plan.

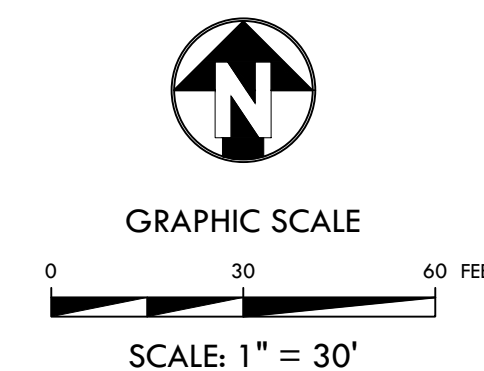
6. Screening: All provisions within Article VI. Division 3 Screening Walls and Fences shall be met.

8. Signs: All provisions within Chapter 86 – Sign Ordinance shall be met except as specified below:

- a. Restaurant drive-thru menu sign and speaker: Drive-thru menu sign and speaker system location as shown on the Site Plan. Any drive-up or drive-thru speaker system shall emit no more than fifty (50) decibels of noise level, measured at the property boundary where subject tracts are adjacent to residential uses.
- b. Monument Sign: Off-premises signage is permitted to allow both lots on the Concept Site Plan to utilize mutual monument signs only between the two lots, within this PD.

Waivers:

- Lot 2 Provide one parking stall per 250 SF of building floor area.
- Lot 1 Dead-end parking and parking lot location allowed only as shown on site plan
- Lot 2 Internal double row of parking shall provide landscape islands every 14 spaces, as shown in site plan.
- Maximum Lot Coverage to be 80%.
- Off-premises signage is permitted to allow both lots on the Concept Site Plan to utilize mutual monument signs.



2135 OAK GROVE
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

[illegible]

1

SITE PLAN DATA TABLE						
	BUILDING 1 (LOT 1)	BUILDING 2 (LOT 2)	BUILDING 3 (LOT 2)	BUILDING 4 (LOT 2)	BUILDING 5 (LOT 2)	BUILDING 6 (LOT 2)
EXISTING ZONING	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL
PROPOSED ZONING	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT
LOT AREA	48,114 SF / 1.04 ACRES	177,200 SF / 4.13 ACRES	177,200 SF / 4.13 ACRES	177,200 SF / 4.13 ACRES	177,200 SF / 4.13 ACRES	177,200 SF / 4.13 ACRES
MAXIMUM FAR	0.054:1	0.205:1	0.205:1	0.205:1	0.205:1	0.205:1
TOTAL BUILDING AREA (SF)	2600 SF	5000 SF	5000 SF	5000 SF	9063 SF (1078 SF MEZZANINE)	12,786 SF
BUILDING HEIGHT	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY
PARKING REQUIREMENTS	1 PER 100 SF (RESTAURANT)	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF
TOTAL PARKING SPACES REQUIRED	26 PARKS	20 PARKS	20 PARKS	20 PARKS	37 PARKS	52 PARKS
BUILDING DISTRIBUTION AND TOTAL PROVIDED PARKING	100% RESTAURANT - 26 PARKS	20 PARKS	20 PARKS	20 PARKS	37 PARKS	52 PARKS
REQUIRED ADA PARKING	2 SPACES (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	2 SPACES (1 VAN INCLUDED)	3 SPACES (2 VANS INCLUDED)
PROPOSED ADA PARKING	2 SPACES (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	2 SPACES (1 VAN INCLUDED)	3 SPACES (2 VANS INCLUDED)
BICYCLE PARKING REQUIRED	1 RACK (6 BICYCLES)	0 RACKS	0 RACKS	2 RACKS (12 BICYCLES)	0 RACKS	0 RACKS
BICYCLE PARKING PROVIDED	1 RACK (6 BICYCLES)	0 RACKS	0 RACKS	2 RACKS (12 BICYCLES)	0 RACKS	0 RACKS
MAXIMUM LOT COVERAGE (%)	80	80	80	80	80	80
IMPERVIOUS COVER (SF)	30573	0	0	135263	0	0
LOT COVERAGE (%)	64	0	0	76	0	0
OPEN SPACE PROVIDED	990 SF	0 SF	0 SF	3815 SF	0 SF	0 SF

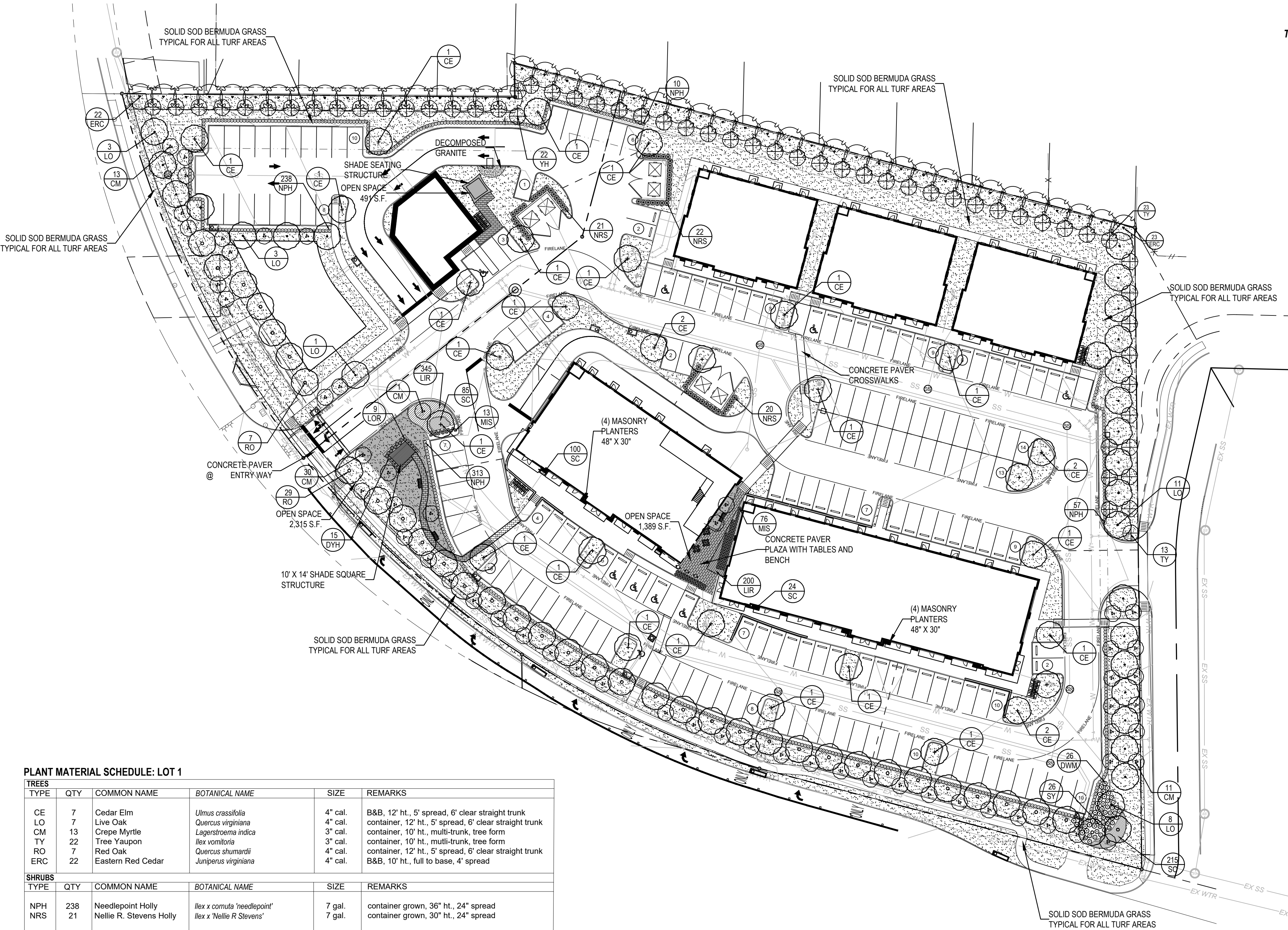
CK FILSON, PE CONTACT:

<u>ENGINEER</u>	<u>SURVEYOR</u>
KIRKMAN ENGINEERING, LLC	BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121	5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034	COLLEYVILLE, TX 76207
PH: 817-488-4960	PH: 817-864-1957
CONTACT: PATRICK FILSON, PE	CONTACT: JACK BARTON, RPLS

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76207
PH: 817-864-1957
CONTACT: JACK BARTON RPLS

FULL PATH: K:\Jobs\RRP22001_Little Elm\Drawings\01_CONCEPT PLAN\03 - Production\C3.0 SITE PLAN_RRP22001

FILENAME: C3.0 SITE PLAN_RRP22001.dwg
PLOTTED BY: Sandy Brantley



PLANT MATERIAL SCHEDULE: LOT 1

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	7	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
LO	7	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	13	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container, 10' ht., multi-trunk, tree form
TY	22	Tree Yaupon	<i>Ilex vomitoria</i>	3" cal.	container, 10' ht., multi-trunk, tree form
RO	7	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
ERC	22	Eastern Red Cedar	<i>Juniperus virginiana</i>	4" cal.	B&B, 10' ht., full to base, 4' spread
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	238	Needlepoint Holly	<i>Ilex x comuta 'needlepoint'</i>	7 gal.	container grown, 36" ht., 24" spread
NRS	21	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R Stevens'</i>	7 gal.	container grown, 30" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	160	Liriope	<i>Liriope Muscari</i>	4" pots	container full, well rooted
SC	170	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon '419'</i>	4" pots	selection by owner
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

LANDSCAPE TABULATIONS: LOT 1

SITE TREE REQUIREMENTS	
Requirements: 10% of gross vehicular area to be landscaped. (1) large canopy tree (4" cal.) per 400 s.f. of required landscaped area.	
Vehicular Area: (18,558.88 s.f.)	
Required 1,855.89 s.f. (10%)	Provided 18,917.84 s.f. (100%)
Required (5) trees (4" cal.)	Provided (38) trees (4" cal.)
PARKING LOT	
Requirement: One (1) large canopy tree per island and one island for every (10) spots. Perimeter vehicular screening provided with 36" ht. evergreen shrubs	
Provided	
PERIMETER LANDSCAPE REQUIREMENTS	
Requirements: Perimeter vehicular screening with evergreen shrubs (36" Ht.)	
Provided	
Requirements: (1) large tree per 20 l.f. and (3) ornamental per 5 large trees required in perimeter buffer areas.	
OAK GROVE PKWY - (271 l.f.)	
Required 14 trees (4" cal.) 9 ornamental trees	Provided 14 trees (4" cal.) 13 ornamental trees

LANDSCAPE TABULATIONS: LOT 2

SITE TREE REQUIREMENTS	
Requirements: 10% of gross vehicular area to be landscaped. (1) large canopy tree (4" cal.) per 400 s.f. of required landscaped area.	
Vehicular Area: (73,243.58 s.f.)	
Required 7,324.36 s.f. (10%)	Provided 56,111.7 s.f. (76%)
Required (19) trees (4" cal.)	Provided (102) trees (4" cal.)
PARKING LOT	
Requirement: One (1) large canopy tree per island and one island for every (10) spots. Perimeter vehicular screening provided with 36" ht. evergreen shrubs	
Provided	
PERIMETER LANDSCAPE REQUIREMENTS	
Requirements: Perimeter vehicular screening with evergreen shrubs (36" Ht.)	
Provided	
Requirements: (1) large tree per 20 l.f. and (3) ornamental per 5 large trees required in perimeter buffer areas.	
OAK GROVE PKWY - (614 l.f.)	
Required 31 trees (4" cal.) 19 ornamental trees	Provided 29 trees (4" cal.) 29 ornamental trees (5:1 ornamental to large tree replacement rate)

PERIMETER LANDSCAPE REQUIREMENTS	
Requirements: Perimeter vehicular screening with evergreen shrubs (36" Ht.)	
Provided	
Requirements: (1) large tree per 20 l.f. and (3) ornamental per 5 large trees required in perimeter buffer areas.	
Scarlett Falls Drive - (417 l.f.)	
Required 21 trees (4" cal.) 13 ornamental trees	Provided 19 trees (4" cal.) 24 ornamental trees (5:1 ornamental to large tree replacement rate)
PERIMETER LANDSCAPE REQUIREMENTS	
Requirements: Double row of trees four inch caliper minimum on offset 15 foot centers is planted within the required rear landscape edge, where 50 percent of the trees are large trees	
North Property Line - (346 l.f.)	
Required 46 trees 23 large trees (4" cal.) 23 ornamental trees	Provided 46 trees 23 large trees (4" cal.) 23 ornamental trees
FOUNDATION PLANTING- (building s.f.= 36,849 s.f.)	
Open Space required- 3,685 s.f. Open Space provided- 3,703 s.f.	
In place of foundation planting 10% of the building square footage is being provides as outdoor open spaces area. The open space area will include concrete pavers in the patio and walk area, table and chairs, shade structure and benches.	
LANDSCAPE DESIGN OPTIONS	
25 POINTS REQUIRED	
Enhanced Entranceway Paving (Concrete Pavers) - 5 points Enhanced Hardscape (Sidewalk Enhancements) - 5 points Enhanced Landscape in Entryways - 5 points Open Space Provisions Greater than Required (20-30%) - 5 points Masonry Planters (4 min) - 5 points Total points = 25 points	

TOWN OF LITTLE ELM LANDSCAPE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERELY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, AND 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 ACTIVITIES COMMON TO MAINTENANCE OF LANDSCAPING.
- NO SUBSTITUTIONS FOR PLANT MATERIALS ARE ALLOWED WITHOUT WRITTEN APPROVAL BY THE DIRECTOR AND ACKNOWLEDGED BY AN APPROVAL STAMP ON THE LANDSCAPE 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 RELEGATION 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 (E.G. DROUGHT OR FREEZE).
- 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.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLER AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- ALL TREES ARE TO BE EQUIPPED WITH A BUBBLER IRRIGATION SYSTEM.
- REQUIRED LANDSCAPED OPEN AREA AND DISTURBED AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE.
- ALL LANDSCAPING SHALL BE PLANNED AREAS THAT IS DEFINED BY EDGING, MULCH OR ANOTHER PRACTICE APPROVED BY THE TOWN.
- ALL STREETSCAPE FURNITURE (BENCHES, BOLLARDS, LAMPPOST, TRASH RECEPTACLES, PATIO FURNITURE, BIKE RACKS, ETC.) SHALL BE A CHIP AND FLAKE RESISTANT METAL, DECORATIVE, AND GENERALLY BLACK "STORM CLOUD" IN COLOR.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

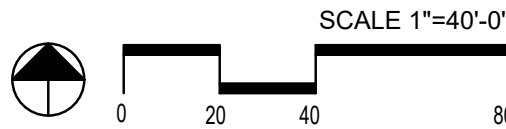
SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

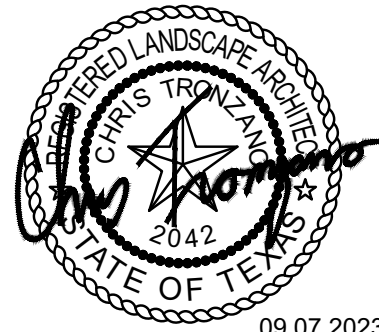
PLANT MATERIAL SCHEDULE: LOT 2

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	24	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
LO	19	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	42	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container, 10' ht., multi-trunk, tree form
TY	36	Tree Yaupon	<i>Ilex vomitoria</i>	3" cal.	container, 10' ht., multi-trunk, tree form
RO	31	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
ERC	23	Eastern Red Cedar	<i>Juniperus virginiana</i>	4" cal.	B&B, 10' ht., full to base, 4' spread
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	370	Needlepoint Holly	<i>Ilex x comuta 'needlepoint'</i>	7 gal.	container grown, 36" ht., 24" spread
NRS	42	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R Stevens'</i>	7 gal.	container grown, 30" ht., 24" spread
MIS	89	Miscanthus	<i>Miscanthus sinensis</i>	5 gal.	container grown, 24" ht., 20" spread
LOR	9	Loropetalum	<i>Loropetalum sinensis</i>	3 gal.	container grown, 24" ht., 20" spread
DYH	15	Dwarf Yaupon Holly	<i>Myrica Pauciflora</i>	3 gal.	container grown, 20" spread
DWM	26	Dwarf Wax Myrtle	<i>Myrica Pauciflora</i>	5 gal.	container grown, 24" ht., 20" spread
SY	26	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	container grown, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	580	Liriope	<i>Liriope Muscari</i>	4" pots	container full, well rooted
SC	189	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon '419'</i>	4" pots	selection by owner
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

02 LANDSCAPE PLAN



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



09.07.2023

LITTLE ELM COMMERCIAL

OAK GROVE PKWY / SCARLETT FALLS DRIVE
LITTLE ELM, TEXAS

ISSUE:

CITY COMMENTS 04.18.2023
CITY COMMENTS 05.31.2023
CITY COMMENTS 07.11.2023
CITY COMMENTS 08.02.2023
CITY COMMENTS 09.07.2023

DATE:

09.07.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

BUILDING OWNER: RIDGE REALTY PARTNERS, LLC
15500 PLAT LEW ROAD
FRIEDCO, TEXAS 75064
TELEPHONE: (852) 986-8818
CONTACT: KRISHNA KATTEPALI

APPLICANT: KIRKMAN ENGINEERING
5000 STATE HIGHWAY 131
COLLEEVILLE, TEXAS 75004
TELEPHONE: (817) 688-9225
CONTACT: SHAWN WALDO, P.E.
shawn.waldo@kirkman.com

ARCHITECT: PATRICK AHEARNE, ARCHITECT
814 WIND ELM DRIVE
ALLEN, TX 75002
TELEPHONE: (802) 742-4459
TELEFAX: (802) 742-4459
CONTACT: PATRICK AHEARNE
pahearne2@gmail.com

BUILDING DIMENSIONS: MAIN BUILDING - 131'-4" WIDE x 79'-2" DEEP
SHERWIN WILLIAMS - SW 6005
MEZZANINE - 131A SQFT

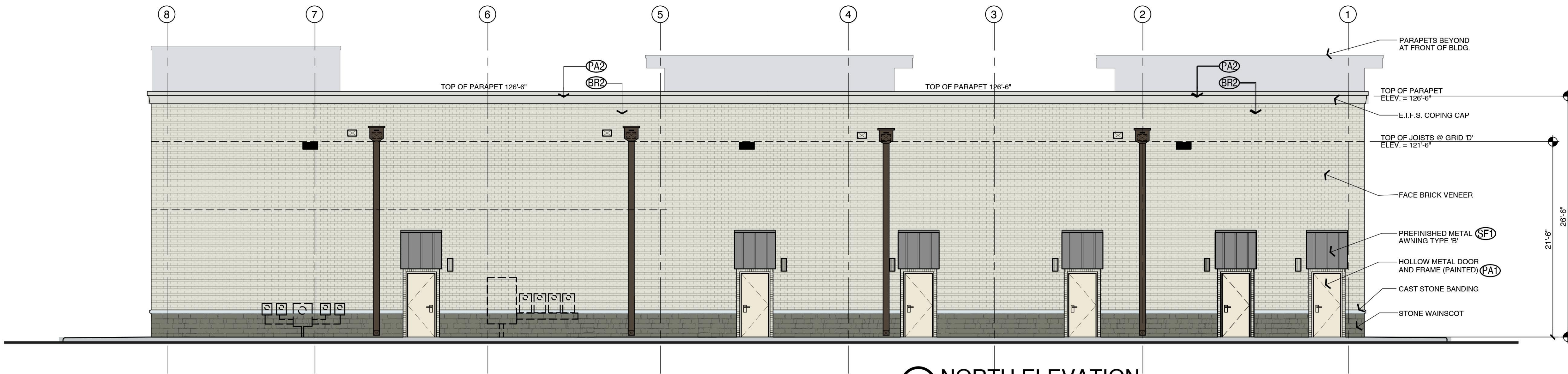
MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 32'-0"

NOTES:

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL STORAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
6. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

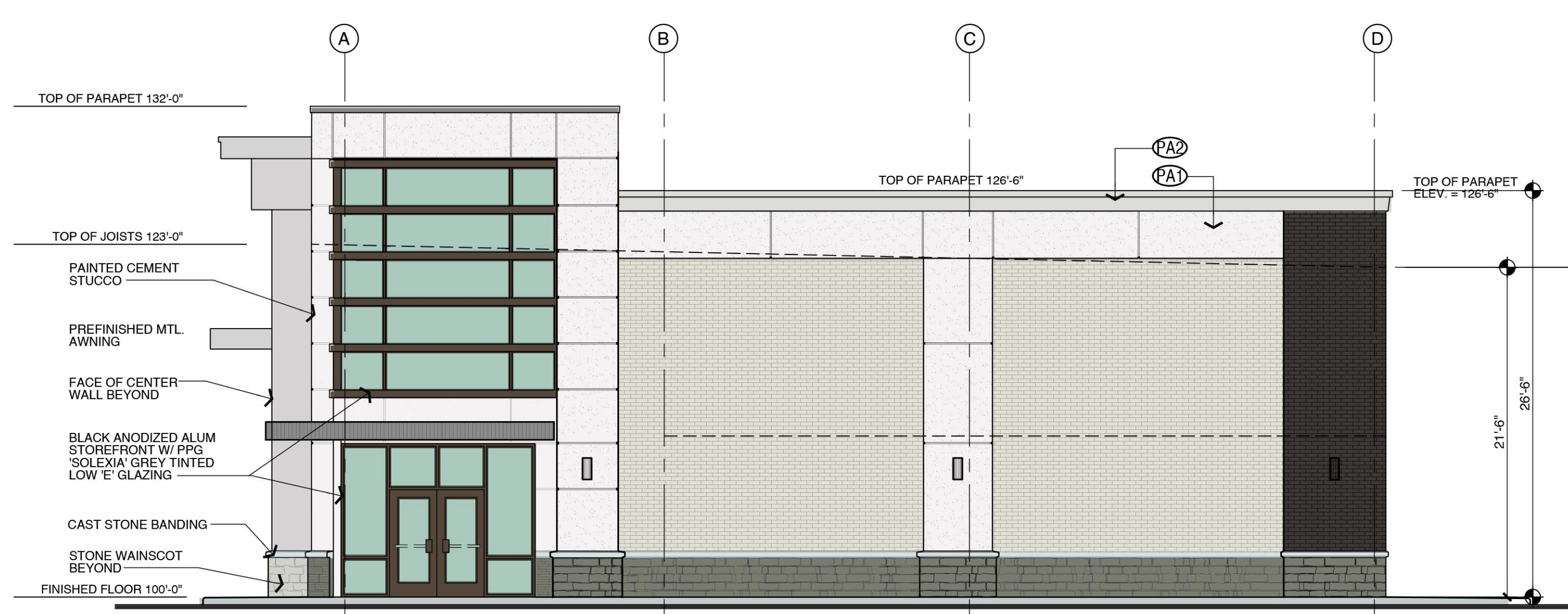
MATERIALS LEGEND

- BR1:** "ONYX" SMOOTH HERBON BRICK
MODULAR - DARK BRICK
SMOOTH FINISH
- BR2:** ENDICOTT CLAY PRODUCTS /
NO. 5N1 "GLAZED WHITE"
SMOOTH FINISH
- ST1:** STONE VENEER / STACKED STONE /
ACME - M. STONE "HARAPPA GOLD"
SLACKSTONE
- CFB:** CEMENTITIOUS FIBER BOARD
NICHHA VINTAGEWOOD (CEDAR)
ACCENT
- SF1:** STOREFRONT / AWNINGS / CANOPIES:
BLACK ANODIZED ALUMINUM
GLAZING: LOW-E - GREY TINTED
- PA1:** EXTERIOR PAINT - STUCCO
SHERWIN WILLIAMS - SW 6005
"CACHET CREAM" CORNICE
- PA2:** EXTERIOR PAINT - E.I.F.S. COPING CAPS
SHERWIN WILLIAMS - SW 7006
"EXTRA WHITE"



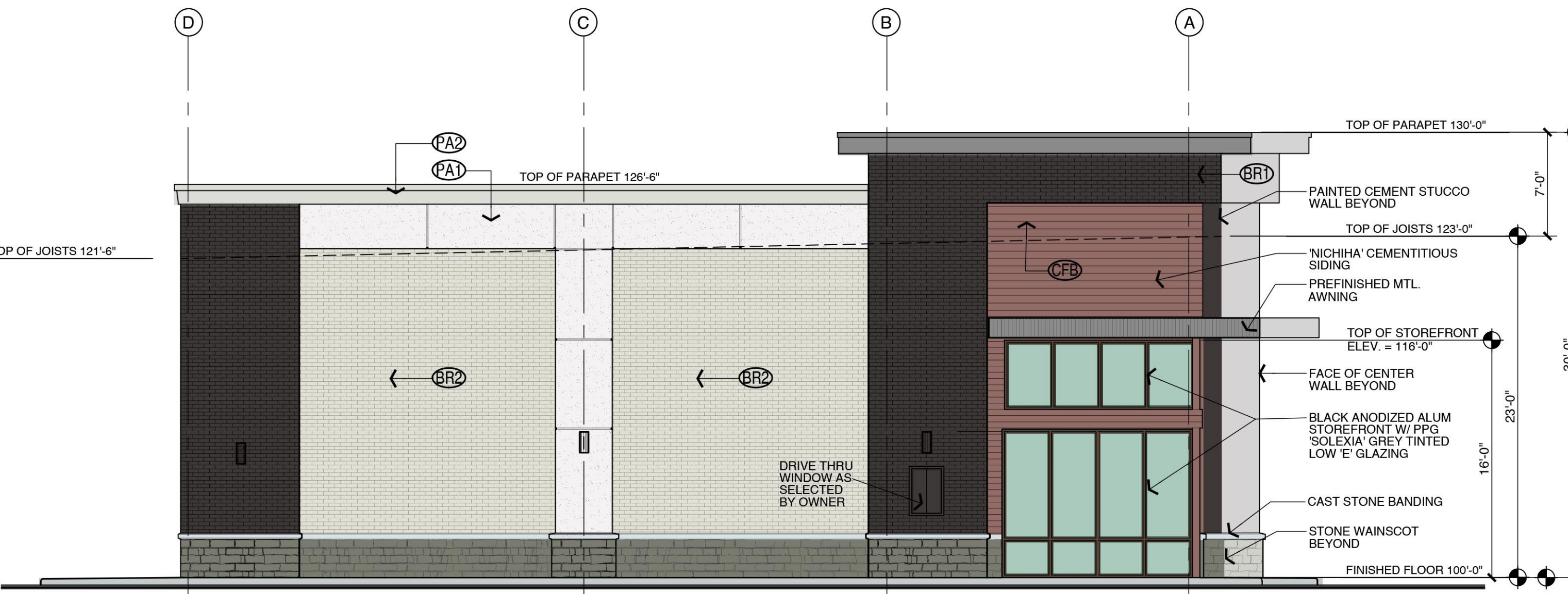
4 NORTH ELEVATION

SCALE: 5/32" = 1'-0"
1 FM720 RB1 ELEV R2.DWG



3 EAST ELEVATION

SCALE: 5/32" = 1'-0"
1 FM720 RB1 ELEV R2.DWG



2 WEST ELEVATION

SCALE: 5/32" = 1'-0"
1 FM720 RB1 ELEV R2.DWG



1 FRONT (SOUTH) ELEVATION

SCALE: 5/32" = 1'-0"
1 FM720 RB1 ELEV R2.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION:	REAR / NORTH ELEVATION:
FACE BRICK / STONE VENEER: 1,428 SQFT 56%	FACE BRICK / STONE VENEER: 1,254 SQFT 72%	FACE BRICK / STONE VENEER: 1,071 SQFT 68%	FACE BRICK / STONE VENEER: 3,168 SQFT 90%
PAINTED CEMENT STUCCO: 530 SQFT 20%	PAINTED CEMENT STUCCO: 194 SQFT 11%	PAINTED CEMENT STUCCO: 390 SQFT 25%	PAINTED CEMENT STUCCO: 0 SQFT 0%
E.I.F.S. COPING CAP: 170 SQFT 7%	E.I.F.S. COPING CAP: 106 SQFT 6%	E.I.F.S. COPING CAP: 75 SQFT 5%	E.I.F.S. COPING CAP: 198 SQFT 6%
CAST STONE BANDING: 30 SQFT 1%	CAST STONE BANDING: 28 SQFT 2%	CAST STONE BANDING: 28 SQFT 2%	CAST STONE BANDING: 118 SQFT 4%
NICHHA CEMENTITIOUS SIDING: 418 SQFT 16%	NICHHA CEMENTITIOUS SIDING: 156 SQFT 9%	NICHHA CEMENTITIOUS SIDING: 0 SQFT 0%	NICHHA CEMENTITIOUS SIDING: 0 SQFT 0%
FACADE TOTAL W/O OPENINGS: 2,576 SQFT	FACADE TOTAL W/O OPENINGS: 1,738 SQFT	FACADE TOTAL W/O OPENINGS: 1,564 SQFT	FACADE TOTAL W/O OPENINGS: 3,484 SQFT
DOORS / WINDOWS: 1,328 SQFT 34%	DOORS / WINDOWS: 216 SQFT 11%	DOORS / WINDOWS: 390 SQFT 20%	DOORS / WINDOWS: 126 SQFT 4%
FACADE TOTAL: 3,904 SQFT	FACADE TOTAL: 1,954 SQFT	FACADE TOTAL: 1,954 SQFT	FACADE TOTAL: 3,610 SQFT

Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 2 for:
The FM720 Little Elm Development
2135 Oak Grove
Little Elm, Texas

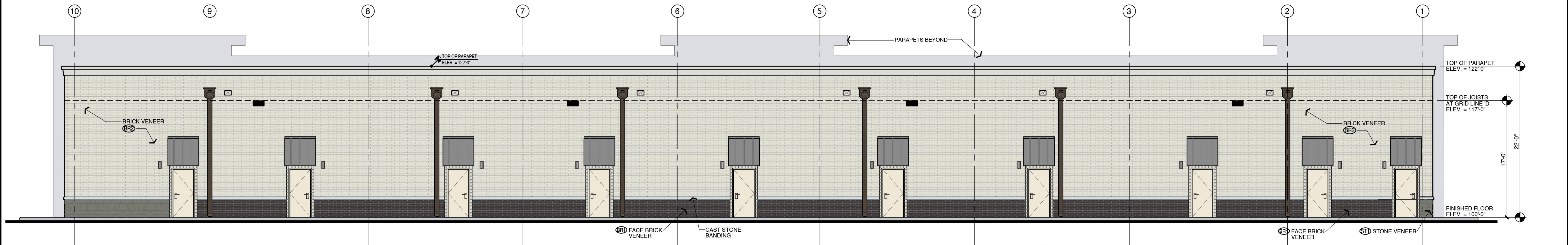


ISSUED FOR OWNER REVIEW ONLY

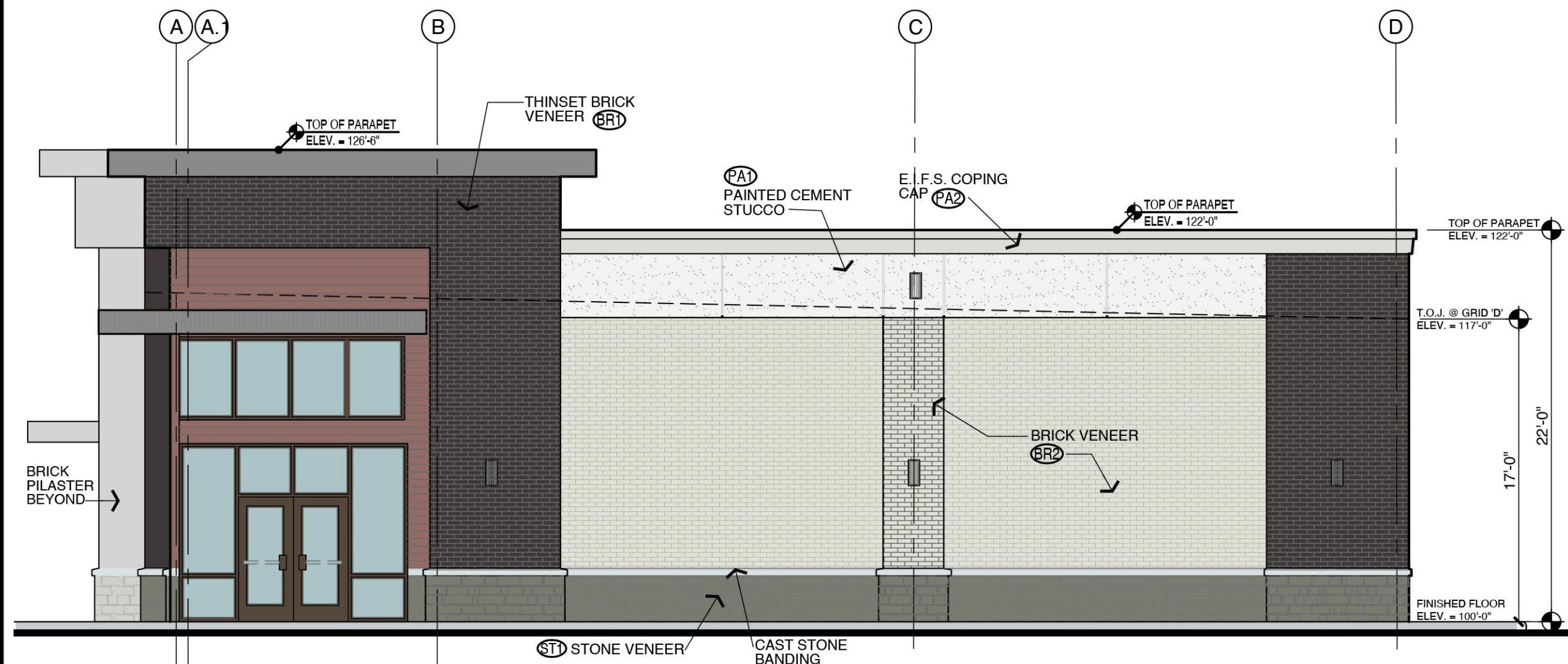
DATE: JULY 26, 2023
JOB NO: 23-FM720 02 10
DRAWN: PMA
CHECKED: PMA

REVISIONS:

A3.01



4 NORTH ELEVATION
SCALE: 5/32" = 1'-0"
1 FM720 RB1 BASE R2.DWG



3 EAST ELEVATION
SCALE: 5/32" = 1'-0"
1 FM720 RB1 BASE R2.DWG

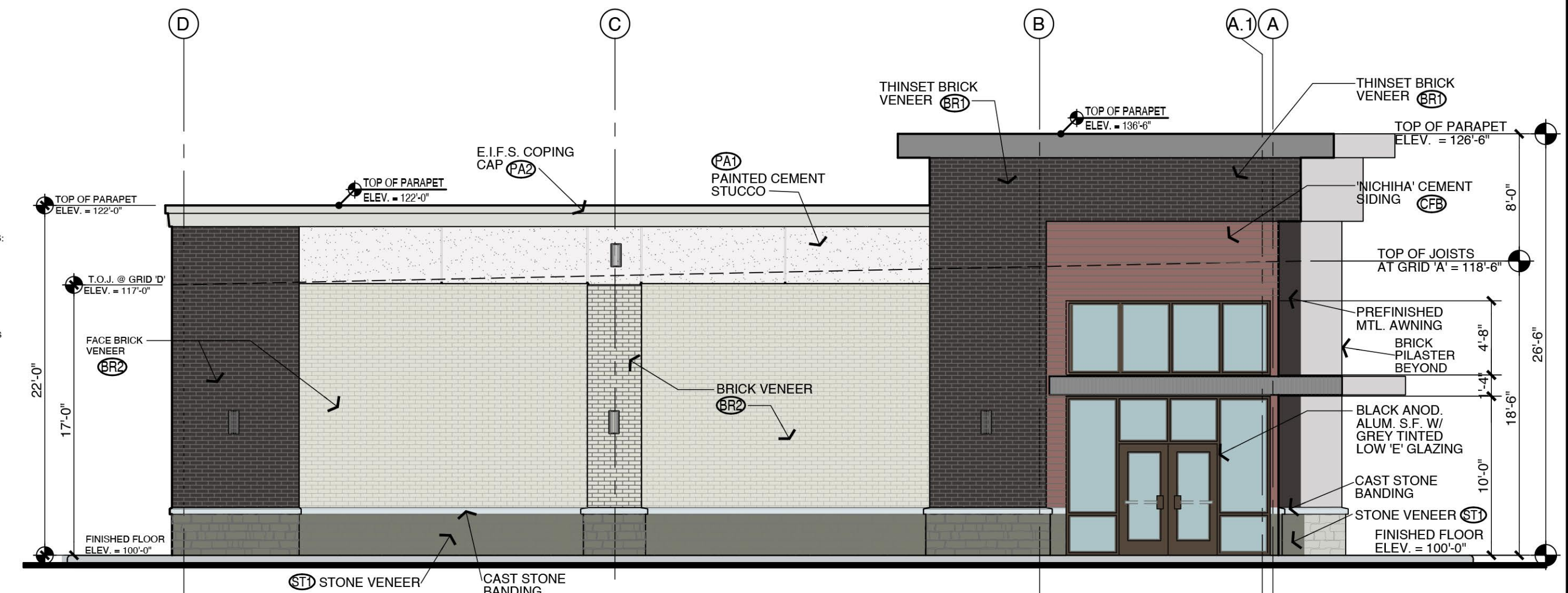
FACADE INFORMATION

FACADE PLAN:
THE FM720 PREMIERE OAKS DEVELOPMENT
BUILDING OWNER: RIDGE REALTY PARTNERS, LLC
15708 PLEAT LEAF ROAD
FRESNO, TEXAS 76844
TELEPHONE: (855) 968-4818
CONTACT: KRISHNA KATPALI
APPLICANT: KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLEYVILLE, TEXAS 76834
TELEPHONE: (817) 488-0425
CONTACT: SHAWN WALDO, P.E.
shawn.waldo@trudis.com
ARCHITECT: PATRICK AHEARNE, ARCHITECT
814 WIND ELM DRIVE
ALLEN, TX 75002
TELEPHONE: (972) 742-4459
LICENSE NO. 14649
CONTACT: PATRICK AHEARNE
pahearne2@gmail.com
BUILDING DESCRIPTION: MAIN BUILDING - 199'-4" WIDE x 66'-0" DEEP
12,786 SQ/FT
MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 31'-0"

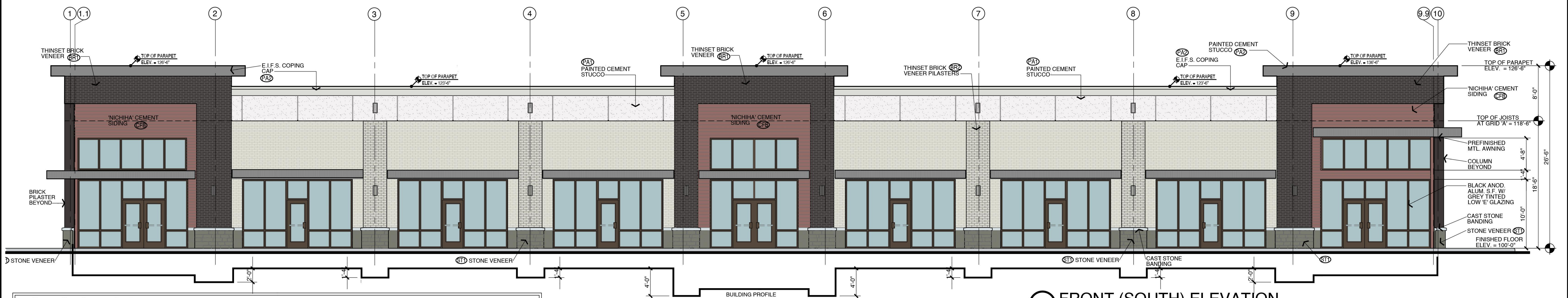
- NOTES:**
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
 3. WHEN PRINTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
 5. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
 6. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

MATERIALS LEGEND

- BR1: "ONYX" SMOOTH HERBON BRICK MODULAR - DARK BRICK SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS / NO. 5N "OLIVED WHITE SMOOTH FINISH
- ST1: STONE VENEER / STACKED STONE / ACME "M STONE" "HARAPPA GOLD" SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD NICHHA VINTAGEWOOD (REDWOOD) ACCENT
- SF1: STOREFRONT / AWNINGS / CANOPIES: BLACK ANODIZED ALUMINUM GLAZING LOW 'E' GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO SHERWIN WILLIAMS - SW 6305 "CACHET CREAM" PLASTER & CORNICE
- PAP: EXTERIOR PAINT - E.I.F.S. COPING CAPS SHERWIN WILLIAMS - SW 7006 "EXTRA WHITE"



2 WEST ELEVATION
SCALE: 5/32" = 1'-0"
1 FM720 RB1 BASE R2.DWG



1 FRONT (SOUTH) ELEVATION
SCALE: 5/32" = 1'-0"
1 FM720 RB1 BASE R2.DWG

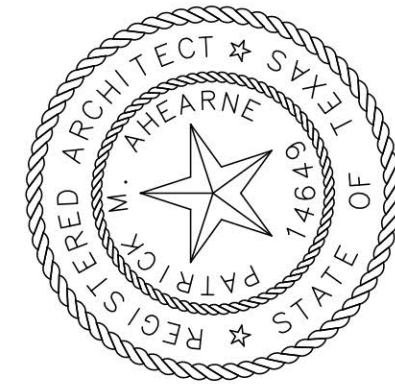
FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICK / STONE VENEER: 2,075 SQ/FT 65%	FACE BRICK VENEER: 1,172 SQ/FT 78%	FACE BRICK VENEER: 1,172 SQ/FT 78%	FACE BRICK VENEER: 4,270 SQ/FT 95%
PAINTED CEMENT STUCCO: 484 SQ/FT 15%	PAINTED CEMENT STUCCO: 134 SQ/FT 9%	PAINTED CEMENT STUCCO: 134 SQ/FT 9%	PAINTED CEMENT STUCCO: N/A 0%
NICHHA' CEMENTITIOUS SIDING: 339 SQ/FT 11%	NICHHA' CEMENTITIOUS SIDING: 150 SQ/FT 10%	NICHHA' CEMENTITIOUS SIDING: 150 SQ/FT 10%	NICHHA' CEMENTITIOUS SIDING: N/A 0%
E.I.F.S. COPING CAP: 306 SQ/FT 9%	E.I.F.S. COPING CAP: 72 SQ/FT 5%	E.I.F.S. COPING CAP: 72 SQ/FT 5%	E.I.F.S. COPING CAP: 266 SQ/FT 5%
FACADE TOTAL W/O OPENINGS: 3,204 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,528 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,528 SQ/FT	FACADE TOTAL W/O OPENINGS: 4,536 SQ/FT
DOORS / WINDOWS: 1,746 SQ/FT 35%	DOORS / WINDOWS: 338 SQ/FT 18%	DOORS / WINDOWS: 338 SQ/FT 18%	DOORS / WINDOWS: 231 SQ/FT 5%
FACADE TOTAL: 4,950 SQ/FT	FACADE TOTAL: 1,866 SQ/FT	FACADE TOTAL: 1,866 SQ/FT	FACADE TOTAL: 4,767 SQ/FT

Patrick Ahearne, Architect
814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 1 for:
The FM720 Premiere Oaks Development
2135 Oak Grove
Little Elm, Texas



ISSUED FOR OWNER REVIEW ONLY
DATE: JULY 14, 2023
JOB NO: 23-FM720 02 10
DRAWN: PMA
CHECKED: PMA
REVISIONS:
A3.01



Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002

tel. (214) 673-0054

A New Office / Medical Building 3 for:
The FM720 Little Elm Development
2135 OAK GROVE
Little Elm, Texas

DATE: JULY 26, 2023
JOB NO: 23 720 LELM 0206
DRAWN: PMA
CHECKED: PMA

REVISIONS:	
DATE:	DESCRIPTION:

A3.01

FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

BUILDING OWNER: RIDGE REALTY PARTNERS, LLC
10700 PLANT LEAF ROAD
FRISCO, TEXAS 75034
TELEPHONE: 800-886-8818
CONTACT: KRISHNA KATTEPALI

APPLICANT: KIRKMAN ENGINEERING
500 STATE HIGHWAY 191
COLLEEVILLE, TEXAS 75804
TELEPHONE: 817-681-4845
CONTACT: SHAWN WALDO, P.E.
shawn.waldo@kirkman.com

ARCHITECT: PATRICK AHEARNE, ARCHITECT
814 WIND ELM DRIVE
ALLEN, TX 75002
TELEPHONE: (972) 742-4459
LICENSE NO. 16841
CONTACT: PATRICK AHEARNE
pahearne@gmail.com

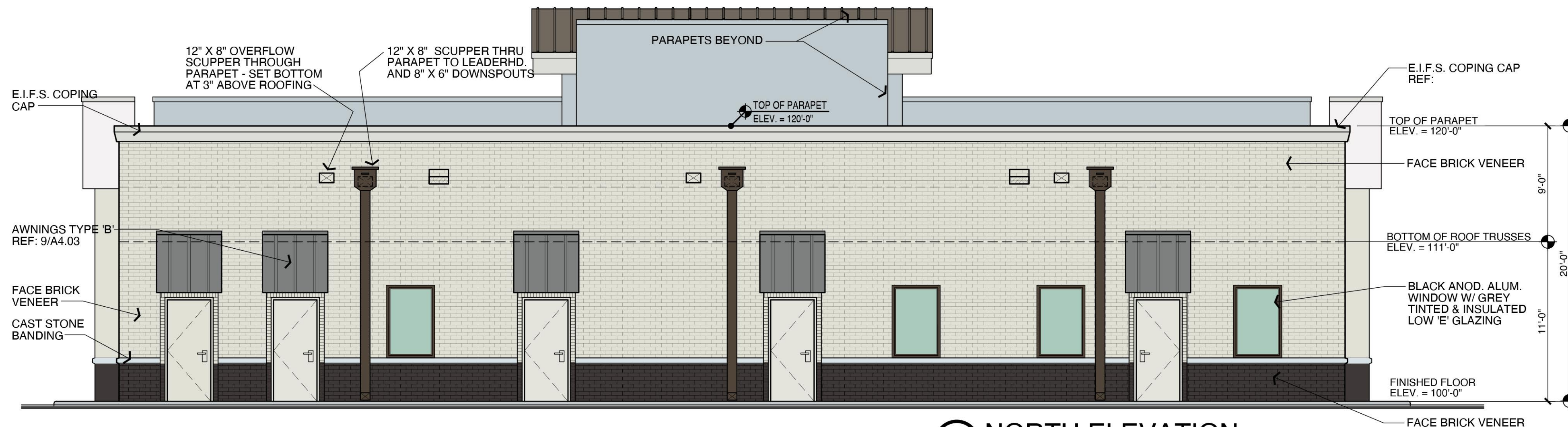
BUILDING DIMENSIONS: MAIN BUILDING - 85'-8" WIDE x 82'-0" DEEP
4,385 SQFT

MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 26'-0"

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
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MATERIALS LEGEND

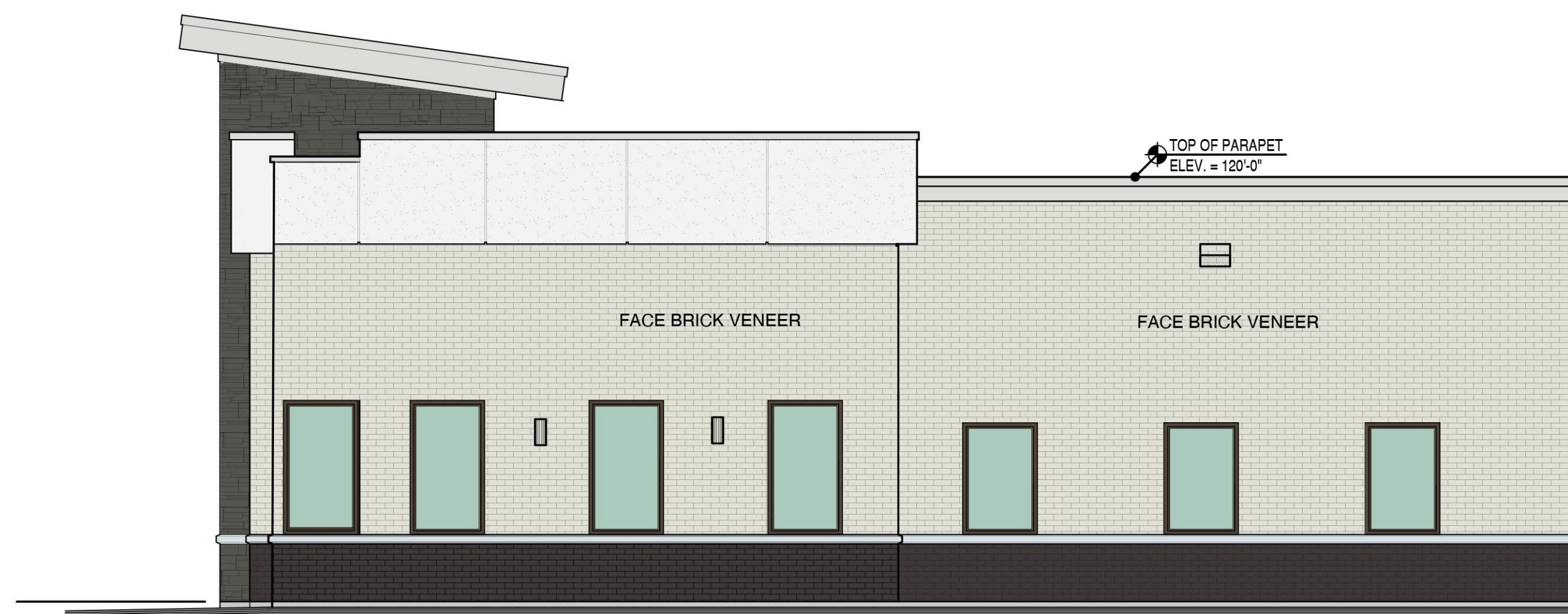
- BR1: "ONYX" SMOOTH HERBON BRICK MODULAR, DARK BRICK SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS / NO. SNI "GLAZED WHITE" SMOOTH FINISH
- ST1: ACME - M STONE "HARAPPA GOLD" SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD NICHHA VINTAGEWOOD (CEDAR) ACCENT
- BLACK ANODIZED ALUMINUM GLAZING: LOW-E GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO SHERWIN WILLIAMS - SW 6865 "CACHET CREAM" CORNICE
- SHERWIN WILLIAMS - SW 7006 "EXTRA WHITE" E.I.F.S. COPING CAPS



4 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

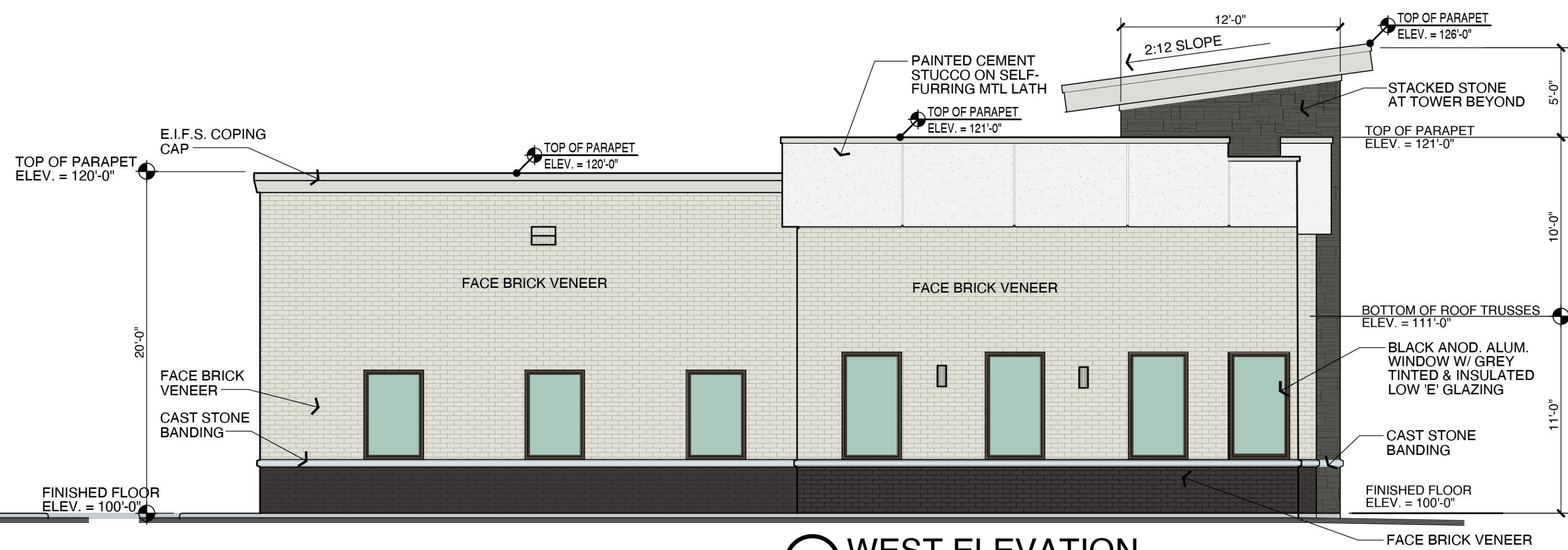
1 FM720 PO ELEV 1.DWG



3 EAST ELEVATION

SCALE: 3/16" = 1'-0"

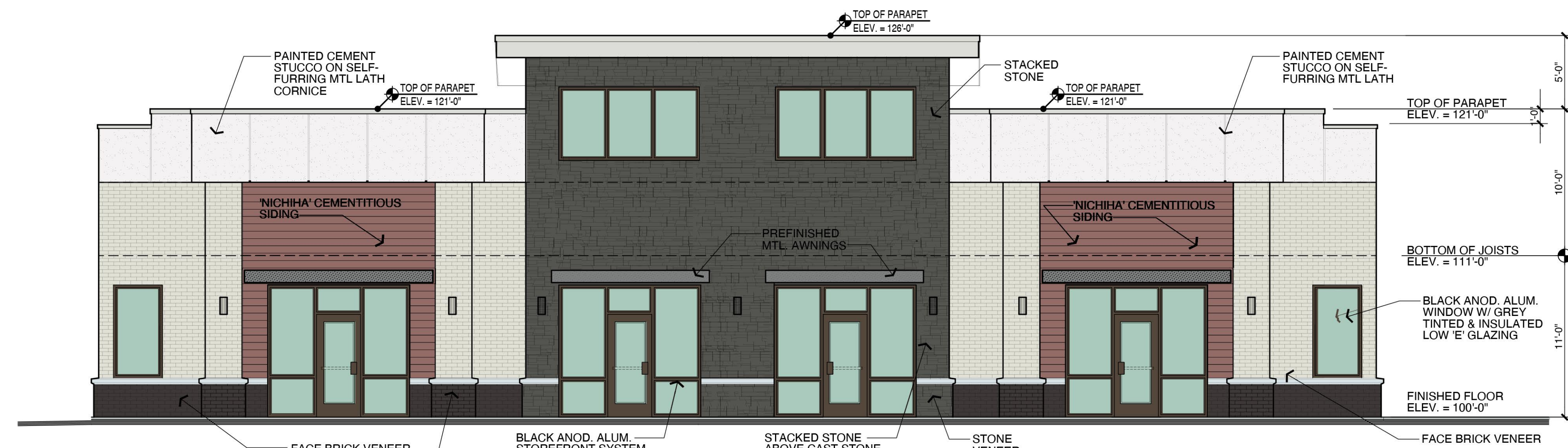
1 FM720 PO ELEV 1.DWG



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG



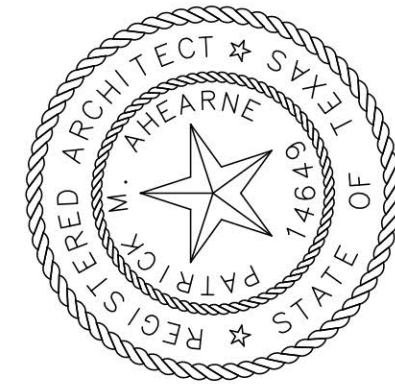
1 FRONT (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICKSTONE VENEER: 880 SQFT 63%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 1,210 SQFT 91%
PAINTED CEMENT STUCCO: 290 SQFT 19%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 0 SQFT 0%
CAST STONE BANDING: 40 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 85 SQFT 6%
'NICHHA' CEMENTITIOUS SIDING: 226 SQFT 15%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	CAST STONE BANDING: 40 SQFT 3%
FACADE TOTAL TWO OPENINGS: 1,536 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,435 SQFT
DOORS / WINDOWS: 384 SQFT 20%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 105 SQFT 7%
FACADE TOTAL: 1,920 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,615 SQFT

ISSUED FOR OWNER REVIEW & PRELIMINARY PRICING ONLY



Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002

tel. (214) 673-0054

A New Office / Medical Building 2 for:
The FM720 Little Elm Development
2135 OAK GROVE
Little Elm, Texas

DATE: JUNE 28, 2023
JOB NO: 23 720 LELM 0206
DRAWN: PMA
CHECKED: PMA

REVISIONS:	
DATE:	DESCRIPTION:

A3.01

FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

BUILDING OWNER: HOSE REALTY PARTNERS, LLC
15709 PLEAT LEAF ROAD
FRIEDLAND, TEXAS 75041
TELEPHONE: (800) 998-4419
CONTACT: KRISTINA KATTEPAU

APPLICANT: NORMAN ENGINEERING
5300 STATE HIGHWAY 121
COLLEVILLE, TEXAS 76034
TELEPHONE: (817) 886-5555
CONTACT: SHAWN WALDO, P.E.
shawn.waldo@norman.com

ARCHITECT: PATRICK AHEARNE, ARCHITECT
814 WIND ELM DRIVE
ALLEN, TX 75002
TELEPHONE: (214) 673-0054
LICENSE NO. 15489
CONTACT: PATRICK AHEARNE
patricka@patricka.com

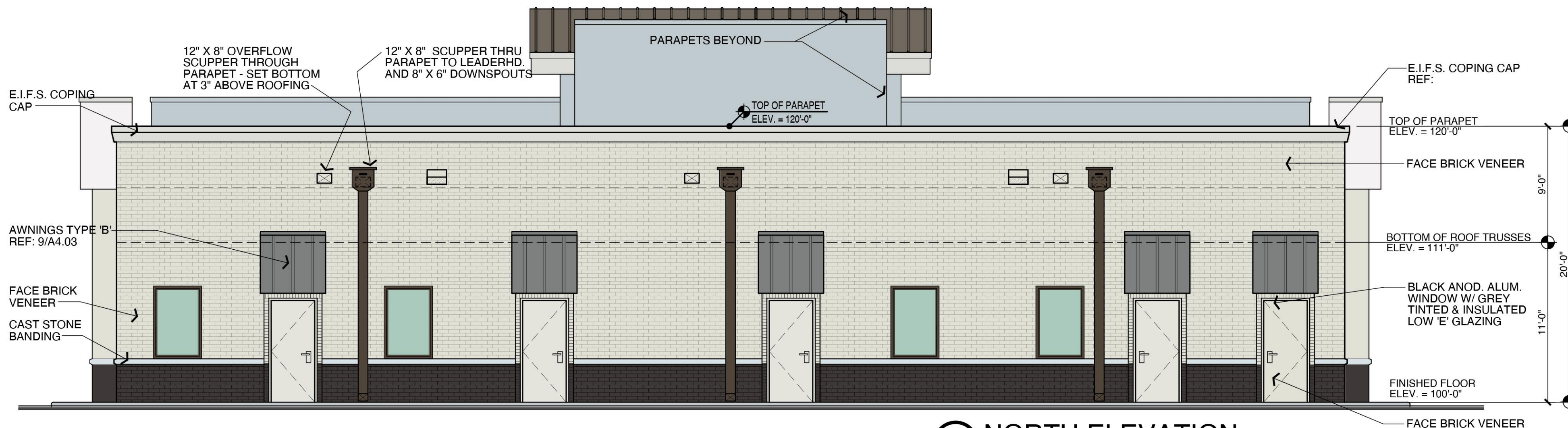
BUILDING DIMENSIONS: MAIN BUILDING - 82'-6" WIDE x 62'-0" DEEP
4,989 SQFT

MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 26'-0"

MATERIALS LEGEND

- BR1: "ONYX" SMOOTH HERBON BRICK
MODULAR - DARK BRICK
SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS /
NO. 311 "GLAZED WHITE"
SMOOTH FINISH
- ACME - M STONE "HARAPPA GOLD"
SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD
NICHHA VINTAGEWOOD (CEDAR)
ACCENT
- BLACK ANODIZED ALUMINUM
GLAZING: LOW-E - GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO
SHERWIN WILLIAMS - SW 6500
"CACHET CREAM" CORNICES
- PA2: SHERWIN WILLIAMS - SW 7006
"EXTRA WHITE"
E.I.F.S. COPING CAPS

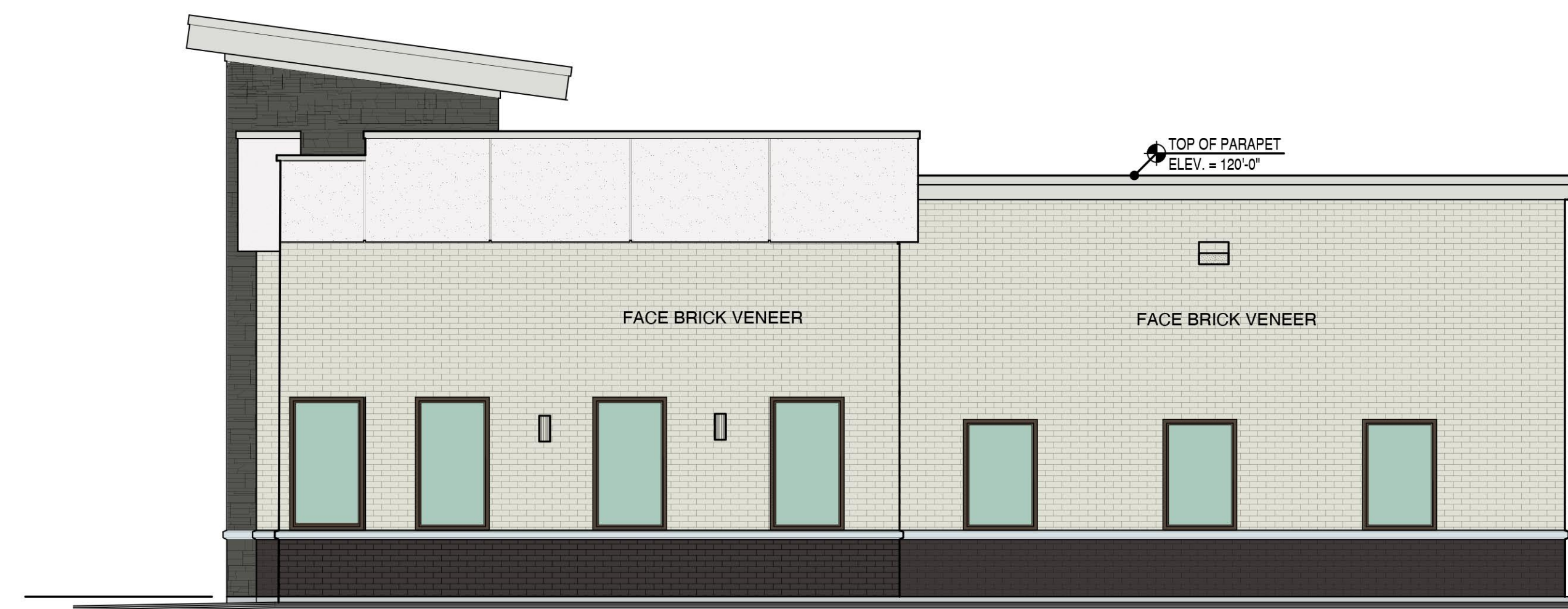
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- AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.



4 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

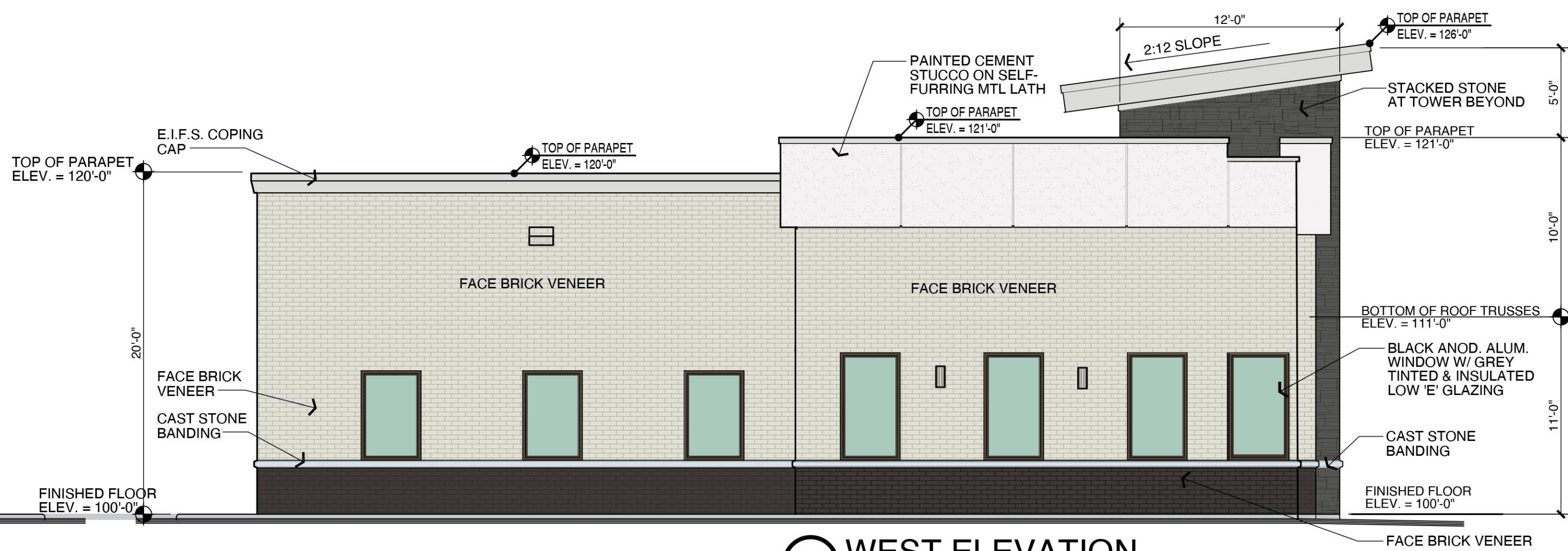
1 FM720 PO ELEV 1.DWG



3 EAST ELEVATION

SCALE: 3/16" = 1'-0"

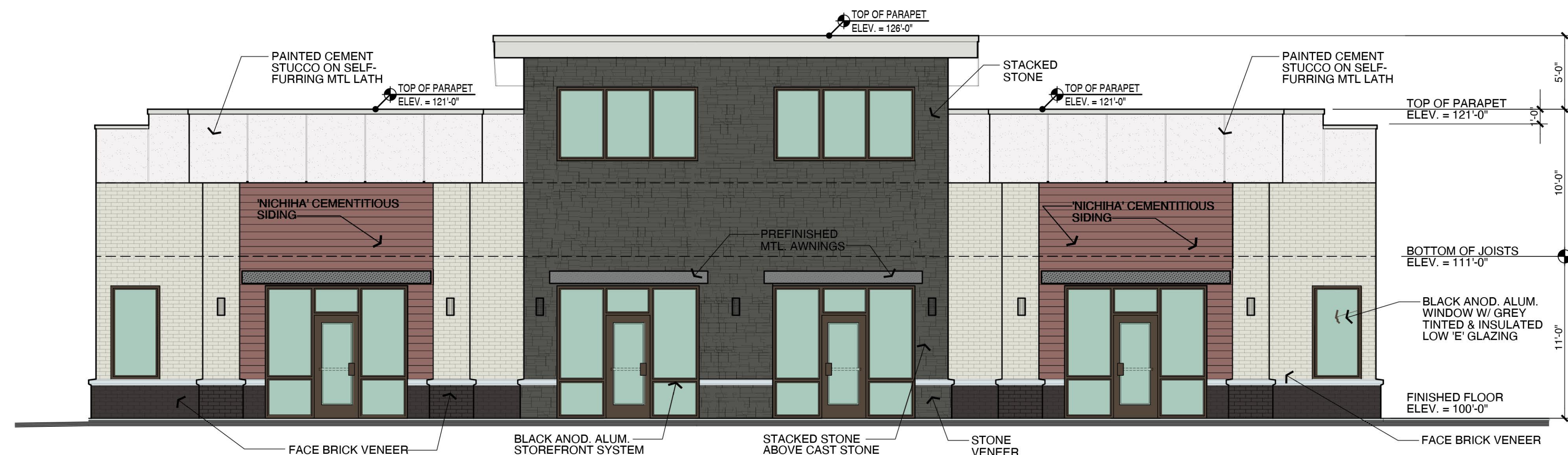
1 FM720 PO ELEV 1.DWG



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG



1 FRONT (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICKSTONE VENEER: 880 SQFT 63%	FACE BRICKSTONE VENEER: 894 SQFT 81%	FACE BRICKSTONE VENEER: 894 SQFT 81%	FACE BRICKSTONE VENEER: 1,210 SQFT 91%
PAINTED CEMENT STUCCO: 290 SQFT 19%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 0 SQFT 0%
CAST STONE BANDING: 40 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 85 SQFT 6%
'NICHHA' CEMENTITIOUS SIDING: 226 SQFT 15%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	CAST STONE BANDING: 40 SQFT 3%
FACADE TOTAL TWO OPENINGS: 1,536 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,435 SQFT
DOORS / WINDOWS: 384 SQFT 25%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 105 SQFT 7%
FACADE TOTAL: 1,820 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,615 SQFT

FACADE PLAN:

APPLICANT: KIRKMAN ENGINEERING

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BUILDING DIMENSIONS: MAIN BUILDING - 83'-8" WIDE x 62'-0"

ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.

PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE

4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

5. AN ONSITE MOCKUP OF THE BUILDING MATERIALS USED ON THE STRUCTURE SHALL BE INSTALLED AND

NOT BE PLACED ON THE STRUCTURE UNTIL A GRIP IS RECEIVED BY THE PLANNING DIVISION.

ALL TIMES.

SCALE: 3/16" = 1'-0" 1 FM720 PO ELEV 1.DWG

1 FM720 PO ELEV 1.DWG

1 FM720 PO ELEV 1.DWG

SCALE: 3/16" = 1'-0" 1 FM720 PO ELEV 1.DWG

FRONT / SOUTH ELEVATION:

NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS

FRONT / SOUTH ELEVATION:		WEST ELEVATION:		EAST ELEVATION:		NORTH ELEVATION:	
FACE BRICKSTONE VENEER:	990 SQFT 60%	FACE BRICKSTONE VENEER:	904 SQFT 81%	FACE BRICKSTONE VENEER:	904 SQFT 81%	FACE BRICKSTONE VENEER:	1,310 SQFT 81%
PAINTED CEMENT STUCCO:	290 SQFT 19%	PAINTED CEMENT STUCCO:	158 SQFT 13%	PAINTED CEMENT STUCCO:	158 SQFT 13%	PAINTED CEMENT STUCCO:	0 SQFT 0%
CAST STONE BANDING:	40 SQFT 3%	CAST STONE BANDING:	30 SQFT 3%	CAST STONE BANDING:	30 SQFT 3%	E.I.F.S. COPING CAP & TRIM:	85 SQFT 5%
'NICHHA' CEMENTITIOUS SIDING:	226 SQFT 15%	E.I.F.S. COPING CAP & TRIM:	36 SQFT 3%	E.I.F.S. COPING CAP & TRIM:	36 SQFT 3%	CAST STONE BANDING:	40 SQFT 3%
FACADE TOTAL WO OPENINGS: 1,506 SQFT		FACADE TOTAL WO OPENINGS: 1,158 SQFT		FACADE TOTAL WO OPENINGS: 1,158 SQFT		FACADE TOTAL WO OPENINGS: 1,435 SQFT	
DOORS / WINDOWS:	384 SQFT 20%	DOORS / WINDOWS:	112 SQFT 9%	DOORS / WINDOWS:	112 SQFT 9%	DOORS / WINDOWS:	105 SQFT 7%
FACADE TOTAL:	1,820 SQFT	FACADE TOTAL:	1,270 SQFT	FACADE TOTAL:	1,270 SQFT	FACADE TOTAL:	1,615 SQFT

MATERIALS LEGEND

BR1: "ONYX" HERBON BRICK
MODULAR - DARK BRICK
SMOOTH FINISH



BR2: 'ENDICOT' CLAY PRODUCTS
NO. SN1 "GLAZED WHITE"
SMOOTH FINISH



ST1: ACME M STONE - "HARAPPA GOLD"
SLACKSTONE

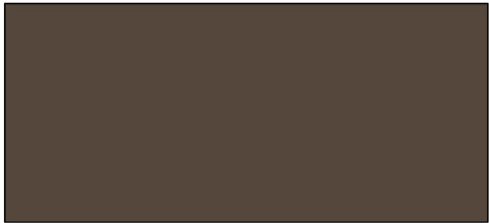


CFB: CEMENTITIOUS FIBER BOARD
NICHHA VINTAGEWOOD (CEDAR)
ACCENT

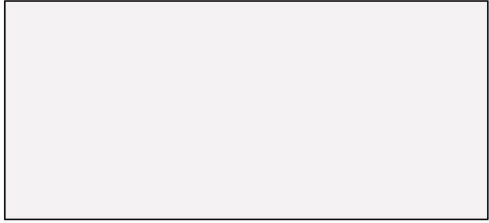


SF1: STOREFRONT / AWNINGS
& CANOPIES: BLACK ANODIZED ALUM.

GLAZING: LOW-E - GREY TINTED



PA1: EXTERIOR PAINT - STUCCO
SHERWIN WILLIAMS - SW 6365
"CACHET CREAM" CORNICES



PA2: EXTERIOR PAINT - E.I.F.S. COPING
CAPS - SHERWIN WILLIAMS -
SW 7006 - "PASSIVE GREY"



FM270 PREMIERE OAKS PROJECT

OFFICE BUILDINGS 1 - 3 & RETAIL BUILDINGS 1 - 2:



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

09/21/2023

OVERVIEW

Project	PUBLIC HEARING/ HVA 3P Planned Development (PD-23-01297)
P&Z Hearing	09/21/2023
Council Hearing	October 17, 2023
Size	Approximately 3.7 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Planned Development (Light Commercial Base)
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Clay Cristy, Claymoore Engineering
Owner	Lokesh Prasad, 3P Little Elm LLC
Strategic Goal	

Agenda Item

PUBLIC HEARING/ HVA 3P Planned Development (PD-23-01297). Public hearing, discussion, and take action on a recommendation regarding a request to amend existing Planned Development Ordinance No. 1696, by incorporating an additional 2.911 acres of land, currently zoned as Light Commercial, generally located on the northwest corner of East Eldorado Parkway and Pecan Drive, within Little Elm's town limits, in order to establish a site plan and modified development standards, for a new 28,579 square foot commercial retail building.

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

Location

Generally located on the northwest corner of East Eldorado Parkway and Pecan Drive, within Little Elm's town limits.

Planning Analysis

Background.

This proposal encompasses two properties, 1729 and 2091 E. Eldorado Parkway. The subject properties were annexed into the Town in 1966 through Ordinance No. 19. These properties are connected by Town-owned land, with a seasonal creek running through it. All three properties were originally zoned Light Commercial through Ordinance No. 388. The area is surrounded by Light Commercial uses to the east, northeast, and west, green space to the north, associated with a residential subdivision, and residential on the south side of Eldorado Parkway.

In 2021 the Town approved a Planned Development (PD) District for 1729 E. Eldorado Parkway (1729) through Ordinance No. 1643, which was later amended in 2022 via Ordinance No. 1696. The purpose of the amendment was to establish the possibility of allowing a mutual access easement through town property located between both sites, allowing a second point of access for the 1729 property.

In 2019, the applicant obtained approval of a Site Development Permit for the development of 2091 E. Eldorado Parkway (2091) by-right. Unfortunately, in 2022 this permit expired due to inactivity and upon conversations with Staff, it was discovered that the proposed development plans no longer met the most current zoning regulations. In February 2023, Staff, the Property owner, and their engineering team concluded the best course of action is to request an amendment to existing Ordinance No. 1696 in order to combine the two properties owned by the same developer into one cohesive PD document.

In April 2023 the applicant submitted a request to amend PD Ordinance No. 1696 in order to include the 2091 property, utilizing Light Commercial district standards with just a couple variations in order to accommodate the previously approved, now expired, commercial development, provide design and landscape enhancements, and allow both sites to be cohesively represented under one PD Ordinance.

The requested PD Ordinance would subsequently be followed by a Development Agreement to ensure all aspects of the proposed development plans are memorialized in perpetuity.

Proposal.

The property owner is proposing to amend the existing PD to include the property located at 2091 E. Eldorado Parkway within the PD boundary in order to establish modified development standards and allow the development of a 28,579 square-foot, single story, commercial building. The property owner is proposing to meet Light Commercial district requirements with the following requested modifications to the standards, specific to the 2091 property:

- Parking: Reduced parking space requirements of 9 feet by 20 feet.
- Foundation Planting: Requirement is met through provision of increased landscape area, the applicant is raising required landscape area from 10% of the vehicle use area to 15% of the vehicle use area, and inclusion of a pedestrian seating area within the site.

Uses.

The allowed uses will remain the same as are currently permitted under the Light Commercial district.

Design Standards.

The proposed building for 2091 embodies the Town's requirements for tripartite design, materials, articulation, and setback requirements, as well as provides various design details. Glazing on the primary façade is 33%, with 23% and 30% on the west and east façades, respectively. Class "A" building materials exceed the Town Standard of 80% with 90% on the front façade, and 96% percent on the sides. The rear is 21% class "A" building materials, which meets the Town's requirement of 20% for secondary façades.

The design of the building has been significantly elevated from what was previously approved through the Site Development Permit.

Landscaping Standards.

The proposed landscaping meets the Town's requirements for perimeter plantings, interior planting, planting species and size, and landscaping points. Additionally, the applicant is raising the minimum tree caliper from

four inches to six inches. The applicant is proposing an alternative to the foundation planting requirements, by providing an increased landscape area, from 10% of vehicular area to 15%, with inclusion of pedestrian seating areas intentionally located within a cluster of proposed trees adjacent to the building. The property's limited depth makes it challenging to fully meet Town requirements for foundation planting, landscape setbacks, parking depth, ADA required sidewalk width, and minimum fire lane depth, while maintaining a financially feasible commercial building size. The proposed alternative to foundation planting allows the applicant to adhere to almost all of these standards with the exception of the parking space size.

The 1729 property currently provides for a reduced front yard landscape buffer of six feet, reduced double row of trees adjacent to residential, and eliminates the masonry screening wall.

Parking.

Due to the building size, the parking ratio for the entire site would be 1 spot for every 200 square feet of building space. The proposed site plan accommodates the proposed building size and allows for a mix of typical commercial, retail, and restaurant uses. As previously stated, the applicant is requesting a waiver to reduce the parking size from 10 feet by 20 feet to 9 feet by 18 feet. This is partially due to that lack of site depth, and the fact that building was originally designed as part of the previously approved Site Development Package, so reducing the building size at this time has significant financial implications for the property owner. Maintaining the parking depth at the previously allowed 9 feet allows for the increased interior planting as shown on the plans.

The 1729 property currently provides for a reduced parking space size requirement of 9 feet by 20 feet, and the entire site is parked at a 1:200 ratio.

Subdivision.

The proposed development meets the Subdivision Regulations.

Signage.

This PD Ordinance does not include any deviations from Chapter 86 Sign Ordinance, so both properties will be required to comply with those standards.

Fire and Engineering.

Proposed development plans have been reviewed and generally approved for the purposes of the zoning request only; this is not an approval of the plans for actual construction and does not prevent additional necessary changes to the site plan as determined during the review of the Site Development Permit.

Comprehensive Plan.

Town's Comprehensive Plan and Future Land Use Plan envisions this property as commercial/retail, which aligns with the intent of the proposed development.

Recommended Action

This is an amendment to a previously approved PD Ordinance in order to allow the inclusion of an additional property, owned by the same developer. Unfortunately, due to the previous Site Development Permit expiration and subsequent amendments to Chapter 106 Zoning Ordinance, the previously approved site no longer met the most current zoning requirements. While the applicant has made significant efforts to meet almost all of the Town's current requirements, the fact that the building was originally designed as part of the previously approved Site Development Package, reducing the building size at this point has significant financial implications.

The applicant's request for consideration of reduced parking size and alternative foundation planting are not atypical from the most recently approved zoning cases.

The applicant has shown good effort to bring the site as much into compliance as possible, as well as to significantly enhance the building design and architectural detail, and to provide an enhanced tree size, which is not common among recent requests.

Staff requests the Commission review the request based on the impact and suitability of the proposed development within the context of the existing area, whether it meets the overall vision for this area and the Town overall, and whether the proposal fits the level of quality and design envisioned by the Town.

Attachments

Location Map

PD Exhibits



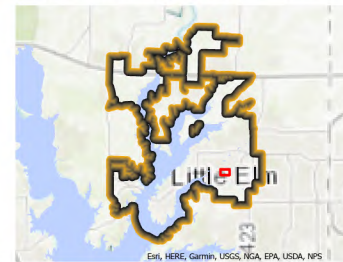
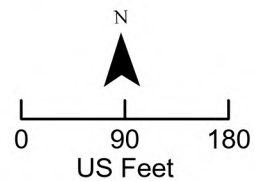
Source: Town of Little Elm,
Aerial Map, Denton County Appraisal
District



Planned Development:(23-02198) Zoning Change Little Elm, TX 75068

Town of Little Elm
Denton County, Tx

Date: 9/8/2023



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

METES AND BOUNDS

2091 E Eldorado Pkwy

WHEREAS, **3P LITTLE ELM, LLC**, is the owner of a 2.91 acre tract of land out of the A.W. ROBERTSON SURVEY, ABSTRACT NUMBER 1134 and the ALLEN VISTAL SURVEY, ABSTRACT NUMBER 1312, situated in the Town of Little Elm, Denton County, Texas, being a part of Lot 2, Block A of Elm Little Property, an addition to the Town of Little Elm, Texas, recorded in Document No. 2014-420 of the Plat Records of Denton County, Texas, being that same 2,911 acre tract of land conveyed to 3P Little Elm, LLC by Special Warranty Deed of record in Document No. 2018-123296 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 Inch Iron rod with red plastic cap stamped "KHA" found in the North right-of-way line of Farm to Market Road 720 (120 foot public right-of-way), being the Southeast corner of Lot 1, Block A of said Elm Little Property, also being the Southwest corner of said Lot 2, said 2,911 acre tract and hereof;

THENCE, leaving the North right-of-way line of Farm to Market Road 720, along the East line of said Lot 1 and the common West line of said Lot 2 and said 2,911 acre tract, the following three (3) Courses and distances:

1. N01°14'26"E, a distance of 125.81 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found;
2. N35°29'32"E, a distance of 131.38 feet to a 5/8 Inch Iron rod with red plastic cap stamped "KHA" found;
3. S88°27'18"E, a distance of 93.51 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found at the Southwest corner of a called 1.782 acre tract of land conveyed to The LPT Group, LLC by deed of record in Document No. 2017-117106 of said Official Public Records;

THENCE, leaving the East line of said Lot 1, along the common line of said 2,911 acre tract and said 1,782 acre tract, over and across said Lot 2, the following five (5) courses and distances:

1. S88°41'57"E, a distance of 112.51 feet to an X-cut in concrete set;
2. S01°18'03"W, a distance of 34.10 feet to an X-cut in concrete set;
3. S88°41'57"E, a distance of 263.09 feet to an X-cut in concrete set;
4. S48°28'47"E, a distance of 49.97 feet to an X-cut in concrete set;
5. S88°41'57"E, a distance of 34.74 feet to an X-cut in concrete set in the West right-of-way line of Pecan Drive (60 foot public right-of-way), being the East line of said Lot 2, also being the Southeast corner of said 1,782 acre tract, also being the Northeast corner of said 2,911 acre tract and hereof;

THENCE, S01°15'27"W, along the West right-of-way line of Pecan Drive, being the East line of said Lot 2 and said 2,911 acre tract, a distance of 143.50 feet to a 1/2 Inch Iron rod with yellow plastic cap stamped "TXHS" found at the North end of a cut-back line at the Intersection of Pecan Drive and the North right-of-way line of Farm to Market Road 720;

THENCE, S46°34'26"W, along said cut-back line, being the East line of said Lot 2 and said 2,911 acre tract, a distance of 34.88 feet to a 5/8 Inch Iron rod with red plastic cap stamped "KHA" found at the South end of said cut-back line, being the Southeast corner of said Lot 2, said 2,911 acre tract and hereof;

THENCE, N88°40'01"W, along the North right-of-way line of Farm to Market Road 720, being the South line of said Lot 2 and said 2,911 acre tract, a distance of 591.02 feet to the **POINT OF BEGINNING** and containing an area of 2.91 Acres, or (126,801 Square Feet) of land, more or less.



THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

File No. 2019-014

PLOTTED BY: LISA CUTSHAW
 PLOT DATE: 8/25/2023 6:36 PM
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PLOTTED BY: LISA CUTSHAW
PLOT DATE: 8/25/2023 6:37 PM
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LANDSCAPE PLANTING NOTES

QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. The landscaping shall be performed by a single firm specializing in landscape planting.
2. A list of successfully completed projects of this type, size and nature may be requested by the Owner for further qualification measures.
3. The Landscape Contractor must 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.

SCOPE OF WORK

1. Work covered by these sections includes the furnishing of any paying for 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 Plan.
2. All work shall be performed in accordance with all applicable laws, codes and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by federal, state and local authorities in supply, transportation and installation of materials.
3. The Landscape Contractor is responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, television, etc...) prior to the start of any work.

PLANT MATERIALS

1. Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems.
2. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers and all other forms of infestation.
3. All plants shall be balled and burlapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics shall be removed at time of planting.
4. All material shall conform to the guidelines established by the American Association of Nurseryman.
5. Cracked or mushroomed rootballs are not acceptable.
6. Caliper measurement for standard (single trunk) trees shall be taken as follows: Six inches above the natural grade line for trees up to and including four inches in caliper; and twelve inches above the natural grade line for trees exceeding four inches in caliper - unless specified differently on the Landscape Plan.
7. Multi-trunk trees shall be measured by their overall planted height.

PRODUCTS

1. All manufactured products will be new.
2. Topsoil: A friable, loamy topsoil (or silty sand) with minimal clay clods.
3. Planting Mix: An equal part mixture of topsoil, sand and compost.
4. Starter Fertilizer: A 13-13-13 ratio with 25% scu, 5% sulfur, 2% iron and additional micronutrients.
5. Palm Maintenance Spikes: As manufactured by the Lutz Corp. Phone (800) 203-7740 - or approved equal.
6. Pre-Emergence: Any granular, non-staining pre-emergence that is labeled for the specific ornamentals or turf it will be utilized on. A pre-emergence herbicide is to be applied per the manufacturer's labeled rates.
7. Mulch: As specified on the planting plan - well decomposed.
8. Steel Edging: Professional steel edging, 14 gauge thick x 4 inches wide factory painted dark green. Acceptable manufacturers include Col-Met or approved equal.
9. Weed Barrier: A 5 ounce, woven, needle-punched fabric. Acceptable product includes DeWitt® Pro 5, or approved equal.
10. Tree Anchoring: <http://www.treestakesolutions.com>

TREE PLANTING

1. Tree holes shall be excavated to a width of two times the width of the rootball, and to a depth equal to the depth of the rootball (less two inches).
2. Scarify the sides and bottom of the tree hole prior to the placement of the tree. Remove any glazing that may have been caused during the excavation of the hole.
3. Install the tree so the top of the rootball is one to two inches above the surrounding grade.
4. Backfill the tree hole utilizing the existing topsoil from on-site. Clay, rocks and other debris shall be removed from the soil prior to the backfill. Should additional soil be required to accomplish this task, import additional topsoil from off-site, add no additional cost to the Owner.
5. The size of tree anchor shall be per manufacturer's recommendation. Reference <http://www.treestakesolutions.com> or approved equal.
6. Upon completion of the planting, an earth watering basin will be constructed around the tree. The interior of the tree ring will then be covered with the weed barrier cloth, and topdressed with a three inch layer of mulch.

PALM PLANTING

1. Dig the hole the same size as the rootball.
2. Use bank sand mixed with the existing soil (75% bank sand and 25% existing soil) as the backfill.
3. Begin to backfill around the rootball with the new soil mixture until you are about one-third from the top of the rootball.
4. Apply the Palm Maintenance Spikes per the manufacturer's directions.
5. Brace the palms using palm braces. Nail the 2 x 4 into the adjustable palm brace. DO NOT nail the 2 x 4 into the palm itself.
6. Upon completion of the planting, an earth watering basin will be constructed around the palm. The interior of the watering basis will then be covered with the weed barrier cloth, and topdressed with a three inch layer of mulch.

SHRUB AND GROUNDCOVER PLANTING

1. Upon approval of the grade left by the General Contractor, the Landscape Contractor will rototill the proposed bed locations (BEFORE adding the imported soil). A six inch depth of the specified planting mix will then be evenly spread over the designated bed area. The planting bed will then be rototilled AGAIN, and a pre-emergence and starter fertilizer will be applied.
2. The planting bed will then be hand raked smooth and crowned for proper drainage.
3. Dig the hold twice as wide as the plant's rootball. Install the plant in the hole. Backfill around the plant.
4. Install the weed barrier cloth, overlapping it at the ends. Utilize steel staples to keep the weed barrier cloth in place.
5. A three inch depth of mulch will then be installed as a top dressing, covering the entire planting area.

TURF AREA PREPARATION

1. The General Contractor will leave all turf areas (excluding the detention ponds) at two (4) inches below final grade. The Landscape Contractor shall import and spread a compacted four inch depth of loamy topsoil - ensuring the soil is compacted.
2. Landscape Contractor will ensure all areas are crowned for proper drainage
3. Apply the starter fertilizer.

SODDING

1. Sod variety to be as specified on the Landscape Plan.
2. Lay sod within 24 hours from the time of stripping. Do not lay if the ground is frozen.
3. 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.
4. 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.
5. Roll the sod to ensure good contact of the sod's root system with the soil underneath.

HYDROMULCHING

1. The hydromulch mix (per 1,000 sf) shall be as follows:
WINTER MIX (October 1 - March 31)
50# Cellulose Fiber Mulch
2# Unhulled Bermuda Seed
2# Annual Rye Seed
15# 15-15-15 Water Soluble Fertilizer

SUMMER MIX (April 1 - September 30)
50# Cellulose Fiber Mulch
2# Hulled Bermuda Seed
15# 15-15-15 Water Soluble Fertilizer

CLEAN UP

1. During landscape preparation and planting, keep all pavement clean and all work areas in a neat, orderly condition.
2. All excavated materials will be disposed of legally off the project site.

INSPECTION AND ACCEPTANCE

1. Upon completion of the work, provide the site clean and free of materials and suitable for use as intended.
2. When the planting work is completed, the Owner will make an inspection to determine acceptability.
3. When the inspected planting work does not comply with the contract documents, replace the rejected work within 24 hours.
4. Landscape maintenance will continue until re-inspected by the Owner and found to be acceptable. Once acceptable, Final Acceptance will be issued, and the required maintenance period will commence.

LANDSCAPE MAINTENANCE

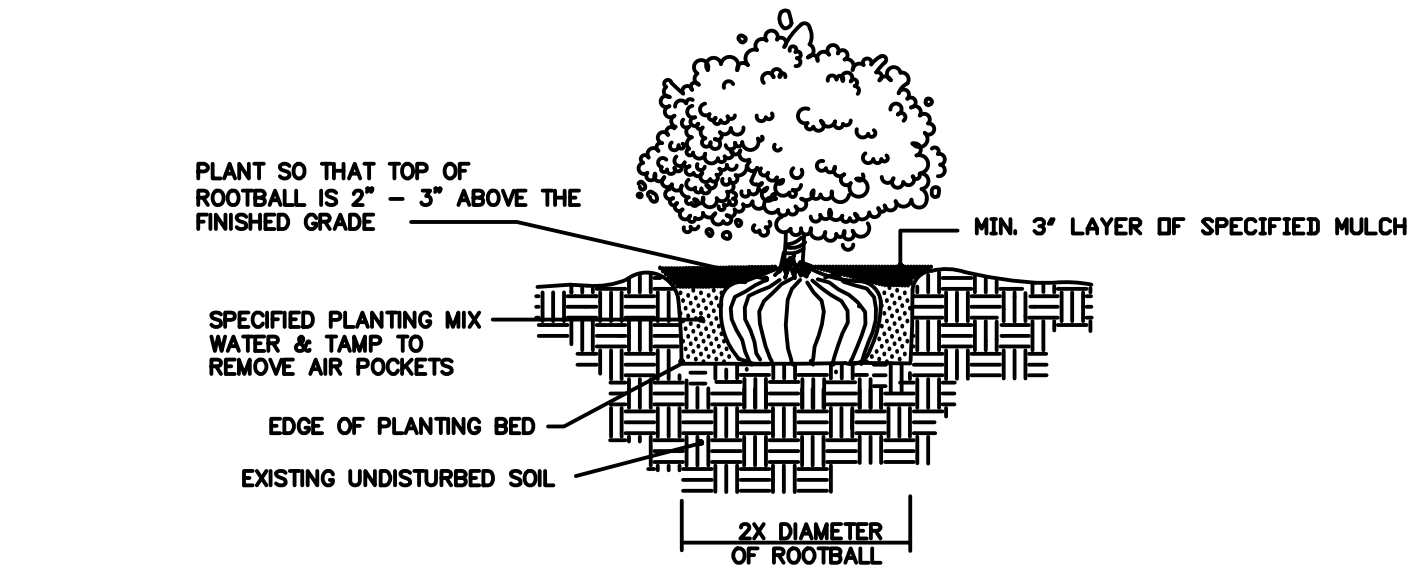
1. The maintenance period shall commence once Final Acceptance has been issued by the Owner, and shall continue for a period of ninety (90) days.
2. The monitoring and scheduling of the irrigation system will be the responsibility of the Landscape Contractor during this time. Coordinate all scheduling and any access requirements with the Owner.
3. Landscape maintenance shall include, but not be limited to: WEEKLY SITE VISITS FOR mowing, edging, blowing, weeding, trimming, pruning, fertilizing, weed control, insect control, disease control, re-staking, re-setting of plants to their proper grade or their upright position, and any other means to keep the plantings healthy, free of insects and diseases, and in a continual thriving condition.

WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

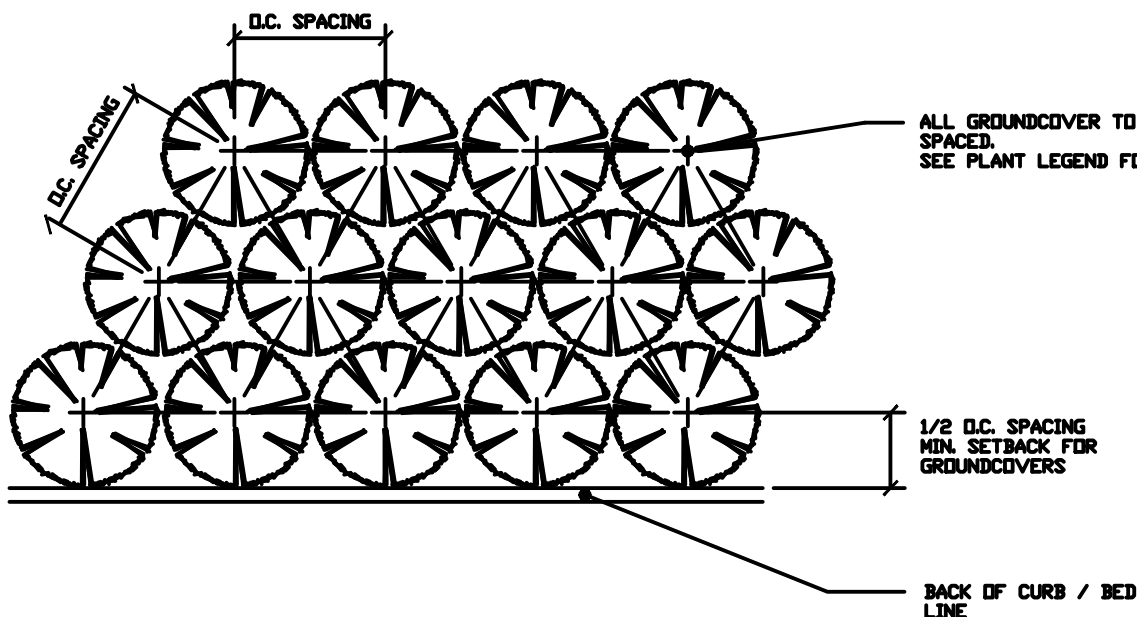
1. Plant materials supplied shall be warranted to remain alive and healthy for a period of twelve (12) months after the date of Final Acceptance by Owner (seasonal annuals for 90 days from Final Acceptance). Plants in an impaired, dead or dying condition after initial acceptance or within the warranty period shall be removed and replaced immediately to the satisfaction of the Owner.

RECORD DRAWINGS

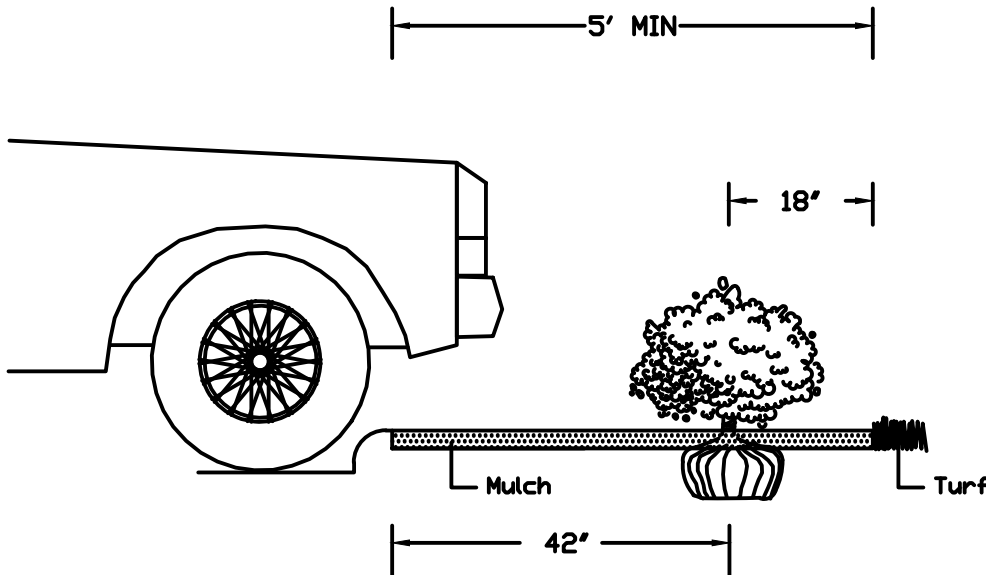
1. Provide a minimum of (2) copies of record drawings to the Owner upon completion of work. A record drawing is a record of all changes that occurred in the field and that are documented through change orders, addenda, or contractor/consultant drawing markups.



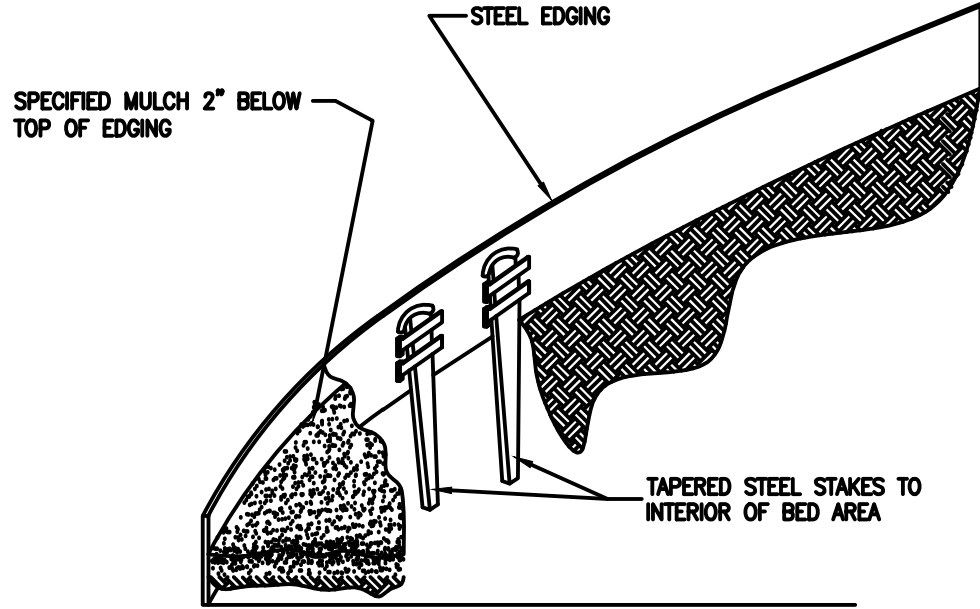
SHRUB/GROUNDCOVER PLANTING DETAIL
SCALE: NOT TO SCALE



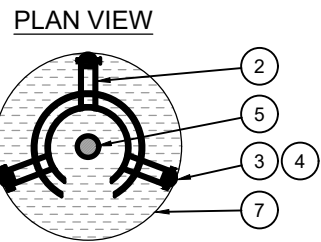
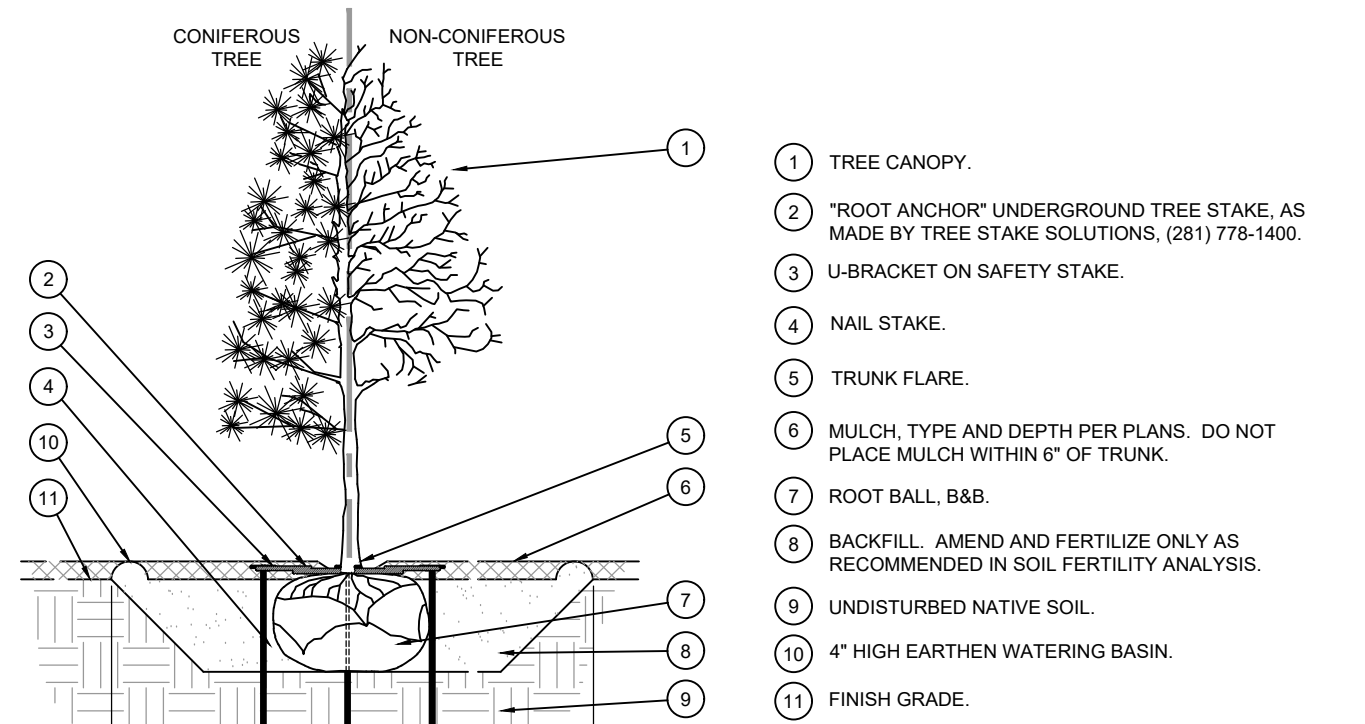
GROUNDCOVER SPACING DETAIL
SCALE: NOT TO SCALE



HEDGE PLANTING AT PARKING CURB
SCALE: NOT TO SCALE



LANDSCAPE EDGING DETAIL
SCALE: NOT TO SCALE



TREE PLANTING
SCALE: NOT TO SCALE

- NOTES:
1. INSTALL "ROOT ANCHOR" SYSTEM PER MANUFACTURER.
 2. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 3. 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 WYLOX TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.
 5. REMOVE ALL NURSERY STAKES AFTER PLANTING.



HVA 3P RETAIL
LITTLE ELM

NO.	DATE	REVISION	BY

LANDSCAPE DETAILS
& SPECIFICATIONS

DESIGN:	DFR
DRAWN:	DFR
CHECKED:	RM
DATE:	3/24/2019

SHEET

LP-2

PLOTTED BY: LISA CUTSHAW
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 LAST SAVED: 8/23/2023 6:06 PM

TREE PROTECTION SPECIFICATIONS

MATERIALS

- 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.
- 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.
- THE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

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. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIPLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES (ROOT PROTECTION ZONE, RPZ) AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT 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.

- DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
- DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES (EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
- DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ. WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY 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.

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.

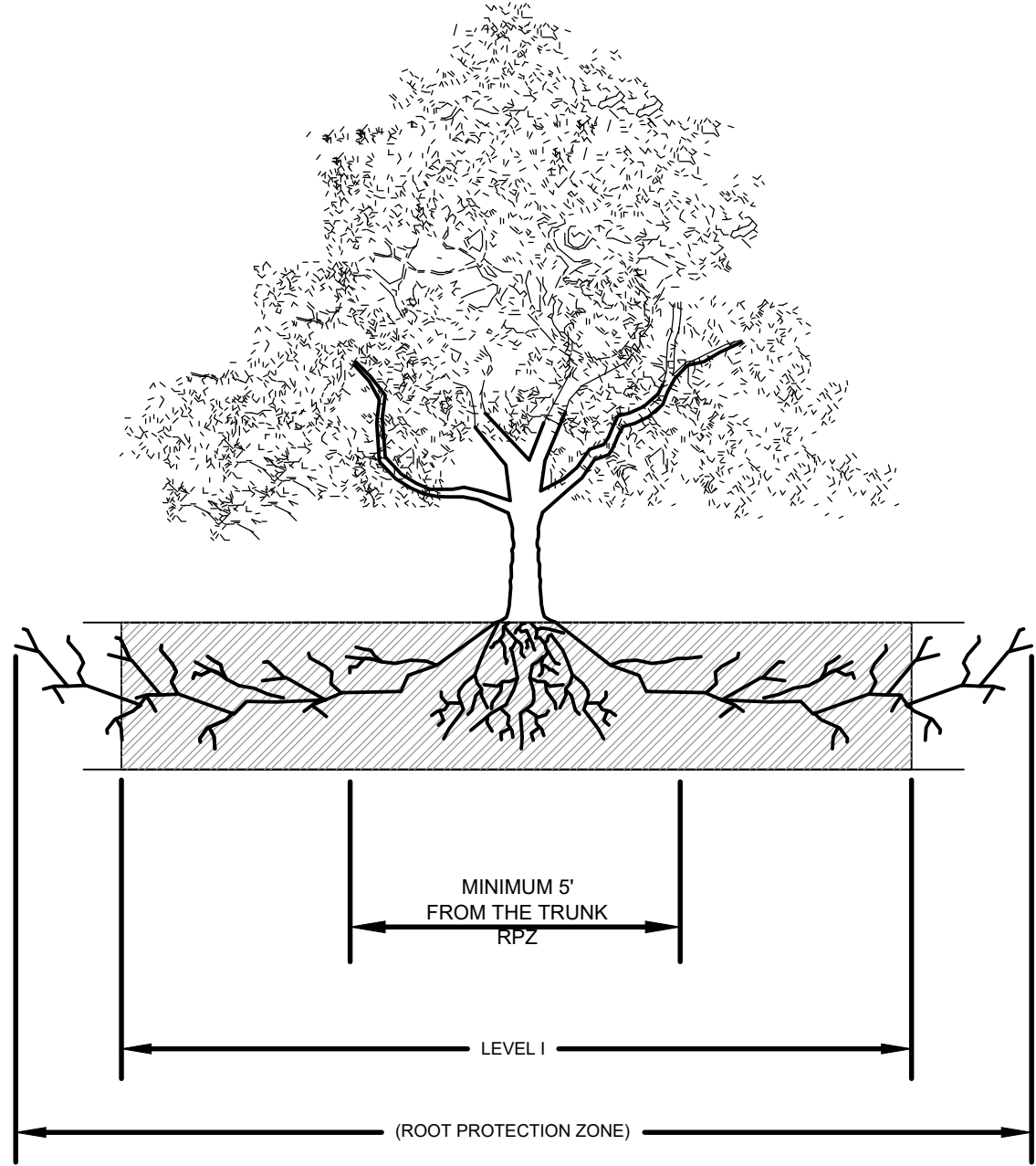
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

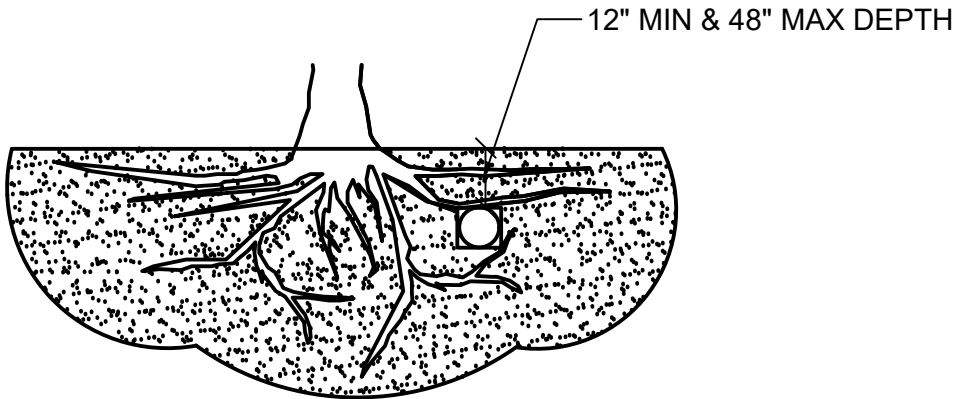
CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION ARE ELIMINATED.

TREE PROTECTION REQUIREMENTS

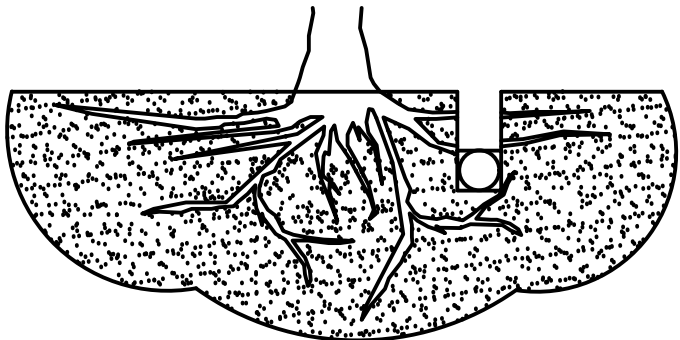
- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- NO WORK SHALL BEGIN WERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- 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.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
- ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREE QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS. WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED. HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
- DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCROACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE ARBORIST.



A TREE PROTECTION FENCE - ELEVATION
 SCALE: NOT TO SCALE



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.

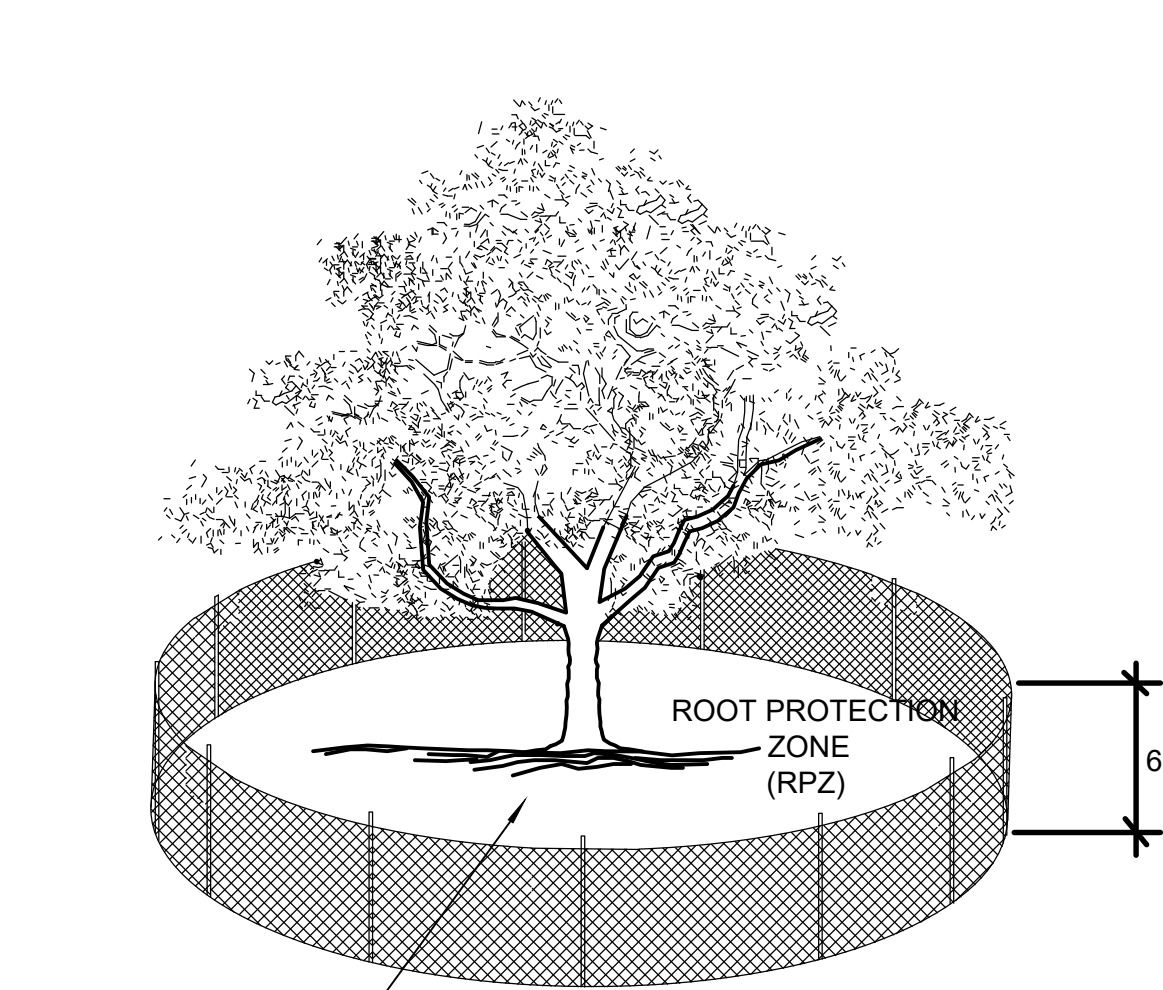


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

D BORING THROUGH ROOT PROTECTION ZONE
 SCALE: NOT TO SCALE

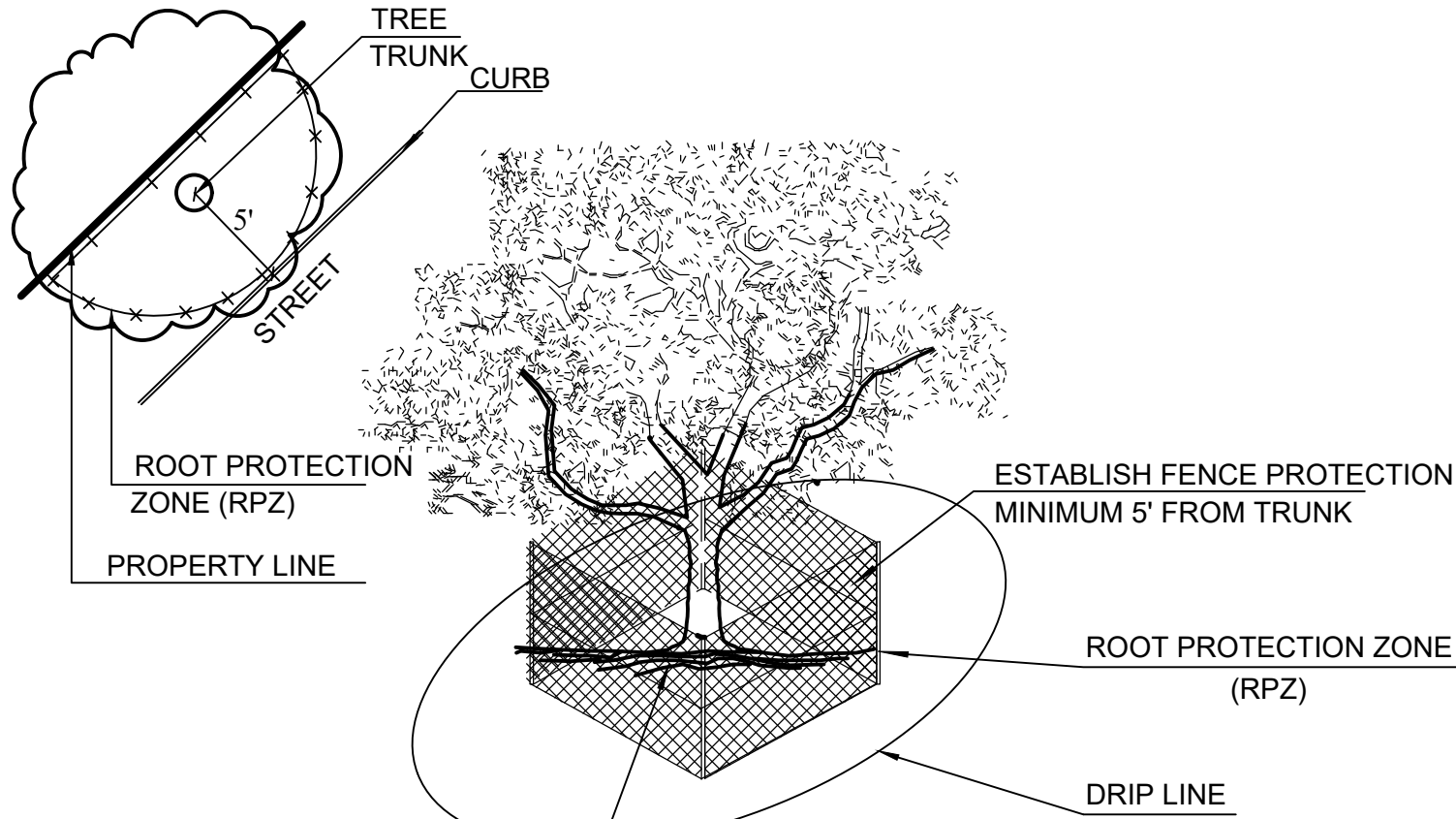
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

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



- 6" MULCH INSIDE RPZ
- NOTES:
- 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.

B TREE PROTECTION FENCE
 SCALE: NOT TO SCALE



- 6" MULCH INSIDE RPZ IF BARE DIRT
- 8" MULCH OUTSIDE RPZ AND UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES
- NOTES:
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
 - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

C TREE PROTECTION FENCE - LEVEL 2
 SCALE: NOT TO SCALE



HVA 3P RETAIL
 LITTLE ELM

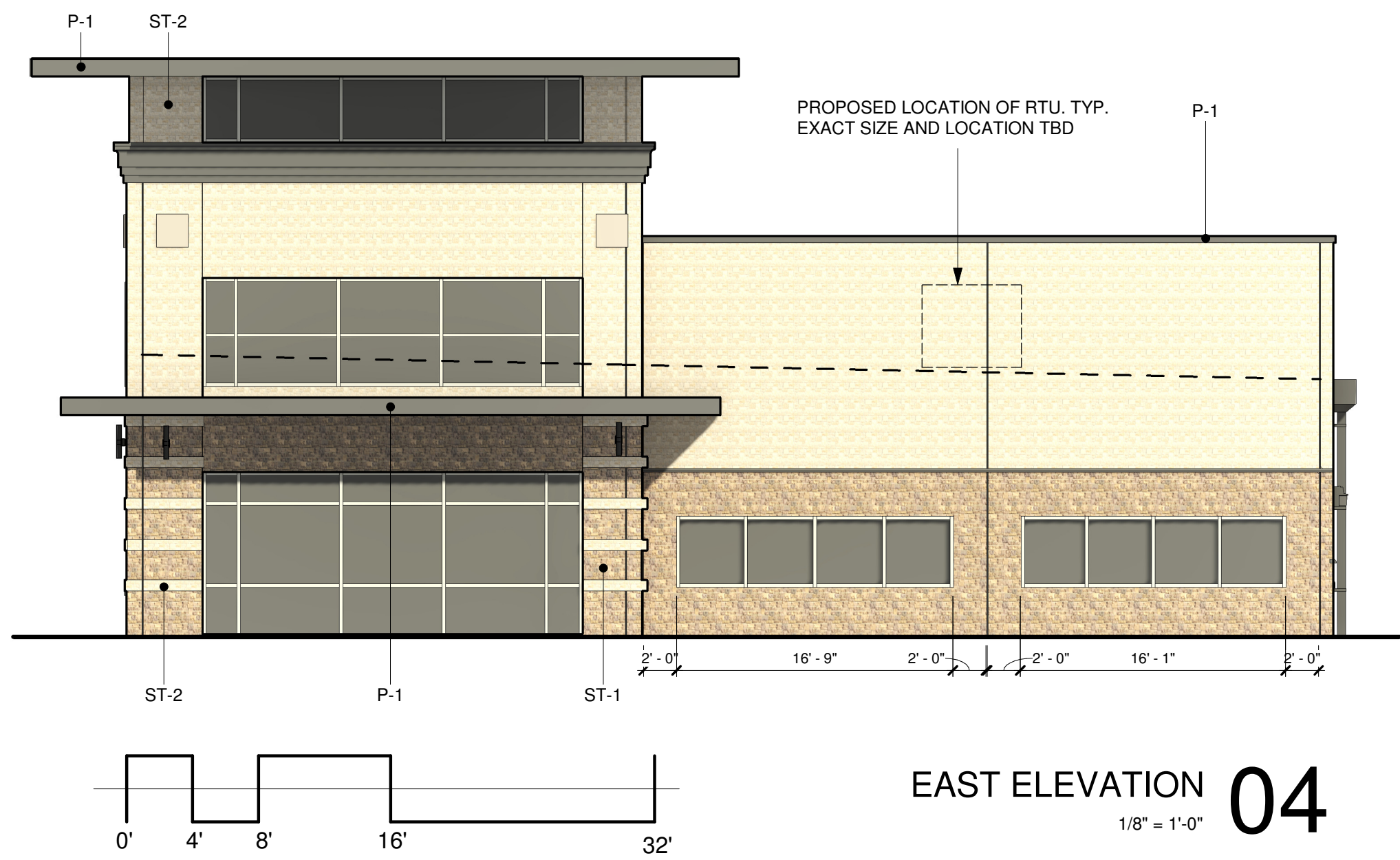
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TREE SURVEY DETAILS
 & SPECIFICATIONS

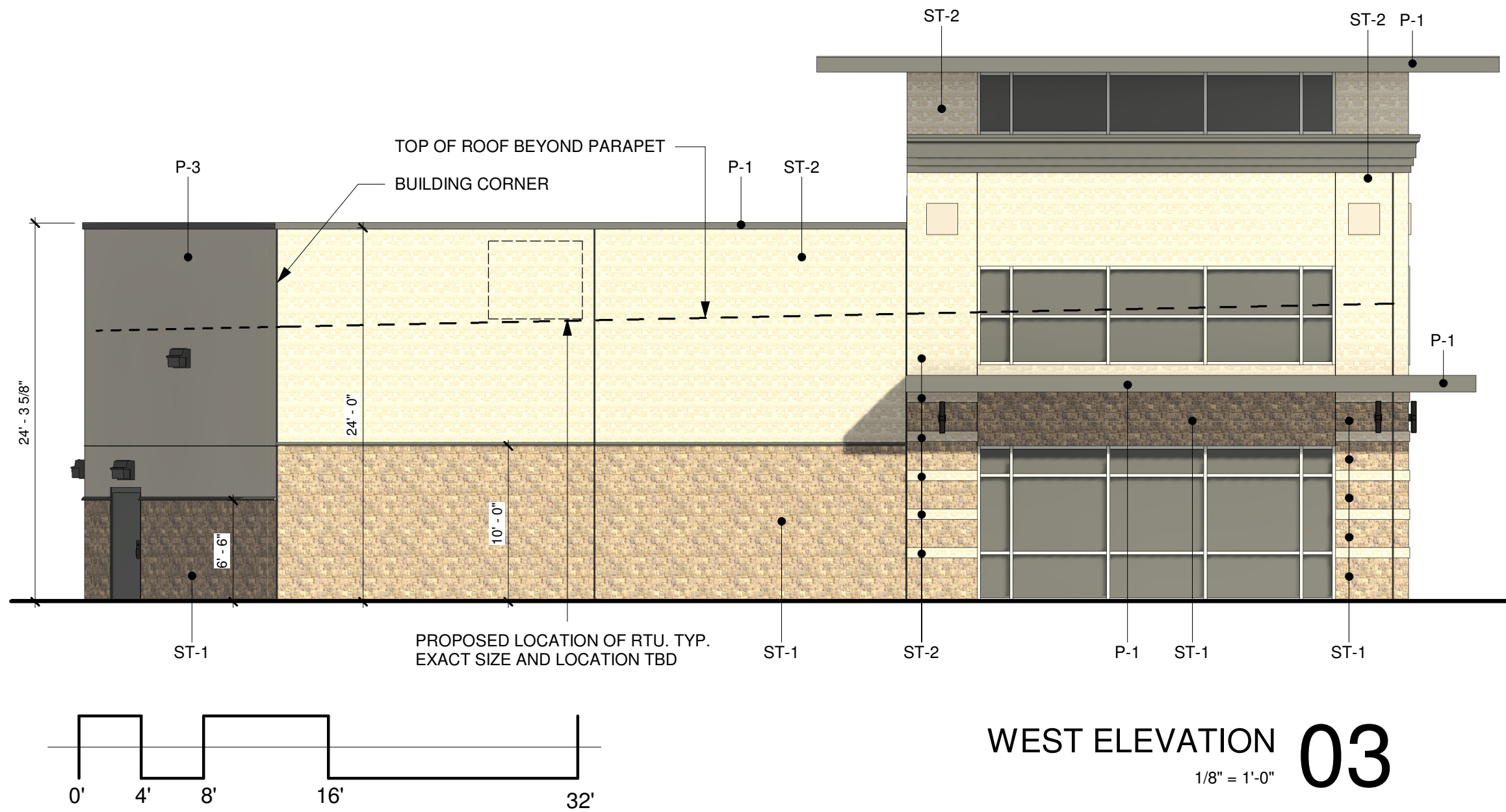
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EAST ELEVATION 04
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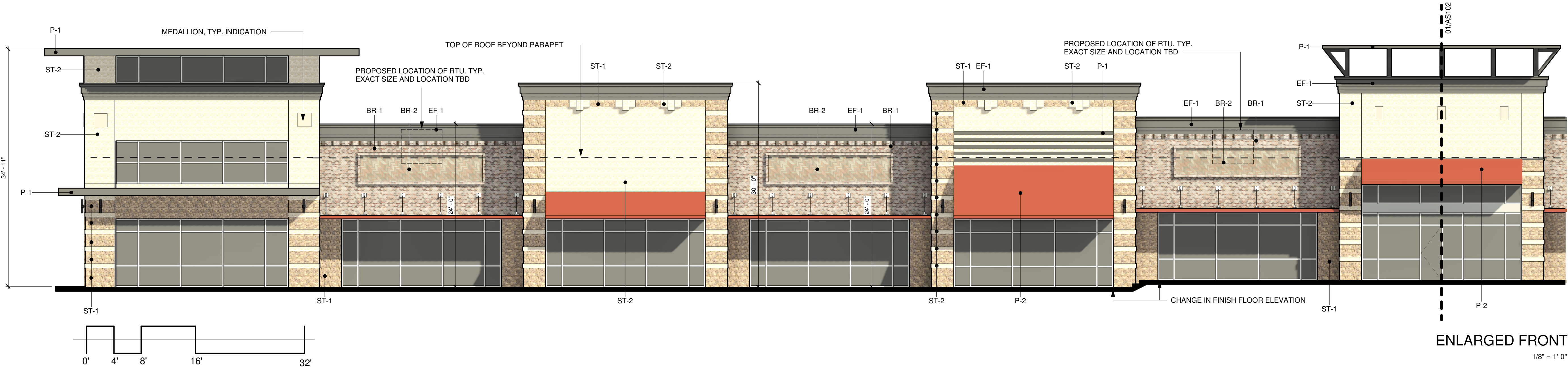


WEST ELEVATION 03
1/8" = 1'-0"

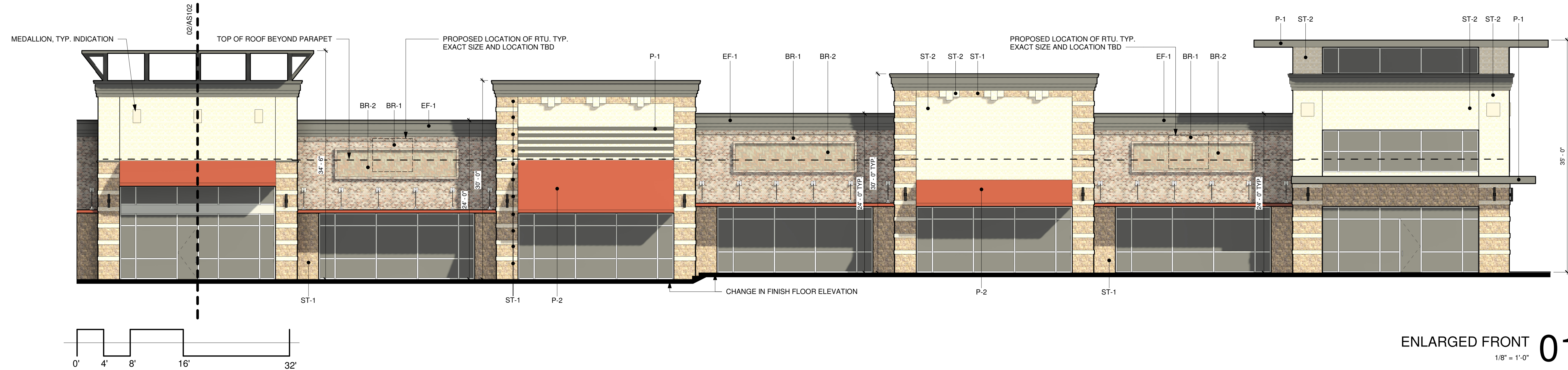
- MATERIAL LEGEND
- ST-1 TEXAS STONE DESIGNS, CAMBRIDGE LUXROC THIN VENEER STONE SYSTEM
 - ST-2 LEUDERS STONE THIN VENEER STONE SYSTEM
 - BR-1 ACME, HIGHLAND PARK THIN VENEER BRICK SYSTEM
 - BR-2 ACME, HIGHLAND PARK THIN VENEER BRICK SYSTEM - HERRINGBONE PATTERN
 - P-1 EIFS AND TEXTURED PAINT TO MATCH: SHERWIN WILLIAMS - SW6991 BLACK MAGIC
 - P-2 SHERWIN WILLIAMS - SW2839 ROYCROFT COPPER RED
 - P-3 TEXTURED PAINT TO MATCH: SHERWIN WILLIAMS - SW7044 AMAZING GRAY
 - EF-1 EIFS TO MATCH: SHERWIN WILLIAMS - SW6991 BLACK MAGIC

FACADE:	OVERALL SF:	GLAZING SF:	PERCENTAGE:
MAIN FACADE	11,256 S.F.	3,746 S.F.	33%
WEST FACADE	2,090 S.F.	482 S.F.	23%
EAST FACADE	2,110 S.F.	632 S.F.	30%
REAR FACADE	9,896 S.F.	0 S.F.	0%

MATERIAL CALCS
Front (Primary): 11,256 sf total - 10,131 (90%) Group A - 1,125 (10%) Group C
Sides (Primary): 2,110 sf total - 2,026 (96%) Group A - 84 (4%) Group C
Rear (Secondary): 9,896 sf total - 2,060 (21%) Group A - 7,836 (79%) Group B



ENLARGED FRONT 02
1/8" = 1'-0"



ENLARGED FRONT 01
1/8" = 1'-0"

Δ	DATE:	ISSUE:
	05.21.2019	SITE SUBMITTAL
	06.27.2019	SITE RESUBMIT
1	04.XX.2023	FACADE REVISION



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 600 Houston, Texas 77008 713 869 1103 V
DALLAS 5741 Legacy Drive, Suite 220 Plano, Texas 75024 972 490 7292 V



3P LITTLE ELM
RETAIL CENTER

PECAN DR & ELDORADO
PKWY
LITTLE ELM, TX

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KG	WL
Project Phase:	
CONSTRUCTION DOCUMENTS	

RENDERED
ELEVATIONS

AS102

	ST-1 TEXAS STONE DESIGNS, CAMBRIDGE LUXROC THIN VENEER STONE SYSTEM
	ST-2 LEUDERS STONE THIN VENEER STONE SYSTEM
	BR -1 ACME, HIGHLAND PARK THIN VENEER BRICK SYSTEM
	BR -2 ACME, HIGHLAND PARK THIN VENEER BRICK SYSTEM - HERRINGBONE PATTERN
	P-1 EIFS AND TEXTURED PAINT TO MATCH: SHERWIN WILLIAMS - SW6991 BLACK MAGIC
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Δ	DATE:	ISSUE:
	05.21.2019	SITE SUBMITTAL
	06.27.2019	SITE RESUBMIT
1	04.XX.202 3	FACADE REVISION

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Permitting, or Construction.

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

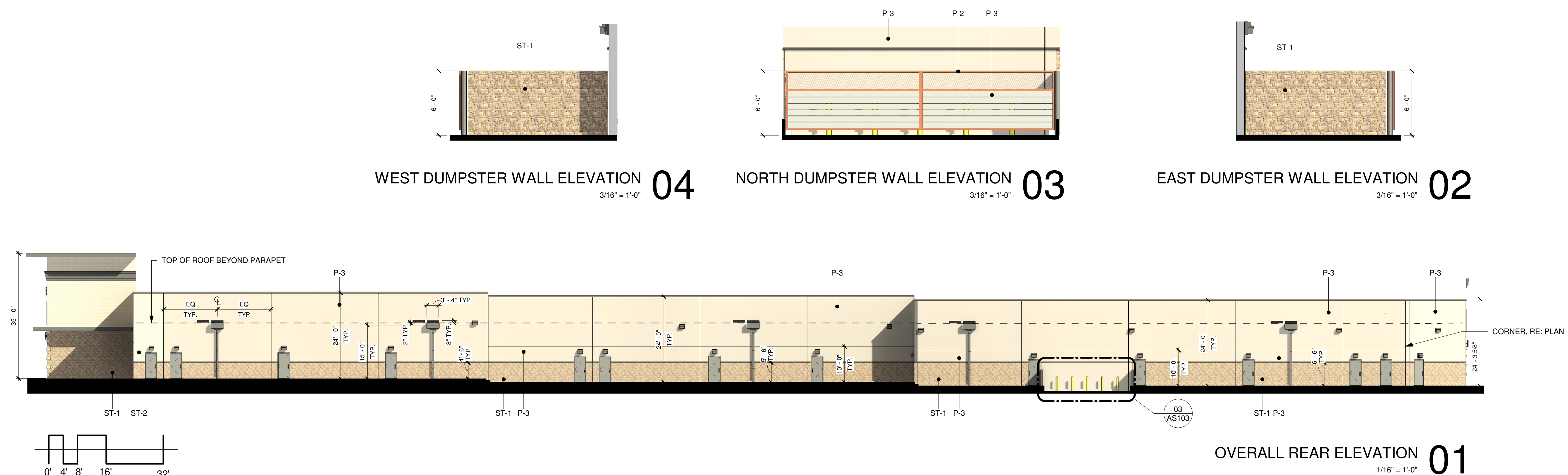
PECAN DR & ELDORADO
PKWY
LITTLE ELM, TX

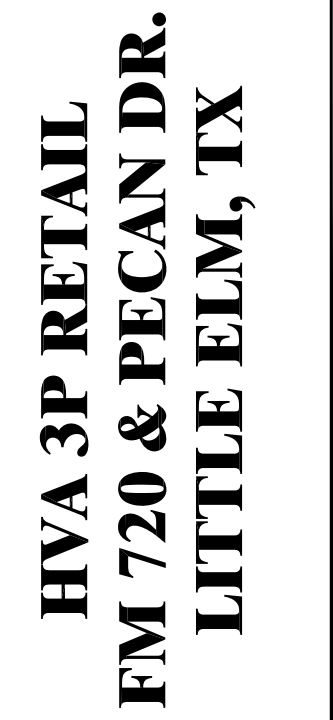
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RENDERED ELEVATIONS

AS103

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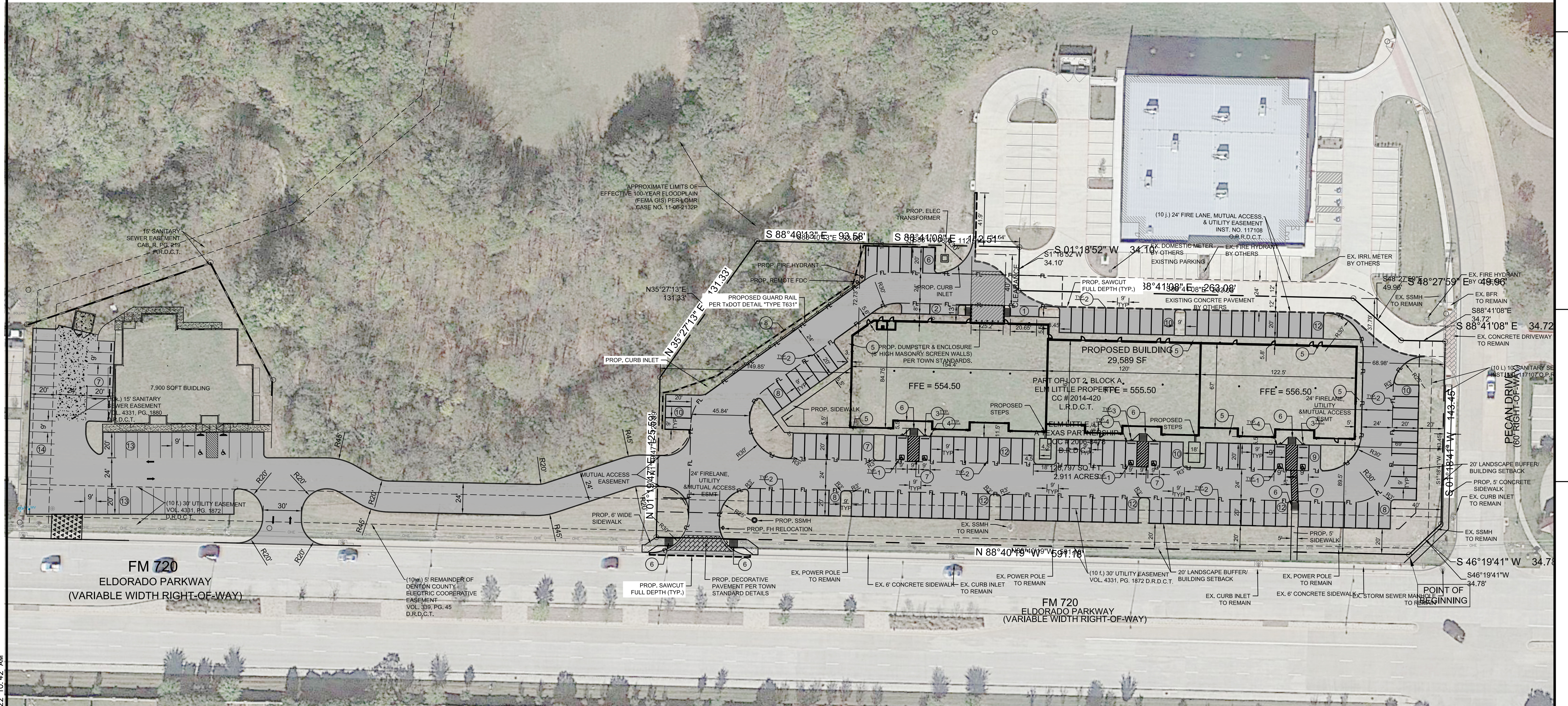
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OVERALL SITE PLAN

SIGN:	MKT
AWN:	MKT
CHECKED:	CLC
DATE:	2/3/2020

EX-1

e No.	2019-014
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