TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

December 7, 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. ## 5:30 PM Work Session

2. ## 6:00 PM Regular Meeting

3. ## Roll Call

4. ## Consent Agenda

   1. Discuss and take action regarding the approval of the November 2, 2023, Regular Planning and Zoning Commission Meeting Minutes.

   2. **Providence Commons Ph 3 (FP-23-004658).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 9.813, situated in A0662A M.Jones, TR 37A within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.
      - Presentation
      - Discussion
      - Consideration

   3. **Little Elm Court Addition (FP-23-004646).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.224, generally located south of the intersection of Woodlake Pkwy and Farm to Market Road, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.
      - Presentation
      - Discussion
      - Consideration

5. ## Regular Agenda

1. **PUBLIC HEARING/Frisco Park Annex Planned Development (PD-23-004986)**. Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.9 acres of land, currently zoned Lakefront District, generally located north of the intersection of Main Street and East Park Drive, within Little Elm's town limits, in order to establish a new Planned Development district, based on Lakefront District standards, creating a regulating plan providing a conceptual framework for redevelopment of this area.
    - Staff Report
    - Open Public Hearing
    - Receive Public Hearing
    - Close Public Hearing
    - Discussion and Recommendation

2. **PUBLIC HEARING/ The Dog Stop Planned Development (PD-23-03342)**. Public hearing, discussion, and take action on a request to rezone approximately 2.476 acres of land, currently zoned as Light Commercial, generally located south of the intersection of Lake Trail Drive and East Eldorado Parkway, within Little Elm's town Limit's, in order to establish a new Planned Development District based on Light Commercial Standards, with modified development standards for a commercial dog grooming and boarding service with outdoor play areas, and publicly accessible dog park.
    - Staff Report
    - Open Public Hearing
    - Receive Public Comment
    - Close Public Hearing
    - Discussion and Recommendation

3. **PUBLIC HEARING/Twin Lakes Planned Development (PD-22-06012)**. Public hearing, discussion and take action on a request to rezone approximately 4.4780 acres of land, currently zoned a Light Commercial, generally located on the southeast corner of South Elm Ridge Road and East University District, within Little Elm's Town Limits, in order to establish a new Planned Development District with a Light Commercial base, within modified development standards, for a veterinary clinic with outdoor kennel and retail buildings.
    - Staff Report
    - Open Public Hearing
    - Receive Public Hearing
    - Close Public Hearing
    - Discussion and Recommendation

4. **PUBLIC HEARING/ Ordinance Text Amendment.** Public hearing, discussion, and take action on a recommendation regarding proposed text amendments to Chapter 106, Zoning Ordinance, by amending said chapters and associated appendices in order to establish compliance with new State Statues as a result of the recent legislative session and enable minor corrections or clarification throughout the text.
    - Staff Report
    - Open Public Hearing
    - Receive Public Comment
    - Close Public Hearing
    - Discussion and Recommendation

5. **PUBLIC HEARING/ Ordinance Text Amendment.** A recommendation regarding proposed text amendments to the Chapter 107, Subdivision Ordinance, by amending said chapters and associated appendices in order to establish compliance with new State Statutes as a result of the recent legislative sessions and enable minor corrections or clarification throughout the text.
    - 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 December 4th, 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

12/07/2023

OVERVIEW

Project	Adoption of the November 2, 2023 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	12/07/2023
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 November 2, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

November 2, 2023 Minutes

D R A F T

Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, NOVEMBER 2, 2023 - 7:00 pm

Present:	Tom Ocelli, Commissioner; Jack Skinner, Commissioner; Stephen Horn, Commissioner; Ron Trees, Vice-Chair; Robert Martin, Commissioner
Absent:	Brent Thibeaux, Commissioner; Michael Bell, Chairman; Chip Norman, Alternate Commissioner; Deb Cadet , Alternate Commissioner
Staff Present:	Olga Chernomorets, Managing Director of Planning Services Brian Salvesen, Senior Planner

1. **5:45 PM Work Session**

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

3. **Roll Call**

4. **Discuss and take action to select a Chairperson.**

Motion: Nomination to appoint Ron Trees as Chair until May 2024

Motion: Nomination to appoint Robert Martin as Vice-Chair until May 2024

Motion by Commissioner Stephen Horn, seconded by Commissioner Tom Ocelli

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

5 - 0 Passed - Unanimously

5. **Consent Agenda**

Motion: Approve consent agenda as presented.

Motion by Commissioner Tom Ocelli, seconded by Commissioner Robert Martin

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

5 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the October 19, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Agenda item approved in consent agenda motion.

2. FINAL PLAT/ Lake Pointe (FP-23-02563) Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 77.030 acres, situated in the Marsella Jones Survey, Abstract No. 66, T. Rodriguez Survey, Abstract No. 1068, and J.M. Mcneil Survey, Abstract 884, within Little Elm's Town Extraterritorial Limits, in order to establish 222 residential lots, 15 open space lots, and necessary right-of-way and easements necessary for development.
   - Presentation
   - Discussion
   - Consideration

Agenda item approved in consent agenda motion.

6. Regular Agenda

1. PUBLIC HEARING/ Lakeside Shops and Business Park Amendment (PD-23-04008). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately five acres of land, currently zoned as Planned Development, based on Light Commercial Standards, through Ordinance No. 1477, generally located 300 feet east of the intersection of Old Highway 24 and Oak Grove Parkway, within Little Elm's town limits, in order to amend the permitted uses within the Planned Development District.
   - Staff Report
   - Continue Public Hearing
   - Receive Public Comment
   - Close Public Hearing
   - Discussion and Recommendation

Staff presented agenda item.

Commissioner Horn asked about previously allowed uses.
- Staff clarified the uses in the original PD. Uses such as bakery, candy and ice cream shop needed an SUP in the original PD. While there was not a lot of change, there was still a difference, so it was appropriate to bring in other Light Commercial uses.

Commissioner Martin asked if the building under construction has a drive-thru as well. Commissioner Horn asked about the quick service restaurant location and if the SDV showed the drive-thru.
- Staff clarified that the PD did not show the drive-thru, but that at the time of the SDV review, the applicant requested to include without changing the overall site layout besides making the building slightly smaller. Additionally, SUP's were not required for drive-thru's at the time, this allowed Staff to administratively approve the request.

The owner and developer, Dan Kelleher was in attendance to present the potential tenants that he envisioned for the commercial center and those businesses who are interests.

Commissioner Horn asked the applicant to clarify if the requested modified uses were specific to the back buildings, which the applicant confirmed.

Vice Chair Trees opened the public hearing at 6:25pm. No one in attendance indicated they wished to speak.
Vice Chair Trees closed the public hearing at 6:25pm.

Commissioner Horn inquired about specifying within the Ordinance the location for the modified uses specific to the back of the site.

- Staff suggested that would be a good condition of the recommendation and that this distinction could be made by lot numbers as designated on the current plat document.

Commissioner Skinner agreed with the distinction.

The Commission had a discussion regarding the current uses under the Light Commercial district and whether the existing requirements for SUPs would still apply.

- Staff clarified that all uses permitted by right be permitted by right and all uses permitted through an SUP or CUP would require these actions.

Motion: Approval of the request with the condition that the proposed modified uses would specifically apply to the back of the property, as described by the lot of designations on the current plat document.

Motion by Commissioner Jack Skinner, seconded by Commissioner Robert Martin

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

5 - 0 Passed - Unanimously

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

Staff and Comission discussed the potential attendance for the December 21st meeting to understand whethere qourum would be present. All Commissioners present indicated they will be in attendance with the expecption of Commissioner Ocelli.

8. Adjourn

Meeting was adjourned at 6:41pm.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

12/07/2023

OVERVIEW

Project	FINAL PLAT/ Providence Commons Ph 3 (FP-23-004658)
P&Z Hearing	12/07/2023
Council Hearing	N/A
Size	Approximately 9.813 acres
Current Zoning	Planned Development
Proposed Use	Residential
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Don Warnke, Cole & Associates
Owner	Barry Rich, R&M Materials
Strategic Goal	

Agenda Item

Providence Commons Ph 3 (FP-23-004658). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 9.813, situated in A0662A M.Jones, TR 37A within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.

- Presentation
- Discussion
- Consideration

Location

Located North of Obsidian Rd, within Little Elm's Town Limits.

Planning Analysis

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

The applicant requests an extension 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 December 21, 2023 Regular Planning and Zoning Commission Meeting.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

12/07/2023

OVERVIEW

Project	FINAL PLAT/ Little Elm Court Addition (FP-23-004646)
P&Z Hearing	12/07/2023
Council Hearing	N/A
Size	Approximately 7.224 Acres.
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Light Commercial
Existing Use	Partially Developed
Future Land Use Plan Designation	Retail/Commercial
Applicant	Andrew Yeoh, Triangle Engineering
Owner	KM 423 Partners, LP
Strategic Goal	

Agenda Item

Little Elm Court Addition (FP-23-004646). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.224, generally located south of the intersection of Woodlake Pkwy and Farm to Market Road, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.

- Presentation
- Discussion
- Consideration

Location

Generally located south of the intersection of Woodlake Pkwy and Farm to Market Road, within Little Elm's Town Limits,

Planning Analysis

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

The applicant requests an extension 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 December 21, 2023 Regular Planning and Zoning Commission Meeting.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

12/07/2023

OVERVIEW

Project	PUBLIC HEARING/Frisco Park Annex Planned Development (PD-23-004986)
P&Z Hearing	12/07/2023
Council Hearing	December 19,2023
Size	Approximately 4.9 acres
Current Zoning	Lakefront District
Proposed Use	Planned Development (Townhome)
Existing Use	Single Family
Future Land Use Plan Designation	Special Planning Area 3
Applicant	Town of Little Elm
Owner	Multiple owners, including Town of Little Elm
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

PUBLIC HEARING/Frisco Park Annex Planned Development (PD-23-004986). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.9 acres of land, currently zoned Lakefront District, generally located north of the intersection of Main Street and East Park Drive, within Little Elm's town limits, in order to establish a new Planned Development district, based on Lakefront District standards, creating a regulating plan providing a conceptual framework for redevelopment of this area.

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

Location

Generally located north of the intersection of Main Street and East Park Drive, within Little Elm's town limits.

Planning Analysis

Background.
In 2009, the Town established the Town Center District, subsequently renamed in 2017 as the Lakefront District, which created special standards for the area and identified a desire to plan for redevelopment and to establish a pedestrian-oriented lakefront. Without an actual downtown, the Lakefront District was established to serve as the civic and cultural heart of the Town. The goal is to expand upon the Town's targeted "lakeside community character" by creating flexibility in architectural design, encouraging redevelopment and land use flexibility within the framework of a form-based development code, as well as unique and high quality development.

Subject area is 4.9-acre Frisco Park Annex Subdivision located within the Lakefront District. The subject area currently contains several vacant lots and structures, which, in combination with the vision for the District, and increased interest in this area in general, makes them ripe for redevelopment. However, the subject area's unique shape and layout present limitations to providing the kind of connectivity and environment envisioned through the Lakefront District.

In working with different redevelopment projects in and around the Lakefront District, Staff realized that a concept plan and vision, specific to the subject area, are necessary in order to ensure cohesive redevelopment in the future. Currently, the Lakefront District requires a concept site plan approval, called Regulating Plan. Such action is an administrative approval which allows each individual lot to attempt redevelopment on its own. Staff has concerns that without an overall concept plan, the area will struggle to redevelop one or two lots at a time, and will not be able to provide the pedestrian-friendly environment nor the connectivity envisioned through the Lakefront District.

Proposal.
As a result, Staff is proposing to establish a Planned Development District, with the Lakefront District as the base zoning, to create a concept plan for the overall Frisco Park Annex Subdivision area. Staff is not proposing any modifications to the base zoning district. Establishing the Planned Development District will not only solidify the desired redevelopment vision for the area, it will ensure and encourage cohesive redevelopment. Doing this through a zoning process ensures transparency as the proposed concept, as well as subsequent development proposals, will have to come before the Planning and Zoning Commission and Town Council for approval. The proposal includes a concept plan and a design vision to help guide future redevelopment.

Through a visioning exercise in coordination with a third party consultant, Staff developed a concept plan that identifies a density of approximately 13.5 units per acre, with a total of 66 townhomes. This density, while higher than that of the adjacent Lakefront Residential Overlay District, is still well below the density of the rest of the Lakefront District residential development. The proposed site is laid out in a way that creates an outward-facing development, with garage entries and alleyways interior to the site. This layout ensures that Main Street is redeveloped to provide a wide, tree-lined sidewalk, and maintains form-based code standards for block faces along the street.

The plan includes a centrally located interior amenity space, an additional opportunity for a green open space or dog park at the northeast corner, and multiple connections to the nearby public trail system. The proposed concept plan also shows re-orientation of the existing right-of-way system in order to provide the best connectivity throughout the site, as well as the adjacent right-of-way, and allow a phased redevelopment approach.

The design vision document provides examples of the desired architectural aesthetic, variation in unit design, and color schemes that are generally supported by the Administration.

The goal is to create a unique, high-quality, and cohesive redevelopment opportunity.

Fire and Engineering.
Fire and Engineering have reviewed the proposed site layout in order to ensure sufficient access, safety, and infrastructure capacity. Engineering is also supportive of the right-of-way re-orientation. The proposed concept plan has been generally approved by both departments. However, any development will require

review and approval of a Site Development Permit prior to construction, as well as Council action with regard to the right-of-way re-orientation.

Recommended Action

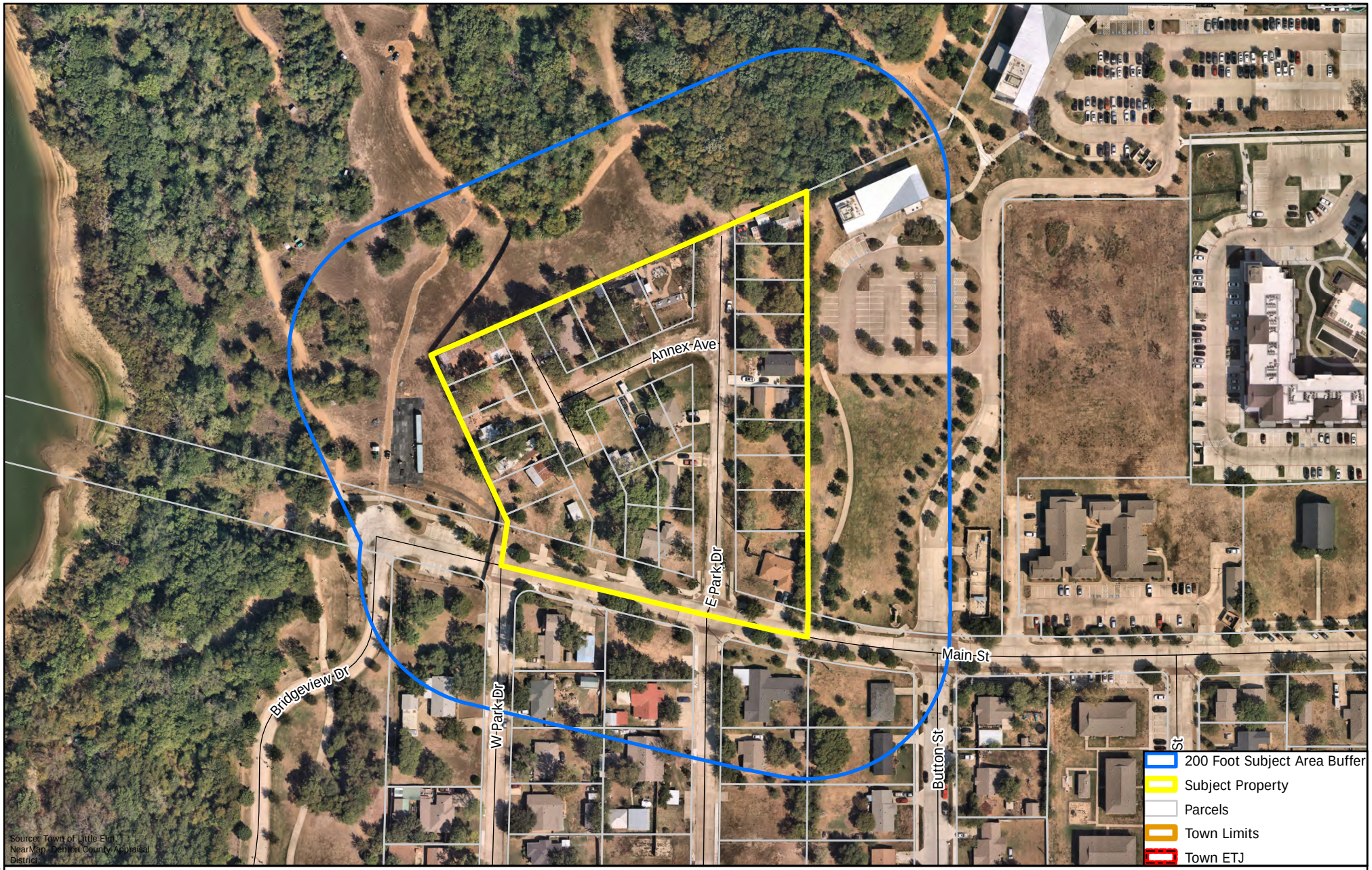
Staff believes establishing a Planned Development District with the concept plan and desired vision guide allows public transparency and promotes cohesive redevelopment of the area. Staff recommends approval of the request as presented.

Attachments

Location Map

Concept Plan

Design Vision



Regulating Plan for Frisco Park Annex Subdivision
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx

Date: 11/20/2023

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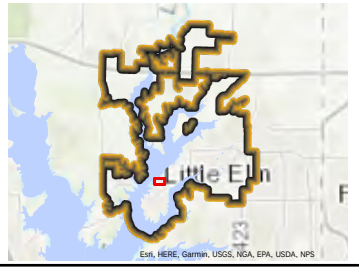
US Feet



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.

Project Location: G:\GIS\For Town\Employee\GIS\eServices\Jose\LocationMap\

ANNEX TOWNHOMES - LITTLE ELM, TEXAS

Scale: 1” = 30’
0’ 30’ 60’ 120’

Kimley»Horn

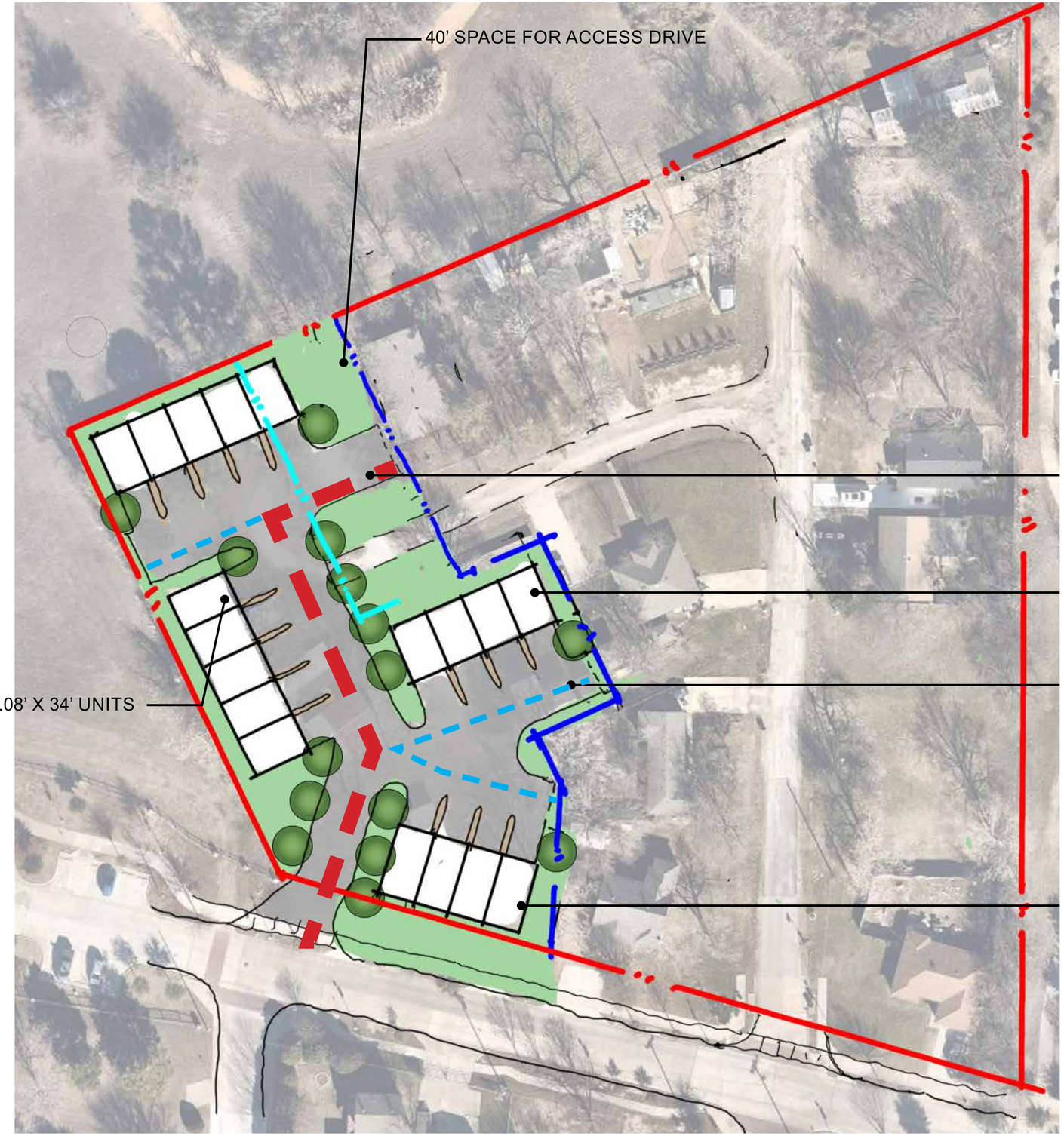
Total Possible Units 66 Units

MAIN STREET FACING UNITS

Scale: 1” = 30’
0’ 30’ 60’ 120’

ANNEX TOWNHOMES - LITTLE ELM, TEXAS

Kimley»Horn



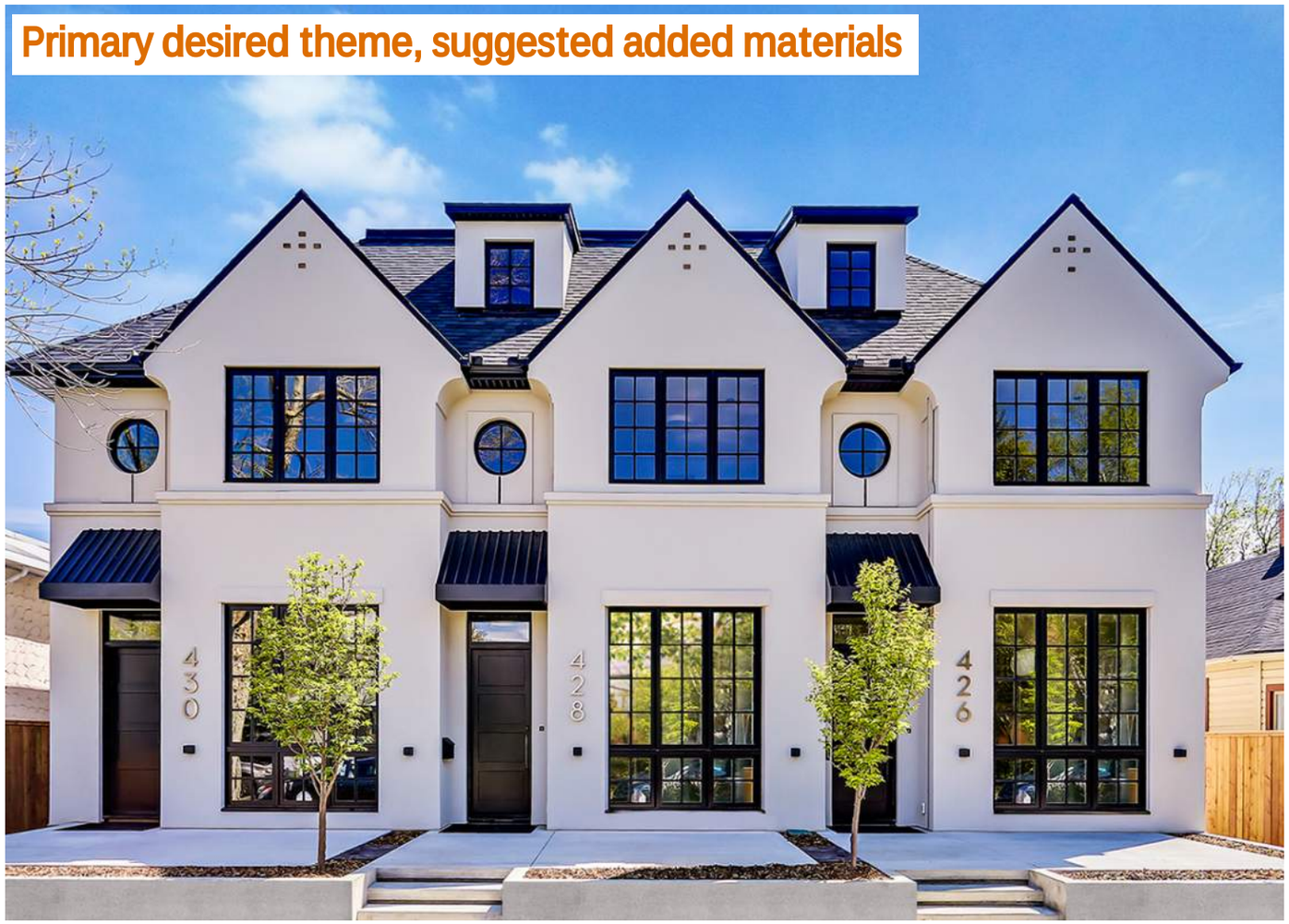
Potential Phase 1	18 Units

ANNEX TOWNHOMES - LITTLE ELM, TEXAS

Scale: 1”= 30’
0’ 30’ 60’ 120’

Kimley»Horn

Primary desired theme, suggested added materials



Variations with light brick

Alleys with perception of front door entry

Alternating unit design

Smooth lueder stone

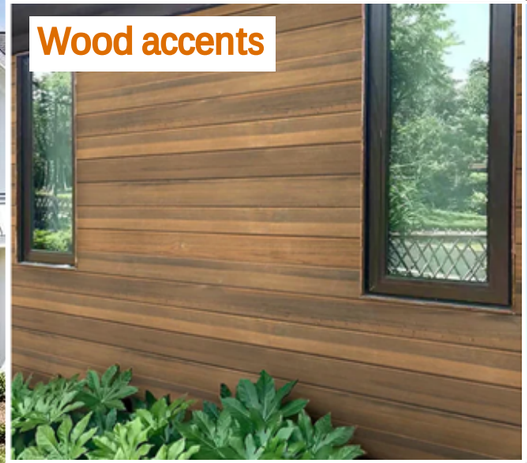
Siding and darker brick

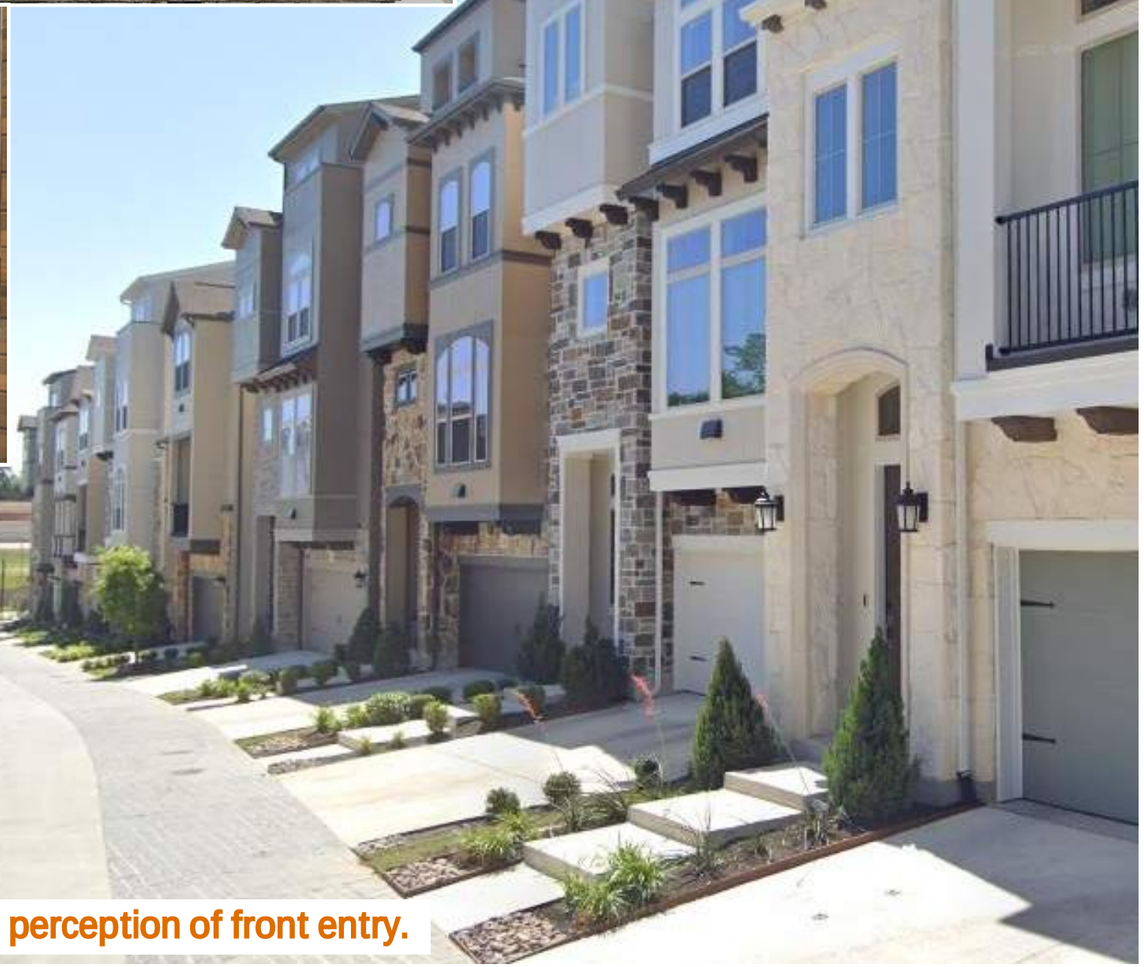
White Brick

Enhanced front and alley door design.
Enhanced lighting fixtures.

Board and batten siding

Wood accents





Alleyways with enhanced paving and landscaping, to break up the concrete and create perception of front entry.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

12/07/2023

OVERVIEW

Project	PUBLIC HEARING/ The Dog Stop Planned Development (PD-23-03342)
P&Z Hearing	12/07/2023
Council Hearing	December 19,2023
Size	Approximately 2.476 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Planned Development
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Jared Sulak, Sulak General Contractors LLC
Owner	Dennis Hill, Happy Tails of Texas, LLC
Strategic Goal	

Agenda Item

PUBLIC HEARING/ The Dog Stop Planned Development (PD-23-03342). Public hearing, discussion, and take action on a request to rezone approximately 2.476 acres of land, currently zoned as Light Commercial, generally located south of the intersection of Lake Trail Drive and East Eldorado Parkway, within Little Elm's town Limit's, in order to establish a new Planned Development District based on Light Commercial Standards, with modified development standards for a commercial dog grooming and boarding service with outdoor play areas, and publicly accessible dog park.

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

Location

Generally located south of the intersection of Lake Trail Drive and East Eldorado Parkway, within Little Elm's town limits.

Planning Analysis

Background.

The subject property consists of two commercial lots totaling approximately 2.49 acres, currently zoned Light Commercial. The property was annexed into the Town in 1966 through Ordinance No. 19. The adjacent properties on the East and West are also commercial uses; the property to the West is used by Disciples of Christ Bible Fellowship Church and the property to the East is currently vacant undeveloped land. Town owned property containing a lift station sits adjacent to the property's northeast corner. The property to the South is owned by the US Army Corp of Engineers (ACoE), utilized for flood control, with the Town's "Lakefront Trail" running along the lakeshore. East Eldorado Parkway runs along the northern property boundary, with vacant undeveloped land, zoned Light Commercial, across the road.

Of the 2.49 acres, 1.6 acres fall within the ACoE flowage easement, meaning that development of that land is limited in order to retain a certain amount of impervious cover and slope for flood control purposes. This has created great challenges in finding a suitable property owner/tenant that can work with such a limited building area and still be able to utilize the entire site to make development financially feasible. After Staff discussions with multiple interested parties, the property was purchased by Happy Tails LLC, operating as the Dog Stop. Dog Stop is an all-inclusive indoor/outdoor dog care facility offering dog grooming,?dog daycare,?dog boarding,?dog obedience training, in-home services, and?a?pet retail store, with over 20 locations across the country.

The applicant first approached the Town with a concept proposal for a dog boarding and grooming business earlier this year. To utilize the space within the flowage easement, the applicant proposed creating a free-to-use dog park, open to the public, with a connection to the existing Lakefront Trail. However, operating a business with multiple outdoor dog runs requires approval of a Specific Use Permit. Since the property size, shape, and location within the flowage easement pose challenges to developing to the full extend of the Town's standards, in coordination with Staff, the applicant has decided the best approach is the request a new Planned Development District.

The applicant officially submitted the request in August and has been working with Town Staff to create plans and narrative that will fit within the Town's vision for the Eldorado corridor and accommodate the needs of the proposed business operation.

Proposal.

The applicant is proposing to rezone the subject property to a Planned Development district based on Light Commercial Standards with modifications in order to allow for one, one-story, 7,980 square-foot commercial building, with approximately 2,300 square feet of outdoor dogrun area, 1,250 square feet of dog splash pad area, and a publicly accessible dog park area occupying the majority of the rear of the property.

The applicant is proposing to meet the Light Commercial District standards the following modifications:

1. Outdoor Kennels/Play Areas allowed on the south and west sides as depicted in the site plan.
2. Outdoor Splash Pad allowed on the east side of the building as depicted in the site plan.
3. Increased signage as depicted in Façade Plans.
4. Varying materials percentages as stated and shown in Façade Plans.
5. Single Dumpster enclosure approximately 12 ft. x 14 ft.
6. Landscape buffer eliminated along the firelane hammer head on the western property line.
7. Allowed white vinyl fencing for dog Kennels/Play areas adjacent to building.
8. Allowed transparent fencing allowed around Outdoor Splash Pad.
9. Dog Parks allowed on south end of property as shown in Site Plan.
10. Dog Parks allowed to use six-foot-tall vinyl coated chain link fence.

The applicant is proposing to build a publicly accessible, amenitized, dog park that can be accessed by both

the Lakefront Trail and the store parking lot.

Uses.
The applicant requests that "Kennel, with Outside Runs" by allowed by right through this PD process, specifically as depicted on the Site Plan. Currently "Kennel, with Outside Runs" requires a Specific Use Permit. The applicant is also proposing an outdoor splash pad, which is not currently included within the Town's Use Chart.

Zoning Standards.
The applicant is proposing to meet all Height, Area, and Setback requirements for Light Commercial Zoning.

Development Standards.
The proposed elevations for the building have three out of the four elevations meeting the masonry requirements, and two of the elevations meeting the glazing requirement. Elevation percentages are as shown below, with the primary facades that face the street bolded:

Elevation	Glazing %	Masonry %	Metal Cladding %	Stucco %
North	**30**	**57**	**35**	**8**
East*	**30**	**80**	**4**	**16**
South	0	100	0	0
West*	**22**	**90**	**0**	**0**
**partial street frontage*				

The southern elevations will mostly be screened by the fenced-in play areas so glazing is not a priority for the south elevation. There are roll up doors to connect indoor and outdoor play areas when weather permits.

Landscape Standards.
The applicant is proposing to meet most landscape standards with new plantings and retaining exiting trees along the perimeter to provide additional screening for the dog park area.

The applicant is requesting to limit the perimeter planting on the west side of the property due to the hammerhead fire lane needed for current fire coverage until the neighboring property develops. The hammerhead will allow fire apparatus to safely maneuver in and out of the site and is necessary for Fire Marshal approval. Staff and the applicant have explored other options for placement and due to site conditions have not been able to find a more suitable location. Staff and the applicant have agreed to including in the Development Agreement that will accompany the PD to Town Council to approval to provide a provision to remove excess concrete and reposition the dumpster pad once the adjacent property is developed and has a connecting fire lane.

Parking.
The proposal has sufficient parking for the retail use in the front, kennel use in the back, and added parking to accommodate visitors to the dog park.

Subdivision.
The proposed development meets the Town's subdivision requirements. The property will need to plat, combining both lots once the civil plans are deemed by staff as "approvable".

Signage.
The applicant is requesting to be allowed larger wall signs than would be permitted by right. The proposed building would be allowed a maximum of 200 square feet. The main wall sign is approximately 70 square feet as shown in the elevations.

If the applicant only did their main sign they would not need the sign waiver. However, they are requesting to add four other signs, an outline of a dog and three dog paws. Since this is a dog related business, the metal structures become a sign instead of "fine art" due to having a connection to the business. These signs include a silhouette of a dog measuring 16 feet by 19 feet, for a total of 304 square feet on the northern façade, facing Eldorado Parkway. On the east façade, the applicant is proposing three dog paw silhouettes, each measuring 4 feet by 4 feet each, for a total of 48 square feet. These four signs plus the main sign result in a total sign area of 422 square feet, exceeding the typical allowance by 222 square feet.

In chapter 86 "Signs", Section 4 "Purpose", it is stated that the Town's purpose for regulating signs is to "…maintain and enhance the aesthetic environment […] and the quality of life by preserving and enhancing the appearance of the streetscape which affects the image of the Town…". Depending on the site, content, and design of the sign, a larger sign over 200 square feet can negatively affect the Town's appearance. However, given the neutral message, design, and transparency of the silhouette signs, the proposed landscape along the property frontage, as well as the proximity to the Lakefront District, Staff does not perceive a negative impact on the visual environment.

Fire, Engineering, Building.
The Fire, Engineering, and Building department have reviewed the proposed plans and determined them to be acceptable for the purposes of this rezoning request. This is not an approval of any of the plans for construction.

Comprehensive Plan.
The applicant has made effort toward the Town's vision for the area through the proposed site and building improvements, and their overall willingness to provide a quality development for the Town. Staff is generally supportive of this request as the property has proven to be a very challenging undertaking for various other types of businesses and interested developers. With only about half of the site developable due to the flowage easement, the applicant has found a creative solution to utilize vacant open space in a way that benefits the business and contributes toward provision of outdoor amenities for Little Elm residents and visitors.

Staff requests the Commission evaluate the proposed amendment request base their recommendation to the Town Council on the intent of the overall vision for this area and how the proposed development fits into the context of the existing surrounding development.

Recommended Action

The applicant has made a large effort toward the Town's vision for the area through the proposed site and building improvements, and their overall willingness to provide a quality development for the Town. With only about half of the site developable due to the flowage easement, the applicant has found a creative solution to utilize vacant space in a way that benefits both their business but also Little Elm residents and visitors.

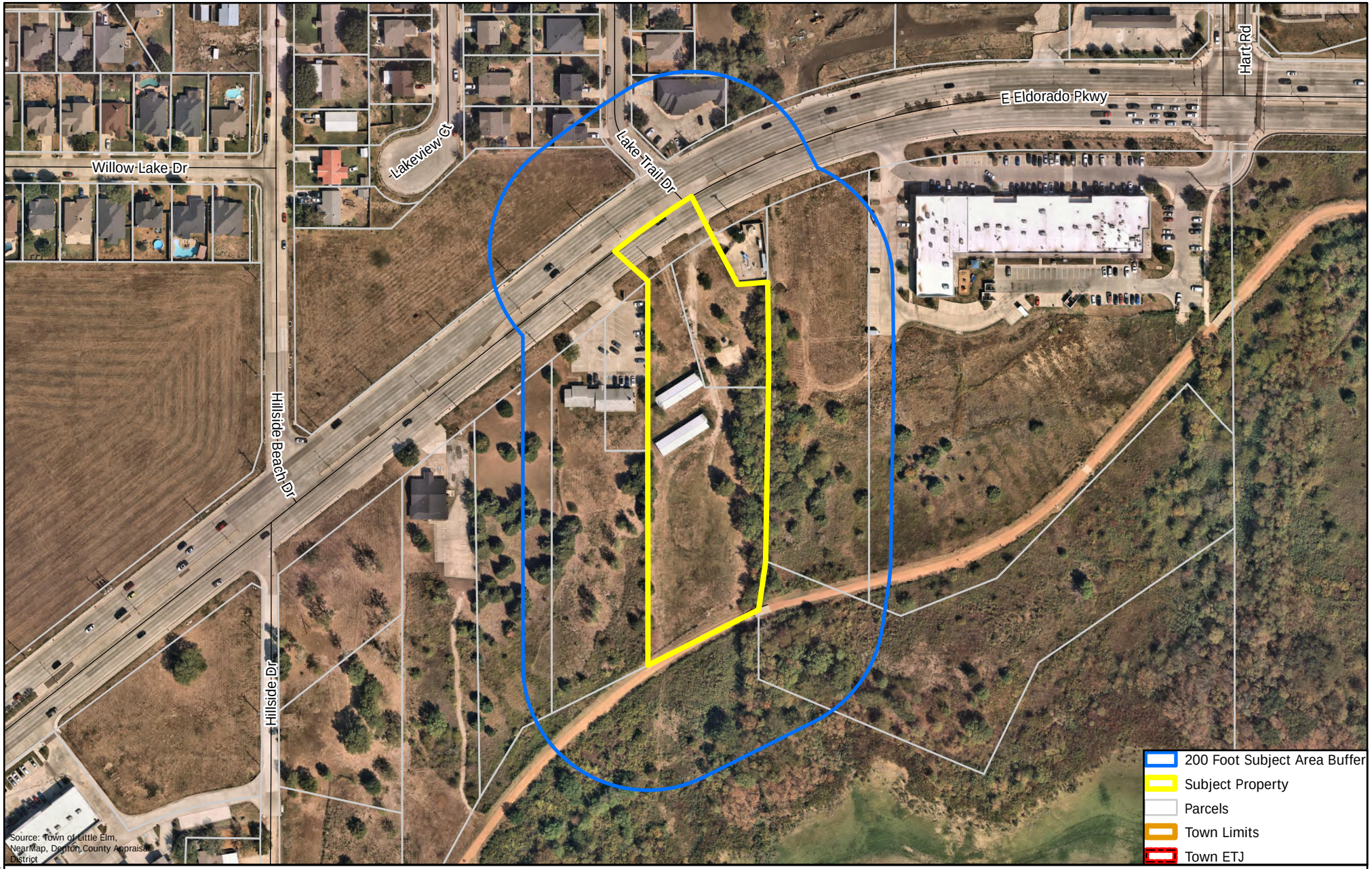
Staff requests the Commission evaluate the proposed development request and base their recommendation to the Town Council on the intent of the overall vision for this area and how the proposed development fits into the context of the existing surrounding development.

Attachments

Location Map

Dog Stop Application and Narrative

Dog Stop Plan Set



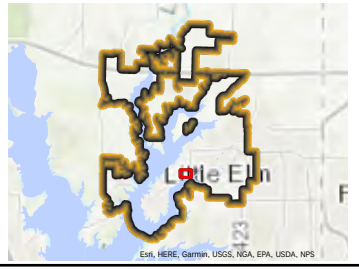
LITTLE ELM

The Dog Stop (PD-23-03342)
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx

Date: 11/20/2023

0 100 200
US Feet



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.

Project Location: G:\GIS\For Town Employees\GIS\eServices\Jose\LocationMap\

Town of Little Elm Project-Assessment

Please fill out this Project-Assessment submit it to Development Services at development@littleelm.org to better facilitate the Pre-Application Meeting. **Please complete this page to the best of your ability.**

Proposed Project	**Description of proposed project** **(Please attach any necessary images or maps)**	
	Location:	
Project Team	**Applicant Name:**	
	Applicant Address:	
	Telephone Number:	(_____) _____-_____
	Email Address:	
	Please list the members of your team expected to accompany you.	

Please answer the following questions:	**Yes**	**No**
Do you have a Concept Plan?	☐	☐
Is the property currently owned by your party?	☐	☐
Have you worked with Town of Little Elm before?	☐	☐

Universal Application Form

All applications must be submitted with (1) a complete Universal Application Form, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. Development Department staff are available to assist you in person at Town Hall or by phone, please call 214-975-0444 for an appointment. Applications shall be processed based on the Town's official submission dates (see page 94).

APPLICATION TYPE							(Box 1 of 7)
Zoning Applications		Subdivision Applications		Civil Plans		Miscellaneous Applications	
	Rezoning		Preliminary Plat		Pre. Drainage Plan		Building Permits Checklist
	Comp Plan Amendment		Conveyance Plat		Pre. Utility Plan		Building Permit
	Specific Use Permit		Final Plat		Pre. Floodplain Plan		Pre-Application Checklist
	Conditional Use Permit		Replat		Civil/Construction Plans		Sign Checklist
X	Concept Plan		Amending Plat		Utility Easement Dedication		Sign Permit
	Site Plan Approval		Minor Plat		Proportionality Appeal		Sign Variance Checklist
	Zoning Protest		Plat Vacation		Traffic Impact Analysis		Sign Variance Worksheet
	Zoning Vested Rights		Plat Recordation		Floodplain Permit		Park/Trail Dedication
	Nonconformance		Plat Signature Blocks		Grading Permit		
			Subdivision Vested Rights		SWP3 Checklist		
			Subdivision Variance		Pre-Construction Checklist		
					Construction Inspection		
					Final Acceptance Checklist		

APPLICANT INFORMATION:		(Box 2 of 7)
Applicant Name: Jared Sulak	Company: Sulak General Contractors LLC	
Address: 15441 Knoll Trail Dr. Ste. 120		
City/State/Zip: Dallas, TX 75248		
Contact Number: 972-413-0770	Secondary Number: 972-330-2730	
Email:	jared@sulakg.com	
OWNER INFORMATION:		**(Box 3 of 7)**
Owner Name: Dennis Hill	Company: Happy Tails of Texas, LLC	
Address: 16101 Madison Square Way		
City/State/Zip: Prosper, TX 75078		
Contact Number: 503-305-9375	Secondary Number: 619-607-5082	
Email: dhill@thedogstop.com		
SUBJECT PROPERTY INFORMATION:		**(Box 4 of 7)**
Address (or nearest cross streets)	802 E Eldorado Pkwy, Little Elm, TX 75068	
Parcel Tax ID#: 208611DEN & 208612DEN		
Legal Description Carter Estates Blk A Lot 1 & 2		
Subdivision Name (if applicable)		
BILLS PAID TO:		**(Box 5 of 7)**
Name: Dennis Hill	Company: Happy Tails of Texas, LLC	
Address: 16101 Madison Square Way		
City/State/Zip:	Prosper, TX 75078	
Contact Number: 503-305-9375	Secondary Number: 619-607-5082	
Email: dhill@thedogstop.com	Secondary Email: bkuennen@thedogstop.com	

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION (Box 6 of 7)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the Town's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Town of Little Elm officials to enter the property on official business as part of the application process.

By signing this form, the owner of the property authorizes the Town of Little Elm to begin proceeding in accordance with the process for the type of application indicated on this application. The owner/applicant further requests a Waiver of Right to 30-Day Action. The owner acknowledges that submission of an application does not in any way obligate the Town to approve the application, and, that although Town staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

We, the undersigned, being owners of subject real property, do hereby authorize:

Agent Name: Jared Sulak	Company: Sulak General Contractors LLC
Contact Number: 972-413-0770	Email: jared@sulakgc.com

...to act as our Agent in the matter of this request. The term agent shall be construed to mean any lessee, developer, option holder, or authorized individual who is authorized to act in behalf of the owner(s) of said property.

SIGNATURES OF ALL PROPERTY OWNERS: (use additional pages, as necessary)

Printed Name: Dennis Hill	Company: Happy Tails of Texas LLC
Signature: Dennis Hill	Email: dhill@thedogstop.com

Address: 16101 Madison Square Way, Prosper, TX 75078

NOTARY (Box 7 of 7)

STATE OF TEXAS §
COUNTY OF Collin §

BEFORE ME, the undersigned authority in and for Collin County, Texas, on this day personally appeared Dennis Hill, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is manager of LLC and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8 day of August, 2023

Billie J Blumfield
Notary Public in and for the State of Texas

BILLIE JEAN BLUMFIELD
Notary Public, State of Texas
Comm. Expires 10-29-2025
Notary ID 133421297

Billie J Blumfield
Type or Print Notary's Name

My Commission Expires: 10/29/25

$.
FEES PAID

DATE FEES PAID

PLANNED DEVELOPMENT (PD) CHECKLIST

GENERAL INFORMATION

1) The purpose of a planned development district is to allow and encourage the highest and best use of land, to encourage walkable neighborhoods that include residential, employment and retail opportunities within a relatively compact geographic area, and to allow a mixture of land uses, development standards, innovative techniques and materials that would not be allowed within a single zoning district. The process for rezoning follows those requirements found in Section 106.04.03 Planned Development Districts of the Zoning Ordinance.
2) A pre-application conference with Town Staff is encouraged, but not required.
3) Zoning requests to a Planned Development require a Conceptual Plan to be included (see Section 106.02.14, Conceptual Plan, for more information, and page 15 for the Concept Plan Checklist.
4) The Town of Little Elm is completely paperless in terms of submittals and resubmittals. All required materials shall be submitted via MyGov or in electronic formats (Adobe PDF or Dropbox link via email).

Applicant	Staff	Planned Development Requirements
		APPLICATION CONTENTS
X		Universal Application Form (completed)
X		Written statement of intent
X		~~Rezoning Checklist (signed)~~ PD Checklist (signed)
		Fees (see fee chart)
X		Electronic copy (PDF) of all exhibits, including metes and bounds (in Word format – not PDF)
X		Proof of ownership
X		Tax Certificate from Denton County indicating that all Town taxes are current
		EXHIBITS
X		Show current and proposed zoning districts on the subject property and adjacent properties
		Show any Overlay districts
X		Show Land Use Designation from the Comprehensive Plan
X		Written document describing Development Standards (if PD zoning is requested)
X		Concept Plan and/or Site Plan (See Checklists 1.07 or 1.08)
		Traffic Impact Analysis (if requested by the Town Engineer)
		Additional items as requested by the Planning & Zoning Commission, Town Council, or Town Staff

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have included any required conditions for approval of a rezoning request and/or planned development (PD) zoning, as listed in the Zoning Ordinance.

Applicant's Signature

10/17/23
Date

STATEMENT OF INTENT

Planned Development Application

The Dog Stop®

802 East Eldorado Parkway

Little Elm, Texas 75068

Happy Tails of Texas, LLC is a franchisee of The Dog Stop®, a national franchisor of upscale retail dog daycare, boarding, grooming, training, in-home dog services, and retail dog products. The Dog Stop® is committed to building facilities that are attractive, clean, safe, and that are built with quality materials to promote healthy and happy dogs. The Dog Stop® encourages its franchisees to "give back" to their communities. With this in mind, Happy Tails of Texas, LLC desires to develop 802 East Eldorado Parkway in Little Elm, Texas (the "Property") to provide the community with quality dog care services and products.

Happy Tails of Texas, LLC has the following objectives for developing the Property:

1. Provide excellent dog boarding, daycare, grooming and retail services to the residents of Little Elm;
2. Construct a building that is aesthetically pleasing and fits into the surrounding retail neighborhood;
3. Provide their canine companions access to outdoor play areas during the daytime;
4. Create a free-to-use, 1+ acre dog park that is open to the general public;
5. Provide their canine companions access to a dogs-only water park;
6. Provide their VIP companions ("Very Independent Players" – dogs that like to play by themselves) to have access to a small outdoor play area;
7. Offer shaded and decorative outdoor seating areas for people to enjoy the dog park and dog water park;
8. Form meandering walkways in and around the free dog park;
9. Allow pedestrians and their canine companions access to the Property from Cottonwood Creek Trail (walking trail);
10. Provide sufficient parking to allow community events to be held at the Property (in conjunction with non-profit organizations such as Friends of Little Elm Animal Shelter – F.L.E.A.S.)

The Property is currently zoned Light Commercial, which allows by-right indoor dog boarding and daycare facilities. Since outdoor play areas are not allowed by-right, however, Happy Tails of Texas, LLC is submitting this Planned Development application to allow construction of the large free dog park, the outdoor play areas adjacent to the building, and the outdoor dog water park.

SITE PLAN CHECKLIST

GENERAL INFORMATION

1) The purpose a Site Plan is to illustrate in detail the location of all proposed buildings, drives, parking and loading spaces, landscaped areas, access points, and other pertinent information necessary for the approval process.
2) Landscape Plans, as part of the site plan submittal, must be shown on a separate sheet.
3) See **Section 106.02.15 Site Plan Approval** of the Zoning Ordinance for more information.
4) See Zoning Ordinance, **Section 106.06, Part Two, Landscaping and Tree Preservation**, for more information on the requirements for the Landscape Plan, Tree Mitigation Plan, and Tree Survey.
5) A pre-application conference with Town Staff is encouraged, but not required.
6) The Town of Little Elm is completely paperless in terms of submittals and resubmittals. All required materials shall be submitted via MyGov or in electronic formats (Adobe PDF or Dropbox link via email). The Online Submittal Guide can help you through this process.

Applicant	Staff	Site Plan Requirements *Check appropriate box below*	
		❑ **Site Plan for Rezoning**	☒ **Site Plan for Building Permit**
		APPLICATION CONTENTS	
X		Universal Application Form (completed)	
X		Written statement of intent, including a description of how the proposed use will be harmonious and compatible with adjacent buildings, uses, and other properties in the immediate area surrounding the proposed tract of land.	
X		Site Plan Checklist (signed)	
		Fees (see fee chart)	
X		Electronic copy (PDF) of all exhibits, including metes and bounds	
X		Proof of ownership	
X		Official plat (or if unplatted, a plat request should accompany the Site Plan)	
X		Tax Certificate from Denton County indicating that all Town taxes are current (http://dentoncounty.com/Departments/Tax-Assessor-Collector/Property-Tax/Tax-Certificates.aspx)	
		COVER SHEET	
X		Name, address, phone number, and email address of the engineer or surveyor preparing the plan	
X		Name, address, phone number, and email address of the owner(s)	
X		Vicinity map at a scale of 1” = 2,000’ or larger	
		SITE PLAN EXHIBIT	
X		Titled “Site Plan”	
X		Sheet size of 24” x 36”	
X		Scale of 1” = 100’ or larger	
X		Graphic scale bar and written scale	
X		North arrow and legend, if symbols used	

Applicant	Staff	SITE PLAN REQUIREMENTS (continued)
X		**Title block** with the name of proposed development, subdivision name, lot and block numbers, survey name and abstract number, gross acreage, date of preparation, and date of any revisions
X		**Site data table** with existing zoning, proposed use, lot area and dimensions, building square footage and dimensions including height, floor area ratio, required and provided lot coverage percentage, required and provided parking spaces, required and provided landscaping (see chart at end of this section)
		Label contiguous and adjacent properties around proposed development (lots, blocks, tracts, abstracts, names, owners, platted or unplatted, existing zoning and proposed land use designation)
X		Lot area and dimensions
X		Required and provided building setback lines
X		Specific locations of all proposed uses and buildings dimensioned to the property lines
X		All easements on or adjacent to the site labeled and dimensioned
X		Location, height, and size of buildings
		For residential buildings, number and size(s) of dwelling unit(s)
X		Location of on-street/off-street parking areas and parking structures with parking stalls dimensioned
X		Location and distance to any existing or proposed fire hydrants
X		Location of all loading/unloading areas, mechanical equipment, trash and recycling receptacles
		Location of all outside storage
		Type, height, and construction materials of all screening devices
X		Location and dimensions of all sidewalks, trails, and open space areas for use by the tenants or the public
X		Location and dimensions of all fire lanes and adjacent curb radii dimensioned
		Location and size of all existing and proposed points of ingress/egress to the site with width and stacking depth from the connecting ROW dimensioned and the distances between centerlines of all existing and proposed driveways and street ROW intersections dimensioned on-site and off-site (within 500')
		ELEVATION EXHIBITS
X		Title Block (same requirements as under "Site Plan Exhibit" section)
X		Scale
X		Legend, if abbreviations or symbols are used
X		Name, address, and phones number of owner, applicant, and architect
X		Elevations of all four sides labeled North, East, South, and West with the front elevation designated as such.
X		Designate color and materials location on elevations, and provide manufacturer name for materials
		Show reduction of site plan as a key. Include the building outline with north arrow
X		Materials calculations table showing for each elevation the Total surface of each elevation
X		Materials calculations table showing for each elevation the list of materials (excluding glazing), with square footage and percentage of each material per elevation, and separate glazing percentage table.
X		Building dimensions (length and width). Verify that the dimensions on the façade plan match the dimensions on the site plan

Applicant	Staff	SITE PLAN REQUIREMENTS (continued)
X		Building height starting at grade level. Label the grade elevation at 0 feet. (If multiple heights are used, provide dimension for each)
		Do not show any signs on the building. They are not reviewed as part of the façade plan.
		Dash in the location of roof mounted equipment. If the equipment extends above the parapet, cross sections of sight lines may be requested to verify screening of mechanical units.
		Provide dumpster enclosure elevations. Label the height and masonry materials and colors.
		Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements.
		Add the following Notes:
		- All mechanical units shall be screened from public view as required by the
		- All signage areas and locations are subject to approval of Development Services Director
		- When permitted, exposed utility boxes and conduits shall be painted to match the building
		- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official
		LIGHTING PLAN
X		Title Block (same requirements as under "Site Plan Exhibit" section)
X		Scale
X		Legend, if abbreviations or symbols are used
X		Name, address, and phones number of owner, applicant, and architect
		Elevations of all four sides labeled North, East, South, and West with the front elevation designated as such.
		Show reduction of site plan as a key. Include the building outline with north arrow
X		Include a schematic layout of all proposed exterior fixture locations, heights, foot-candle data, and a plot demonstrating intensities and uniformities
		All roadway, parking lot, and walkway luminaires shall be shielded so that substantially all the directly emitted luminous flux falls within the property line
		See **Section 106.06, Part Five, Lighting Standards**, of the Zoning Ordinance for regulations regarding required lighting
		PARKING PLAN
X		See **Section 106.06, Part Four, Parking, Stacking and Loading Standards**, of the Zoning Ordinance for regulations regarding parking, stacking, and loading zones.
		ENGINEERING AND GRADING PLANS EXHIBITS
		See **Section 107.05.01, Construction Plans**, of the Subdivision Ordinance and the **Engineering Design Manual** for more information
		Titled "Engineering and Grading Plan"

Applicant	Staff	SITE PLAN REQUIREMENTS (continued)
		Proposed finished grade of the site plan to contour intervals not to exceed two (2) feet
		Spot elevations at all critical points
		Location of the FEMA 100-year floodplain, if applicable
		Flow arrows and drainage structures as to size, type, and flow line elevations
		Detention areas
		Utility connections, meter locations, sizes, and meter and/or detector check valve vaults indicated.
		Water meter table, showing the number of water meters by size and notes if they are existing or proposed.
		Inlets, culverts, and other drainage structures on-site and immediately adjacent to the site
		TRAFFIC THRESHOLD WORKSHEET
		See Table of Contents of this document for Traffic worksheet
		LANDSCAPE PLAN EXHIBIT
X		Titled “Landscape Plan”
X		Sheet size of 24” x 36”
X		Legend, if symbols used
X		North arrow
X		Scale of 1” = 50’ or larger
X		Graphic scale and written scale
X		Site boundaries, bearings and dimensions, lot lines, site acreage and square footage
X		Existing and proposed building locations including pavement, parking, drive aisles, and loading zones
X		Existing and proposed improvements with in 75 ft of the subject property and zoning of adjacent property
X		Existing and proposed easements
		Existing and proposed topography at two (2) foot contours or less.
X		A tree survey with the location, size and species of all on-site trees; or a note indicating that no trees exist on-site
X		Natural features to be preserved including: tree masses, flood plains, drainage ways and creeks
X		Location of all plant and landscaping material to be used including plants, paving, benches, screens, fountains, statues or other landscape features
X		The species, size, spacing and quantities of all plant material to be used in a tabular form (shall be from the recommended plant materials list)
		A list of all plant material proposed to be used that does not come from the recommended plant materials list. This plant material must also be specifically designated on the landscape plan
X		The date of the landscape plan, including any revision dates
		Layout and description of irrigation systems including placement of water sources. A Texas License Irrigation Seal is necessary on all irrigation plans
X		Water and sanitary sewer mains and service lines with sizes, valves, fire hydrants, manholes, and other structures on the adjacent sites

Applicant	Staff	SITE PLAN REQUIREMENTS (continued)
		Location and description of detention and retention facilities (if applicable)
		Description of maintenance provision for the landscape plan
X		Person(s) responsible for the preparation of landscape plan, including the landscape architect's seal
X		Dimensions of all required landscape setbacks
X		Description of any hardscape features
X		Sidewalks and barrier free ramps compliant with ADA and TAS requirements. Minimum 5' wide sidewalk
X		Dumpster enclosure(s) shall be shown on the landscape plan. Dumpster enclosures shall not be seen from the public right-of-way. Screening of the dumpsters shall be of the same masonry material as the primary structure and be a minimum of eight (8) feet in height. Evergreen shrubs, thirty-six (36) inches in height at the time of planting, shall be planted on the three (3) solid masonry sides of the dumpster enclosure, spaced three (3) feet on center.
X		Parking lot layout with location of dumpster(s) and dumpster screen(s)
		An analysis table of ordinance requirements and the associated landscaping (including point requirements,
		Indication that all landscaped areas, including parkways and medians, will have a minimum of six (6) inches
		Additional information as deemed necessary to adequately evaluate the landscape plan
		See **Section 106.06.14, Landscaping Standards**, of the Zoning Ordinance
		See **Section 106.06.15, Plant List**, of the Zoning Ordinance for those trees, shrubs, ground covers, and grasses that are allowed and prohibited in Little Elm.
		LANDSCAPE PLAN STANDARD NOTES (must be included on all landscape plans)
		The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and such activities common to the maintenance of landscaping.
		Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the 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 revegetation to prevent erosion or slippage.
		All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within thirty (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.

Applicant	Staff	SITE PLAN REQUIREMENTS (continued)
		All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.
		All trees are to be equipped with a bubbler irrigation system.
		Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material, per the landscape ordinance.
		All streetscape furniture (benches, bollards, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" in color.
		LANDSCAPING FOR RESIDENTIAL AND MULTIPLE FAMILY DEVELOPMENTS
		See **Section 106.06.16, Residential Landscape Requirements**, of the Zoning Ordinance if your project is a single family or townhome development
		See **Section 106.06.17, Multi-Family Landscape Requirements**, of the Zoning Ordinance if your project is a multi-family development
		LANDSCAPING FOR COMMERCIAL DEVELOPMENTS
		See **Section 106.06.18, Commercial Landscape Requirements**, of the Zoning Ordinance for interior and exterior site requirements as well as the Landscape Point System
		See **Section 106.06.19, Thoroughfare and Median Landscaping**, of the Zoning Ordinance for planting requirements for roadways
		See **Section 106.06.20, Xeriscaping**, of the Zoning Ordinance if you choose this alternate method of planting and its requirements
		TREE PRESERVATION AND MITIGATION
		See **Section 106.06.21, Tree Preservation**, of the Zoning Ordinance for regulations regarding existing trees on the development site during construction
		Provide a tree survey and tree protection plan
		The Tree Survey shall graphically identify all trees, including “Protected Trees” Protected Trees are any tree having a trunk caliper of six inches (6”) or greater, measured 4’ 6” above natural grade level
		If trees are to be removed, provide a tree mitigation plan (below)
		A Tree Protection Plan shall graphically identify Protected Trees and identify those being preserved and those being removed.
		All Protected Trees shall be replaced with new trees having a total tree caliper width equal to the width of the tree(s) removed. The Tree Protection Plan shall show the cumulative total of caliper of trees removed and the number and size of replacement trees to be used.
		See **Section 106.06.22, Tree Mitigation**, of the Zoning Ordinance for regulations regarding existing trees that must be removed to facilitate development and the replacement program

Applicant	Staff	SITE PLAN REQUIREMENTS (continued)
		An application for the removal of a Protected Tree shall specify:
		• The location of the tree.
		• The caliper of the trunk of the tree, as measured 4’ 6” above natural grade level.
		• The approximate crown size of the tree.
		• The species and/or common name of the tree.
		• The approximate size of the lot, tract, or parcel on which it is located.
		• The reason for the proposed removal.
		SCREENING PLAN
		See **Section 106.06, Part Three, Screening Walls and Fences**, of the Zoning Ordinance for regulations regarding required screening and/or fences
		Location, height, and material of proposed screening walls, retaining walls, and fences

SITE DATA SUMMARY CHART (by phase and in total) to include the following items:			
Site Data Summary		*Existing*	*Proposed*
Existing Zoning		Light Commercial	Light Commercial
	Front Setback	20'	25'
	Side Setback	10'	25'
	Rear Setback		
Land Use Designation		PD	PD
Gross Acreage		2.476	2.476
Net Acreage		2.476	2.476
Number of Proposed Lots		1	1
Percentage of Site Coverage			50%
Area of Open Space			65,011 SF
Percentage of Open Space			60%
Percentage of Landscape			
Area of Impervious Coverage			35,897 SF
Percentage of Impervious Coverage			33%
Proposed Building Area *(square footage footprint)*			8,568 SF
Number of Single-Story Buildings		1	1
Number of Two-Story Buildings		0	0
Maximum Building Height		60'	22'
Proposed Floor Area		0 SF	8,568 SF
Proposed Floor Area by Use			
Required Parking			16
Provided Parking			45
	Standard		43
	Handicap		2
	Total		45
Inventory Parking			0
Electric Vehicle Charging Infrastructure			0
Bicycle Racks			0
Required Loading Spaces			0
Provided Loading Spaces			0
Area of Outside Storage			0
Percentage of Outside Storage			0
Start of Construction *Month/Year*			

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have included any required conditions of Site Plan, as listed in Section 106.02.15 and of the Landscape Plan, as listed in Section 106.06.13 of the Zoning Ordinance.

_____

Applicant's Signature

10/17/23

Date

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper Town staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

_____

Applicant's Engineer's Signature

_____

Date

_____

Firm

Denton County
Juli Luke
County Clerk

Instrument Number: 28298

ERecordings-RP

GENERAL WARRANTY DEED

Recorded On: March 23, 2023 11:29 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $38.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	28298
Receipt Number:	20230323000283
Recorded Date/Time:	March 23, 2023 11:29 AM
User:	Lisa V
Station:	Station 36

Record and Return To:

eRecording Partners

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

514200 9995 ORT BA

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: March 17, 2023

Grantor: Edward Chaparro a/k/a Eduardo Chaparro, a single person and Manuel Alonzo, a single person

Grantor's Mailing Address: 807 E Eldorado Pkwy #2E Little Elm Tx 75068

Grantee: Happy Tails of Texas, LLC

Grantee's Mailing Address: 1001 Madison Square Way Prosper Tx 75078

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

See Exhibit A, attached hereto and incorporated herein by reference.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2023 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Edward Chaparro a/k/a Eduardo Chaparro

Manuel Alonzo

STATE OF TEXAS

COUNTY OF Collin

Before me, the undersigned Notary Public, on this day personally appeared Edward Chaparro aka Eduardo Chaparro and Manuel Alonzo, proved to me through DL to be the people whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of March, 2023.

BRITTANY NICHOLE ALSTON
Notary Public, State of Texas
Comm. expires 02-12-2024
Notary ID 13053699-0

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Dorsett Johnson, LLP
407 Throckmorton, Suite 500
Fort Worth, Texas 76102

AFTER RECORDING RETURN TO:
Happy Tails of Texas, LLC

BRITTANY NICHOLE ALSTON
Notary Public, State of Texas
Comm. expires 02-12-2024
Notary ID 13053699-0

EXHIBIT A

All that certain 2.476 acres of land, which is out of the property described in the deeds to Eduardo Chaparro and Manuel Alonzo, recorded in Document Number 2016-18030 and 2017-1405 in the Deed Records of Denton County, Texas (D.R.D.C.T.), which is the remainder of Lot 1 and Lot 2, Block A, Carter Estates, recorded in Cabinet P, Slide 347 in the Plat Records of Denton County, Texas (P.R.D.C.T.), in the Matthew Jones Survey, A-667, Town of Little Elm, Denton County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southwest corner of the 37 square foot right-of-way dedication to the State of Texas, recorded in Document Number 2009-14727 D.R.D.C.T., common to the northeast corner of Tract 2 - 0.418 acres, described in the deed to Premier Family Limited Partnership, recorded in Document Number 2013-128480 D.R.D.C.T., in the south right-of-way line of East Eldorado Parkway (R.O.W. Varies) and in the west line of said Lot 1, Block A, Carter Estates, and from which a found 1/2" iron rod bears South 73° 28' West - 0.27', which is a point of a curve to the right, having a central angle of 05° 40' 49", a radius of 1086.00', and a chord bearing and distance of North 56° 50' 07" East - 107.62';

THENCE along said curve to the left, along the south right-of-way line of said East Eldorado Parkway, an arc distance of 107.66' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most northerly northeast corner of the herein described tract, common to the northwest corner of the 0.328 acre tract described in the deed to the Town of Little Elm, recorded in Document Number 2008-5764 D.R.D.C.T.

THENCE South 29° 34' 28" East - 110.27' to a 1/2" iron rod with a cap found for the southwest corner of said 0.328 acre tract;

THENCE North 83° 15' 13" East - 76.74' to the most easterly northeast corner of the herein described tract, in the west line of Lot 1R, Block 1, One Elm Place Addition, recorded in Document Number 2016-205 P.R.T.C.T., from which a 1/2" iron rod with a cap stamped "LS 3047" found for the northwest corner of said Lot 1R, Block 1, One Elm Place Addition bears North 00° 34' 29" East - 145.54', and from which a found 1/2" iron rod with a cap bears North83° 15' 13" East - 0.94';

THENCE South 00° 34' 29" West - 126.97' to a Corp of Engineers brass monument found for the most easterly southeast corner of the herein described tract, in the north line of Lake Lewisville;

THENCE South 29° 03' 18" West - 106.57' (plat called 107.06') along the north line of said Lake Lewisville, to a Corp of Engineers brass monument found for corner;

THENCE South 03° 21' 22" West - 305.63' continuing along the north line of said Lake Lewisville, a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most southerly southeast corner of the herein described tract,

THENCE South 61° 00' 31" West - 170.93' continuing along the north line of said Lake Lewisville, a 1/2" iron rod found for the southwest corner of the herein described tract, common to the southeast corner Tract 1 -1.591 acres described in said deed to Premier Family Limited Partnership;

THENCE North 00° 10' 54" West - 333.61' (plat called 334.02') to a P.K. Nail in concrete found for a point for corner, common to the most easterly northeast corner of said Tract 1, common to the southeast corner of said Tract 2;

THENCE North 00° 08' 43" East - 302.49' to the POINT OF BEGINNING and containing 2.476 acres of land.

MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Tax Certificate

Property Account Number:
208611DEN

Statement Date:	07/27/2023
Owner:	HAPPY TAILS OF TEXAS LLC
Mailing Address:	16101 MADISON SQUARE WAY PROSPER TX 75078

Property Location:	0000802 E ELDORADO PKW
Legal:	CARTER ESTATES BLK A LOT 1

TAX CERTIFICATE FOR ACCOUNT : 208611DEN
AD NUMBER: SN0118A-00000A-0000-0001-0000
GF NUMBER:
CERTIFICATE NO : 42637147

DATE : 7/27/2023
FEE : $10.00

PROPERTY DESCRIPTION
CARTER ESTATES BLK A LOT 1

COLLECTING AGENCY
DENTON COUNTY
P O BOX 90223
DENTON TX 76202

0000802 E ELDORADO PKWY
1.8587 ACRES

REQUESTED BY
HAPPY TAILS OF TEXAS, LLC

PO BOX 837
CELINA TX 75009

PROPERTY OWNER
HAPPY TAILS OF TEXAS LLC

16101 MADISON SQUARE WAY
PROSPER TX 75078

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, TH FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

__J__ TAXES FOR 2023 HAVE NOT BEEN BILLED OR CALCULATED.
_____ 26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES

LAND MKT VALUE:	182,174	IMPROVEMENT :	94,675
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	276,849	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2022	LITTLE ELM ISD	0.00	0.00	0.00	0.00	0.00	0.00
2022	TOWN OF LITTLE ELM	0.00	0.00	0.00	0.00	0.00	0.00
						2022 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 7/2023 : **$0.00**

ISSUED TO : HAPPY TAILS OF TEXAS, LLC
ACCOUNT NUMBER: 208611DEN

CERTIFIED BY : Michelle French
AUTHORIZED AGENT OF DENTON COUNTY

DENTON COUNTY TAX OFFICE ★ DENTON, TEXAS ★

1 pages attached

PR

MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Duplicate Receipt

Property Account Number:
208611DEN

Statement Date: 7/27/23
Owner: HAPPY TAILS OF TEXAS LLC
Mailing Address:

Property Location: 0000802 E ELDORADO PKWY
Acres: 1.8587
Legal: CARTER ESTATES BLK A LOT 1

Exemptions:
Receipt #: 42637118

Deposit #: 202303272346-2022/laurel.bryan

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER $100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	TOWN OF LITTLE ELM	$276,849.00	0.629900	3/24/23	$1,743.87	$156.95
2022	LITTLE ELM ISD	$276,849.00	1.412900	3/24/23	$3,911.60	$352.04
2022	DENTON COUNTY	$276,849.00	0.217543	3/24/23	$602.27	$54.21

BASE TAX **$6,257.74**
PENALTY & INTEREST **$563.20**
TOTAL PAID **$6,820.94**

Remitted By: RPS

Payment Type: CHECK
Check #: 1039838

Remaining Amount Due As of 7/27/23
0.00

Receipt 7/27/23

RPS

MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Tax Certificate

Property Account Number:
208612DEN

Statement Date:	07/27/2023
Owner:	HAPPY TAILS OF TEXAS LLC
Mailing Address:	16101 MADISON SQUARE WAY PROSPER TX 75078

Property Location:	0000802 E ELDORADO PKW
Legal:	CARTER ESTATES BLK A LOT 2(PT)

TAX CERTIFICATE FOR ACCOUNT : 208612DEN
AD NUMBER: SN0118A-00000A-0000-0002-0000
GF NUMBER:
CERTIFICATE NO : 42637148

DATE : 7/27/2023
FEE : $10.00

PROPERTY DESCRIPTION
CARTER ESTATES BLK A LOT 2(PT)

COLLECTING AGENCY
DENTON COUNTY
P O BOX 90223
DENTON TX 76202

0000802 E ELDORADO PKWY
0.6295 ACRES

REQUESTED BY
HAPPY TAILS OF TEXAS, LLC

PO BOX 837
CELINA TX 75009

PROPERTY OWNER
HAPPY TAILS OF TEXAS LLC

16101 MADISON SQUARE WAY
PROSPER TX 75078

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, TH FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

✓ TAXES FOR 2023 HAVE NOT BEEN BILLED OR CALCULATED.
_____ 26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES

LAND MKT VALUE:	102,829	IMPROVEMENT :	49,621
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	152,450	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2022	LITTLE ELM ISD	0.00	0.00	0.00	0.00	0.00	0.00
2022	TOWN OF LITTLE ELM	0.00	0.00	0.00	0.00	0.00	0.00
						2022 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 7/2023 : **$0.00**

ISSUED TO : HAPPY TAILS OF TEXAS, LLC
ACCOUNT NUMBER: 208612DEN

CERTIFIED BY: Michelle French
AUTHORIZED AGENT OF DENTON COUNTY

DENTON COUNTY TAX OFFICE ★ DENTON, TEXAS ★

1 pages attached

MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Duplicate Receipt

Property Account Number:
208612DEN

Statement Date: 7/27/23
Owner: HAPPY TAILS OF TEXAS LLC
Mailing Address:

Property Location: 0000802 E ELDORADO PKWY
Acres: 0.6295
Legal: CARTER ESTATES BLK A LOT 2(PT)

Exemptions:
Receipt #: 42637121

Deposit #: 202303272346-2022/laurel.bryan

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER $100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	TOWN OF LITTLE ELM	$152,450.00	0.629900	3/24/23	$960.28	$86.43
2022	LITTLE ELM ISD	$152,450.00	1.412900	3/24/23	$2,153.97	$193.86
2022	DENTON COUNTY	$152,450.00	0.217543	3/24/23	$331.64	$29.84

BASE TAX **$3,445.89**
PENALTY & INTEREST **$310.13**
TOTAL PAID **$3,756.02**

Remitted By: RPS

Payment Type: CHECK
Check #: 1039838

Remaining Amount Due As of 7/27/23
0.00

Receipt 7/27/23

RPS

ZONING EXHIBIT

For

Planned Development Application

802 East Eldorado Parkway

Little Elm, Texas

The Property is currently being used commercially for older storage units. The Property is zoned Light Commercial and under Little Elm's Future Land Use map, is surrounded by Light Commercial. Currently, the adjacent parcel to the west of the Property (currently used as a church) is zoned single family, the adjacent land south of the property is the Lake Lewisville Floodplain, the land on the north across East Eldorado Parkway is zoned Light Commercial, and the adjacent land to the east is zoned Light Commercial. No land adjacent to the PD site is used as residential. Applicant is not aware of any overlay districts that encompasses the Property.

EAST ELDORADO PARKWAY
(A.K.A. F.M. HWY 720, R.O.W. VARIES)

699 SQ. FT.
R.O.W. DEDICATION – STATE OF TEXAS
DOC. NO. 2009–6315 D.R.D.C.T.
(Schedule B, Item 10i)

ORIGINAL NORTH LINE
CARTER ESTATES

CONC DRIVEWAY

1/2" IRS w/CAP
"SPRY 5647"

APPARENT ACCESS ACROSS
SURVEYED PROPERTY,
NO EASEMENT

GRAVEL

S 29°34'28" E
110.27'

N 00°34'29" E 145.54'

STONE WALL W/
CONC FOOTING

1/2" IRF W/CAP

LOT 2, BLOCK A
CARTER ESTATES
CAB. P, SLIDE 347
P.R.D.C.T.

LOT 1
LOT 2

EDUARDO CHAPARRO
MANUEL ALONZO
DOC. NO. 2016–18030
D.R.D.C.T.

CONC

N 00°08'43" E 302.49'

METAL BUILDING
81.2'
24.2'
91.2'
13.2'
10.7'

S 00°34'29" W 126.97'

COE BRASS
MON. (C.M.)

LOT 2
LOT 1

S 29°03'18" W
106.57'
(plat called 107.06')

FLOWAGE EA
BELOW ELEVA
VOL. 468, P
(Schedule B,

2.476 ACRES

Existing Land Use is Commercial (old storage units)

LOT 1, BLOCK A
CARTER ESTATES
CAB. P, SLIDE 347
P.R.D.C.T.

EDUARDO CHAPARRO
MANUEL ALONZO
DOC. NO. 2017–1405
D.R.D.C.T.

S 03°21'22" W 305.63'

N 00°10'54" W 333.61'
(PLAT CALLED 334.02')

1/2" IRS w/CAP
"SPRY 5647"

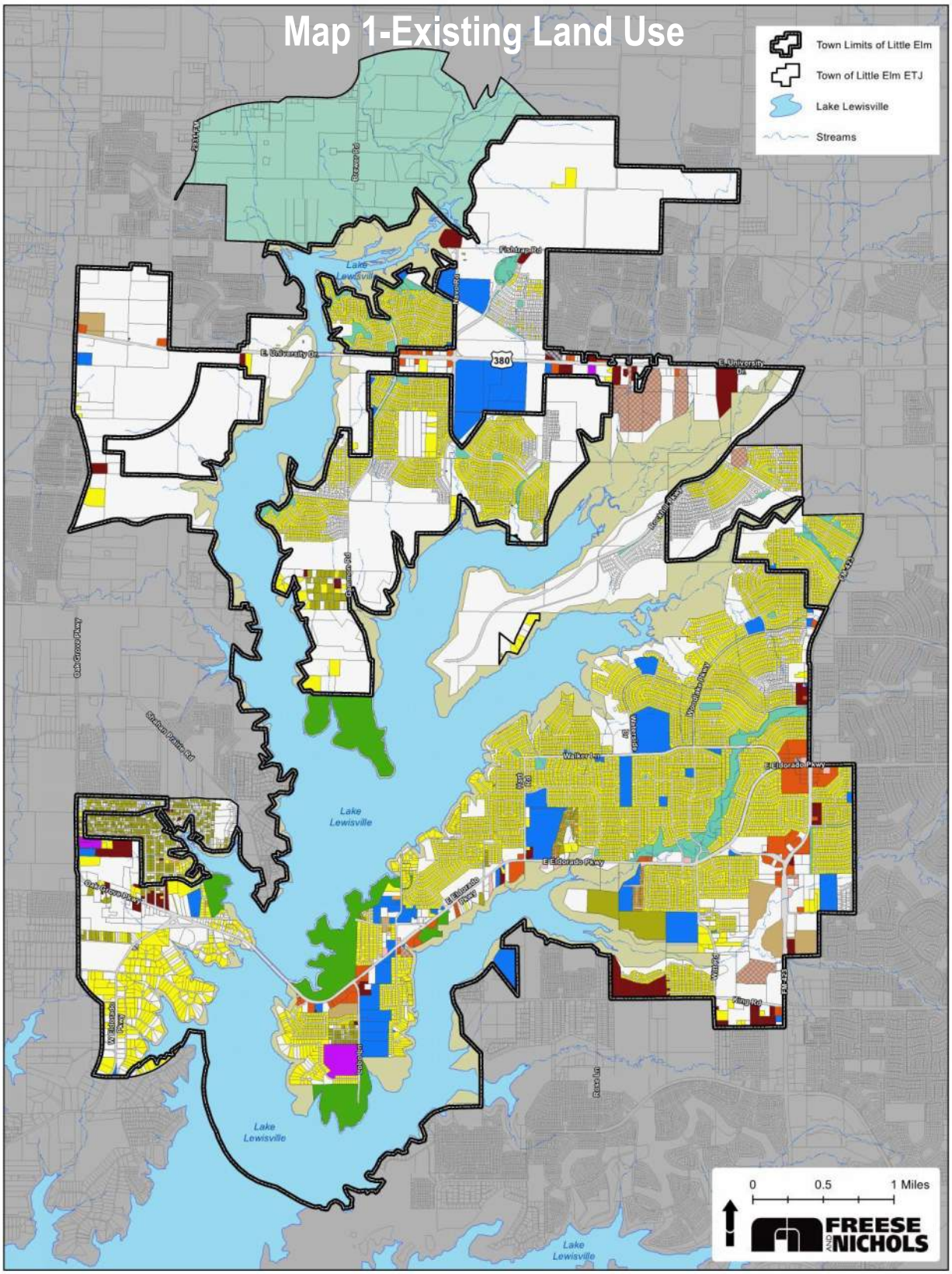
S 61°00'31" W 170.93'

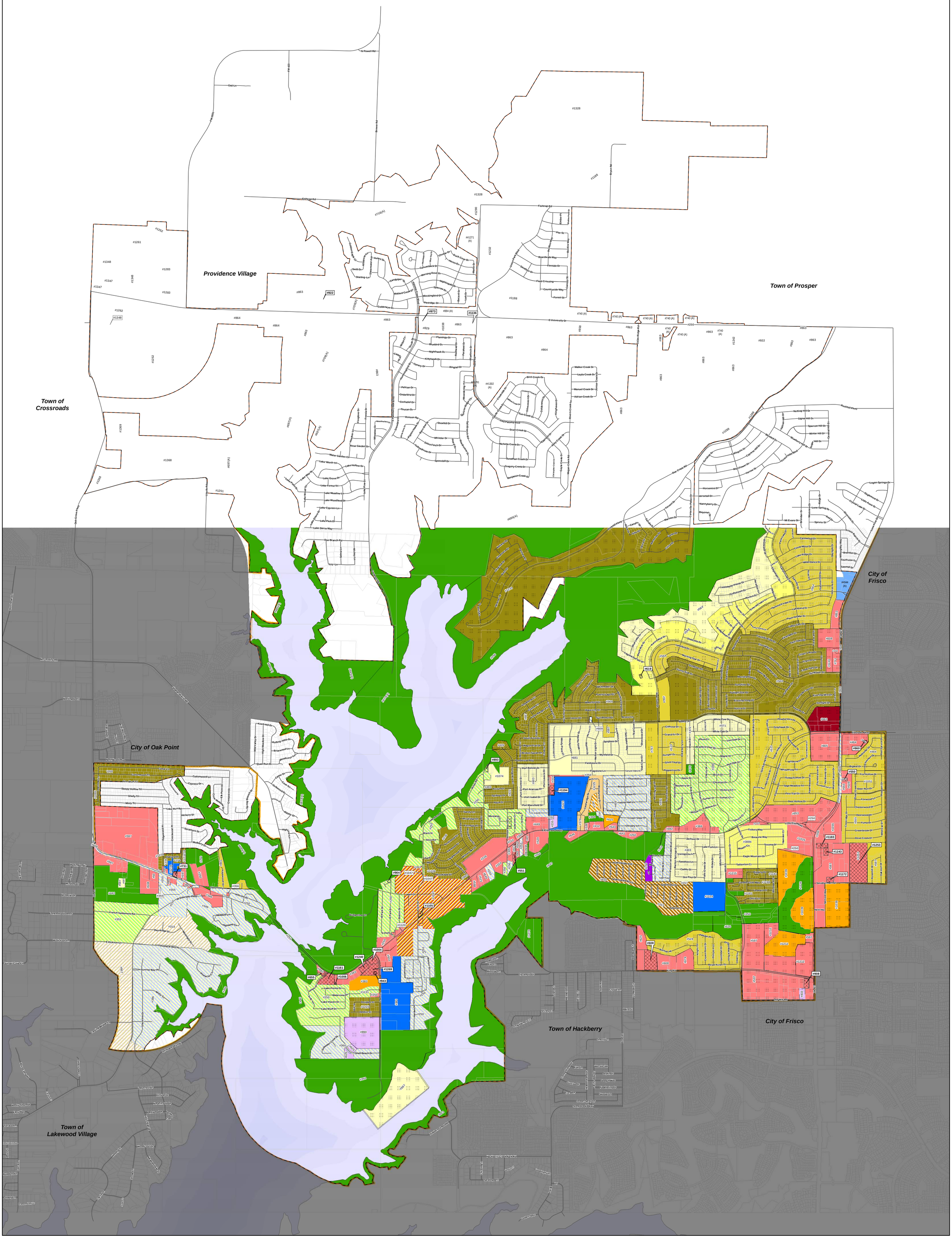
LAKE LEWISVILLE
UNITED STATES OF AMERICA
VOL. 390, PG. 573 D.R.D.C.T.

NG
OE
W
S
T

FOR SALE
2.49 Acres

E Eldorado Pkwy
E Eldorado Pkwy
E Eldorado Pkwy
E Eldorado P
Disciples of Christ Bible Fellowship


Map 1-Existing Land Use
Town Limits of Little Elm
Town of Little Elm ETJ
Lake Lewisville
Streams
380
Lake Lewisville
0
0.5
1 Miles
FREESE AND NICHOLS
Existing Land Use
Single-Family
Two-Family (Duplex)
Multi-Family
Manufactured Home
Parks and Open Space
HOA Park
Public/ Semi-Public
Office
Retail
Commercial
Industrial
Under Construction
Utility
Aubrey
Right-of-way
Corps Property
Vacant
LITTLE ELM


Providence Village
Town of Crossroads
Town of Prosper
City of Frisco
City of Oak Point
Town of Hackberry
Town of Lakewood Village
N Powell Rd
FM 423
Gail Ln
FM 2931
Brown Rd
Fishtrap Rd
E University Dr
Lovers Ln
Eldorado Pkwy
Oak Grove Pkwy
Lake Lewisville
Lake Cities Trail
Rockhill Pkwy
Dallas North Tollway
#1328
#1188
#1261
#1252
#1348
#1283
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#1289
#1302 (A)
#1221 (A)
#716(A)
#709(A)
#697(A)
#689(A)
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#973
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#884 (A)
#740 (A)
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#1172
#1253
#860
#550
#944 (A)
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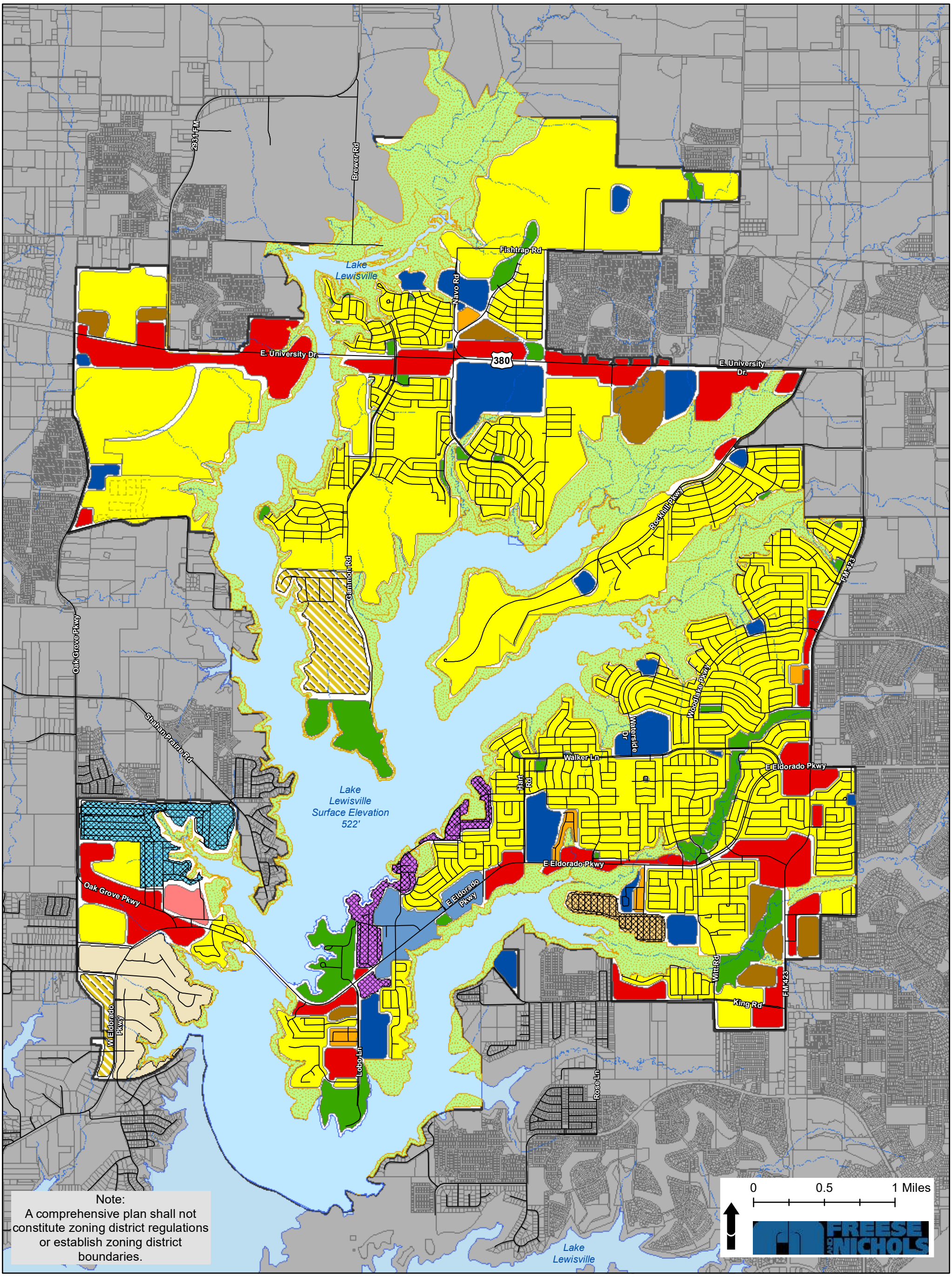


Note:
A comprehensive plan shall not constitute zoning district regulations or establish zoning district boundaries.

LITTLE ELM

Future Land Use

Future Land Use

- Estate Residential
- Ranchette Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public/Semi- Public
- Parks and Open Space
- Floodplain/ CORP
- Retail/ Commercial
- Lakefront District
- Special Planning Area 1
- Special Planning Area 2
- Special Planning Area 3
- Mixed Use
- Lake Lewisville
- Streams
- CityLimitsETJ

Document Path: H:\GISForTownEmployees\Planning\ComprehensivePlan\FLUP_2018May8.mxd

The Dog Stop

Planned Development District

Intent and Purpose

This zoning submittal encompasses approximately 2.476 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 dog boarding, daycare, grooming, and retail operation with an outdoor kennel. This PD will provide the zoning regulations, as depicted in **Exhibit B**, necessary for the Property to include outdoor areas for a dog park, outdoor dog play areas adjacent to the building, an outdoor dog splash pad adjacent to the building, and to allow the amount of signage and artwork as depicted in the drawings (**Exhibit C**). The site and final layout of improvements 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 conflicts 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.

Requested waivers and other amendments contained herein:

1. Dog parks located on the south side of the property as depicted in Exhibit C (approximately one acre);
2. Outdoor play areas adjacent to the south side of the building as depicted in Exhibit C;
3. One outdoor play area adjacent to the west side of the building as depicted in Exhibit C;
4. One outdoor splash pad adjacent to the southeast side of the building as depicted in Exhibit C;
5. Artwork and signage on the building and sign monument as depicted in Exhibit C (approximately 304 square feet on the north elevation of the building and approximately 48 square feet on the east elevation of the building;
6. Varying materials in percentages as stated and depicted in Exhibit C (North Elevation: 30% Glazing, 35% Metal Cladding, & 57% Masonry; East Elevation: 30% Glazing, 4% Metal Cladding, 80% Masonry, & 16% Stucco; West Elevation: 22% Glazing, & 90% Masonry, 10% Stucco; South Elevation 100% Masonry). Due to building function Glazing requirements were not able to be met on the West Elevation.
7. A single dumpster enclosure approximately 12 ft. X 14 ft. due to lot size restrictions.
8. Regarding the publicly accessible dog parks, six-foot black vinyl coated chain link fencing.
9. Regarding the outdoor dog play areas adjacent to the building, eight-foot solid white vinyl fencing.
10. Regarding the outdoor dog water park play area, transparent fencing such as thick glass, plexiglass or similar material.

Exhibit A
Metes and Bounds

METES AND BOUNDS DESCRIPTION
2.476 ACRES
OUT OF LOT 1 AND LOT 2, BLOCK A, CARTER ESTATES
IN THE MATTHEW JONES SURVEY, A-667
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

All that certain 2.476 acres of land, which is out of the property described in the deeds to Eduardo Chaparro and Manuel Alonzo, recorded in Document Number 2016-18030 and 2017-1405 in the Deed Records of Denton County, Texas (D.R.D.C.T.), which is the remainder of Lot 1 and Lot 2, Block A, Carter Estates, recorded in Cabinet P, Slide 347 in the Plat Records of Denton County, Texa (P.R.D.C.T.), in the Matthew Jones Survey, A-667, Town of Little Elm, Denton County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southwest corner of the 37 square foot right-of-way dedication to the State of Texas, recorded in Document Number 2009-14727 D.R.D.C.T., common to the northeast corner of Tract 2 – 0.418 acres, described in the deed to Premier Family Limited Partnership, recorded in Document Number 2013-128480 D.R.D.C.T., in the south right-of-way line of East Eldorado Parkway (R.O.W. Varies) and in the west line of said Lot 1, Block A, Carter Estates, and from which a found 1/2" iron rod bears South 73° 28’ West - 0.27', which is a point of a curve to the right, having a central angle of 05° 40' 49”, a radius of 1086.00', and a chord bearing and distance of North 56° 50' 07” East – 107.62’;

THENCE along said curve to the left, along the south right-of-way line of said East Eldorado Parkway, an arc distance of 107.66’ to a 1/2" iron rod with a cap stamped “SPRY 5647” set for the most northerly northeast corner of the herein described tract, common to the northwest corner of the 0.328 acre tract described in the deed to the Town of Little Elm, recorded in Document Number 2008-5764 D.R.D.C.T.

THENCE South 29° 34' 28" East - 110.27' to a 1/2" iron rod with a cap found for the southwest corner of said 0.328 acre tract;

THENCE North 83° 15' 13" East - 76.74' to the most easterly northeast corner of the herein described tract, in the west line of Lot 1R, Block 1, One Elm Place Addition, recorded in Document Number 2016-205 P.R.T.C.T., from which a 1/2" iron rod with a cap stamped “LS 3047” found for the northwest corner of said Lot 1R, Block 1, One Elm Place Addition bears North 00° 34' 29" East – 145.54', and from which a found 1/2" iron rod with a cap bears North 83° 15' 13" East – 0.94’;

THENCE South 00° 34' 29" West - 126.97' to a Corp of Engineers brass monument found for the most easterly southeast corner of the herein described tract, in the north line of Lake Lewisville;

THENCE South 29° 03' 18" West - 106.57' (plat called 107.06') along the north line of said Lake Lewisville, to a Corp of Engineers brass monument found for corner;

THENCE South 03° 21' 22" West - 305.63' continuing along the north line of said Lake Lewisville, a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most southerly southeast corner of the herein described tract,

THENCE South 61° 00' 31" West - 170.93' continuing along the north line of said Lake Lewisville, a 1/2" iron rod found for the southwest corner of the herein described tract, common to the southeast corner Tract 1 -1.591 acres described in said deed to Premier Family Limited Partnership;

THENCE North 00° 10' 54" West - 333.61' (plat called 334.02') to a P.K. Nail in concrete found for a point for corner, common to the most easterly northeast corner of said Tract 1, common to the southeast corner of said Tract 2;

THENCE North 00° 08' 43" East - 302.49' to the POINT OF BEGINNING and containing 2.476 acres of land.

Exhibit B

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 of Little Elm's Zoning Ordinance and the Subdivision Ordinance, as they exist, or may be amended, at the time of development.

General Conditions for PD:

1. Purpose:

   The purpose of this Planned Development is to allow for a commercial retail building, housing a dog boarding, daycare, grooming facility with outdoor dog play areas and publicly accessible dog park areas as provided in Exhibit C. This PD will allow for alternative standards to building design, signage, and an alternative to the foundation planting requirement.

2. Project Location:

   The proposed PD site is commonly known as 802 East Eldorado Parkway, Little Elm, Texas 75068. A legal description is set forth in Exhibit A, and a site plan is set forth in Exhibit C. The Property is zoned Light Commercial and under the Future Land Use map approved by Little Elm, is surrounded by Light Commercial. Currently, the adjacent parcel to the west of the Property (currently used as a church) is zoned single family, the adjacent land south of the property is the Lake Lewisville Floodplain, the land on the north across East Eldorado Parkway is Light Commercial, and the adjacent land to the east is Light Commercial. No land adjacent to the PD site is used as residential.

3. Use Regulations:

   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 may be allowed by right as shown in Exhibit C:

   Light Commercial to allow for the following waivers and amendments:

   a. Two outdoor publicly accessible dog parks located on the south side of the property as depicted in Exhibit C;

   b. Outdoor play areas adjacent to the south side of the building as depicted in Exhibit C;

c. One small outdoor play area adjacent to the west side of the building as depicted in Exhibit C;

d. One outdoor splash pad adjacent to the southeast side of the building as depicted in Exhibit C;

4. Base Zoning District:

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

5. Height and Area Regulations:

This PD shall follow and conform to all Landscape Requirements set forth for Light Commercial zoning as defined in Zoning Ordinance section 106.06.08 – Special area and height regulations.

6. Conceptual Site Plan:

Exhibit C identifies and locates the waivers and amendments of this PD. The proposed development will have design elements as currently included in the design requirements of the Light Commercial Zoning except as otherwise specified in Exhibit C.

7. Landscape Requirements:

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 described below and shown on the Landscape Plans attached hereto.

a. The outdoor play areas adjacent to the building will utilize artificial turf instead of grass;

b. The Foundation Planting Requirements will be met through provision of a shaded outdoor seating structure.

c. Due to lot size constraints, in lieu of placing a landscape buffer and vehicular screening along the west side of the hammer head, if and when the adjacent parcel to the west of the subject property is developed and attaches a fire lane to the location of the hammer head as depicted on Exhibit C, the portion of the hammer head south of the southern fire lane boundary (that runs parallel to east/west) shall be removed and replaced with a shade tree.

Landscape Point System for less than three acres equals 25 points.

Points applicable to PD design:

5 pts	Buffer Berms
5 pts	Open space provision
5 pts	Shaded or decorative outdoor seating areas
5 pts	Public art small
5 pts	Public dog parks (one for small dogs and one for large dogs)
5 pts	Enhanced hardscape (meandering walking trails in and near the public dog parks)

8. Screening Standards:

   The PD shall follow all applicable requirements within DIVISION 3. – SCREENING WALLS AND FENCES. Subject property is surrounded by commercial uses and will therefore not require a masonry perimeter wall.

9. Architectural Standards:

   This PD shall follow and conform to all architectural guidelines set forth for Light Commercial zoning as defined in Zoning Ordinance section 106.06.05 – Architectural standards for commercial structures, except as otherwise depicted on the plans as part of Exhibit C.

10. Parking Standards:

    All parking requirements in section 106.06.41 will be followed. This PD shall require 1 parking space per 500 square feet of kennel/boarding/daycare floor area, per section 106.06.45. The site plan depicted in Exhibit C exceeds the parking space required by section 106.06.45.

11. Signs:

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

    a. North Facade is allowed an additional 304 sq ft perforated metal sign in the form of a dog, as shown within Exhibit C.
    b. East Façade is allowed an additional three perforated metal paw prints 4 foot x 4 foot, each.

Requested waivers and other amendments contained herein:

1. Dog parks located on the south side of the property as depicted in Exhibit C (approximately one acre);
2. Outdoor play areas adjacent to the south side of the building as depicted in Exhibit C;
3. One outdoor play area adjacent to the west side of the building as depicted in Exhibit C;
4. One outdoor splash pad adjacent to the southeast side of the building as depicted in Exhibit C;
5. Artwork and signage on the building and sign monument as depicted in Exhibit C (approximately 304 square feet on the north elevation of the building; approximately 48 square feet on the east elevation of the building; and approximately 60 square feet on the sign monument near Eldorado Parkway pursuant to Little Elm's sign ordinance Section 86-13(b)(7)c);
6. Varying materials in percentages as stated and depicted in Exhibit C (North Elevation: 30% Glazing, 35% Metal Cladding, & 57% Masonry, 8% Stucco; East Elevation: 30% Glazing, 4% Metal Cladding, 80% Masonry, & 16% Stucco; West Elevation: 22% Glazing, 90% Masonry, 10% Stucco; South Elevation 100% Masonry). Due to building function Glazing requirements were not able to be met on the West Elevation.
7. A single dumpster enclosure approximately 12 ft. X 14 ft. due to lot size restrictions.
8. Regarding the publicly accessible dog parks, six-foot black vinyl coated chain link fencing.
9. Regarding the outdoor dog play areas adjacent to the building, eight-foot solid white vinyl fencing.
10. Regarding the outdoor dog water park play area, transparent fencing such as thick glass, plexiglass or similar material.

Exhibit C

Development Plans

ELEMENT ARCHITECTS + interiors

CONCEPTUAL RENDERING

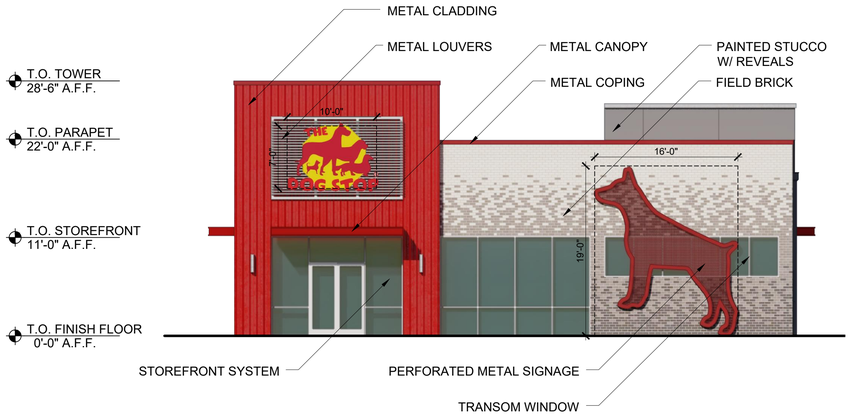
THE DOG STOP

NOV 13
2023

802 EAST ELDORADO PKWY.
LITTLE ELM, TX

23053_dog Stop_elevations_231113.dwg 4:48 PM

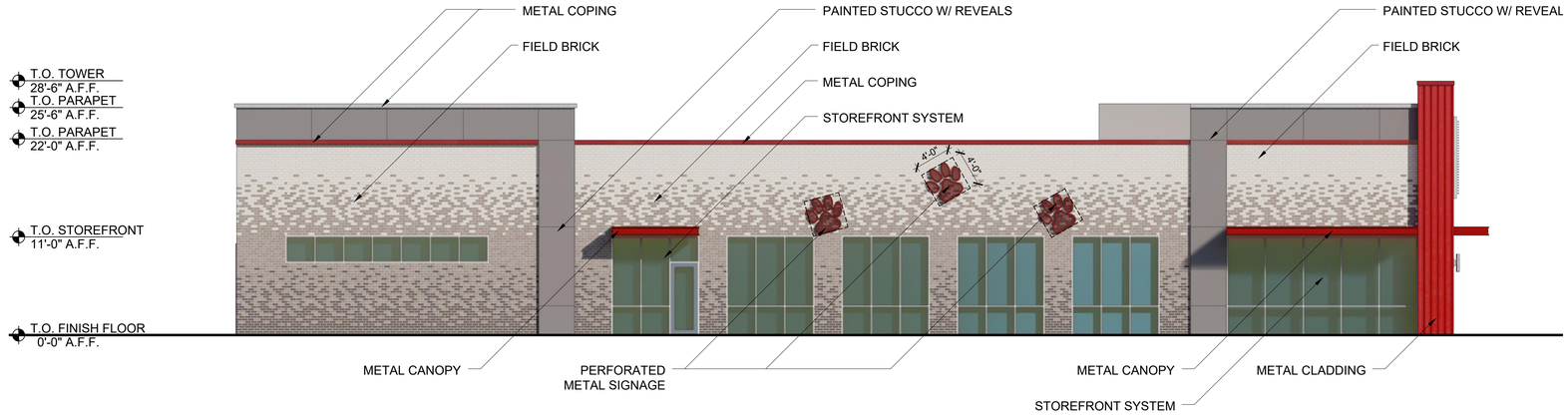
THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.



01 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

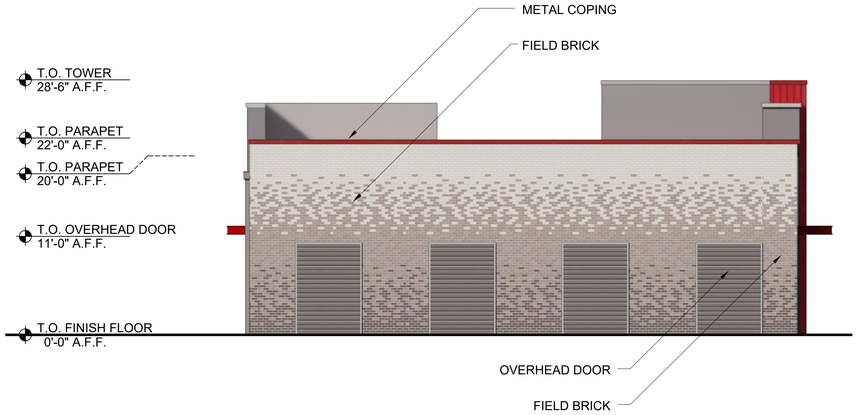
DATA TABLE:	
GLAZING	30%
METAL CLADDING	35%
MASONRY	57%
STUCCO	8 %
SIGNAGE	370 SF



02 EAST ELEVATION

SCALE: 1/8" = 1'-0"

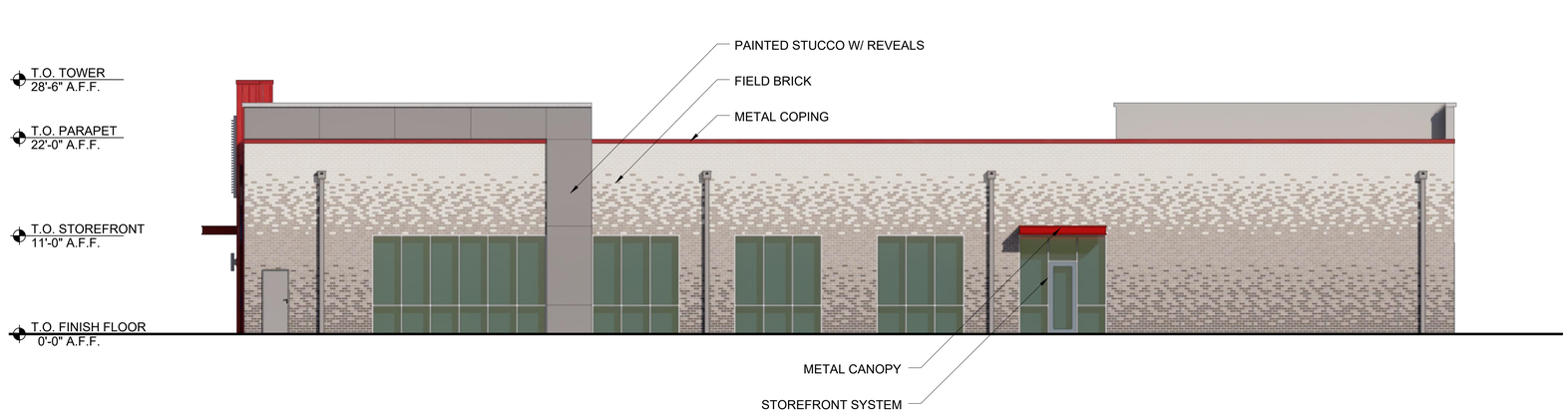
DATA TABLE:	
GLAZING	30%
METAL CLADDING	4%
MASONRY	80%
STUCCO	16%
SIGNAGE	48 SF



03 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

DATA TABLE:	
GLAZING	0%
MASONRY	100%



01 WEST ELEVATION

SCALE: 1/8" = 1'-0"

DATA TABLE:	
GLAZING	22%
MASONRY	90%
STUCCO	10%

MATERIAL LEGEND :	
METAL CLADDING:	PAC-CLAD - HIGHLINE C1 CARDINAL RED
MASONRY :	BRICK - CLOUD CERAMIC CLOUD GREY & ASH GREY & BLACK DIAMOND
STUCCO :	PAINT - SHERWIN WILLIAMS SW 7024 FUNCTIONAL GRAY

GENERAL NOTES:

-PRELIMINARY SITE PLAN, ALL LINEWORK IS APPROXIMATE AND PENDING RECEIPT OF SURVEY / CAD LINEWORK. NOT FOR CONSTRUCTION

ELEMENT ARCHITECTS + interiors

PRELIMINARY ELEVATIONS

THE DOG STOP

NOV 13
2023

802 EAST ELDORADO PKWY.
LITTLE ELM, TX

23053_dog Stop_elevations_231113.dwg 4:48 PM

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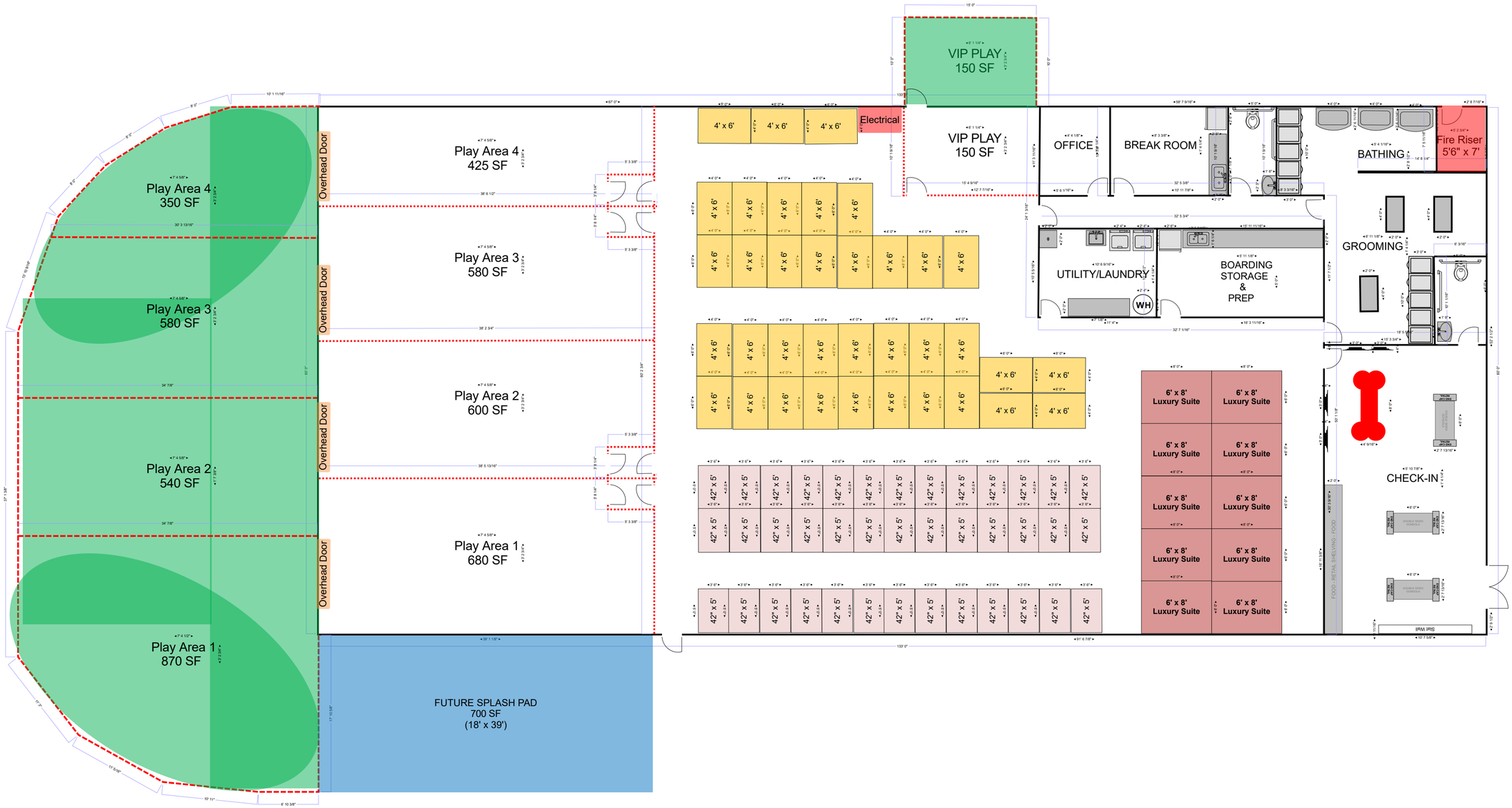
10 [6' x 8'] (Luxury), 39 [3.5' x 5'] and 36 [4' x 6']
TOTAL 85 Kennels
Building Total 7980 SF



PRELIMINARY PLANS FOR

LOT 1 & 2, BLOCK A, CARTER ESTATES

APPX. 2.47 ACRES, LITTLE ELM, DENTON COUNTY, TEXAS

GENERAL NOTES

1. IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE TOWN OF LITTLE ELM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL REQUIREMENTS OF THE TOWN OF LITTLE ELM, WHETHER OR NOT THE REQUIREMENTS ARE SPECIFICALLY STATED IN THE PLANS OR SPECIFICATIONS.

2. THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN (MAIN LINES, NO LATERAL OR SERVICES SHOWN) ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND TOWN UTILITIES PRIOR TO CONSTRUCTION.

3. ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND VEGETATION. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE TOWN OF LITTLE ELM.

4. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE TOWN OF LITTLE ELM. ALL SUBMITTALS MUST BE ORIGINALS WITH SIGNATURES WHERE APPLICABLE; FACSIMILES WILL NOT BE ACCEPTED.

5. TESTING SERVICES FOR PUBLIC PROJECTS SHALL BE PROVIDED BY THE TOWN. COSTS ASSOCIATED WITH THESE TESTS SHALL BE PAID BY THE TOWN. RE-TEST OF FAILED AREAS THAT DO NOT MEET THE REQUIREMENTS STATED WITHIN SHALL BE PAID FOR BY THE CONTRACTOR.

6. THE DEVELOPER ON PRIVATE CONTRACTS OR THE TOWN ON PUBLIC CONTRACTS OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL HANDBOOK. ALL REFERENCE FOR USING TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARDS AND CONSTRUCTION DETAILS SHALL BE THE LATEST REVISIONS AND/OR AMENDMENTS THEREOF. THE TOWN OF LITTLE ELM USES RAISED PAVEMENT MARKINGS (BUTTONS) FOR STRIPING AND THERMOPLASTIC MARKINGS IN LIEU OF PAINT. THE MINIMUM SIGN SIZE SHALL BE THE STANDARD SIZE IN THE MANUAL. DETAILS ARE AVAILABLE UPON REQUEST FOR THE TYPE OF BUTTON PATTERNS, POSTS, AND CONNECTIONS REQUIRED FOR THE SIGNS.

7. THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO IMPEDE TRAFFIC ON EXISTING STREETS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE TOWN. IF THE CLOSURE ELIMINATES THE SECOND POINT OF ACCESS TO EXISTING BUILDINGS WITH A CERTIFICATE OF OCCUPANCY, THEN THE ACCESS MAY NOT BE CLOSED FOR MORE THAN FORTY-EIGHT (48) HOURS AND WILL REQUIRE FIRE MARSHAL APPROVAL IN EITHER CASE. UNLESS OTHERWISE SPECIFIED BY THE TOWN, ALL OTHER STREETS OR ALLEYS MAY NOT BE CLOSED FOR MORE THAN SEVENTY-TWO (72) HOURS.

8. THE CONTRACTOR SHALL INSTALL TEMPORARY FENCES TO PROTECT HORSES AND LIVESTOCK WHERE NECESSARY.

9. ALL CONCRETE STRUCTURES, WHETHER PRECAST OR CAST-IN-PLACE, SHALL BE DESIGNED WITH APPROPRIATE SULFATE RESISTANT CEMENT OR EQUIVALENT BASED ON LOCAL SOIL CONDITIONS PER GEOTECHNICAL REPORT. PRECAST MANHOLES OR OTHER SPECIAL STRUCTURES IN ANY RIGHT-OF-WAY OR FIRE LANE EASEMENTS WILL REQUIRE A CERTIFICATION FROM THE MANUFACTURER THAT THE PRODUCT MEETS THE DESIGN CRITERIA AND TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH. CAST-IN-PLACE MANHOLES OR OTHER SPECIAL STRUCTURES IN ANY RIGHT-OF-WAY AND FIRE LANE OR UTILITY EASEMENTS WILL REQUIRE CYLINDERS TO BE MADE FOR STRENGTH TESTS BY AN APPROVED LABORATORY. LABORATORY TEST REPORTS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. SAMPLES FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 100-150 CU YD OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5000 SQ FT OF SURFACE AREA FOR SLABS OR WALLS. FOUR (4) CYLINDERS SHALL BE MADE: ONE (1) SHALL BE BROKEN AT SEVEN (7) DAYS, TWO (2) SHALL BE BROKEN AT TWENTY-EIGHT (28) DAYS, AND ONE (1) SHALL BE HELD IN CASE OF DAMAGE OF ANY OF THE OTHER THREE (3). THE AVERAGE STRENGTH OF TWO (2) CYLINDERS FROM THE SAME SAMPLE, TESTED AT TWENTY-EIGHT (28) DAYS, IS REQUIRED FOR EACH STRENGTH TEST; ANY STRENGTH TEST BEYOND TWENTY-EIGHT (28) DAYS IS UNACCEPTABLE. IF THE TWENTY-EIGHT (28) DAY DESIGN STRENGTH IS NOT REACHED UPON STRENGTH TESTING THE CYLINDERS, THE DEFICIENT AREA SHALL BE CORED IMMEDIATELY TO BE PROVED OUT. FOR ANY AREAS DEFICIENT IN STRENGTH BY NOT MORE THAN 500 PSI, THE CONTRACTOR SHALL PAY TO THE TOWN ONE (1) TIME THE UNIT BID PRICE PER SQUARE YARD FOR THE AREA DETERMINED TO DEFICIENT IN STRENGTH. FOR ANY AREAS DEFICIENT IN STRENGTH BY MORE THAN 500 PSI BUT NOT MORE THAN 1000 PSI, THE CONTRACTOR SHALL PAY TO THE TOWN TWO (2) TIMES THE UNIT BID PRICE PER SQUARE YARD FOR THE AREA DETERMINED TO DEFICIENT IN STRENGTH. FOR ANY AREAS DEFICIENT IN STRENGTH BY MORE THAN 1000 PSI, THE STRUCTURE SHALL BE REMOVED AND RECONSTRUCTED AT THE FULL EXPENSE OF THE CONTRACTOR. PRIOR TO TOWN ACCEPTANCE OF ANY PENALTY PAYMENTS FOR ANY TRAFFIC BEARING STRUCTURE THAT DOES NOT MEET TWENTY-EIGHT (28) DAY DESIGN STRENGTH; THE DESIGN ENGINEER SHALL PROVIDE A SEALED STRUCTURAL EVALUATION THAT ASSESSES THE PERFORMANCE ADEQUACY OF THE DEFICIENT STRUCTURE AS CONSTRUCTED UNDER THE DESIGN SERVICE LOADS. ALL CORING AND ADDITIONAL LABORATORY TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

10. BLASTING IS NOT PERMITTED ON THIS PROJECT.

11. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

12. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THE WORK.

13. THE TRENCH EXCAVATION AND SHORING SAFETY SYSTEM, AS OUTLINED IN THE TECHNICAL SPECIFICATIONS, WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.

14. A PRE-CONSTRUCTION CONFERENCE IS TO BE HELD PRIOR TO BEGINNING CONSTRUCTION. THIS CONFERENCE SHALL TAKE PLACE AT A LOCATION SELECTED BY OWNER & ENGINEER. CONTRACTOR TO ARRANGE A MEETING DATE WITH THE OWNER AT LEAST SEVEN DAYS PRIOR TO THE MEETING TIME.

15. CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, AND TCEQ (IF APPLICABLE) BY TELEPHONE A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION STARTUP, FOLLOWED BY A LETTER OF CONFIRMATION.

16. CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR ARE TO BE OBTAINED AT THE CONTRACTORS EXPENSE.

17. CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.

18. CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS ARE TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR TO AT LEAST THE PRE-EXISTING CONDITION AT NO ADDITIONAL COST TO OWNER.

19. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING OR A BREAK IN A LINE OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. THE CONTRACTOR SHALL COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.

20. THE CONTRACTOR SHALL MAINTAIN ACCESS TO PUBLIC AND PRIVATE FACILITIES DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES TO BE COORDINATED WITH THE OWNER.

21. THE CONTRACTOR SHALL COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES WITH APPLICABLE UTILITY COMPANY OR COMPANIES. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.

22. THE CONTRACTOR SHALL LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, AND CONTROL POINTS. THE CONTRACTOR SHALL RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.

23. EXISTING PAVING, BUILDING, AND OTHER ITEMS SHOWN ON PLANS NOT SPECIFICALLY RELATED TO THE WORK OF THE CONTRACTOR IS FOR INFORMATION ONLY.

24. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR.

25. COORDINATES SHOWN FOR STRUCTURE LOCATIONS ARE REFERENCED TO OUTSIDE FACE OF EXTERIOR WALL AT GRADE OR TO CENTERLINE OF STRUCTURE, UNLESS OTHERWISE ON PLANS.

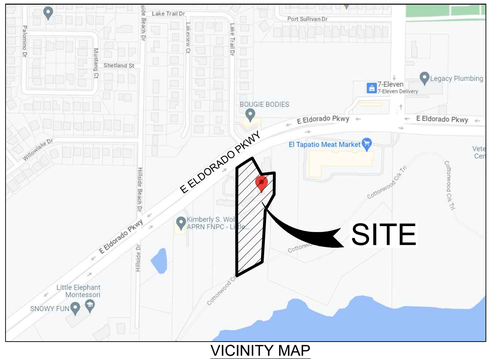
26. EXISTING SURFACE AND SUBSURFACE STRUCTURES (GAS MAINS, WATER MAINS, STORM SEWERS, TELEPHONE CABLES, ETC.) ARE SHOWN ON THE PLANS IF THEIR LOCATION HAS BEEN DETERMINED, BUT IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGING THESE EXISTING STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS OR TO SHOW THEM IN THEIR EXACT LOCATION. IF ANY STRUCTURE IS DAMAGED BY THE CONTRACTOR, IT SHALL BE HIS RESPONSIBILITY TO REPAIR THE DAMAGE AT HIS OWN EXPENSE AND RESTORE THE STRUCTURE TO ITS ORIGINAL CONDITION.

27. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES, IF REQUIRED. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.

28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "AS-RECORDED" PLANS TO THE ENGINEER OF RECORD SHOWING THE LOCATION OF ALL DRAINAGE STRUCTURES. THIS INFORMATION SHALL BE PLACED ON THE ENGINEERING PLANS AND MARKED "RECORD DRAWING" PLANS ALONG WITH THE DATE AND THE NAME OF THE CONTRACTOR BY THE ENGINEER OF RECORD. COPIES OF THESE "RECORD DRAWING" PLANS SHALL BE FURNISHED TO THE TOWN ON MYLARS, BLACKLINE PRINTS, AND ELECTRONICALLY AS REQUIRED UNDER THE TOWN'S "FINAL ACCEPTANCE CHECKLIST."

29. THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND IN THE AMOUNT OF 10 % (TEN PERCENT) OF THE TOTAL CONTRACT PRICE TO THE TOWN TO RUN TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT BY THE TOWN.

30. FIRE LANES SHALL HAVE A MINIMUM TURNING RADIUS OF 30 FEET UNLESS DESIGNED USING AUTOTURN BY TRANSOFT SOLUTIONS, OR EQUIVALENT SOFTWARE. IN NO CASE SHALL A FIRE LANE RADIUS BE LESS THAN 20 FEET UNLESS APPROVED BY THE TOWN ENGINEER.



VICINITY MAP
N.T.S

OWNER:

HAPPY TAILS OF TEXAS LLC
DENNIS HILL
16101 MADISON SQUARE WAY
PROSPER, TX 75078
503-305-9375
DHILL@THEDOGSTOP.COM

SURVEYOR:

BURNS SURVEYING LLC
1529 E. I-30 SUITE 103
GARLAND, TX 75043

ENGINEER / DEVELOPER:

TURNKEY TRACT
NAVEEN KHAMMAMPATI, P.E., CFM
2770 MAIN ST #171
FRISCO, TX 75033
F-22283
NKCIVILENGINEER4@GMAIL.COM
214-483-1599

CONTENTS

1.	COVER SHEET
2.	EXISTING PLAN
3.	PROPOSED SITE PLAN
4.	VEHICLE TRACKING PLAN
5.	EXISTING DRAINAGE AREA MAP
6.	PROPOSED DRAINAGE AREA MAP
7.	DRAINAGE COMPUTATIONS
8.	GRADING & EROSION CONTROL PLAN
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1_COVER SHEET.dwg

COVER SHEET

TURNKEY TRACT

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NAVEEN KHAMMAMPATI 123697
NAME P.E. NO.

DATE 11/14/2023
TBPE FIRM #F22283

NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address

TURNKEY TRACT
2770 MAIN ST #171
FRISCO, TX 75033
F-22283
nkcivilengineer4@gmail.com
214-483-1599

Project Name and Address

THE DOG STOP

802 E ELDORADO PKWY
LITTLE ELM, TEXAS 75068

Project	Sheet
Date 11 / 14 / 2023	01 / 09
Scale	

LAYOUT: 1_COVER SHEET

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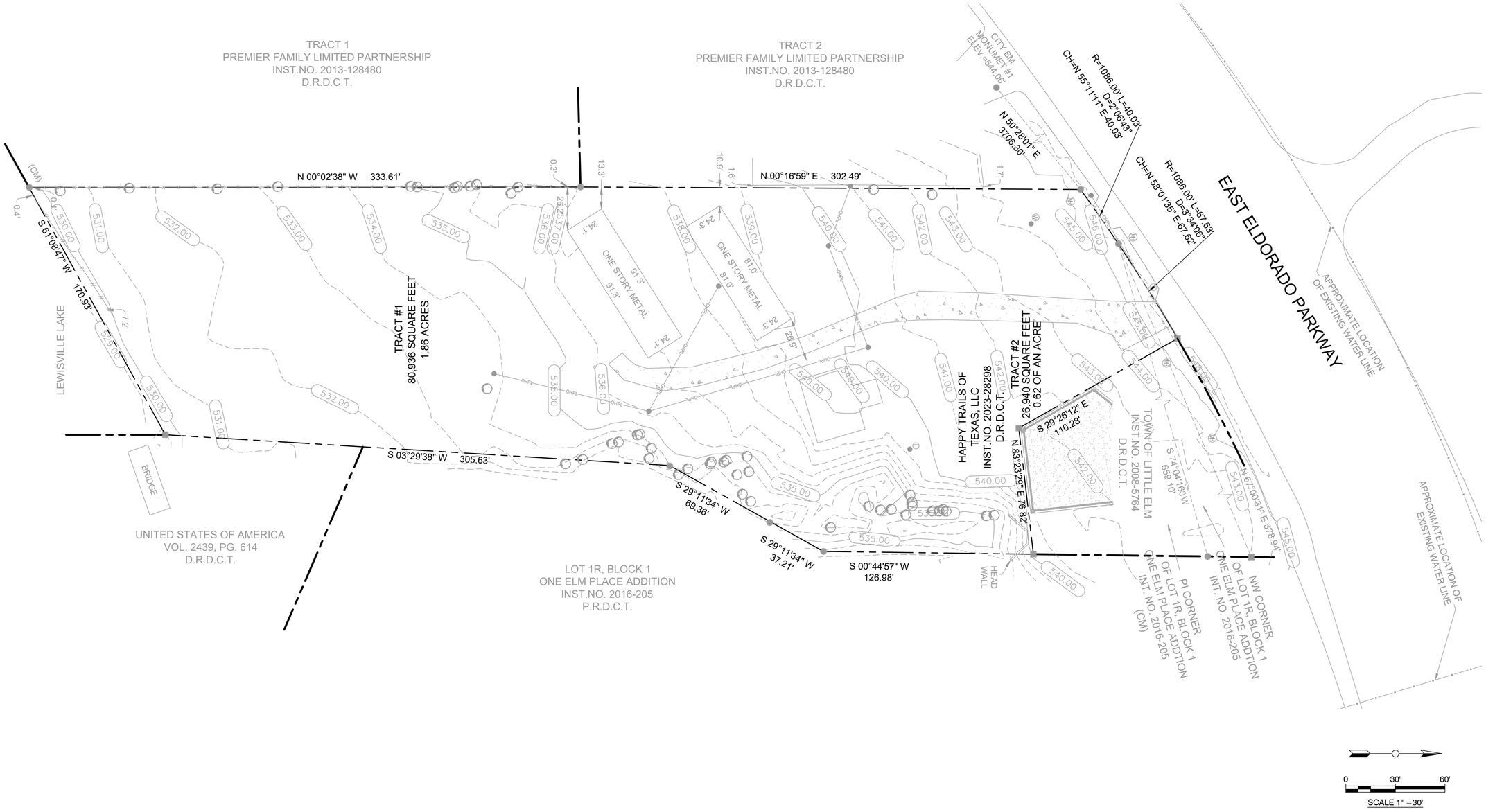

SITE DATA:

TOTAL SITE AREA = 2.47 AC

EXISTING ZONING = LIGHT COMMERCIAL

2_EXISTING PLAN.dwg

EXISTING PLAN

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Project	Sheet
Date 11 / 14 / 2023	02 / 09
Scale	

LAYOUT: EXISTING PLAN

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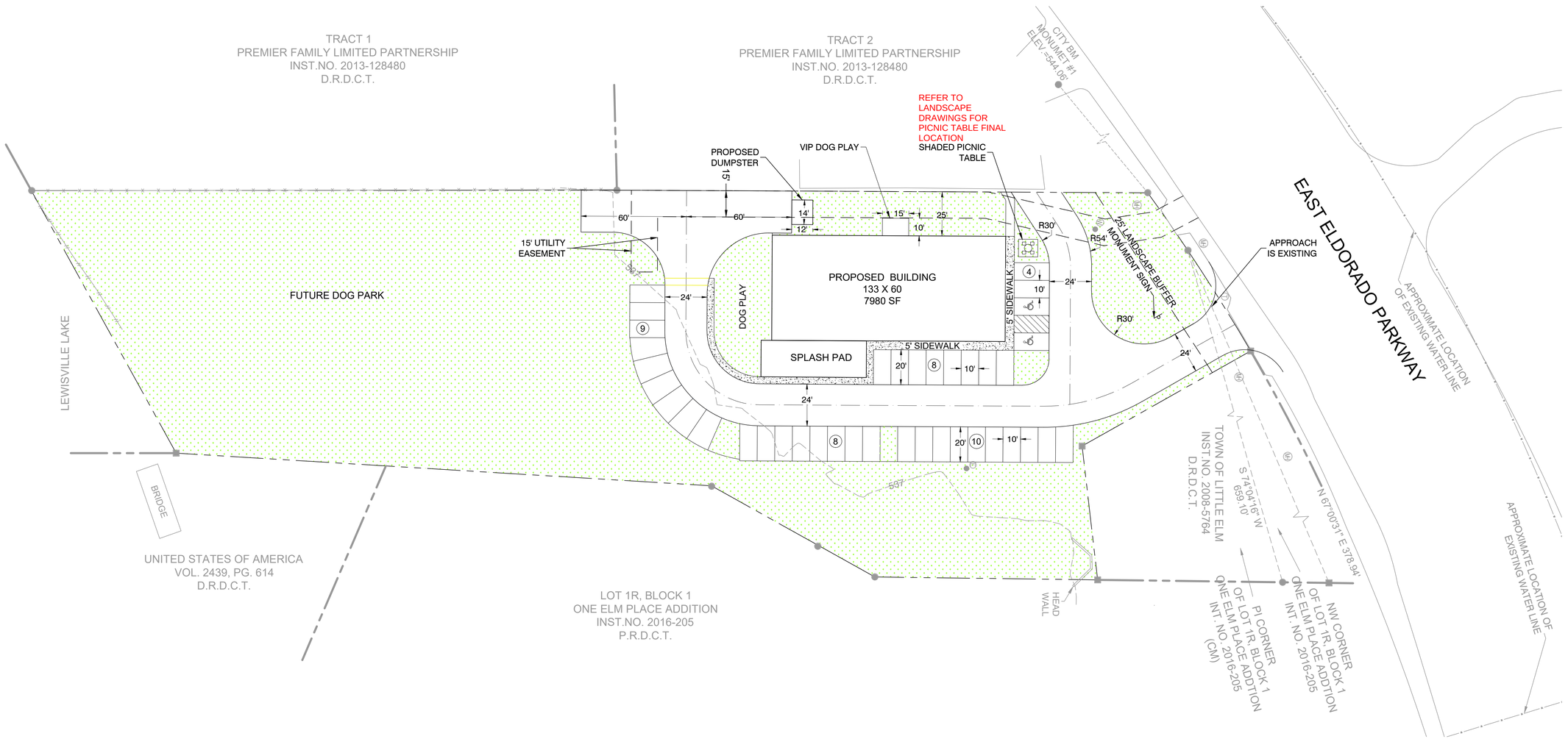

NOTE:

PROPOSED ENTRANCE UTILIZE EXISTING CURB CUT.

SITE DATA:

SITE AREA = 2.47 AC
EXISTING ZONING = LIGHT COMMERCIAL
PROPOSED ZONING = PLANNED DEVELOPMENT - LIGHT COMMERCIAL
PARKING SIZE = 20' (L) X 10' (W)
PARKING REQUIRED = KENNEL SPACE: 1 PER 500SF = 15 SPACES
RETAIL: 1 PER 200SF = 3 SPACES
TOTAL NO. OF PARKING REQUIRED = 18 SPACES
TOTAL NO. OF PARKING PROVIDED= 39 SPACES
TOTAL ADA PARKING PROVIDED = 2 SPACES
FIRE LANE WIDTH = 24'

3_PROPOSED SITE PLAN.dwg

PROPOSED SITE PLAN

TURNKEY TRACT

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Project	Sheet
Date 11 / 14 / 2023	03 / 09
Scale	

LAYOUT: PROPOSED SITE PLAN

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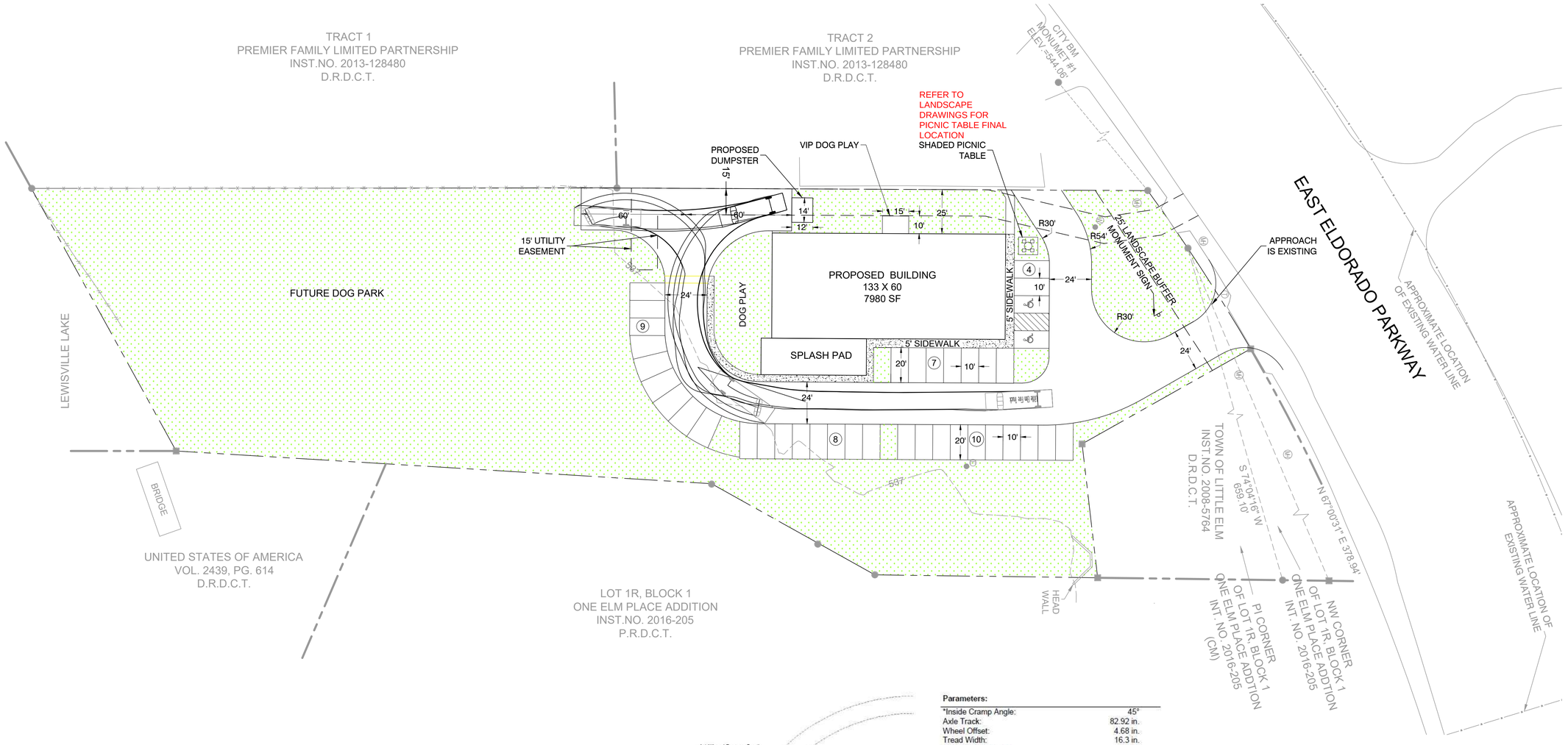

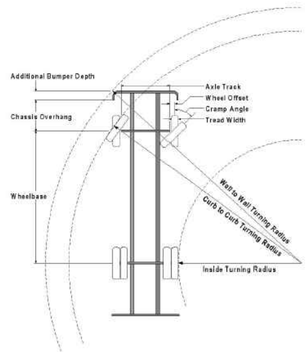

Parameters:

*Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	22 in.
Front Overhang:	146.6 in.
Wheelbase:	257 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 4 in.
Curb to curb:	36 ft. 7 in.
Wall to wall:	44 ft. 8 in.

Category	Option	Description
Axle, Front, Custom	0637059	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity (425 Tires)
Bumpers	0123626	Bumper, 22" Extended, Imp/Vel
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Aerial Devices	0784643	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

NOTE:

PROPOSED ENTRANCE UTILIZE EXISTING CURB CUT.

SITE DATA:

SITE AREA = 2.47 AC
EXISTING ZONING = LIGHT COMMERCIAL
PROPOSED ZONING = LIGHT COMMERCIAL
PARKING SIZE = 20' (L) X 10' (W)
PARKING REQUIRED = KENNEL SPACE: 1 PER 500SF = 15 SPACES
RETAIL: 1 PER 200SF = 3 SPACES
TOTAL NO. OF PARKING REQUIRED = 18 SPACES
TOTAL NO. OF PARKING PROVIDED= 38 SPACES
TOTAL ADA PARKING PROVIDED = 2 SPACES
FIRE LANE WIDTH = 24'

LEGEND

537 EXISTING CONTOUR

4_VEHICLE TRACKING PLAN.dwg

VEHICLE TRACKING PLAN

TURNKEY TRACT

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LITTLE ELM, TEXAS 75068

Project
Date 11 / 14 / 2023
Scale
Sheet 04 / 09

LAYOUT: VEHICLE TRACKING PLAN
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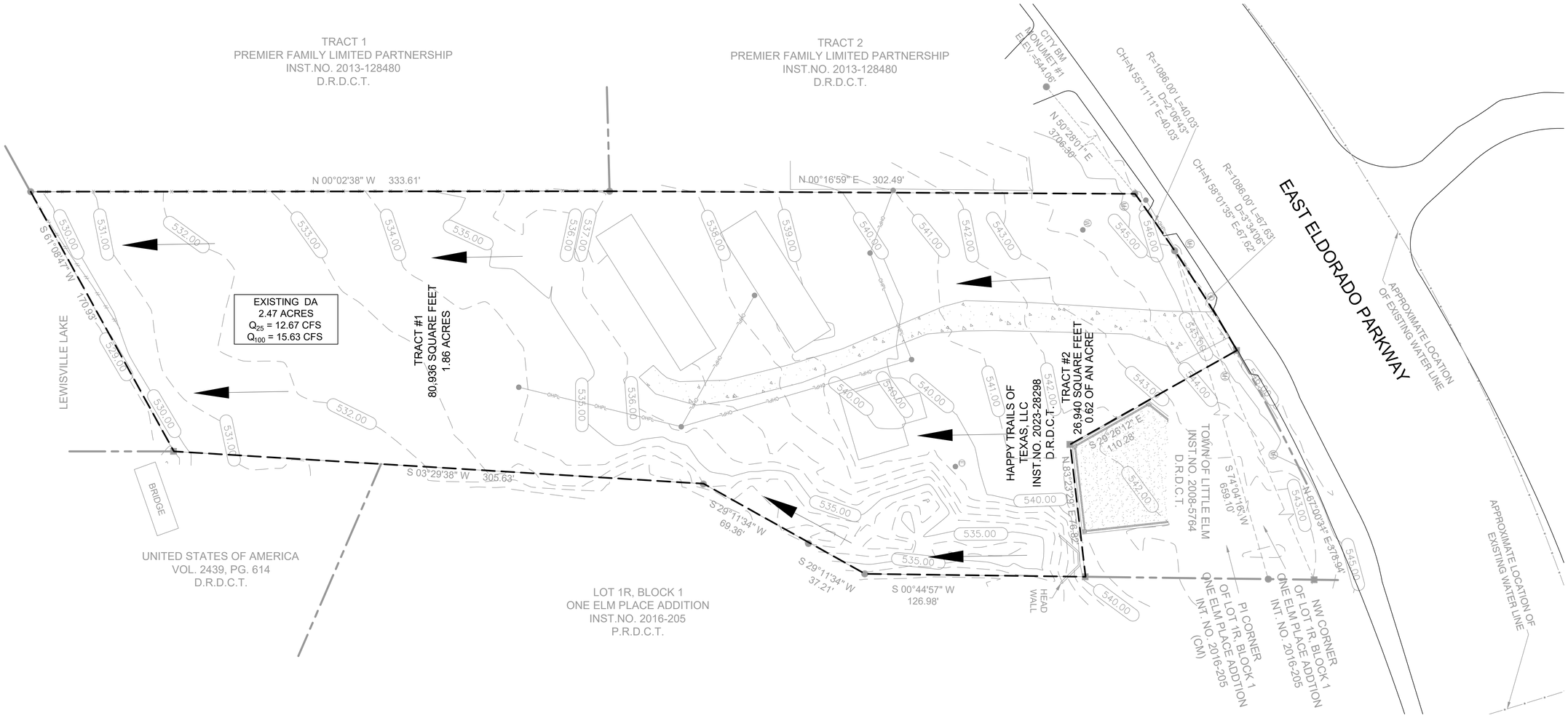

LEGEND

- 535 — EXISTING MAJOR CONTOUR
- 534 — EXISTING MINOR CONTOUR
- DRAINAGE FLOW DIRECTION

EXISTING CONDITIONS							
DRAINAGE AREA No.	AREA (Acres)	C	Tc (Minutes)	I_{25} (in/hr)	I_{100} (in/hr)	Q_{25} (cfs)	Q_{100} (cfs)
EXISTING DA	2.47	0.80	15	6.41	7.91	12.67	15.63

EXISTING CONDITION COMPOSITE C CALCULATIONS					
Drainage Area	Area (Acres)	Land Description	Area Ac (Acres)	Runoff Co-eff (C)	Weighted (C)
EXISTING DA	2.47	Paved	0.10	0.95	0.33
		Grass	2.37	0.3	

0 30' 60'

SCALE 1" =30'

5_EXISTING DA MAP.dwg

EXISTING DRAINAGE AREA MAP

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LITTLE ELM, TEXAS 75068

Project

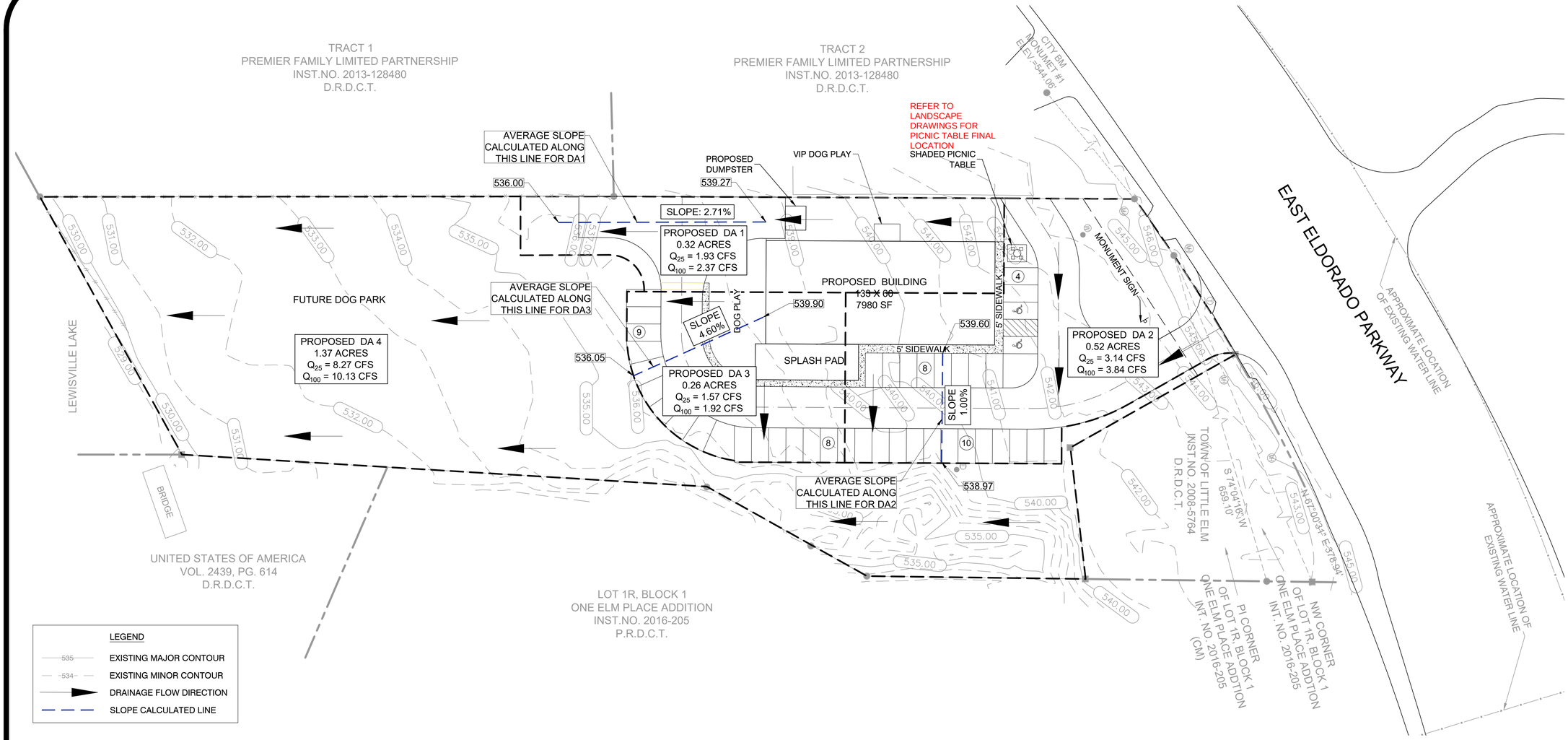
Date 11 / 14 / 2023

Scale

Sheet 05 / 09

LAYOUT: E DA MAP

PATH: D:\OneDrive\200_2000_Dog\Dog\DRAWINGS\



LEGEND

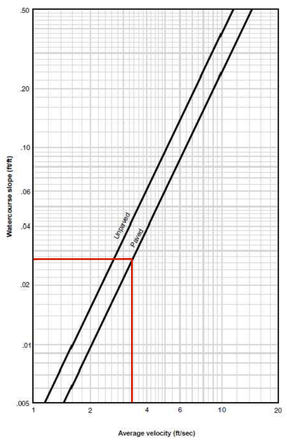
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE FLOW DIRECTION
- SLOPE CALCULATED LINE

0 30' 60'

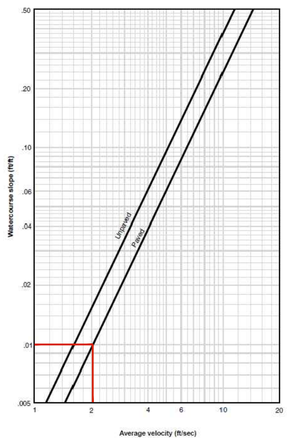
SCALE 1" =30'

DEVELOPED CONDITIONS							
DRAINAGE AREA No.	AREA (Acres)	C	Tc (Minutes)	I_{25} (in/hr)	I_{100} (in/hr)	Q_{25} (cfs)	Q_{100} (cfs)
DEVELOPED DA 1	0.32	0.80	10	7.55	9.24	1.93	2.37
DEVELOPED DA 2	0.52	0.80	10	7.55	9.24	3.14	3.84
DEVELOPED DA 3	0.26	0.80	10	7.55	9.24	1.57	1.92
DEVELOPED DA 4	1.37	0.80	10	7.55	9.24	8.27	10.13

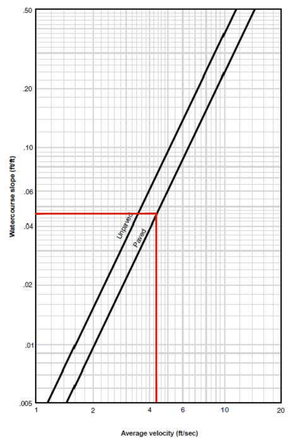
DEVELOPED CONDITION COMPOSITE C CALCULATIONS					
Drainage Area	Area (Acres)	Land Description	Area Ac (Acres)	Runoff Co-eff (C)	Weighted (C)
DEVELOPED DA	2.47	Roof / Paved	0.85	0.95	0.52
		Grass	1.62	0.30	



DA 1
SURFACE TYPE: PAVED
SLOPE: 2.71%
VELOCITY: 3.35 (ft/sec)



DA 2
SURFACE TYPE: PAVED
SLOPE: 1.00%
VELOCITY: 2.02 (ft/sec)



DA 3
SURFACE TYPE: PAVED
SLOPE: 4.60%
VELOCITY: 4.25 (ft/sec)

6_PROPOSED DA MAP.dwg

PROPOSED DRAINAGE AREA MAP

TURNKEY TRACT

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NAVEEN KHAMMAMPATI 123697
NAME P.E. NO.
DATE 11/14/2023
TBPE FIRM #F22283

NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

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FRISCO, TX 75033
F-22283
nkcivilengineer4@gmail.com
214-483-1599

Project Name and Address
THE DOG STOP
802 E ELDORADO PKWY
LITTLE ELM, TEXAS 75068

Project
Date 11 / 14 / 2023
Scale
Sheet 05 / 09

LAYOUT: P DA MAP
PATH: D:\Drive\200_2050_Dog\Dsp\DRAWINGS\

EXISTING DRAINAGE AREA COMPUTATIONS

EXISTING CONDITION COMPOSITE C CALCULATIONS					
Drainage Area	Area (Acres)	Land Description	Area Ac (Acres)	Runoff Co-eff (C)	Weighted (C)
EXISTING DA	2.47	Paved	0.10	0.95	0.33
		Grass	2.37	0.30	

EXISTING CONDITIONS							
DRAINAGE AREA No.	AREA (Acres)	C	Tc (Minutes)	I_{25} (in/hr)	I_{100} (in/hr)	Q_{25} (cfs)	Q_{100} (cfs)
EXISTING DA	2.46	0.80	15	6.41	7.91	12.61	15.57

PROPOSED DRAINAGE AREA COMPUTATIONS

DEVELOPED CONDITION COMPOSITE C CALCULATIONS					
Drainage Area	Area (Acres)	Land Description	Area Ac (Acres)	Runoff Co-eff (C)	Weighted (C)
DEVELOPED DA	2.47	Roof / Paved	0.85	0.95	0.52
		Grass	1.62	0.30	

DEVELOPED CONDITIONS							
DRAINAGE AREA No.	AREA (Acres)	C	Tc (Minutes)	I_{25} (in/hr)	I_{100} (in/hr)	Q_{25} (cfs)	Q_{100} (cfs)
DEVELOPED DA 1	0.32	0.80	10	7.55	9.24	1.93	2.37
DEVELOPED DA 2	0.52	0.80	10	7.55	9.24	3.14	3.84
DEVELOPED DA 3	0.26	0.80	10	7.55	9.24	1.57	1.92
DEVELOPED DA 4	1.37	0.80	10	7.55	9.24	8.27	10.13

7_DRAINAGE COMPUTATIONS.dwg

DRAINAGE COMPUTATIONS

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Project

Date 11 / 14 / 2023

Scale

Sheet 06 / 09

LAYOUT: DRAINAGE COMPUTATIONS

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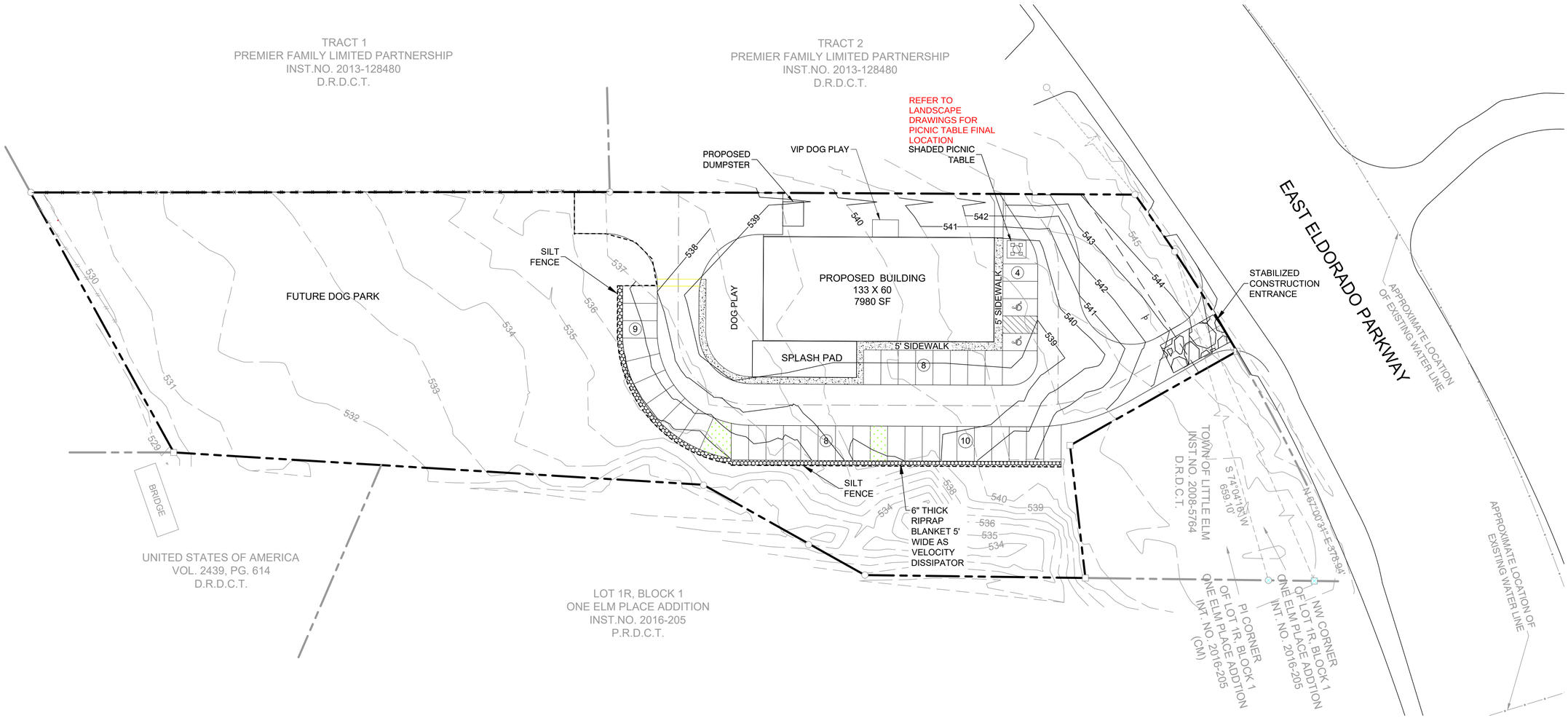

LEGEND

540	EXISTING GRADE
540	PROPOSED GRADE
	CONSTRUCTION ENTRANCE (6" THICK)
FP	PROPOSED FINISHED PAD ELEVATION
	CENTERLINE OF PROPOSED DITCH
	SILT FENCE
	HAYBALES
	RIPRAP

0 30' 60'

SCALE 1" =30'

8_GRADING & EROSION CONTROL PLAN.dwg

GRADING AND EROSION CONTROL PLAN

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Project	Sheet 07/09
Date 11 / 14 / 2023	
Scale	

LAYOUT: GRADING AND EROSION CONTROL PLAN

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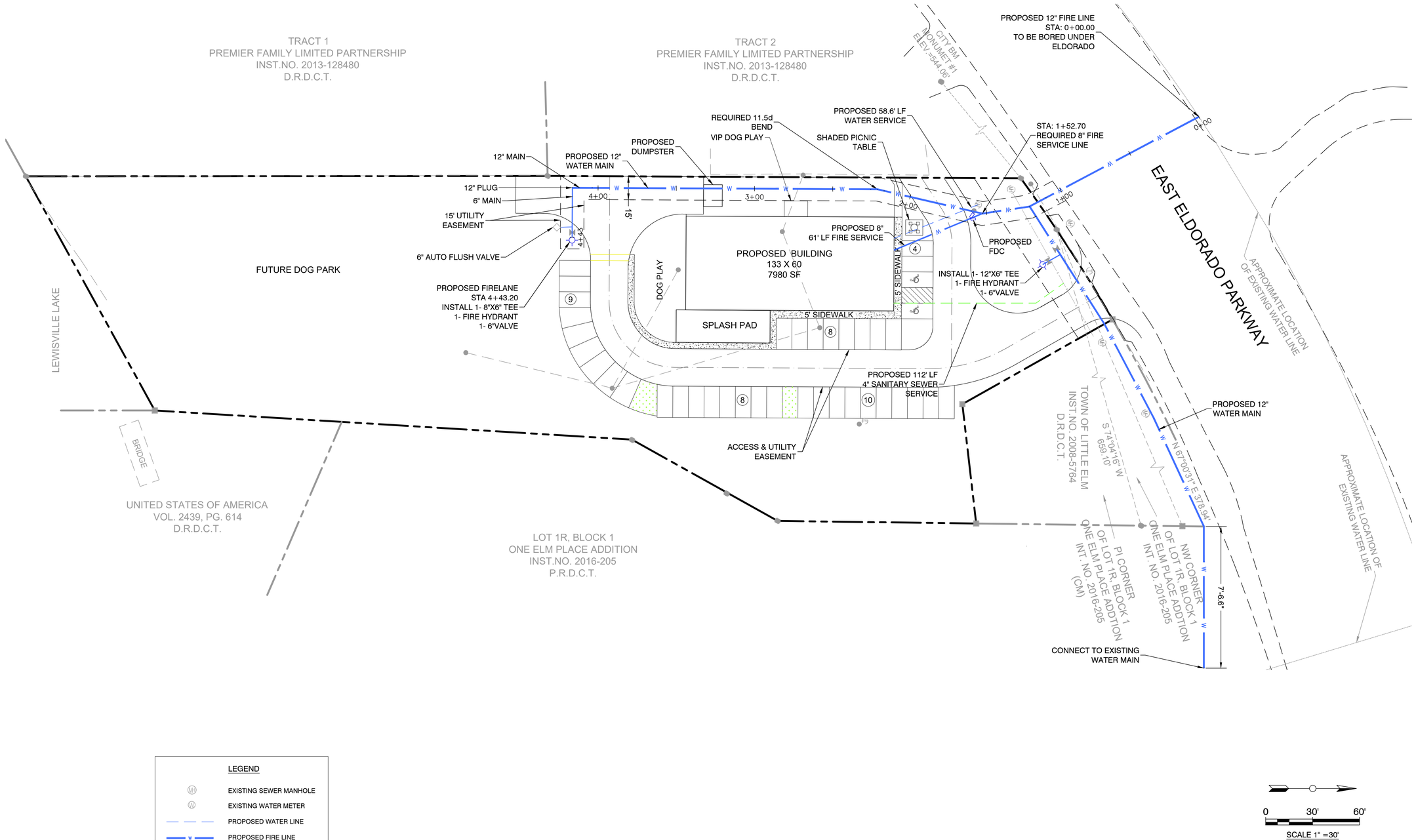

LAYOUT: DOG STOP SITE PLAN WITHOUT EXISTING

PATH: D:\OneDrive\300_2050_DogStop\DRAWINGS\

9_UTILITY PLAN.dwg

UTILITY PLAN

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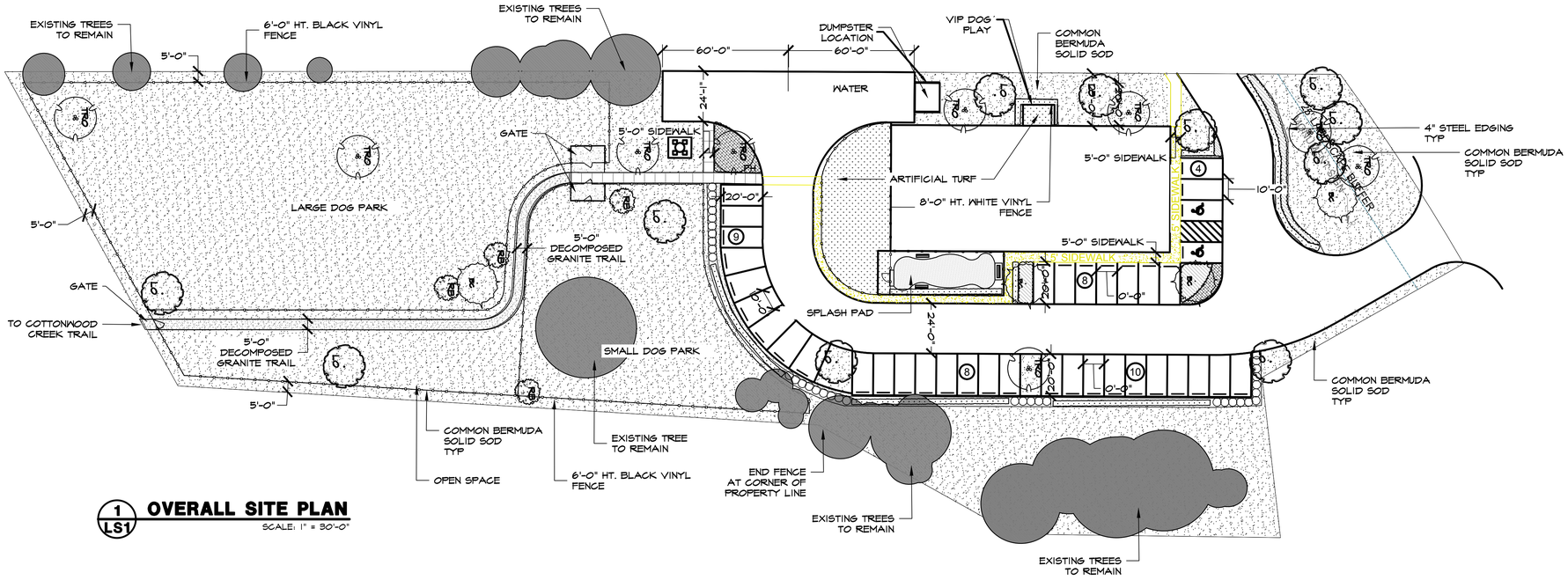
Scale	

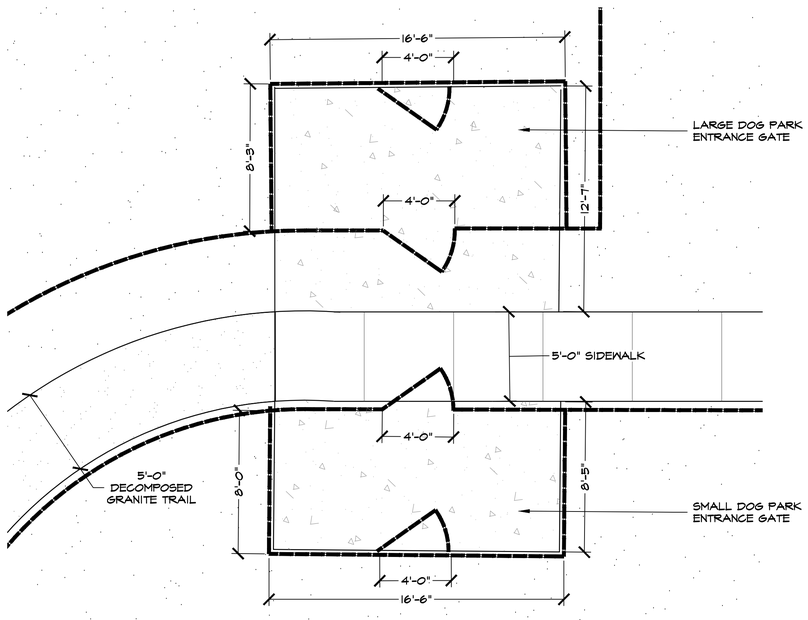


1 LS1 OVERALL SITE PLAN

SCALE: 1" = 30'-0"

PLANT LIST

- EXISTING TREES TO REMAIN
- BC — BALD CYPRESS / TAXODIUM DISTICHUM (4" CALIPER)
- TRO — TEXAS RED OAK / QUERCUS BUCKLEYI (4" CALIPER)
- LO — LIVE OAK / QUERCUS VIRIGINANA (4" CALIPER)
- RB — FOREST PANSY RED BUD / CERCIS CANADENSIS 'FOREST PANSY' (3" CALIPER)
- DWARF BUFORD HOLLY / BUFORDII NANA
- LITTLE BLUE STEM / SCHIZACHYRIUM SCOPARIUM
- BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTONII'
- UPRIGHT ROSEMARY / ROSMARINUS OFFICINALIS 'UPRIGHT'
- ARTIFICIAL TURF
- SOLID COMMON BERMUDA SOD
- DECOMPOSED GRANITE



2 LS1 DOG PARK GATE DETAIL

SCALE: 1/4" = 1'-0"

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
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TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT — LEONARD W. REEVES — 1977 — STATE OF TEXAS

November 14, 2023

NORTH

30 15 0 30

1" = 30' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

The Dog Stop

Town of Little Elm, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
	PER CITY COMMENTS		10/17/2023
1	Plans Revised per City Comments	CA	11-7-2023
2	Plans Revised per City Comments	CA	11-14-2023
3			

PROJECT SGC001

PLATE 1

SHEET LS1

Plotted by: Station11 Plot Date: 11/14/2023 4:11 PM

Drawing: W:\Shared With Me\shared\Projects\SGC001 – The Dog Stop\DWG\SGC001 – LS.dwg Saved By: Station11 Save Time: 11/14/2023 4:04 PM

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO **TOWN OF LITTLE ELM** APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE **TOWN OF LITTLE ELM.**
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE **TOWN OF LITTLE ELM** HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE **TOWN OF LITTLE ELM.**
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT **TOWN OF LITTLE ELM'S** PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE **TOWN OF LITTLE ELM** AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE **TOWN OF LITTLE ELM'S** PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	10	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
TRO	TEXAS RED OAK / QUERCUS BUCKLEYI	4" CALIPER	AS SHOWN	9	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BC	BALD CYPRESS / TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	3	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
RB	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	3" CALIPER	AS SHOWN	4	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	DWARF BUFORD HOLLY / BUFORD11 NANA	36" HEIGHT	AS SHOWN	287	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" O.C.	479	FULL PLANTS
	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTON11'	1 GALLON	12" O.C.	584	FULL PLANTS
	UPRIGHT ROSEMARY / ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	AS SHOWN	36	FULL PLANTS
	DECOMPOSED GRANITE	4" DEPTH	SQUARE FEET	1,783	MINIMUM 100% COVERAGE
	ARTIFICIAL TURF	SOLID SOD	SQUARE FEET	2,462	MINIMUM 100% COVERAGE
	COMMON BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	64,315	MINIMUM 100% COVERAGE

LANDSCAPE PROVIDED

SITE TREE REQUIREMENTS

A. 10 % OF GROSS VEHICULAR AREA TO BE LANDSCAPED.
ONE (1) TREE PER 400 SQ. FT. OF REQUIRED LANDSCAPED AREA.
VEHICULAR AREA: 27,386 SQ. FT.
PROVIDED:
LANDSCAPED AREA: 2,773 SQ. FT. (10%)
TREES: 22 SHADE TREES, 4 (3") ORNAMENTAL TREES

PARKING LOTS

B. PROVIDED:
ALL PARKING SPACES MUST BE LOCATED WITHIN 70 FT OF LARGE CANOPY TREE.
ONE TREE PER ISLAND AND ONE ISLAND FOR EVERY TEN (10) SPACES.

PERIMETER LANDSCAPE REQUIREMENTS

C. 1-4" CAL. CANOPY TREE / 40 LF OF LANDSCAPE EDGE
253 LF OF FRONTAGE / 40 LF = 7 - 4" CAL. TREES REQUIRED.
3-3" ORNAMENTAL TREES / 5 SHADE TREES
7 SHADE TREES / 5 ORNAMENTAL TREES = 2- 3" ORNAMENTAL TREES REQUIRED.
PROVIDED: 7 - 4" CALIPER CANOPY TREES PROVIDED
4 - 3" CALIPER ORNAMENTAL TREES PROVIDED.

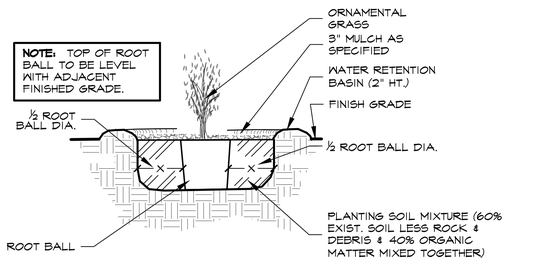
D. 36" HEIGHT EVERGREEN SHRUBS PROVIDED AS VEHICULAR SCREENING.

E. FOUNDATION PLANTING AND ORNAMENTAL TREES PROVIDED ON NORTH SIDE OF BUILDING.

E. SOUTH PERIMETER:
REQUIRED 8 FT. MASONRY WALL ALONG ENTIRE LENGTH OF PERIMETER AND A TWENTY (20) FOOT LANDSCAPE BUFFER W/ TREES FIFTEEN (15) FT ON CENTER.
PROVIDED:
43 - 4" CALIPER TREES
8' MASONRY WALL
20 FT LANDSCAPE BUFFER

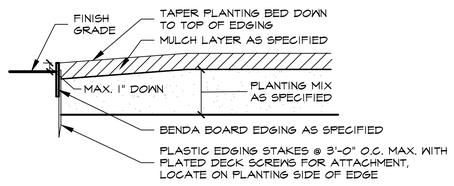
DETENTION POND REQUIREMENTS

C. 1-4" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
351 LF OF FRONTAGE / 30 LF = 11 - 4" CAL. TREES REQUIRED.
PROVIDED: 12 - 4" CALIPER CANOPY TREES PROVIDED



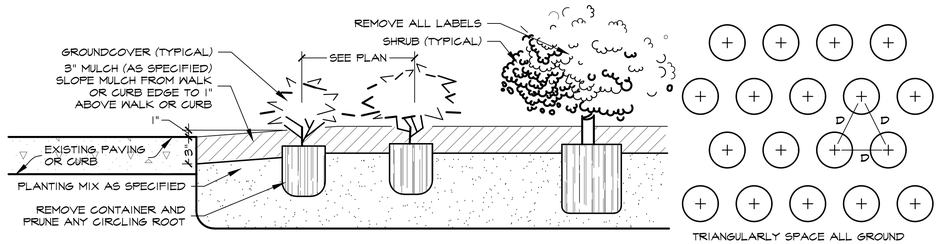
1 L2 **POCKET PLANTING ORNAMENTAL GRASS DETAIL**

NOT TO SCALE



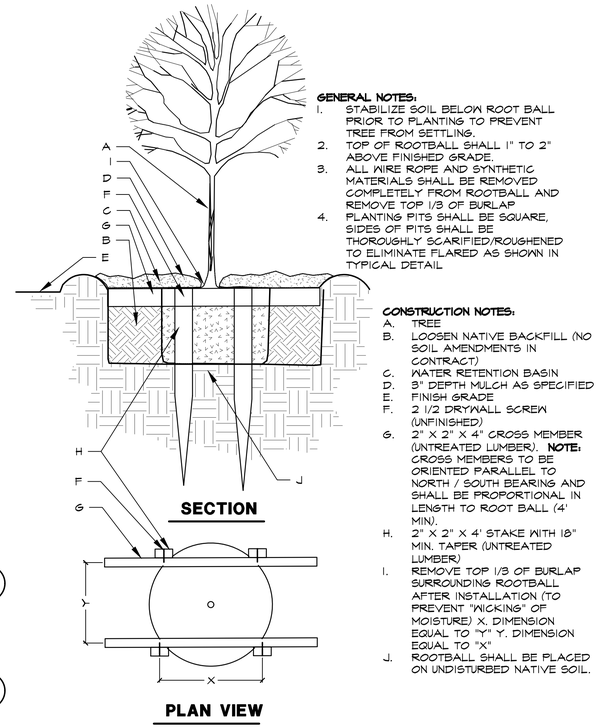
3 L2 **TYPICAL BED EDGING DETAIL**

NOT TO SCALE



2 L2 **SHRUB AND GROUNDCOVER PLANTING DETAIL**

NOT TO SCALE



GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:

A. TREE
B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
C. WATER RETENTION BASIN
D. 3" DEPTH MULCH AS SPECIFIED
E. FINISH GRADE
F. 2 1/2 DRYWALL SCREW (UNFINISHED)
G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.

4 L2 **TREE PLANTING**

NOT TO SCALE

STUDIO 13 DESIGN GROUP

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Submittal 11-14-2023

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

The Dog Stop

Town of Little Elm, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	PER CITY COMMENTS		10/17/2023
2	Plans Revised per City Comments	CA	11-7-2023
2	Plans Revised per City Comments	CA	11-14-2023

PROJECT
SGC001

PLATE
2

SHEET
LS2

Plotted by: Station11 Plot Date: 11/14/2023 4:13 PM

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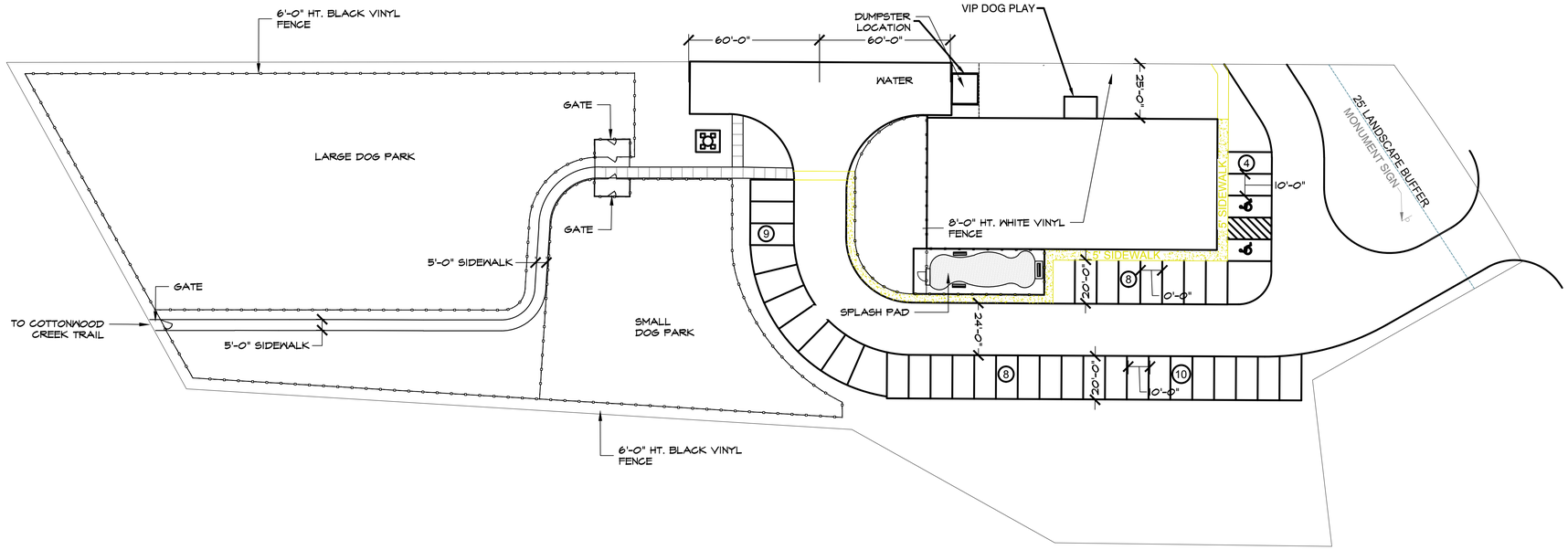

WARNING
EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION.

ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.)
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50.
3. RAMPS SHALL NOT HAVE A RUNNING SLOPER GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 72 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

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Submittal 11-14-2023

NORTH

30 15 0 30

1" = 30' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

The Dog Spot

Town of Little Elm, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
2	Plans Revised per City Comments	CA	11-7-2023
3	Plans Revised per City Comments	CA	11-14-2023

STUDIO 13 PROJECT #
SGC001

PLATE 1

SHEET HS1

Plotted by: Station11 Plot Date: 11/14/2023 4:31 PM

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WALL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
3. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
4. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
5. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
6. ALL MORTAR TO BE TYPE S. MORTAR COLOR SHALL BE APPROVED BY OWNER PRIOR TO ORDERING MATERIAL. MASONRY CEMENT WILL NOT BE ALLOWED.
7. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
8. BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
9. BRICK MATERIAL, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
10. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST-STONE.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
12. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
13. THE STONE MATERIAL AND PATTERN, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
14. LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.

FENCE LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCURR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHE MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

BRICK THIN-WALL NOTES

1. MORTAR SHALL BE TYPE S WITH WELL GRADED SAND
2. BRICK PANEL REINFORCING WIRE SHALL BE 1/4 INCH CENTER TO CENTER 9 GAGE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
3. GROUT FILL SHALL BE PEA-GRAVEL AND PORTLAND CEMENT MIX. GROUT SHALL BE VIBRATED TO ASSURE ALL VOIDS ARE FILLED.
4. BRICK SHALL BE GRADE SW (SEVERE WEATHERING) RATED BRICK.
5. CONCRETE FOR PIERS AND MON STRIP SHALL BE 3000 PSI COMPRESSIVE STRENGTH NORMAL WEIGHT PORTLAND MIX CONCRETE.
6. WIRE TIES AT COLUMNS SHALL BE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
7. SPACING BETWEEN COLUMNS SHALL NOT EXCEED 10 FEET.

WOOD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH **CITY OF XX** CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
   - 4.1. STRINGERS-CEDAR, #2 GRADE OR BETTER.
   - 4.2. PICKETS-CEDAR, #2 GRADE OR BETTER.
   - 4.3. CAPS- CEDAR, #2 GRADE OR BETTER
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1-1/2" SOLID FLAT 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA. ; SEE DETAILS
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 4X POST.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.

GENERAL PAVING NOTES

1. THE LAYOUT OF ALL PROPOSED PAVING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. ALL PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DETAILS SHOWN HEREIN.
3. THE SUB GRADE BENEATH ALL PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. THE EDGES OF ALL FINISHED PAVING AND PLAYGROUND EDGES SHALL BE SMOOTH, GRACEFUL CURVILINEAR OR STRAIGHTFORMS WITH NO INTERRUPTIONS SUCH AS CHORDS, WAVES, JOGS, OR MISSED TANGENTS. ANY PAVEMENT WITH SUCH INTERRUPTIONS SHALL BE SUBJECT TO REPLACEMENT AT NO COST TO THE OWNER.
5. CONCRETE SHALL NOT BE POURED UNTIL THE OWNER'S REPRESENTATIVE HAS INSPECTED THE FORMS AND REINFORCING. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE OF ALL CONCRETE POURS.
6. PROVIDE AN UNDERCUT HEADER WHEREVER PROPOSED CONCRETE PAVING IS TO ABUT EXISTING CONCRETE PAVING.
7. ALL EXPOSED VERTICAL CONCRETE SURFACES SHALL HAVE A HAND RUBBED FINISH WITH NO HONEYCOMBS OR VOIDS.
8. ALL CONSTRUCTION SHALL CONFORM WITH THE **CITY OF XX** CONSTRUCTION STANDARDS AND DETAILS.

GENERAL MASONRY NOTES

CAST-IN-PLACE CONCRETE
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING CLEAR COVER FOR CAST-IN-PLACE REINFORCEMENT:
   - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO THE EARTH. 3"
   - CONCRETE EXPOSED TO EARTH OR WEATHER, NO.5 BAR AND SMALLER. 1½"
   - CONCRETE EXPOSED TO EARTH OR WEATHER, NO.6 THROUGH NO.18 BARS. 2"
   - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND. ¾"
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE #4 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-I CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ½" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERITCAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

2400 W. PIONEER PKWY
SUITE 130
PANTEGO TEXAS 76013
(817) 860-0166

JORDAN CONSULTING ENGINEERS, INC.
TBPE FIRM #4430

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-14-2023

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Hardscape Notes

The Dog Spot

Town of Little Elm, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
2	Plans Revised per City Comments	CA	11-7-2023
3	Plans Revised per City Comments	CA	11-14-2023

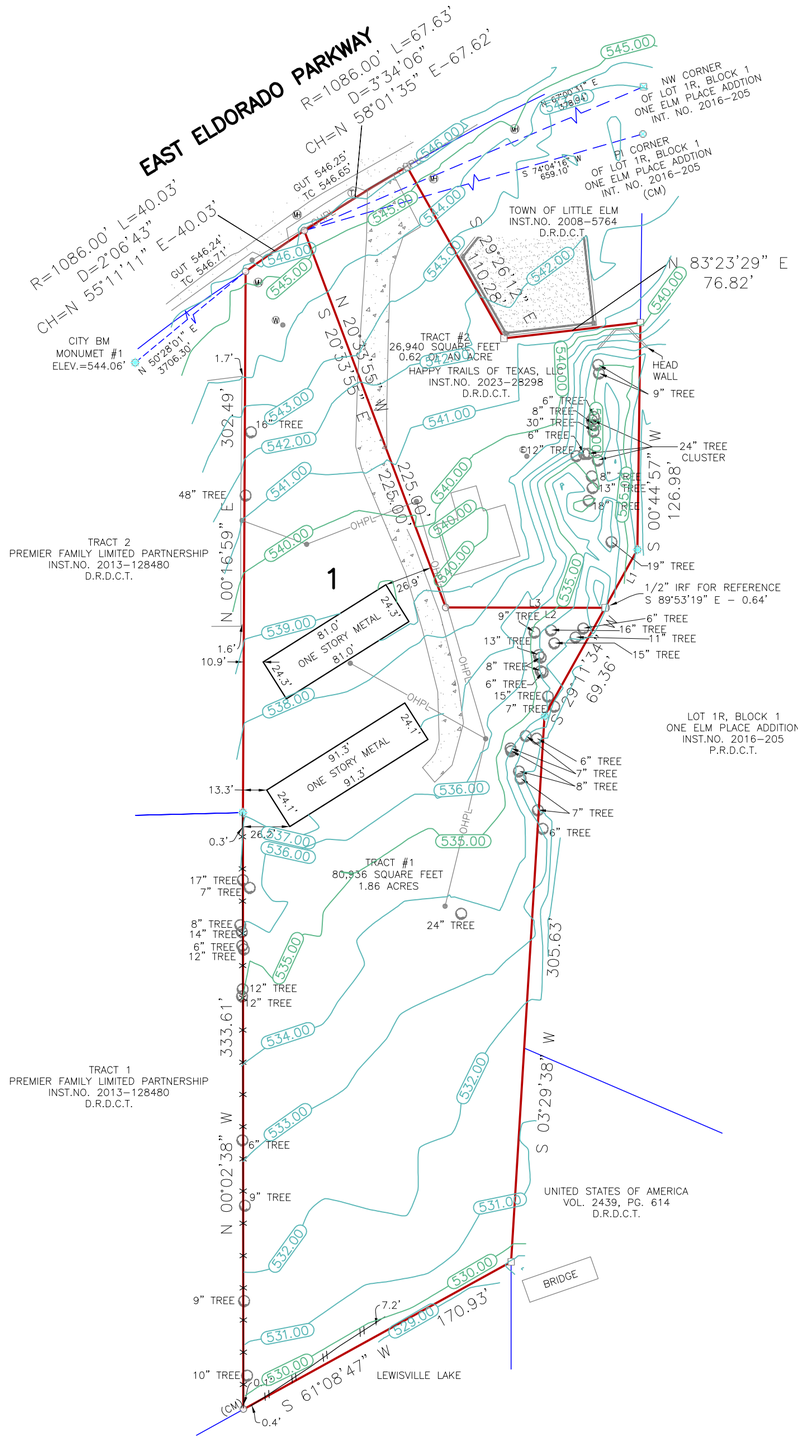
STUDIO 13 PROJECT #
SGC001

PLATE 2

SHEET NOTES

Plotted by: Station11 Plot Date: 11/14/2023 4:25 PM

Drawing: W:\Shared With Me\shared\Projects\SGC001 - The Dog Stop\DWG\SGC001 HS.dwg Saved By: Station11 Save Time: 11/14/2023 12:19 PM



TRACT #1

Lot 1, Block A, Carter Estates, an Addition to the Town of Little Elm, Denton County, Texas, according to the Plat thereof recorded in Cabinet P, Slide 347, Plat Records, Denton County, Texas.

TRACT #2

Lot 1, Block A, Carter Estates, an Addition to the Town of Little Elm, Denton County, Texas, according to the Plat thereof recorded in Cabinet P, Slide 347, Plat Records, Denton County, Texas.

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.21	S29°11'34"W
L2	89.02	S89°53'07"E
L3	89.02	N89°53'07"W

ELEVATION DATUM IS RELATIVE TO CITY BENCHMARK MONUMENT 1, ELEV.=544.06'

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SULAK GENERAL CONTRACTORS

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

LEGEND

WOOD FENCE —//— IRON FENCE —///—
CHAIN LINK —O— WIRE FENCE —x—
BOUNDARY LINE
EASEMENT SETBACK
CM – CONTROLLING MONUMENT
MRD – MONUMENTS OF RECORD DIGNITY
○ 1/2" IRON ROD FOUND
⊙ 1/2" YELLOW-CAPPED IRON ROD SET
⊡ FOUND 'X' □ POINT FOR CORNER
◯ 3/8" IRON ROD FOUND
○ 5/8" IRON ROD FOUND ◯– TREE
◯ CONC. MONUMENT EM – ELECTRIC METER
Ⓒ – CABLE Ⓔ – ELECTRIC
⊙ – CLEAN OUT PE – POOL EQUIP
Ⓖ – GAS METER ● – POWER POLE
– FIRE HYDRANT Ⓣ – TELEPHONE
Ⓛ – LIGHT POLE Ⓦ – WATER METER
Ⓜ – MANHOLE Ⓥ – WATER VALVE
(UNLESS OTHERWISE NOTED)

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 802 EAST ELDORADO PARKWAY, in the city of LITTLE ELM Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

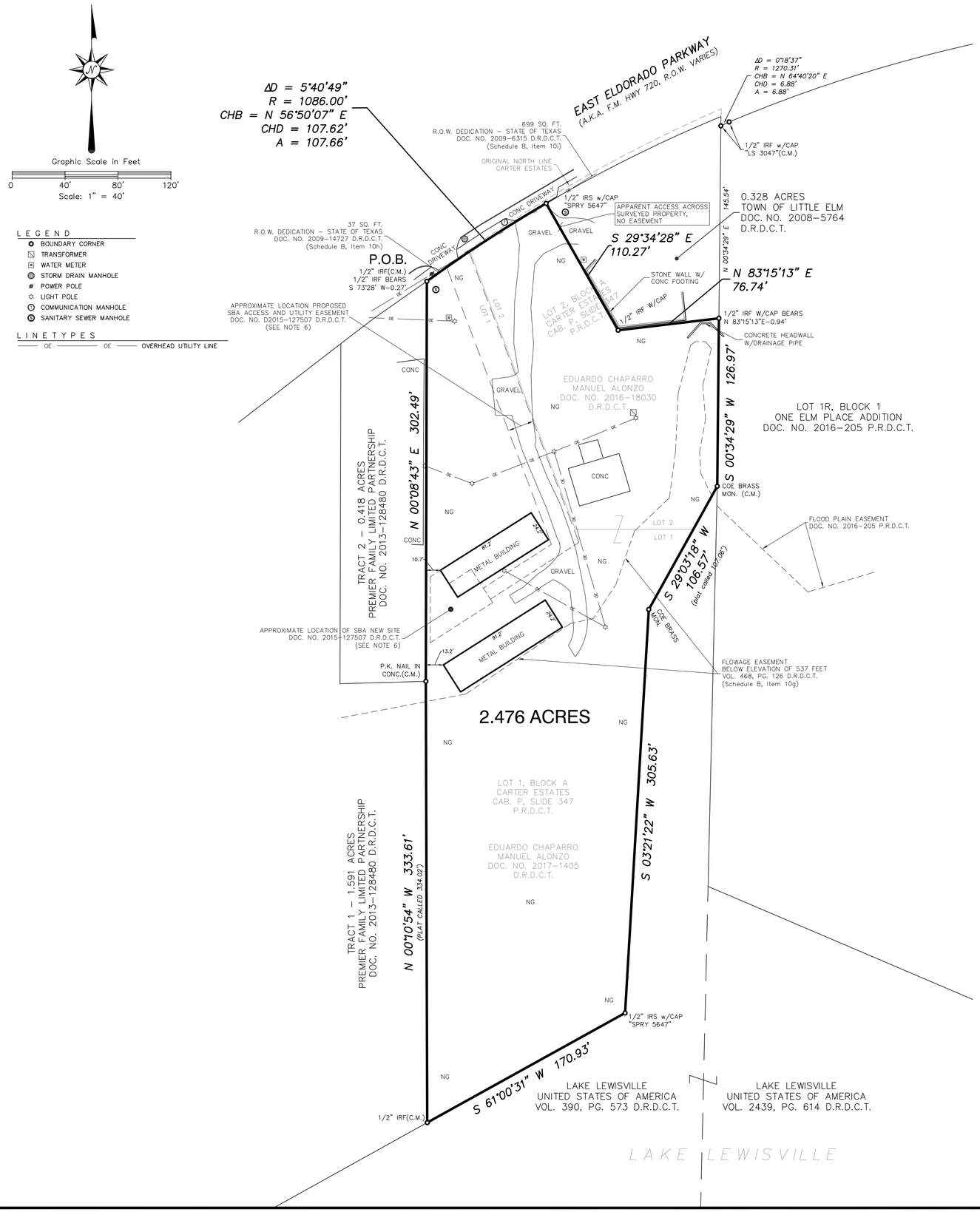
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR

Scale: 1" = 60'
Date: 06-12-2023
G. F. No.: N/A
Job no. 202304382_1__1_
Drawn by: BM

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366



NOTES

1. This Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, G.F. No. 5142008065, effective date: December 12, 2022. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
2. The surveyed property is subject to the restrictive covenants as recorded in Volume 468, Page 126 D.R.D.C.T. (Schedule B, Item 1)
3. There are no easements and/or build lines shown on the plat of Carter Estates, recorded in Cabinet P, Slide 347 P.R.D.C.T. (Schedule B, Item 10e)
4. The easement to Denton County Electric Cooperative, Inc., recorded in Volume 447, Page 543 D.R.D.C.T. (Schedule B, Item 10f)
5. The right-of-way dedications to The State of Texas, recorded in Document Number 2009-14727 and 2009-6315 D.R.T.C.T., are located within the existing right-of-way of East Eldorado Parkway, not on the surveyed property, as shown on this survey. (Schedule B, Item 10h & 10i)
6. A portion of the surveyed property, area within the remainder of Lot 1, Carter Estates, is subject to the terms, conditions and stipulations contained in the Option and Easement Agreement between Harold G. Carter and Karen E. Carter and SBA Tower VI, LLC, recorded in Document Number 2015-127507 D.R.D.G.T. The SBA Site and Access and Utility Easements are graphically shown hereon per Exhibit B – The Sketch in said document, and is noted "the sketch is a depiction only and will be replaced with final Boundary Survey and/or Construction Drawings". Surveyor is unaware if Option has been has been executed, extended or expired. (Schedule B, Item 10j)
7. A portion surveyed property, area within the remainder of Lot 2, Carter Estates, is subject to the terms, conditions and stipulations contained in the Option and Land Lease by and between Manuel Alonzo, Eduardo Chaparro, Lessor and SBA Towers IC, LLC, recorded in Document Number 2017-31716 D.R.D.C.T. Surveyor is unaware if Option has been has been executed, extended or expired. (Schedule B, Item 10k)
8. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
9. According to the Flood Insurance Rate Map No. 48439C0320L, published by the Federal Emergency Management Agency, dated: March 21, 2019, According to the Flood Insurance Rate Map No. 48121C0420G, published by the Federal Emergency Management Agency, dated: April 18, 2011, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone"AE" (below elevation 537 feet), inundated by the 100-year flood. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
10. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

METES AND BOUNDS DESCRIPTION
2.476 ACRES
OUT OF LOT 1 AND LOT 2, BLOCK A, CARTER ESTATES
IN THE MATTHEW JONES SURVEY, A-667
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

All that certain 2.476 acres of land, which is out of the property described in the deeds to Eduardo Chaparro and Manuel Alonzo, recorded in Document Number 2016-18030 and 2017-1405 in the Deed Records of Denton County, Texas (D.R.D.C.T.), which is the remainder of Lot 1 and Lot 2, Block A, Carter Estates, recorded in Cabinet P, Slide 347 in the Plat Records of Denton County, Texa (P.R.D.C.T.), in the Matthew Jones Survey, A-667, Town of Little Elm, Denton County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southwest corner of the 37 square foot right-of-way dedication to the State of Texas, recorded in Document Number 2009-14727 D.R.D.C.T., common to the northeast corner of Tract 2 – 0.418 acres, described in the deed to Premier Family Limited Partnership, recorded in Document Number 2013-128480 D.R.D.C.T., in the south right-of-way line of East Eldorado Parkway (R.O.W. Varies) and in the west line of said Lot 1, Block A, Carter Estates, and from which a found 1/2" iron rod bears South 73° 28' West – 0.27', which is a point of a curve to the right, having a central angle of 05° 40' 49", a radius of 1086.00', and a chord bearing and distance of North 56° 50' 07" East – 107.62';

THENCE along said curve to the left, along the south right-of-way line of said East Eldorado Parkway, an arc distance of 107.66' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most northerly northeast corner of the herein described tract, common to the northwest corner of the 0.328 acre tract described in the deed to the Town of Little Elm, recorded in Document Number 2008-5764 D.R.D.C.T.

THENCE South 29° 34' 28" East – 110.27' to a 1/2" iron rod with a cap found for the southwest corner of said 0.328 acre tract;

THENCE North 83° 15' 13" East – 76.74' to the most easterly northeast corner of the herein described tract, in the west line of Lot 1R, Block 1, One Elm Place Addition, recorded in Document Number 2016-205 P.R.T.C.T., from which a 1/2" iron rod with a cap stamped "LS 3047" found for the northwest corner of said Lot 1R, Block 1, One Elm Place Addition bears North 00° 34' 29" East – 145.54', and from which a found 1/2" iron rod with a cap bears North 83° 15' 13" East – 0.94';

THENCE South 00° 34' 29" West – 126.97' to a Corp of Engineers brass monument found for the most easterly southeast corner of the herein described tract, in the north line of Lake Lewisville;

THENCE South 29° 03' 18" West – 106.57' (plat called 107.06') along the north line of said Lake Lewisville, to a Corp of Engineers brass monument found for corner;

THENCE South 03° 21' 22" West – 305.63' continuing along the north line of said Lake Lewisville, a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most southerly southeast corner of the herein described tract,

THENCE South 61° 00' 31" West – 170.93' continuing along the north line of said Lake Lewisville, a 1/2" iron rod found for the southwest corner of the herein described tract, common to the southeast corner Tract 1 –1.591 acres described in said deed to Premier Family Limited Partnership;

THENCE North 00° 10' 54" West – 333.61' (plat called 334.02') to a P.K. Nail in concrete found for a point for corner, common to the most easterly northeast corner of said Tract 1, common to the southeast corner of said Tract 2;

THENCE North 00° 08' 43" East – 302.49' to the POINT OF BEGINNING and containing 2.476 acres of land.

Certified to: Dennis Hill, Brian Kuennen, Eduardo Chaparro, Manuel Alonzo, and Old Republic National Title Insurance Company

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey, and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2, Survey.

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

JUNE 20, 2022
CERTIFICATE DATE

DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

DATE	REVISION NOTES

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
Firm Reg. No. 10112000 • PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com

LAND TITLE SURVEY
2.476 ACRES
802 EAST ELDORADO PARKWAY
OUT OF LOT 1 AND LOT 2, BLOCK A, CARTER ESTATES
IN THE MATTHEW JONES SURVEY, A-667
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

ORIGINAL ISSUE DATE: 1/24/2023	SCALE: 1"=40'	PROJECT NO.: 121-004-30

Jan 24, 2023 – 10:15am
C:\Users\david\Spry Surveyors, LLC\Spry Surveyors – Documents\projects\121 Pharaohs CS\121-004 802 E Eldorado Pkwy – Little Elm\30-Plat-Topo-Title\10-LTS\ spry-802 E Eldorado LTS FINAL.dwg

Greg Perkins
H2O Fido
Greg@h2ofido.com
877-790-3436 Ext 104

THE DOG STOP®

REQUIREMENTS TO GET STARTED

Client will go on-line and look at the various options for types of splash pads available. The pictures depicted in this package is an example of what types and styles are available. The design will be custom to the specific site and dimensions.

Final dimensions of the overall pad from the architect with a PDF drawing of the site so the electrical and power requirements can be included. This, only in relation to the pad itself for the piping and elec schematic that we will include in the installation drawings. Required: minimum 1" water supply (ideally 1.5") and 110/120v electrical (less than 10 amps for the equipment).

Our production lead time currently is **12 weeks**. The splash pad should go in at a early stage of the construction process. We need 2-3 weeks lead time from the general contractor in order to get the piping and other components installed. Equipment is stored at manufacturer until the construction is ready for installation

Other items will be worked out with the construction team once the general contractor is on site.
Estimated design cost, materials and installation $30K - $50K depending on size of splash pad and final design.

Installation of Underground plumbing

Electrical and water control box

EXAMPLE OF SPLASH PAD
H2O Fido

EXAMPLE OF SPLASH PAD

EXAMPLE OF SPLASH PAD
H2O
ido

EXAMPLE OF SPLASH PAD

EXAMPLE OF SPLASH PAD

EXAMPLE OF SPLASH PAD

EXAMPLE OF INDOOR SPLASH PAD
Park Regulations

THINGS NOT TO DO TO SPLASH PAD

SAFETY

- dogs are different
- things you should avoid with a doggie splash pad
- Since we began specializing in splash pads for dogs, we have always prioritized safety - and learned a lot along the way. What works safely for children doesn't mean it is safe for dogs. If you are considering a canine splash pad, please see our list below of what you should absolutely avoid.
- #1 - Treated Water & Recycling Systems
- Recycling water for a kid's splash pad works because it is sanitized by the application of chemicals. But there is a big difference between kids and dogs. A child will naturally reject the taste and not drink it. A dog will lap it up...lot's of it. Children sweat away water while dogs retain much of it in their coat. These are only two of the reasons NOT to attempt to capture and reuse water. Contact us for more detail on this very important safety topic if you are considering this type of system

THINGS NOT TO DO TO SPLASH PAD

#2 - Rubberized "Safety Surfaces"

Soft style surfacing of any type is a really bad idea and here is why; Aside from it becoming very STINKY, it is porous and will trap water that won't evaporate. Bacteria breeds within these tiny pockets and can infect your four-legged splashers as well as the people who are exposed to it. Dirty accidents will wash into the surface, not off of it. If you already have soft surfacing on your splash pad, don't worry, dog claws will remove most of it soon.

#3 - Fiberglass Features

Fiberglass is made almost entirely of (you guessed it) glass fibers. Dogs gnaw on things, and this thing is full of glass shards. When ingested, they can become lodged in a dog's digestive tract and cause illness that can be life-threatening. Your splash pad will make dogs playful and excited, which triggers the urge to chew. So best to use better-suited materials that cannot be ingested

THINGS NOT TO DO TO SPLASH PAD

#4 - Painted Features

Since our # 3 no-no is fiberglass, this has to be #4 since fiberglass products are coated with paint. Solvent-based paints, including urethane enamels, will crack and peel, leaving pieces and residue to be lapped up or inhaled by your sniffing little snoopy ones. Water-based paints would be a possible solution but would never last in a splash pad environment. Be sure finishes are always dry powder coatings.

#5 - The Wrong Drain Grates

Always use easily removable grates/covers in the event a claw or paw gets stuck. Avoid metal covers like steel, brass, or bronze and opt for cheaper plastic versions that can be quickly removed, pried apart, or even cut away if necessary. Be sure that the slots or holes in your drain covers are not large enough for paws to get through - but not so small that they may trap claws

#6 - Features and Containers That Hold Water

One of the great things about a splash pad is that the water is fresh and clean. Water should stay in transit without pooling long enough to become stagnant. Adding anything that captures and holds water will become an unwanted dirty element. It may be tempting, but do not use water toys, bowls, or plastic pools that hold water in your splash pad

Google Maps Wood Family Dog Park

Google Maps Wood Family Dog Park

Image capture: Sep 2020 Images may be subject to copyright.

Google Maps Wood Family Dog Park

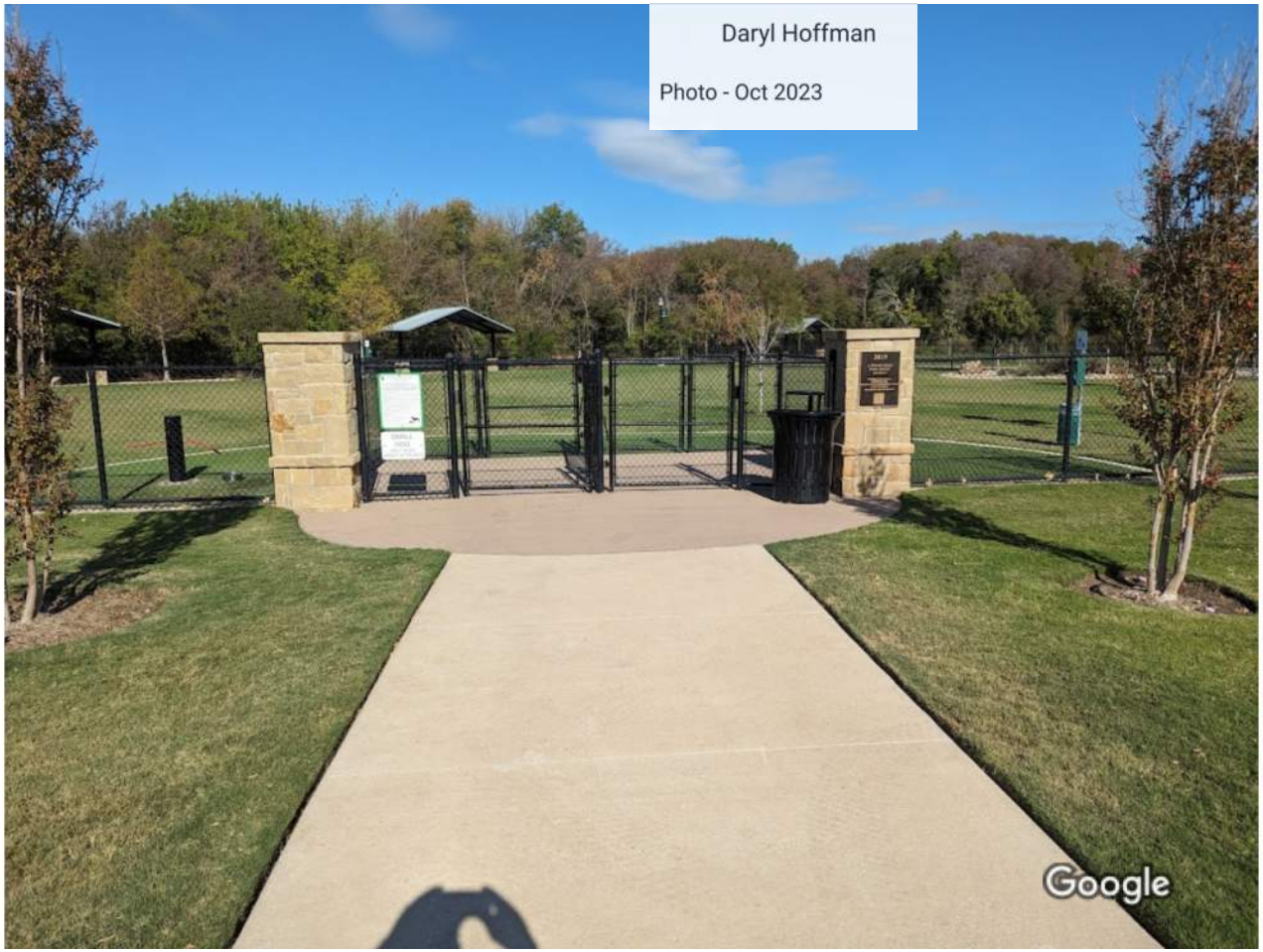


Image capture: Oct 2023 Images may be subject to copyright.

All Latest McCord Park Splash Pad Street Vie\

Google Maps Wood Family Dog Park

Image capture: May 2023 Images may be subject to copyright.

All Latest McCord Park Splash Pad Street Vie

Google Maps Wood Family Dog Park

Image capture: Oct 2023 Images may be subject to copyright.

All Latest McCord Park Splash Pad Street Vie

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

12/07/2023

OVERVIEW

Project	PUBLIC HEARING/Twin Lakes Planned Development (PD-22-06012)
P&Z Hearing	12/07/2023
Council Hearing	December 19,2023
Size	Approximately 4.4780 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Planned Development
Existing Use	Partially Developed
Future Land Use Plan Designation	Retail/Commercial
Applicant	Kartavya Patel, Triangle Engineering
Owner	Dr. Donald Bray, Twin Lakes Pet and Bird
Strategic Goal	

Agenda Item

PUBLIC HEARING/Twin Lakes Planned Development (PD-22-06012). Public hearing, discussion and take action on a request to rezone approximately 4.4780 acres of land, currently zoned a Light Commercial, generally located on the southeast corner of South Elm Ridge Road and East University District, within Little Elm's Town Limits, in order to establish a new Planned Development District with a Light Commercial base, within modified development standards, for a veterinary clinic with outdoor kennel and retail buildings.

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

Location

Generally located on the southeast corner of South Elm Ridge Road and East University Drive, within Little Elm's Town Limits.

Planning Analysis

Background.
The subject property consists of one commercial lot approximately 4.49 acres, currently zoned Light Commercial, located within the 380 Overlay District. The property was annexed into the Town in 2006 through Ordinance No. 809. The adjacent properties to the East, West, and North are also zoned and operating as Light Commercial. To the South of this property is an apartment complex called "Mansions 380", an apartment complex, and to the southwest is open space land utilized for an electrical transmission line easement. The property is bound by US Highway 380 to the North and S. Elm Ridge Road to the West.

The property is currently operating as a veterinary office within a 4,000 square foot structure, which appears to have been originally constructed as a residence in 1971. The applicant, Dr. Donald Bray is the owner of Twin Lakes Pet and Bird Veterinary Clinic, and has been operating the clinic on this property since 2006. Over the years, the clinic has outgrown the existing structure and, in order to continue operation on this site, requires additional square footage, additional parking, and a large outdoor space.

Constructing a new vet clinic with outdoor runs requires approval of a Specific Use Permit. The applicant would also require relief with regard to some of the site development requirements in order to make this development financially feasible, especially with the project costs and interruption in operations during the construction period. In coordination with Staff, the applicant's best approach is a Planned Development District, based on Light Commercial District standards, with modified uses and site development standards. Recognizing the Town's vision for the US 380 corridor to maintain a true commercial identity, as well as seeing the opportunity for this particular area to become a destination for all pet needs, the applicant is committed to providing retail space.

Proposal.
The applicant is proposing to rezone the subject property to establish a new Planned Development District utilizing Light Commercial District as the base, with modified uses and development standards. The applicant first submitted the Planned Development request in September 2022, and has been working with Staff to bring the project into compliance with as many applicable development Ordinances as financially feasible, in order to increase the chances of approval and create quality retail space for Little Elm Businesses.
While the proposal meets the majority of the Town's development standards, the applicant is requesting following modifications:

- Allow certain uses by-right and prohibit certain uses
- Modified architectural requirements
- Off-premise signage
- Alternate Foundation Planting

The proposed PD consists of two lots, Lot 1 containing approximately 1.71-acre and Lot 2 containing approximately 2.78-acre. Lot 1, located furthest from US 380, would contain a two-story, 11,719 square-foot veterinary clinic, with kennels, a large outdoor run in the rear, and a drainage pond intended to serve both lots. Lot 2, located adjacent to US 380, would contain two one-story retail buildings, totaling approximately 26,900 square feet, and an outdoor dog run between the two buildings.

Uses.
The applicant has requested as a part of the proposal that certain uses be prohibited from the property. Those uses are:

1. Alternative Financial Services;
2. Sexually-oriented businesses
3. Body art facilities
4. Smoke shops
5. Vice paraphernalia;
6. Gaming or slot machines (excluding arcades);
7. Lewd merchandise sales;
8. Pawn shops; and,

9. Outdoor storage/display.

The applicant has requested the following use be allowed by right, specifically as depicted on the proposed site plan, in addition the allowed uses for LC district in the Schedule of Uses:

1. Animal Clinic with an outdoor run;

Zoning Standards.
The applicant's proposal meets all height, area, and setback requirements of the Town's Zoning Ordinance.

Design Standards.
The applicant is requesting to have the design standards amended for the building materials to the following for each building, with the primary facades that face the street bolded:

Lot 1, Building 1

Elevation	Glazing	Class A	Class B	Class C	
North	**20%**	**76%**	**24%**		
East	28%	98%	2%		
South	20%	100%			
West	**12%**	**94%**	**6%**		

Lot 2, Building 2

Elevation	Glazing	Class A	Class B	Class C	
North	**24%**	**53%**	**15%**	**32%**	
East	0%	60%	40%		
South	0%	6%	94%		
West	**32%**	**53%**	**0%**	**47%**	

Lot 2, Building 3

Elevation	Glazing	Class A	Class B	Class C	
North	**33%**	**61%**	**0%**	**39%**	
East	0%	37%	63%		
South	0%	8%	92%		
West	**36%**	**44%**	**6%**	**50%**	

Building 1, the primary elevations that would be most visible from the street are close to meeting the Town's façade materials requirements but fall short on class A materials and glazing for separate elevations. This building is at the rear of the property and is designed to function solely as a veterinary clinic. Typically, a veterinary use will not require a large amount of glazing as storefront uses which are trying to attract customers which is what the glazing requirement is intended for.

Building 2, meets the glazing requirements for the north and west elevations, which are it's primary street facing elevations. Class A materials for Building 2 fall short of the Town's requirement of 80% for primary facades and 20% for secondary facades. The North and West facades would be required to be 80% class A materials instead of the 53% on both facades. The applicant is also proposing to use a large amount of "Wood-like Steel Siding" which falls under a Class C material, intended to be utilized for small accents on the facade. Part of the northern façade of building 2 will not be visible from the street as it will be largely blocked from view by building 3, the part that is blocked is a mixture of brick and stucco.

Building 3 meets the glazing requirements on both primary elevations but does not meet the Class A materials on the primary elevations and on one secondary elevation. The applicant is also proposing to use a large amount of the same "wood-like steel siding" on this building as they are proposing on Building 2.

The applicant has worked very diligently with staff to meet articulation requirements as well as creating the landmark glass tower feature on both retail buildings.

Landscaping.
The proposed perimeter, interior, foundation, and landscaping points for the site meets the Town's landscaping requirements. There is a discrepancy on the site plan versus the landscape plan. The landscape plan shows the southern boundary as agreed upon by staff and the applicant, the site plan does not show any screening and has the outdoor dog play area right up to the southern boundary. Staff would request the commission make their approval conditional on the applicant revising the site plan to meet the new agreed upon fence setback and fencing.

Parking.
The proposal meets the Town's parking regulation, including space size, ratios, and total amount.

Subdivision.
The applicant will be required to replat as part of the civil site development process. Both properties will be depended on each other being developed in order to obtain fire coverage as well as other civil engineering factors. Additionally, the property will have to work with the neighboring land owner to the east to gain a second point of access since Elm Ridge Road is a dead end and only acts as one point of access. The applicant is also dependent on a shared fire lane between this site the neighboring site to the east. This second point of access is depicted in the site plan as proposed, actual layout of the second point of access is subject to change but will still need staff approval. These two shared access and fire easements will need to be resolved before or during the civil site development process.

Signage.
The applicant is proposing one monument sign to serve the whole development. This will mean that Lot 1 of the development will require a waiver for "off-premise signage" since the veterinary office will be on a separate property. Staff will write the ordinance in a way that limits the "off-premise signage" to only allow one monument and only for businesses that have an active Certificate of Occupancy within the boundary of this Planned Development.

Fire, Engineering, Building.
The Fire, Engineering, and Building department have reviewed the proposed plans and determined them to be acceptable for the purposes of this rezoning request. This is not an approval of the plans for construction.

Comprehensive Plan.
The proposed development is in accordance with the Town's Comprehensive Plan and Future Land Use Plan. The Town envisions this property as a light commercial use, which aligns with the intent of the proposed development.

Recommended Action

The U.S. 380 Overlay District (380-OD) is identified in the 2017 Comprehensive Plan as the Town's major commercial hub for employment, and provides enhanced regulations to stimulate high-quality employment opportunities in this area. The intent of this district is to promote the economic development of the area, promoting a job base for the residents of Little Elm, and to regulate the character of growth along the 380 Corridor. The property's location along the US 380 corridor provides opportunity to expand this vision for retail and commercial growth.

The applicant is the current property owner and long-term operator of the veterinary clinic which has outgrown the existing structure. The applicant desires to remain within the Town of Little Elm and expand the clinic operation to serve the surrounding residents. Additionally, understanding the vision for the corridor, the proposed development concept provides the envisions retail and commercial opportunities on the lot fronting US 380. The applicant envisions this area becoming focused around pet care, creating a center where residents could take their pets for needed care or services, while providing additional retail needs for the residents themselves.

Staff is generally supportive of the request as it provides a quality development with a thought-out vision for the future. Staff is also supportive of long-term business investment that helps to further the vision of the Comprehensive Plan.

Staff requests the Commission evaluate the proposed development request and base their recommendation to the Town Council on the intent of the overall vision for this area and how the proposed development fits into the context of the existing surrounding development.

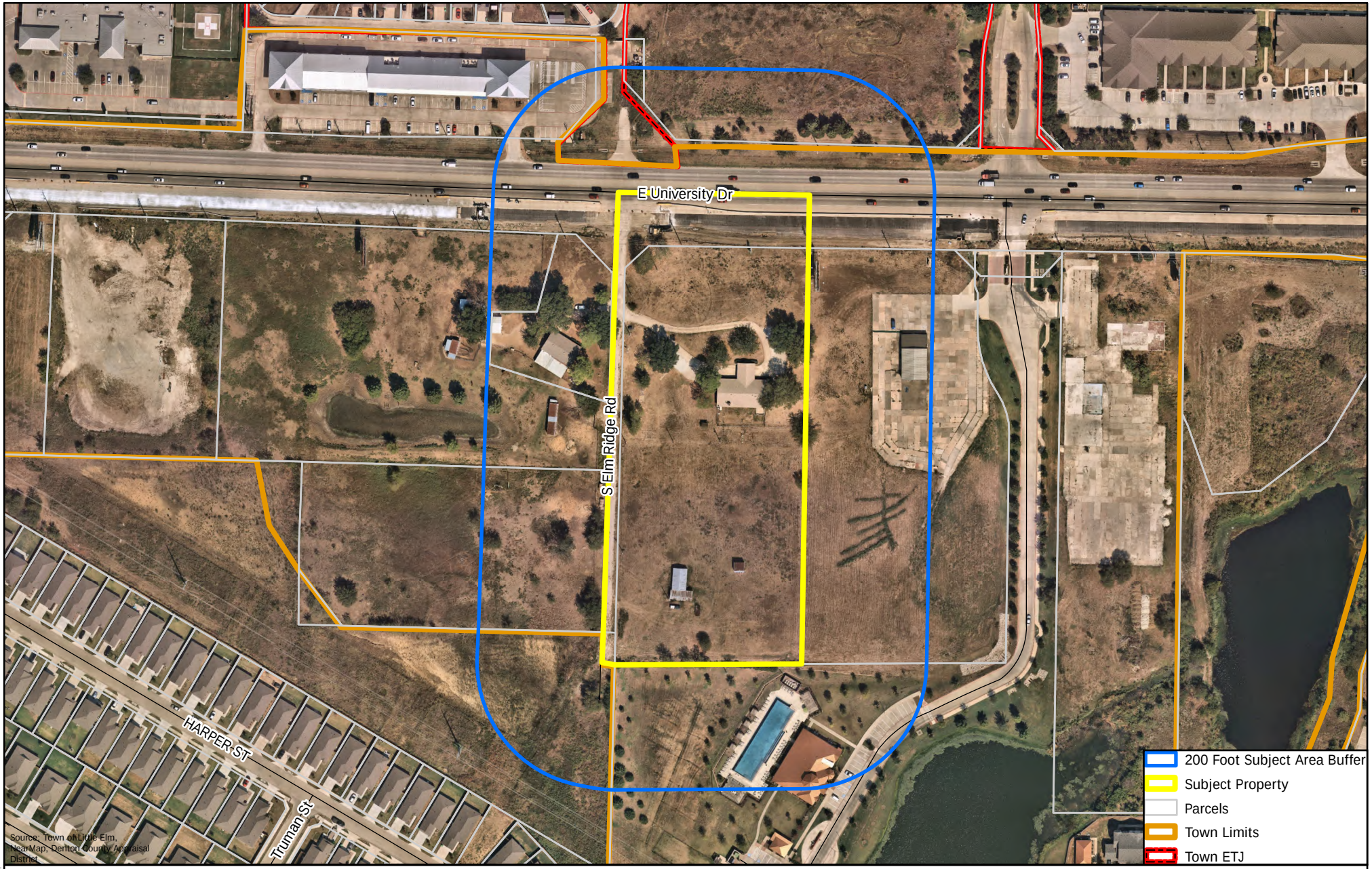
Should the Commission recommend approval, Staff requests that it be subject to revising the Site Plan to reflect the fence setback and screening, as shown on the Landscape Plan.

Attachments

Location Map

Proposed Development Regulations

Site Exhibits



LITTLE ELM

Twin Lakes (PD-22-06012)
Aubrey, TX 76227

Town of Little Elm
Denton County, Tx
Date: 11/20/2023

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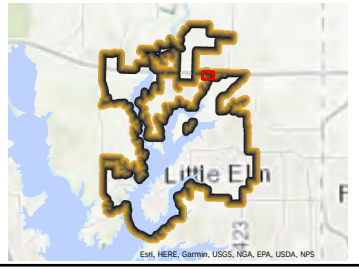
US Feet



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.

Project Location: G:\GIS\For Town\Employee\ISDev\Services\Jose\LocationMap1

26810 Us Highway 380 E

PLANNED DEVELOPMENT REGULATIONS

August 2023

PREPARED BY:

TRIANGLE ENGINEERING LLC

1782 W. MCDERMOTT DRIVE
ALLEN, TX 75013
469.331.8566
TBPE FIRM #11525

26810 US HIGHWAY 380 E
PLANNED DEVELOPMENT DISTRICT
STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately 4.49 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 the development of an animal clinic with an outdoor run, an animal clinic without an outdoor run and a retail building. This planned development will provide the zoning regulations, as depicted in Exhibit B, necessary to develop the property and the final layout must generally conform to the concept plan, as depicted in 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 as outlined within this PD ordinance, therefore amending the existing Town of Little Elm, Texas zoning map. Any conflict between this PD and the Town of Little Elm 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 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.

Project Location

The proposed PD is located at the intersection of 6810 US Highway 380 E. and Elm Ridge Road. The Legal Description (Exhibit A), Development Standards (Exhibit B), and the concept plan (Exhibit C) have been provided.

The property is surrounded by light commercial uses to the east and west, and multi-family residential use to the south. This PD will provide the opportunity to develop the following:

1. Two (2) single-story shopping center retail buildings; and
2. A two-story animal clinic building with an outdoor run.

EXHIBIT B

PLANNED DEVELOPMENT DISTRICT STANDARDS

GENERAL REGULATIONS

Purpose. The purpose of this Planned Development district is to allow for the development of 2 retail buildings and a two-story animal clinic with an outdoor run. All buildings are to be located on two platted lots while cohesively tying into the surrounding light commercial zoning areas.

Use Regulations. No building, structure, land or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in Section 106.05.01(b), "Schedule of Uses – Nonresidential".

Base Zoning District. The permitted uses and standards shall be in accordance with Light Commercial (LC) zoning district, unless otherwise specified herein.

Prohibited Uses. Per this PD, the following uses are prohibited on the subject property:

1. Alternative financial Services;
2. Sexually-oriented businesses;
3. Body art facilities;
4. Smoke shops;
5. Vice paraphernalia;
6. Gaming or slot machines (excluding arcades);
7. Lewd merchandise sales;
8. Pawn shops; and
9. Outdoor storage/display.

Permitted Uses. The permitted uses and standards outlined within the Light Commercial (LC) base zoning district shall be permitted within this PD, with the following additional uses:

1. Animal clinic with an outdoor run;
2. Animal clinic without an outdoor run; and
3. Retail (Store, Shopping Center).

All not defined by this PD shall default to the Little Elm Code of Ordinances as set forth at time of adoption, and as amended.

Height and Area Regulations. All building height and lot area requirements shall be defined by Section 106.03.03 “Zoning Districts – Non-residential/commercial/industrial”.

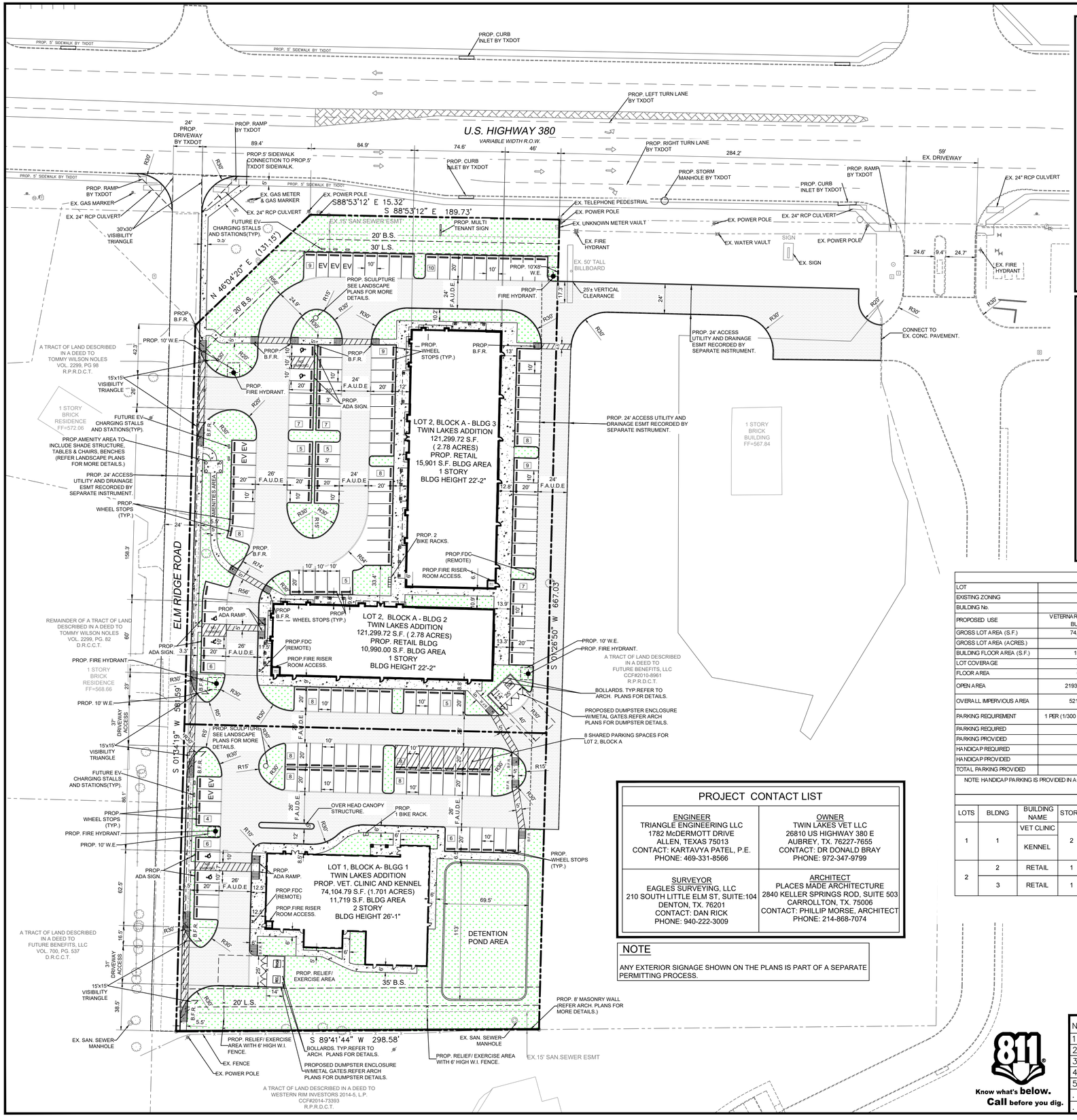
Architectural Standards. All applicable provisions of Section 106.06.05 “Architectural Standards for Commercial Structures (Includes Office, Retail, Commercial, Mixed Use, Etc.), shall be followed.

Parking Standards. All applicable provision of Division 4 “Parking, Stacking, and Loading Standards.” Shall be followed.

Commercial Landscape and Screening Requirements. All applicable provisions of Section 106.06.18 “Commercial Landscape Requirements” and Section 106.06.31 “Screening” shall be followed.

Signage. All applicable provisions of chapter 86 “Sign Ordinance”, shall be met unless otherwise stated herein:

1. Per this PD, a single mult-tenant monument sign shall be permitted along the US Highway 380 street frontage.

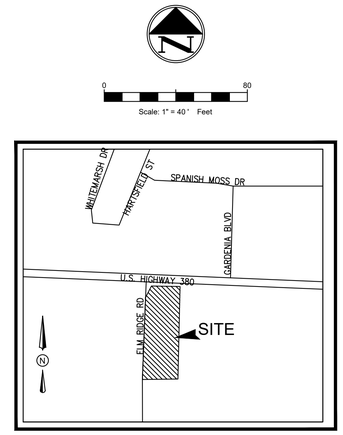


EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	POWER POLE
CABLE BOX	WOOD FENCE	TREE
ELECTRIC BOX	PIPE RAIL FENCE	TELEPHONE PEDESTAL
BRICK COLUMN	COVERED AREA	GAS LINE MARKER
STONE COLUMN	ASPHALT	GAS TEST STATION
STORM DRAIN MH.	FIRE LANE STRIPE	BURIED CABLE MARKER
SAN. SEW. CO.	BRICK RET. WALL	IRRIGATION CONTROL VALVE
BOLLARD POST	STONE RET. WALL	UNKNOWN METER VAULT
LIGHT POLE	CON. RET. WALL	ELECTRIC BOX/VAULT
SAN. SEW. MH.		SIGN

SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE (x x x)
FIRE LANE
STRIPING
FIRE LANE HATCH
SIDE WALK HATCH
LANDSCAPE AREA
PARKING SPACES (X)
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER (DE / EN)



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE DATA SUMMARY TABLE

LOT	1	2		TOTAL
EXISTING ZONING	LC-LIGHT COMMERCIAL			
BUILDING No.	1	2	3	MIXED
PROPOSED USE	VETERNARY AND KENNEL BUILDING	RETAIL	RETAIL	MIXED
GROSS LOT AREA (S.F.)	74,104.79	121,299.72		195,404.51
GROSS LOT AREA (ACRES.)	1.70	2.78		4.49
BUILDING FLOOR AREA (S.F.)	11,719	10,990	15,901	38,609
LOT COVERAGE	22%	9%	13%	44%
FLOOR AREA	0.13	0.09	0.13	0.35
OPEN AREA	21932.79 S.F.	21144.12 S.F.		43,076.91 SF (0.981 AC)
OVERALL IMPERVIOUS AREA	52172 S.F.	100535 S.F.		1,52,327.60 SF (3.50 AC)
PARKING REQUIREMENT	1 PER (1/300 GFA+1/500 GFA)	1 PER (1/300 GFA + 1/200 GFA)	1 PER 200 GFA	MIXED
PARKING REQUIRED	35	45	80	160
PARKING PROVIDED	40	41	77	158
HANDICAP REQUIRED	2	2	2	6
HANDICAP PROVIDED	2	2	2	6
TOTAL PARKING PROVIDED	42	43	79	164

NOTE: HANDICAP PARKING IS PROVIDED IN A CCORDANCE WITH ADA STANDARDS & HYDRODYNAMIC SEPARATORS AND BMPS WILL BE PROPOSED FOR WATER QUALITY AS PER ENGINEERING STANDARDS

BUILDING DATA SUMMARY TABLE

LOTS	BLDNG	BUILDING NAME	STORY	HEIGHT	USE	AREA (S.F.)	SUB-TOTAL	TOTAL
1	1	VET CLINIC	2	26'-1"	VETERNARY CLINIC	8338		
		KENNEL			VETERNARY CLINIC WITH 29% KENNEL	3,381	11,719	**11,719**
2	2	RETAIL	1	22'-2"	RETAIL	10,990		**10,990**
	3	RETAIL	1	22'-2"	RETAIL	15,901		**38,610**

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS, UTILITY& DRAINAGE EASEMENT	F.A.U.D.E.
BARRIER FREE RAMP	B.F.R.
ELECTRIC VEHICLE	EV

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER TWIN LAKES VET LLC 26810 US HIGHWAY 380 E AUBREY, TX. 76227-7655 CONTACT; DR DONALD BRAY PHONE: 972-347-9799
SURVEYOR EAGLES SURVEYING, LLC 210 SOUTH LITTLE ELM ST, SUITE:104 DENTON, TX. 76201 CONTACT: DAN RICK PHONE: 940-222-3009	ARCHITECT PLACES MADE ARCHITECTURE 2840 KELLER SPRINGS ROD, SUITE 503 CARROLLTON, TX. 75006 CONTACT: PHILLIP MORSE, ARCHITECT PHONE: 214-868-7074

NOTE

ANY EXTERIOR SIGNAGE SHOWN ON THE PLANS IS PART OF A SEPARATE PERMITTING PROCESS.

Know what's **below.**
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	08/24/22	1st CITY SUBMITTAL	KP
2	03/28/23	2 nd CITY SUBMITTAL	KP
3	08/24/23	3 rd CITY SUBMITTAL	KP
4	10/13/23	4 th CITY SUBMITTAL	KP
5	11/10/23	5 th CITY SUBMITTAL	KP
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
11/10/23

SITE PLAN

LC DEVELOPMENT AT US 380 & ELM RIDGE RD

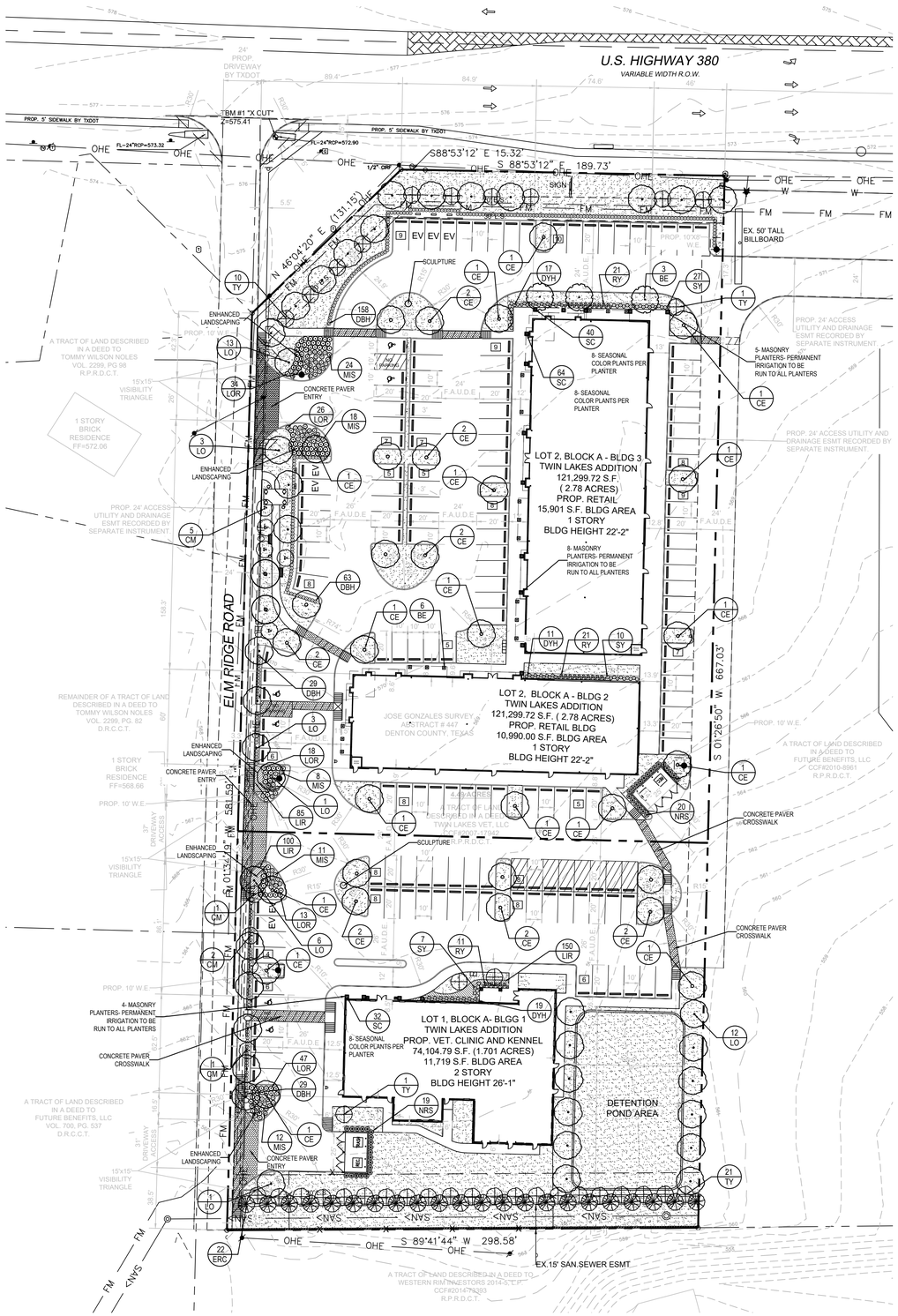
26810 US 380
CITY OF LITTLE ELM
DENTON COUNTY, TX
LOTS 1 & 2 BLOCK A, TWIN LAKES ADDITION

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MK	08-24-22	SEE SCALE BAR	089-22	C-3.0

TX. P.E. FIRM #11525



LANDSCAPE TABULATIONS- LOT 2

SITE TREE REQUIREMENTS

Requirements: 10% of gross vehicular area to be landscaped.
(1) tree per 400 s.f. of required landscaped area.
Vehicular Area: (53,005 s.f.)

Required	Provided
5,300.5 s.f. (10%)	7,087.14 s.f. (13%)
Required	Provided
(13) trees	(44) trees (16) 3" cal. ornamental trees

PARKING LOT

Requirement: All parking spaces must be located within 70' of large canopy tree. One (1) tree per island and One island for every (10) spots.

Provided

PERIMETER LANDSCAPE REQUIREMENTS

Requirements- Vehicular screening is required from public R.O.W and abutting properties.

Provided

US Highway 380- (336 l.f.) 1 large tree per 30 l.f. of street frontage and 3 ornamentals for every 5 large trees of perimeter

Required	Provided
11 trees	11 proposed trees- 4" cal.
6 ornamentals	10 ornamentals

West Perimeter- (328 l.f.) 1 large tree per 40 l.f. and 3 ornamental trees for every 5 large trees of perimeter

Required	Provided
8 trees	8 proposed trees- 4" cal
5 ornamental trees	5 ornamental trees 2 existing trees

Perimeter vehicular screening provided with 36" ht. evergreen shrubs

Provided

Foundation planting and amenity area provided- Amenity area to include plaza, shade structure, benches, table and chairs and trash receptacles.

LANDSCAPE DESIGN OPTIONS
25 POINTS REQUIRED

Enhanced hardscape (crosswalks are concrete pavers) - 5 points
Enhanced landscaping - 5 points
Enhanced entry ways paving - 5 points
Masonry planters- 4 min. - 5 points
Small sculpture- 5 points

Total points = 25.00

LANDSCAPE TABULATIONS- LOT 1

SITE TREE REQUIREMENTS

Requirements: 10% of gross vehicular area to be landscaped.
(1) tree per 400 s.f. of required landscaped area.
Vehicular Area: (27,386 s.f.)

Required	Provided
2,783.6 s.f. (10%)	2,773.19 s.f. (10%)
Required	Provided
(7) trees	(27) trees (4) 3" cal. ornamental trees

PARKING LOT

Requirement: All parking spaces must be located within 70' of large canopy tree. One (1) tree per island and One island for every (10) spots.

Provided

PERIMETER LANDSCAPE REQUIREMENTS

West Perimeter- (253 l.f.) 1 large tree per 40 l.f. and 3 ornamental trees for every (5) large trees of perimeter

Required	Provided
7 trees	7 proposed trees- 4" cal.
4 ornamental trees	4 ornamental trees

Perimeter vehicular screening provided with 36" ht. evergreen shrubs
Provided

Foundation planting and ornamental trees provided on the north side of the building.

South Perimeter (Residential Adjacency) - (299 l.f.) Required 8 ft. masonry wall along the entire length of perimeter and a 20' landscape buffer w/ a double row of tree planting 15 ft. on center.

Required	Provided
40 trees	43 proposed trees
8' masonry wall	8' masonry wall
20' landscape buffer	20' landscape buffer

DETENTION POND REQUIREMENTS

Perimeter- (351 l.f.) 1 large tree per 30 l.f. of perimeter

Required	Provided
12 trees	12 trees

LANDSCAPE DESIGN OPTIONS
25 POINTS REQUIRED

Enhanced hardscape (crosswalks are concrete pavers) - 5 points
Enhanced landscaping - 5 points
Enhanced entry ways paving - 5 points
Masonry planters- 4 min. - 5 points
Small sculpture- 5 points

Total points = 25.00

RELIEF / EXERCISE AREA NOTES

1. The area will be screened by the residential adjacency buffer trees and 8' masonry screen wall that will help reduce noise. The dog waste will be cleaned up daily and the turf soil neutralized as needed to eliminate smell.

PLANT MATERIAL SCHEDULE- LOT 2

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
TREES					
CE	22	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
CM	5	Crepe Myrtle	*Lagerstroemia indica*	3" cal.	container 6' ht., 3 or 5 cane, tree form
BE	3	Bosque Elm	*Ulmus parvifolia*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
LO	19	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
TY	11	Tree Yaupon	*Ilex vomitoria*	3" cal.	container, 6' ht., 3 or 5 cane, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DBH	250	Dwarf Burford Holly	*Ilex comuta burfordii 'nana'*	5 gal.	container grown, 36" ht., 24" spread
DYH	28	Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*	3 gal.	container grown, 20" spread
RY	42	Red Yucca	*Hesperaloe parvifolia*	3 gal.	container grown, 12" spread
LOR	75	Loropetalum	*Lorapetalum chinensis*	5 gal.	container grown, 24" ht., 20" spread
MIS	50	Miscanthus	*Miscanthus sinensis*	5 gal.	container full, 24" spread
SY	37	Softleaf Yucca	*Yucca recurvifolia*	3 gal.	container grown, 20" spread
NRS	20	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
LIR	85	Liriope	*Liriope Muscari*	4" pots	container full, well rooted
SC	104	Seasonal Color '419' Bermudagrass	*Cynodon dactylon '419'*	4" pots	selection by owner solid sod refer to notes

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.

PLANT LEGEND:

BOSQUE ELM, 4" CAL.
CEDAR ELM, 4" CAL.
LIVE OAK, 4" CAL.
BOSQUE ELM, 4" CAL.
TREE YAUPON, 3" CAL.
CREPE MYRTLE, 3" CAL.
EASTERN RED CEDAR, 3" CAL.
DWARF BURFORD HOLLY, 5 GAL.
SOFT LEAF YUCCA, 3 GAL.
DWARF YAUPON HOLLY, 3 GAL.
RED YUCCA, 3 GAL.
LOROPETALUM, 5 GAL.
MISCANTHUS, 5 GAL.

PLANT MATERIAL SCHEDULE- LOT 1

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
TREES					
CE	10	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
CM	4	Crepe Myrtle	*Lagerstroemia indica*	3" cal.	container 6' ht., 3 or 5 cane, tree form
LO	19	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
TY	24	Yaupon Holly	*Ilex vomitoria*	3" cal.	container 6' ht., 3 or 5 cane, tree form
ERC	22	Eastern Red Cedar	*Juniperus virginiana*	3" cal.	B&B, full to base, 3' spread
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DBH	47	Dwarf Burford Holly	*Ilex comuta burfordii 'nana'*	5 gal.	container grown, 36" ht., 24" spread
DYH	19	Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*	3 gal.	container grown, 20" spread
RY	11	Red Yucca	*Hesperaloe parvifolia*	3 gal.	container grown, 12" spread
LOR	32	Loropetalum	*Lorapetalum chinensis*	5 gal.	container grown, 24" ht., 20" spread
MIS	23	Miscanthus	*Miscanthus sinensis*	5 gal.	container full, 24" spread
SY	7	Softleaf Yucca	*Yucca recurvifolia*	3 gal.	container grown, 20" spread
NRS	19	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
LIR	250	Liriope	*Liriope Muscari*	4" pots	container full, well rooted
SC	32	Seasonal Color '419' Bermudagrass	*Cynodon dactylon '419'*	4" pots	selection by owner solid sod refer to notes

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.

TOWN OF LITTLE ELM LANDSCAPE NOTES

1. 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.
2. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH ACTIVITIES COMMON TO MAINTENANCE OF LANDSCAPING.
3. NO SUBSTITUTIONS FOR PLANT MATERIALS ARE ALLOWED WITHOUT WRITTEN APPROVAL BY THE DIRECTOR AND ACKNOWLEDGED BY AN APPROVAL STAMP ON THE LANDSCAPE PLAN.
4. THE RIGHT-OF-WAY ADJACENT TO REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER IN HE 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.
5. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN 30 DAYS OR A DATE APPROVED BY THE DIRECTOR, BASED ON CURRENT SEASONS AND WEATHER CONDITIONS (E.G. DROUGHT OR FREEZE).
6. WHEN POWER LINES ARE PRESENT, TREES SHALL NOT BE PLANTED UNDERNEATH AND SHOULD BE ORIENTED IN A MANNER TO AVOID CONFLICT. SUBSTITUTION OF PLANT MATERIAL IS NOT ALLOWED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DIRECTOR.
7. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLER AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
8. ALL TREES ARE TO BE EQUIPPED WITH A BUBBLER IRRIGATION SYSTEM.
9. REQUIRED LANDSCAPED OPEN AREA AND DISTURBED AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE.
10. ALL LANDSCAPING SHALL BE PLANNED AREAS THAT IS DEFINED BY EDGING, MULCH OR ANOTHER PRACTICE APPROVED BY THE TOWN.
11. 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

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

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. 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.
4. 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.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1 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.

2. 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.
3. 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.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. 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.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. 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.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

01 LANDSCAPE PLAN
SCALE 1"=40'-0"
0 20 40 80

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

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALE 2042 STATE OF TEXAS

11.09.2023

LC DEVELOPMENT

US HWY. 380/ELM RIDGE RD.
LITTLE ELM, TEXAS

ISSUE:
CITY COMMENTS 03.30.2023
CITY COMMENTS 08.01.2023
CITY COMMENTS 08.26.2023
CITY COMMENTS 11.09.2023

DATE:
11.09.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

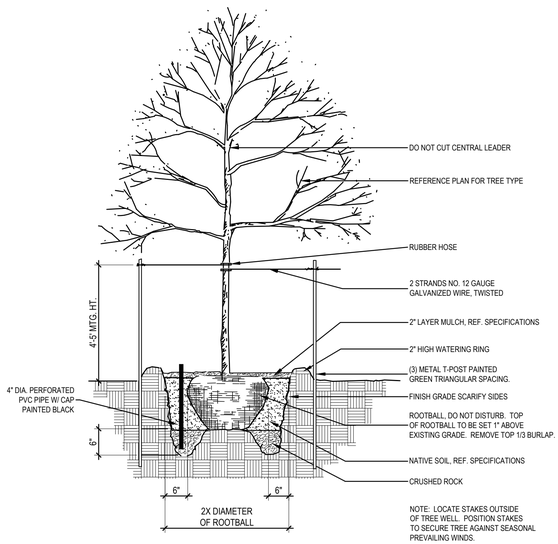
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

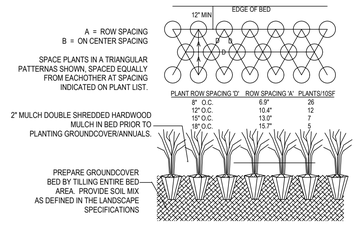
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

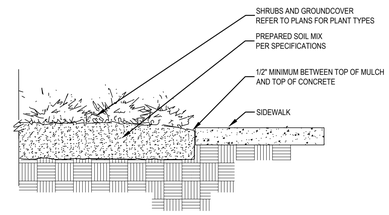
END OF SECTION



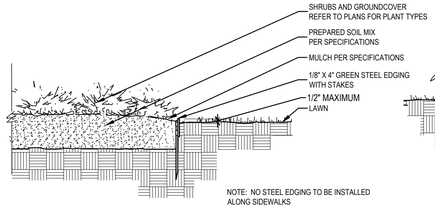
01 TREE PLANTING DETAIL — NOT TO SCALE



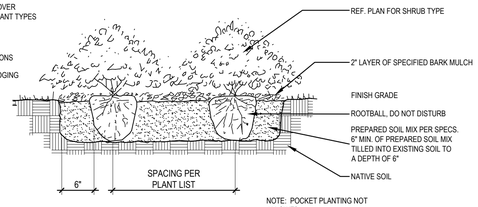
02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



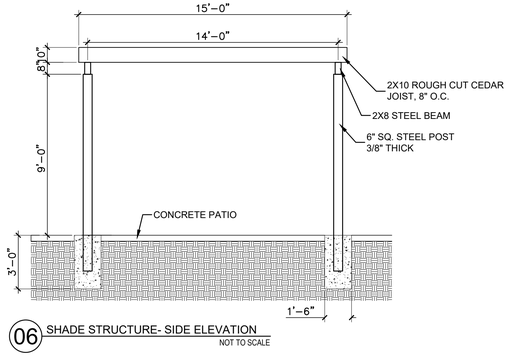
03 SIDEWALK / MULCH DETAIL — no steel along sidewalks — NOT TO SCALE



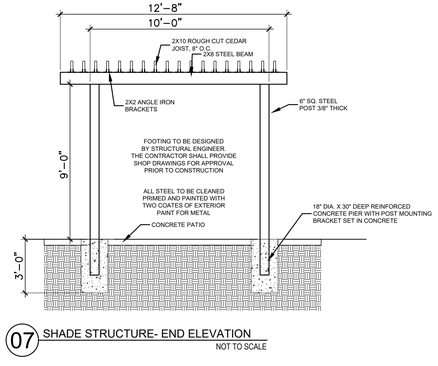
04 STEEL EDGING DETAIL — NOT TO SCALE



05 SHRUB PLANTING DETAIL — NOT TO SCALE



06 SHADE STRUCTURE- SIDE ELEVATION — NOT TO SCALE



07 SHADE STRUCTURE- END ELEVATION — NOT TO SCALE

SITE FURNISHINGS

1. Tables and chairs shall be:

DuMor- 30" Dia. Steel Table
Model: 485-30
Color to be be determined
Quantity- 4

DuMor- Steel Chair- no arms
Model: 483-20HSNA
Color to be be determined
Quantity- 8

2. Benches shall be"

DuMor 6' Backless Perforated Steel Bench
Model: 104-60
Color to be determined
Quantity- 2

3. Trash Receptacles to be:

DuMor Trash Receptacles-107-32-DM
Rain Bonnet Lid
Surface mounted
Color to be determined
Quantity- 3

Available from:
DuMor Site Furnishings
1-800-323-5664
www.dumor.com

4. Sculpture to be:

Tempest
Surface mounted
Color to be determined
Quantity- 2

Available from:
Terra Sculpture, LLC
800-652-2934
www.terrasculpture.com

5. Contractor shall provide turn-key installation of all site furnishings, but not limited to, shipment, handling, placement, anchoring, etc.

SCULPTURE

TRASH RECEPTACLE

TABLE AND CHAIRS

BENCH

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

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALE 2042 STATE OF TEXAS

11.10.2023

LC DEVELOPMENT

US HWY. 380/ELM RIDGE RD. LITTLE ELM, TEXAS

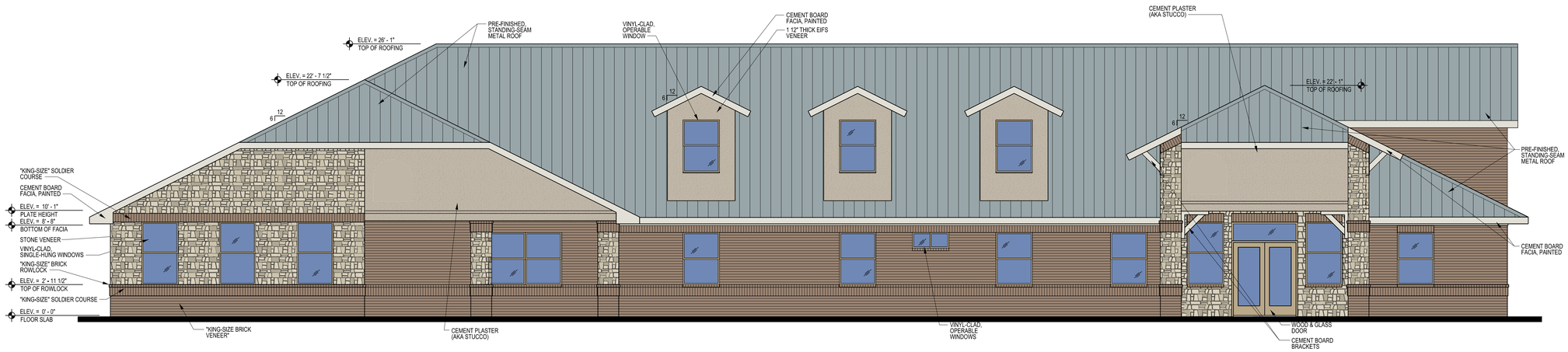
ISSUE:
FOR APPROVAL 08.30.2022
CITY COMMENTS 08.01.2023
CITY COMMENTS 08.25.2023
CITY COMMENTS 11.10.2023

DATE:
11.10.2023

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3



01 North Elevation - Veterinary Building

3/16"=1'-0"

0 1 2 3 4 5 10 20

MATERIAL COVERAGE - NORTH ELEVATION		
BRICK	836 S.F.	55%
STONE	310 S.F.	21%
CEMENT PLASTER	357 S.F.	24%
SUBTOTAL	1503 S.F.	100%
DOORS/ WINDOWS	369 S.F.	20%
TOTAL	1872 S.F	

Notes:

1. All mechanical units shall be screened from public view as required by the
2. All signage areas and locations are subject to approval of Development Services Director
3. When permitted, exposed utility boxes and conduits shall be painted to match the building
4. Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official

Exterior Materials
Twin Lakes Veterinary
Little Elm, Texas

Brick Veneer
Acme Brick
King Size
Sable Oak

LUEDERS
Stone Veneer
Rock Materials
Gray to Tan Lueders

SW 7051
Analytical Gray
Interior / Exterior
Location Number: 246-C2

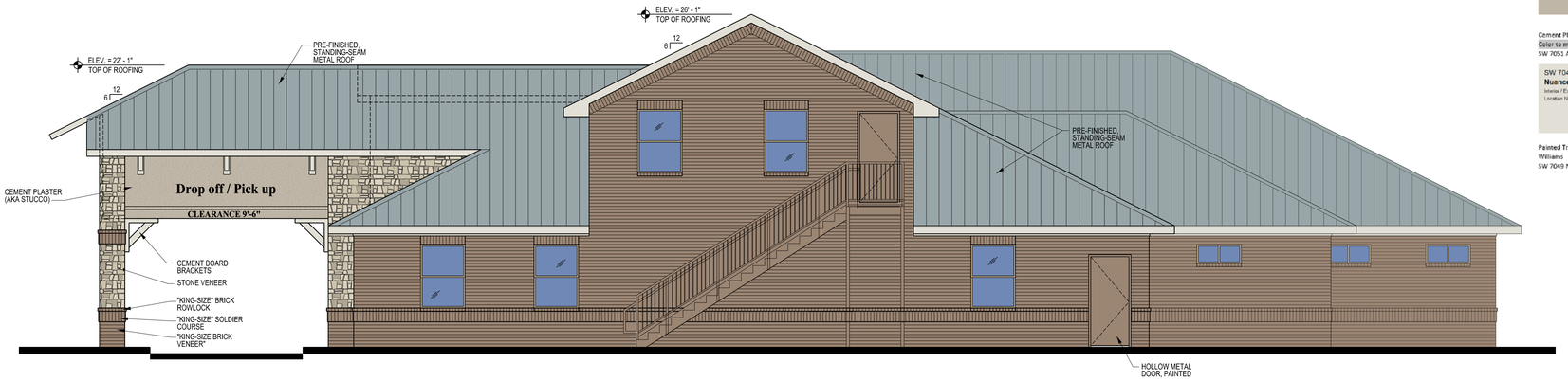
Cement Plaster (Stucco)
Color to match Sherwin Williams
SW 7051 Analytical Gray

SW 7049
Nuance
Interior / Exterior
Location Number: 258-C7

Painted Trim (Cement board eaves and facia)
Williams
SW 7049 Nuance

Windows
Ply Gem
Beige

Cityscape
Standing seam Metal Roofing
Pac-Clad Cityscape

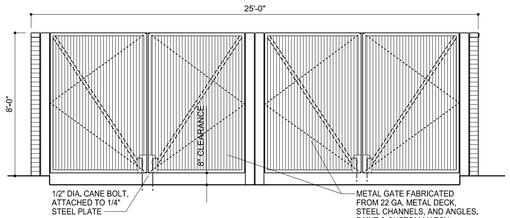


02 West Elevation - Veterinary Building

3/16"=1'-0"

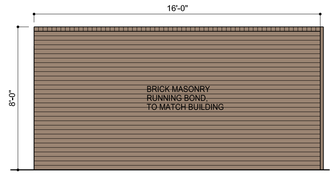
0 1 2 3 4 5 10 20

MATERIAL COVERAGE - WEST ELEVATION		
BRICK	1002 S.F.	88%
STONE	63 S.F.	6%
CEMENT PLASTER	76 S.F.	6%
SUBTOTAL	1141 S.F.	100%
DOORS/ WINDOWS	152 S.F.	12%
TOTAL	1293 S.F	



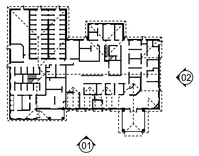
Dumpster Elevation

1/4"=1'-0"



Dumpster Elevation

1/4"=1'-0"



Key Plan

Not to scale

Phillip Morse, Architect
places Made architecture
PlacesMade architecture
2940 Keller Springs Road
Suite 503
Carrollton, Texas 75006
214 868 7074
www.placesmadereal.com

"made up places made real"

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PlacesMade architecture
Phillip Morse, TX Reg No. 17037

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TRI-STAR CONSTRUCTION, INC.
GENERAL CONTRACTORS
3601 Yucca Drive Building #2
Flower Mound, Texas 75028
972-221-5558
www.tristarcorp.org

Twin Lakes Veterinary and Boarding
Little Elm, Texas

Project No.	15031
Date	

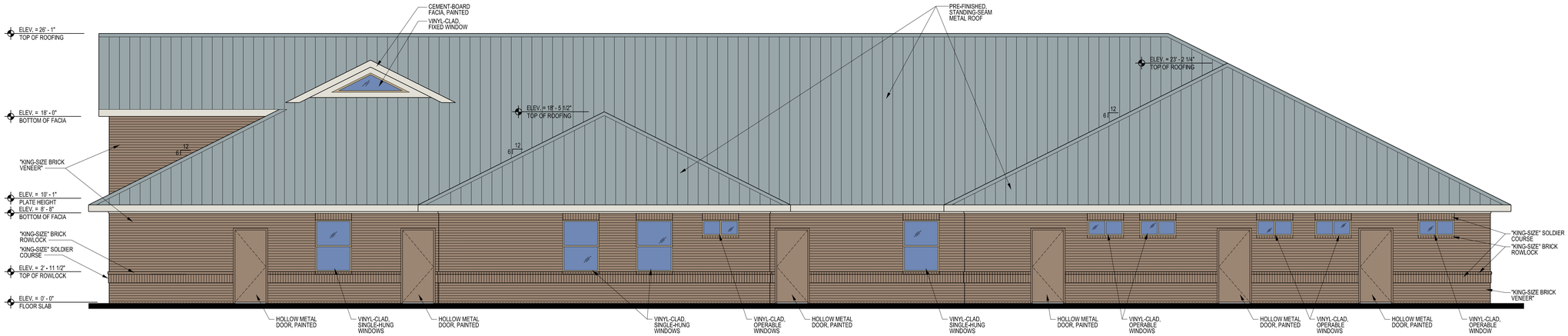
Revisions

No.	Date
	9-5-22
	3-31-23
	3-31-23

scale verification 1"

Sheet
A2.1C

Color Elevations



01 South Elevation - Veterinary Building

3/16"=1'-0"

0 1 2 3 4 5 10 20

MATERIAL COVERAGE - SOUTH ELEVATION		
BRICK	989 S.F.	100%
STONE	0 S.F.	0%
CEMENT PLASTER	0 S.F.	0%
SUBTOTAL	989 S.F.	100%
DOORS/ WINDOWS	246 S.F.	20%
TOTAL	1235 S.F	

Notes:

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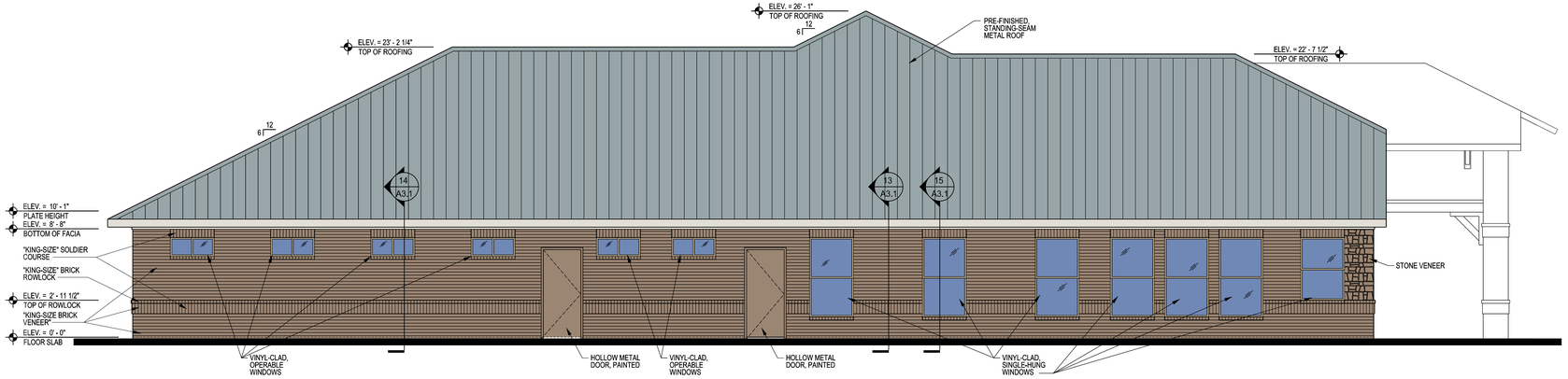
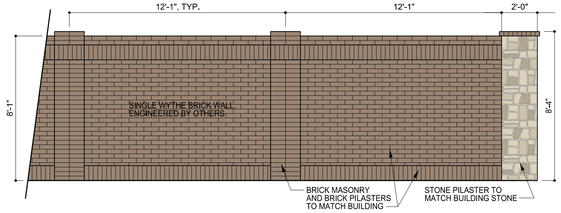


02 East Elevation - Veterinary Building

3/16"=1'-0"

0 1 2 3 4 5 10 20

MATERIAL COVERAGE - EAST ELEVATION		
BRICK	623 S.F.	98%
STONE	13 S.F.	2%
CEMENT PLASTER	0 S.F.	0%
SUBTOTAL	636 S.F.	100%
DOORS/ WINDOWS	251 S.F.	28%
TOTAL	887 S.F	



Masonry Screenwall Elevation

1/4"=1'-0"

Exterior Materials
Twin Lakes Veterinary
Little Elm, Texas

Brick Veneer
Acme Brick
King Size
Sable Oak

LUEDERS
Stone Veneer
Rock Materials
Gray to Tan Lueders

SW 7051
Analytical Gray
Interior / Exterior
Location Number: 246-C2

Cement Plaster (Stucco)
Color to match Sherwin Williams
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Windows
Ply Gem
Beige

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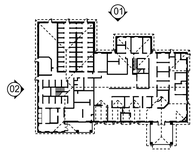
Location Number: 258-C7

Painted Trim (Cement board eaves and facia)
Williams
SW 7049 Nuance

Cityscape
Standing seam Metal Roofing
Pac-Clad Cityscape



Key Plan

Not to scale

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www.tristarcorp.org
972.221.5558

Twin Lakes Veterinary and Boarding
Little Elm, Texas

Project No. 15031

Date

Revisions

No.	Date
	9-5-22
	3-31-23
	7-19-23

scale verification 1"

Sheet
A2.2C

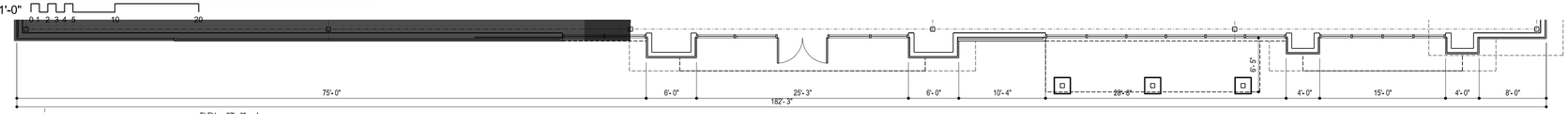
Color Elevations

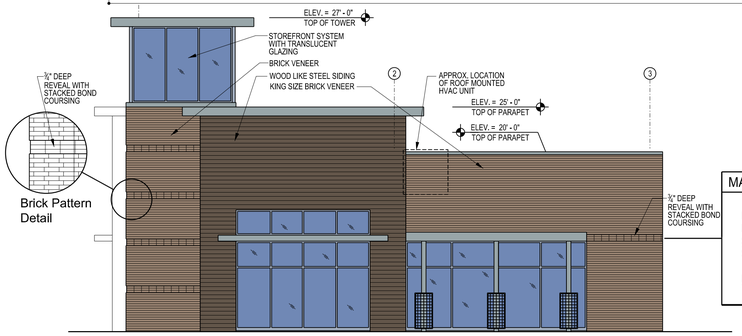
MAT. COVERAGE - NORTH ELEVATION		
BRICK	1674 S.F.	53%
STUCCO	482 S.F.	15%
PAINTED STEEL	216 S.F.	6%
STEEL SIDING	850 S.F	26%
SUBTOTAL	3222 S.F.	100%
DOORS/ WINDOWS	995 S.F.	24%
TOTAL	4217 S.F.	

MAT. COVERAGE - NORTH ELEV -EXPOSED		
BRICK	662 S.F.	25%
STUCCO	111 S.F.	18%
PAINTED STEEL	191 S.F.	10%
STEEL SIDING	850 S.F	47%
SUBTOTAL	1814 S.F.	100%
DOORS/ WINDOWS	895 S.F.	33%
TOTAL	2709 S.F.	

01 North Elevation - Building A

1/8"=1'-0"



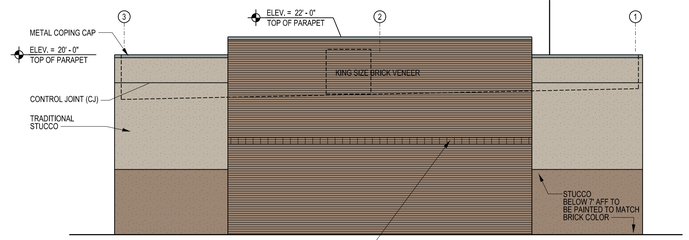


MATERIAL COVERAGE - WEST ELEVATION		
BRICK	550 S.F.	53%
PAINTED STEEL	136 S.F.	13%
STEEL SIDING	348 S.F.	34%
SUBTOTAL	1034 S.F.	100%
DOORS/ WINDOWS	479 S.F.	32%
TOTAL	1513 S.F.	

02 West Elevation - Building A

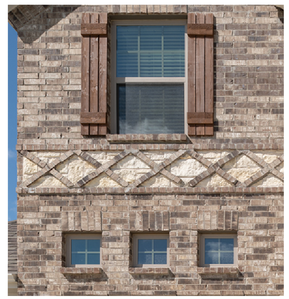
1/8"=1'-0"

MATERIAL COVERAGE - EAST ELEVATION		
BRICK	752 S.F.	60%
STUCCO	500 S.F.	40%
TOTAL	1252 S.F.	100%



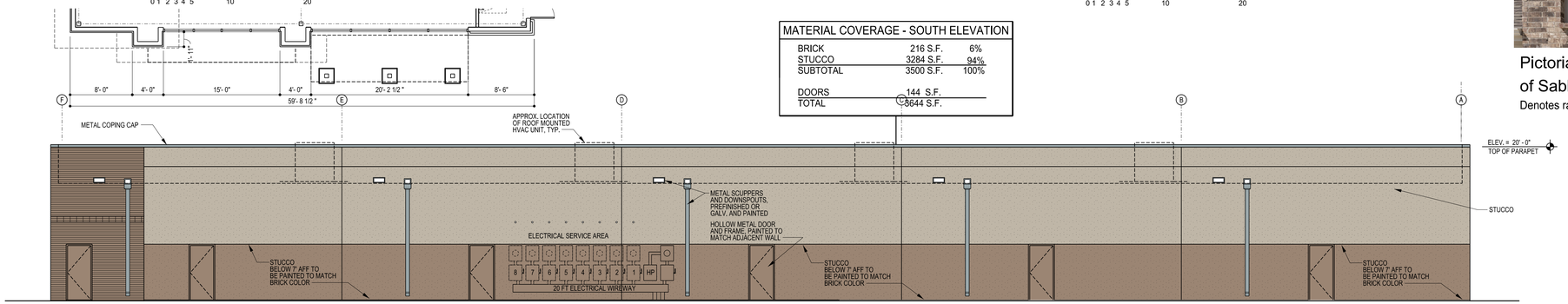
03 East Elevation Building A

1/8"=1'-0"



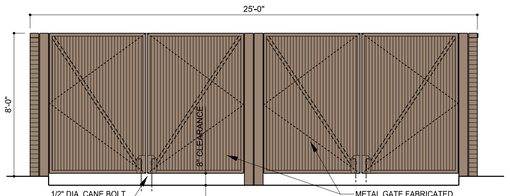
Pictorial Example
of Sable Oak Brick Veneer
Denotes range of color, not brick pattern.

MATERIAL COVERAGE - SOUTH ELEVATION		
BRICK	216 S.F.	6%
STUCCO	3284 S.F.	94%
SUBTOTAL	3500 S.F.	100%
DOORS	144 S.F.	
TOTAL	3644 S.F.	



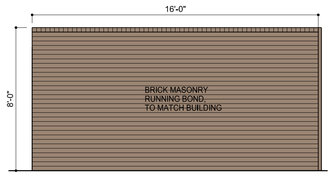
04 South Elevation - Building A

1/8"=1'-0"



Dumpster Elevation

1/4"=1'-0"



Dumpster Elevation

1/4"=1'-0"

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EXTERIOR MATERIALS

Exterior Materials
Twin Lakes Retail
Little Elm, Texas

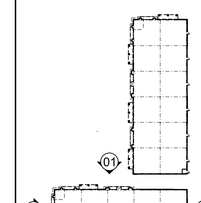
Brick Veneer
Acme Brick
King Size
Sable Oak

Cityscape
Painted Galvanized Metal
Pac-Clad Cityscape

SW 7051
Analytical Gray
Interior / Exterior
Location Number 246-C2

Cement Plaster (Stucco)
Color to match Sherwin Williams
SW 7051 Analytical Gray

Wood-Like Steel Siding
Vesta Steel Siding
5" Plank
Aged Walnut



Key Plan
no scale

Phillip Morse, Architect
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214 868 7074
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GENERAL CONTRACTORS
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Flower Mound, Texas 75028
www.tristarcorp.org
972.221.5558

Shell Building for:
Twin Lakes Retail Center
Little Elm, Texas

Project No.	21015
Date	

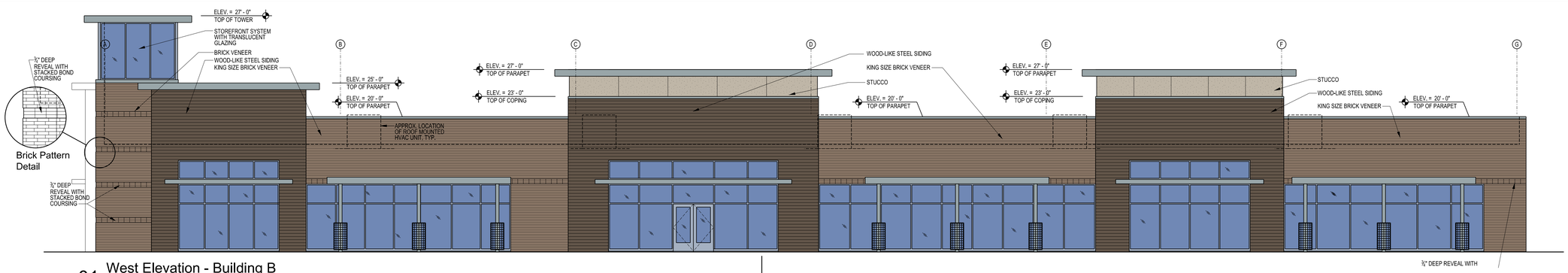
Revisions

No.	Date
	9-5-22
	3-31-23
	7-19-23
	10-16-23
	11-7-23
	11-14-23

scale verification 1"

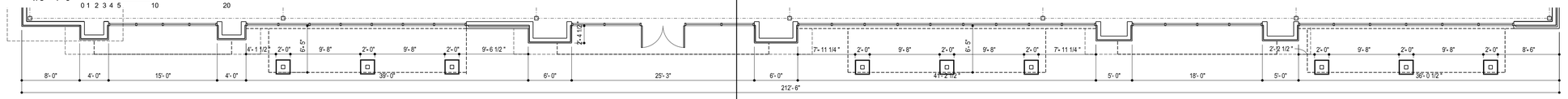
Sheet
A2.1C

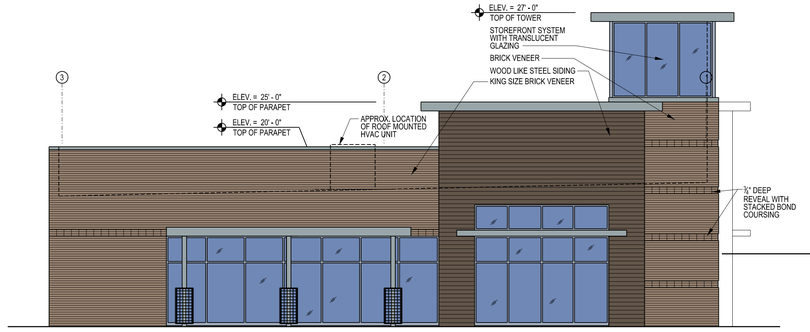
Building A
Color Elevations



01 West Elevation - Building B

1/8"=1'-0"

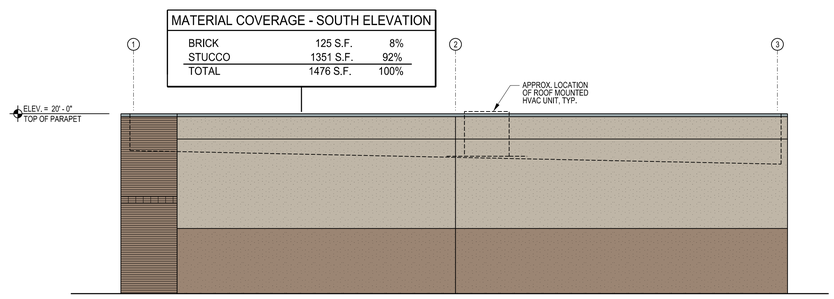




MATERIAL COVERAGE - WEST ELEVATION		
BRICK	1398 S.F.	44%
STUCCO	194 S.F.	6%
PAINTED STEEL	366 S.F.	11%
STEEL SIDING	1240 S.F.	39%
SUBTOTAL	3198 S.F.	100%
DOORS/ WINDOWS	1827 S.F.	36%
TOTAL	5025 S.F.	

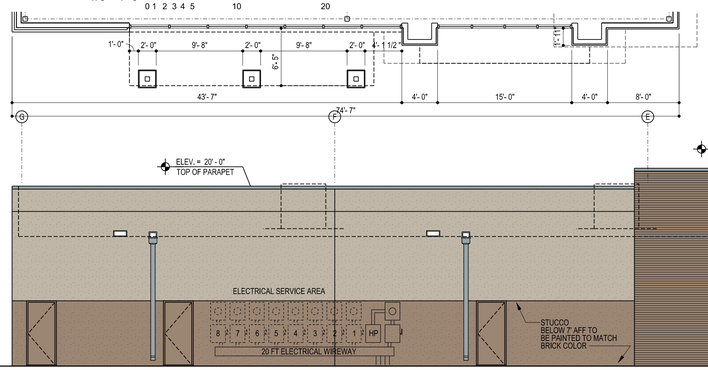
MATERIAL COVERAGE - NORTH ELEVATION		
BRICK	733 S.F.	61%
PAINTED STEEL	122 S.F.	10%
STEEL SIDING	347 S.F.	29%
SUBTOTAL	1202 S.F.	100%
DOORS/ WINDOWS	593 S.F.	33%
TOTAL	1795 S.F.	

MATERIAL COVERAGE - SOUTH ELEVATION		
BRICK	125 S.F.	8%
STUCCO	1351 S.F.	92%
TOTAL	1476 S.F.	100%



02 North Elevation - Building B

1/8"=1'-0"



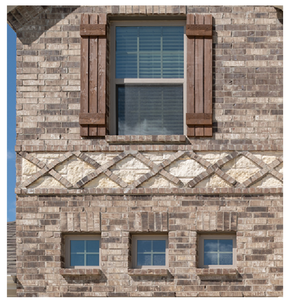
03 South Elevation - Building B (Facing Alley)

1/8"=1'-0"

MATERIAL COVERAGE - EAST ELEVATION		
BRICK	1665 S.F.	37%
STUCCO	2785 S.F.	63%
TOTAL	4450 S.F.	100%

04 East Elevation - Building B

1/8"=1'-0"



Pictorial Example
of Sable Oak Brick Veneer
Denotes range of color, not brick pattern.

Notes:
1. All mechanical units shall be screened from public view as required by the
2. All signage areas and locations are subject to approval of Development Services Director
3. When permitted, exposed utility boxes and conduits shall be painted to match the building
4. Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official

EXTERIOR MATERIALS

Exterior Materials
Twin Lakes Retail
Little Elm, Texas

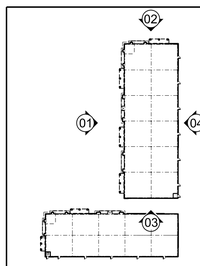
Brick Veneer
Acme Brick
King Size
Sable Oak

Cityscape
Painted Galvanized Metal
Pac-Clad Cityscape

SW 7051
Analytical Gray
Interior / Exterior
Location Number: 746-C2

Cement Plaster (Stucco)
Color to match Sherwin Williams
SW 7051 Analytical Gray

Wood-Like Steel Siding
Vesta Steel Siding
5" Plank
Aged Walnut



Key Plan
no scale

Phillip Morse, Architect
places Made architecture
PlacesMade architecture
2840 Keller Springs Road
Suite 503
Carrollton, Texas 75006
214 868 7074
www.placesmadereal.com
"made up places made real"

SEAL:

If the adjacent seal block does not contain the architect's seal, signature, and date; then this document is incomplete and may not be used for regulatory approval, permit, or construction.

PlacesMade architecture
Phillip Morse, TX Reg No. 17037

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TRI-STAR CONSTRUCTION, INC.
GENERAL CONTRACTORS
3601 Yucca Drive Building #2
Flower Mound, Texas 75028
www.tristarcorp.org
972.221.5558

Shell Building for:
Twin Lakes Retail Center
Little Elm, Texas

Project No.	21015
Date	
Revisions	

No.	Date
	9-5-22
	3-30-23
	7-19-23
	10-16-23
	11-7-23
	11-13-23

scale verification 1"

Sheet
A2.2C

Building B
Color Elevations

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

12/07/2023

OVERVIEW

Project	PUBLIC HEARING/ Chapter 106 Ordinance Text Amendment
P&Z Hearing	12/07/2023
Council Hearing	TBD
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

PUBLIC HEARING/ Ordinance Text Amendment. Public hearing, discussion, and take action on a recommendation regarding proposed text amendments to Chapter 106, Zoning Ordinance, by amending said chapters and associated appendices in order to establish compliance with new State Statues as a result of the recent legislative session and enable minor corrections or clarification throughout the text.

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

Location

N/A

Planning Analysis

N/A

Recommended Action

Staff requests to have the public hearing extended to the December 21, 2023 Regular Planning and Zoning meeting.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

12/07/2023

OVERVIEW

Project	PUBLIC HEARING/ Chapter 107 Ordinance Text Amendment
P&Z Hearing	12/07/2023
Council Hearing	January 19, 2023
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

PUBLIC HEARING/ Ordinance Text Amendment. A recommendation regarding proposed text amendments to the Chapter 107, Subdivision Ordinance, by amending said chapters and associated appendices in order to establish compliance with new State Statutes as a result of the recent legislative sessions and enable minor corrections or clarification throughout the text.

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

Location

N/A

Planning Analysis

N/A

Recommended Action

Staff requests to have the public hearing extended to the December 21, 2023 Regular Planning and Zoning meeting.