

**TOWN OF LITTLE ELM  
ORDINANCE NO. 1747**

**AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY ESTABLISHING A NEW PLANNED DEVELOPMENT – LIGHT COMMERCIAL (PD-LC) DISTRICT IN ORDER TO ALLOW A NEW COMMERCIAL DEVELOPMENT WITH MODIFIED USES AND DEVELOPMENT STANDARDS ON APPROXIMATELY 4.478 ACRES OF LAND LOCATED AT 26810 US HIGHWAY 380; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

**WHEREAS**, the Town possesses all the rights, powers, and authorities possessed by all home rule municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

**WHEREAS**, a request for Planned Development-Light Commercial (PD-LC) with modified development standards on approximately 4.478 acres of land, more specifically described in the exhibits, attached hereto; and

**WHEREAS**, this zoning change is in accordance with the most current adopted Comprehensive Plan of the Town of Little Elm; and

**WHEREAS**, the Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested zoning change described herein; and

**WHEREAS**, at its regular meeting held on December 7, 2023 the Planning & Zoning Commission considered and made recommendations on Case No. PD-22-06012; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the request is in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:**

**SECTION 1. INCORPORATION OF PREMISES.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2. ZONING AMENDMENT.** That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, is hereby amended by establishing a new Planned Development-Light Commercial (PD-LC) based on Light Commercial (LC) district requirements with modified uses and development standards, on property located at 26810 US Highway 380, within Little Elm's town limits, on approximately 4.478 acres of land more particularly described in **Exhibit A**, and attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

**SECTION 3. CONDITIONS AND REGULATIONS.** The permitted standards shall be in accordance with the Light Commercial (LC) District, and all applicable provisions of Chapter 106 – Zoning Ordinance in general, plus as specified herein:

- a. The Zoning and Land Use Regulations, and all conditions set forth in **Exhibit B** attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development. In the event of conflict between the provisions of **Exhibit B** and provisions of any other exhibit, the provisions of **Exhibit B** control.

**SECTION 4. PLANNED DEVELOPMENT MASTER PLAN.** The Concept Plan and related plans, images, and documents approved and described as **Exhibit C** attached hereto and made a part hereof are approved. The subject property shall be improved in accordance with the plans set forth in **Exhibit C**.

- a) If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning

Ordinance, Planned Development Districts. An extension of the two year expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring.

- b) The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council.
- c) If a change to the Concept Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

**SECTION 5. SAVINGS.** This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are indirect conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

**SECTION 5. ZONING MAP.** The official zoning map of the Town shall be amended to reflect the changes in zoning made by this ordinance.

**SECTION 6. PENALTY.** Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7. SEVERABILITY.** The sections, paragraphs, sentences , phrases, and words of this Ordinance are severable, and if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8. REPEALER.** That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that

conflict.

**SECTION 9. EFFECTIVE DATE.** That this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

**PASSED AND APPROVED** by the Town Council of the Town of Little Elm, Texas on the 16<sup>th</sup> day of January, 2024.

Town of Little Elm, Texas

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Curtis Cornelious, Mayor

ATTEST:

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Caitlan Biggs, Town Secretary



**Exhibit A**  
Metes and Bounds

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

This document represents an accurate on the ground survey of 26810 US-380 in the City of Aubrey, Denton County, Texas, on December 30, 2016.

A tract of land situated in the JOSE GONZALEZ SURVEY, ABSTRACT NUMBER 447, Denton County, Texas and being all of a tract of land described in the deed to Twin Lakes Vet, LLC under Document Number 2007-17942 of the Real Property Records, Denton County, Texas.

The exterior boundary of said tract of land is described as follows:

BEGINNING at a 1/2-inch iron rod found on the South right-of-way of U.S. Highway 380 at the Northeast corner of the said Twin Lakes Vet, LLC tract;

THENCE South 01°26'50"West with the common line between the East line of the said Twin Lakes Vet, LLC tract and the West line of a tract of land described in the deed to future benefits, LLC recorded under County Clerk's file Number 2010-8961 of the said Real Property Records a distance of 667.03 feet to a 3/8-inch iron rod found at the Southwest corner thereof;

THENCE South 89°41'44"West the common line between the North line of a tract of land described in the deed to Western Rim Investors 2015-5. L.P. recorded under County Clerk's File Number 2014-73393 of the said Real Property Records and the South line of the said Twin Lakes Vet, LLC tract a distance of 298.58 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set at the Southwest corner thereof; THENCE North 01°34'19"East a distance of 581.59 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set on the said South right-of-way of U.S. Highway 380;

THENCE North 46°04'20"East along said South right-of-way of U.S. Highway 380 a distance of 131.15 feet to a capped 1/2-inch iron rod found at the beginning of a curve, to the right, having a radius of 11539.16 feet

THENCE along said South right-of-way of U.S. Highway 380 with said curve arc length of 15.32 feet, a chord bearing of South 88°58'32"East a chord length of 15.32 feet to a right-of-way monument with an aluminum cap found for a corner;

THENCE South 88°53'12"East along said South right-of-way of U.S. Highway 380 a distance of 189.73 feet to the POINT OF BEGINNING and enclosing 4.49 of an acre of land more or less.

**Exhibit B**  
PD Standards

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26810 Us Highway 380 E

**PLANNED DEVELOPMENT REGULATIONS**

August 2023

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PREPARED BY:



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**

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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

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### 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.

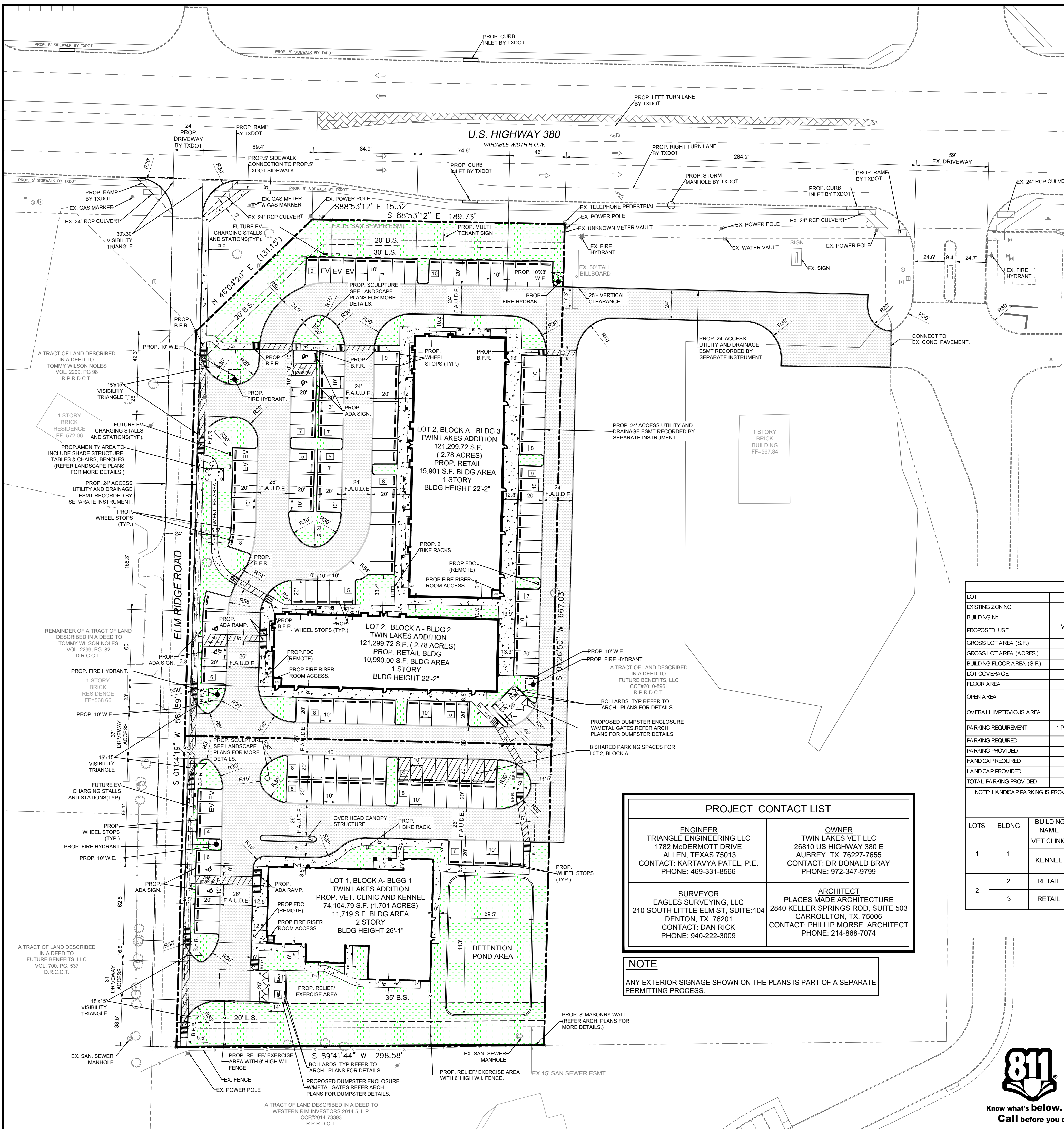
Commercial Landscape and Screening Requirements. All applicable provisions of Section 106.06.18 “Commercial Landscape Requirements” and Section 106.06.31 “Screening” shall be followed.

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

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

**Exhibit C**  
Development Plans



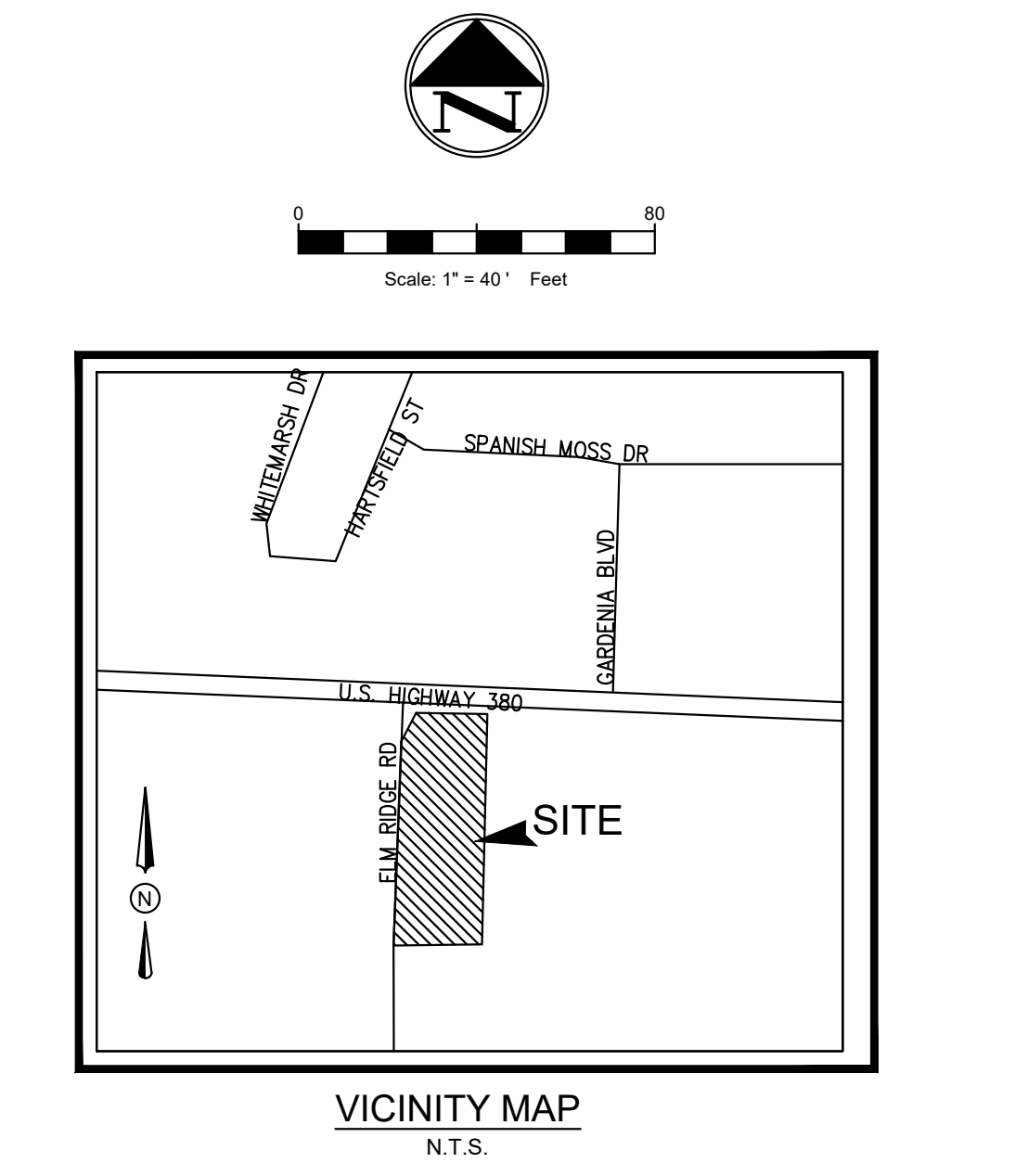


**EXISTING LEGEND**

● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET	○ 1/2" IP FOUND	○ X-FOUND	○ 1" IR FOUND	○ 1" IP FOUND	○ POINT FOR CORNER	■ CON. MONUMENT	○ 3/4" IP FOUND	□ TELE. BOX	□ CABLE BOX	□ ELECTRIC BOX	□ BRICK COLUMN	□ STONE COLUMN	○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ BOLLARD POST	○ LIGHT POLE	○ SAN. SEW. MH.
○ 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET	○ 1/2" IP FOUND	○ X-FOUND	○ 1" IR FOUND	○ 1" IP FOUND	○ POINT FOR CORNER	■ CON. MONUMENT	○ 3/4" IP FOUND	□ TELE. BOX	□ CABLE BOX	□ ELECTRIC BOX	□ BRICK COLUMN	□ STONE COLUMN	○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ BOLLARD POST	○ LIGHT POLE	○ SAN. SEW. MH.
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**SITE LEGEND**

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



- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  - 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.
  - 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.
  - 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.
  - 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.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
  - 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.
  - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

**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

**SITE DATA SUMMARY TABLE**

LOT	1	2	TOTAL
EXISTING ZONING	1	2	
BUILDING No.	1	2	
PROPOSED USE	VETERINARY AND KENNEL BUILDING	RETAIL	RETAIL
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	38,609
LOT COVERAGE	22%	9%	13%
FLOOR AREA	0.13	0.09	0.13
OPEN AREA	21,932.79 S.F.	21,144.12 S.F.	43,076.91 SF (0.981 AC)
OVERALL IMPERVIOUS AREA	52,172 S.F.	100,535 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
PARKING REQUIRED	35	45	80
PARKING PROVIDED	40	41	77
HANDICAP REQUIRED	2	2	2
HANDICAP PROVIDED	2	2	2
TOTAL PARKING PROVIDED	42	43	79

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

**BUILDING DATA SUMMARY TABLE**

LOTS	BLDG	BUILDING NAME	STORY	HEIGHT	USE	AREA (S.F.)	SUB-TOTAL	TOTAL
1	1	VET CLINIC	2	26'-1"	VETERINARY CLINIC	8338		
		KENNEL			VETERINARY 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

**PROJECT CONTACT LIST**

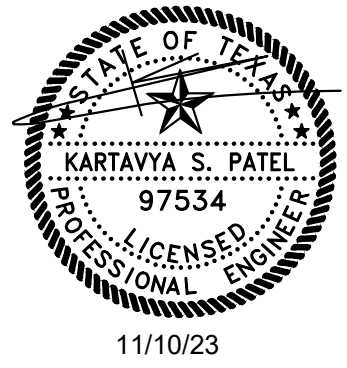
<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1782 McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	<b>OWNER</b> TWIN LAKES VET LLC 26810 US HIGHWAY 380 E AUBREY, TX 76227-7655 CONTACT: DR DONALD BRAY PHONE: 972-347-9799
<b>SURVEYOR</b> EAGLES SURVEYING, LLC 210 SOUTH LITTLE ELLEN ST, SUITE 104 DENTON, TX 76201 CONTACT: DAN RICK PHONE: 940-222-3009	<b>ARCHITECT</b> PLACES MADE ARCHITECTURE 2840 KELLER SPRINGS ROAD, 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.



**NO. DATE DESCRIPTION BY**

1	08/24/22	1st CITY SUBMITTAL	KP
2	03/28/23	2nd CITY SUBMITTAL	KP
3	08/24/23	3rd CITY SUBMITTAL	KP
4	10/13/23	4th CITY SUBMITTAL	KP
5	11/10/23	5th CITY SUBMITTAL	KP



**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

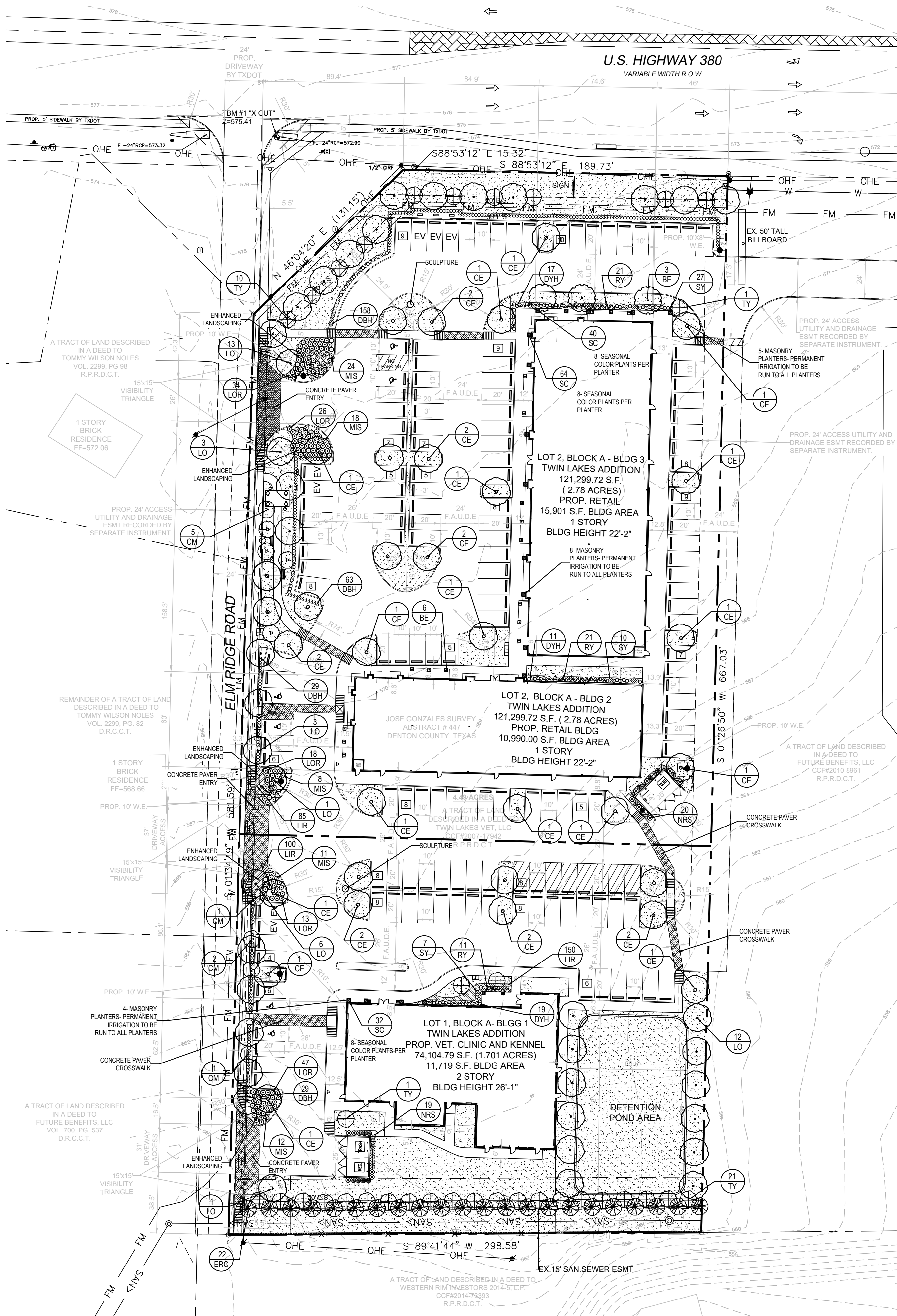
**TRIANGLE ENGINEERING LLC**  
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MK	08-24-22	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 5,300.5 s.f. (10%)	Provided 7,087.14 s.f. (13%)
Required (13) trees	Provided (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  
11 trees  
6 ornamentals

Provided  
11 proposed trees- 4" cal.  
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  
8 trees  
5 ornamental trees

Provided  
8 proposed trees- 4" cal  
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 2,783.6 s.f. (10%)	Provided 2,773.19 s.f. (10%)
Required (7) trees	Provided (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  
7 trees  
4 ornamental trees

Provided  
7 proposed trees- 4" cal.  
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  
40 trees  
8' masonry wall  
20' landscape buffer

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

**DETENTION POND REQUIREMENTS**  
Perimeter- (351 l.f.) 1 large tree per 30 l.f. of perimeter

Required  
12 trees

Provided  
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**

- 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

TREES		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	22	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12" ht., 5' spread, 6' clear straight trunk
CM	5	Crape Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container 6" ht., 3 or 5 cane, tree form
BE	3	Bosque Elm	<i>Ulmus parvifolia</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
LO	19	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
TY	11	Tree Yaupon	<i>Ilex vomitoria</i>	3" cal.	container, 6" ht., 3 or 5 cane, tree form
SHRUBS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	250	Dwarf Burford Holly	<i>Ilex cornuta burfordii 'nana'</i>	5 gal.	container grown, 36" ht., 24" spread
DYH	28	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 gal.	container grown, 20" spread
RY	42	Red Yucca	<i>Hesperaloe parviflora</i>	3 gal.	container grown, 12" spread
LOR	75	Loropetalum	<i>Loropetalum chinensis</i>	5 gal.	container grown, 24" ht., 20" spread
MIS	50	Miscanthus	<i>Miscanthus sinensis</i>	5 gal.	container full, 24" spread
SY	37	Softleaf Yucca	<i>Yucca recurvifolia</i>	3 gal.	container grown, 20" spread
NRS	20	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	85	Liriope	<i>Liriope Muscar</i>	4" pots	container full, well rooted
SC	104	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon '419'</i>	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.	⊕	TREE YAUPON, 3" CAL.	⊗	DWARF BURFORD HOLLY, 5 GAL.
⊙	CEDAR ELM, 4" CAL.	⊕	CREPE MYRTLE, 3" CAL.	⊗	SOFT LEAF YUCCA, 3 GAL.
⊙	LIVE OAK, 4" CAL.	⊕	EASTERN RED CEDAR, 3" CAL.	⊗	DWARF YAUPON HOLLY, 3 GAL.
⊙	BOSQUE ELM, 4" CAL.			⊗	RED YUCCA, 3 GAL.
				⊗	LOROPETALUM, 5 GAL.
				⊗	MISCANTHUS, 5 GAL.

PLANT MATERIAL SCHEDULE- LOT 1

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

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

LANDSCAPE NOTES

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

GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

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



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

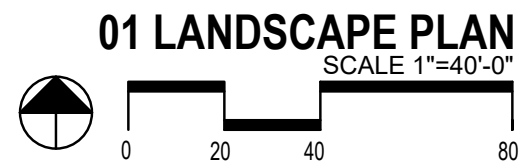
DATE:

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:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z50.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- 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.
- 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.
- Product Data: Submit complete product data and specifications on all other specified materials.
- 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.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
  - 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.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - 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.
- Grass Areas:
  - 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.
  - 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

- 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.
- 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.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- 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

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

- Maintenance:
  - 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.
  - 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.
  - 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.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
  - 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 option of the Owner shall be final.
    - 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.
    - 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.
    - 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.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
  - 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.
  - 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.
  - 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.
  - 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, limits, branching habit, insects, injuries, and latent defects.
  - 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

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

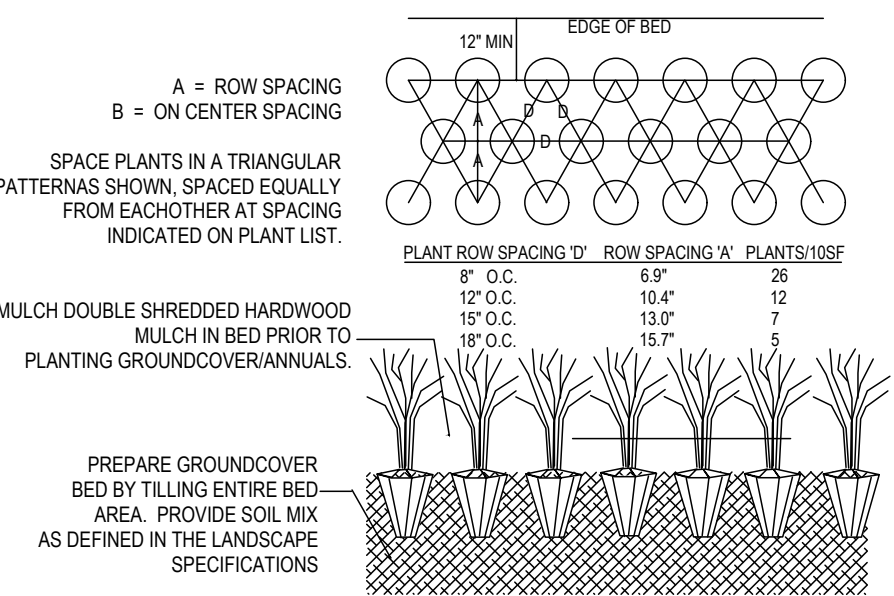
A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- 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.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- 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

- 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.
- 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.
- 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.
- 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.
- 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") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches 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.
- 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.





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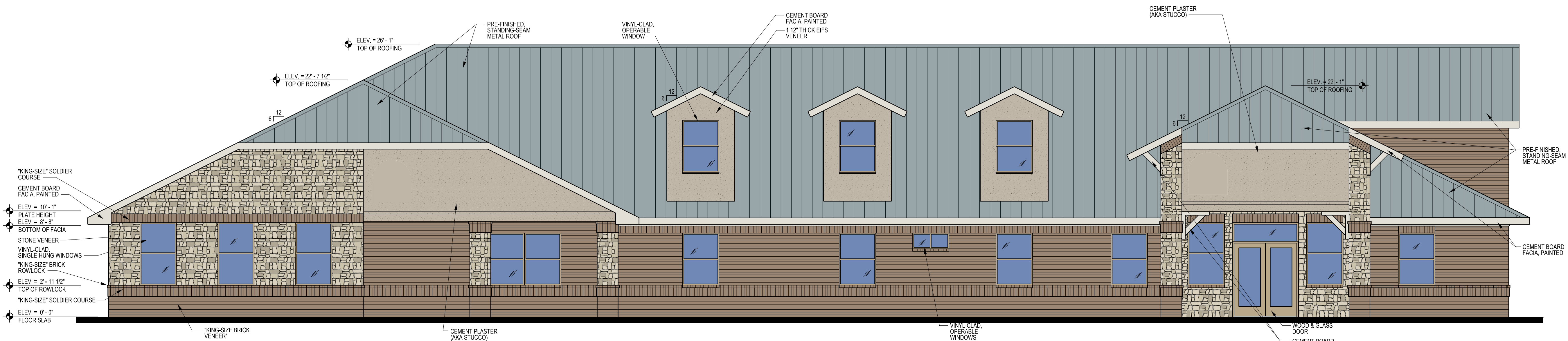
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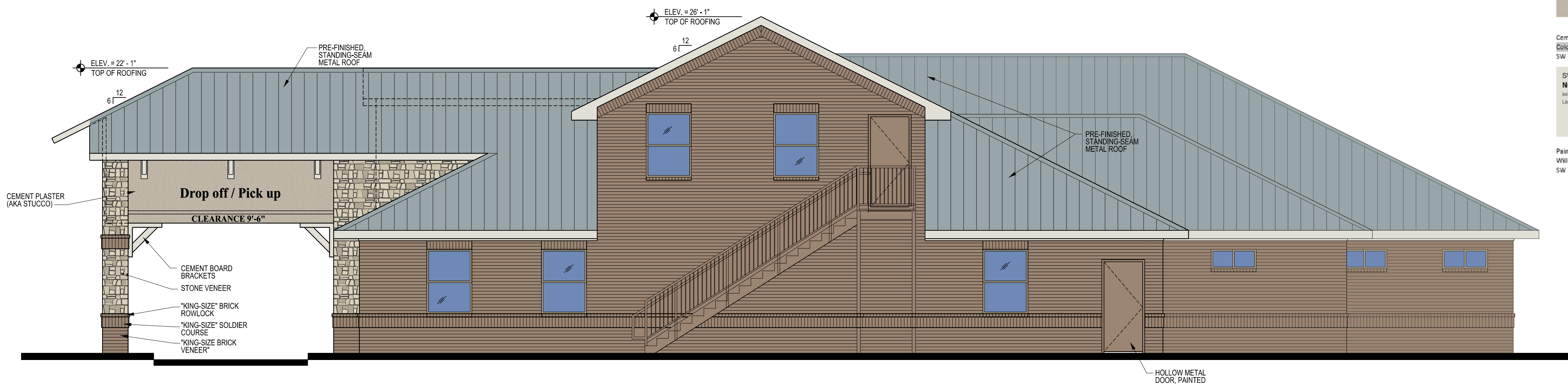
01 North Elevation - Veterinary Building

3/16"=1'-0"

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:

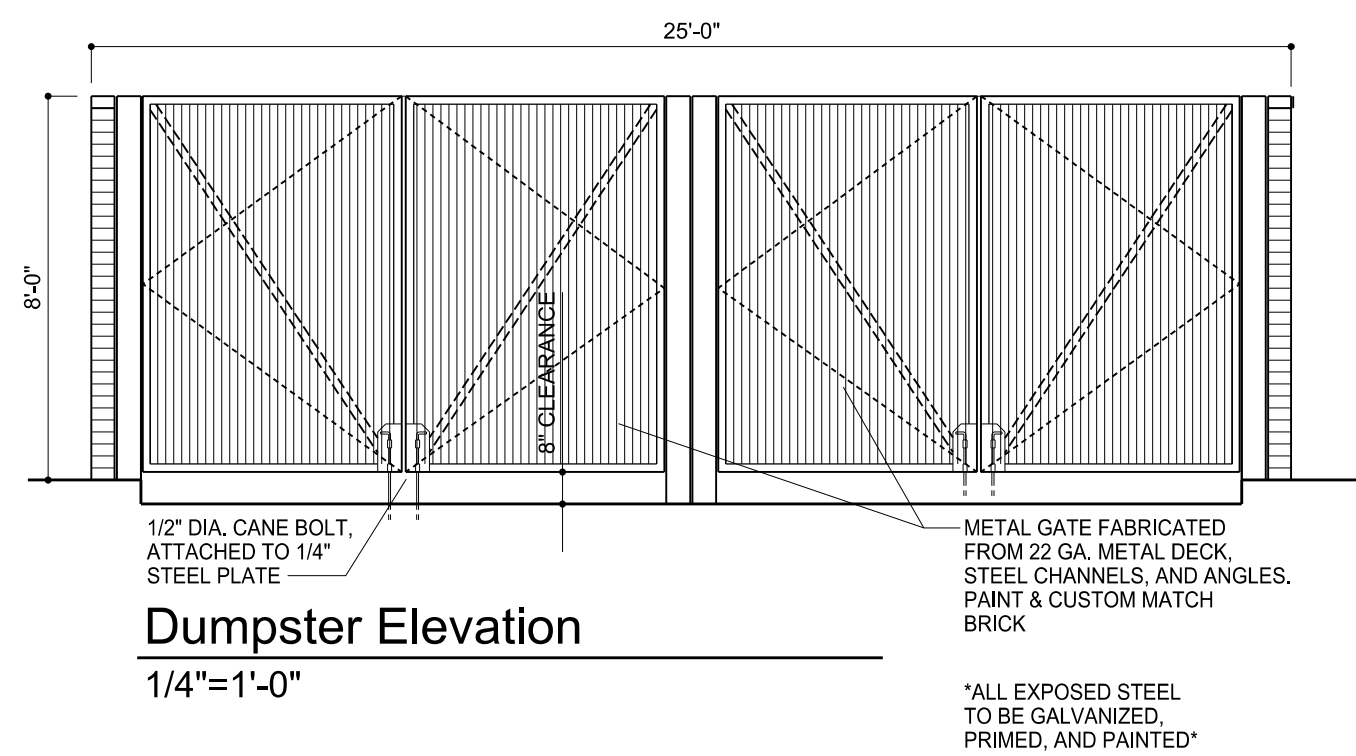
1. All mechanical units shall be screened from public view as required by the
2. All signage areas and locations are subject to approval of Development Services Director
3. When permitted, exposed utility boxes and conduits shall be painted to match the building
4. Roof access shall be provided internally,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



02 West Elevation - Veterinary Building

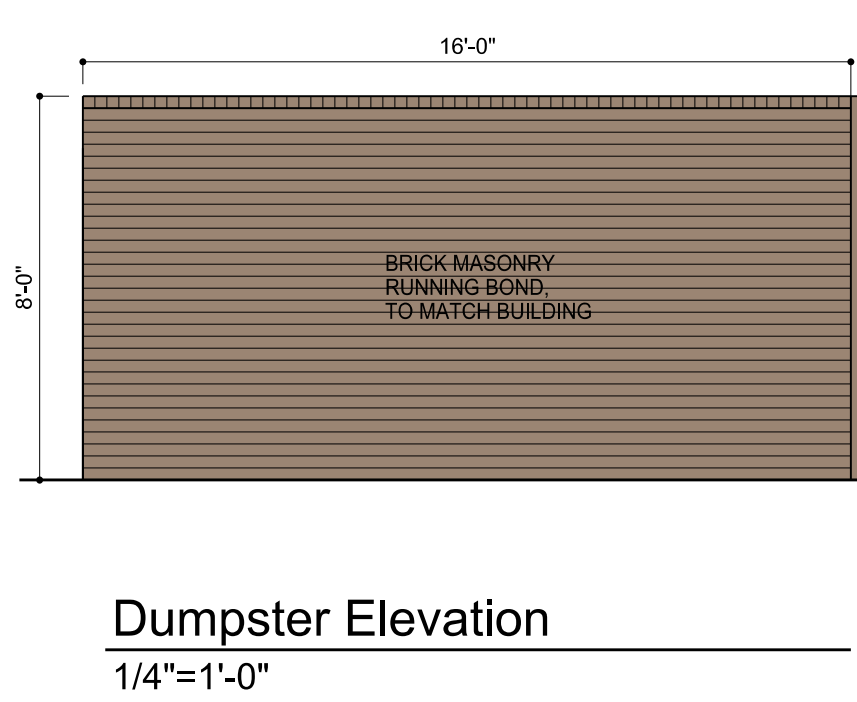
3/16"=1'-0"

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.		



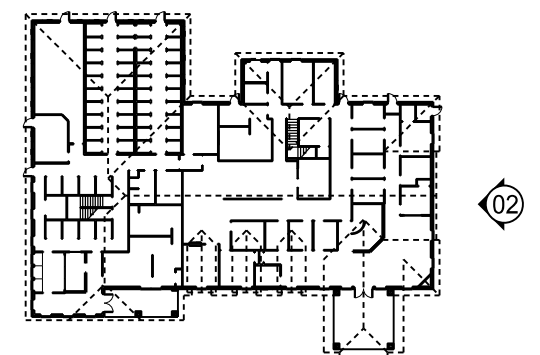
Dumpster Elevation

1/4"=1'-0"



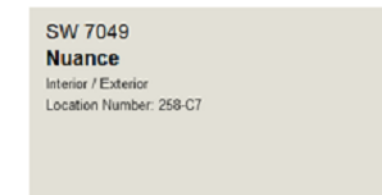
Dumpster Elevation

1/4"=1'-0"



Key Plan

Not to scale

Exterior Materials  
Twin Lakes Veterinary  
Little Elm, TexasBrick Veneer  
Acme Brick  
King Size  
Sable OakSW 7051  
Analytical Gray  
Interior / Exterior  
Location Number: 346-C2SW 7049  
Nuance  
Interior / Exterior  
Location Number: 258-C7Painted Trim (Cement board eaves and fascia)  
Williams  
SW 7049 NuanceLUEBERS  
Stone Veneer  
Rock Materials  
Gray to Tan LuedersWindows  
Ply Gem  
BeigeCityscape  
Standing seam Metal Roofing  
Pac-Clad Cityscape

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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Project No. 15031

Date

Revisions

No. Date

9-5-22

3-31-23

3-31-23

scale verification

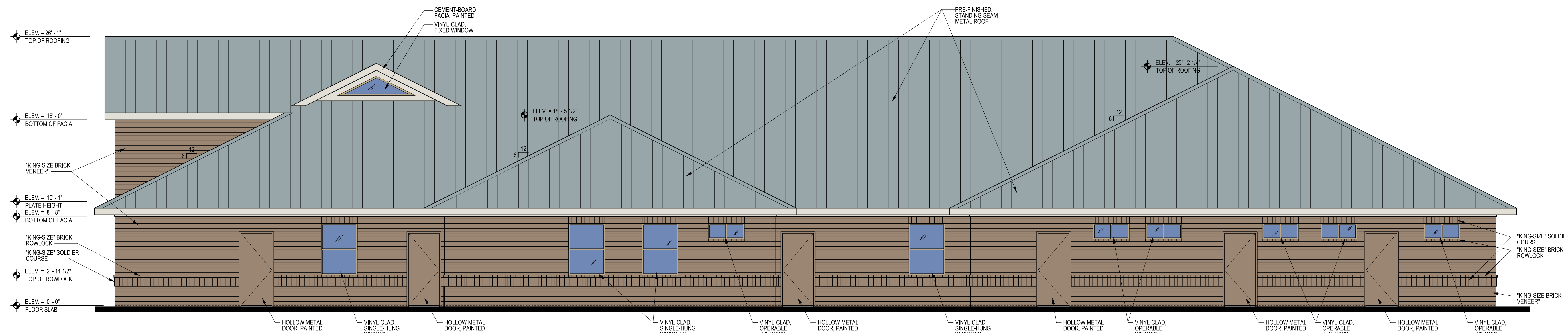
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Sheet

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Color Elevations



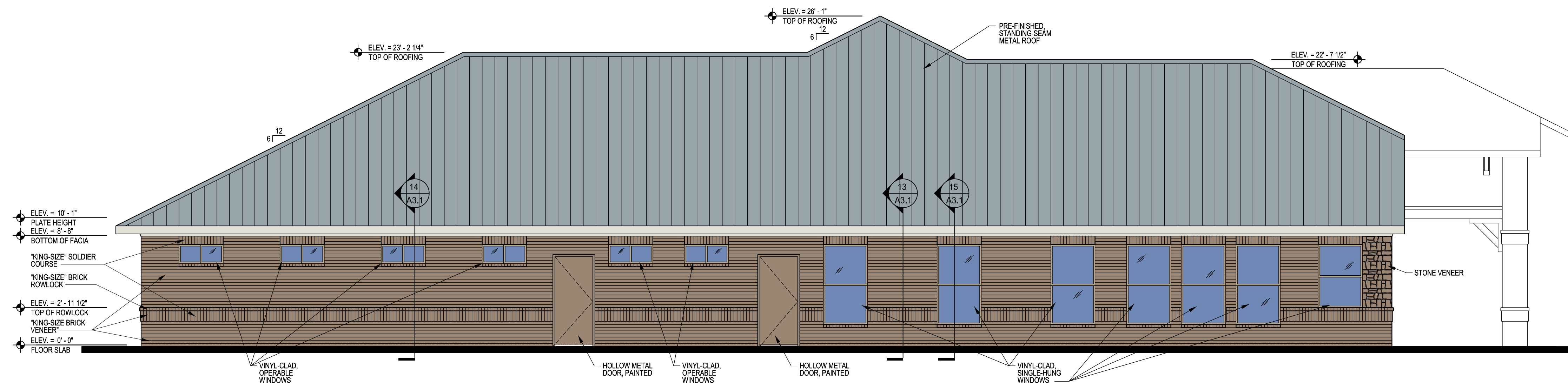


01 South Elevation - Veterinary Building

3/16"=1'-0"

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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  2. All signage areas and locations are subject to approval of Development Services Director
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02 East Elevation - Veterinary Building

3/16"=1'-0"

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.	

Exterior Materials  
Twin Lakes Veterinary  
Little Elm, Texas

Brick Veneer  
Acme Brick  
King Size  
Sable Oak

Stone Veneer  
Rock Materials  
Gray to Tan Lueders

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

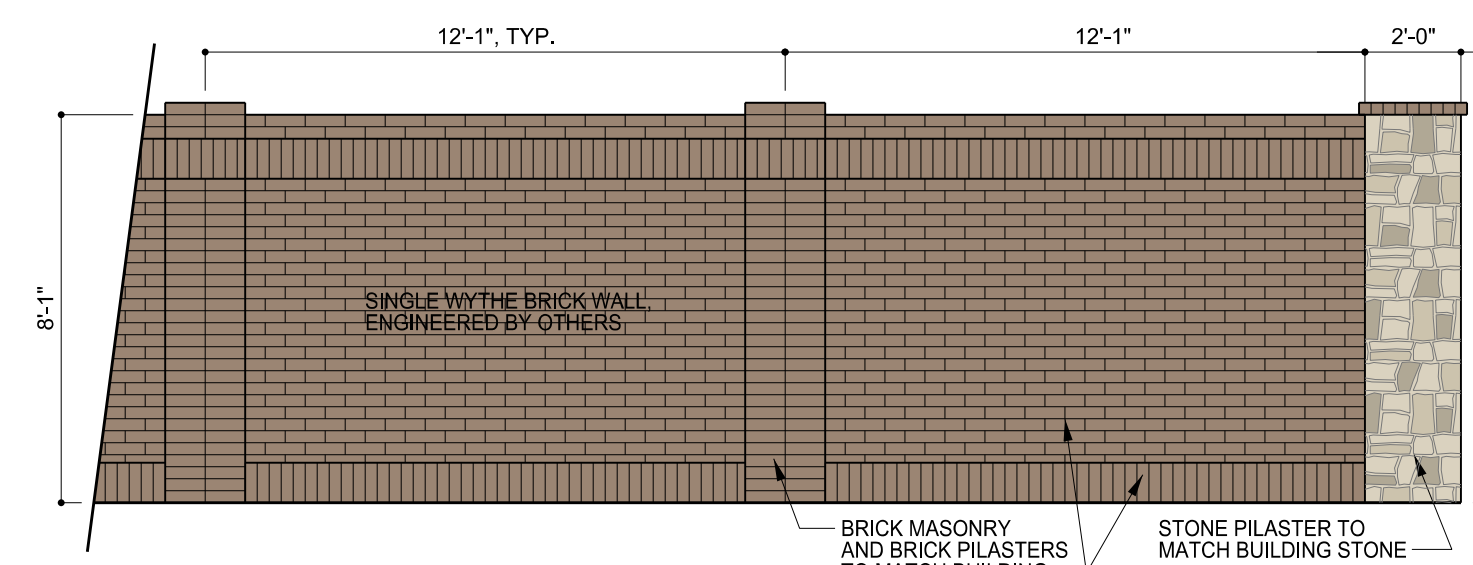
Cement Plaster (Stucco)  
Color to match Sherwin Williams  
SW 7051 Analytical Gray

SW 7049  
Nuance  
Interior / Exterior  
Location Number: 258 C7

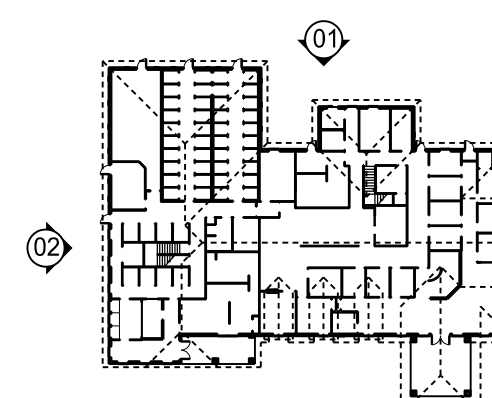
Painted Trim (Cement board eaves and fascia)  
Williams  
SW 7049 Nuance

Windows  
Ply Gem  
Beige

Cityscape  
Standing seam Metal Roofing  
Pac-Clad Cityscape



Masonry Screenwall Elevation  
1/4"=1'-0"



Key Plan

Not to scale

places **made** architecture  
"made up places made real"

Phillip Morse, Architect  
PlacesMade architecture  
2840 Keller Springs Road  
Suite 503  
Carrollton, Texas 75006  
214 888 7074  
www.placesmadereal.com

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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  
972.221.5588  
www.tristarcorp.org

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" = 1"

Sheet

A2.2C

Color Elevations



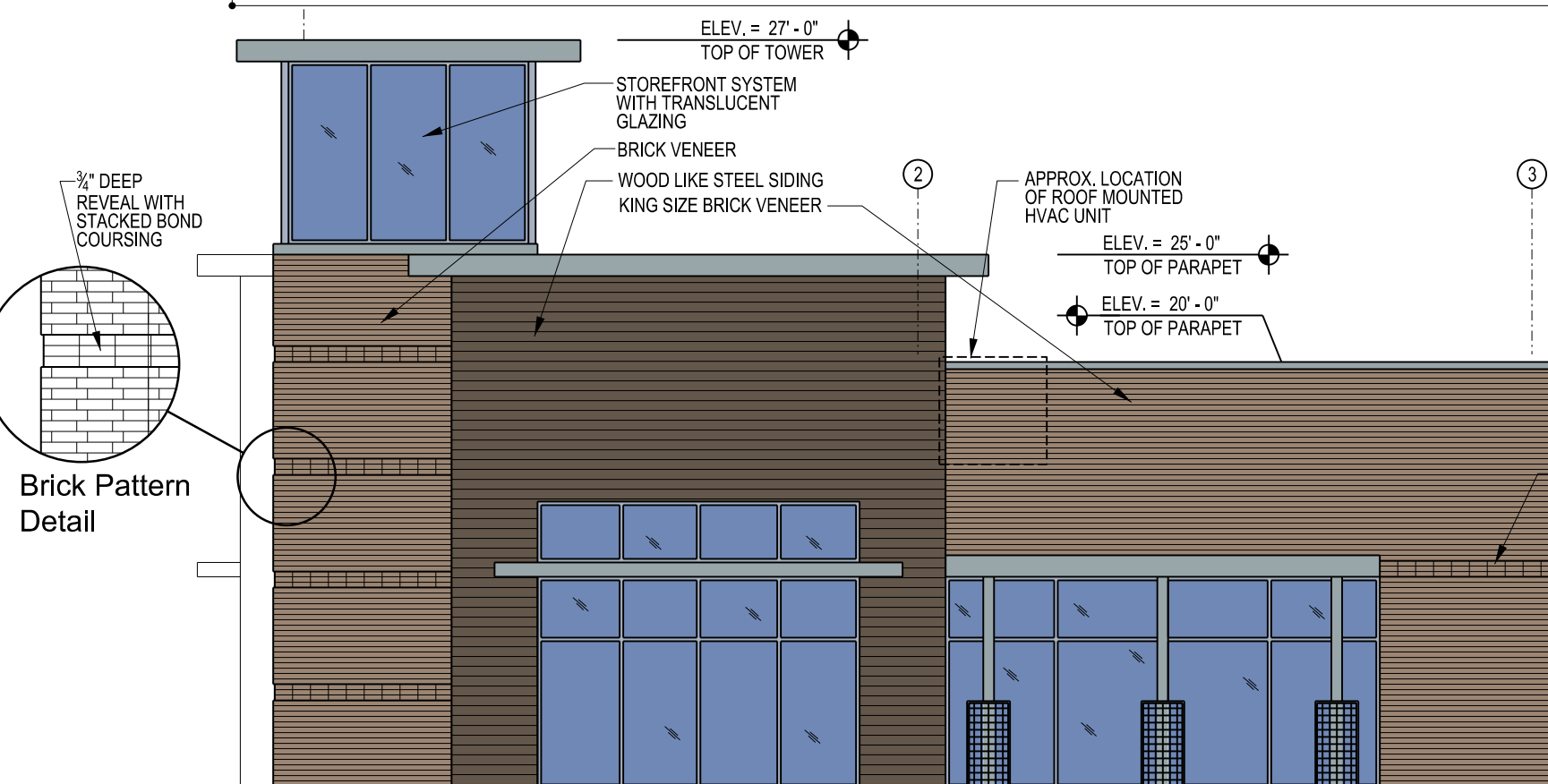
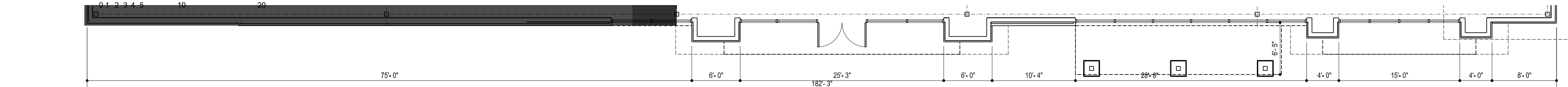


MAT. COVERAGE - NORTH ELEVATION			
BRICK	1674 S.F.	53%	
STUCCO	482 S.F.	15%	
PAINTED STEEL	216 S.F.	6%	
STEEL SIDING	850 S.F.	26%	
SUBTOTAL	3222 S.F.	100%	
DOORS/ WINDOWS	995 S.F.	24%	
TOTAL	4217 S.F.		

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

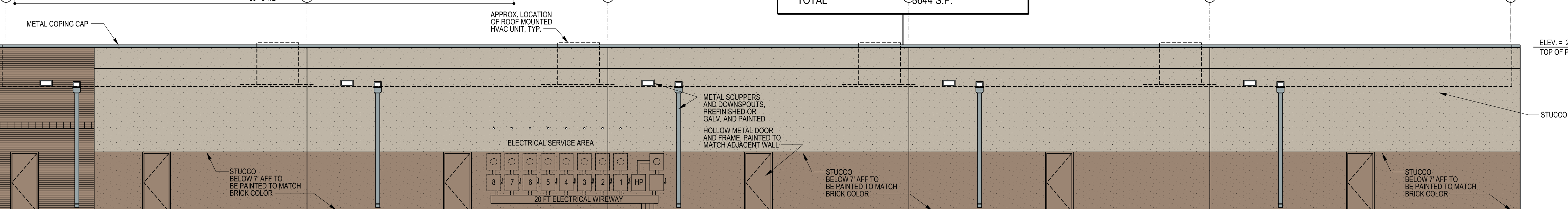
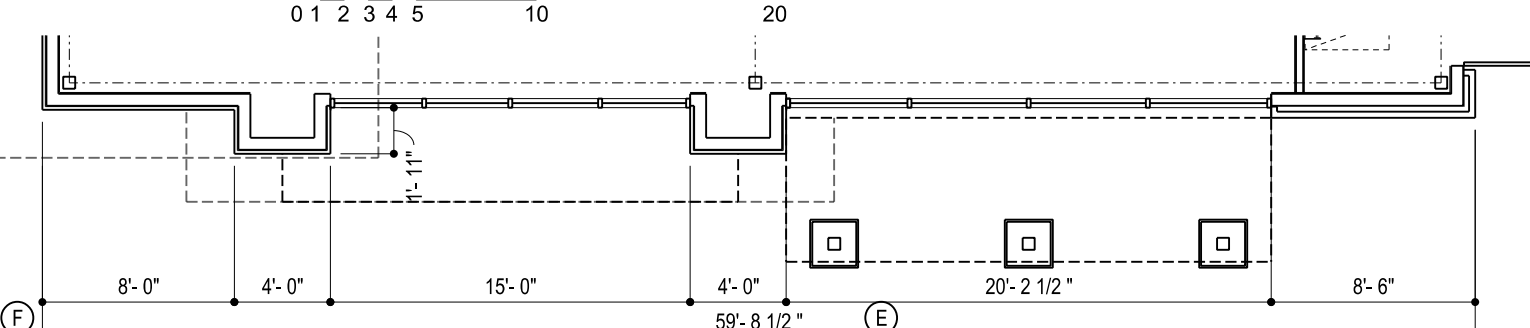
1/8"=1'-0"



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

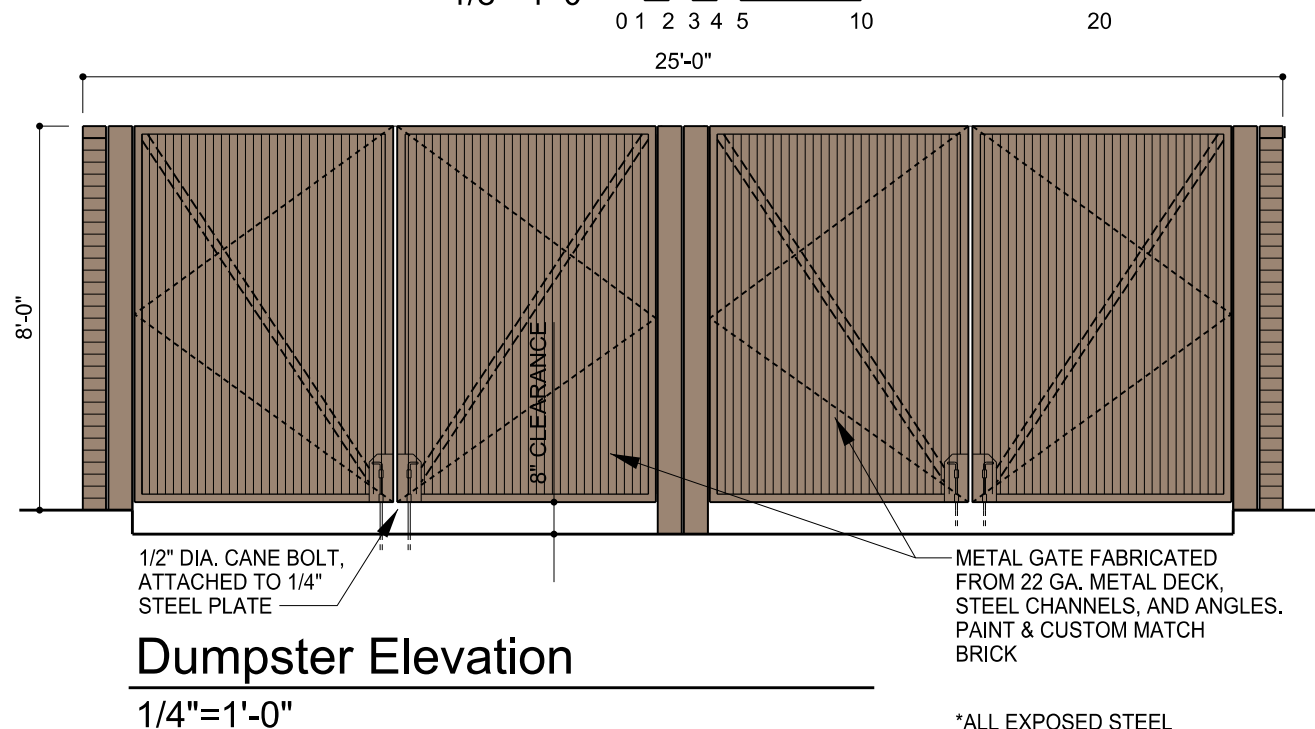
1/8"=1'-0"



MATERIAL COVERAGE - 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.		

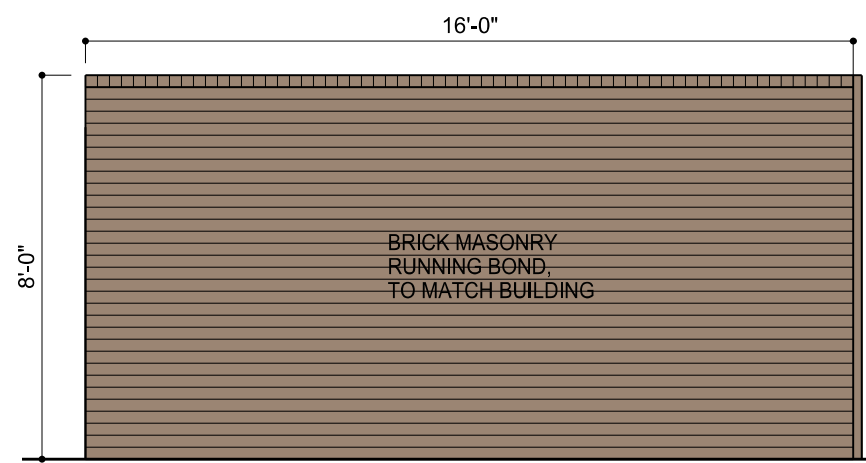
04 South Elevation - Building A

1/8"=1'-0"



Dumpster Elevation

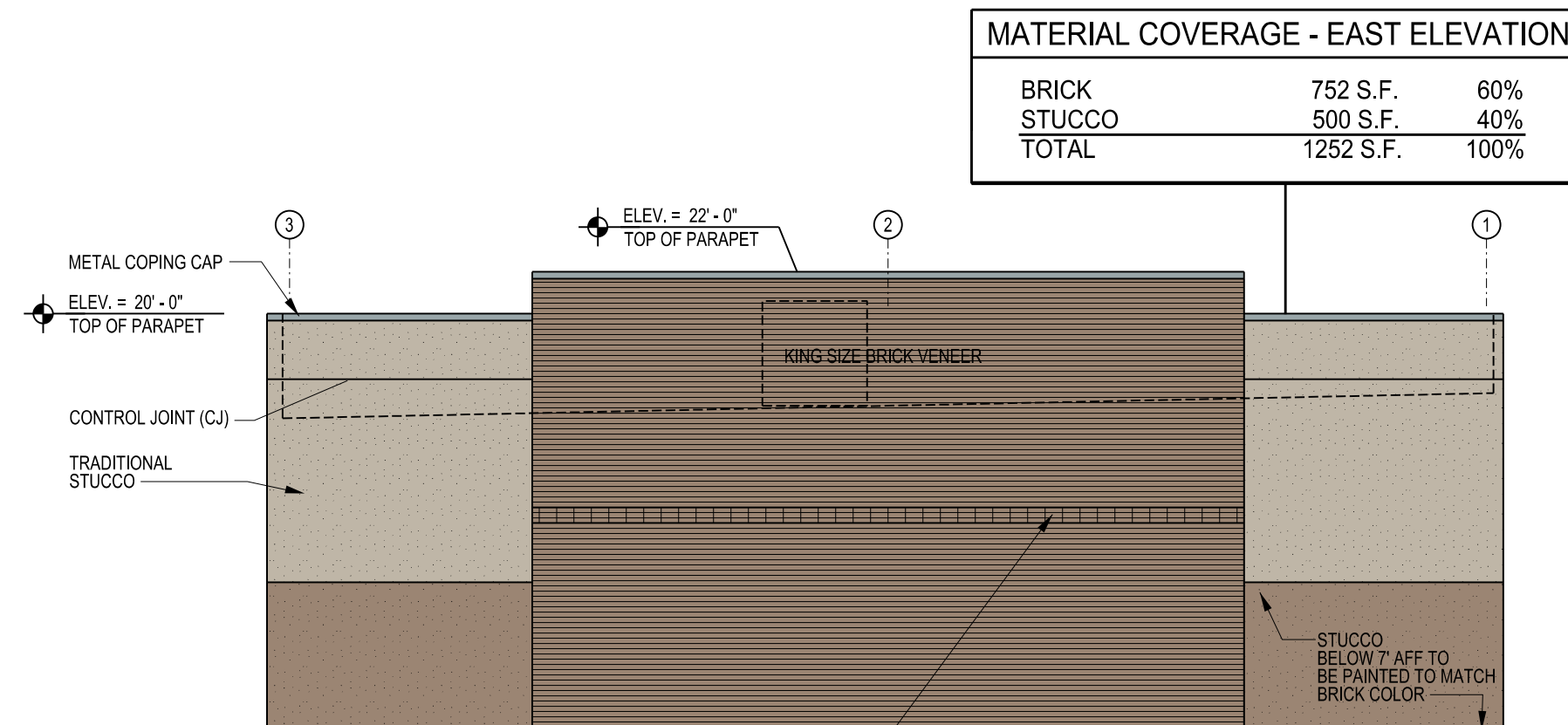
1/4"=1'-0"



Dumpster Elevation

1/4"=1'-0"

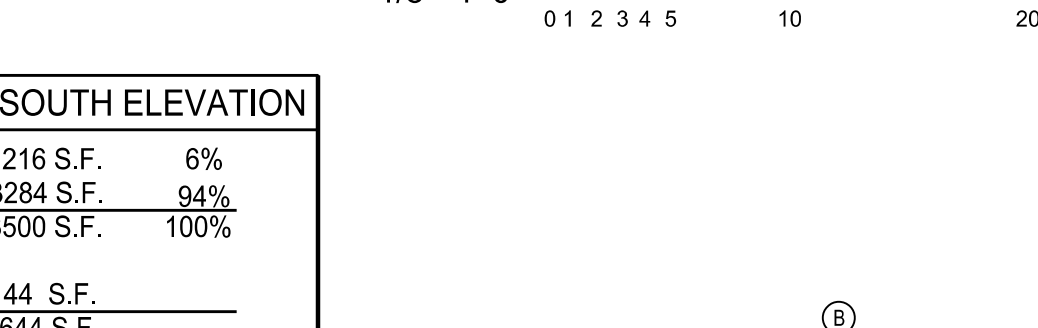
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MATERIAL COVERAGE - EAST ELEVATION			
BRICK	752 S.F.	60%	
STUCCO	500 S.F.	40%	
TOTAL	1252 S.F.	100%	

03 East Elevation - Building A

1/8"=1'-0"



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

EXTERIOR MATERIALS

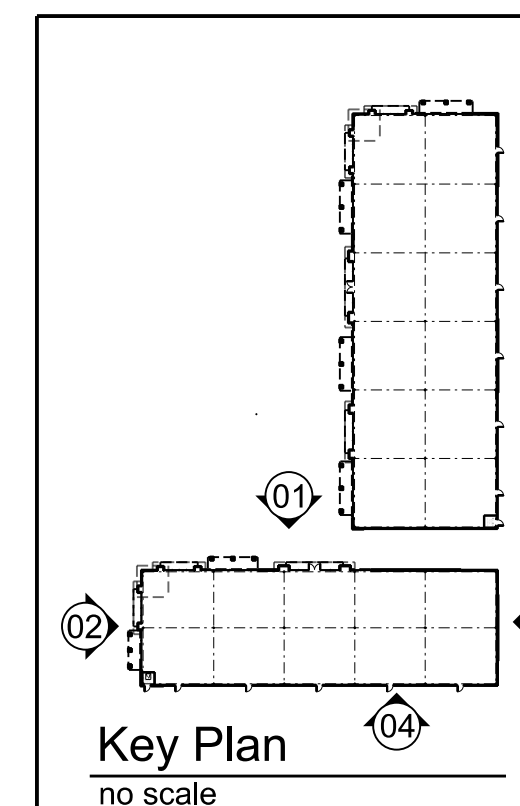
Exterior Materials  
Twin Lakes Retail  
Little Elm, Texas

Brick Veneer  
Acme Brick  
King Size  
Sable Oak

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

Cityscape  
Painted Galvanized Metal  
Pac-Clad Cityscape

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



Key Plan

no scale

Phillip Morse, Architect  
PlacesMade architecture  
2840 Keller Springs Road  
Suite 503  
Carrollton, Texas 75006  
214 888 7074  
www.placesmadearch.com

**placesmade**  
architecture  
"made up places made real"

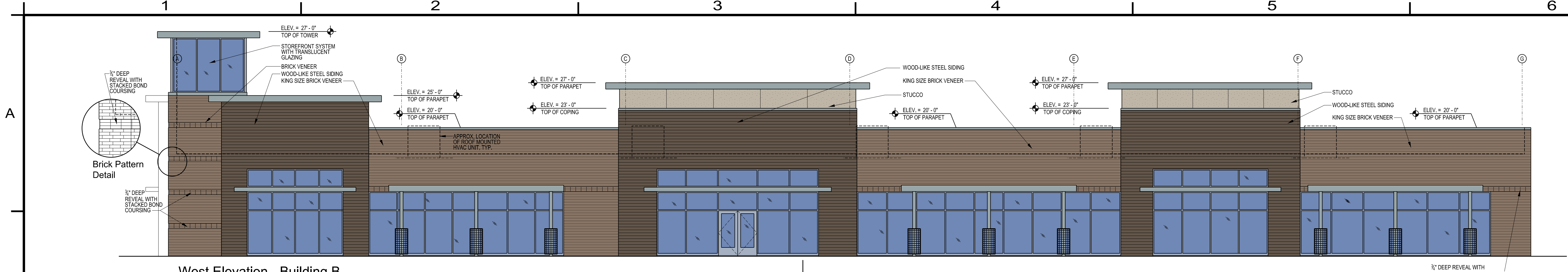
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PlacesMade architecture  
Phillip Morse, TX Reg No. 17037  
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**TRI-STAR CONSTRUCTION, INC.**  
**GENERAL CONTRACTORS**  
Building #2  
3601 Yucca Drive  
Flower Mound, Texas 75028  
972.221.5558  
www.tristarcorp.org

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

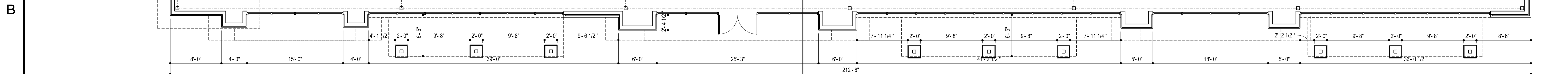
Project No. 21015  
Date  
Revisions  
No. Date  
9-5-22  
3-31-23  
7-19-23  
10-16-23  
11-7-23  
11-14-23  
scale verification  
1"=1'-0"  
Sheet  
**A2.1C**  
Building A  
Color Elevations





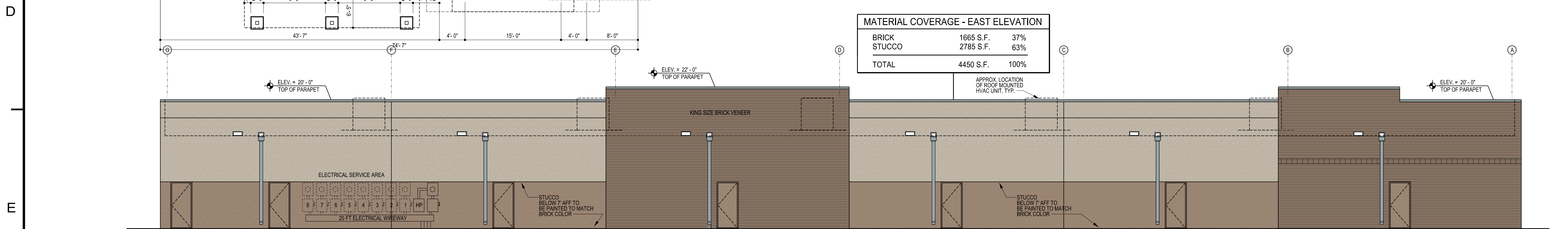
01 West Elevation - Building B

1/8"=1'-0"



02 North Elevation - Building B

1/8"=1'-0"



04 East Elevation - Building B

1/8"=1'-0"



03 South Elevation - Building B (Facing Alley)

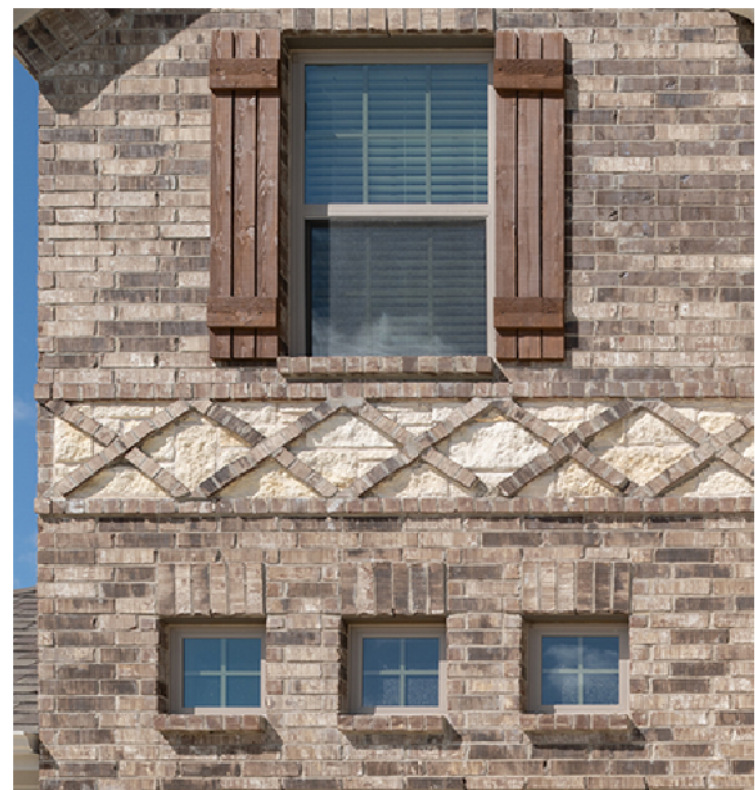
1/8"=1'-0"

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%	

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



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

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EXTERIOR MATERIALS

Exterior Materials  
Twin Lakes Retail  
Little Elm, Texas

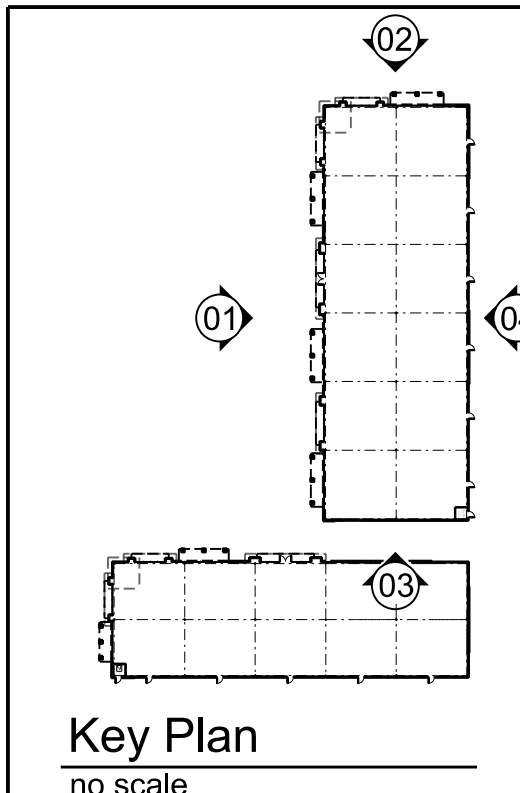
Brick Veneer  
Acme Brick  
King Size  
Sable Oak

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

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Cityscape  
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Aged Walnut



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7-19-23  
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11-13-23  
scale verification  
1" = 1'-0"  
Sheet  
A2.2C  
Building B  
Color Elevations