

**TOWN OF LITTLE ELM
ORDINANCE NO. 1766**

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 BASED ON LIGHT COMMERCIAL STANDARDS, WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW FOR REDEVELOPMENT OF A 1.6 ACRE PROPERTY LOCATED WEST OF THE INTERSECTION OF KING ROAD AND FM 423; 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 to establish a Planned Development-Light Commercial (PD-LC) District based on Light Commercial district with modified development standards, on approximately 1.6 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 June 20, 2024 the Planning & Zoning Commission considered and made recommendations on Case No. PD-24-000279; 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 development standards, on property located west of the intersection of King Road and FM 423, within Little Elm's town limits, on approximately 1.6 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), 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.
- b. Plans must be submitted for permitting for the redevelopment of Building 2 no later than 24 months after the issuance of a Certificate of Occupancy for Building 1.

SECTION 4. PLANNED DEVELOPMENT MASTER PLAN. The Concept Plan and related plans, images, and documents approved and described as **Exhibit B** 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 16th day of July, 2024.

Town of Little Elm, Texas

Curtis Cornelious, Mayor

ATTEST:

Caitlan Biggs, Town Secretary

Exhibit A
Property Description

METES AND BOUNDS
LOT 1, BLOCK A
BRACHA ADDITION

WHEREAS, BRACHA, A Texas General Partnership, is the owner of a 1.585 acre tract of land out of the Henry Kendall Survey, Abstract Number 713, situated in Denton County, Texas, and being all of that certain tract of land described in a deed to BRACHA, A Texas General Partnership, as recorded in Instrument Number 2021-148212 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a capped 1/2-inch iron rod stamped “KHA” found in the South Right-of-Way line of King Road, a variable width Right-of-Way, being the Northeast corner of said BRACHA tract, the Southeast corner of a tract of land described as 'Parcel 03' in a deed to the Town of Little Elm, recorded in Document Number 2007-129634, O.R.D.C.T., the Southwest corner of tract of land described in a deed to the Town of Little Elm, recorded in Document Number 2007-129634, O.R.D.C.T., and the Northwest corner of Lot 2 in Block 1 of Little Elm Retail Addition, a subdivision recorded in Cabinet V, Page 43 of the Plat Records of Denton County, Texas (P.R.D.C.T.);

THENCE South 01 degree 00 minutes 49 seconds East, along a common line between said BRACHA tract and said Lot 2, a distance of 354.10 feet to a point in the North line of Lot 1 in Block A of Witt Tower Addition, a plat recorded in Cabinet U, Page 672, P.R.D.C.T., being the Southeast corner of said BRACHA tract and the Southwest corner of said Lot 2, from which a 3-inch metal fence corner post found for reference bears South 49 degrees 37 minutes 12 seconds West, a distance of 0.50 feet, and a capped 1/2-inch iron rod stamped “KAZ” found for reference bears South 16 degrees 11 minutes 56 seconds East, 0.68 feet; **THENCE** South 89 degrees 14 minutes 11 seconds West, along the South line of said BRACHA tract and the North line of said Witt Tower Addition, a distance of 186.27 feet to a 3-inch metal fence corner post found in said North line, being the Southwest corner of said BRACHA tract and the Southeast corner of the remainder of a tract of land described in a deed to Pamela McPartland, as recorded in Document Number 2005-87757, O.R.D.C.T.;

THENCE North 01 degree 08 minutes 26 seconds West, along the West line of said BRACHA tract and the East line of said McPartland tract, a distance of 385.47 feet to a capped 1/2-inch iron rod stamped “EAGLE SURVEYING” set in the South Right-of-Way line of King Road, being the Northwest corner of said BRACHA tract, the Southeast corner of a tract of land described as 'Parcel 05' in a deed to the Town of Little Elm, recorded in Document Number 2007-129632, O.R.D.C.T, and the Southwest corner of a tract of land described as 'Parcel 04' in a deed to the Town of Little Elm, recorded in Document Number 2007-129634, O.R.D.C.T., from which a capped 1/2-inch iron rod stamped “KAZ” found for reference bears South 02 degrees 17 minutes 41 seconds West, a distance of 1.80 feet;

THENCE South 81 degrees 15 minutes 13 seconds East, along the North line of said BRACHA tract and the South line of said Town of Little Elm Parcel 04 and said Town of Little Elm Parcel 03, a distance of 189.87 feet to the POINT OF BEGINNING, containing 1.585 acres, or 69,030 square feet of land, more or less.

Exhibit B
PD Exhibits

PD ORDINANCE NO. 24-000279

Prepared for:

BRACHA

Bracha Addition

Lot 1, Block A

14085 King Road, Little Elm, Texas 75068

Denton County

Prepared by:



Texas Registered Engineering Firm No. F-23290
4500 Mercantile Plaza Dr., Suite 228,
Fort Worth, TX 76137
Ph: (682) 268-2214

June 2024

BRACHA PLANNED DEVELOPMENT DISTRICT STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately 1.585 acres of land situated within Denton County, more fully described on the legal description attached as Exhibit A (the “Property”). The planned development (“PD”) will allow for light commercial uses to improve the appearance of the overall community and existing structures. These elements will contribute to a mixed-use office and retail development that will significantly improve the existing use of the property, while providing a new and interactive use for the property based on its location in relation to existing thoroughfare.

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 Zoning Ordinance shall be resolved in favor of the regulations set forth in the PD, or as may be ascertained through the intent of this PD. As used herein, “Zoning Ordinance” means the comprehensive zoning of the Town of Little Elm, Texas, in effect on the effective date of this Agreement, except otherwise defined in this Agreement. Uses and development regulations specifically modified, designated or included in this PD shall not be subject to amendment after the date of the adoption of this PD (the “Effective Date”) (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in this PD shall be controlled by the “Zoning Ordinance”, unless context provides to the contrary.

Project Location

The proposed PD is located at 14085 King Road, West of the intersection of FM 423 and King Road. Legal Descriptions (Exhibit A) and PD Standards (Exhibit B) and Development Plans (Exhibit C) are provided. The property is surrounded by light commercial, light industrial and PD ordinance #1730.

Site Plan Required

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

GENERAL CONDITIONS FOR PD:

1. Purpose.
The primary purpose of this Planned Development is to allow for the resurfacing of the façade of existing building 1 and leaving building 2 in its existing condition. The secondary purpose (Phase II) of this Planned Development is to allow for the resurfacing of the façade of existing building 2 no later than 24 months after the issuance of CO for Phase I.
2. 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 under Light Commercial in section 106.05.01(b), “schedule of uses – Non-residential”.
3. Base Zoning District
The permitted uses and standards will be in accordance with the Light Commercial District (LC) zoning as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations.
4. Architectural Standards
All provisions within Sec. 106.06.05 -Architectural Standards for Commercial Structures shall be met EXCEPT as specified below:
 - (b) Design Standards.
 - (4) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top, separated by horizontal elements.
 - (5) All buildings shall be constructed of 100 percent masonry finishes, as outlined in table B and in the proportions illustrated in table C.



ARTICLE VI, TABLE B

EXTERIOR CATEGORIES & MATERIALS FOR COMMERCIAL – BRACHA ADDITION Lot 1, Block A

Categories	Materials
A	Brick, stone, or manufactured stone
B	Architectural Metals, Cast Brick, Split-face CMU, stucco, cementitious fiber board, engineered wood, tilt-wall construction
C	Wood, tile, glass, EIFS, or other materials as approved by the director
Prohibited	Plain concrete block, aggregate, vinyl, plastic

ARTICLE VI, TABLE C

Required Percentages of Exterior Materials For Commercial-
BRACHA ADDITION Lot 1, Block A, Building 1

	Facades	Percentage Breakdown	Definition
Buildings 15,000 square feet or less	Primary	Min. 15% Group A Min. 50% Group B Max. 15% Group C	Exterior walls on public street or along an active storefront
	Secondary	Min. 15% Group A Min. 50% Group B Max. 40% Group C	Exterior walls NOT clearly visible from a public street or along an active storefront

ARTICLE VI, TABLE C*

Required Percentages of Exterior Materials For Commercial-
BRACHA ADDITION Lot 1, Block A, Building 2

	Facades	Percentage Breakdown	Definition
Buildings 15,000 square feet or less	Primary	Min. 20% Group B Max. 15% Group C	Exterior walls on public street or along an active storefront
	Secondary	Min. 20% Group B Max. 40% Group C	Exterior walls NOT clearly visible from a public street or along an active storefront

*Resurfacing the façade of existing building 2 will follow the architectural standards as shown in this PD.



- (f) Building Articulation Design Standards. Primary facades clearly visible from a public street or along an active storefront shall meet the following minimum standards for articulation:
- (1) Horizontal articulation shall be as depicted on Exhibit C – Development Plans.
 - (2) Vertical articulation as depicted on Exhibit C – Development Plans.
- (g) Design Standards.
- (6) Building color
 - i. Building design to articulate a modern building with building materials that articulate the Bracha brand using 3-coat Stucco, Thin Brick, Glass, canopies.
 - ii. Architectural variation in volumes, towers, on main facades facing the street.
 - iii. Integrated overall design with modern use of materials with glass and taller portals at entries with signage.
 - iv. Variation on glass, storefront and window sizes, both horizontal and vertical.
 - v. Inviting, lush landscapes.
 - vi. New framed entries.
5. Site Development Standards
- 106.06.18 Commercial Landscape Requirements
- All provisions within Sec. 106.06.18 - Commercial Landscape Requirements shall be met except as specified herein and shown on the plans.
- Division 3. – Screening Walls and Fences
- All provisions within Division 3 shall be met except as specified herein and shown on the plans.
- Division 4. – Parking, Stacking, and Loading Standards
- All provisions within Division 4 shall be met except as specified herein and shown on the plans.
6. Overhead Power Standards
- 106.06.07 Architectural Standards for Specific Structures
- All provisions within Sec. 106.06.07 shall be met except 106.06.07(b)(3). Existing overhead service lead to building 2 to be installed underground, or as shown on site plan.

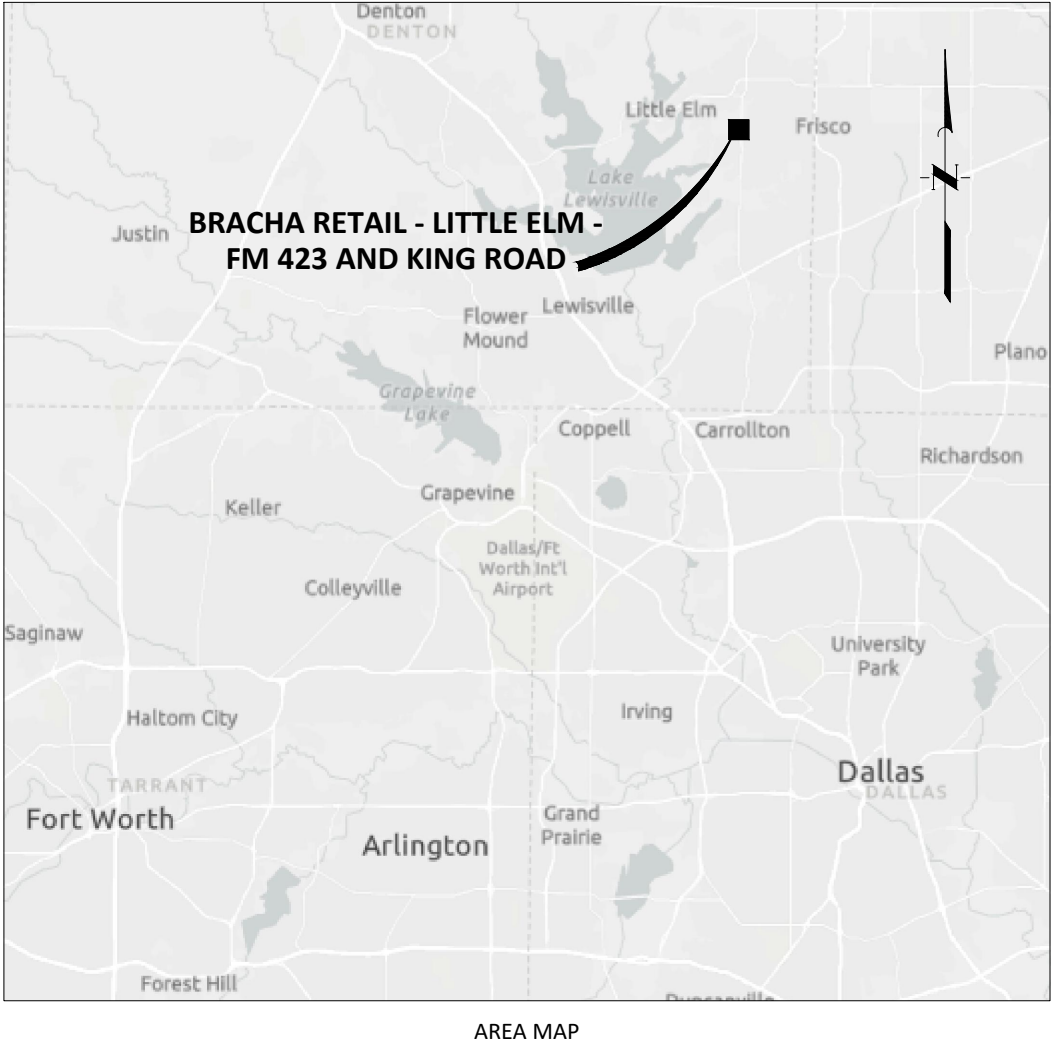
WAIVERS FOR PD:

1. Waiver to allow glazing below 30% on North, East, South, and West facades.
2. Waiver to allow 20' landscape setback.

Exhibit C
Development Plans

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CONSTRUCTION
OF
CIVIL SITE WORK
FOR
BRACHA RETAIL - LITTLE ELM - FM 423
AND KING ROAD
FOR
BRACHA
14805 KING ROAD
FRISCO, TEXAS 75036
DENTON COUNTY, TEXAS



OWNER

BRACHA
12342 HARVEST MEADOW DRIVE
FRISCO, TEXAS 75033-2125
TEL (214) 929-1978
CONTACT: SAYRA CARPENTER

DEVELOPER

BRACHA
12342 HARVEST MEADOW DRIVE
FRISCO, TEXAS 75033-2125
TEL (214) 929-1978
CONTACT: SAYRA CARPENTER

ARCHITECT

STUDIO MAS ARCHITECTS
10440 E NORTHWEST HIGHWAY,
SUITE 301
DALLAS, TEXAS 75238
TEL (214) 669-4684
CONTACT: SANTOS CATALAN

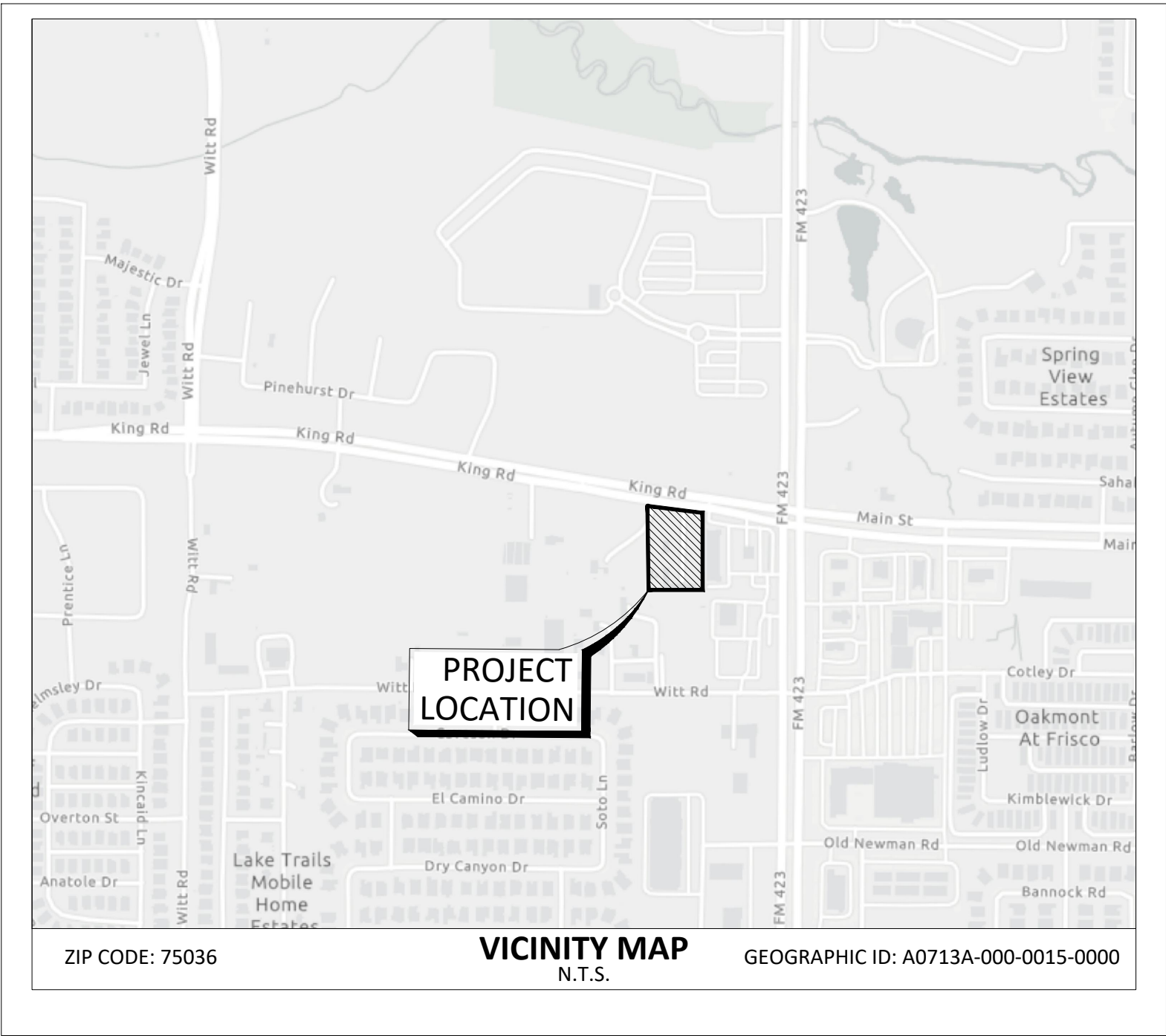
CIVIL ENGINEER

QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE,
SUITE 210
FORT WORTH, TEXAS 76137
TEL (682) 268-2200
CONTACT: RYAN J. ALCALA, PE

LANDSCAPE

AWR DESIGNS, LLC
P.O. BOX 1746
ALED0, TEXAS 76008
TEL (512) 517-5589
CONTACT: AMANDA W. RICHARDSON

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APRIL 2024

PREPARED BY



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 210 Fort Worth, Texas 76137 682.268.2200

JOB NUMBER 28763-0001-01

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C-5	TOWN OF LITTLE ELM GENERAL CONSTRUCTION NOTES (3 OF 3)
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A1-04	BUILDING 2 ELEVATIONS

INTERIM REVIEW

Not intended for construction,
bidding or permit purposes.

Engineer: RYAN J. ALCALA, P.E.

P.E. Serial No.: 137823

Date: APRIL 2024

SHEET NO.

OF C-27

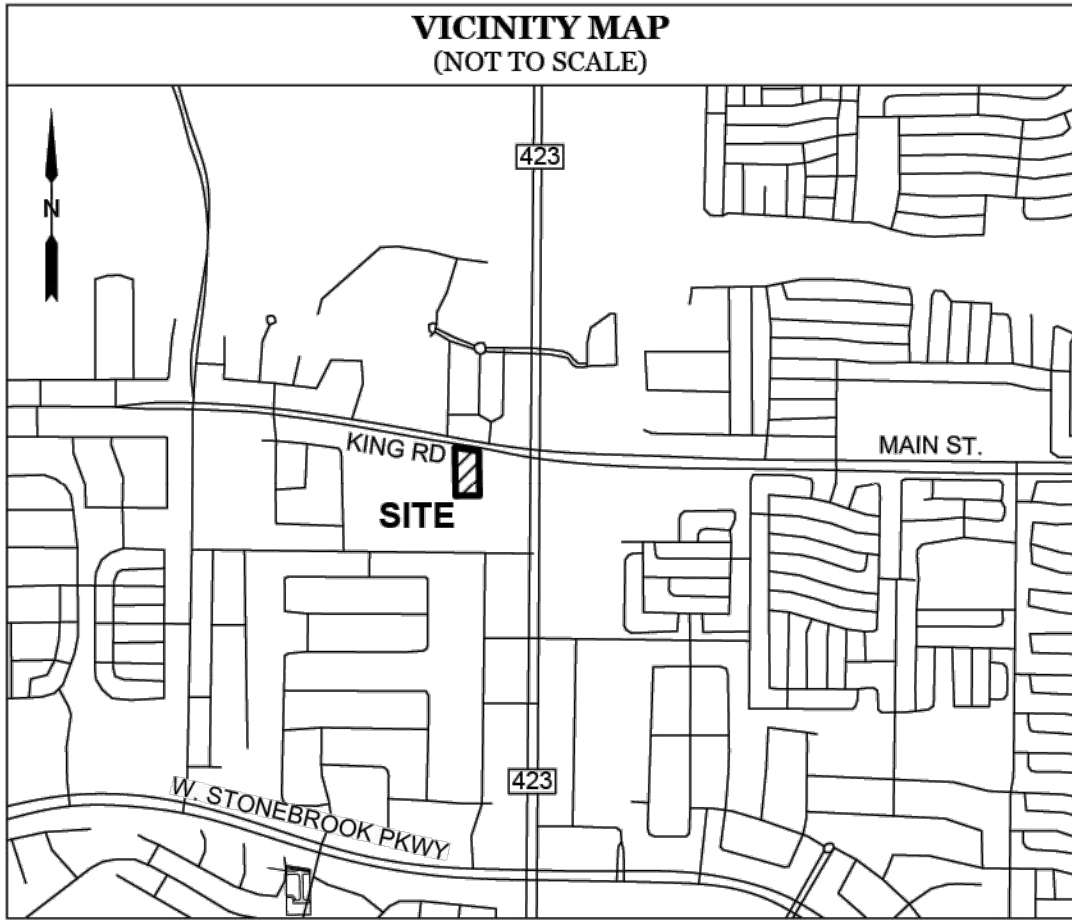


QUIDDITY
FORT WORTH, TEXAS

JOB NUMBER 28763-0001-01

CIVIL SITE WORK - BRACHA RETAIL - LITTLE ELM - FM 423 AND KING ROAD

C-1

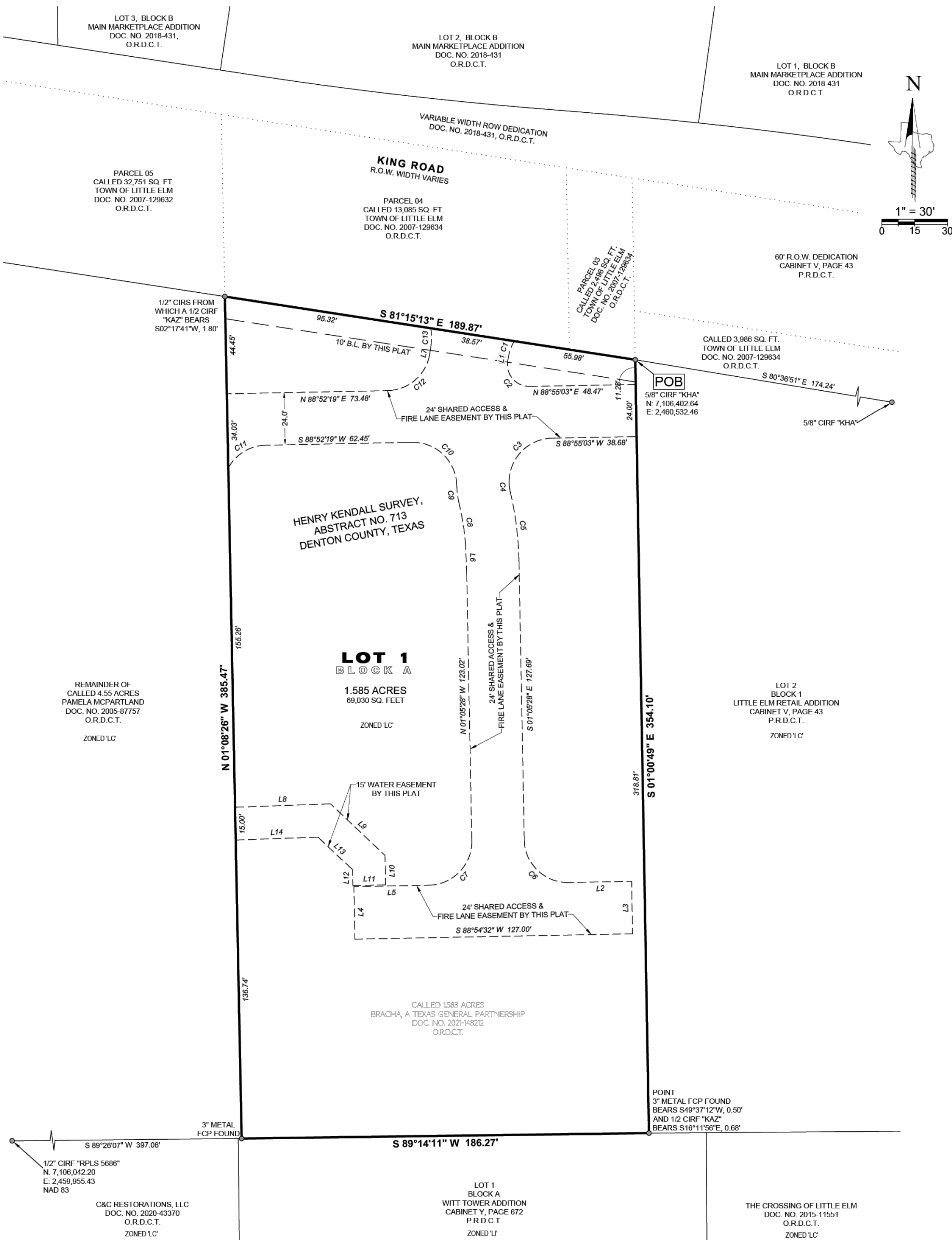


- GENERAL NOTES**
- The subject property lies within Non-Shaded Zone X according to Community Panel No. 48121C0420G, dated April 18, 2011, and is located in the Town of Little Elm, Community Number 481152 of the National Flood Insurance rate Maps for Denton County, Texas. The location of the Flood Zone shown hereon is approximate. For additional information regarding flood zone designation, please contact 1-(877) FEMA MAP.
 - The purpose of this plat is to create one (1) lot of record from an unplatted tract of land.
 - Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202).
 - Notice - selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
 - This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
 - All lots comply with the minimum size requirements of the zoning district.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - The subject property shown hereon is zoned LC (Light Commercial) per Town of Little Elm Zoning.

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 08°41'33" W	1.31'	
L2	N 88°54'32" E	26.71'	
L3	S 01°05'28" E	24.00'	
L4	N 01°05'28" W	24.00'	
L5	N 88°54'32" E	34.29'	
L6	N 02°20'07" W	13.21'	
L7	N 08°41'33" E	3.26'	
L8	S 87°47'56" W	43.70'	
L9	N 46°33'46" W	34.34'	
L10	N 01°05'28" W	13.61'	
L11	N 88°54'32" E	15.00'	
L12	S 01°05'28" E	7.32'	
L13	S 46°33'46" E	21.76'	
L14	N 01°05'28" E	37.64'	

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	8.45'	21.50'	22°30'42"	S 19°31'14" W
C2	17.41'	10.00'	89°46'30"	S 41°11'42" E
C3	30.52'	20.00'	87°22'16"	S 45°12'24" W
C4	5.14'	20.00'	14°43'53"	S 05°42'13" E
C5	31.80'	150.00'	12°08'42"	S 07°08'48" E
C6	31.47'	19.83'	90°26'53"	S 46°16'31" E
C7	31.39'	20.00'	89°56'06"	N 43°56'28" E
C8	18.21'	126.00'	8°16'43"	N 88°54'48" W
C9	8.67'	44.00'	11°52'54"	N 07°27'42" W
C10	31.22'	20.00'	89°26'24"	N 48°24'27" W
C11	20.57'	20.00'	60°45'07"	S 58°45'48" E
C12	27.99'	20.00'	80°10'46"	N 48°46'58" E
C13	8.32'	35.00'	13°36'44"	N 00°06'56" W

LEGEND	
POB	=POINT OF BEGINNING
IRF	=IRON ROD FOUND
CIRF	=CAPPED IRON ROD FOUND
CIRS	=CAPPED IRON ROD SET
FCP	=FENCE CORNER POST
DOC. NO.	=DOCUMENT NUMBER
P.R.D.C.T.	=PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	=OFFICIAL RECORDS, DENTON COUNTY, TEXAS



OWNER'S ACKNOWLEDGEMENT & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

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THENCE South 01 degree 00 minutes 49 seconds East, along a common line between said BRACHA tract and said Lot 2, a distance of 354.10 feet to a point in the North line of Lot 1 in Block A of Witt Tower Addition, a plat recorded in Cabinet U, Page 672, P.R.D.C.T., being the Southeast corner of said BRACHA tract and the Southwest corner of said Lot 2, from which a 3-inch metal fence corner post found for reference bears South 49 degrees 37 minutes 12 seconds West, a distance of 0.50 feet, and a capped 1/2-inch iron rod stamped "KAZ" found for reference bears South 16 degrees 11 minutes 56 seconds East, 0.68 feet;

THENCE South 89 degrees 14 minutes 11 seconds West, along the South line of said BRACHA tract and the North line of said Witt Tower Addition, a distance of 186.27 feet to a 3-inch metal fence corner post found in said North line, being the Southwest corner of said BRACHA tract and the Southeast corner of the remainder of a tract of land described in a deed to Pamela McPartland, as recorded in Document Number 2005-87757, O.R.D.C.T.;

THENCE North 01 degree 08 minutes 26 seconds West, along the West line of said BRACHA tract and the East line of said McPartland tract, a distance of 385.47 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set in the South Right-of-Way line of King Road, being the Northwest corner of said BRACHA tract, the Southeast corner of a tract of land described as "Parcel 05" in a deed to the Town of Little Elm, recorded in Document Number 2007-129632, O.R.D.C.T., and the Southwest corner of a tract of land described as "Parcel 04" in a deed to the Town of Little Elm, recorded in Document Number 2007-129634, O.R.D.C.T., from which a capped 1/2-inch iron rod stamped "KAZ" found for reference bears South 02 degrees 17 minutes 41 seconds West, a distance of 1.80 feet;

THENCE South 81 degrees 15 minutes 13 seconds East, along the North line of said BRACHA tract and the South line of said Town of Little Elm Parcel 04 and said Town of Little Elm Parcel 03, a distance of 189.87 feet to the POINT OF BEGINNING, containing 1.585 acres, or 69,030 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BRACHA, A Texas General Partnership, does hereby adopt this plat, designating herein described property as **BRACHA ADDITION**, an addition to the Town of Little Elm, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: BRACHA

BY: _____
Sayra Carpenter Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Sayra Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Little Elm, Denton County, Texas.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF FINAL APPROVAL

APPROVED

Town Official
Town of Little Elm, Texas

Date

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the BRACHA ADDITION Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, 2024, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Town Official to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 2024.

Town Secretary
Town of Little Elm, Texas

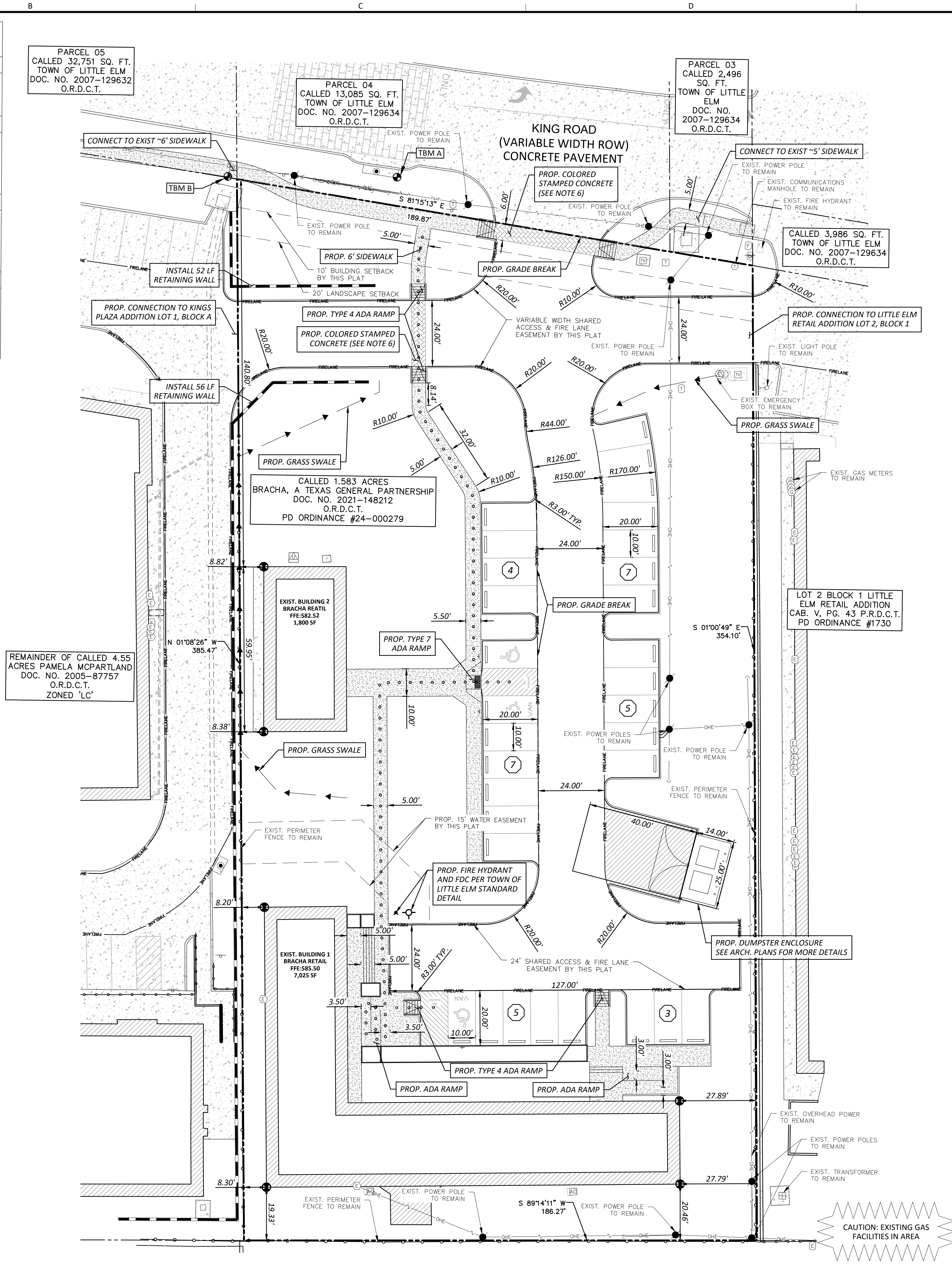
**FINAL PLAT
BRACHA ADDITION
LOT 1, BLOCK A**

BEING 1.585 ACRES OF LAND OUT OF THE
HENRY KENDALL SURVEY, ABSTRACT NO. 713
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 02/19/2024

A

SITE DATA BASED ON BRACHA RETAIL PROPOSED DEVELOPMENT			
BRACHA ADDITION LOT 1, BLOCK A			
GENERAL			
EXISTING ZONING:		LIGHT COMMERCIAL (LC)	
PROPOSED ZONING:		PLANNED DEVELOPMENT (PD)	
CURRENT USE:		VACANT	
PROPOSED USE:		OFFICE RETAIL	
OVERALL SITE			
GROSS SITE AREA:		1.585 ACRES (69,030 SQUARE FEET)	
SITE FRONTAGE:		189 FEET	
SITE WIDTH:		189 FEET	
SITE DEPTH:		385 FEET	
IMPERVIOUS COVER:		36,767 SQUARE FEET (0.844 ACRES)	
PERVIOUS COVER:		32,263 SQUARE FEET (0.741 ACRES)	
BUILDING DATA			
BUILDING 1 AREA:		7,025 SQUARE FEET	
BUILDING 2 AREA:		1,800 SQUARE FEET	
BUILDING 1 HEIGHT:		16 FEET (1 STORY)	
BUILDING 2 HEIGHT:		14.67 FEET (1 STORY)	
BUILDING COVERAGE:		12.78%	
FLOOR:AREA RATIO		12.78%	
PROPERTY DEVELOPMENT REGULATIONS		REQUIRED	PROPOSED
FRONT SETBACK:		20 FEET	132 FEET
SIDE SETBACK:		0 FEET	8 FEET
REAR SETBACK:		0 FEET	19 FEET
LANDSCAPE AREA:		1,463 SQFT (10%)	3,195 SQFT (21.8%)
PARKING SPACE RATIO:		1/300 SF	1/285 SF
PARKING SPACE:		30 SPACES	31 SPACES
ADA PARKING SPACES:		2 SPACE	3 SPACES



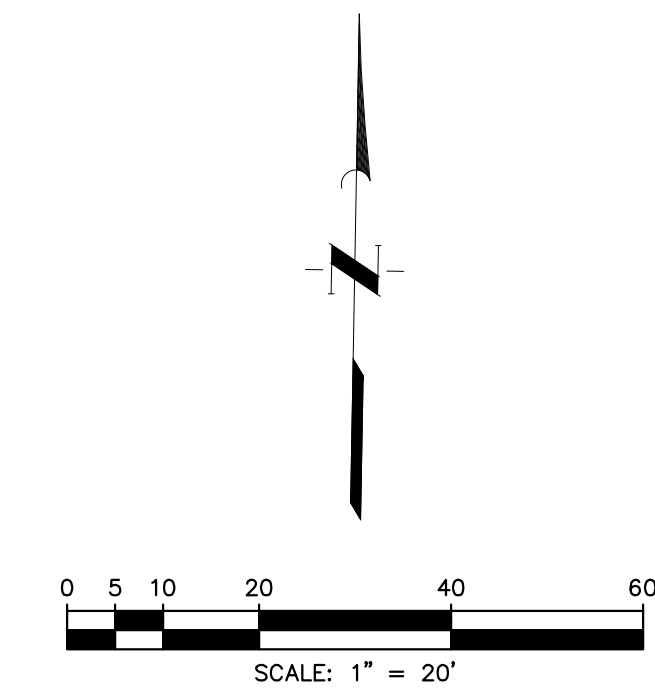
BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12B)

TBM A
BEING AN "X" CUT ON TOP OF AN EXISTING 10 FOOT CURB INLET LOCATED ON THE WEST SIDE OF THE DRIVEWAY ENTRANCE FROM KING ROAD, APPROXIMATELY 58.14 FEET EAST AND 1.47 FEET NORTH OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION 579.81 FEET, NAVD 88.

TBM B
BEING AN "X" CUT ON THE EDGE OF THE TOP OF THE SOUTHWEST CORNER OF EXISTING SIDEWALK LOCATED NORTHWEST OF THE SUBJECT TRACT, APPROXIMATELY 3.29 FEET WEST AND 0.92 FEET NORTH OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION 578.65 FEET, NAVD 88.

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 48121C0420G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY DATED APRIL 18, 2011, THE SUBJECT TRACT IS LOCATED IN NON-SHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

IF NECESSARY, CONTRACTOR TO SET NEW BENCHMARKS PRIOR TO DEMOLITION.



LEGEND

- PROPERTY LINE
- PROP. GRADE BREAK
- PROP. FIRE LANE
- PROP. TYPE 4 BARRIER FREE CURB RAMP
- PROP. TYPE 7 BARRIER FREE CURB RAMP
- PARKING COUNT
- ADA ROUTE
- BUILDING CORNERS
- EXIST. SIDEWALK
- PROP. SIDEWALK
- EXIST. RETAINING WALL
- EXIST. OVERHEAD POWER

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
- PROPOSED COLORED STAMPED CONCRETE TO BE THE SAME DEPTH/CONSTRUCTION AS FIRE LANE RATED PAVEMENT.

App. No. Date

REVISIONS

QUIDDITY
14085 KING ROAD, FRISCO, TX 75036

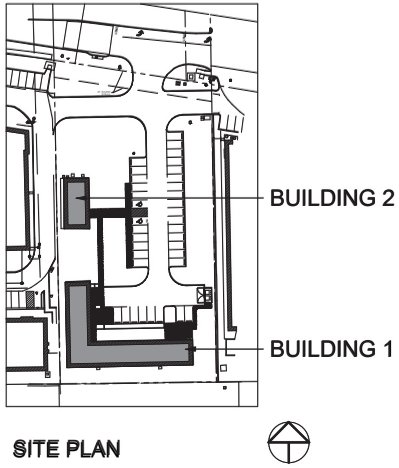
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA
P.E. Serial No.: 137832
Date: JUNE 2024

SITE PLAN
LOT 1, BLOCK A
BRACHA ADDITION
1.585 ACRES
FRISCO, TX 75036

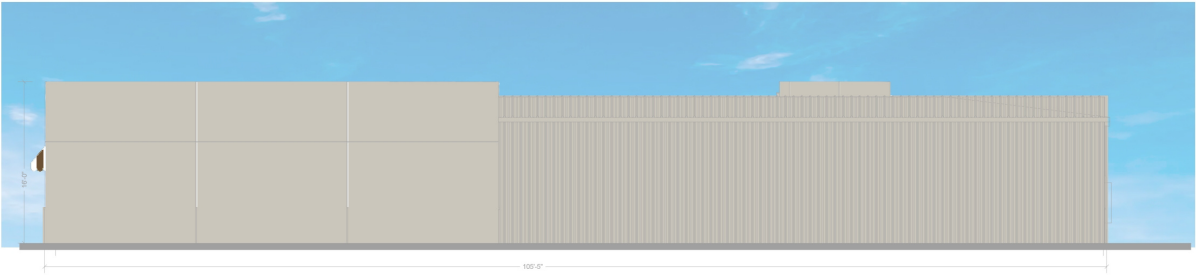
SHEET NO. C-6

SCALE: AS SHOWN
DATE: JUNE 2024
JOB NO.: 28763-0001-01

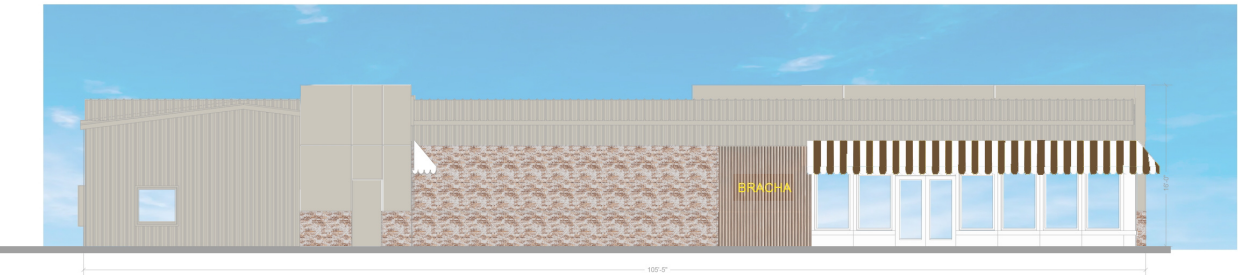
DESIGNED BY: CPZ
CHECKED BY: RJA
DRAWN BY: ALM



MATERIAL CALCULATIONS TABLE						
ELEVATION	GLAZING	STUCCO	CORRUGATED MTL PANEL SW IRON ORE	MASONRY	SIDING	TOTAL AREA
BUILDING 1 NORTH ELEVATION	200 SF (10%)	1183 SF (59%)	150 SF (8%)	456 SF (23%)		1989 SF
BUILDING 1 SOUTH ELEVATION	70 SF (4%)		1752 SF (96%)			1822 SF
BUILDING 1 'EAST' ELEVATION	300 SF (24%)	156 SF (12%)	420 SF (33%)	300 SF (24%)	94 SF (7%)	1,270 SF
BUILDING 1 WEST ELEVATION		715 SF (49%)	730 SF (51%)			1,445F
BUILDING 2 NORTH ELEVATION	104 SF (16%)	160 SF (26%)	35 SF (6%)	205 SF (33%)	120 SF (19%)	624 SF
BUILDING 2 SOUTH ELEVATION			296 SF (73%)	108 SF (27%)		404 SF
BUILDING 2 EAST ELEVATION	358 SF (42%)		160 SF (19%)	337 SF (39%)		855 SF
BUILDING 2 WEST ELEVATION			439 SF (60%)	171 SF (23%)	121 SF (17%)	731 SF



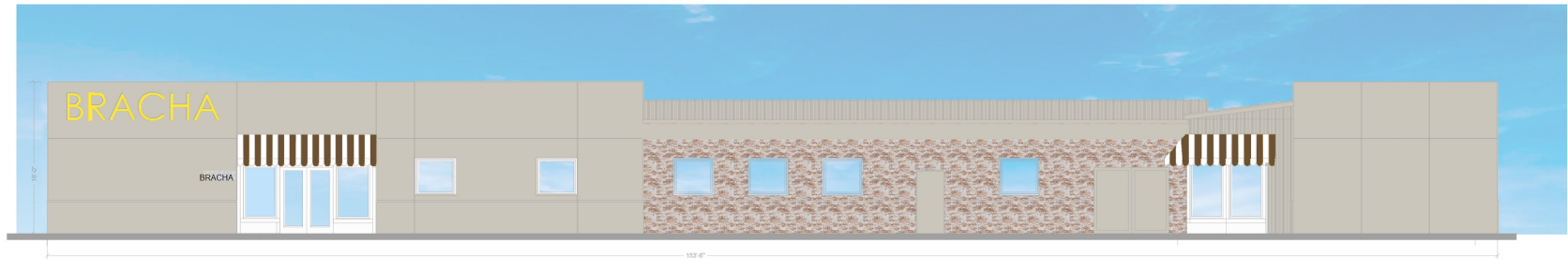
4 BUILDING 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING 1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

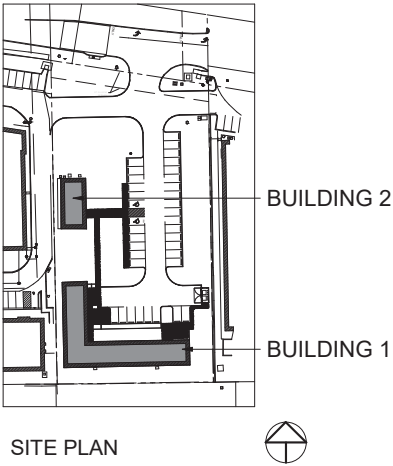


1 BUILDING 1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 1 ELEVATION

BRACHA MIXED-USED HEADQUARTERS

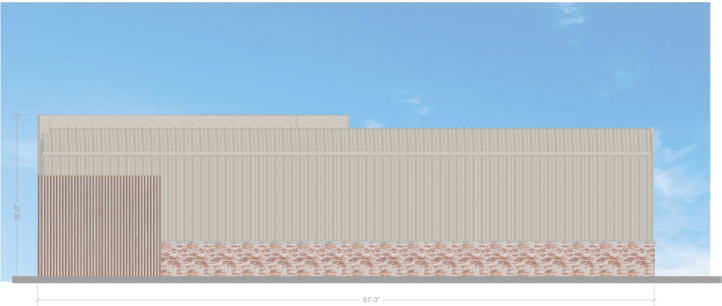
JUNE 20, 2024



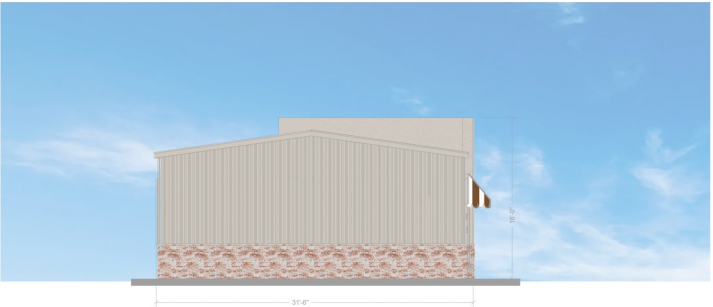
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4 BUILDING 2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



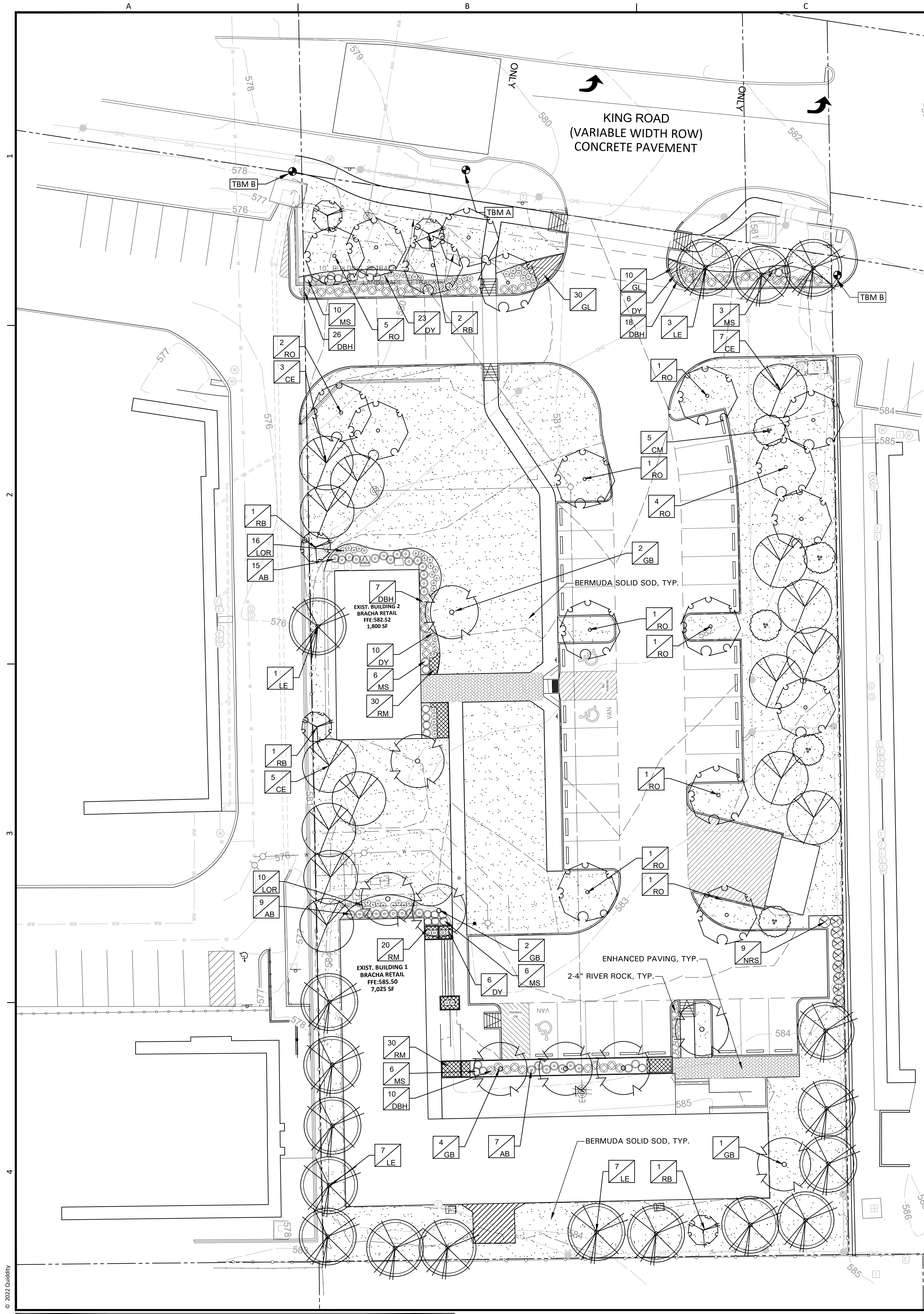
3 BUILDING 2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING 2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING 2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



LANDSCAPE TABULATIONS for LITTLE ELM, TEXAS	
SITE AREA	69,043 s.f.
INTERIOR LANDSCAPE REQUIREMENTS	
1. A min. of 10% of the gross vehicular use areas shall be devoted to living landscape.	
2. There shall be a min. of one large canopy tree for each 400 s.f. of required interior landscape area.	
3. Interior parking islands shall contain one canopy tree located at the end of all parking rows.	
4. One tree shall be provided for every 12 spaces. (36 spaces provided)	
REQUIRED	PROVIDED
1463 s.f. (10%)	3195 s.f. (21.8%)
4 trees	7 trees, 3" cal. (trees will have a canopy larger than 30')
PERIMETER LANDSCAPE REQUIREMENTS	
1. All vehicular use areas shall be screened from abutting properties and the public right-of-way with an evergreen hedge, berm or other durable landscape barrier. Shrubs shall be a min. of 36" tall at time of planting.	
2. For all nonresidential and multiple family parcels, a minimum twenty (20) foot landscape buffer adjacent to the right-of-way is required.	
3. Landscape buffers adjacent to the public right-of-way shall contain at least one (1) Large Canopy tree each thirty (25) linear feet or fraction thereof of street frontage, inclusive of driveways. Trees may be grouped or clustered to facilitate site design.	
4. A perimeter landscape buffer of at least ten (10) feet in width shall be maintained between adjacent properties. This landscaping can be reduced to five feet (5') when abutting property of the same zoning. Perimeter landscape buffers shall contain at least one (1) Large Canopy tree each fifty (25) linear feet or fraction thereof when adjacent to another commercial use	
5. For every five (5) large canopy trees or fraction thereof required along the street frontage and perimeter (1) Small Ornamental tree shall also be provided.	
REQUIRED	PROVIDED
screening	screening - 36" at the time of planting
King Road - 190 l.f.	
8 trees	8 shade trees
1 ornamental trees	2 ornamental trees
West property line - 386 l.f.	
15 trees	15 shade trees
2 ornamental trees	2 ornamental trees
South property line - 186 l.f.	
7 trees	7 shade trees
1 ornamental trees	1 ornamental trees
East property - 354 l.f.	
14 trees	14 shade trees
2 ornamental trees	5 ornamental trees
POINT SYSTEM	
REQUIRED	PROVIDED
25 points	5 points - enhanced landscape
	5 points - open space greater
	5 points - foundation planting
	5 points - enhanced hardscape (pavers)
	5 points - enhanced buffers

- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
 - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE, CORRECT AREAS WHERE STANDING WATER MAY OCCUR
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN
 - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH
 - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS
 - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL, TO FILL VOIDS IF NECESSARY
 - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
 - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- HYDROMULCH:**
- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION
 - BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE, SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS
 - FIBER TACK SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONVEYER OR EQUAL"
 - FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TERRO-TACK ONE; AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL
 - HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
 - USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY
 - IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET
 - CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT
 - AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS, WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION
 - ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.
- TOWN OF LITTLE ELM NOTES**
- A. 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.
- B. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING.
- C. NO SUBSTITUTIONS FOR PLANT MATERIALS IS ALLOWED WITHOUT WRITTEN AND STAMPED APPROVAL BY THE DIRECTOR ON A REVISED LANDSCAPE PLAN.
- D. 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 MY REQUIRE VEGETATION TO PREVENT EROSION OR SLIPPAGE.
- E. 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 DAYS OR A DATE APPROVED BY THE DIRECTOR BASED ON CURRENT SEASONS AND WEATHER CONDITIONS.
- F. 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.
- G. 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.
- H. REQUIRED LANDSCAPED OPEN AREAS AND DISTURBED SOIL AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL PER THE LANDSCAPE ORDINANCE.
- I. ALL STREETScape FURNITURE SHALL BE A CHIP AND FLAKE RESISTANT METAL, DECORATIVE AND GENERALLY BLACK "STORM CLOUD" IN COLOR.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
15	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	12' ht., 4' spread, matching
9	GB	Ginko	<i>Ginkgo biloba</i>	4" cal.	12' ht., 4' spread, matching
18	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	4" cal.	12' ht., 4' spread
18	RO	Texas Red Oak	<i>Quercus texana</i>	4" cal.	12' ht., 4' spread, matching
ORNAMENTAL TREES					
5	CM	Crepe Myrtle 'Tuscarora'	<i>Lagerstromia indica 'Tuscarora'</i>	30 gal.	8' ht. 3' spread, matching
5	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS					
31	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora 'Hopleys's'</i>	3' ht.	full, 36" o.c.
61	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3' ht.	full, 36" o.c.
45	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
26	LOR	Loropetalum 'Purple Pixie'	<i>Loropetalum chinensis 'Purple Pixie'</i>	5 gal.	full, 18" sprd, 30" o.c.
31	MS	Morning Light Miscanthus	<i>Miscanthus sinensis 'Morning Light'</i>	5 gal.	full, 20" spread, 36" o.c.
9	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	4' ht.	full, 40" o.c.; 4' ht.
GROUND COVER/VINES/GRASS					
40	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
80	RM	Creeping Rosemary	<i>Rosmarinus officinalis 'Prostratus'</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

- LANDSCAPE NOTES**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
 - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS
 - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE
 - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING
 - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS
 - CONTAINER GROWN PLANT MATERIAL IS PREFERRED; HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST
 - TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE. SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS
 - 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, FINE STRAW MULCH IS PROHIBITED
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS
- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE
 - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS
 - RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC
 - DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION

App.

REVISIONS

No.

Date

DESIGNED BY: CPZ

CHECKED BY: RIA

DRAWN BY: CPZ

QUIDDITY

Professional Engineer and Land Surveyor Reg. No. 23190
Civil/Geomatics/Professional Engineer, State of Texas, License No. 23190

SCALE: AS SHOWN

DATE: APRIL 2024

JOB NO.: 28763-0001-01

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDS
STATE OF TEXAS
2754

1-19-24

BRACHA RETAIL - FRISCO - FM 423 AND KING ROAD

1408S KING ROAD, FRISCO, TX 75036

LANDSCAPE PLAN

SHEET NO.

L1.01

OF

Existing Conditions



Existing Conditions







